

**AGENDA**  
**PLANNING COMMISSION SPECIAL MEETING**  
**CITY OF FARMINGTON HILLS**  
**APRIL 17, 2025 @ 6:00 P.M.**  
**FARMINGTON HILLS CITY HALL – COMMUNITY ROOM**  
**31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MICHIGAN 48336**  
[www.fhgov.com](http://www.fhgov.com)  
**(248) 871-2540**

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

A. [CONTINUED DISCUSSION OF DRAFT ZONING TEXT AMENDMENT 5, 2024, TO INTRODUCE DESIGN STANDARDS AND REVISE PLANNED UNIT DEVELOPMENT PROVISIONS](#)

5. Public Comment
6. Commissioner Comments
7. Adjournment

Respectfully Submitted,

Kristen Aspinall, Planning Commission Secretary

**Staff Contact:**

**Erik Perdonik, AICP**  
**City Planner**  
**Planning and Community Development Department**  
**(248) 871-2540**  
[eperdonik@fhgov.com](mailto:eperdonik@fhgov.com)

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

# MEMORANDUM

TO: Farmington Hills Planning Commission

FROM: Joe Tangari, AICP, Jill Bahm, AICP, Julia Upfal, AICP

RE: Post-Master Plan Amendments: Design Standards

DATE: 2/13/2025

When crafting zoning regulations, it is important for communities to be practical about the costs that will be incurred by developers while understanding the important role that regulations play in protecting existing investments within the community. With design standards, it is especially important to strike this careful balance, achieving high-quality development without creating burdensome hurdles to invest in the City. Ultimately, by establishing consistent and predictable expectations for design, these regulations will help attract additional investment and high-quality development. This memorandum includes an overview of various design standards the Planning Commission may wish to incorporate, including:

1. Building Materials
2. Fenestration
3. Architectural Scale and Breaks
4. Roof design
5. Entrance features

In addition to consideration of the various standards the PC may wish to include, this memo describes the intent of design standards and outlines different options for gradually bringing existing buildings into conformance with them.

## Purpose and Intent

A purpose statement will provide clear objectives for design standards to direct applicants, staff, and public bodies. In circumstances where the approving body is granted the discretion to consider waivers or flexibility, alignment with this intent will be foundational to decision making. A draft purpose statement is provided below.

The purpose of these design standards is to promote complementary use of design elements and achieve visually appealing and functionally efficient development that is compatible with surrounding land uses. Specifically, these standards are intended to:

1. Enhance aesthetic quality.
2. Promote the use of building materials that are durable and resilient.
3. Support economic development.
4. Maintain a harmonious relationship between adjacent land uses.
5. Encourage pedestrian-friendly design elements.

These standards serve as a framework for new developments that strengthen and enhance the city's overall character, while allowing for creativity and innovation in design.

**Considerations:**

1. Does this purpose/intent statement align with the City's goals for design standards?
2. Is there anything that should be added to the purpose/intent statement?
3. Is there anything that should be removed from the purpose/intent statement?

## Applicability

All new construction should comply with any design standards in the ordinance. However, when there are nonconforming design elements on existing buildings, the Ordinance should provide guidance on the updates that are required when a site plan is submitted.

The draft language below emphasizes that there may be no expansion, extension or enlargement of any nonconforming design element. The language further requires that a front facing façade is brought into conformance with the design standards when a building expansion or change in use reaches a certain development threshold.

**Applicability.**

1. All new construction shall comply with the design standards in this Section.
2. For building expansions, additions, and changes in use, the following shall apply
  - a. When a building expansion or change of use results in an increase of 50% or more in terms of total gross floor area or indoor seating capacity, all façades that are visible from a public right-of-way shall comply with the design standards in this Section.
  - b. When a building expansion or change proposes to increase the total gross floor area or indoor seating capacity by less than 50%, only new or modified design elements are required to be compliant with this chapter.

**Exceptions.**

1. The following exceptions from this section shall apply:
  - a. Single and two-family dwellings are not required to comply with the design standards of this section.
  - b. In the LI-1 Zoning District, only properties with frontage on a major thoroughfare are required to comply with the design standards of this section.

**Considerations:**

1. Should design elements be brought into conformance when a development threshold is reached or should only new construction be required to comply?
  - a. Should this apply to all façades or only façades visible from a public ROW?
2. Are the proposed development thresholds appropriate to trigger compliance?

3. If design elements are brought into conformance, should fenestration and/ or roof pitch be excluded?
4. Are any other exceptions needed?

## Building Materials

Standards for building materials are often separated into two categories, distinguishing between primary and accent materials. Primary materials are acceptable for the entire building, while accent materials should be limited in overall use. Accent materials often add contrast, texture, or architectural interest, but may not have the durability or visual appeal for large areas.

### Building Materials

1. The following may be permitted as primary materials on any building façade. At least 60% of facades, excluding windows and doors, shall be comprised of primary building materials.

<b>Permitted Primary Materials</b>
Brick, cut stone, field stone, manufactured stone, or decorative CMU block
Timber or dimensional wood or engineered equivalent
Fiber cement siding or panels.

2. The following may be permitted as accent materials on any building façade.

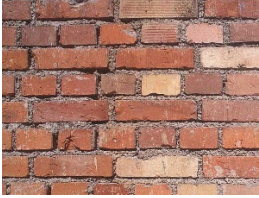













<b>Permitted Accent Materials</b>
Glass block
Metal and metal paneling
Decorative masonry veneer
Polymer plastic (e.g. Wyton, Azek)
Stucco
Plain or painted CMU block
Exterior Insulation and Finishing Systems (EFIS) <sup>1</sup>
<sup>1</sup> Exterior Insulation and Finishing Systems may only be permitted when located at least 6 ft above grade.

3. All building materials and colors shall be clearly labeled on the proposed building elevations.
4. Samples of building materials may be requested by the Zoning Administrator or approving body.
5. Engineered building materials should match the appearance and durability of natural building materials.
6. Prohibited materials. The following materials shall be prohibited: vinyl, mirrored glass, scorched block, except when permitted under Article 34-5.5.
7. A waiver from the required building materials in this section may be granted when the Planning Commission finds one of the following:
  - a. The waiver will achieve a specific architectural objective or purpose
  - b. The proposed building materials are compatible with surrounding development

**Considerations**

1. Are there any accent materials you would like to see permitted as primary building materials?
2. Are there any building materials that are not listed, but should be?
3. Should all façades comply with the building material requirements or only façades visible from a public right-of-way?

*Examples of the building materials described in the draft language are illustrated below.*

<p>Brick</p> 	<p>Stone</p> 	<p>Plain or painted CMU Block</p> 	<p>EFIS</p> 
<p>Decorative CMU Block</p> 	<p>Timber or Dimensional Wood</p> 	<p>Vinyl</p> 	<p>Mirrored Glass</p> 
<p>Fiber Cement Siding</p> 	<p>Glass block</p> 	<p>Polymer Plastic</p> 	<p>Stucco</p> 
<p>Metal</p> 	<p>Decorative Masonry Veneer</p> 		

## Fenestration

Fenestration requirements regulate the placement of windows, doors, and other openings in building façades. These types of standards help to support design that is pedestrian friendly and encourages engagement between the public and private realm. In addition, fenestration helps to promote safety by placing “eyes on the street,” helping to deter crime and providing a greater sense of security and visibility.

The following draft language for fenestration may be considered by the Planning Commission.

### Fenestration.

1. Fenestration shall be provided in accordance with the table below:

<b>Fenestration requirements by Façade Orientation</b>		
<b>Façade Orientation</b>	<b>Minimum Ground Floor Fenestration</b>	<b>Minimum Upper Floor Fenestration</b>
Facing a Major Thoroughfare	60%	35%
Facing a Public ROW that is not a Major Thoroughfare	50%	20%
Facing a Parking Lot	50%	20%
All other façades	20%	20%

2. Multiple-family dwellings, places of worship, hospitals, public schools, and public utility buildings shall only be required to comply with the upper floor fenestration requirements described above; ground floor fenestration may be discretionary for these uses.
3. Upper floor windows shall be vertical in proportion.
4. Accordion, roll-up, or folding doors and sliding windows may be permitted for ground floor uses to provide indoor-outdoor service, providing adequate sidewalk clearance is provided.
5. Doorways and window surrounds shall be articulated by sills, lintels, pilasters or mullions through a change in plane of at least two inches.
6. A waiver from the fenestration requirements in this section may be granted when the Planning Commission finds one of the following:
  - a. The waiver will achieve a specific architectural objective or purpose
  - b. The proposed building materials are compatible with surrounding development
  - c. Compliance with the standard will result in a practical difficulty

### Considerations:

1. It is difficult to limit design requirements by use because it creates nonconforming elements if there is a use-change. However, for some uses, privacy concerns are important to the functionality of the space. Are there other uses which should be included as exceptions?

2. Are fenestration requirements necessary for façades that are not facing a public ROW? Are fenestration requirements necessary for façades that are facing a parking lot?
3. Are the proposed proportions overly burdensome or permissive?

## Architectural Scale and Breaks

Architectural scale provides visual interest to buildings, ensuring greater aesthetic compatibility with surrounding development, preventing structures from appearing out of place or overwhelming. In addition, these standards help to guide developers towards designs that integrate well with the surrounding urban fabric, while allowing for creativity and innovation in design.

The Planning Commission may wish to consider the following language for architectural scaling and breaks:

### Architectural Scaling

1. There are to be no blank or unarticulated façades. All façades visible from a public right-of-way must provide windows and architectural scaling elements (such as vertical pilasters, columns, or other architectural elements) to break up the scale of the building. Distance between breaks shall be consistent with the scale and rhythm of adjacent buildings.
2. Building façades shall include no less than two of the following elements:
  - a. Building color change.
  - b. Building material or texture change.
  - c. Projections or recesses extending along at least 20% of the façade.
  - d. Recessed entranceways or projecting vestibules.
3. A horizontal expression line, such as a molding or reveal, shall define the transition between the ground floor and upper stories. If a one-story building is proposed, the horizontal expression line is not required. However, wainscoating is encouraged.

### Considerations:

1. Some communities only require architectural scaling for blank façades of a certain size (ie façades 100 feet or greater).

## Roof Design

Roof design plays an important role in both the aesthetic and functional aspects of buildings. Rooflines contribute significantly to the City's overall architectural identity and regulations help maintain consistency and quality. In addition, these regulations can help to guide the use of rooftop amenities such as terraces, mechanical equipment, or solar installations, ensuring that they are safe and well-integrated with surrounding developments.

The Planning Commission may wish to consider the following language for roof design:

### Roofs

1. Roofs shall meet the following standards:

- a. Flat roofs. Parapets concealing flat roofs and rooftop equipment such as HVAC units from public view are required. Parapets shall not exceed one-third of the height of the supporting wall at any point.
  - b. Pitched roofs. Pitched roofs shall have an average slope between 1:4 and 1:1. The Planning Commission may grant a waiver from the required average slope upon a finding that it achieves a specific architectural purpose.
2. Rooftop patios and terraces may be permitted on structures three stories or greater and are prohibited in the rear 35% of lot depth to protect the privacy of neighboring properties.

**Considerations:**

1. Are rooftop patios appropriate in Farmington Hills? Should they be permitted on buildings of less or greater height than 3 stories?

## Entrance Features

Entrance features are the primary connection between the public and private realm, often serving as the focal point of a building. Clear articulation helps to ensure that these features are easily identified, making buildings welcoming and easy to access. The planning commission may wish to consider the following standards for entrance features:

1. Building entrances shall be clearly defined and visually prominent. This may be achieved through the use of architectural elements such as recesses, canopies, lintels, pediments, pilasters, columns, awnings, overhangs, or other distinguishing features. Any such element shall be architecturally compatible with the style, materials, and colors of the building.
2. A pathway to the entrance shall be provided as described in Section 5.19.
3. The primary entrance shall be located along the front side of the building with a pedestrian pathway connecting the primary entrance to the adjacent sidewalk.
4. Entrances shall be well-lit with decorative or functional lighting that enhances visibility and security. Entrance lighting must comply with Section 5.16 Exterior Lighting.
5. Entrance features shall be proportional to the building façade.
6. When practical, service entrances that are not articulated or clearly defined shall be obscured from view of a public right-of-way.
7. Entryway features, such as planters, benches, or other pedestrian-friendly amenities, are encouraged.

**Additional Considerations:**

1. Some communities require a certain number of entrances for façades more than 100 feet. While this may create arbitrary/ unnecessary entrances, it helps to break up the building and promote walkability.
2. Some ordinances require building with façades more than 100 feet to have architectural emphasis around the building entrance, such as roof elements, changes in materials, or other architectural detailing.



# MEMORANDUM



TO: Farmington Hills Planning Commission

FROM: Joe Tangari, AICP, and Julia Upfal, AICP

DATE: February 13, 2025

RE: Planned Unit Development Regulations

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## Introduction

As the members of the Planning Commission are aware, Farmington Hills receives a lot of planned unit development (PUD) applications. Over the last ten years, PUDs have been proposed with regularity, with most years seeing between two and six proposals, not all of which proceed to construction.

Particularly within the last five years, we have also seen a pattern of disagreement between Council and PC regarding PUD approvals. Council often spends several months' worth of meetings in a back-and-forth with applicants for PUDs who received easy approval at the PC. One of the sticking points from Council's perspective is the lack of tangible public benefits presented in most PUD applications.

This set of proposed amendments adjusts the PUD approval criteria to raise the bar for obtaining an approval from PC and to ensure that public benefits are embodied within every PUD.

## Draft Amendment

### 34-3.20 PLANNED UNIT DEVELOPMENT

1. Purpose; applicable regulations:
  - A. The Planned Unit Development (PUD) option is intended to permit, with city approval, private or public development which is substantially in accord with the goals and objectives of the Master Plan for Land Use.
  - B. The development permitted under this section shall be considered as an optional means of development only upon terms agreeable to the city. The provision of this option imposes no obligation of the city to encourage or foster its use. The decision to approve its use shall be at the sole discretion of the city.
  - C. Utilization of the PUD option will permit flexibility in the regulation of land development by encouraging innovation through an overall development plan to provide variety in design and layout; to achieve economy and efficiency in the use of land, natural resources, energy and in the provision of public services and utilities; to encourage the creation of useful open spaces particularly suited to the needs of the parcel in question; and provide appropriate

housing, employment, service and shopping opportunities suited to the needs of the residents of the city.

- D. It is further intended that the Planned Unit Development may be used to permit nonresidential uses of residentially zoned areas; to permit residential uses of nonresidentially zoned areas; to permit densities or lot sizes which are different from the applicable district and to permit the mixing of land uses that would otherwise not be permitted; provided that other objectives are met and the resulting development would promote the public health, safety and welfare.
  - E. It is further intended that the development will be laid out so that the various land uses and building bulk will relate to each other and to adjoining existing and planned uses in such a way that they will be compatible, with no material adverse impact of one use on another.
  - F. The Planned Unit Development shall provide a public improvement or benefit 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.
2. Criteria for qualifications. In order for a zoning lot to qualify for the Planned Unit Development option, the zoning lot shall either be located within an overlay district or other area designated in this chapter as qualifying for the PUD option, or it must be demonstrated that all of the following criteria will be met as to the zoning lot:
- A. The PUD option may be effectuated in any zoning district.
  - B. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity or building or use not normally permitted shall result in an improvement to the public health, safety and welfare in the area affected.
  - C. The PUD shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PUD application. Asserted financial problems shall be substantiated with appraisals of the property as currently regulated and as proposed to be regulated.
  - 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.
  - E. The Planning Commission and City Council shall find that the Planned Unit Development promotes the goals and objectives of the Master Plan.
  - F. The Planned Unit Development must meet, at a minimum, one of the following objectives of the city:
    - i. To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.
    - ii. To accept dedication or set aside open space areas in perpetuity.
  - G. The Planned Unit Development shall also meet, at a minimum, one of the following objectives of the city:
    - i. To permanently establish land use patterns which are compatible or which will protect existing or planned uses.
    - ii. To provide alternative uses for parcels which can provide transition buffers to residential areas.

- iii. 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.
  - H. The Planned Unit Development shall provide a minimum of two public improvements or benefits 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 Planned Unit Development shall provide, at a minimum, two of the following public improvements or benefits:
    - i. The preservation of historic structures that add to the character of the city.
    - ii. The provision of active open spaces, such as parks, plazas, and market or festival spaces for public use.
    - iii. Expand upon or foster the creation of a non-motorized transportation network.
    - iv. The provision of art for the enjoyment of the public.
    - v. Increase the provision of mass transit within the city, or increase the convenience and comfort of those using transit service.
    - vi. ~~\_\_\_\_\_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:~~
    - vii. ~~\_\_\_\_\_To permanently establish land use patterns which are compatible or which will protect existing or planned uses:~~
    - viii. ~~\_\_\_\_\_To accept dedication or set aside open space areas in perpetuity:~~
    - ix. ~~\_\_\_\_\_To provide alternative uses for parcels which can provide transition buffers to residential areas:~~
    - x. ~~\_\_\_\_\_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:~~
    - xi. ~~\_\_\_\_\_To promote the goals and objectives of the Master Plan for Land Use:~~
    - xii. ~~\_\_\_\_\_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:~~
    - xiii. ~~\_\_\_\_\_To bring about redevelopment of sites where an orderly change of use is determined to be desirable:~~
  - I. 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.
- 3. Uses permitted:
  - A. A land use plan shall be proposed for the area to be included within the PUD. The land use plan shall be defined by the districts of the zoning ordinance which are to be applicable to the parts of the PUD area.
  - B. Principal permitted uses in Sections 34- 3.1.1 through 34-3.1.30 of this chapter shall be allowed within the districts identified on the PUD plan, except that some uses may be specifically prohibited from districts designated on the PUD plan. Alternatively, the city may permit uses not permitted in the district if specifically noted on the PUD plan. Conditions applicable to uses permitted subject to special conditions shall be used as guidelines for

design and layout but may be varied by the planning commission provided that such conditions are indicated on the PUD plan.

4. Height, bulk, density and area standards. The standards as to height, bulk, density, setbacks of each district shall be applicable within each district area designated on the plan except as specifically modified and noted on the PUD plan.
5. Submittal procedures and conditions:
  - A. Request for qualification:
    - i. Any person owning or controlling land in the city may make application for consideration of a Planned Unit Development. Unless otherwise provided, such application shall be made by submitting a request for a preliminary determination as to whether or not a parcel qualifies for the PUD option.
    - ii. A request shall be submitted to the city. The submission shall include the information required by subparagraph iii. below.
    - iii. Based on the documentation submitted, the planning commission shall make a preliminary determination as to whether or not a parcel qualifies for the PUD option under the provisions of Section 34-3.20.2 above. A preliminary determination that the parcel qualifies will not assure a favorable recommendation or approval of the PUD option, but is intended only to provide an initial indication as to whether the applicant should proceed to prepare a PUD plan upon which a final determination would be based. The submittal must include the following:
      - a. Substantiation that the criteria set forth in Section 34-3.20.2 above, are or will be met.
      - b. A schematic land use plan containing enough detail to explain the function of open space; the location of land use areas, streets providing access to the site, pedestrian and vehicular circulation within the site; dwelling unit density and types; and buildings or floor areas contemplated.
      - c. A plan for the protection of natural features. In those instances where such protection is not an objective of the PUD option, the plan need not be submitted.
    - iv. The planning commission shall approve or deny the applicant's request for qualification. Whether approved or denied, the applicant may then proceed to prepare a PUD plan upon which a final determination will be based.
  - B. Request for final determination. An applicant may apply for final determination with the submission of the following materials:
    - i. Submittal of proposed PUD plan. An application shall be made to the Department of Planning and Community Development for review and recommendation by the planning commission of the following:
      - a. A boundary survey of the exact acreage being requested done by a registered land surveyor or civil engineer (scale not smaller than one inch equals one hundred (100) feet).
      - b. A topographic map of the entire area at a contour interval of not more than two (2) feet. This map shall indicate all major stands of trees, bodies of water, wetlands and unbuildable areas (scale: not smaller than one inch equals one hundred (100) feet).
      - c. A proposed land use plan indicating the following at a scale no smaller than one inch equals one hundred (100) feet (1" = 100'):
        - (1) Land use areas represented by the zoning districts enumerated in Section 34-3.1.1 through Section 34- 3.1.30 of this chapter.

- (2) Vehicular circulation including major drives and location of vehicular access. Preliminary proposals as to cross sections and as to public or private streets shall be made.
- (3) Transition treatment, including minimum building setbacks to land adjoining the PUD and between different land use areas within the PUD.
- (4) The general location of nonresidential buildings and parking areas, estimated floor areas, building coverage and number of stories or height.
- (5) The general location of residential unit types and densities and lot sizes by area.
- (6) A tree location survey as set forth in Section 34-5.18, Tree Protection, Removal and Replacement.
- (7) The location of all wetlands, water and watercourses and proposed water detention areas.
- (8) The boundaries of open space areas that are to be preserved and reserved and an indication of the proposed ownership thereof.
- (9) A schematic landscape treatment plan for open space areas, streets and border/transition areas to adjoining properties.
- d. A preliminary grading plan, indicating the extent of grading and delineating any areas which are not to be graded or disturbed.
- e. An indication of the contemplated water distribution, storm and sanitary sewer plan.
- f. A written statement explaining in detail the full intent of the applicant, indicating the type of dwelling units or uses contemplated and resultant population, floor area, parking and supporting documentation, including the intended schedule of development.
- ii. Planning commission review of proposed PUD plan:
  - a. The planning commission shall hold a public hearing on the PUD plan, with notice given in accordance with Section 34-6.2, Public Hearings.
  - b. After the public hearing, the planning commission shall report its findings and make its recommendations to the council. The planning commission shall review the proposed PUD plan and make a determination as to the proposal's qualification for the PUD option and for adherence to the following objectives and requirements:
    - (1) The proposed PUD adheres to the conditions for qualification of the PUD option and promotes the land use goals and objectives of the city.
    - (2) All applicable provisions of this article and this article and this chapter shall be met. Insofar as any provision of this article shall be in conflict with the provisions of any other section of this chapter, the provisions of this article shall apply to the lands embraced within a PUD area.
    - (3) There is, or will be at the time of development, an adequate means of disposing of sanitary sewage and of supplying the development with water and that the road system and storm water drainage system are adequate.
- C. Final approval of Planned Unit Development:
  - i. Upon receipt of the report and recommendation of the planning commission, and after a public hearing, the council shall review all findings. If the council shall determine to grant the application, it shall instruct the city attorney to prepare a contract setting forth the conditions upon which such approval is based, which contract, after approval by resolution of the council, shall be executed by the city

- and the applicant. Approval shall be granted only upon the council determining that all provisions of this chapter have been met and that the proposed development will not adversely affect the public health, welfare and safety.
- ii. The qualified voters of the city shall have the power to require referendum of the contract pursuant to the procedures provided below.
  - iii. As to a referendum of an approved contract, if, within a 21-day period following the meeting at which the contract was approved, registered electors of the city consisting of at least one and one half (1 1/2) percent of the total vote cast for the secretary of state in the city at the last election at which a secretary of state was elected, file notice in writing with the city clerk of their intention to circulate a referendum petition, then said agreement shall not become effective until forty-five (45) days after its approval. If a sufficient petition is filed within said forty-five (45) days, the agreement shall remain suspended until the issue is determined. The filing of the preliminary notice shall be a mandatory condition precedent to the filing of a referendum petition.
  - iv. The right of a referendum, subject to subsection 34-3.20.5.C.iii. above, may be commenced by the preparation of a petition addressed to the council and filed with the city clerk. The petition shall be prepared in accordance with the provisions of the Farmington Hills City Charter Section 4.09, subsection D. and shall be completed in conformance with said Charter section.
  - v. All signatures shall be obtained within forty-five (45) days following the date of approval of the agreement. The petition shall be signed by registered electors of the city not less of a number than fifteen (15) percent of the total vote cast for secretary of state in the city at the last election at which a secretary of state was elected prior to the filing of the petition.
  - vi. Within ten (10) days following the filing of a referendum petition with the city clerk, the city clerk shall canvas the signatures thereon to determine whether they contain a sufficient number of valid signatures obtained within the time limits herein mentioned. Signatures obtained more than forty-five (45) days following the date of approval of the agreement shall not be considered. If the petitions are insufficient, the sponsor shall be notified and no further action shall be required. When a petition with sufficient signatures is filed within the time allowed and is in compliance with the provisions of this code, the city clerk shall present the petition to council, with his report, at its next regular meeting.
  - vii. Upon receiving a referendum petition from the city clerk, the council, shall, within thirty (30) days, either repeal its approval of the agreement, or determine to submit the proposal to the electors of the city.
  - viii. Should the council decide to submit the proposal to the electors, it shall be submitted at the next election held in the city, or at the discretion of council, at a special election called for that purpose within a time period not to exceed one hundred twenty (120) days. The result shall be determined by a majority vote of the electors voting thereon.
  - ix. An agreement repealed by the electorate may not be reapproved by council for a period of one year after the date of the election at which it was repealed.
  - x. Subject to the provisions of this section concerning referendums, the agreement shall become effective twenty-one (21) days after its approval and upon its recording in the county register of deeds.

- xi. Once an area has been included with a plan for PUD and such plan has been approved by the council, no development may take place in such area nor may any use thereof be made except in accordance with such plan or in accordance with a council-approved amendment thereto, unless the plan is terminated as provided herein.
  - xii. An approved plan may be terminated by the applicant or the applicant's successors or assigns, prior to any development within the area involved, by filing with the city and recording in the county records an affidavit so stating. The approval of the plan shall terminate upon such recording. No approved plan shall be terminated after development commences except with the approval of the council and of all parties in interest in the land.
  - xiii. Within a period of two (2) years following approval of the PUD contract by the council, final plats or site plans for an area embraced within the PUD must be submitted as hereinafter provided. If such plats or plans have not been submitted and approved within the two-year period, the right to develop under the approved plan may be terminated by the city.
- D. Submission of final plat, site plans; schedule for completion of PUD:
- i. Before any permits are issued for any activity within the area of PUD, final plats or site plans and open space plans for a project area shall be submitted to the department of planning and community development for review by the planning commission of the following:
    - a. Review and approval of site plans shall comply with Section 34-6.1 as well as this section except as otherwise modified in the approved plan. Review and approval of plats shall comply with Act No. 288 of the Public Acts of Michigan of 1967 MCL 560.101 et seq., as amended, and chapter 27 of the city code in addition to the requirements of this article.
    - b. Before approving of any final plat or plan, the commission shall determine that:
      - (1) All portions of the project area shown upon the approved plan for the PUD for use by the public or the residents of lands within the PUD have been committed to such use in accordance with the PUD contract;
      - (2) The final plats or site plans are in substantial conformity with the approved contract and plan for the PUD;
      - (3) Provisions have been made in accordance with the PUD contract to provide for the financing of any improvements shown on the project area plan for open spaces and common areas which are to be provided by the applicant and that maintenance of such improvements is assured in accordance with the PUD contract.
  - ii. If development of approved final plats or site plans is not substantially completed in three (3) years after approval, further final submittals under the PUD shall cease until the part in question is completed or cause can be shown for not completing same.
- E. Fees. Fees for review of PUD plans under this article shall be established by resolution of the council.
- F. Interpretation of approval. Approval of a PUD under this article shall be considered an optional method of development and improvement of property subject to the mutual agreement of the city and the applicant.
- G. Amendments to PUD plan. Proposed amendments or changes to an approved PUD plan shall be submitted to the planning commission. The planning commission shall determine

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



**AGENDA**  
**PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING**  
**CITY OF FARMINGTON HILLS**  
**APRIL 17, 2025 @ 7:30 P.M.**  
**FARMINGTON HILLS CITY HALL – CITY COUNCIL CHAMBER**  
**31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MICHIGAN 48336**  
**Cable TV: Spectrum – Channel 203; AT&T – Channel 99**  
**YouTube Channel: <https://www.youtube.com/user/FHChannel8>**  
**[www.fhgov.com](http://www.fhgov.com) (248) 871-2540**

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

**A. [ZONING TEXT AMENDMENT 3, 2024](#)**

CHAPTER OF CODE: 34, Zoning Ordinance  
PROPOSED AMENDMENT: Amend Zoning Ordinance to add new definitions and add, remove, and revise several OS-4 Office Research District, use standards, and off-street parking requirements  
ACTION REQUESTED: Recommendation to City Council  
SECTIONS: 34-2.2, 34-3.1.22, 34-3.5.2, 34-3.9, 34-4.61, and 34-5.2

**B. [ZONING TEXT AMENDMENT 4, 2024](#)**

CHAPTER OF CODE: 34, Zoning Ordinance  
PROPOSED AMENDMENT: Amend Zoning Ordinance to revise definition of restaurant, drive-in; add definition of commercial outdoor recreation space; and delete reference to automobile service center and replace with automobile repair  
ACTION REQUESTED: Recommendation to City Council  
SECTIONS: 34-2.2 and 34-3.1.24

**5. Regular Meeting**

**A. [SITE PLAN 52-3-2025](#)**

LOCATION: PARCEL 31539 Thirteen Mile Road  
I.D.: PROPOSAL: 22-23-10-227-019  
ACTION REQUESTED: Construction of building addition to rear of existing building within B-3 General Business District  
APPLICANT: OWNER: Site plan approval  
Jerry Che  
Chu Ying Che

**B. [PLANNED UNIT DEVELOPMENT PLAN 1, 2025](#)**

LOCATION: 29150 Twelve Mile Road  
PARCEL I.D.: 22-23-12-376-035  
PROPOSAL: Construction of multiple-family dwellings units within RA-1A  
One Family Residential District  
ACTION REQUESTED: Set for public hearing  
APPLICANT: Steven Schafer  
OWNER: Mike H. Yousif

**C. [AMEND PLANNED UNIT DEVELOPMENT PLAN 2, 2021, INCLUDING REVISED SITE PLAN 59-5-2022](#)**

LOCATION: 27400 Twelve Mile Road  
PARCEL I.D.: 22-23-12-476-008  
PROPOSAL: Construction of site-built one-family detached dwelling units  
within RA-1B One Family Residential District  
ACTION REQUESTED: Set for public hearing  
APPLICANT: Robertson Brothers Homes  
OWNER: Evangelical Homes of Michigan

**6. Approval of Minutes** [March 20, 2025, Regular and Special Meetings](#)

**7. Public Comment**

**8. Commissioner/Staff Comments**

**9. Adjournment**

**Respectfully Submitted,**

**Kristen Aspinall, Planning Commission Secretary**

**Staff Contact:**

**Erik Perdonik, AICP**  
**City Planner**  
**Planning and Community Development Department**  
**(248) 871-2540**  
[eperdonik@fhgov.com](mailto:eperdonik@fhgov.com)

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

# MEMORANDUM

TO: Farmington Hills Planning Commission  
FROM: Joe Tangari, AICP, Jill Bahm, AICP, Julia Upfal, AICP  
RE: Initial Post-Master Plan Amendments: Parking Standards  
DATE: 11/14/2024

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## Parking Standards

The implementation section of the Next 50 Master Plan includes several zoning actions that are key to meeting the plan’s objectives. This includes a thorough review of the parking requirements to identify necessary adjustments and flexibility based on actual demand. As the plan aims to encourage infill development, reduce excessive pavement, and consider new opportunities for parking areas throughout the City, updating these standards will eliminate regulatory hurdles that impede progress toward these important objectives.

To continue the discussion of parking standards, this memorandum includes a review of the following zoning considerations relevant to parking:

- Reducing requirements for multi-family & office
- Consider parking maximums
- Providing greater flexibility
  - Waivers based on demonstrated need
  - Parking reductions
- Add bicycle parking standards

Changes from the January meeting are highlighted in **yellow**.

## Reducing requirements for Multi-family and Office

The parking schedule regulates the minimum number of spaces required, and when this is not well-aligned with need, results in vacant paved spaces. In Farmington Hills, the parking requirements for multi-family and office uses outweigh parking demand, contributing to unnecessary pavement and excess parking. The opportunity cost for underutilized parking is often a higher and better use of land, such as additional development, green spaces, or community amenities that better serve

“Parking. Thoroughly review the parking requirements of the Zoning Ordinance and adjust requirements based on modern assessments of actual need. Consider establishing parking maximums and multiple mechanisms for reducing parking. Consider curbside pick-up, short-term spaces, and rideshare drop-off areas.”

– Page 239, Chapter 12:  
*Implementation, Next 50 Master Plan*

residents of the City. The Planning Commission may consider the following modifications to better align parking for these uses with actual demand.

*Medical office:*

**Current standard:**

Professional offices of doctors, dentists or similar profession	One (1) for each one hundred thirty-five (135) square feet of usable floor area for the first five thousand (5,000) square feet;
	One (1) for each one hundred seventy-five (175) square feet for that area in excess of five thousand (5,000) square feet of usable floor area

**Recommended standard:**

Professional offices of doctors, dentists or similar professions	<a href="#">One (1) for each 250 square feet of usable floor area</a>
--	---

**Explanation:** By providing a standard for the entire building, the ordinance will be easier to administer and enforce. This calculation will also better align medical office requirements with actual demand and zoning best practices.

*Alternatives: Regulate by number of examination rooms, waiting area, or a combination of both*

*Chiropractic office:*

**Current standard:**

Chiropractic office	One (1) for each 200 square feet of usable floor area
---------------------	---

**Recommended standard:** Remove chiropractic office.

**Explanation:** A chiropractic office is a type of medical office and should be combined with medical office.

*Business Office*

**Current standard:**

Business offices or professional offices except as indicated in the following items 3--5	One (1) for each 220 square feet of usable floor area for the first 15,000 square feet;
	One (1) for each 250 square feet for that area in excess of 15,000 square feet of usable floor area

**Recommended standard:**

Business offices or professional offices	<a href="#">One (1) for each 300 square feet of usable floor area</a>
--	---

**Explanation:** By providing a standard for the entire building, the ordinance will be easier to administer and enforce. This calculation will also better align office requirements with actual demand and zoning best practices.

*Residential, Multiple Family*

**Current standard:** Two (2) for each dwelling unit of three (3) rooms or less; two and one-half (2 1/2) for each dwelling unit of four (4) or more rooms

**Recommended standard:** Create two separate uses and regulate as follows:

<i>Residential, Multiple Family</i> <a href="#">with individual garages, driveways, or parking pads</a>	Two (2) spaces for each dwelling unit
<i>Residential, Multiple Family</i> <a href="#">without individual garages, driveways, or parking pads</a>	<a href="#">1.5 spaces for each dwelling unit</a>

**Explanation:** Reduce multi-family parking requirements to better align with demand, while continuing to provide appropriate parking for developments that include individual garages, driveways, or parking pads

### Switch the Order of the Table of Requirements and the Ability to Adjust Parking Requirements

Currently, section 5.2.11 sets forth the minimum number of parking spaces, and a portion of 5.2.2 and 5.2.10 establish the ability to accept changes to those minimums. Consolidating those standards and placing them after the table would make more sense, structurally. So current Section 5.2.11 will become Section 5.2.10, and current Section 5.2.10 will become Section 5.2.11.

The parking ordinance could easily incorporate a maximum parking standard to reduce excessive parking. We recommend the following amendment, along with some potential flexibility as described later in this memorandum.

34-5.2.10 [Required spaces.](#)

- A. The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule; ~~provided, however, that when a use is required by state statute to provide handicapped parking spaces, 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.~~

- B. Maximum. The maximum number of parking spaces shall be determined as follows:
- i. When the minimum requirement is fewer than 10 spaces, the maximum parking allowed shall be 2 spaces greater than the minimum parking requirement.
  - ii. When the minimum requirement is 10 spaces or more, the Planning Commission may grant an increase of up to twenty (20%) percent over the maximum guideline for parking spaces if:
    - a. The applicant can demonstrate to the Planning Commission's satisfaction the additional parking is necessary based on documented evidence of actual use or anticipated demand.
    - b. The increase in parking will have no undue burden on neighboring property owners and/or natural features.

## **Provide Greater Flexibility and Consider Maximums**

The ordinance standards could be amended to provide new opportunities for reductions from the required parking in circumstances where an applicant implements measures to reduce parking demand or modifications when the applicant demonstrates that parking demand is more or less intensive than required by the ordinance.

### *Current Text*

The ordinance currently includes some standards to grant flexibility, but additional reduction standards would better allow for more demand-based adjustments. Current reduction standards in the ordinance include:

1. Shared parking provisions: Article 34-5.2.2 allows applicants to adjust parking requirements when lots are shared between two uses.
  - a. When there are multiple uses on a single lot and the applicant has demonstrated that peak operating hours do not overlap, spaces may count towards the requirement for each use.
  - b. When there are two or more zoning lots that share spaces and peak usage is at different times, an applicant may reduce parking up to 20%. For greater reductions, the applicant may submit a parking study and the reduction will be to the discretion of the Planning Commission.
2. Deferred parking provisions: The planning commission can allow an applicant to reduce the number of off-street parking spaces when they can demonstrate that there is an adequate reserve of land set aside for additional parking which will only be constructed if it is determined a need exists for the spaces.

### *Potential amendments*

We recommend the Planning Commission consider modifications to the off-street parking standards by incorporating the amendments below. This will achieve greater flexibility to align

parking requirements with actual parking demand. In addition, by creating standards to evaluate parking reductions, the amendments provide some administrative authority when planning commission review is not required.

**34-5.2.2:** *Retain same-lot requirements, but move shared parking provisions to 34-5.2.10.*

Off-street parking for other than residential use shall be either on the same lot or within three hundred (300) feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot. Ownership shall be shown of all lots or parcels intended for use as parking by the applicant.

~~The City recognizes that different types of uses may have different peak usage times. Therefore, two (2) or more non-residential buildings or non-residential uses may collectively provide the required off-street parking, in which case the required number of parking spaces for the uses calculated individually may be reduced for the following:~~

- ~~A.—If the property is on a single zoning lot and the applicant provides documentation of a reciprocal arrangement between businesses showing that peak operating hours of the businesses do not overlap; or~~
- ~~B.—If the property is on two or more zoning lots a signed agreement is provided by the property owners and duly recorded with the Register of Deeds, and the Planning Commission determines that the peak usage will occur at different periods of the day. A parking study prepared by a qualified professional following methodologies established by the Urban Land Institute’s publication, Shared Parking, shall be required for any reduction that exceeds twenty (20) percent of the required number of spaces and may be required to justify lesser reductions at the discretion of the Planning Commission. The study that supports the proposed shared parking arrangement shall be submitted along with the site plan and is subject to concurrence by the approving body. The approving body may, as an alternative, grant a lesser reduction in overall parking than that requested by the applicant.~~
- ~~C.—For any shared parking arrangement, the Planning Commission may require the construction of pedestrian sidewalks and/ or marked crossing areas to facilitate pedestrian traffic between two sites or two use areas~~

**34-5.2.11:** *Amend this section (currently 5.2.10) to expand opportunities for parking relief when appropriate and aligned with demand. Provide flexibility from parking minimums and maximums (if maximum parking is implemented).*

**10. Deviations from required parking:** For all uses except one- and two-family residential units and mobile home sites, the number of off street parking spaces required may be ~~adjusted~~ ~~reduced~~ in accordance with the following:

- A. Demand-based parking adjustments.**
  - i. Deviations from the required parking minimum or maximum may be granted when the applicant has demonstrated through a parking study or other means deemed**

sufficient by the approving body that the required off-street parking is excessive or inadequate to meet the daily needs of the use. Elements to be considered include:

- a. [Number and frequency of walk-up \(foot traffic\) customers](#)
  - b. [Availability of shuttle service and/or transit](#)
  - c. [Seasonal nature of operations](#)
  - d. [Unique operational characteristics of the use that impact daily traffic](#)
  - ii. [In circumstances where the most recently published Institute of Transportation Engineers' Parking Generation Manual or Urban Land Institute Shared Parking Guide recommends a lower quantity of parking than that required in this ordinance, the minimum parking requirement may be adjusted accordingly.](#)
- B. [Mitigation: Reductions from the required parking minimum may be granted in accordance with the following mitigation measures:](#)

- i. [Grand River Avenue. Recognizing the transportation alternatives available throughout the Grand River Corridor, the required parking minimum shall be reduced by 50% for all uses with frontage on Grand River Avenue.](#)
- ii. [Car-Sharing or Carpool Spaces. Parking spaces reserved and signed for hourly car rental/car-sharing services or as carpool-only spaces may be counted as two regular parking spaces. Car-sharing or carpool spaces may be proposed for a single lot in accordance with the following schedule:](#)

<a href="#">Number of required spaces</a>	<a href="#">Maximum number of car-sharing or carpool spaces</a>
<a href="#">1-10</a>	<a href="#">0</a>
<a href="#">11-25</a>	<a href="#">2</a>
<a href="#">26-100</a>	<a href="#">4</a>
<a href="#">101-250</a>	<a href="#">12</a>
<a href="#">250+</a>	<a href="#">25</a>

- iii. [Bicycle Parking. The minimum parking standard may be reduced by one parking space for every four non-required bicycle parking spaces. This reduction may be increased to one parking space for every three non-required bicycle parking spaces when spaces are covered by a roof or awning.](#)
  - iv. [Walkable Amenities. If the site is proximal to a multi-use trail, the applicant may present support for a requested reduction, and the Planning Commission may approve the reduction if it finds the request to be sufficiently justified.](#)
- C. [Reserve Parking. Reductions from the required parking minimum may be granted when adequate reserve area is provided for future parking, provided that the following conditions are met:](#)
- i. [The number of off-street parking spaces required for the use or uses must be more than ten \(10\).](#)
  - ii. [The applicant shall submit an acceptable site plan showing that an adequate reserve of land is set aside for additional parking spaces, so that the total depicted](#)



on the plan is adequate to meet the requirements of Section 34-5.2.10. The plan shall indicate the reserve area laid out so that all dimensional requirements as to spaces, aisles, and other applicable requirements of this chapter can be met. The reserve area shall not be used for water retention, for required open spaces, or as the location for replacement trees or other deciduous or evergreen trees required by this chapter. The landscape plan submitted for the site shall include a plan for the reserve area.

- iii. The planning commission has determined that the applicant has submitted substantial evidence showing that the parking needs of the specific occupant will be less than would be required by this chapter.
- iv. The property owner shall execute an agreement prepared by the city attorney requiring the construction of the additional spaces within one hundred and eighty (180) days of notification that the planning commission, at its sole discretion has determined a need exists for such spaces. The agreement shall run with the land, be binding upon successors and assigns and shall be recorded with the register of deeds.
- v. A permit for change of occupancy shall not be issued until the planning department has reevaluated the need for parking by the new occupant relative to the number of spaces required by this chapter.

D. Shared Parking. [Reductions from the required parking minimum may be granted when there is a collective parking arrangement.](#) The City recognizes that different types of uses may have different peak usage times. Therefore, two (2) or more ~~non-residential buildings or non-residential~~ [principal](#) uses may collectively provide the required off-street parking, in which case the required number of parking spaces for the uses calculated individually may be reduced for the following:

- i. If the property is on a single zoning lot and the applicant provides documentation of a reciprocal arrangement between businesses showing that peak operating hours of the businesses do not overlap; or
- ii. If the property is on two or more zoning lots a signed agreement is provided by the property owners and duly recorded with the Register of Deeds, and the Planning Commission determines that the peak usage will occur at different periods of the day. A parking study prepared by a qualified professional ~~following methodologies established by the Urban Land Institute's publication, Shared Parking,~~ shall be required for any reduction that exceeds twenty (20) percent of the required number of spaces and may be required to justify lesser reductions at the discretion of the Planning Commission. The study that supports the proposed shared parking arrangement shall be submitted along with the site plan and is subject to ~~concurrence~~ [approval](#) by the approving body. The approving body may, as an alternative, grant a lesser reduction in overall parking than that requested by the applicant.

- iii. For any shared parking arrangement, the Planning Commission may require the construction of pedestrian sidewalks and/ or marked crossing areas to facilitate pedestrian traffic between two sites or two use areas

## **Add bicycle parking standards and protect pedestrians**

In addition to any vehicular parking requirements, requirements for bicycle parking will help to complete the City's bicycle network and accommodate bicycles as a potential transportation alternative. We recommend the Planning Commission consider the following standards for required bicycle parking.

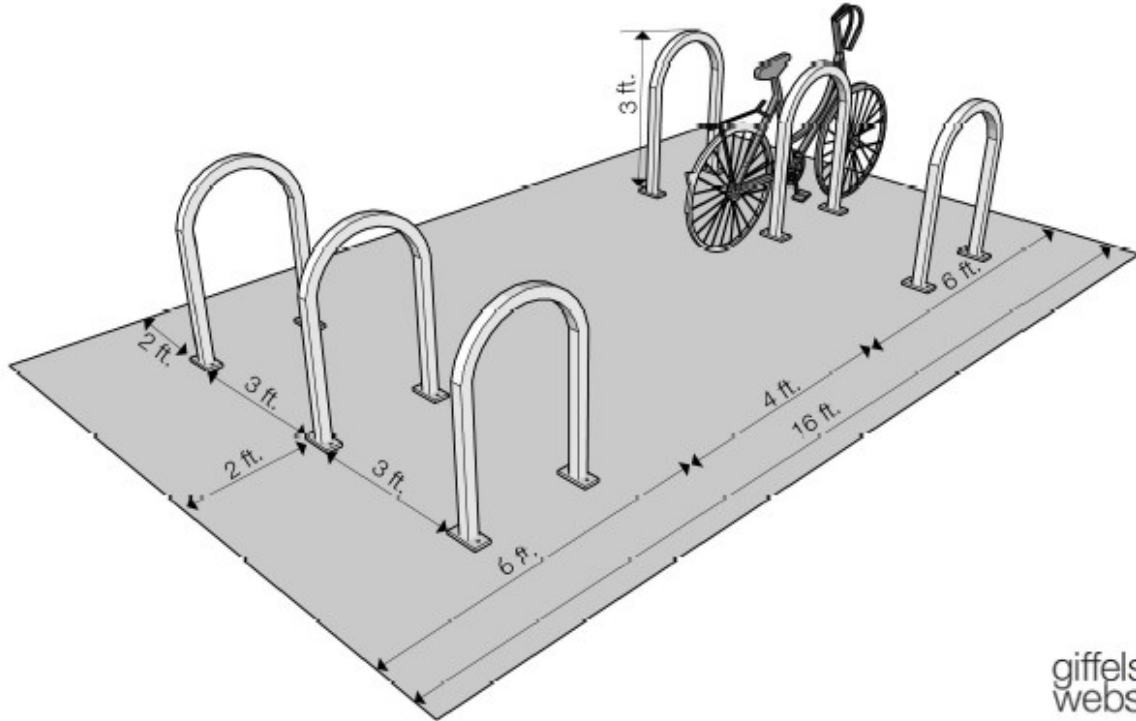
### 14. Bicycle Parking.

- A. Intent. As the City works to create a well-connected community, expand its pathway system, and provide more opportunities for non-motorized transportation, it is important that new development accommodates bicyclists.
- B. Bicycle parking facilities general requirements. At the time of erection of any new principal building or new parking lot, the enlargement of any principal building by ten percent (10%) or more of the existing gross floor area, or the enlargement of any automobile parking lot by ten percent (10%) or more of the number of existing parking spaces, a bicycle parking facility shall be required in accordance with the following requirements:
  - i. Provide a minimum of two (2) bicycle parking spaces. Auto wash uses and single-family and two-family uses are exempt from this requirement. A use that requires bicycle parking and has more than forty (40) off-street vehicle parking spaces, shall provide one (1) additional bicycle parking space for each twenty (20) vehicle parking spaces.
  - ii. Off-street bicycle parking facilities may be located in any yard subject to meeting the parking setback requirements of this ordinance. Site plan approval may allow bicycle parking facilities in the required front yard parking setback when the location is between a public bicycle route and the principal building.
  - iii. Bicycle parking facilities shall be located on the parcel that the bicycle parking serves.
  - iv. Bicycle parking spaces may be located indoors or covered with a freestanding canopy or shelter, or a shelter attached to a building.
  - v. Bicycle parking facilities located outdoors shall be clearly visible and easily accessible to people approaching the primary entrance to the use providing the bicycle parking.
  - vi. Minimum required bicycle parking spaces shall not be replaced by any other use unless and until equal facilities are provided elsewhere.
  - i. Bicycle parking facility layout, location, and design standards. Bicycle parking area(s) shall be laid out, constructed, and maintained in accordance with the following standards and regulations:
    - i. Bicycle parking spaces shall be paved and adjacent to a bicycle rack of the inverted "U" design or a similar design approved by the approving body, that is solid, cannot be easily removed with common tools, provides at least two (2) contact points for a bicycle, is at least three (3) feet in height, and permits the locking of a bicycle through the frame and one (1) wheel with a standard U-

[Lock or cable in an upright position. The rack shall be securely anchored in concrete or asphalt. Alternative installations and designs may be considered if the proposed rack design functions similar to the inverted “U” design. Artistic designs are encouraged.](#)

- ii. [The minimum layout standards are shown in Figure 5.2.14.B.ii Minimum Layout Standards for Bicycle Parking Facilities below.](#)

Figure 5.2.14.B.ii Minimum Layout Standards for Bicycle Parking Facilities



**giffels**  
**webster**

- iii. [Bicycle parking facilities shall be accessible from adjacent street\(s\) and pathway\(s\) via a paved route that has a minimum width of six \(6\) feet.](#)
- iv. [Bicycle parking facilities shall be separated from automobile parking spaces and access aisles by a raised curb, landscape area, sidewalk, or other method that complies with all City ordinances when located in or near off-street parking areas.](#)

# MEMORANDUM

TO: Farmington Hills Planning Commission

FROM: Joe Tangari, AICP, Jill Bahm, AICP, Julia Upfal, AICP

RE: Draft OS-4 Amendments

DATE: 1/23/2025

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## Introduction

The new master plan has been adopted, and it is now time to begin working on zoning ordinance amendments to meaningfully implement the plan's vision for the city. One major area of focus in the Master Plan was the corridor between 12 Mile Road and I-696, from Orchard Lake Road to Halsted. This area is currently the subject of an in-progress market study, and the development of a new district will wait until that is completed. However, some amendments can be made to the OS-4 district now to diversify the uses permitted in the corridor, provide greater flexibility, and enable more mixing of uses, with a deeper dive to follow upon completion of the study, up to and including the development of an entirely new district.

To move the corridor closer to the vision of the Master Plan, this memo provides several amendments that permit new uses, eliminate the maximum number of stories and allow the applicant to determine how to split up the maximum height, explore additional height at low elevations and near the freeway, incentivize mixed use, change setbacks, and taking a fresh look at the OS-4 district's supplemental standards, found in Section 34-3.9.

The properties in the 12 Mile corridor are generally a little over 1,000 feet deep, and topography grades downward toward I-696. The amendments in this memo suggest permitting greater height closer to I-696 and where the average grade at the base of the building is below 850 feet.

The relatively short list of permitted uses in OS-4 strongly gears the district toward large office buildings. The list of permitted uses has been expanded below, with two new terms defined for clarity.

When reviewing the language below, keep in mind that blue/underlined text is new, and ~~red/struck~~ text is deleted. This memo reflects changes to the proposed language that were discussed by the PC in January.

## 34-2.2 Definitions

### Artisan Manufacturing

[Small-scale businesses that produce artisan goods or specialty foods, primarily for direct sales to consumers, such as artisan leather, glass, wood, paper, ceramic, textile and yarn products, specialty foods, and baked goods.](#)

### **Live/Work Unit**

[A building or portion of a building that includes a dwelling unit and an artisan manufacturing, retail, personal service, child care, or office use directly accessed from the dwelling unit.](#)

## **34-3.1.22 OS-4 Office Research District**

### **A. Intent**

The OS-4 office research districts ~~s are~~ **is designed** intended to [accommodate large office uses in a mixed use environment that also includes residential uses and commercial uses providing for the convenience of residents and workers in the area. This ordinance encourages the development of public spaces, walkability, and public art to complement the development of high-value uses that contribute to the city's tax base.](#) ~~provide for large office buildings in areas which have significant highway or road visibility thereby encouraging uses which have a relatively high value per acre of land that will supplement the city's tax base.~~

### **B. Principal Permitted Uses**

The following uses are permitted subject to the required conditions in [Section 34-3.9](#)

- i. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales
- ii. Medical offices including clinics, hospitals, and medical laboratories
- iii. Banks, credit unions, savings and loan associations and similar uses with ~~out~~ [drive-in facilities as an accessory use only](#)
- iv. Business schools or colleges
- v. Hotels
- vi. [Attached single-family residential](#)
- vii. [Multi-family residential, including office-to-residential conversions](#)
- viii. [Live/work units](#)
- ix. [Commercial uses permitted under 3.1.23.Bi.-iii, vi, and xii-xiv, when located in a mixed-use building with office and/or multi-family residential uses](#)
- x. [Artisan manufacturing](#)
- xi. Public buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations without storage yards; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations
- xii. Secondary use which is accessory to and located in the same building as a principal permitted use § 34-4.23
- xiii. [Stand-alone parking structures § 34-4.61](#)
- xiv. Cellular tower and cellular antennae § 34-4.24
- xv. Other uses similar to the above uses
- xvi. Accessory structures and uses customarily incident to any principal use permitted

C. Special Approval Uses

The following uses are permitted subject to the required conditions in [Section 34-3.9](#)

- i. Research, testing, design, technical training or experimental product development § 34-3.9.5
- ii. [Commercial uses permitted under 3.1.23.Bi.-iii, vi, and xii-xiv, when located in a stand-alone or exclusively commercial building](#)
- iii. [Banks, credit unions, savings and loan associations and similar uses with drive-in facilities as an accessory use only](#)

D. Accessory Uses

- i. Electric vehicle infrastructure § 34-4.55

E. Development Standards

**Lot Size**

Minimum lot area: Not specified

**Setbacks**

Minimum ~~front yard~~ setback [to 12 Mile Road](#): 50 ft  
[Minimum front yard setback \(other thoroughfares\)](#): 15 ft  
[Front yard setback \(local streets\)](#): 0-10 ft (minimum of 50% of front façade shall be in this range)  
 Minimum rear yard setback: 40 ft/~~0 ft~~ [if alley present](#)  
 Minimum side yard setback: ~~20 ft~~ [0 ft](#)  
 Minimum from residential district: 20 ft  
~~Minimum from sider street~~ [Local side street setback](#): ~~40 ft~~ [0-15 ft](#)

**Lot Coverage**

~~Maximum lot coverage by all buildings: 20%~~

**Building Height**

Maximum building height: ~~50 ft~~ [65 ft / 80 ft within 400 feet of the I-696 right-of-way](#)  
~~Maximum number of stories: 3~~

**Density**

[Maximum dwelling units per acre](#) 80

**Open Space**

Front yard open space required: 50%

**NOTES**

- For additions to the above requirements, refer to Section 34-3.5: A, J, N, P, U and V.

## Changes to applicable footnotes of Section 34-3.5.2

P. The setback shall be the minimum indicated or as required by the following formula (as explained in footnote G. above), whichever is greater [see G below]: [Delete existing Footnote P so that Footnote G no longer applies to the OS-4 District](#)

G. All main buildings shall have a setback of at least fifty (50) feet from any street and shall have a setback of at least twenty (20) feet from any other property line, unless exceeded by the following requirements as defined in paragraph i. below:

i. Setbacks shall be controlled in relationship to the length and height of buildings based upon the formula :  $Y = (L + 2H) / D$

Where:

Y = The required yard.

L = The total length of a line which, when viewed directly from above, is parallel to the lot line and intersects any part of the building.

H = The height of the building.

D = Divisor (see subparagraphs ii and iii of this paragraph G, which subparagraphs immediately follow the diagram entitled “Yard Setbacks for Multiple Dwellings”)

ii. Along those property lines which abut a one-family residential district, or which abut one-family detached units or lots of an approved P.R.D. plan, and which are not separated from such units, lots or one-family district by a major or secondary thoroughfare, or where the abutting one-family residential district is not already developed for a permitted use other than one-family residential, the minimum required yard shall be determined by the following formula:  $Y = (L + 2H) / 3$

iii. In all other instances, or where the planning commission determines that the adjoining property is indicated on the future land use plan as an area of other than one-family residential use, the minimum required yard shall be determined by the following formula:  $Y = (L + 2H) / 6$

## Section 34-3.9 OS-1, OS-2, OS-3 and OS-4 District Required Conditions

1. In the OS-1, OS-2, [and OS-3](#), ~~and OS-4~~ districts the following conditions apply:
  - A. Uses permitted shall require review and approval of the site plan by the planning commission.
  - B. No interior display shall be visible from the exterior of the building.
  - C. The outdoor storage of goods or materials shall be prohibited.
  - D. Warehousing or indoor storage of goods or materials; beyond that normally incidental to the permitted uses; shall be prohibited.
2. In the OS-1, OS-2, and OS-4 districts the following condition applies.
  - A. All activities, except for off-street parking or loading, shall be conducted within a completely enclosed building.

5. In the OS-4 district the following conditions apply:
  - A. The permitted uses of the district may be co-located within a building or upon a site.
  - ~~B. Manufacturing shall not be an assembly line type and shall be limited to prototype equipment, products or materials for experimental purposes which are not generally for sale, or artisan wares. Repair work shall be limited to prototypes, or products being tested, designed, or experimentally produced, and shall not be for customer services.~~
  - C. Warehousing or storage of products may be permitted when clearly accessory to a principal use.
  - D. The outdoor storage of goods or materials shall be prohibited.
  - E. Where a minimum of fifteen percent (15%) of the lot is set aside for public use and developed as a park or plaza with at least one public art installation, an additional twenty (20) feet of height shall be permitted.

## New Section 34-4.61 Parking Structures

Parking structures shall be permitted as an accessory use in all non-RA and non-RP districts when integrated into a larger building. Stand-alone parking structures are permitted in the OS-4 district subject to the following:

1. The exterior of the parking structure shall not be bare, functional concrete. Other durable materials, such as brick, stone, metal paneling, and glazing shall be used for the façade and shall be subject to Planning Commission approval. Art, including sculpture or murals, is permitted and encouraged.
2. Permitted commercial uses may occupy a portion of the ground floor of the parking structure.
3. The parking structure shall not front directly on 12 Mile Road.
4. The parking structure shall provide spaces to accommodate a minimum of one bicycle per each 20 vehicle parking spaces in the structure.
5. Where a parking structure serves residential uses, in whole or in part, charging infrastructure shall be provided for a minimum of fifteen percent (15%) of required spaces for the residential use. For the purposes of this subsection, “charging infrastructure” shall mean placing the conduit and/or wire required for the future installation of electrical lines to serve charging stations, as well as ensuring the electrical delivery capacity is sufficient to meet the energy demands of the charging stations. Charging outlets may be provided by the developer or tenant by agreement.



ORDINANCE NO. C-\_\_\_\_\_ -2025

CITY OF FARMINGTON HILLS  
OAKLAND COUNTY, MICHIGAN

AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, “ZONING,” ARTICLE 2.0, “DEFINITIONS,” SECTION 34-2.2, “DEFINITIONS,” TO ADD DEFINITIONS RELATING TO ARTISAN MANUFACTURING AND LIVE/WORK UNITS; ARTICLE 3.0, “ZONING DISTRICTS,” SECTION 34-3.1-22, “OS-4 OFFICE RESEARCH DISTRICT,” TO REVISE PERMITTED AND SPECIAL APPROVAL USES AND CERTAIN HEIGHT, AREA, AND BULK STANDARDS; ARTICLE 3.0, “ZONING DISTRICTS,” SECTION 34-3.5.2, “NOTES TO SCHEDULE OF REGULATIONS,” TO REVISE THE APPLICABLE CHART OF NOTES TO DELETE NOTE P AND RE-LETTER; ARTICLE 3.0, “ZONING DISTRICTS,” SECTION 34-3.9, “OS-1, OS-2, OS-3 AND OS-4 DISTRICT REQUIRED CONDITIONS,” TO AMEND THE CONDITIONS APPLICABLE TO THE DISTRICT; ARTICLE 4.0, “USE STANDARDS,” TO ADD NEW SECTION 34-6.61, “PARKING STRUCTURES”; AND ARTICLE 5.0, “SITE STANDARDS,” SECTION 34-5.2, “OFF-STREET PARKING REQUIREMENTS,” TO REVISE AND/OR REARRANGE VARIOUS PARKING STANDARDS AND REQUIREMENTS.

THE CITY OF FARMINGTON HILLS ORDAINS:

**Section 1 of Ordinance. Ordinance Amendment.**

The Farmington Hills City Code, Chapter 34, “Zoning,” Article 2.0, “Definitions,” Section 34-2.2, “Definitions,” is amended to add the following definitions:

Artisan Manufacturing means small-scale businesses that produce artisan goods or specialty foods, primarily for direct sales to consumers, such as artisan leather, glass, wood, paper, ceramic, textile and yarn products, specialty foods, and baked goods.

Live/Work Unit means a building or portion of a building that includes a dwelling unit and an artisan manufacturing, retail, personal service, child care, or office use directly accessed from the dwelling unit.

**Section 2 of Ordinance. Ordinance Amendment.**

The Farmington Hills City Code, Chapter 34, “Zoning,” Article 3.0, “Zoning Districts,” Section 34-3.1.22, “OS-4 Office Research District,” is amended to read as follows:

A. Intent

The OS-4 office research districts ~~are~~ is designed-intended to accommodate large office uses in a mixed use environment that also includes residential uses and commercial uses providing for the convenience of residents and workers in the area. This ordinance encourages the development of public spaces, walkability, and public art to complement the development of high-value uses that contribute to the city’s tax base~~provide for large office buildings in areas which have significant~~

~~highway or road visibility thereby encouraging uses which have a relatively high value per acre of land that will supplement the city's tax base.~~

**B. Principal Permitted Uses**

The following uses are permitted subject to the required conditions in Section 34-3.9.

- i. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales
- ii. Medical offices including clinics, hospitals, and medical laboratories
- iii. Banks, credit unions, savings and loan associations and similar uses with out drive-~~in~~ through facilities ~~facilities as an accessory use only~~
- iv. Business schools or colleges
- v. Hotels
- vi. Multi-family residential, including office-to-residential conversions
- vii. Live/work units
- viii. Commercial uses permitted under 3.1.23.Bi.-iii, vi, and xii-xiv, when located in a mixed-use building with office and/or multi-family residential uses
- ix. Artisan manufacturing
- ~~vix.~~ Public buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations without storage yards; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations
- ~~vixi.~~ Secondary use which is accessory to and located in the same building as a principal permitted use § 34-4.23
- xii. Stand-alone parking structures §34-4.61
- ~~vxi.~~ Cellular tower and cellular antennae § 34-4.24
- ~~ixxiv.~~ Other uses similar to the above uses
- ~~xxv.~~ Accessory structures and uses customarily incident to any principal use permitted

**C. Special Approval Uses.**

The following uses are permitted subject to the required conditions in Section 34-3.9

- i. Research, testing, design, technical training or experimental product development § 34- 3.9.5
- ii. Commercial uses permitted under 3.1.23.Bi.-iii, vi, and xii-xiv, when located in a standalone or exclusively commercial building
- iii. Banks, credit unions, savings and loan associations and similar uses with drive-through facilities as an accessory use only

**D. Accessory Uses**

- i. Electric vehicle infrastructure § 34-4.55

**E. Development Standards**

**Lot Size**

Minimum lot area: Not specified

**Setbacks**

Minimum ~~front yard~~ setback to 12 Mile Road: 50 ft

<u>Minimum front yard setback (other thoroughfares):</u>	<u>15 ft</u>
<u>Front yard setback (local streets):</u>	<u>0-10 ft (minimum of 50% of front façade shall be in this range)</u>
Minimum rear yard setback:	40 ft/10 ft if alley is present
Minimum side yard setback:	40 <del>ft</del> 0 ft
Minimum from residential district:	20 ft
<u>Local side street setback:</u>	<u>40 <del>ft</del> 0-15 ft</u>

**Lot Coverage**

Maximum lot coverage by all buildings: ~~20%~~

**Building Height**

Maximum building height: 50 ft/65 ft /80 ft within 400 feet of the I-696 right-of-way

~~Maximum number of stories: 3~~

**Density**

Maximum dwelling units per acre 80

**Open Space**

Front yard open space required: 50%

**NOTES**

- For additions to the above requirements, refer to Section 34-3.5: A, J, N, P, U and V.

**Section 3 of Ordinance. Ordinance Amendment.**

The Farmington Hills City Code, Chapter 34, “Zoning,” Article 3.0, “Zoning Districts,” Section 34-3.5.2, “Notes to Schedule of Regulations” is amended to read as follows:

**34-3.5 NOTES TO SCHEDULE OF REGULATIONS**

1. Applicability. The notes contained in Section 3.5.2 are additions, exceptions, and clarifications to the district standards contained in Section 3.1. The applicability of individual notes to each district is provided in the tables on the following pages.

<b>34-3.5.1 Applicability of Notes to District Standards</b>										
Note to District Standard	Residential Districts*									
	RA-1A	RA-1B	RA-2B	RA-1	RA-2	RA-3	RA-4	RC-1	RC-2	RC-3
A										

B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
C	✓	✓										
D		✓	✓	✓	✓	✓	✓					
E			✓	✓	✓	✓	✓					
F								✓	✓	✓		
G								✓	✓	✓		
H								✓	✓	✓		
I												
J												
K												
L												
M												
N												
O												
<del>P</del>	-	-	-	-	-	-	-	-	-	-	-	-
<del>QP</del>												
<del>RQ</del>												
<del>SR</del>												
<del>FW</del>												
<del>UT</del>												
<del>VU</del>			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

34-3.5.1 Applicability of Notes to District Standards													
Note to District Standard	Business Districts												
	SP	OS-1	OS-2	OS-3	OS-4	B-1	B-2	B-3	B-4	ES	IRO	LI-1	P-1

A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
B													
C													
D													
E													
F													
G													
H													
I		✓											
J		✓	✓		✓	✓	✓	✓	✓	✓	✓		
K		✓	✓			✓		✓	✓	✓			
L		✓	✓			✓		✓	✓	✓			
M		✓	✓			✓		✓	✓			✓	
N		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
O				✓									
<del>P</del>	-	-	-	-	✓	-	-	-	-	-	-	-	-
<del>QP</del>												✓	
<del>RQ</del>												✓	
<del>SR</del>													✓
<del>TS</del>													✓
<del>UT</del>		✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	
<del>VU</del>	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓

2. Notes to District Standards.

A.-O. [No change]

~~P. The setback shall be the minimum indicated or as required by the following formula (as explained in footnote G. above), whichever is greater:~~

<b>34-3.5.2.P Setbacks</b>	
Setback Formula	Adjacent District or Use
<del><math display="block">Y = \frac{L + 2H}{6}</math></del>	<del>Freeway, nonresidential districts or lots which have frontage on a street system which the planning commission finds is an internal street system, that is, one that serves this district exclusively.</del>
<del><math display="block">Y = \frac{L + 2H}{3}</math></del>	<del>Other public street right-of-way, multiple-family or mobile home district, existing use in a single-family residential district other than a single-family dwelling.</del>
<del><math display="block">Y = \frac{L + 2H}{4}</math></del>	<del>Other one-family residential district.</del>

~~QP.~~ The setback shall be the minimum indicated or shall be equal to the height of the building, whichever is the greater; provided, however, that setbacks abutting a street or a residential district shall be as required by Section 34-3.5.2.R.

~~RQ.~~ The setback shall be the minimum indicated or as required by the following formula (as explained in Section 34-3.5.2.G.), whichever is greater; provided, however, that the setback need not exceed one hundred (100) feet:

<b>34-3.5.2.QR Setbacks</b>	
Setback Formula	Adjacent District or Use
$Y = \frac{.5L + 2H}{6}$	Freeway, nonresidential districts or platted zoning lots which have frontage on a street system which the planning commission finds is an internal street, that is, one that serves this district exclusively.
$Y = \frac{.5L + 2H}{3}$	Other public street right-of-way, multiple-family or mobile home district, existing use in a single-family residential district other than a single-family dwelling.
$Y = 1$	Other one-family residential district provided, however, that the planning commission may designate use of one of the other two (2) applicable formulas where it is determined that the adjoining property is indicated on the future land use plan as an area of other than one-family residential use.

- ~~SR.~~ 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.
- ~~FS.~~ All storage shall be located in the rear yard and shall comply with Section 34-3.14.
- ~~UT.~~ Rooftop equipment shall be screened in accordance with Section 34-5.17.
- ~~VU.~~ In any yard abutting a street or freeway, a landscaped area not less than ten (10) feet deep and abutting the street or freeway shall be provided in the setback.

**Section 4 of Ordinance. Ordinance Amendment.**

The Farmington Hills City Code, Chapter 34, “Zoning,” Article 3.0, “Zoning Districts,” Section 34-3.9, “OS-1, OS-2, OS-3 and OS-4 District Required Conditions,” is hereby amended to read as follows:

Section 34-3.9 OS-1, OS-2, OS-3 and OS-4 District Required Conditions

1. In the OS-1, OS-2, and OS-3, ~~and OS-4~~ districts the following conditions apply:
  - A. Uses permitted shall require review and approval of the site plan by the planning commission.
  - B. No interior display shall be visible from the exterior of the building.
  - C. The outdoor storage of goods or materials shall be prohibited.
  - D. Warehousing or indoor storage of goods or materials, beyond that normally incidental to the permitted uses, shall be prohibited.
  
2. In the OS-1, OS-2, and OS-4 districts the following condition applies.
  - A. All activities, except for off-street parking or loading, shall be conducted within a completely enclosed building.
  
- 3.-4. [Unchanged]
  
5. In the OS-4 district the following conditions apply:
  - A. The permitted uses of the district may be co-located within a building or upon a site.
  - ~~AB.~~ Manufacturing shall not be an assembly line type and shall be limited to prototype equipment, products or materials for experimental purposes which are not generally for sale, or artisan wares. ~~Repair work shall be limited to prototypes, or products being tested, designed, or experimentally produced, and shall not be for customer services.~~

BC. Warehousing or storage of products may be permitted when clearly accessory to a principal use.

D. The outdoor storage of goods or materials shall be prohibited.

E. Where a minimum of fifteen percent (15%) of the lot is set aside for public use and developed as a park or plaza with at least one public art installation, an additional twenty (20) feet of height shall be permitted.

**Section 5 of Ordinance. Ordinance Amendment.**

The Farmington Hills City Code, Chapter 34, "Zoning," Article 4.0, "Use Standards," is amended to add a new Section 34-6.61, "Parking Structures," to read as follows:

Section 34-4.61 Parking Structures

Parking structures shall be permitted as an accessory use in all non-RA and non-RP districts when integrated into a larger building. Stand-alone parking structures are permitted in the OS-4 district subject to the following:

1. The exterior of the parking structure shall not be bare, functional concrete. Other durable materials, such as brick, stone, metal paneling, and glazing shall be used for the façade and shall be subject to Planning Commission approval. Art, including sculpture or murals, is permitted and encouraged.
2. Permitted commercial uses may occupy a portion of the ground floor of the parking structure.
3. The parking structure shall not front directly on 12 Mile Road.
4. The parking structure shall provide spaces to accommodate a minimum of one bicycle per each 15 vehicle parking spaces in the structure.
5. Where a parking structure serves residential uses, in whole or in part, charging infrastructure shall be for a minimum of fifteen percent (15%) of required spaces for the residential use. For the purposes of this subsection, "charging infrastructure" shall mean placing the conduit and/or wire required for the future installation of electrical lines to serve charging stations, as well as ensuring the electrical delivery capacity is sufficient to meet the energy demands of the charging stations. Charging outlets may be provided by the developer or tenant by agreement.



**Section 6 of Ordinance. Ordinance Amendment.**

The Farmington Hills City Code, Chapter 34, "Zoning," Article 5.0, "Site Standards," Section 34-5.2, "Off-street Parking Requirements," is amended to read as follows:

Section 34-5.2 Off-street Parking Requirements.

There shall be provided in all districts, at the time of erection or enlargement of any main building or structure, automobile off-street parking space with adequate access to all spaces. The number of off-street parking spaces in conjunction with all land or building uses shall be provided, prior to the issuance of a certificate of occupancy, as hereinafter prescribed

1. Off-street parking spaces may be located within a side or rear yard unless otherwise provided in this chapter. Off-street parking shall not be permitted within a minimum front yard setback unless otherwise provided in this chapter.
2. Off-street parking for other than residential use shall be either on the same lot or within three hundred (300) feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot. Ownership shall be shown of all lots or parcels intended for use as parking by the applicant. ~~The City recognizes that different types of uses may have different peak usage times. Therefore, two (2) or more non-residential buildings or non-residential uses may collectively provide the required off-street parking, in which case the required number of parking spaces for the uses calculated individually may be reduced for the following:~~
  - ~~A. If the property is on a single zoning lot and the applicant provides documentation of a reciprocal arrangement between businesses showing that peak operating hours of the businesses do not overlap; or~~
  - ~~B. If the property is on two or more zoning lots a signed agreement is provided by the property owners and duly recorded with the Register of Deeds, and the Planning Commission determines that the peak usage will occur at different periods of the day. A parking study prepared by a qualified professional following methodologies established by the Urban Land Institute's publication, Shared Parking, shall be required for any reduction that exceeds twenty (20) percent of the required number of spaces and may be required to justify lesser reductions at the discretion of the Planning Commission. The study that supports the proposed shared parking arrangement shall be submitted along with the site plan and is subject to concurrence by the approving body. The approving body may, as an alternative, grant a lesser reduction in overall parking than that requested by the applicant.~~
  - ~~C. For any shared parking arrangement, the Planning Commission may require the construction of pedestrian sidewalks and/or marked crossing areas to facilitate pedestrian traffic between two sites or two use areas.~~

3. Residential off-street parking spaces shall consist of a parking strip, driveway, garage or combination thereof and shall be located on the premises they are intended to serve and subject to the provisions of Section 34-5.1.
4. In the case of a change of use within a previously approved site plan or a modification to a previously approved parking area, planning department staff may review and administratively approve the following:
  - A. Changes to a previously-approved parking area may be reviewed and approved administratively provided the resulting changes meet ordinance requirements. Any area once designated as required off-street parking shall never be changed to any other use unless equal parking facilities are provided elsewhere.
  - B. Changes in tenants or land uses within may be reviewed and approved administratively by planning department staff if the resulting parking changes satisfy all the requirements of the zoning ordinance and do not otherwise warrant additional public hearings or other significant changes in the approved site plan.
5. Off-street parking used in connection with the operation of an existing building or use existing at the effective date of this chapter (February 18, 1985) shall not be reduced to an amount less than hereinafter required for a similar new building or new use.
6. The storage of merchandise, motor vehicles for sale, trucks or the repair of vehicles is prohibited.
7. For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use which is similar in type.
8. When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one (1) parking space.
9. For the purpose of computing the number of parking spaces required, the definition of "usable floor area" in Section 34-2.2 shall govern.
- ~~10. For all uses except one and two family residential units and mobile home sites, the number of off-street parking spaces required, may be reduced provided that the following conditions are met:
  - A. The number of off-street parking spaces required for the use or uses must be more than ten (10).
  - B. The applicant shall submit an acceptable site plan showing that an adequate reserve of land is set aside for additional parking spaces, so that the total depicted on the plan is adequate to meet the requirements under paragraph 13. of this subsection. The plan shall indicate the reserve area laid out so that all dimensional requirements~~

~~as to spaces, aisles, and other applicable requirements of this chapter can be met. The reserve area shall not be used for water retention, for required open spaces, or as the location for replacement trees or other deciduous or evergreen trees required by this chapter. The landscape plan submitted for the site shall include a plan for the reserve area.~~

~~C. The planning commission has determined that the applicant has submitted substantial evidence showing that the parking needs of the specific occupant will be less than would be required by this chapter.~~

~~D. The property owner shall execute an agreement prepared by the city attorney requiring the construction of the additional spaces within one hundred and eighty (180) days of notification that the planning commission, at its sole discretion has determined a need exists for such spaces. The agreement shall run with the land, be binding upon successors and assigns and shall be recorded with the register of deeds.~~

~~E. A permit for change of occupancy shall not be issued until the planning department has reevaluated the need for parking by the new occupant relative to the number of spaces required by this chapter.~~

**4410.** The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule; provided, however, that when a use is required by state statute to provide handicapped parking spaces, 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:

<b>34-5.2.11 Minimum Off-street Parking Spaces</b>	
Use	Minimum number of parking spaces per unit of measure
<b>A. Residential:</b>	
i. Residential, one-family and two-family	Two (2) for each dwelling unit
ii. Residential, multiple-family <u>with individual garages, driveways, or parking pads</u>	Two (2) for each dwelling unit of three (3) rooms or less; two and one-half (2 1/2) for each dwelling unit of four (4) or more rooms
iii. Residential, multiple-family <u>without individual garages, driveways, or parking pads</u>	<u>1.5 spaces for each dwelling unit</u>

iii. Housing for the elderly	Three-quarters (0.75) of a space for each one (1) room dwelling or any dwelling without cooking facilities; one and one-quarter (1 1/4) spaces for each one (1) bedroom dwelling unit; one and one-half (1 1/2) for each dwelling unit of two (2) bedrooms or more; provided, that the site plan illustrates that the number of off-street parking spaces required for multiple-family residential use can be accommodated
iv. Mobile home park	Two (2) for each mobile home site and one (1) for each three and one-third (3 1/3) mobile homes for visitor parking
<b>B. Institutional:</b>	
i. Place of worship or religious assembly such as a church, synagogue or mosque	One (1) for each three (3) fixed seats, one (1) for each six (6) feet of pews or benches and one (1) for each thirty (30) square feet of assembly floor area without fixed seats, including all areas used for worship services at any one (1) time
ii. Hospitals	Two (2) for each bed
iii. Nursery school, day nurseries or child care centers	One (1) for each employee and one (1) for each ten (10) pupils
iv. Convalescent homes	One (1) for each four (4) beds
v. Elementary and junior high schools	One (1) for each teacher, employee or administrator, in addition to the requirements of the auditorium
vi. Senior high schools	One (1) for every three (3) students or the requirements of the auditorium, whichever is greater
vii. Private clubs or lodge halls	One (1) for each eighty-five (85) square feet of usable floor area
viii. Private golf clubs, swimming pool clubs, tennis clubs or other similar uses	One (1) for each two (2) member families or individuals plus spaces required for each accessory use, such as a restaurant or bar
ix. Golf courses open to the general public, except miniature or par-3 courses	Four (4) for each one (1) golf hole and one (1) for each employee, plus spaces required for each accessory use, such as a restaurant or bar

x. Fraternity or sorority	One (1) for each five (5) permitted active members, or one (1) for each two (2) beds, whichever is greater
xi. Stadium, sports arenas or similar place of outdoor assembly	One (1) for each four (4) seats or eight (8) feet of benches
xii. Theaters and auditoriums	One (1) for each three and one-half (3 1/2) seats plus one (1) for each two (2) employees
<b>C. Business and commercial:</b>	
i. Retail store or service establishment except as otherwise specified herein	One (1) for each one hundred seventy-five (175) square feet of usable floor area
ii. Planned commercial or shopping center	One (1) for each one hundred fifty (150) square feet of usable floor area for the first fifteen thousand (15,000) square feet
	One (1) for each one hundred seventy-five (175) square feet for the next fifteen thousand one (15,001) to one hundred thousand (100,000) square feet of usable floor area
	One (1) for each two hundred (200) square feet for that area in excess of one hundred thousand (100,000) square feet of usable floor area
iii. Beauty parlor or barbershop	Three (3) spaces for each of the first two (2) beauty or barber chairs, and one and one-half (1 1/2) spaces for each additional chair
iv. Furniture and appliance, household equipment, repair shops, showroom of a plumber, decorator, electrician or similar trade, shoe repair and other similar uses	One (1) for each eight hundred (800) square feet of usable floor area (for that floor area used in processing, one (1) additional space shall be provided for each two (2) persons employed therein)
v. Laundromats and coin-operated dry cleaners	One (1) for each two (2) washing or dry cleaning machines
vi. Auto wash (automatic)	One (1) for each employee
vii. Auto wash (self-service or coin-operated)	One (1) for each five (5) stalls (one (1) space minimum)

viii. Motor vehicle sales and service establishments	One (1) for each one hundred (100) square feet of usable floor space of sales room or three (3) for each one (1) auto service stall in service areas, whichever is the greater
ix. Gasoline service stations	Three (3) spaces for each lubrication stall, rack, pit or similar service area and one-half (1/2) space for each gasoline pump (nozzle). No spaces are required for self-service pumps. Additional parking shall be provided for any accessory retail use as required for such use
x. Self-service gasoline stations	One (1) space plus one (1) space for each employee on the largest working shift. Additional parking shall be provided for any accessory retail use as required for such use . See Section 34-4.28.
xi. Billiard or pool hall, coin-operated amusement device arcade	One (1) space for each one hundred (100) square feet of usable floor area
xii. Bowling alleys	Four (4) for each bowling lane plus spaces required for each use, such as restaurant or bar
xiii. Dance halls, catering halls, exhibition halls or assembly halls without fixed seats	One (1) for each forty-five (45) square feet of usable floor area
xiv. Ice or roller skating rinks	One (1) for each three (3) seats or six (6) feet of benches, or one (1) for each forty-five (45) square feet of skating area, whichever is the greater
xv. Tennis facilities	Four (4) for each tennis court plus spaces required for each permitted accessory use
xvi. Miniature or par-3 golf courses	Two and one-half (2.5) for each hole
xvii. Establishments for sale and consumption on the premises of beverages, food or refreshments	One (1) for each eighty-five (85) square feet of usable floor area
xviii. Drive-in, fast-food or carryout restaurants	One (1) space for each thirty (30) square feet of usable floor area
xix. Motel, hotel or other commercial lodging establishments	One (1) for each occupancy unit plus one (1) for each employee
xx. Mortuary establishments	One (1) for each fifty-five (55) square feet of usable floor area in each assembly room

xxi. Tanning salon	One (1) for each two hundred (200) square feet of usable floor area
xxii. Auto Repair	Three (3) for each auto service stall
xxiii. Indoor Health and Fitness Studios and Instructional Dance Studios	One (1) for each one hundred twenty (120) square feet of gross leasable area
xxiv. Other Indoor Recreational Uses	Parking requirement shall be determined on the basis of one (1) space per each three (3) people at maximum permitted occupancy, as determined by the Fire Code
<b>D. Offices:</b>	
i. Banks	One (1) for each one hundred seventy-five (175) square feet of usable floor area
ii. Business offices or professional offices except as indicated in the following items 3--5	One (1) for each <del>three hundred (300) two hundred twenty (220)</del> square feet of usable floor area <del>for the first fifteen thousand (15,000) square feet</del>
	<del>One (1) for each two hundred fifty (250) square feet of usable floor area for that area in excess of fifteen thousand (15,000) square feet of usable area</del>
iii. Professional offices of doctors, dentists or similar profession	One (1) for each <del>two hundred fifty (250) one hundred thirty five (135)</del> square feet of usable floor area <del>for the first five thousand (5,000) square feet</del>
	<del>One (1) for each one hundred seventy five (175) square feet for that area in excess of five thousand (5,000) square feet of usable floor area</del>
iv. Telemarketing, call center or similar use	One (1) for each one hundred (100) square feet of usable floor area
<del>v. Chiropractic office</del>	<del>One (1) for each two hundred (200) square feet of usable floor area</del>
<b>E. Industrial:</b>	
i. Industrial or research establishments and related accessory offices	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.

ii. Warehouses and wholesale establishments and related accessory offices	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 every one thousand three hundred (1,300) square feet of usable floor area, whichever is the greater
---	---

1011. Deviations from required parking: For all uses except one- and two-family residential units and mobile home sites, the number of off-street parking spaces required, may be adjusted ~~reduced~~ provided that the following conditions are met:

A. Demand-based parking adjustments.

- i. Deviations from the required parking minimum or maximum may be granted when the applicant has demonstrated through a parking study or other means deemed sufficient by the approving body that the required off-street parking is excessive or inadequate to meet the daily needs of the use. Elements to be considered included:
  - a. Number and frequency of walk-up (foot traffic) customers
  - b. Availability of shuttle service and/or transit
  - c. Seasonal nature of operations
  - d. Unique operational characteristics of the use that impact daily traffic.
- ii. In circumstances where the most recently published Institute of Transportation Engineers' Parking Generation Manual or urban Land Institute Shared Parking Guide recommends a lower quantity of parking than that required in this ordinance, the minimum parking requirement may be adjusted accordingly.

B. Mitigation: Reductions from the required parking minimum may be granted in accordance with the following mitigation measures:

- i. Property Falling Within the GR-1 Grand River Corridor Overlay District. Recognizing the transportation alternatives available in the Grand River District and the limitations of the land, the required parking minimum shall be reduced by 50% for all uses located in this overlay.
- ii. Car-Sharing or Carpool Spaces. Parking spaces reserved and signed for hourly car rental/car-sharing services or as carpool-only spaces may be counted as two regular parking spaces. Car-sharing or carpool spaces may be proposed for a single lot in accordance with the following schedule:

<u>Number of required spaces</u>	<u>Maximum number of car-sharing or carpool spaces</u>
<u>1-10</u>	<u>0</u>
<u>11-25</u>	<u>2</u>
<u>26-100</u>	<u>4</u>
<u>101-250</u>	<u>12</u>



- iii. Bicycle Parking. The minimum parking standard may be reduced by one parking space for every four non-required bicycle parking spaces. This reduction may be increased to one parking space for every three non-required bicycle parking spaces when spaces are covered by a roof or awning.
- iv. Walkable Amenities. If the site is proximal to a multi-use trail, the applicant may present support for a requested reduction, and the Planning Commission may approve the reduction if it finds the request to be sufficient justified.

C. Reserve Parking. Reductions from the required parking minimum may be granted when adequate reserve area is provided for future parking, provided that the following conditions are met:

- Ai. The number of off-street parking spaces required for the use or uses must be more than ten (10).
- Bii. The applicant shall submit an acceptable site plan showing that an adequate reserve of land is set aside for additional parking spaces, so that the total depicted on the plan is adequate to meet the requirements under paragraph 13. of this subsection. The plan shall indicate the reserve area laid out so that all dimensional requirements as to spaces, aisles, and other applicable requirements of this chapter can be met. The reserve area shall not be used for water retention, for required open spaces, or as the location for replacement trees or other deciduous or evergreen trees required by this chapter. The landscape plan submitted for the site shall include a plan for the reserve area.
- €iii. The planning commission has determined that the applicant has submitted substantial evidence showing that the parking needs of the specific occupant will be less than would be required by this chapter.
- Ðiv. The property owner shall execute an agreement prepared by the city attorney requiring the construction of the additional spaces within one hundred and eighty (180) days of notification that the planning commission, at its sole discretion has determined a need exists for such spaces. The agreement shall run with the land, be binding upon successors and assigns and shall be recorded with the register of deeds.
- Ey. A permit for change of occupancy shall not be issued until the planning department has reevaluated the need for parking by the new occupant relative to the number of spaces required by this chapter.

D. Shared Parking. Reductions from the required parking minimum may be granted when there is a collective parking arrangement. The City recognizes that different types of uses may have different peak usage times. Therefore, two (2) or more non-residential buildings or non-residential principal uses may collectively provide the required off-street parking, in which case the required number of parking spaces for the uses calculated individually may be reduced for the following:

- i. If the property is on a single zoning lot and the applicant provides documentation of a reciprocal arrangement between businesses showing that peak operating hours of the businesses do not overlap; or
- ii. If the property is on two or more zoning lots a signed agreement is provided by the property owners and duly recorded with the Register of Deeds, and the Planning Commission determines that the peak usage will occur at different periods of the day. A parking study prepared by a qualified professional following methodologies established by the Urban Land Institute's publication, Shared Parking, shall be required for any reduction that exceeds twenty (20) percent of the required number of spaces and may be required to justify lesser reductions at the discretion of the Planning Commission. The study that supports the proposed shared parking arrangement shall be submitted along with the site plan and is subject to concurrence approval by the approving body. The approving body may, as an alternative, grant a lesser reduction in overall parking than that requested by the applicant.
- iii. For any shared parking arrangement, the Planning Commission may require the construction of pedestrian sidewalks and/or marked crossing areas to facilitate pedestrian traffic between two sites or two use areas.

12.-13. [No change]

14. Bicycle Parking.

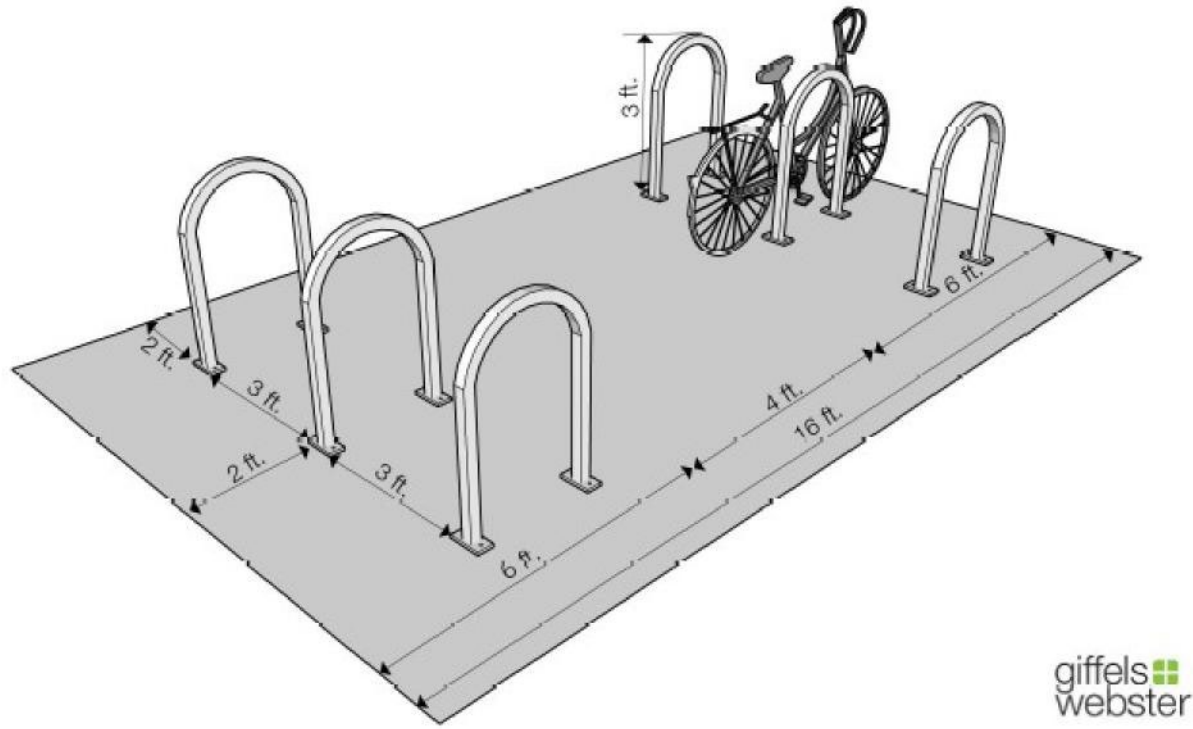
A. Intent. As the City works to create a well-connected community, expand its pathway system, and provide more opportunities for non-motorized transportation, it is important that new development accommodates bicyclists.

B. Bicycle parking facilities general requirements. At the time of erection of any new principal building or new parking lot, the enlargement of any principal building by ten percent (10%) or more of the existing gross floor area, or the enlargement of any automobile parking lot by ten percent (10%) or more of the number of existing parking spaces, a bicycle parking facility shall be required in accordance with the following requirements:

- i. Provide a minimum of two (2) bicycle parking spaces. Auto wash uses and single-family and two-family uses are exempt from this requirement. A use that requires bicycle parking and has more than forty (40) off-street vehicle parking spaces, shall provide one (1) additional bicycle parking space for each twenty (20) vehicle parking spaces.

- ii. Off-street bicycle parking facilities may be located in any yard subject to meeting the parking setback requirements of this ordinance. Site plan approval may allow bicycle parking facilities in the required front yard parking setback when the location is between a public bicycle route and the principal building.
- iii. Bicycle parking facilities shall be located on the parcel that the bicycle parking serves.
- iv. Bicycle parking spaces may be located indoors or covered with a freestanding canopy or shelter, or a shelter attached to a building.
- v. Bicycle parking facilities located outdoors shall be clearly visible and easily accessible to people approaching the primary entrance to the use providing the bicycle parking.
- vi. Minimum required bicycle parking spaces shall not be replaced by any other use unless and until equal facilities are provided elsewhere.
- vii. Bicycle parking facility layout, location, and design standards. Bicycle parking area(s) shall be laid out, constructed, and maintained in accordance with the following standards and regulations:
  - i. Bicycle parking spaces shall be paved and adjacent to a bicycle rack of the inverted “U” design or a similar design approved by the approving body, that is solid, cannot be easily removed with common tools, provides at least two (2) contact points for a bicycle, is at least three (3) feet in height, and permits the locking of a bicycle through the frame and one (1) wheel with a standard U-Lock or cable in an upright position. The rack shall be securely anchored in concrete or asphalt. Alternative installations and designs may be considered if the proposed rack design functions similar to the inverted “U” design.
  - ii. The minimum layout standards are shown in Figure 5.2.14.B.ii Minimum Layout Standards for Bicycle Parking Facilities below.

Figure 5.2.14.B.ii Minimum Layout Standards for Bicycle Parking Facilities



- iii. Bicycle parking facilities shall be accessible from adjacent street(s) and pathway(s) via a paved route that has a minimum width of six (6) feet.
- iv. Bicycle parking facilities shall be separated from automobile parking spaces and access aisles by a raised curb, landscape area, sidewalk, or other method that complies with all City ordinances when located in or near off-street parking areas.

**Section 7 of Ordinance. Repealer.**

All ordinances, parts of ordinances, or sections of the City Code in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect, and the Farmington Hills Ordinance Code shall remain in full force and effect, amended only as specified above.

**Section 8 of Ordinance. Savings.**

The amendments of the Farmington Hills Code of Ordinances set forth in this ordinance do not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendments of the Farmington Hills Code of Ordinances set forth in this ordinance.

**Section 9 of Ordinance. Severability.**



ORDINANCE NO. C-\_\_\_\_\_ -2025

CITY OF FARMINGTON HILLS  
OAKLAND COUNTY, MICHIGAN

AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 2, "DEFINITIONS," SECTION 34-2.2, "DEFINITIONS," TO AMEND THE DEFINITION OF RESTAURANT, DRIVE IN, AND ADD THE DEFINITION OF COMMERCIAL OUTDOOR RECREATION SPACE; AND ARTICLE 3, "ZONING DISTRICTS," SECTION 34-3.1.24, "B-2 COMMUNITY BUSINESS DISTRICT," TO DELETE REFERENCE TO AUTOMOBILE SERVICE CENTER AND REPLACE WITH AUTOMOBILE REPAIR.

THE CITY OF FARMINGTON HILLS ORDAINS:

**Section 1 of Ordinance. Ordinance Amendment.**

The Farmington Hills City Code, Chapter 34, "Zoning," Article 3, "Zoning Districts," Section 34-2.2, "Definitions," is amended as follows:

34-2.2 DEFINITIONS

**Restaurant, drive-in** means a restaurant at which any patrons are served from a drive-~~by~~through window ~~or~~ while within a motor vehicle or where food is served and consumed within ~~the a~~ motor vehicle on the premises.

**Commercial outdoor recreation space** means [land utilized for athletic or sporting activities, pastimes, games or similar activities or diversions not owned or operated by a public entity.]

**Section 2 of Ordinance. Ordinance Amendment.**

The Farmington Hills City Code, Chapter 34, "Zoning," Article 3, "Zoning Districts," Section 34-3.1.24, "B-2 Community Business District," is amended to read as follows:

34-3.1.24 B-2 COMMUNITY BUSINESS DISTRICT

A. INTENT

The B-2 community business districts are designed to cater to the needs of a larger consumer population than is served by the B-1 districts and so are generally characterized by an integrated or planned cluster of establishments served by a common parking area and generating large volumes of vehicular and pedestrian traffic.

B. PRINCIPAL PERMITTED USES

The following uses are permitted subject to the required conditions in Section 34-3.10:

- i. Retail businesses § 34-4.29

- ii. Personal service establishments which perform services on the premises
- iii. Laundry, drycleaning establishments, or pickup stations, dealing directly with the consumer § 34-4.25
- iv. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales
- v. Medical office including clinics
- vi. Banks, credit unions, savings and loan associations and similar uses with drive-in facilities as an accessory use only
- vii. Post office and similar governmental office buildings, serving persons living in the adjacent residential area
- viii. Nursery schools, day nurseries, and day care centers
- ix. Fabrication, repair, and processing of goods § 34-4.29
- x. Fast food or carryout restaurant § 34-4.27
- xi. Veterinary hospital or clinic § 34-4.26
- xii. Automobile ~~service center~~ repair § 34-4.31
- xiii. Open-air business § 34-4.30
- xiv. Outdoor space for seating areas accessory to a restaurant § 34-4.32
- xv. Cellular tower& and cellular antennae § 34-4.24
- xvi. Sit down restaurants
- xvii. Theaters, assembly halls, concert halls or similar places of assembly § 34-4.44
- xviii. Churches
- xix. Business schools and colleges or private schools operated for profit
- xx. Other uses similar to the above uses
- xxi. Indoor Recreation Facilities not exceeding 3,300 square feet in gross leasable area § 4-4.19
- xxii. Accessory structures and uses customarily incident to any principal permitted use

C. SPECIAL APPROVAL USES

The following uses are permitted subject to the required conditions in Section 34-3.10:

- i. Indoor Recreation Facilities not exceeding 3,300 square feet in gross leasable area § 34-4.19
- ii. Establishments with coin-operated amusement devices §34-4.33

D. ACCESSORY USES

- i. Electric vehicle infrastructure § 34-4.55

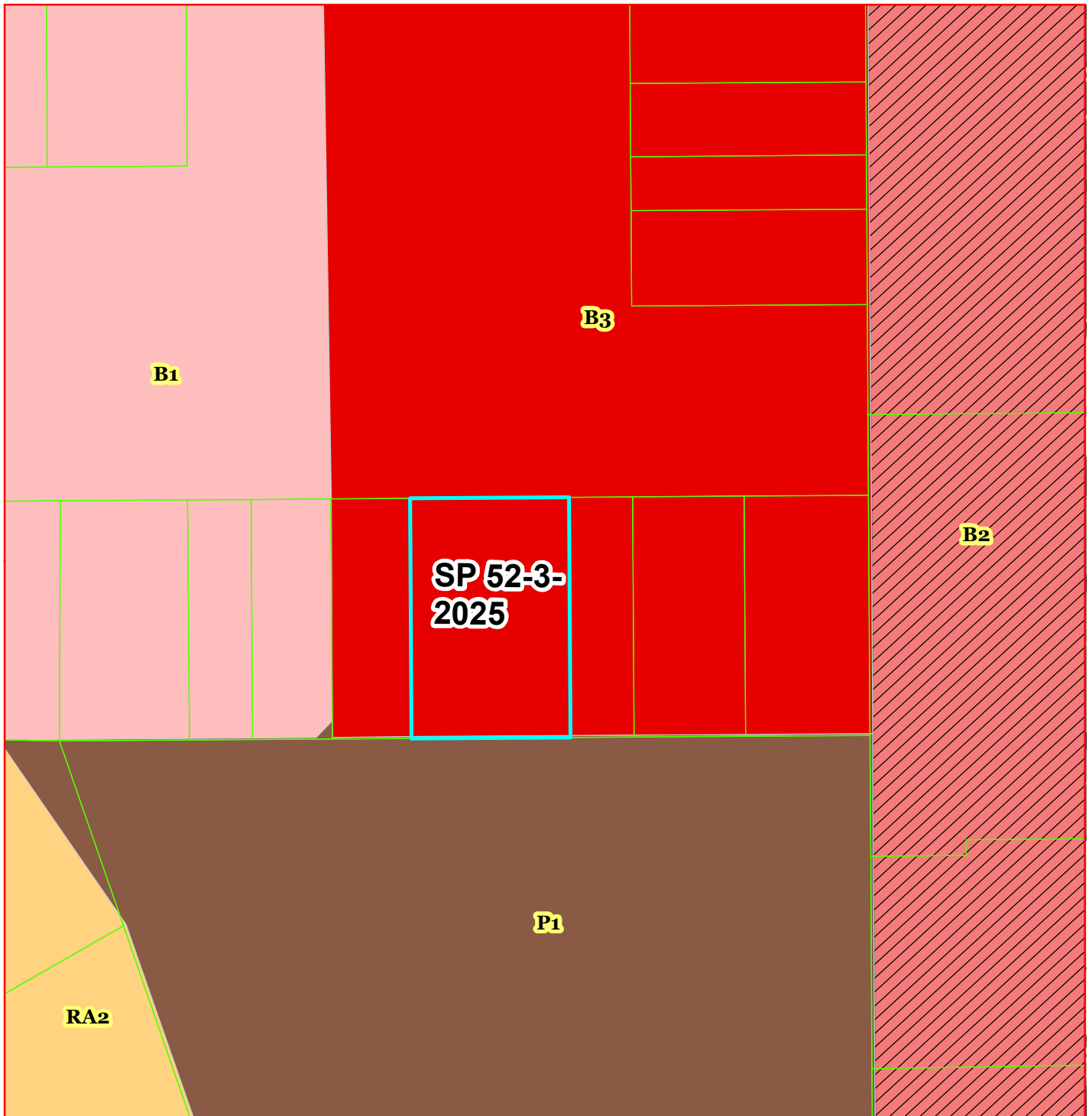
**Section 3 of Ordinance. Repealer.**

All ordinances, parts of ordinances, or sections of the City Code in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect, and the Farmington Hills Ordinance Code shall remain in full force and effect, amended only as specified above.





SP 52-3-2025, B-3  
 31539 Thirteen Mile Rd. 10-227-019  
 Building addition to rear (cooler)



Tax parcel	B-2 Community Business District
<b>Zoning Districts</b>	B-3 General Business District
<b>Zoning Districts</b>	P-1 Vehicular Parking District
B-1 Local Business District	RA-2 One Family Residential District



SOURCE: City of Farmington Hills, 2024  
 Oakland County GIS, 2024

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.



SP 52-3-2025, B-3  
31539 Thirteen Mile Rd. 10-227-019  
Building addition to rear (cooler)



SP 52-3-  
2025

Planning Division



SOURCE: City of Farmington Hills, 2024  
Oakland County GIS, 2024

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.



□ Tax parcel

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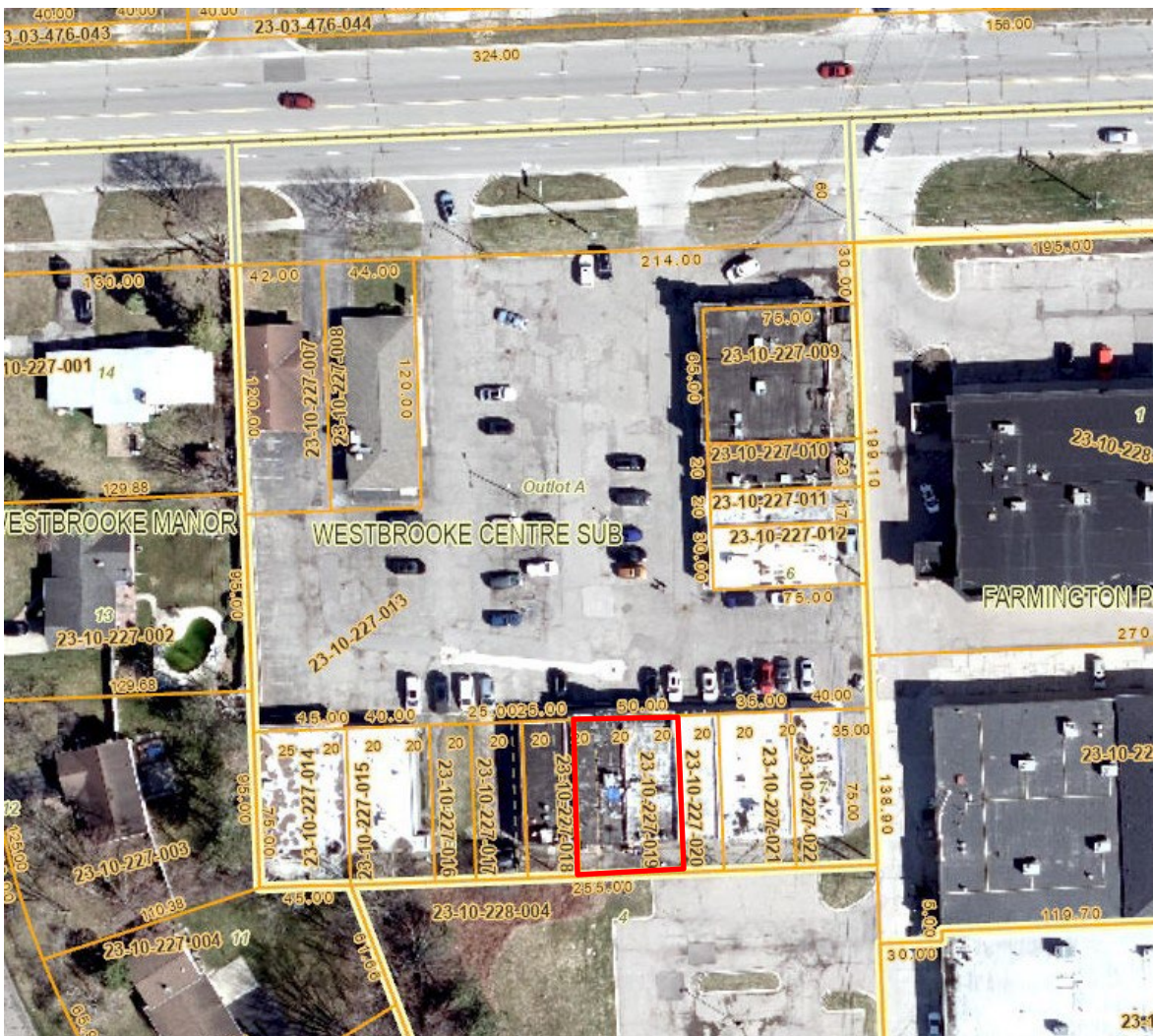
March 20, 2025

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

# Site Plan Review

Case: SP 53-2-2025  
Site: 31539 W 13 Mile Road (22-23-10-227-019)  
Applicant: Jerry Che  
Plan Date: 3/3/2025  
Zoning: B-3 General Business

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



[new map pending]

## SUMMARY OF FINDINGS

**Summary of Proposal.** The applicant proposes to renovate an existing restaurant and expand the walk-in cooler with an addition to the rear of the building. The building is 2,942 square feet and part of a larger development with a common parking lot and small commercial buildings on individual small lots. The addition is 246 square feet.

**For PC Consideration.** This plan proposes to modify a site with multiple existing nonconformities. While it is always the goal to eliminate nonconformities when a site is redeveloped, partial modification to an existing site may leave some nonconformities in place. The PC should consider where it is reasonable to permit existing nonconformities to persist, and where they can be eliminated or diminished.

### Summary of Issues.

- A variance is required to add on to the back of the building, as the addition decreases an already nonconforming rear setback.
- Rooftop equipment is required to be screened.
- More information on proposed lighting is needed.

### Existing Conditions

1. **Zoning.** The site is 3,750 square feet (0.08 acres) and zoned B-3.
2. **Existing site.** The site is currently developed with a restaurant. This is a very unusual area, with each storefront in the shopping center parceled off as its own lot and a parking lot on a separate lot serving all establishments; this includes shared dumpsters. All of the commercial buildings are nonconforming with the B3 dimensional standards.
3. **Adjacent properties.**

Direction	Zoning	Land Use
North	B-3	Commercial
South	P-1 Parking	Parking Lot
East	B-3	Commercial
West	B-3	Commercial

4. **Site configuration and access.** The site is accessed from the parcel to the north, which is a parking lot accessed from 13 Mile Road.

### Site Plan & Use:

1. **Use.** A restaurant is a permitted use in the B-3 district.
2. **Dimensional Standards (B-3 district).** See footnotes after the table for remarks on compliance issues.

Item	Required	Proposed/Comments
Standards of Sec. 34-3.1.25.E		
Min. lot size	None specified	0.08 acres
Min. lot width	None specified	50 ft
Lot coverage	None specified	80%
Front Setback (north)	25 ft	0 feet (nonconformity)

Item	Required	Proposed/Comments
Rear Setback (south)	20 ft	Existing 15.75 feet (nonconformity)/ proposed 7.75 feet
Side Setback (east)	10 ft	0 feet (nonconformity)
Side Setback (west)	25 ft (to Middlebelt)	0 feet (nonconformity)
Building Height	50 feet	Not provided but compliant
Front Yard Open Space	50%	No front yard
Other dimensional standards		
Yard landscaping (34-3.5.2.A)	For all uses except one-family detached residential units, landscaping of all yards abutting a street shall be provided	None present; no front or side yards present.
Minimum parking setback (34-3.5.2.J)	10 feet	Parking is not located on the restaurant parcel
Loading space (34-3.5.2.N)	10 feet of loading space per front foot of building = 650 sq ft	Loading has to occur on the parking lot parcel; unsure where.
Rooftop equipment (34-3.5.2.U.)	Rooftop equipment shall be screened in accordance with Section 34-5.17.	See comments on mechanical equipment below.
Landscape area abutting street or freeway (34-3.5.2.V.)	A landscaped area not less than ten (10) feet deep	This lot does not abut a right-of-way

3. **Dumpster (34-5.1.3.D).**

Item	Required	Proposed/Comments
Location	Rear yard or interior side yard	Dumpster provided on parking lot site
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).** Rooftop equipment is screened by the parapet from the front, but equipment is not screened from the rear; screening must be provided.
5. **Minimum parking (34-5.2.11.C.i/x).** Parking is shared with other storefronts in the Westbrooke Centre Sub. The changes proposed here do not add usable floor area, and parking requirements will not change.
6. **Off-street parking dimensions (34-5.3.3.A & B.).** Parking is provided off-site and not changing at this time.
7. **Circulation.** Circulation occurs off-site.
8. **Screening (34-5.15).** The site has no residential property lines; there is currently a masonry wall along the rear property line.
9. **Landscaping.** The site has no landscaping due to its very unusual configuration.

**10. Lighting (Section 34-5.16). No lighting plan was provided, but one cut-off wallpack is shown on Sheet A-002. It is not clear where this will be placed, or if more than one is proposed.**

- 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 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.** With the exception of the undetailed sconces, the fixtures appear capable of meeting cutoff requirements.

Item	Required	Proposed/Comments
Maximum height (34-5.16.3.A.)	30 feet maximum	No information provided
Building Lighting (34-5.16.3.A. iii.)	Relevant building elevation drawings showing all fixtures and the portions of the walls to be illuminated	No information provided
Average to minimum illumination ratio (34-5.16.3.C)	4:1	No information provided
Maximum illumination at the property line	0.3 fc	No information provided
Illumination Levels- Hardscape areas (e.g., parking areas, sidewalks)	2.5 lumens per sq ft of hardscape area	No information provided
Illumination Levels Building Entrances – within 20 ft of door	2,000 lumens per door	No information provided

**11. 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. *Fixture appears to meet the standard.*
- b. 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. *N/A*

We are available to answer questions.

Respectfully,  
**Giffels Webster**



Joe Tangari, AICP  
Principal Planner



Julia Upfal, AICP  
Senior Planner




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DEPARTMENT OF PUBLIC SERVICES  
JACOB RUSHLOW, P.E., DIRECTOR

## INTEROFFICE CORRESPONDENCE

**DATE:** March 20, 2025  
**TO:** Erik Perdonik, City Planner  
**FROM:** James Cubera, City Engineer   
**SUBJECT:** New Mandarin Garden Walk-In Cooler  
PJ # 10-25-76  
31539 Thirteen Mile Road  
22-23-10-227-019

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This office has performed a preliminary review of the above referenced revised site plan submitted to the Planning Department on March 3, 2025. Our preliminary comments are as follows:

1. No topographic survey or legal description was provided. The reference to a 1994 survey is not sufficient. An updated survey is necessary in order to perform a detailed review. Topography, utilities of record and easements need to be identified.
2. A 6" watermain exists along the north side of the building and across the frontage of this building. In addition, a 6" water main extends northward to Thirteen Mile Road. It is unclear if an easement on this watermain exists. If it does not, a new easement must be provided.
3. An 8" sanitary sewer exists along the north side of the building across the frontage of this building. It appears to have a lead extending to the existing unit. This existing sewer lead must be televised in advance of construction review and any deficiencies or infiltration/inflow issues will need to be corrected. It is also unclear if an easement on this public sanitary sewer exists. If it does not, a new easement must be provided.
4. A public sidewalk currently exists along the Thirteen Mile Road frontage. Therefore, no additional sidewalk requirements will be in effect.
5. No lane improvements on 13 Mile Road appear necessary to accommodate this improvement.
6. If traffic access to the east immediately in front of the overall building can be provided, it should be considered. We recognize that there is a screening wall there but it should be explored.

7. There appears to be a 120' right of way on Thirteen Mile Road. No additional ROW is necessary in order to conform with the City's master right of way plan.
8. It is suggested that the proponent and their engineer meet with the City Engineering staff in person or virtually to discuss this site in further detail.



# FIRE

## FARMINGTON HILLS



### INTEROFFICE CORRESPONDENCE

Date: March 20, 2025  
To: Planning Commission  
From: Jason Baloga, Fire Marshal  
Subject: Site Plan Review 52-3-2025 (31539 Thirteen Mile Road)

The Fire Department has no objections to approval to this existing site contingent upon the following:

1. Due to the fire at this location, kitchen line up and suppression systems (UL 300) shall go through complete review, permit, and acceptance test prior to recommending certificate of occupancy.
2. Building shall be maintained to minimum fire prevention code requirements.

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

Jason Baloga, Fire Marshal

JB/sw



**New Mandarin  
Garden**

**31539 W 13 MILE ROAD  
FARMINGTON HILLS MI 48334**

SP 52.3. 2025  
Received  
MAR 03 2025  
City of Farmington Hills  
Planning Dept.

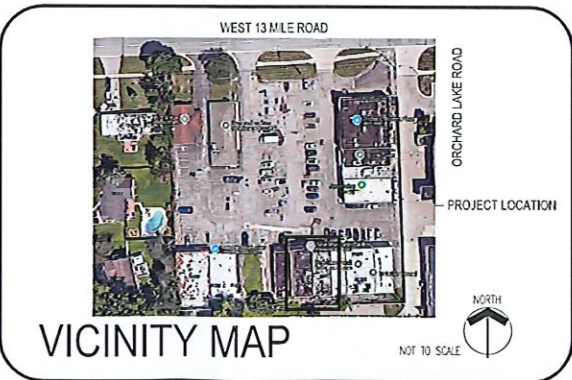
**PROJECT TEAM**  
**OWNER:** JERRY CHI  
**ARCHITECT:** NUDELL ARCHITECTS  
**MEP ENGINEERS:** JRED ENGINEERING  
 XXX  
 XXX  
 p 249.231-8852 CONTACT: JERRY CHI  
 30403 W. 13 MILE ROAD FARMINGTON HILLS, MI 48334 p 248.324.8800 CONTACT: JAMES R. JEWETT, AIA  
 14137 FARMINGTON ROAD LIVONIA, MI 48154 p 313-443-3119 CONTACT: ESTEBAN CASELLO, PE

**ABBREVIATIONS**

A.F.F. ABOVE FINISHED FLOOR	H.M. HOLLOW METAL	RENF. REINFORCED / REINFORCED
ALUM. ALUMINUM	H.P. HORIZONTAL HIGH POINT	REQD. REQUIRED ROOM
BD. BOARD	INSUL. INSULATED, INSULATION	SM. SIMILAR STANDARD
CMU CONCRETE MASONRY UNIT	L.L.V. LONG LEG VERTICAL LOW POINT	T.O.M. TOP OF MASONRY
CCNC. CONCRETE	L.P. LOW POINT	T.O.S. TOP OF STEEL TYPICAL
C.O. CLEAN OUT	MAS. MASONRY MATERIAL	UNO. UNLESS NOTED OTHERWISE
C.T. CERAMIC TILE	MATL. MATERIAL	V.C.T. VINYL COMPOSITION TILE
E.I.F.S. EXTERIOR INSULATION & FINISH SYSTEM	M.V. MASONRY MATERIAL	W/ WITH WATER CLOSET
ELEV. ELEVATION	MISC. MISCELLANEOUS	W.C. WITH WATER CLOSET
E.W.C. ELECTRIC WATER COOLER	M.O. MISCELLANEOUS OPENING MOUNTED	W.W.F. WELDED WIRE FABRIC
FD. FLOOR DRAIN	N.C. NOT IN CONTRACT	
F.F. FINISH FLOOR	O.C. ON CENTER OVERHEAD DOOR	
FN. FINISH	PL. PLATE	
FLR. FLOOR	PR.FAB. PREFABRICATED	
FTG. FOOTING	P.S.F. POUNDS PER SQUARE FOOT	
GA. GAUGE	PCNT. PERCENT	
GLV. GALVANIZED IRON		
G.V.P. GYPSUM BOARD		

**SCOPE OF WORK**  
 INTERIOR RENOVATIONS OF THE FIRST LEVEL OF A 1 STORY RESTAURANT, INCLUDING TOILET ROOM UPGRADES, INTERIOR DINING AREAS, KITCHEN, WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK, AND INTERIOR FINISHES AND MILLWORK.

**DEFERRED SUBMITTALS**  
 • FLAME SPREAD AND SMOKE DEVELOPMENT RATING INFORMATION FOR INSTALLED INTERIOR FINISHES  
 • BUILDING SIGNAGE FOR THE PROJECT IS UNDER A SEPARATE PERMIT  
 • FIRE ALARM



**APPLICABLE BUILDING CODES**

BUILDING CODE: 2015 MICHIGAN BUILDING CODE  
 STRUCTURAL CODE: 2015 MICHIGAN BUILDING CODE  
 PLUMBING CODE: 2015 MICHIGAN PLUMBING CODE  
 FUEL GAS CODE: 2015 MICHIGAN FUEL GAS CODE  
 MECHANICAL CODE: 2015 MICHIGAN MECHANICAL CODE  
 ELECTRIC CODE: 2017 NATIONAL ELECTRICAL CODE (NFPA 70)  
 FIRE CODE: 2012 INTERNATIONAL FIRE CODE  
 ACCESSIBILITY CODE: ICC/ANSI A117.1 2009 AND MICHIGAN BARRIER FREE DESIGN LAW  
 ENERGY CODE: 2015 MICHIGAN UNIFORM ENERGY CODE, CHAPTER 4 AND PART 10A RULES (ANSI/ASHRAE 90.1)

DESCRIPTION	DATE	ISSUES	CLIENT REVIEW	CITY PLANNING SUBMITTAL
● ISSUED				
○ ISSUED FOR REFERENCE ONLY				
⊙ DEFERRED SUBMITTAL BY OWNER				
A000			●	●
<b>ARCHITECTURAL</b>				
A001			●	●
A002			●	●
A003			●	
A004			●	
D100			●	
A101			●	●
A102			●	
A111			●	
A131			●	
A200			●	
A201			●	
A202			●	
A203			●	
A300			●	
A400			●	
A401			●	
A500			●	
A500			●	
A501			●	
A502			●	
A520			●	
A700			●	
A710			●	
A500-A805			●	
<b>STRUCTURAL</b>				
S-000			●	
S-100			●	
S-200			●	
S-300			●	
<b>MECHANICAL / PLUMBING</b>				
M-000			●	
MP-001			●	
MP-002			●	
MP-101			●	
MP-102			●	
MD-100			●	
P-100			●	
P-200			●	
M-100			●	
<b>ELECTRICAL</b>				
E-001			●	
E-100			●	
E-200			●	

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**ARCHITECT**  
 No. 22234  
 REGISTERED ARCHITECT

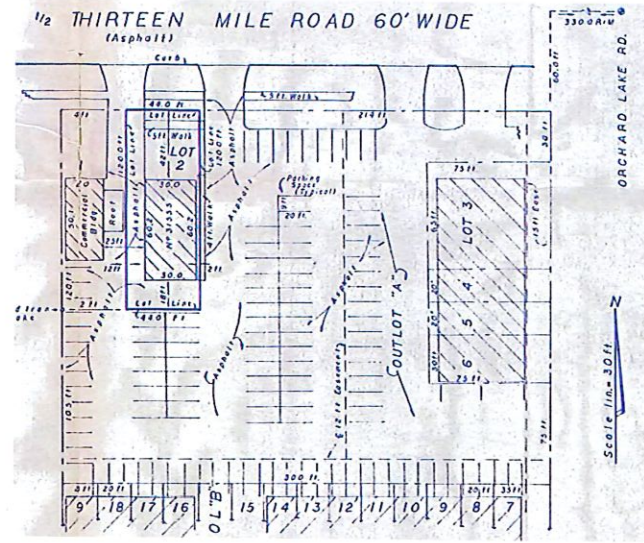
project title  
**New Mandarin Gardens Restaurant**  
 3539 W. 13 MILE ROAD FARMINGTON HILLS, MI

sheet title  
**TITLE SHEET**  
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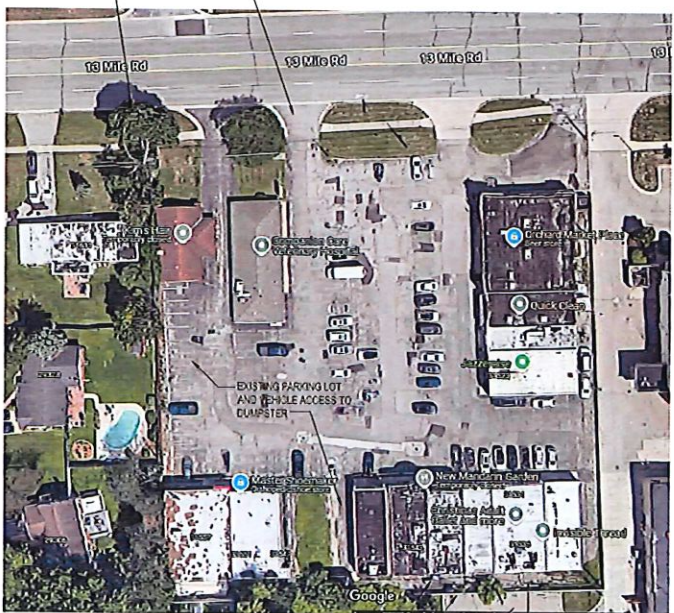
project number  
**2024-080**  
 drawn JR/JEY  
 checked JR/JBS  
 approved J-IN  
 issued for date  
 REVIEW 2/25/25  
 PLANNING 3/03/25

sheet  
**A-000**

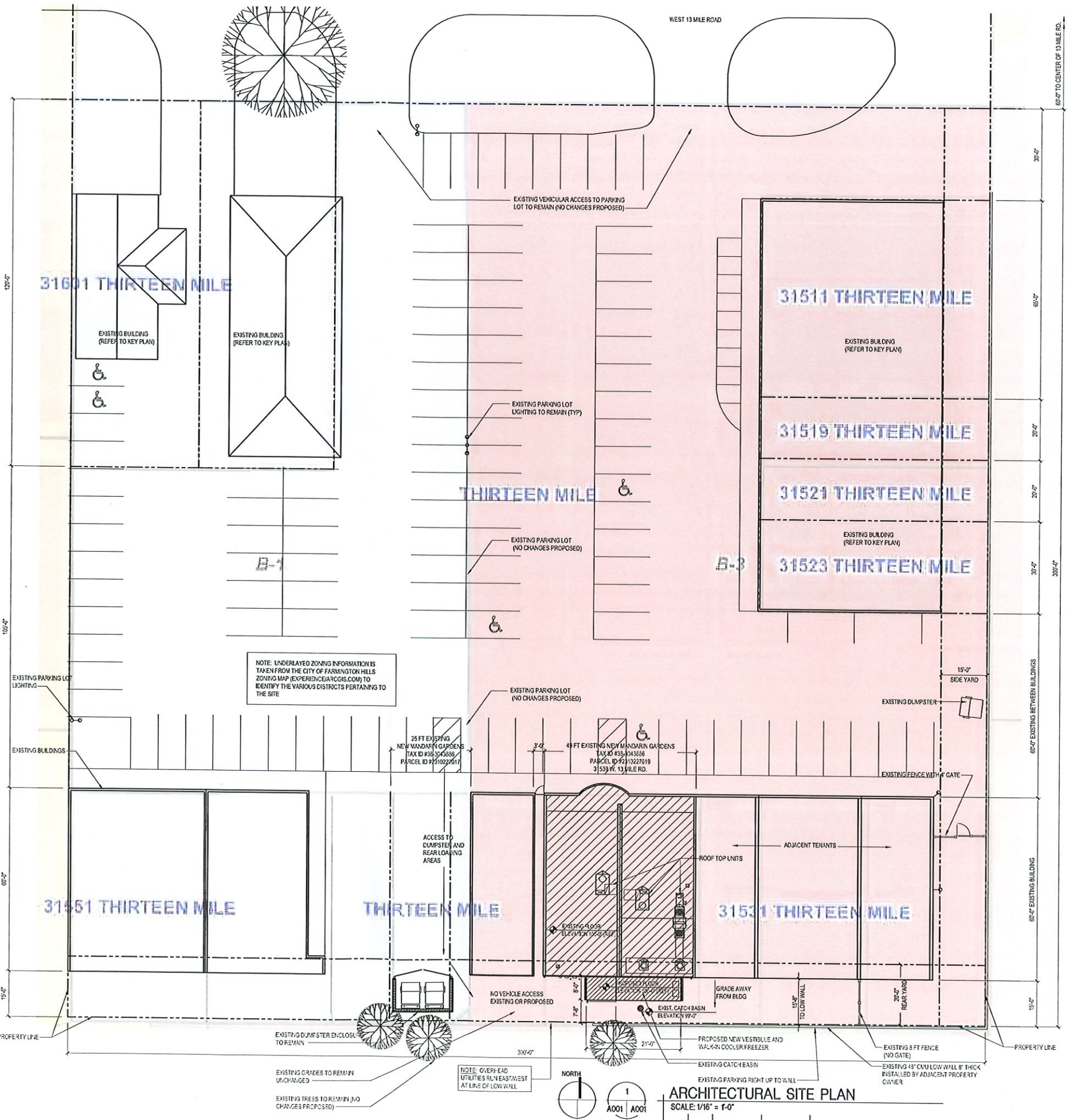
**PROPOSED IMPROVEMENTS**  
 CLIENT PROPOSES TO PROVIDE IMPROVED SPACE UTILIZATION WITHIN HIS KITCHEN AREA BY INSTALLING A NEW EXTERIOR WALK-IN COOLER/FREEZER AND ADJACENT VESTIBULE TO THE REAR OF HIS BUILDING. IT IS UNDERSTOOD THAT THIS ADDITION MAY ENCROACH ON A 20 FT BUILDING SETBACK AND IS LOOKING TO OBTAIN A VARIANCE OF SAID SETBACK. NO CHANGES TO EXISTING VEHICULAR CIRCULATION, TREES, GRADING OR LANDSCAPING PROPOSED.



**REFERENCE SURVEY INFORMATION**  
 SCALE: NONE  
 NOTE: PORTION OF SURVEY SHOWN ABOVE IS FROM A SURVEY PRODUCED BY THE GUARANTY SURVEY COMPANY, DATED 4-8-84 AND PROVIDED BY THE CITY OF FARMINGTON HILLS TO USE AS A REFERENCE.



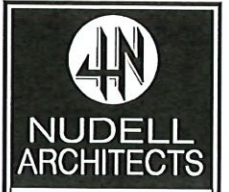
**LOCATION KEY PLAN**  
 SCALE: NONE



NOTE: UNDERLAYERED ZONING INFORMATION IS TAKEN FROM THE CITY OF FARMINGTON HILLS ZONING MAP (EXPERIENCEARCIS.COM) TO IDENTIFY THE VARIOUS DISTRICTS PERTAINING TO THE SITE.

NOTE: OVERHEAD UTILITIES RUN EAST/WEST AT LINE OF LOW WALL

**ARCHITECTURAL SITE PLAN**  
 SCALE: 1/16" = 1'-0"



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**New Mandarin Gardens Restaurant**  
 3153 W. 13 MILE ROAD  
 FARMINGTON HILLS, MI

sheet title  
**ARCHITECTURAL SITE PLAN**  
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project number  
**2024-080**  
 drawn JR/JEY  
 checked JR/BS  
 approved JI/N

issued for date  
 REVIEW 2/25/25  
 PLANNING 3/03/25

sheet  
**A-001**

**PROPOSED IMPROVEMENTS**  
 CLIENT PROPOSES TO PROVIDE IMPROVED SPACE UTILIZATION WITHIN HIS KITCHEN AREA BY INSTALLING A NEW EXTERIOR WALK-IN COOLER/FREEZER AND ADJACENT VESTIBULE TO THE REAR OF HIS BUILDING. IT IS UNDERSTOOD THAT THIS ADDITION MAY ENCROACH ON A 20 FT BUILDING SETBACK AND IS LOOKING TO OBTAIN A VARIANCE OF SAID SETBACK. NO CHANGES TO EXISTING VEHICULAR CIRCULATION, TREES, GRADING OR LANDSCAPING PROPOSED.



**Specifications**

Depth (D1):	5.5"	LITHOMA - WEDGE 1 LED EXTERIOR ALL MOUNTED LIGHT WITH EMERGENCY BATTERY BACKUP
Depth (D2):	1.5"	COLOR TEMP: 3000K
Height:	8"	CFI: 80
Width:	9"	VOLTAGE: 127V
Weight:	9 lbs	LUMENS: 2000
	(without options)	

6 EXTERIOR WALL LIGHT - FULL CUTOFF  
 SCALE: NONE



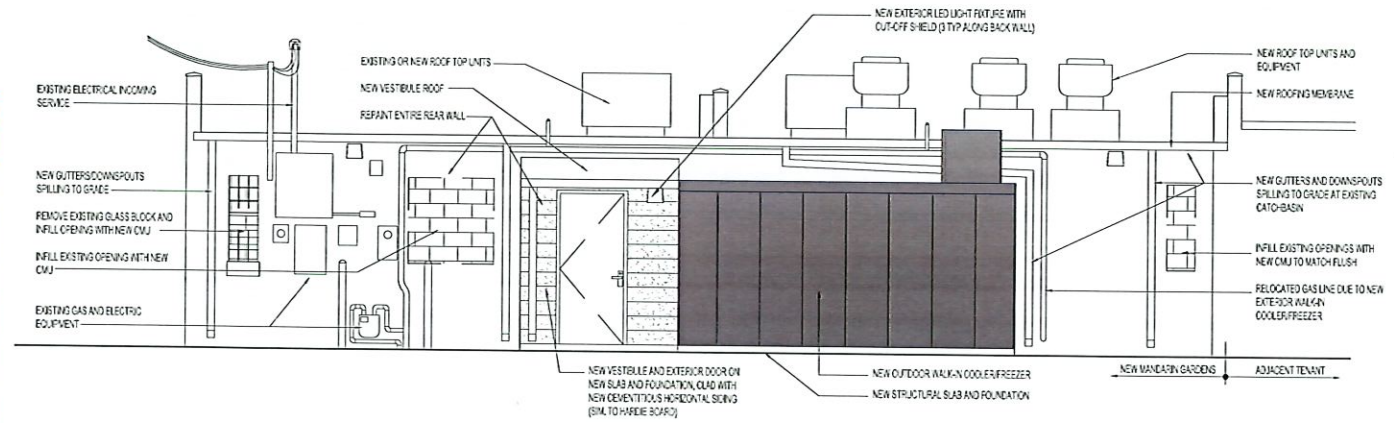
5 OVERALL EXISTING VIEW FROM PARKING LOT  
 SCALE: NONE



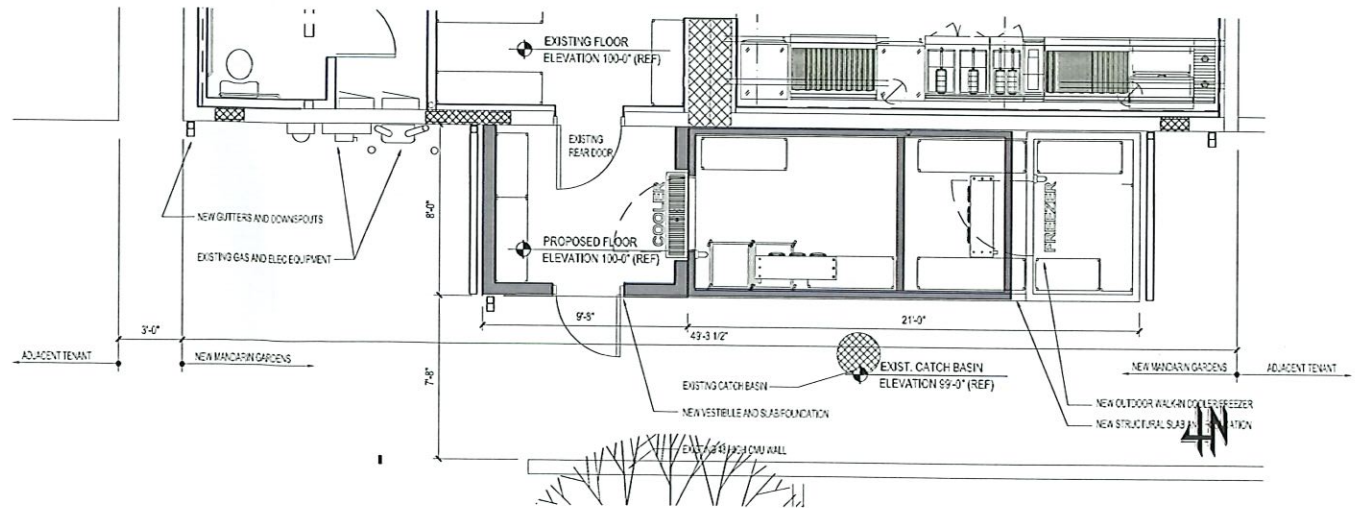
4 PROPOSED WALK-IN COOLER REFERENCE  
 SCALE: 1/4" = 1'-0"



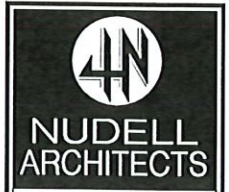
3 EXISTING CONDITIONS VIEW  
 SCALE: NONE



2 ARCHITECTURAL PROPOSED REAR ELEVATION  
 SCALE: 1/4" = 1'-0"



1 ARCHITECTURAL PROPOSED REAR FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

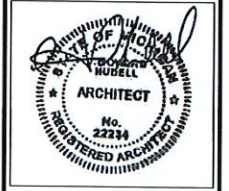


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**New Mandarin Gardens Restaurant**

3139 W. 13 MILE ROAD  
 FARMINGTON HILLS, MI

sheet title  
**ARCHITECTURAL EXTERIOR**

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project number  
**2024-080**

drawn JRJ/EY  
 checked JRJ/BS  
 approved J-N

issued for date  
 REVIEW 2/25/25  
 PLANNING 3/03/25

sheet  
**A-002**

**GENERAL NOTES:**

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL LAWS, CODES AND REGULATIONS OF ALL AUTHORITY HAVING JURISDICTION. IN CASE OF CONFLICT BETWEEN REQUIREMENTS, THE MOST RESTRICTIVE SHALL APPLY.
- EXISTING CONDITIONS SHALL BE VERIFIED AND ALL FIELD CONDITIONS AS NECESSARY TO COMPLETE THE WORK AND COMPARE TO THE CONSTRUCTION DOCUMENTS. REPORT DISCREPANCIES BETWEEN FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS TO OWNER'S REPRESENTATIVE PRIOR TO SUBMITTING THE PROJECT. FAILURE TO REPORT DISCREPANCIES DOES NOT RELIEVE CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE FINISHED PRODUCT TO THE INTENT OF THE CONSTRUCTION DOCUMENTS AND SHALL NOT RESULT IN ADDITIONAL TIME OR COMPENSATION OR REUSE THE ESTABLISHED CONTRACT AND PLAN.
- THE CONTRACTOR SHALL ADHERE TO THE CONSTRUCTION DOCUMENTS. SHOULD ANY ERROR OR INCONSISTENCY APPEAR REGARDING THE MEANING OR INTENT OF THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY REPORT SAME TO THE ARCHITECT WHO WILL MAKE ANY NECESSARY CLARIFICATION OR REVISIONS AS REQUIRED.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION AND DEVELOPMENT RELATED FEES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION PERMIT FEES, SEWER AND WATER TAP FEES, ENVIRONMENTAL IMPACT FEES, ETC.
- CONTRACTOR AND HIS SUBCONTRACTORS AND AGENTS SHALL HOLD ALL APPLICABLE AND REQUIRED LICENSES FOR THE JURISDICTION WHERE THE WORK WILL BE PERFORMED.
- CONTRACTOR AND HIS AGENTS SHALL COMPLY WITH ALL LANDLORD/DEVELOPER REQUIREMENTS AND SHALL COMPLY FULLY WITH SUCH.
- MAINTAIN SAFE ENTRY AND APPROPRIATE FIRE PREVENTION PROCEDURES AT ALL TIMES DURING THE CONSTRUCTION PROCESS.
- ALL WORK LISTED, SHOWN OR IMPLIED IN THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS AND VENDORS TO ASSURE THAT ALL CONDITIONS ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE WITH THE MANUFACTURER'S REQUIREMENTS.
- CONTRACTOR SHALL PROTECT THE EXISTING CONSTRUCTION AND REPAIR ANY DAMAGE OCCURRING AS A RESULT OF THEIR OPERATIONS AT NO COST TO THE TENANT OR LANDLORD. CONTRACTOR SHALL ALSO ENSURE THAT THEIR OPERATIONS DO NOT INTERFERE WITH THE OPERATION OF THE BUILDING. BARRIERS TO LOSE, DUST AND SECURITY BETWEEN CONSTRUCTION AREAS AND PLUMBING AREAS SHALL BE ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, FIXTURES, ETC. FROM LOSS, DAMAGE, FIRE, THEFT, ETC.
- CONTRACTOR SHALL VERIFY AND PROVIDE ALL UTILITY CONNECTIONS (PLUMBING, ELECTRICAL, GAS, ETC.) IN THE FORM OF SUPPLY AND RETURN PIPES, COORDINATE AND FULFILL WIPES, ETC. RELATED TO EQUIPMENT AND APPLIANCES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING AND FITTING NECESSARY TO ACHIEVE THE INTENT OF THE CONSTRUCTION DOCUMENTS.
- NEW WORK AT EXISTING CONDITIONS SHALL ALIGN WITH AND MATCH EXISTING WORK EXCEPT WHERE OTHERWISE DIMENSIONED OR DETAILED.
- CONTRACTOR SHALL NEVER SCALE DRAWINGS. LOCATIONS FOR ALL PARTITIONS, WALLS, CEILING, ETC. WILL BE DETERMINED BY DIMENSIONS ON THE DRAWINGS. ANY AREA OF THE PLANS MISSING REQUIRED DIMENSIONS MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- DIMENSIONS ARE TO FACE OF GYPSUM BOARD AT METAL STUD WALLS AND TO FACE OF BLOCK AT MASONRY WALLS.
- CONTRACTOR SHALL COORDINATE THE DELIVERY AND STORAGE OF EQUIPMENT WITH EQUIPMENT SUPPLIER AND TAKE MEASURES TO ENSURE THE PROTECTION OF EQUIPMENT FROM DAMAGE DURING THE CONSTRUCTION PHASE PRIOR TO AND AFTER EQUIPMENT INSTALLATION.
- VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES IN THE FIELD AND PROVIDE ADDITIONAL UTILITY SERVICES AS REQUIRED TO MEET THE SCOPE AND INTENT OF THE WORK.
- CONTRACTOR SHALL PROVIDE CRATE/FITTE STOPS, AS REQUIRED BY GOVERNING CODES AND REGULATIONS. NEW AND EXISTING PENETRATIONS IN FLOOR PARTITIONS OR CRATE STOPS SHALL BE PATCHED IN A MANNER TO MEET THE ORIGINAL FIRE RATING.
- TENANT IS RESPONSIBLE TO PROVIDE FIRE EXTINGUISHERS PER APPLICABLE CODES. VERIFY EXACT LOCATION WITH CITY OF ROCHESTER HILL'S BUILDING INSPECTOR.
- CONTRACTOR SHALL COORDINATE WORK THAT AFFECTS THE ROOF WITH THE LANDLORD. ANY AND ALL ELECTRICALS OR FIXTURES ADDED ON THE ROOF SHALL BE PATCHED/SEALED PRIOR TO AND AFTER EQUIPMENT INSTALLATION.
- CONTRACTOR SHALL REVIEW THE DIMENSIONS OF ALL EQUIPMENT IN THE PROJECT REGARDLESS OF THE SOURCE AND COORDINATE ACCESS TO THE SPACE AND VERIFY CLEAR FLOOR SPACE IS PROVIDED AS REQUIRED TO ENSURE EASE OF INSTALLATION.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER CONTRACTORS AND VENDORS FURNISHING LABOR, MATERIALS, ETC. ON THE PROJECT TO ENSURE THE WORK AS A WHOLE SHALL BE EXECUTED AND COMPLETED WITHOUT CONFLICT OR DELAY.
- CONTRACTOR SHALL COORDINATE THE REQUIREMENTS OF ANY AND ALL DRAWINGS INCLUDING ARCHITECTURAL, MECHANICAL AND ELECTRICAL. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT PRIOR TO EXECUTION OF WORK.
- CONTRACTOR TO VERIFY THAT EQUIPMENT HAS APPROPRIATE CLEARANCES DURING INSTALLATION INCLUDING MAINTENANCE CLEARANCES. VERIFY THOSE WHICH INVOLVE COMPLICATED UTILITIES.
- ALL ACENTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED IN ACCORDANCE WITH THE BUILDING CODE AND ENERGY CODE.
- ALL WOOD IN CONTACT WITH CONCRETE MASONRY SHALL BE PRESSURE TREATED, MOISTURE RESISTANT WOOD.
- ALL SURFACES WHICH ARE INDICATED TO BE FINISHED OR PAINTED SHALL BE PREPARED, SANDED, TREATED, AND PROVED IN STRICT ACCORDANCE WITH COMMERCIAL QUALITY STANDARDS, AND IN STRICT ACCORDANCE WITH FINISH MATERIAL MANUFACTURER'S INSTRUCTIONS.
- APPLICATION OF MATERIALS OR SOLUTIONS INSTALLED BY OTHERS CONSTITUTES ACCEPTANCE OF THAT WORK, AND ASSUMPTION OF THE RESPONSIBILITY FOR SATISFACTORY INSTALLATION AND PERFORMANCE.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACKETS TO STRUCTURE FOR INTERIOR PARTITIONS, SOFFITS, CEILING, PLATFORMS, ETC. AS REQUIRED.
- EXISTING UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN SPECIFICALLY VERIFIED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND ASSURES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- ALL WORK SHALL BE DONE TO THE HIGHEST STANDARDS OF TRADE PRACTICE.
- THE CONTRACTOR SHALL REMEDY, WITHOUT COST TO THE OWNER/TENANT, ANY DEFECTS DUE TO FAULTY WORKMANSHIP.
- THESE DRAWINGS ARE PREPARED FOR THE PURPOSES OF CONSTRUCTION ONLY. THESE DRAWINGS ARE NOT TO BE USED FOR MAINTENANCE PURPOSES AS FUTURE CONDITIONS MAY VARY FROM THOSE SHOWN ON THESE DRAWINGS DUE TO CHANGE ORDERS, ALTERATIONS BY OTHERS, FIELD CONDITIONS, ETC.
- NO SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER.
- USE FIRE RATED (IF REQUIRED BY CODES) SEALANT AROUND ALL PIPES, DUCTS, COOLING, OUTLETS, SWITCHES, ETC. ON BOTH SIDES OF CROSSING PENETRATING WALL WITH THERMAL INSULATION.
- EACH CONTRACTOR SHALL LEAVE THE SITE IN A NEAT, CLEAN AND ORDERLY CONDITION UPON THE COMPLETION OF HIS

- WORK ON A DAILY BASIS. ALL WASTE, RUBBISH, AND EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE PROMPTLY AND IN AN APPROPRIATE MANNER. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL TRASH.
- NEW SIGNAGE IS NOT WITHIN THE SCOPE OF WORK. A SEPARATE PERMIT WILL BE SUBMITTED, BY OTHERS, FOR ANY EXTERIOR SIGNAGE.
- GENERAL CONTRACTOR WILL PROVIDE DOCUMENTATION ON ALL CONCEALED INSULATION TO PROVE THAT INSTALLED CONCEALED INSULATION COMPLES WITH SECTION 7132 AND 6314 OF THE MICHIGAN BUILDING CODE (MBC).
- A FIVE ALARM PERMIT MUST BE OBTAINED FOR MODIFICATION OF ANY EXISTING ALARM SYSTEM AND ALL RELATED INSPECTIONS APPROVED BY CITY'S BUILDING DEPARTMENT PRIOR TO CONTRACTOR'S REQUEST FOR INSPECTION.
- INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS C FLAME SPREAD (F-0-0), SMOKE DEVELOPED (S-0-0) PER TABLE 603.0.
- PRIOR TO INSTALLATION OF ANY PROPOSED APPLICABLE INTERIOR WALL AND CEILING FINISHES, GENERAL CONTRACTOR IS TO PROVIDE TO THE CITY'S FIELD INSPECTOR DOCUMENTATION (CUT SHEETS) SHOWING THEIR CLASS, FLAME SPREAD AND SMOKE DEVELOPED INDEXES AS REQUIRED.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO WORK COMMENCEMENT.
- LANDLORD CONTRACTOR TO MAINTAIN 10" MINIMUM CLEARANCE FROM NEW DIVISIONS WALL IN TENANT SPACE.

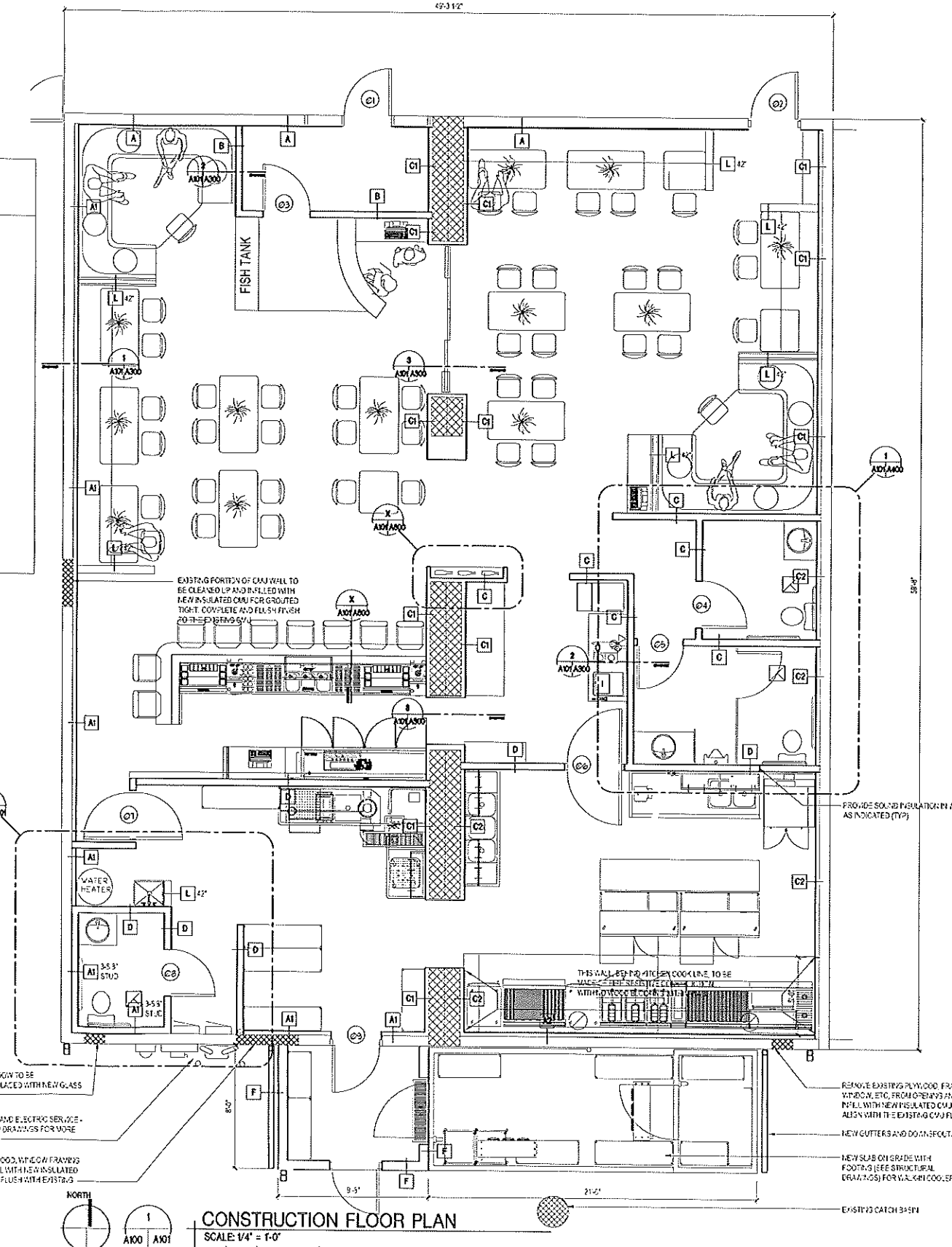
**WALL LEGEND:**

- A** - EXTERIOR WALL, EXISTING STUD WALL TO BE PROVIDED WITH 1/2" FOL-FACED BATT INSULATION WITH FLASHINGS LAPPED AND SEALED OVER STUDS FROM FLOOR TO ROOF. WALL TO THEN BE FURRED OUT WITH 1/2" CHANNELS (TO COVER STUDS AND CAV) AND ALSO COVERED WITH 5/8" MOISTURE RESISTANT GYP. BD. FLOOR TO CEILING FOR A FINISH CONDITION. SEAL ALL PENETRATIONS.
- A1** - EXTERIOR FURRED WALL, EXISTING CMU WALL - NEW 2"x4" METAL STUDS AT 16" O.C. WITH 2"x4" FOL-FACED BATT INSULATION AND 1/2" FOL-SEALED ACROSS STUDS AND CAV. AND ALSO COVERED WITH 5/8" MOISTURE RESISTANT GYP. BD. APPLIED OVER WALL MATERIALS SHALL BE 1/2" O.C. JOISTS - 1/2" WOOD BRIDGES WITH 1/2" METAL STUDS AT 16" O.C. FROM FLOOR TO CEILING.
- A2** - EXTERIOR FURRED WALL IN KITCHEN, EXISTING CMU WALL - NEW 2"x4" METAL STUDS AT 16" O.C. WITH 2"x4" MINERAL WOOL INSULATION WITH 5/8" TYPE "X" GYP. BD. APPLIED OVER WALL MATERIALS SHALL BE 1/2" O.C. JOISTS - 1/2" WOOD BRIDGES WITH 1/2" METAL STUDS AT 16" O.C. FROM FLOOR TO CEILING.
- B** - VESTIBULE WALL - 5/8" GYP. BD. EACH SIDE OF 3.5" METAL STUDS @ 16" O.C. FROM FLOOR TO 6' ABOVE CEILING AND LATERALLY BRACED. ANCHOR TO FLOOR SLAB AT 32" O.C. PROVIDE CONTINUOUS R-19 BATT INSULATION FLOOR TO ROOF.
- C** - INTERIOR WALL - 5/8" GYP. BD. EACH SIDE OF 3.5" METAL STUDS @ 16" O.C. FROM FLOOR TO 6' ABOVE CEILING AND LATERALLY BRACED. ANCHOR TO FLOOR SLAB AT 32" O.C. PROVIDE CONTINUOUS R-19 BATT INSULATION FLOOR TO ROOF.
- C1** - INTERIOR FURRED WALL, EXISTING CMU WALL - NEW 2"x4" METAL STUDS AGAINST CMU WITH 5/8" GYP. BD. APPLIED OVER FROM FLOOR TO 6' ABOVE FINISH CEILING.
- C2** - INTERIOR FURRED WALL, SAME CONSTRUCTION AS TYPE C1, EXCEPT PROVIDE 5/8" MOISTURE RESISTANT GYP. BD. REFER ALSO TO BASE DETAIL 12.111 IN KITCHEN AREAS.
- D** - WET WALL, MOISTURE RESISTANT 5/8" GYP. BD. EACH SIDE OF 3.5" METAL STUDS @ 16" O.C. FROM FLOOR TO 6' ABOVE CEILING AND LATERALLY BRACED. ANCHOR TO FLOOR SLAB AT 32" O.C. PROVIDE SOUND ASBESTOS AS INDICATED IN PLAN. REFER ALSO TO BASE DETAIL 12.111 IN KITCHEN AREAS.
- E** - EXISTING WALL TO REMAIN, G.C. TO PATCH AND REPAIR GYP. BD. SURFACE AND FINISH AS NOTED ON PLANS.
- F** - EXTERIOR WALL - 5/8" METAL LATH-BEARING STUDS @ 16" O.C. WITH 5/8" GYP. BD. INTERIOR AND 5/8" DOUBLE GLASS EXTERIOR INSULATED WITH R-19 FOL-FACED BATT INSULATION WITH FLASHINGS LAPPED AND SEALED OVER STUDS - REFER TO WALL SECTION FOR DETAILS.
- L** - LOW WALL - 5/8" GYP. BD. EACH SIDE OF 3.5" METAL STUDS AT 16" O.C. - HEIGHT AS LISTED ON PLAN REFER TO DETAILS FOR GYP CONSTRUCTION.

**SYMBOL LEGEND**

- A** - WALL TYPE - REFER TO WALL LEGEND
- D** - DOOR SYMBOL - SEE DOOR SCHEDULE
- - NEW GYP. BD. PARTITION (S-SHED)
- - EXISTING WALL - TO REMAIN
- - EXISTING WALL TO BE REMOVED
- - NEW GYP. BD. PARTITION WITH SOUND BATT INSULATION
- KEY TO DETAIL REFERENCE**
- SHEET CUT IS ON**
- DETAIL IS ON SHEET**

- ALL STUD AND PUFFING SPACING TO BE 16" O.C. U.O.N.
- PROVIDE MOISTURE RESISTANT GYP. BOARD IN AREAS SUSCEPTIBLE TO MOISTURE.
- GYP. BD. TO BE TAPED, SANDED SMOOTH AND READY FOR FINISHES - COORDINATE WITH FINISH LEGEND ELEVATIONS.
- PROVIDE LATERAL BRACING AS REQUIRED & PER MANUFACTURER'S RECOMMENDATIONS
- WHERE SOUND INSULATION IS PROVIDED, EXTEND INSULATION ON TO CEILING MIN. 2" EACH SIDE OF WALL.



**CONSTRUCTION FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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30403 W. 13 Mile Road  
Farmington Hills, Michigan 48334  
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project title  
**New Mandarin Gardens Restaurant**

3639 W 13 MILE ROAD  
FARMINGTON HILLS, MI

---

sheet title  
**CONSTRUCTION FLOOR PLAN**

DO NOT SCALE DRAWINGS  
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project number  
**2024-080**

drawn **JRW/EY**  
checked **JRW/BS**  
approved **J-N**

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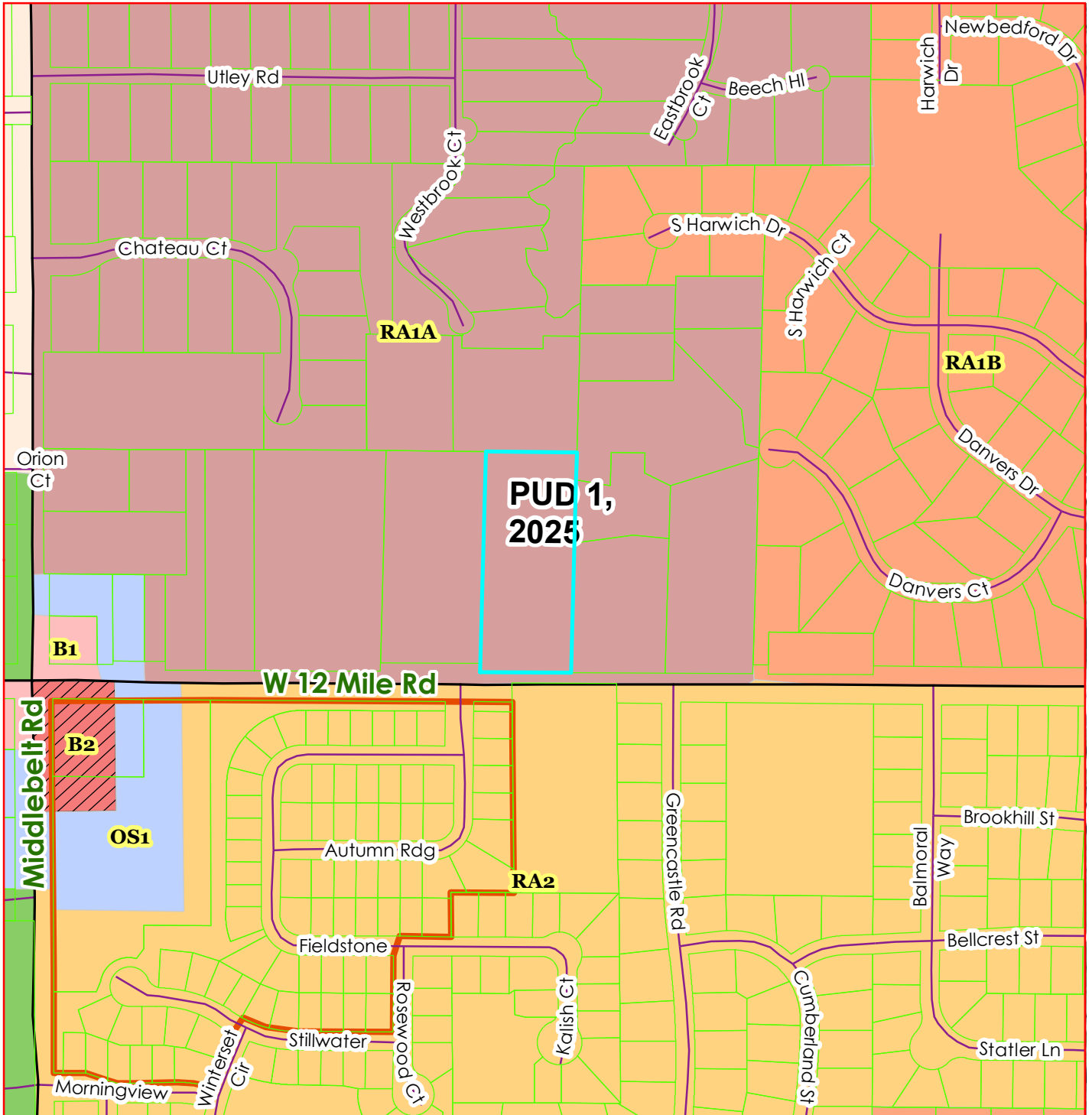
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REVIEW **2/25/25**  
PLANNING **3/03/25**

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sheet  
**A-101**



**PUD 1, 2025**  
**29150 Twelve Mile Rd., 12-376-035**  
**Construct multi-family dwelling in RA-1A**



Tax parcel	OS-1 Office Service District
Minor roads	RA-1 One Family Residential District
Planned Unit Developments	RA-1A One Family Residential District
<b>Zoning Districts</b>	RA-1B One Family Residential District
<b>Zoning Districts</b>	RA-2 One Family Residential District
B-1 Local Business District	RC-2 Multiple Family Residential
B-2 Community Business District	



SOURCE: City of Farmington Hills, 2024  
 Oakland County GIS, 2024




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.

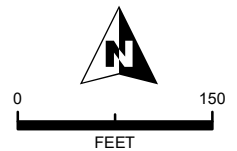


**PUD 1, 2025**  
**29150 Twelve Mile Rd., 12-376-035**  
**Construct multi-family dwelling in RA-1A**



**Planning Division**

-  Tax parcel
-  Minor roads
-  Planned Unit Developments



SOURCE: City of Farmington Hills, 2024  
Oakland County GIS, 2024

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.



April 1, 2025

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

# PUD Review

Case: PUD 1, 2025  
Site: 29150 Mile (Parcel ID 22-23-376-035)  
Applicant: Schafer Development, LLC  
Plan Date: 2/28/2025  
Zoning: RA-1A One Family Residential District (33,000 square feet)

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



## SUMMARY OF FINDINGS

### Existing Conditions

1. **Zoning.** The site is currently zoned RA-1A, which has a minimum lot size of 33,000 square feet.
2. **Existing site.** The site is 4.55 acres and vacant. The site has a small amount of wetland and surface water in the northeastern corner, and is heavily wooded.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North	RA-1A	Single family homes
East	RA-1A	Single family home
South	RA-2	Single family home & church
West	RA-1A	Private school

4. **Site configuration and access.** The site is proposed to be accessed from a single road to 12 Mile Rd.

### Project Summary

The applicant proposes 28 units of two-story attached townhouses in eight buildings, four of which include four units, and two of which include two units. All units have two-car garages. The access street is a t-shaped road stubbed to both side property lines; Engineering and Fire have expressed concerns about the concept design, and if this site is qualified for a PUD, discussions should be held with these agencies prior to submitting a final site plan.

### PUD Qualification

Under Section 34-3.20.2, the Planning Commission may make a determination that the site qualifies for a PUD based on the following criteria and procedures.

The Planning Commission qualified this site for a PUD at its regular meeting on October 17, 2024, with the following motion:

**MOTION by Brickner, support by Countegan, to make a preliminary finding that PUD 3, 2024, submitted by Schafer Development, LLC, qualifies for the Planned Unit Development option under Section 34-3.20.2.A through D. of the Zoning Chapter. It is further determined that the proposal meets at least one (1) of the objectives as outlined Section 34-3.20.2.E.i. thru viii., and that it be made clear to the applicant that final granting of the PUD plan and agreement requires approval by City Council, after recommendation by the Planning Commission.**

1. **The proposed plan preliminarily meets the following qualification standard(s) of Section 34-3-20.2.E.i through viii.:**
  - i. **To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.**
  - ii. **To accept dedication or set aside open space areas in perpetuity.**
  - iii. **To provide alternative uses for parcels which can provide transition buffers to residential areas.**

- iv. 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.**

Criteria for qualifications. In order for a zoning lot to qualify for the Planned Unit Development option, the zoning lot shall either be located within an overlay district or other area designated in this chapter as qualifying for the PUD option, or it must be demonstrated that all of the following criteria will be met as to the zoning lot:

- A. The PUD option may be effectuated in any zoning district.
- B. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity or building or use not normally permitted shall result in an improvement to the public health, safety and welfare in the area affected.  
*The proposed use—townhouses—is not permitted in the RA-1A district. However, this proposed use may be considered as a deviation from the ordinance as a part of the PUD. Density is consistent with the RC-1 district.*
- C. The PUD shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PUD application. Asserted financial problems shall be substantiated with appraisals of the property as currently regulated and as proposed to be regulated.  
*The applicant is proposing density consistent with the RC-1 district. Rezoning to RC-1 may not be appropriate for this site due to inconsistencies with the Future Land Use Map in the Master Plan. The site is master planned for single-family development in the 2024 Master Plan at a low density, consistent with the RA-1A and RA-1B districts.*
- 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 units proposed on the site clearly exceeds the number of single-family units that could be built under RA-1A zoning (28 versus 6). The PC may consider whether a traffic study is necessary to project demand from a larger development than typically permitted in this location.*
- E. The Planned Unit Development must meet, as a minimum, one of the following objectives of the city. The applicant has provided responses to four of the PUD objectives.
- 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.**

*The applicant notes that the northern portion of the site is reserved as open space and a detention basin, and that this design was chosen to separate the units from single family development to the north.*

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

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

*The applicant cites permanent buffers along the northern and eastern property lines.*

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

*The applicant proposes that the development would provide a transition between single-family housing and the school use to the west.*

**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 primarily cites the dedication of a large area in the north of the site as open space.*

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

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

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

*Though only one objective must be met by the plan, the applicant's narrative addresses objectives i, iii, iv, and v.*

- 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 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.*

**Final Determination**

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

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

- \*Land use is all attached single family.
- \*\*The plan does not include non-residential buildings.

**Site Plan Review:**

1. **Summary of Proposed Use.** The applicant has submitted a site plan. The plan proposes 28 units in six buildings, four of which include five units, and two of which include four units. All units have two-car garages. Access to the site is from 12 Mile Road via a t-shaped road that stubs toward the east and west property lines (a potential connection west is shown on the plans as well).
2. **Density.** The parcel is 198,198 square feet. Density is determined by the number of rooms. To determine the number of rooms, the following standard (Section 34-3.5.2.F.) is applied:

Two-bedroom unit: 3 rooms

Three-bedroom unit: 4 rooms

The applicant proposes 28 units, likely with 12 three-bedroom units and 16 two-bedroom units (based on the configuration of the buildings and applicant’s representation that the corner units would be larger), for a total of 94 rooms, based on the standard above. The following densities are permitted under conventional zoning:

District	Lot Area/sq ft	Rooms permitted
RC-1	1,900	104 rooms
RC-2	1,400	141 rooms
RC-3	1,050	188 rooms

The proposed density is consistent with the RC-1 district. Under RA-1A zoning, the maximum number of units available is 6. If all units were built with three bedrooms, the number of rooms would be 112, in line with the RC-2 district. Floor plans have not been provided, so **the unit mix cannot be verified.**

3. **Master Plan.** The master plan’s Future Land Use map designates this site as Single Family, low density, which is consistent with the RA-1A district. It is not part of a Special Planning Area.
4. **Dimensional Standards of the RA-1A district (34-3.1.4.E).**

Standard	RA-1 Requirement	Proposed
Lot Size	33,000 sq ft	4.55 acres
Lot width	140 ft	286 ft
Lot coverage	35%	<b>Not specified on plan</b>
Front setback	50 ft	62.5 ft
Rear setback	35 ft	220.7 ft
Side setback (east)	15 ft	64.5 ft
Side setback (west)	15 ft	37.5 ft
Building height	Max. 30 ft	<b>Not specified on plan</b>

5. **Parking.** The applicant has proposed parking consistent with the requirements for 2-bedroom and 3-bedroom multi-family units.

Standard	Required Parking	Proposed
Two BR Unit	2 spaces/unit	Each proposed townhouse unit includes a two-car garage and 22’
Three BR Unit	2.5 spaces/unit	



		driveway strip, or space for four vehicles
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6. **Circulation.** A public sidewalk is shown along 12 Mile Road, but **there are no sidewalks within the development.**
7. **Open Space.** The plan does not specifically identify any area as open space, though there are areas of significant topography that are marked as outside the limits of development.
8. **Waste Management.** Collective waste management is not proposed; **the applicant should confirm that curbside waste pickup is proposed.**
9. **Lighting.** **Lighting information was not provided.**
10. **Rooftop Screening.** Rooftop units are not proposed; ground-mounted equipment will need to be screened.
11. **Elevations and Floor Plans.** **Elevations and floor plans were not provided.**
12. **Landscaping (34-5.14) and Screening (34-5.14).** An area designated as recreation/open space should be provided as a part of the schematic landscape plan required at final PUD determination. **No such area is identified.**

Item	Required			Proposed/Comments
Landscape plan informational requirements (34-5.14.3)	To be prepared, signed, and sealed by a sealed landscape architect  The spacing and root type of all proposed trees.			<i>Compliant</i>
Minimum size and spacing requirements (34-5.14.F)	<b>Size</b>	<b>Center to center distance (max)</b>		
	<b>(Height/width)</b>	<b>groupings</b>	<b>rows</b>	
• Evergreen Trees	8 ft. height	20 ft.	12 ft.	<i>Compliant</i>
• Narrow Evergreen Trees	5 ft. height	10 ft.	5 ft.	<i>Compliant</i>
• Large Shrubs	30 in. height	10 ft.	5 ft.	<i>N/A</i>
• Small Shrubs	24 in. width	4 ft.	4 ft.	<i>N/A</i>
• Large Deciduous	3 in. caliper	30 ft.	-	<i>Compliant</i>
• Small deciduous trees	2 in. caliper	15 ft.	-	<i>Compliant</i>
• Hedge shrubs	24 in. height	3 ft.	3 ft.	<i>N/A</i>
Canopy Trees (34-5.14.4)	One such tree shall be provided for each two thousand eight hundred (2,800) square feet of the paved surface area on the zoning lot			<i>This plan does not have a parking lot, which this standard is generally applied to.</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			<i>No parking lot proposed.</i>
Buffer area from RA District (34-5.14.6) <sup>1</sup>	Required along east, west, and north property lines;			

	<ul style="list-style-type: none"> <li>• 692 feet on east and west property lines = 14 large deciduous, 28 small deciduous, 42 large shrubs, 14 evergreens (each property line)</li> <li>• 286 feet on north property line - = 6 large deciduous, 11 small deciduous, 17 large shrubs, 11 small deciduous</li> </ul>	<p><i>West: 18 large deciduous, 8 small deciduous, 54 large shrubs, 17 evergreens, plus 12 preserved trees</i></p> <p><i>East: 15 large deciduous, 8 small deciduous, 21 large shrubs, 22 evergreens, plus 9 preserved trees</i></p> <p><i>North: 6 large deciduous, 6 small deciduous, 5 large shrubs, 11 evergreens, plus 5 preserved trees</i></p>
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1. The analysis of the buffer trees provided above is based on trees provided near the respective property lines, without double counting. The overall provided screening is generally dense , though not all numbers are directly in line with the requirements of Section 34-5.14.6; to the north, additional trees are placed between the buildings and the proposed detention pond that are not included in the count above.

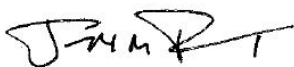
13. **Tree Removal (34-5.18).** A tree survey was provided. **The inventory table should be updated to note which trees are proposed to be removed to aid verification of required replacements.** Sheet L1 notes 159 regulated trees removed (requiring 159 replacements), and 19 landmark trees with a total dbh of 432.6 inches removed (requiring 36 replacements). The applicant proposes to plant 130 replacement trees and pay into the tree fund for the remaining 65. When comparing the number of required buffer trees to the total number of trees proposed on the site, it appears that 118 trees can be counted as replacements, which would equate to 77 trees paid into the fund. Again, these numbers require verification.

14. **Relief Sought from Ordinance Standards**

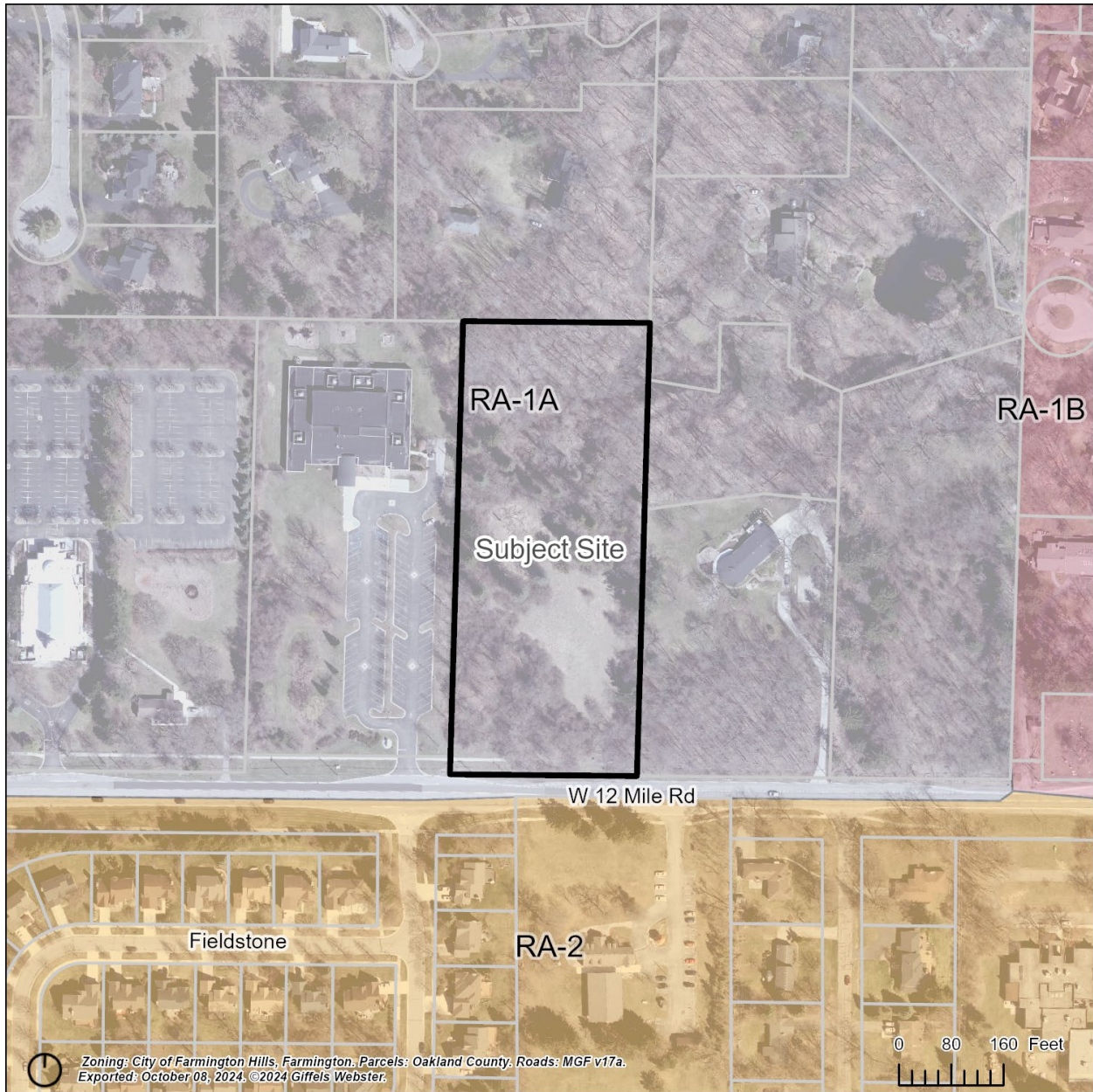
- a. Permit attached single-family at RC-1 density.
- b. If landscaping plan is not revised, permit screening landscaping as proposed, rather than at the precise requirements of 34-5.14.6.

We are available to answer questions.

Respectfully,  
**Giffels Webster**



Joe Tangari, AICP  
 Principal Planner



Current zoning



Master Plan designations for this area. See discussion above.




Wetland map





DEPARTMENT OF PUBLIC SERVICES  
JACOB RUSHLOW, P.E., DIRECTOR

## INTEROFFICE CORRESPONDENCE

**DATE:** March 26, 2025  
**TO:** Erik Perdonik City Planner  
**FROM:** James Cubera, City Engineer   
**SUBJECT:** PUD #1-2025  
29150 Twelve Mile Road  
22-23-12-376-035  
PJ #12-25-72

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This office has performed a preliminary review of the above referenced PUD plan submitted to the Planning Department on March 7, 2025. It is very similar to the plan submitted for PUD Qualification on August 29, 2024. Our comments are as follows:

1. A 12" public sanitary sewer exists on the south side of 12 Mile Road. In addition, an 8" public sewer exists approximately 60' west of the west property line and parallel to it on private property. Both lines are available for service. The proponent shows a design that taps the public sewer to the west. This will need an easement from the property owner to the west if it is not in existence. An 8" stub must be provided to the east property line to accommodate basement service for the upstream service area. It needs to be identified.
2. A 12" water main exists along the south side of 12 Mile Road across the frontage of the site. In addition, a 12" public line exists along the west property line which is on the Aim High property. The proponent can tap this line along the west property line provided that they obtain an easement. It must be looped into the 12" line on the south side of the road and an 8" stub must be provided to the east property line. This stub needs to be identified.
3. The plan identifies a curb cut off 12 Mile Road. The appropriate accel/decel and passing lanes must be provided as part of this development. It is our understanding that the RCOC is reconstructing this section of 12 Mile Road in 2025 to a three lane cross section. We suggest that the proponent meet with the RCOC to discuss how their construction will effect this site.
4. The plan identifies a dead-end private road extending northward thru the site and teeing off in both the east and west direction at the north end of the site. This is not acceptable. A 50' turning radius must be provided at the northerly terminus.

5. The plan identifies a proposed future cross access easement to the west. This needs to be provided prior to construction approval and built as part of the construction if it is to be considered.
6. It may be prudent to also provide a permanent stub road to the east at the halfway point to ultimately accommodate 28800 Twelve Mile Road should that property be considered for future development. This should be explored.
7. A traffic study will be necessary for this development. It is feasible that some of the lane requirements for this site may be accommodated by the RCOC construction. The proponent's traffic engineer needs to contact the City's Traffic Engineer, Mark Saksewski to obtain a more detailed response as to what specifics including the above needs to be in the study.

Along with the above, note that the City uses an outside traffic consultant to review these traffic studies and a fee deposit of \$2,500 will be necessary to initiate a traffic review prior to it being reviewed. If additional monies are then necessary, they will be requested and if a surplus exists, at the end it will be refunded.

8. The plans identify an existing sidewalk along the 12 Mile Road frontage. It must be extended to the east property line if it does not extend there already.
9. Storm water detention, discharge restriction and storm water quality must be provided for in accordance with the City of Farmington Hills Engineering standards. The City has recently revised the drainage ordinance to be consistent with the Oakland County Water Resources Commission standards. The plans identify a proposed detention pond. The support and calculations for this system needs to be provided showing how it meets these standards. In addition, an 8' wide access path for maintenance must be provided.
10. The proposed detention pond at the north end of the site identifies a significant grade differential along much of the north and east embankments. The submitted design will need to have a structural design with an analysis of the embankment and the specific soils used in order to assure that it will be stabilized and not subject to movement, fracture or seepage. This will necessitate that a structural engineer certify the design as well as the construction and the as building of the embankment.

Similarly, there is a proposed retaining wall along the south embankment of the detention pond and the east property line at the north end. It appears to accommodate a plus 4' grade differential. This may necessitate a fence for safety. This wall layout will also need a structural design.

Note that we use outside consultants for these structural reviews and a structural review fee will be charged at the time of construction plan submittal.

11. Attached are comments from our Environmental Engineer, Tyler Sonoga. The proponent needs to address these items. Any questions regarding these comments should be referred to Tyler at 248-871-2533.



12. At the northeast corner of the site exists a severe erosion problem that drains into the main branch of the Pebblecreek. This must be permanently stabilized.
13. The northeast corner of this site is within the EGLE regulated 100 year floodplain. Depending on the final site design a permit from them may be required.
14. The existing right-of-way in the area for 12 Mile Road is an implied 33' right-of-way. We suggest that the proponent dedicate the ultimate 60' right-of-way to the City to comply with the master right-of-way plan.
15. We suggest that proponent and their engineer meet with the Engineering Division via a virtual meeting or in person to discuss the site in further detail.





DEPARTMENT OF PUBLIC SERVICES  
JACOB RUSHLOW, P.E., DIRECTOR

City of Farmington Hills  
Environmental Review

Project Name: PUD Plan 1, 2025

Address: 29150 Twelve Mile  
Project Job #: 23-12-376-035  
Plan Dated: 2-28-2025

Plan Received: 3-18-2025  
Review #: 1  
Review Date: 3-21-2025

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

1. Storm water quality must be provided for the site in accordance with the newly adopted Oakland County Water Resources stormwater standards.
2. Infiltration practices should be used to the maximum extent practicable and will count as part of the required water quality volume. Infiltration tests need to be performed, and layout should be considered to direct stormwater to infiltration practices.
3. The outlet control structure and detention must be designed per Oakland County stormwater standards, to include a dual stage outlet control structure.
4. As a part of the Oakland County Water Resources stormwater standards, the plans must include a long-term operations and maintenance plan, the land use summary page in the standards, a stormwater design narrative, and GIS data. Please see page I-21 and I-22 on the stormwater standards.
5. An EGLE joint permit may be necessary for the site's outlet to the stream. Also, the outlet at the top of a hill may lead to erosion throughout the woods. A design should be provided to limit erosion from the outlet to the stream.

Respectfully submitted,

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

Tyler Sonoga  
Civil/Environmental Engineer  
Department of Public Services

cc: City of Farmington Hills, J. Cubera

Intentionally left blank



INTEROFFICE CORRESPONDENCE

DATE: March 25, 2025  
TO: Planning Commission  
FROM: Jason Baloga, Fire Marshal  
SUBJECT: PUD 1-2025 (29150 Twelve Mile)

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

1. The proponent shall consider a 50' turning radius cul-de-sac at the dead-end and/or cross access/emergency access to an adjoining parcel.
2. Additional detail of the future cross-connection shall be provided in order to adhere to Chapter 12 Section 12-11(1); Generally, dead-end drives longer than one-hundred (100) feet shall not be allowed.

A handwritten signature in blue ink, appearing to read 'Jason Baloga', is positioned above the printed name.

Jason Baloga, Fire Marshal

**Owner / Developer**

Schafer Development  
31400 Northwestern Highway, Suite H  
Farmington Hills, MI 48334

Contact:  
Steve Schafer  
Tel. (248) 613-6262  
Email: steve@schafer-dev.com

**Landscape Architect**

Nowak & Fraus Engineers  
46777 Woodward Ave.  
Pontiac, MI 48342-5032

Contact: George Ostrowski, PLA, LEED AP

Tel: (248) 332-7931

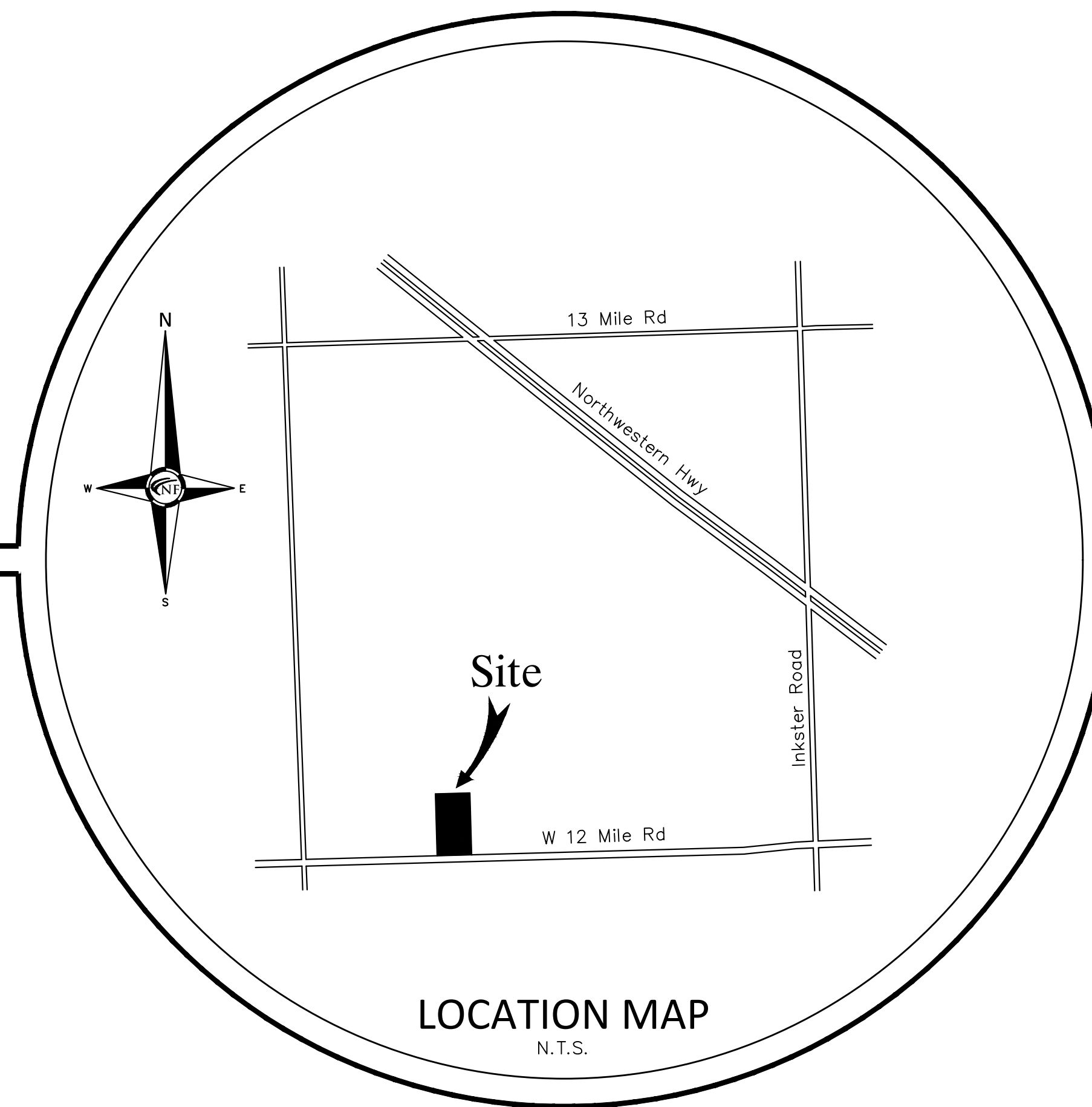
**Civil Engineer**

Nowak & Fraus Engineers  
46777 Woodward Ave.  
Pontiac, MI 48342-5032

Contact: Patrick Williams, P.E.

Tel: (248) 332-7931

# City of Farmington Hills, Oakland County, Michigan SITE PLAN DOCUMENTS Prepared For Schafer Development



**LEGAL DESCRIPTION**

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

Part of Lot 4, Supervisor's Plat No. 9, according to the plat thereof recorded in Liber 54 of Plats, page 32, Oakland County Records, described as follows: Beginning at a point distant North 89 degrees 13 minutes 20 seconds East 1403.01 feet and North 00 degrees 12 minutes 22 seconds East 33.00 feet from the Southwest corner of Section 12, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan; thence North 00 degrees 12 minutes 22 seconds East 692.95 feet; thence North 89 degrees 13 minutes 20 seconds East 285.95 feet; thence South 00 degrees 12 minutes 22 seconds West 692.95 feet; thence South 89 degrees 13 minutes 20 seconds West 285.95 feet to the Point of Beginning.

ADDRESS: 29150 Twelve Mile Road  
PIN: 23-12-376-035

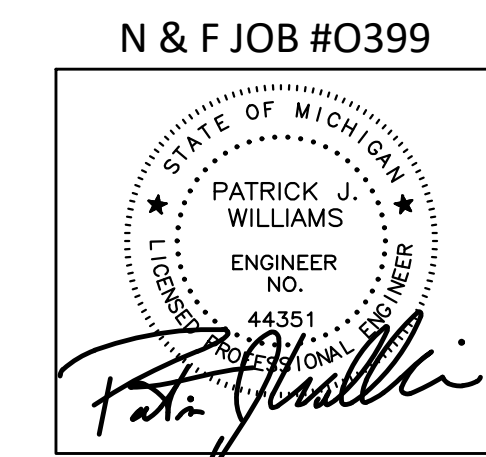
**SHEET INDEX**

SP-0	Cover Sheet
1 of 3	ALTA/NSPS Land Title / Topographic / Tree Survey
2 of 3	ALTA/NSPS Land Title / Topographic / Tree Survey
3 of 3	ALTA/NSPS Land Title / Topographic / Tree Survey
SP-1	Demolition Plan
SP-2	General Site Plan
SP-3	Paving & Grading Plan
SP-4	Utility Plan
L1	Tree Preservation Plan
L2	Landscape Plan
L3	Landscape Notes & Details

REVISIONS:  
02-28-25 SUBMIT FOR SITE PLAN REVIEW

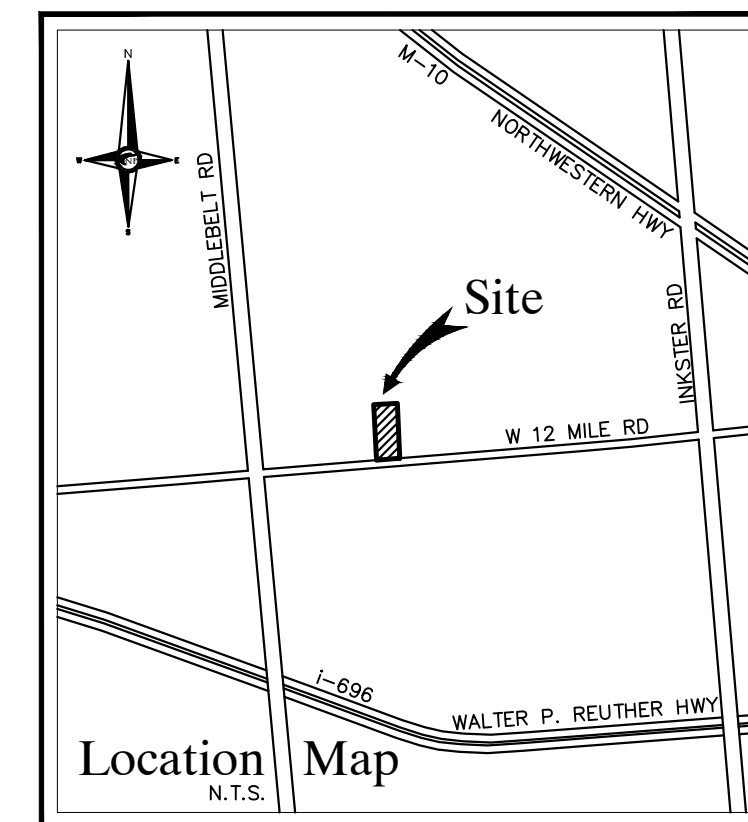
Project Name

# 29150 W 12 Mile Road Farmington Hills, MI 48334



**N & F ENGINEERS**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS  
 NOWAK & FRAUS ENGINEERS  
 46777 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL. (248) 332-7931  
 FAX. (248) 332-8257  
 WWW.NFE-ENGR.COM

SEAL



PROJECT  
Vacant Land -  
29150 W. 12 Mile Road  
Farmington Hills, MI 48334

CLIENT  
Schafer Development  
31400 Northwestern Hwy.,  
Suite H  
Farmington Hills, MI 48334

Contact: Steve Schafer  
Phone: 248-660-4454  
Email: steve@schafer-dev.com

PROJECT LOCATION  
Part of the SW 1/4  
of Section 12  
T.1N., R. 9E  
City of Farmington Hills,  
Oakland County, Michigan

SHEET  
ALTA/NSPS Land Title /  
Topographic / Tree Survey



DATE ISSUED/REVISED  
12-10-2024 ISSUED SURVEY  
12-19-2024 UPDATED TITLE COMMITMENT

Max. Building Height permitted: 30'

NOTE: The setbacks & height restrictions noted above are for reference purposes only and should not be used for design or construction and should not be used to determine compliance. A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning endorsement letter should be obtained from City of Farmington Hills to insure conformity as well as make a final determination of the required building setback & height requirements.

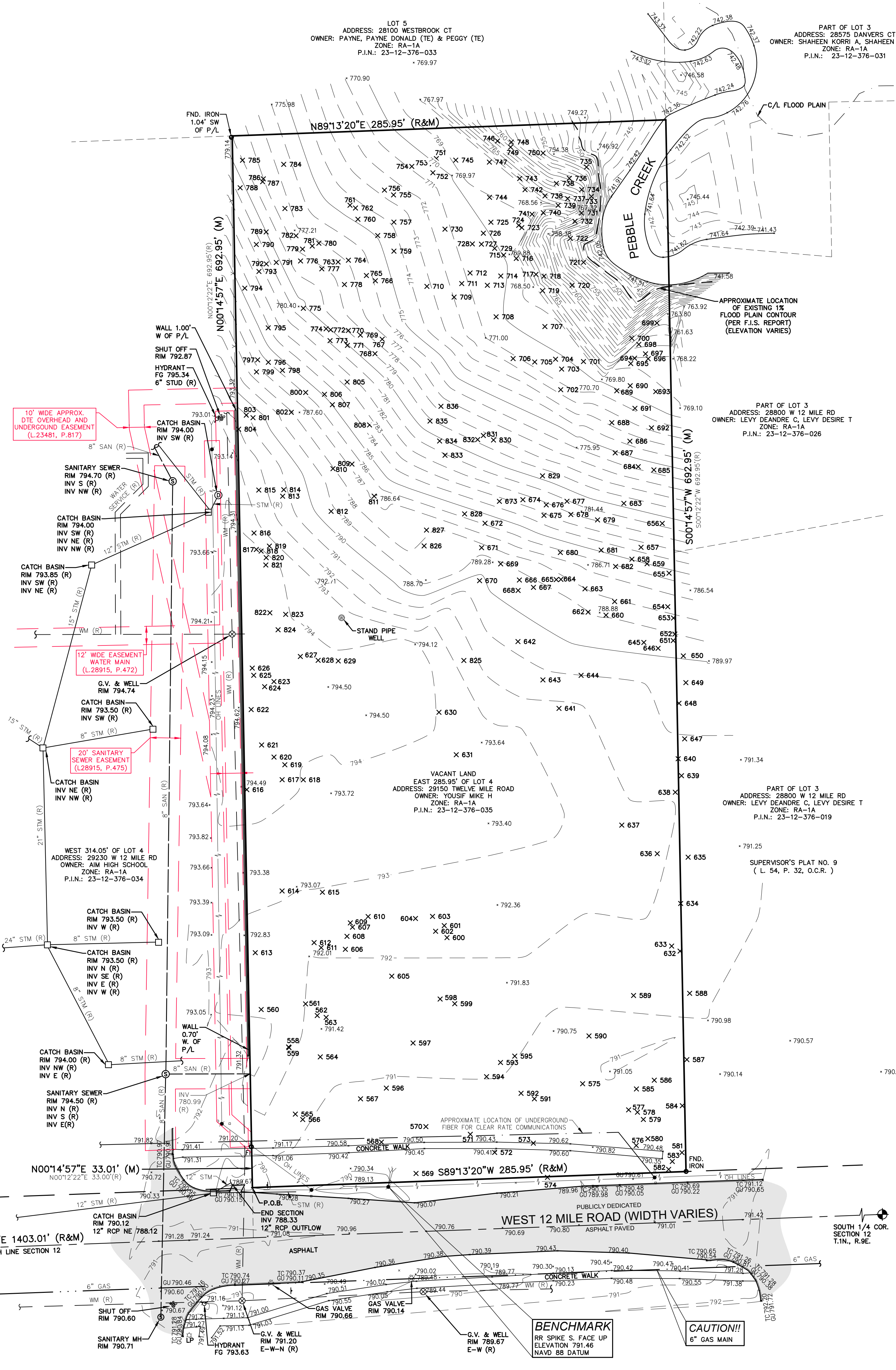
SURVEYOR'S CERTIFICATION  
To:  
M/I Homes of Michigan, LLC, a Delaware Limited Liability Company  
Title Connect LLC  
First American Title Insurance Company

APPROVED BY:  
K. Navaroli

DATE:  
December 10, 2024

SCALE: 1" = 40'  
40 20 0 20 40 60

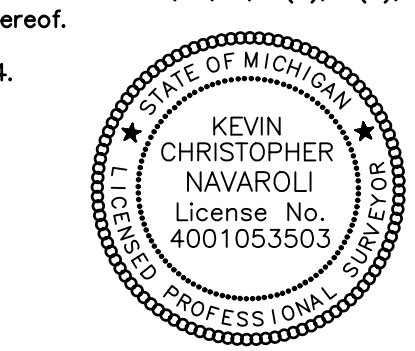
NFE JOB NO. SHEET NO.  
0399 1 of 3



- TITLE NOTES**
- Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
  - Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
  - Covenants, conditions and restrictions and other provisions as contained in instrument recorded in Liber 1039, Page 589, Oakland County Records. Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.
  - Subject to the easements, restrictions and reservations contained in the Supervisor's Plat No. 9 recorded at Liber 54, Page(s) 32, Oakland County Records. [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS WITHIN THE SURVEYED LAND; THE SURVEYED LAND IS WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENT].
  - Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records
  - Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned Land.
  - Rights of the public and any governmental unit in any part of the land taken, deeded or used for street, road or highway purposes.
  - Rights of the United States, State of Michigan and the public for commerce, navigation, recreation and fishery, in any portion of the land bordering on or comprising the bed of Pebble Creek.
  - The Nature, extent or lack of riparian rights, or the riparian rights of riparian owners and the public in and to the use of the waters of Pebble Creek.
  - Detroit Edison Overhead and Underground Easement (Right of Way) in favor of The Detroit Edison Company, Ameritech and Time Warner, and the terms, conditions and provisions contained therein, recorded in Liber 23481, page 817. [EASEMENT IS NOT WITHIN AND DOES TOUCH THE SURVEYED LAND AND ITS APPROXIMATE LOCATION IS SHOWN].
  - Terms, conditions, provisions and rights of others over that portion of the land used as ingress and egress to other lands as contained in Echo Park Learning Center City of Farmington Hills Shared Access Agreement recorded in Liber 26703, page 681. [BLANKET INGRESS/EGRESS EASEMENT OVER SURVEYED LAND AND IS NOT PLOTTED].
  - Easement in favor of the City of Farmington Hills for water main, and the terms, conditions and provisions contained therein, recorded in Liber 28915, page 472. [EASEMENT IS NOT WITHIN AND DOES TOUCH THE SURVEYED LAND AND ITS LOCATION IS SHOWN].
  - Easement in favor of the City of Farmington Hills for sanitary sewer, and the terms, conditions and provisions contained therein, recorded in Liber 28915, page 475. [EASEMENT IS NOT WITHIN AND DOES TOUCH THE SURVEYED LAND AND ITS LOCATION IS SHOWN].
  - Terms, conditions and provisions contained in Settlement Agreement, dated February 21, 2005, pursuant to Oakland County Circuit Court Case No. 03-63368-DC, as disclosed by instrument recorded in Liber 35729, page 293. [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS; THE SURVEYED LAND IS WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENT].
- ALL EXCEPTIONS SHOWN OR NOTED ON THIS SURVEY WERE OBTAINED FROM TITLE COMMITMENT NO. TC13-116524, WITH A COMMITMENT DATE OF DECEMBER 6, 2024 ISSUED BY TITLE CONNECT LLC

**LEGEND**

MANHOLE(MH)	EXISTING SANITARY SEWER
HYDRANT(HYD)	EXISTING SAN. CLEAN OUT
MANHOLE(MH)	EXISTING WATER MAIN
CATCH BASIN(CB)	EXISTING STORM SEWER
CBB	EX. BEEHIVE CATCH BASIN
UTILITY POLE	EX. UNDERGROUND (UG.) CABLE
GUY WIRE	OVERHEAD (OH.) LINES
LP	LIGHT POLE
↑	SIGN
---	EXISTING GAS MAIN
ASPH.	ASPHALT
CONC.	CONCRETE
FD. / FND.	FOUND
RET. WALL	RETAINING WALL
R.O.W.	RIGHT-OF-WAY
SPK	SET PK NAIL
(TYP)	TYPICAL
(R)	RECORD
(M)	MEASURED
C/L	CENTERLINE
P/L	PROPERTY LINE
GM	GAS METER
EM	ELECTRIC METER
LS	LANDSCAPE
DS	DOWNSPOUT
GP	GUARD POST
MB	MAIL BOX



This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof.

The field work was completed on November 26, 2024.

Kevin Christopher Navaroli, P.S.  
No. 4001053503  
Date of Plot or Map: December 10, 2024  
Revised:

SEAL

PROJECT  
Vacant Land -  
29150 W. 12 Mile Road  
Farmington Hills, MI 48334

CLIENT  
Schafer Development  
31400 Northwestern Hwy.,  
Suite H  
Farmington Hills, MI 48334

Contact: Steve Schafer  
Phone: 248-660-4454  
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Topographic / Tree Survey



DATE ISSUED/REVISED  
12-10-2024 ISSUED SURVEY  
12-19-2024 UPDATED TITLE COMMITMENT

DRAWN BY:  
O. Tamimi

DESIGNED BY:

APPROVED BY:  
K. Navaroli

DATE:  
December 10, 2024

SCALE: 1" = 40'  
0 20 0 20 40 60  
NFE JOB NO. SHEET NO.  
**O399 2 of 3**

**Tree Inventory List**

Job Number: O399  
Job Location: 29150 W 12 Mile Road  
Date: 12/5/2024  
Performed By: A. Simon

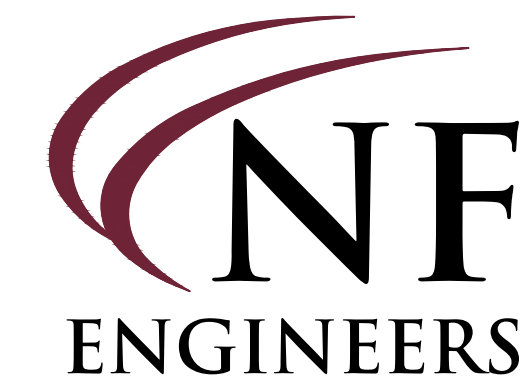
Condition Description Notes:  
"Good" - no observed structural defects\*  
"Fair" - minor structural defects, marginal form, some insect activity noted\*  
"Poor" - major structural defects, poor form, insect infested\*

\*Structural defects may include decayed wood, cracks, root problems, weak branch unions  
cankers, poor tree architecture, dead/failed branches due to various causes.

Tree #	Tag #	Dia. (in)	Other Dia.	Botanical Name	Common Name	Condition	Comment 1	Comment 2
1	558	13	12.4, 11.8	Quercus velutina	black oak	fair	co-dominant trunks	
2	559	9		Quercus alba	white oak	fair	co-dominant trunks	
3	560	14.9	6.3	Quercus alba	white oak	good		
4	561	7.1		Ulmus americana	American elm	fair	heavy vine	
5	562	8.6	4	Acer rubrum	red maple	good		
6	563	12.4		Quercus alba	white oak	good	heavy vine	
7	564	9.9	5.8	Acer negundo	boxelder	poor	5.8" trunk broke off	heavy vine
8	565	7.6		Ulmus pumila	Siberian elm	fair	heavy vine	
9	566	8.3		Ulmus americana	American elm	fair	twisted or bent trunk	heavy vine
10	567	6		Ulmus americana	American elm	fair	twisted or bent trunk	heavy vine
11	568	10.1	9.4	Acer negundo	boxelder	poor	broken or dead limbs	heavy vine
12	569	8.5	7.9, 7.2, 7.6	Acer negundo	boxelder	fair	co-dominant trunks	pruned for OH lines
13	570	7.4	4.8	Acer negundo	boxelder	fair	co-dominant trunks	heavy vine
14	571	12.5		Celtis occidentalis	northern hackberry	good	heavy vine	
15	572	14.2		Acer saccharum	sugar maple	fair	pruned for OH lines	
16	573	7		Acer negundo	boxelder	poor	main trunk dead	
17	574	7.2		Ulmus pumila	Siberian elm	fair	pruned for OH lines	
18	575	9.4	8.9	Malus sp.	crabapple sp.	poor	co-dominant trunks	split at union due to vine
19	576	25.3		Robinia pseudoacacia	black locust	good	2037	
20	577	10.9		Robinia pseudoacacia	black locust	good		
21	578	11.9		Acer negundo	boxelder	fair	30 degree lean	
22	579	6.7		Acer negundo	boxelder	fair	twisted or bent trunk	
23	580	14.1		Robinia pseudoacacia	black locust	good		
24	581	15.9		Robinia pseudoacacia	black locust	good	2867	
25	582	23.5		Robinia pseudoacacia	black locust	good	2868	
26	583	6.1		Acer saccharum	sugar maple	fair	topped for OH lines	
27	584	7		Robinia pseudoacacia	black locust	fair	asymmetric crown	
28	585	15.9		Robinia pseudoacacia	black locust	good		
29	586	6.7		Robinia pseudoacacia	black locust	good		
30	587	20.8		Robinia pseudoacacia	black locust	good		
31	588	22.8		Pinus strobus	white pine	good	2876	
32	589	9.8		Robinia pseudoacacia	black locust	good		
33	590	12.9	6.7	Malus sp.	crabapple sp.	poor	several dead trunks	
34	591	14		Ulmus americana	American elm	fair	twisted or bent trunk	heavy vine
35	592	9.9		Acer negundo	boxelder	poor	main trunk dead	heavy vine
36	593	10		Celtis occidentalis	northern hackberry	fair	twisted or bent trunk	heavy vine
37	594	13.3		Prunus serotina	black cherry	fair	heavy vine	
38	595	12		Acer negundo	boxelder	poor	main trunk dead	
39	596	12.5		Ulmus americana	American elm	fair	heavy vine	
40	597	12.6		Malus alba	white mulberry	fair	heavy vine	
41	598	23		Malus alba	white mulberry	fair	several broken or dead limbs	heavy vine
42	599	10.5		Acer saccharum	sugar maple	fair	asymmetric crown	heavy vine
43	600	15.9		Robinia pseudoacacia	black locust	good		
44	601	6.5		Acer negundo	boxelder	poor	40 degree bend	heavy vine
45	602	7		Acer negundo	boxelder	poor	main trunk dead	
46	603	8.2		Acer negundo	boxelder	poor	twisted or bent trunk	40 degree lean
47	604	11.4	11	Malus sp.	crabapple sp.	poor	11" trunk dead	heavy vine
48	605	10		Acer negundo	boxelder	fair	cavity in base of trunk	heavy vine
49	606	7.3		Acer negundo	boxelder	poor	prostrate trunk	
50	607	13.8		Quercus velutina	black oak	fair	asymmetric crown	heavy vine
51	608	10.8		Prunus serotina	black cherry	fair	asymmetric crown	heavy vine
52	609	13.2		Prunus serotina	black cherry	fair	asymmetric crown	heavy vine
53	610	8.7		Acer negundo	boxelder	fair	asymmetric crown	heavy vine
54	611	8		Quercus velutina	black oak	fair	asymmetric crown	
55	612	16.2		Quercus velutina	black oak	good		
56	613	12.1		Prunus serotina	black cherry	fair	heavy vine	
57	614	6		Prunus serotina	black cherry	fair	heavy vine	
58	615	6	4, 3	Acer negundo	boxelder	fair	twisted or bent trunk	heavy vine
59	616	8.2		Quercus velutina	black oak	good		
60	617	9.2		Quercus palustris	pin oak	good		
61	618	11.2		Ulmus americana	American elm	fair	asymmetric crown	
62	619	22.5		Picea pungens	Colorado spruce	good	2007	
63	620	19		Ulmus americana	American elm	good		
64	621	12.2		Quercus rubra	red oak	fair	asymmetric crown	
65	622	9.3		Prunus serotina	black cherry	fair	heavy vine	
66	623	22.6		Picea pungens	Colorado spruce	good	2009	
67	624	7.4		Pinus sylvestris	Scoils pine	fair	asymmetric crown	lean
68	625	6.8		Quercus velutina	black oak	good		
69	626	10.4		Quercus velutina	black oak	good		
70	627	17.1		Picea pungens	Colorado spruce	good	2016	
71	628	18.3		Picea pungens	Colorado spruce	good	2017	
72	629	20.4		Picea pungens	Colorado spruce	good	2018	
73	630	25.4		Picea pungens	Colorado spruce	good	2001	
74	631	20.6		Ulmus americana	American elm	good	heavy vine	
75	632	14.2		Prunus serotina	black cherry	good		
76	633	13.2		Acer negundo	boxelder	poor	main trunk dead	90 degree bend
77	634	15.8		Acer negundo	boxelder	poor	main trunk broke off	
78	635	19.5		Acer negundo	boxelder	good		
79	636	10.3	8.1	Malus sp.	crabapple sp.	poor	10.3" trunk dead	
80	637	7.2		Malus sp.	crabapple sp.	fair	several broken or dead limbs	
81	638	11.8	10.1	Acer negundo	boxelder	fair	co-dominant trunks	
82	639	24.5		Pinus strobus	white pine	good	2882	
83	640	8.8		Ulmus americana	American elm	fair	asymmetric crown	70 degree bend
84	641	14	13	Malus sp.	crabapple sp.	poor	co-dominant trunks	rotted out
85	642	26.6		Picea abies	Norway spruce	good	2021	
86	643	17		Picea abies	Norway spruce	good	2022	
87	644	18.9		Picea abies	Norway spruce	good	2023	
88	645	7.5		Malus alba	white mulberry	fair	asymmetric crown	
89	646	6.5		Rhamnus cathartica	common buckthorn	good		
90	647	6.2		Picea abies	Norway spruce	good	needle drop	
91	648	7.5	7	Acer negundo	boxelder	fair	co-dominant trunks	asymmetric crowns
92	649	16.6	12.4	Acer negundo	boxelder	fair	co-dominant trunks	asymmetric crowns
93	650	24.2		Ulmus pumila	Siberian elm	fair	elm leaf beetle	2890

Tree #	Tag #	Dia. (in)	Other Dia.	Botanical Name	Common Name	Condition	Comment 1	Comment 2
94	651	10.3		Prunus serotina	black cherry	fair	twisted or bent trunk	
95	652	11.5		Acer negundo	boxelder	poor	crowns broke off	60 degree bend
96	653	14		Malus alba	white mulberry	fair	twisted or bent trunk	
97	654	7.1		Prunus serotina	black cherry	fair	twisted or bent trunk	heavy vine
98	655	14		Malus alba	white mulberry	good	heavy vine	
99	656	14.6		Thuja occidentalis	northern white cedar	good		
100	657	6.4		Fraxinus americana	white ash	fair	twisted or bent trunk	heavy vine
101	658	10.2	5.5	Malus sp.	crabapple sp.	fair	several broken or dead limbs	heavy vine
102	659	7.6		Prunus serotina	black cherry	fair	twisted or bent trunk	heavy vine
103	660	7.9		Prunus serotina	black cherry	good	heavy vine	
104	661	16		Thuja occidentalis	northern white cedar	good		
105	662	6.2		Acer negundo	boxelder	fair		
106	663	6.5	6	Acer negundo	boxelder	fair	co-dominant trunks	45 degree lean
107	664	10.4		Prunus serotina	black cherry	fair	twisted or bent trunk	heavy vine
108	665	14.5		Thuja occidentalis	northern white cedar	good		
109	666	17.1		Thuja occidentalis	northern white cedar	good		
110	667	17.7		Acer negundo	boxelder	fair	40 degree lean	
111	668	9.4		Ulmus americana	American elm	fair	twisted or bent trunk	
112	669	6.5		Acer negundo	boxelder	fair	twisted or bent trunk	
113	670	12		Acer negundo	boxelder	good		
114	671	10.4		Fraxinus americana	white ash	good		
115	672	7.2		Fraxinus americana	white ash	fair	30 percent bark loss	
116	673	8.8		Fraxinus americana	white ash	good		
117	674	22.2		Picea abies	Norway spruce	good	heavy vine	2085
118	675	6.8		Ostrya virginiana	hop-hornbeam	good		
119	676	13.4		Thuja occidentalis	northern white cedar	good		
120	677	17.8		Acer negundo	boxelder	good	20 degree lean	
121	678	6.7		Acer negundo	boxelder	fair	twisted or bent trunk	
122	679	12.4		Acer negundo	boxelder	fair	45 degree lean	
123	680	15.3		Acer negundo	boxelder	fair	45 degree lean	
124	681	9		Acer negundo	boxelder	fair	50 degree lean	heavy vine
125	682	11.6		Acer negundo	boxelder	fair	50 degree lean	heavy vine
126	683	17		Fraxinus americana	white ash	good		
127	684	10.1		Carya glabra	pinnut hickory	good	heavy vine	
128	685	13.1		Quercus rubra	red oak	good		
129	686	14.7		Ulmus americana	American elm	fair	twisted or bent trunk	
130	687	7.1		Tilia americana	basswood	good		
131	688	6		Ulmus pumila	Siberian elm	fair	twisted or bent trunk	
132	689	8.7		Tilia americana	basswood	good		
133	690	10.3		Ulmus americana	American elm	good		
134	691	16.3		Ulmus pumila	Siberian elm	fair	asymmetric crown	lean
135	692	17.3		Tilia americana	basswood	fair	twisted or bent trunk	
136	693	12.9		Tilia americana	basswood	good	2155	
137	694	13.6		Tilia americana	basswood	poor	crowns broke off	2151
138	695	8.3		Tilia americana	basswood	fair	twisted or bent trunk	heavy vine
139	696	9.5		Prunus serotina	black cherry	fair	twisted or bent trunk	heavy vine
140	697	19.3		Fraxinus americana	white ash	good		
141	698	8.2		Ostrya virginiana	hop-hornbeam	fair	asymmetric crown	
142	699	7.6		Ostrya virginiana	hop-hornbeam	fair	asymmetric crown	
143	700	16.9		Fraxinus americana	white ash	good		
144	701	3.3		Carya glabra	pinnut hickory	good	heavy vine	
145	702	6.6		Prunus serotina	black cherry	fair	heavy vine	
146	703	9.4		Carya glabra	pinnut hickory	good		
147	704	9.8		Carya glabra	pinnut hickory	fair	twisted or bent trunk	heavy vine
148	705	7.4		Carya glabra	pinnut hickory	poor	crowns broke off	heavy vine
149	706	9.3		Acer negundo	boxelder	poor	90 degree bend	heavy vine
150	707	15.7		Malus alba	white mulberry	poor	broken or dead limbs	heavy vine
151	708	14.5		Prunus serotina	black cherry	fair	heavy vine	
152	709	14.1		Tilia americana	basswood	fair	heavy vine	
153	710	7		Fraxinus americana	white ash	fair	twisted or bent trunk	heavy vine
154	711	13.2		Prunus serotina	black cherry	fair	asymmetric crown	
155	712	16.5		Prunus serotina	black cherry	good		
156	713	8.3		Prunus serotina	black cherry	fair	twisted or bent trunk	lean
157	714	6.8		Prunus serotina	black cherry			





CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257  
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Know what's below  
Call before you dig.

DATE ISSUED/REVISED

12-10-2024 ISSUED SURVEY  
12-19-2024 UPDATED TITLE COMMITMENT

DRAWN BY:

O. Tamimi

DESIGNED BY:

-

APPROVED BY:

K. Navaroli

DATE:

December 10, 2024

SCALE: 1" = 40'

40 20 0 20 40 60

NFE JOB NO.

0399

SHEET NO.

3 of 3

Tree Inventory List

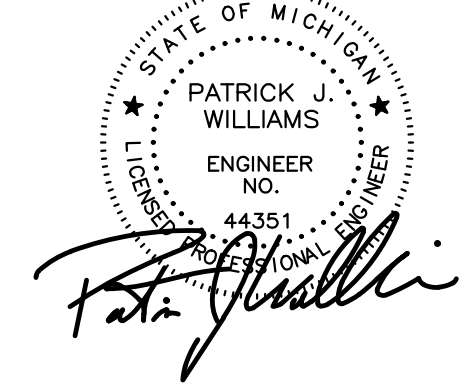
Job Number: 0399  
Job Location: 29150 W 12 Mile Road  
Date: 12/5/2024  
Performed By: A. Simon

Condition Description Notes:  
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"Poor" - major structural defects, poor form, insect infested\*

\*Structural defects may include decayed wood, cracks, root problems, weak branch unions  
cankers, poor tree architecture, dead/failed branches due to various causes.

Tree #	Tag #	Dia. (in)	Other Dia.	Botanical Name	Common Name	Condition	Comment 1	Comment 2
187	744	14	14, 13	Tilia americana	basewood	fair	co-dominant trunks	
188	745	12	8.5	Tilia americana	basewood	poor	12" trunk broke off	
189	746	8.5		Carya glabra	pinut hickory	good		
190	747	7		Fraxinus americana	white ash	good	on eroding gully	
191	748	7.2		Tilia americana	basewood	good		
192	749	16.3		Carya ovata	shagbark hickory	good	on eroding gully	
193	750	6.6		Fagus grandifolia	American beech	good		
194	751	6.2		Carya glabra	pinut hickory	good		
195	752	12		Tilia americana	basewood	good		
196	753	10.2		Quercus rubra	red oak	good	20 degree lean	
197	754	9		Tilia americana	basewood	good		
198	755	12.5		Tilia americana	basewood	good		
199	756	14.5		Tilia americana	basewood	good	2141	
200	757	11.2		Acer rubrum	red maple	good		
201	758	22.3		Tilia americana	basewood	fair	asymmetric crown	lean
202	759	20		Acer negundo	boxelder	poor	several broken or dead limbs	lean
203	760	14		Tilia americana	basewood	good		
204	761	9.3		Tilia americana	basewood	good		
205	762	12.3		Tilia americana	basewood	good		
206	763	7.4		Tilia americana	basewood	good		
207	764	8.5		Tilia americana	basewood	good		
208	765	6.6		Tilia americana	basewood	fair	trunk cavity	
209	766	16.2		Tilia americana	basewood	fair	trunk cavities	
210	767	17.5		Prunus serotina	black cherry	fair	co-dominant trunks	
211	768	11.9		Tilia americana	basewood	fair	asymmetric crown	
212	769	15		Tilia americana	basewood	good	2092	
213	770	8.7		Prunus serotina	black cherry	fair	asymmetric crown	heavy vine
214	771	17		Tilia americana	basewood	good		
215	772	7.4		Tilia americana	basewood	good		
216	773	8.5		Prunus serotina	black cherry	fair	twisted or bent trunk	asymmetric crowns
217	774	14.1	8	Tilia americana	basewood	fair	twisted or bent trunk	
218	775	11.7		Celtis occidentalis	northern hackberry	poor	bent by windfall	
219	776	9.7		Fraxinus americana	white ash	good		
220	777	8.7	6	Tilia americana	basewood	fair	co-dominant trunks	
221	778	9		Tilia americana	basewood	fair	twisted or bent trunk	
222	779	7.8		Tilia americana	basewood	fair	twisted or bent trunk	
223	780	13.1		Tilia americana	basewood	fair	twisted or bent trunk	
224	781	6		Tilia americana	basewood	fair	twisted or bent trunk	
225	782	8.3		Prunus serotina	black cherry	good		
226	783	24.1	20.7	Ulmus americana	American elm	good		
227	784	7		Ulmus americana	American elm	good		
228	785	7.8		Acer negundo	boxelder	fair	40 degree lean	
229	786	9.4		Ulmus americana	American elm	fair	twisted or bent trunk	
230	787	7.1		Prunus serotina	black cherry	fair	twisted or bent trunk	heavy vine
231	788	7.3		Acer negundo	boxelder	fair	several broken or dead limbs	30 degree bend
232	789	23		Tilia americana	basewood	fair	several broken or dead limbs	
233	790	28.6		Carya glabra	pinut hickory	good		
234	791	6.7		Carya glabra	pinut hickory	fair	asymmetric crown	
235	792	11.3		Prunus serotina	black cherry	fair	asymmetric crown	
236	793	6.4		Morus alba	white mulberry	fair	30 degree lean	weeping from union
237	794	7.7		Ulmus americana	American elm	good		
238	795	13.1		Ulmus americana	American elm	fair	twisted or bent trunk	heavy vine
239	796	21		Quercus rubra	red oak	good		
240	797	11.3	7, 6, 4	Quercus rubra	red oak	fair	co-dominant trunks	twisted or bent trunks
241	798	7.1		Prunus serotina	black cherry	fair	30 degree lean	heavy vine
242	799	11.5		Prunus serotina	black cherry	fair	twisted or bent trunk	
243	800	27.7		Picea abies	Norway spruce	good	2071	
244	801	24.5		Picea pungens	Colorado spruce	good	2073	
245	802	8		Prunus serotina	black cherry	fair	twisted or bent trunk	
246	803	8.5		Quercus rubra	red oak	fair	asymmetric crown	
247	804	6.6		Quercus rubra	red oak	good		
248	805	8.8		Ulmus americana	American elm	fair	twisted or bent trunk	
249	806	10.3		Prunus serotina	black cherry	good		
250	807	9.7		Tilia americana	basewood	fair	twisted or bent trunk	30 degree lean
251	808	9.2		Quercus rubra	red oak	good	heavy vine	
252	809	20.7		Picea abies	Norway spruce	good	heavy vine	2066
253	810	6.7		Prunus serotina	black cherry	good		
254	811	15.5	10	Thuja occidentalis	northern white cedar	poor	multiple dead trunks	
255	812	19.5	19.2, 11	Acer saccharinum	silver maple	fair	co-dominant trunks	heavy vine
256	813	22.6		Picea pungens	Colorado spruce	good		
257	814	7.5		Prunus serotina	black cherry	fair	twisted or bent trunk	
258	815	8.2		Acer negundo	boxelder	fair	twisted or bent trunk	60 degree lean
259	816	16.9		Acer negundo	boxelder	fair	twisted or bent trunk	45 degree lean
260	817	8		Prunus cerasus	sour cherry	fair	asymmetric crown	
261	818	6.5		Prunus serotina	black cherry	fair	twisted or bent trunk	
262	819	8.8		Prunus serotina	black cherry	good		
263	820	6.7	4	Prunus serotina	black cherry	fair	twisted or bent trunk	
264	821	22	15.4, 8	Acer negundo	boxelder	poor	22" trunk dead	
265	822	32.8		Picea abies	Norway spruce	fair	heavy vine	2011
266	823	7.5		Tilia americana	basewood	fair	asymmetric crown	
267	824	17.3		Morus alba	white mulberry	fair	asymmetric crown	
268	825	7.3	7, 6.5, 5	Taxus cuspidata	Japanese yew	good		
269	826	30.7	10	Acer saccharinum	silver maple	good	heavy vine	
270	827	19.2		Picea pungens	Colorado spruce	good	heavy vine	
271	828	23.5		Picea pungens	Colorado spruce	good	heavy vine	
272	829	8.2	8	Acer negundo	boxelder	poor	co-dominant trunks	large crack in 8"
273	830	15		Populus deltoides	eastern cottonwood	fair	heavy vine	
274	831	8.5		Populus deltoides	eastern cottonwood	fair	heavy vine	
275	832	15.4		Populus deltoides	eastern cottonwood	fair	heavy vine	
276	833	9	8.1	Acer negundo	boxelder	poor	9" trunk dead	heavy vine
277	834	13.8		Populus deltoides	eastern cottonwood	fair	heavy vine	
278	835	18.3		Fraxinus americana	white ash	fair	heavy vine	
279	836	11.8		Acer saccharum	sugar maple	fair	heavy vine	
280	837	15		Robinia pseudoacacia	black locust	good	2873	

SEAL



PROJECT  
 29150 W 12 Mile Road  
 Farmington, MI 48334

CLIENT  
 Mike Youisif  
 4780 Dow Ridge Road  
 Orchard Lake MI , 48324

PROJECT LOCATION  
 Part of the SW 1/4  
 of Section 12  
 T.1N., R.9E.  
 City of Farmington,  
 Oakland County, Michigan

SHEET  
 Demolition Plan



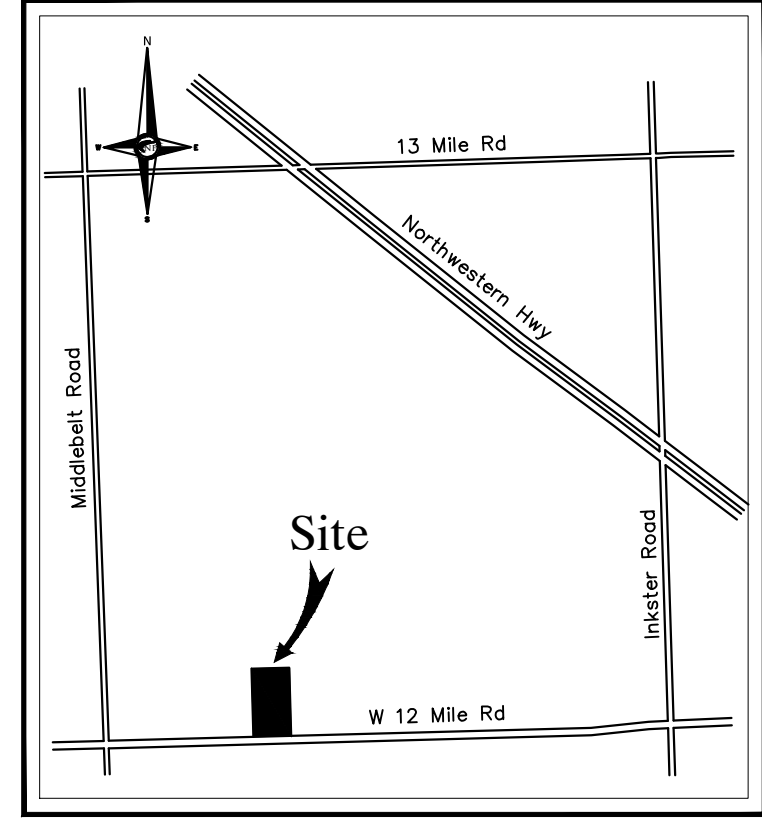
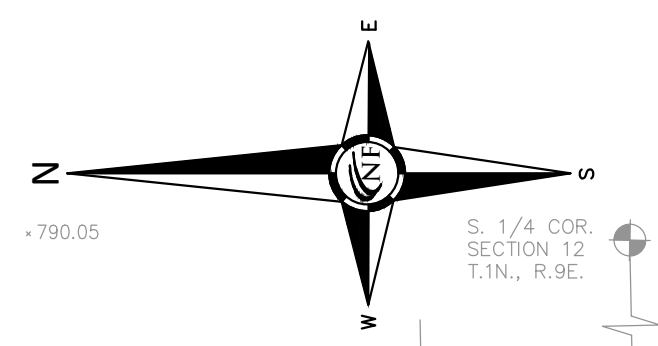
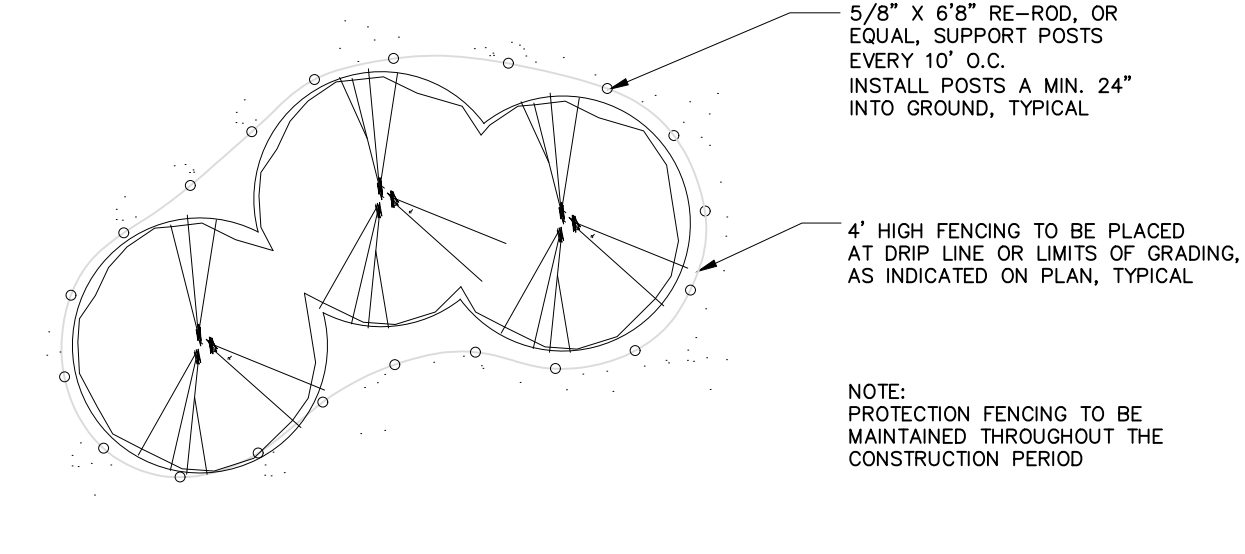
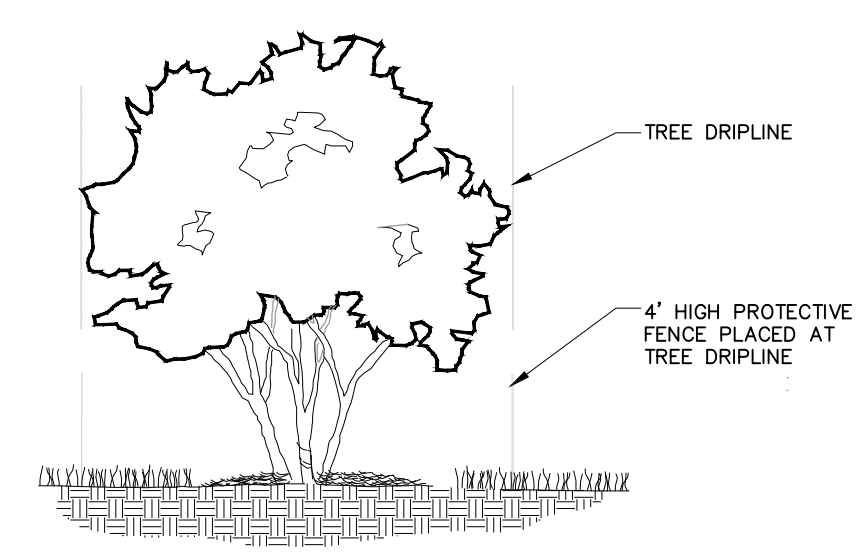
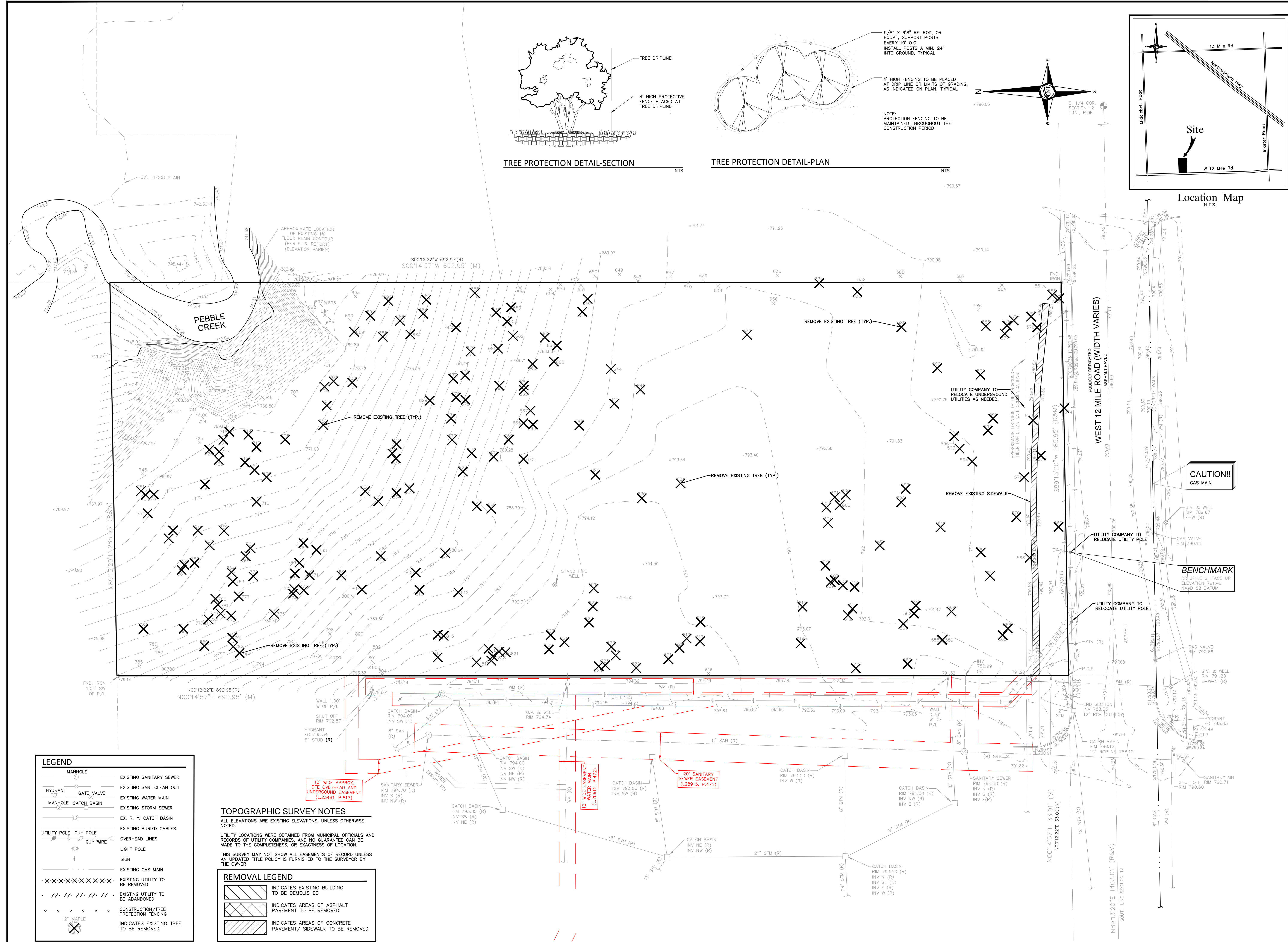
DATE ISSUED/REVISED  
 02-28-25 SUBMIT FOR SITE PLAN REVIEW

DRAWN BY:  
 M. Hani  
 DESIGNED BY:  
 M. Kurmas  
 APPROVED BY:  
 P. Williams

DATE:  
 10-23-2024

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.  
**0399 SP-1**



**LEGEND**

	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	UTILITY POLE
	GUY POLE
	GUY WIRE
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	EXISTING UTILITY TO BE REMOVED
	EXISTING UTILITY TO BE ABANDONED
	CONSTRUCTION/TREE PROTECTION FENCING
	12" MAPLE

**TOPOGRAPHIC SURVEY NOTES**

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER

**REMOVAL LEGEND**

	INDICATES EXISTING BUILDING TO BE DEMOLISHED
	INDICATES AREAS OF ASPHALT PAVEMENT TO BE REMOVED
	INDICATES AREAS OF CONCRETE PAVEMENT/ SIDEWALK TO BE REMOVED

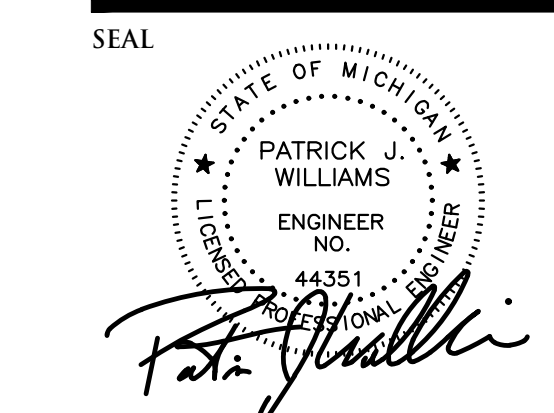
10' WIDE APPROX. DYE OVERHEAD AND UNDERGROUND EASEMENT (L23481, P.817)

12' WIDE EASEMENT WATER MAIN (L28915, P.472)

20' SANITARY SEWER EASEMENT (L28915, P.475)



Location Map  
N.T.S.



PROJECT  
29150 W 12 Mile Road  
Farmington, MI 48334

CLIENT  
Mike Youself  
4780 Dow Ridge Road  
Orchard Lake MI , 48324

PROJECT LOCATION  
Part of the SW 1/4  
of Section 12  
T.1N., R.9E.  
City of Farmington,  
Oakland County, Michigan

SHEET  
General Site Plan



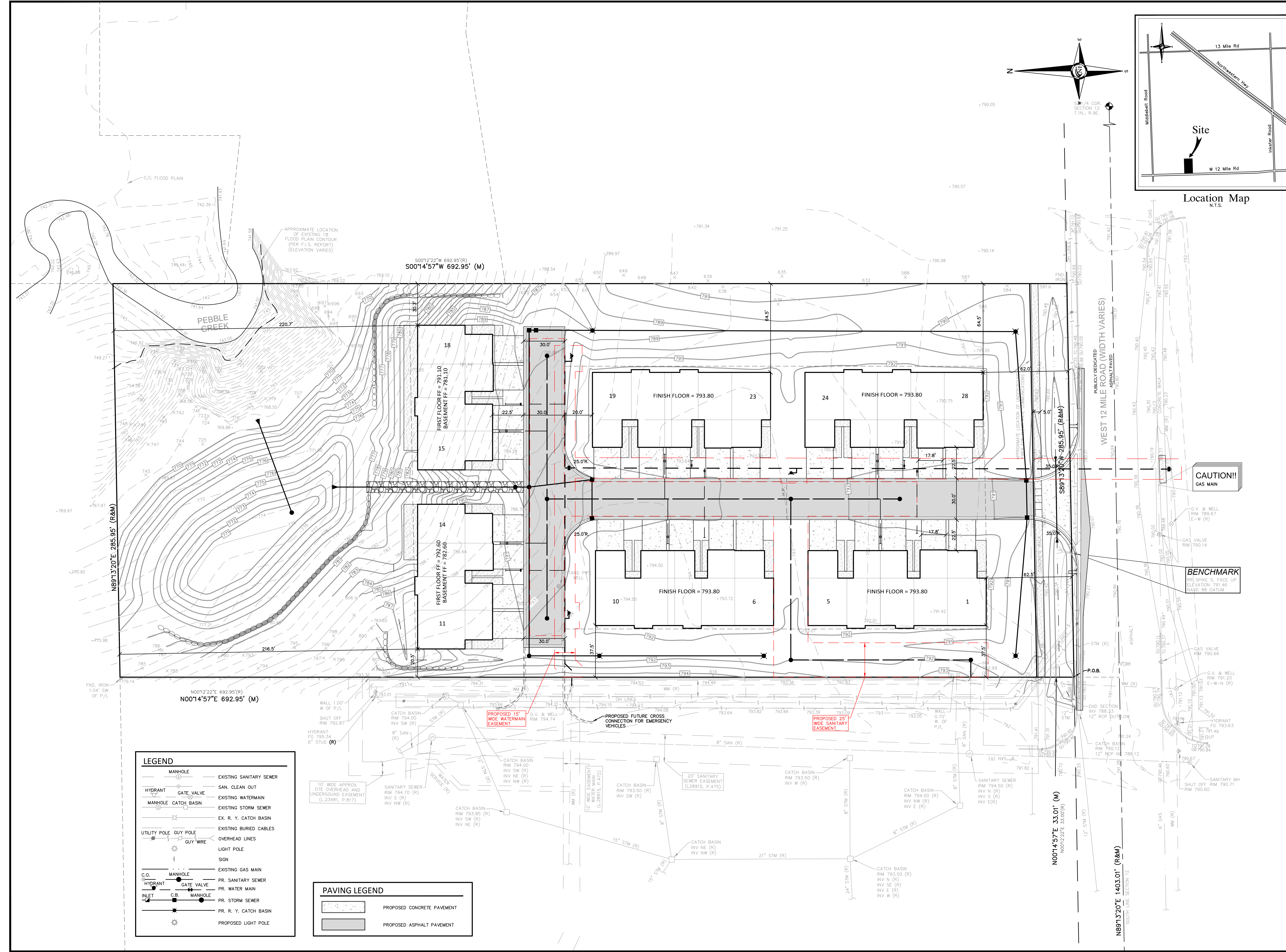
DATE ISSUED/REVISED  
02-28-25 SUBMIT FOR SITE PLAN REVIEW

DRAWN BY:  
M. Hani  
DESIGNED BY:  
M. Kurmas  
APPROVED BY:  
P. Williams

DATE:  
10-23-2024

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.  
0399 SP-2

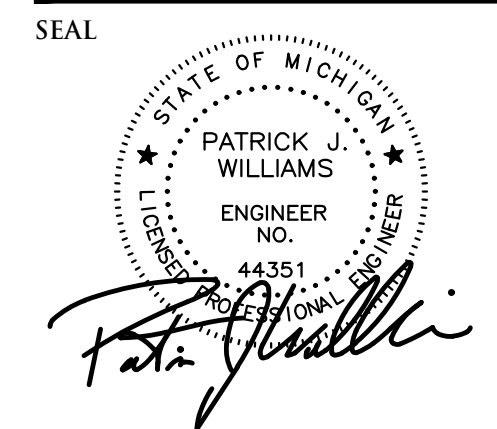


**LEGEND**

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	MANHOLE CATCH BASIN		EXISTING WATERMAIN
	UTILITY POLE		EXISTING STORM SEWER
	GUY WIRE		EX. R. Y. CATCH BASIN
	LIGHT POLE		EXISTING BURIED CABLES
	SIGN		OVERHEAD LINES
	EXISTING GAS MAIN		PR. SANITARY SEWER
	PR. SANITARY SEWER		PR. WATER MAIN
	PR. WATER MAIN		PR. STORM SEWER
	PR. STORM SEWER		PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE		

**PAVING LEGEND**

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT



PROJECT  
29150 W 12 Mile Road  
Farmington, MI 48334

CLIENT  
Mike Youisif  
4780 Dow Ridge Road  
Orchard Lake MI , 48324

PROJECT LOCATION  
Part of the SW 1/4  
of Section 12  
T.1N., R.9E.  
City of Farmington,  
Oakland County, Michigan

SHEET  
Paving & Grading Plan



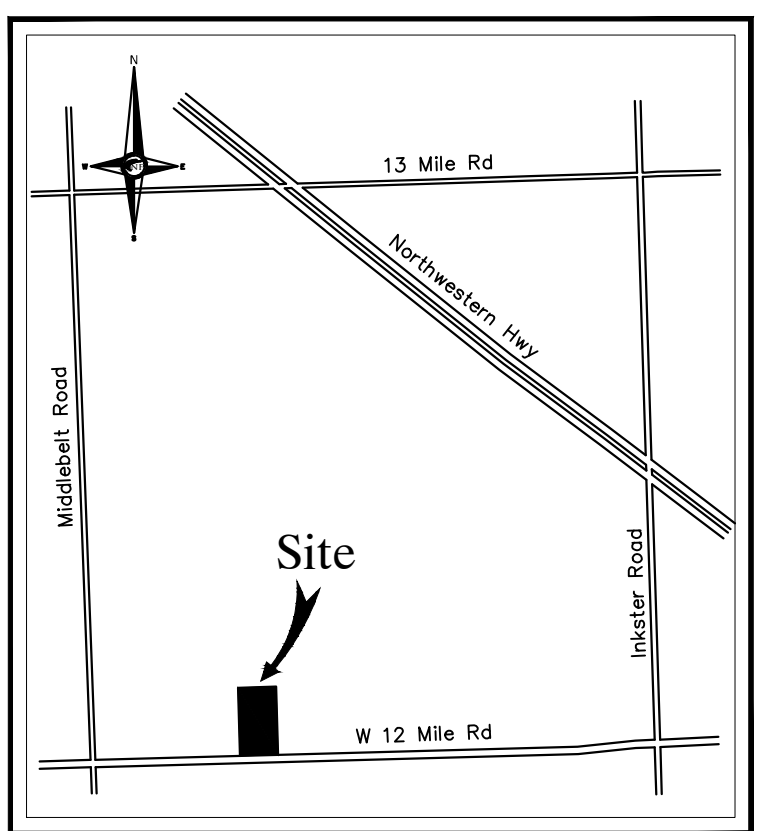
DATE ISSUED/REVISED  
02-28-25 SUBMIT FOR SITE PLAN REVIEW

DRAWN BY:  
N. Naoum  
DESIGNED BY:  
M. Kurmas  
APPROVED BY:  
P. Williams

DATE:  
10-23-2024

SCALE: 1" = 30'  
30 15 0 15 30 45

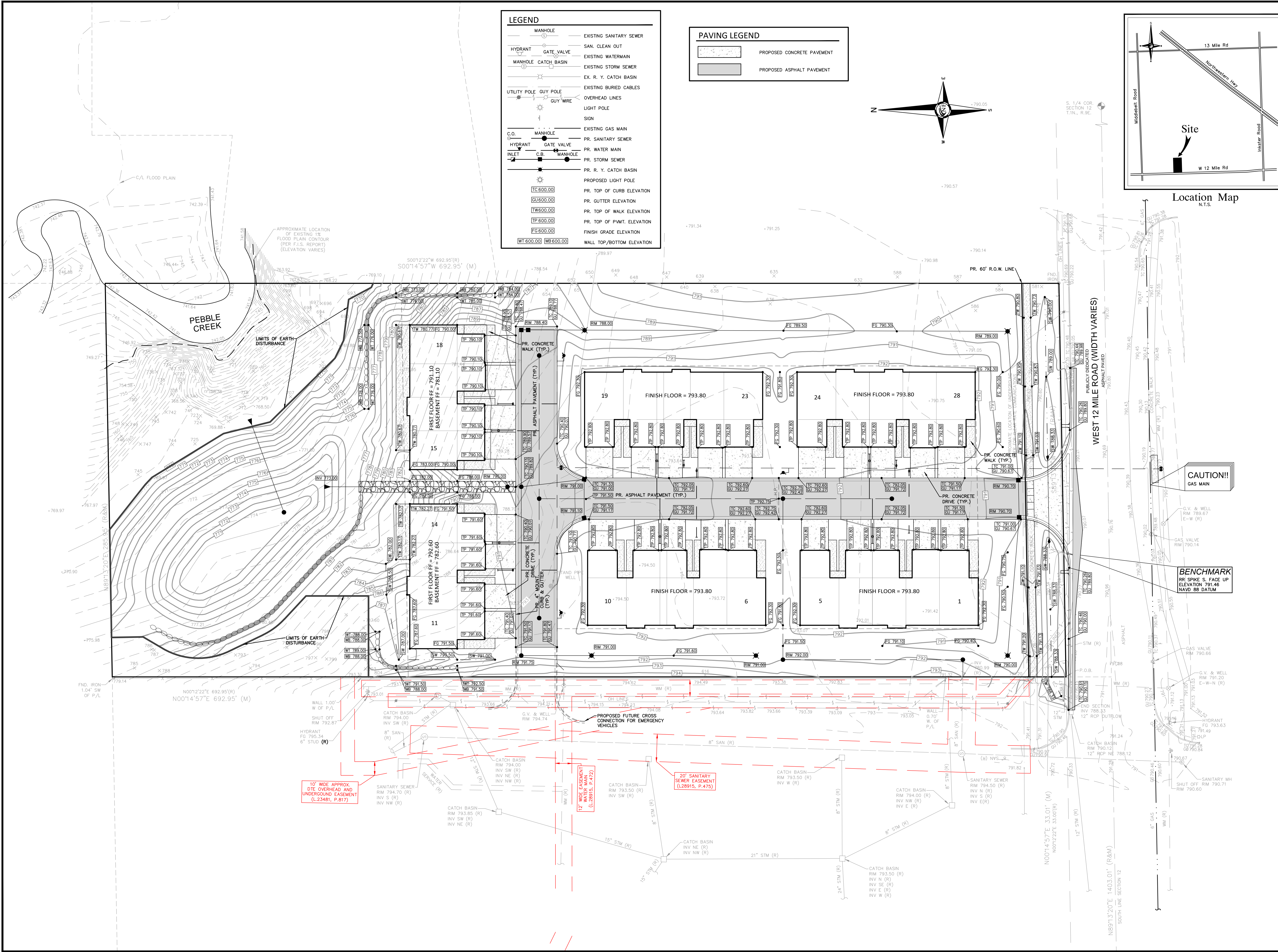
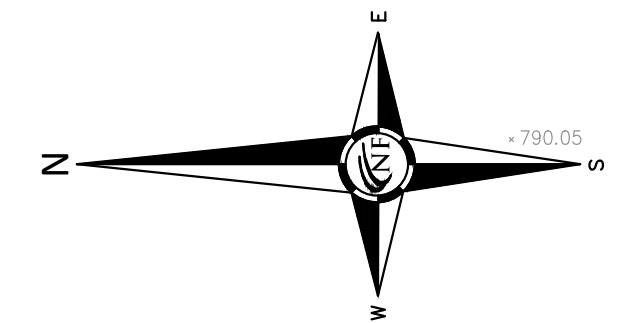
NFE JOB NO. SHEET NO.  
0399 SP-3



Location Map  
N.T.S.

LEGEND	
	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE
	PR. TOP OF CURB ELEVATION
	PR. GUTTER ELEVATION
	PR. TOP OF WALK ELEVATION
	PR. TOP OF PWMT. ELEVATION
	FINISH GRADE ELEVATION
	WALL TOP/BOTTOM ELEVATION

PAVING LEGEND	
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT



CAUTION!!  
GAS MAIN

BENCHMARK  
RR SPIKE S. FACE UP  
ELEVATION 791.46  
NAVD 88 DATUM

10' WIDE APPROX.  
DIE OVERHEAD AND  
UNDERGROUND EASEMENT  
(L23481, P.817)

20' SANITARY  
SEWER EASEMENT  
(L28915, P.475)

PROPOSED FUTURE CROSS  
CONNECTION FOR EMERGENCY  
VEHICLES

PART OF LOT 3  
ADDRESS: 28575 DANVERS CT  
OWNER: SHAHEEN KORRI A. SHAHEEN MAHER  
ZONE: RA-1A  
P.I.N.: 23-12-376-031

PART OF LOT 3  
ADDRESS: 28800 W 12 MILE RD  
OWNER: LEVY DEANDRE C. LEVY DESIRE T  
ZONE: RA-1A  
P.I.N.: 23-12-376-026

SUPERVISOR'S PLAT NO. 9  
(L. 54, P. 32, O.C.R.)

PART OF LOT 3  
ADDRESS: 28800 W 12 MILE RD  
OWNER: LEVY DEANDRE C. LEVY DESIRE T  
ZONE: RA-1A  
P.I.N.: 23-12-376-019

LOT 5  
ADDRESS: 28100 WESTBROOK CT  
OWNER: PAMELA DONALD (TE) & PEGGY (TE)  
P.I.N.: 23-12-376-033

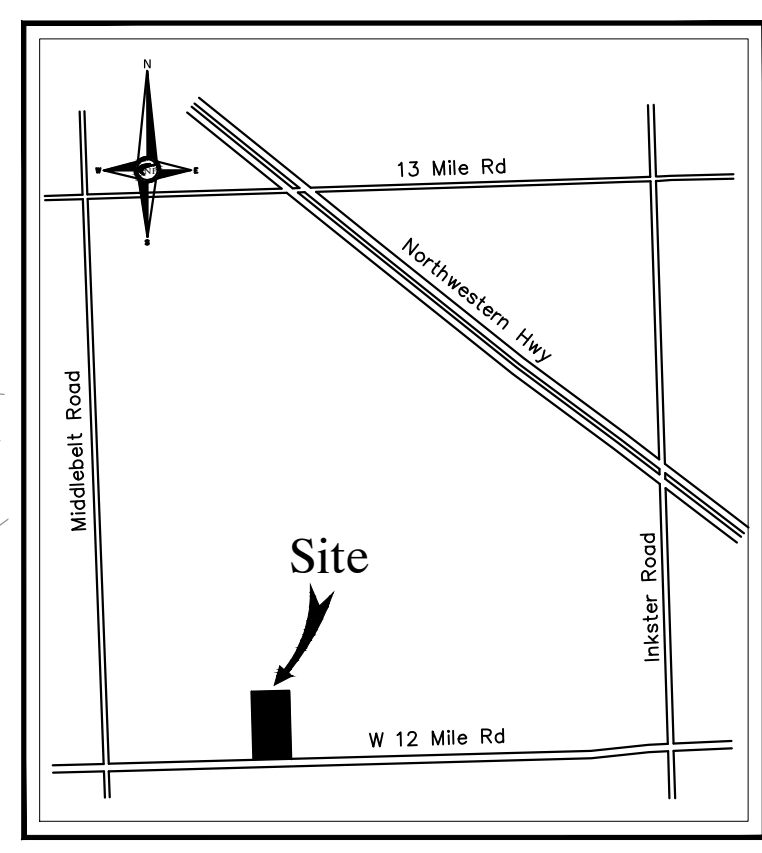
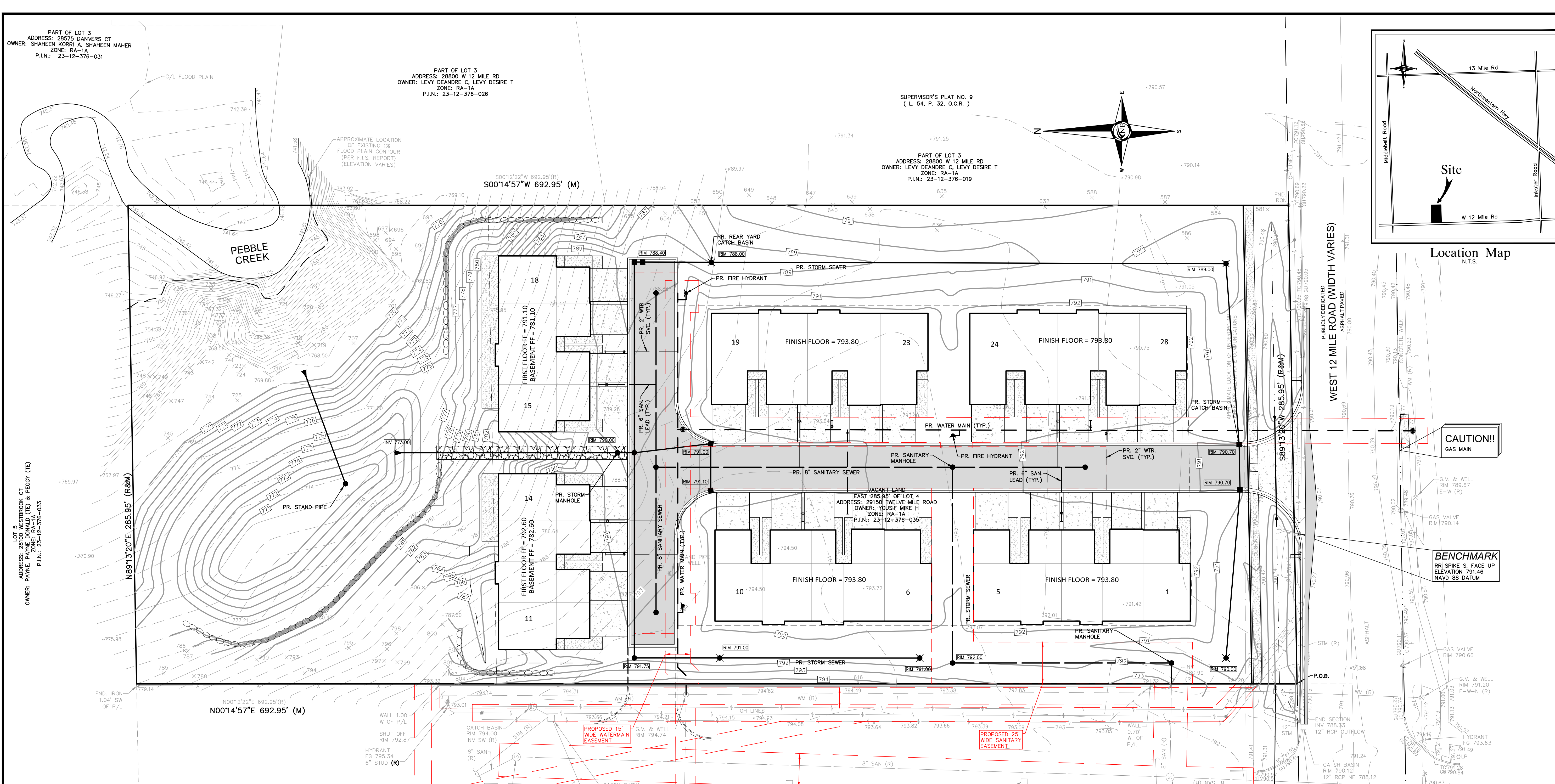
LOT 6  
ADDRESS: 28100 WESTBROOK CT  
OWNER: PAMELA DONALD (TE) & PEGGY (TE)  
P.I.N.: 23-12-376-033

REQUIRED DETENTION VOLUME CALCULATIONS	
100 Year Post-Development Detention Volume	
Name of Project:	Name
Location of Project:	Location
NFE Project No.:	0399
Contributing Acreage "A":	4.37 ac
Weighted Runoff Coefficient "C":	0.57
Time of Concentration "Tc":	20.00 min
1. Calculate Required Water Quality Volume (Vwq) [1" Rainfall Event]	
$Vwq = 3630(C)(A)$	9,042 cft
2. Calculate Required Forebay Volume (Vf) [0.15" Rainfall Event]	
$Vf = 545(C)(A)$	1,358 cft
3. Calculate Required Channel Protection Volume (Vcp-r) [1.3" Rainfall Event]	
$Vcp-r = 4719(C)(A)$	11,755 cft
4. Calculate Required Extended Detention Volume (Ved) [1.9" Rainfall Event]	
$Ved = 6897(C)(A)$	17,180 cft
5. Calculate Extended Detention Outlet Rate (Qed) [48 hour discharge]	
$Qed = Ved / [(48 \text{ hr}) (60 \text{ min}) (60 \text{ sec})] = Ved / 172800$	0.10 cfs
6. Calculate 100-year Rainfall Intensity (I100)	
$I100 = 83.3 / (Tc + 9.17)^{0.81}$	5.42 in/hr
7. Calculate 100-year Storm Inlet Rate (Q100-in)	
$Q100-in = (C)(I100)(A)$	13.50 cfs
8. Determine the Variable Release Rate (Qvrr)	
$Qvrr = 1.1055 - (0.206 * \ln(A))$	0.80 cfs/ac
Restricted Outlet rate per local municipality	N/A cfs/ac
9. Calculate Allowable 100-year Storm Outlet Rate (Q100p)	
$Q100p = (Qvrr)(A)$	3.50 cfs
10. Calculate Storage Curve Factor (R)	
$R = 0.206 - (0.15) \ln(Q100p / Q100-in)$	0.408
11. Calculate Required 100-year Storm Volume in (V100R)	
$V100R = 18,985(C)(A)$	47,290 cft
12. Calculate 100-year Storm Detention Storage Volume (V100D)	
$V100D = (V100R)(R)$	19,312 cft
$Vcp(credit)$	0 cft
<b>TOTAL DETENTION VOLUME REQUIRED:</b>	<b>19,312 cft</b>

PROVIDED DETENTION VOLUME CALCULATIONS			
Volume of Frustum: $AB = H(A + B + \sqrt{AB}) / 3$			
SEDIMENT FOREBAY			
Contour Elevation	Surface Area (sqft)	Incremental Volume (cft)	Cumulative Volume (cft)
771	2,495	--	0
772	3,846	3,146	3,146
773	5,406	4,604	7,750
774	7,182	6,273	14,023
775	9,145	8,144	22,167
<b>Volume of Proposed Sediment Forebay: 22,167</b>			
DETENTION BASIN			
Contour Elevation	Surface Area (sqft)	Incremental Volume (cft)	Cumulative Volume (cft)
0	0	--	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
<b>Volume of Proposed Detention Basin: 0</b>			
<b>TOTAL VOLUME PROVIDED (cft) 22,167</b>			

EMERGENCY OVERTFLOW SPILLWAY WEIR		
100 Year Storm Event		
100 Year Storm Inlet Rate "Q100in":		13.50 cfs
Head Above Crest Weir, Hweir		0.50 ft
Calculate Required Length of Weir		
$l_{weir} = Q100in / (3.367 * (Hweir)^{1.5})$		11.34 ft
<b>TOTAL LENGTH PROVIDED</b>		<b>12 ft</b>

SANITARY SEWER BASIS OF DESIGN			
Use	Qty.	Unit Factor	
Multiple Family Residences	30 Residences @ 0.60 Per	1 Residences = 18.00 REUs	
Total REUs = 18.00 REUs			
Equivalent Population = 2.34 People Per REU			
Total Population = 42 People			
Average Flow = $\frac{100 \text{ Gal/Per/Day} * \text{Population}}{7.48 \text{ gal/cf} * 86,400 \text{ sec/day}}$			
Average Flow			4212.00 GPD = 0.0065 CFS
Peak Factor = $\frac{18 + (\# \text{ of Persons}/1000) * 0.50}{4 + (\# \text{ of Persons}/1000) * 0.50}$			
Peak Factor			4.33
Peak Flow = Peak Factor * Average Flow			
Peak Flow			18234.53 GPD = 0.0282 CFS
Proposed Sanitary Sewer	8 In. @ 0.40 %		0.764 CFS



**NF ENGINEERS**  
CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257  
WWW.NFE-ENGR.COM

SEAL

PROJECT  
29150 W 12 Mile Road  
Farmington, MI 48334

CLIENT  
Mike Youisif  
4780 Dow Ridge Road  
Orchard Lake MI , 48324

PROJECT LOCATION  
Part of the SW 1/4  
of Section 12  
T.1N. , R.9E.  
City of Farmington,  
Oakland County, Michigan

SHEET  
Utility Plan

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

DATE ISSUED/REVISED  
02-28-25 SUBMIT FOR SITE PLAN REVIEW

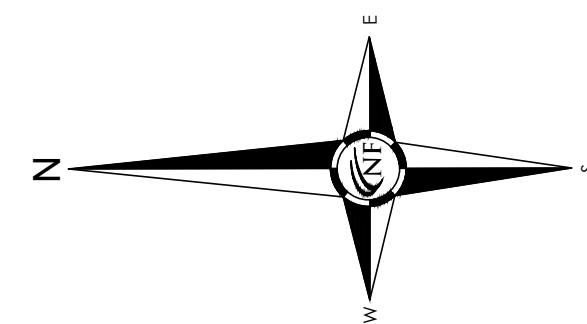
DRAWN BY:  
M. Hani  
DESIGNED BY:  
M. Kurmas  
APPROVED BY:  
P. Williams

DATE:  
10-23-2024

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.  
**0399 SP-4**

LEGEND	
	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	SAND BACKFILL (95% DENSITY)
	PROPOSED LIGHT POLE



PART OF LOT 3  
ADDRESS: 28575 DANVERS CT  
OWNER: SHAHEEN KORRI A, SHAHEEN MAHER  
ZONE: RA-1A  
P.I.N.: 23-12-376-031

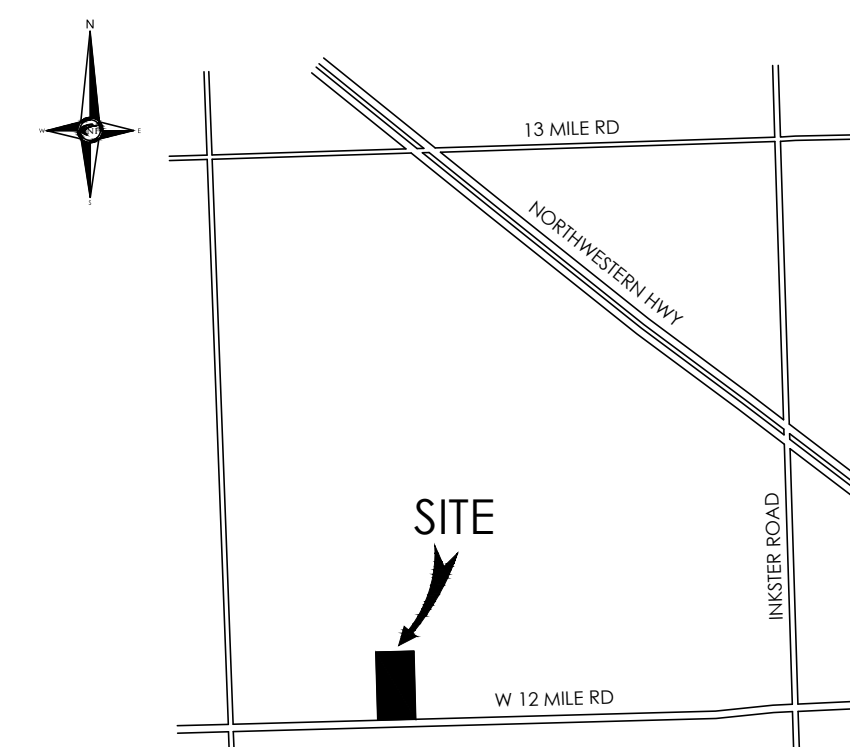
PART OF LOT 3  
ADDRESS: 28800 W 12 MILE RD  
OWNER: LEVY DEANDRE C, LEVY DESIRE T  
ZONE: RA-1A  
P.I.N.: 23-12-376-026

SUPERVISOR'S PLAT NO. 9  
(L. 54, P. 32, O.C.R.)

PART OF LOT 3  
ADDRESS: 28800 W 12 MILE RD  
OWNER: LEVY DEANDRE C, LEVY DESIRE T  
ZONE: RA-1A  
P.I.N.: 23-12-376-019

### GENERAL TREE PROTECTION NOTES

- APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE SURFACE IS RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
- NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
- WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
- DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE SCHEDULED TO REMAIN.
- ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
- SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
- TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
- ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
- THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
- THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
- ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
- THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MINIMALLY WITH A HYDRO-AXE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES. FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN, BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.



LOCATION MAP  
N.T.S.



NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257

SEAL



PROJECT  
29150 W 12 Mile Road  
Farmington, MI 48334

CLIENT  
Mike Youusif  
4780 Dow Ridge Road  
Orchard Lake MI, 48324

PROJECT LOCATION  
Part of the SW 1/4  
of Section 12  
T.1N., R.9E.  
City of Farmington,  
Oakland County, Michigan

SHEET  
Tree Preservation Plan

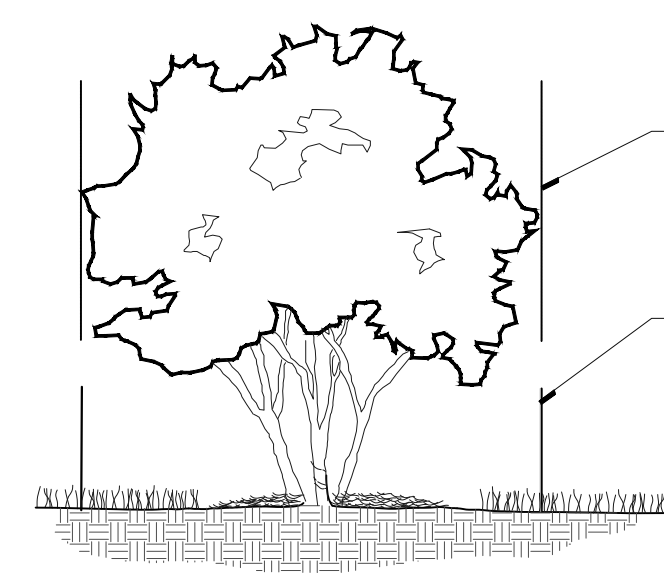
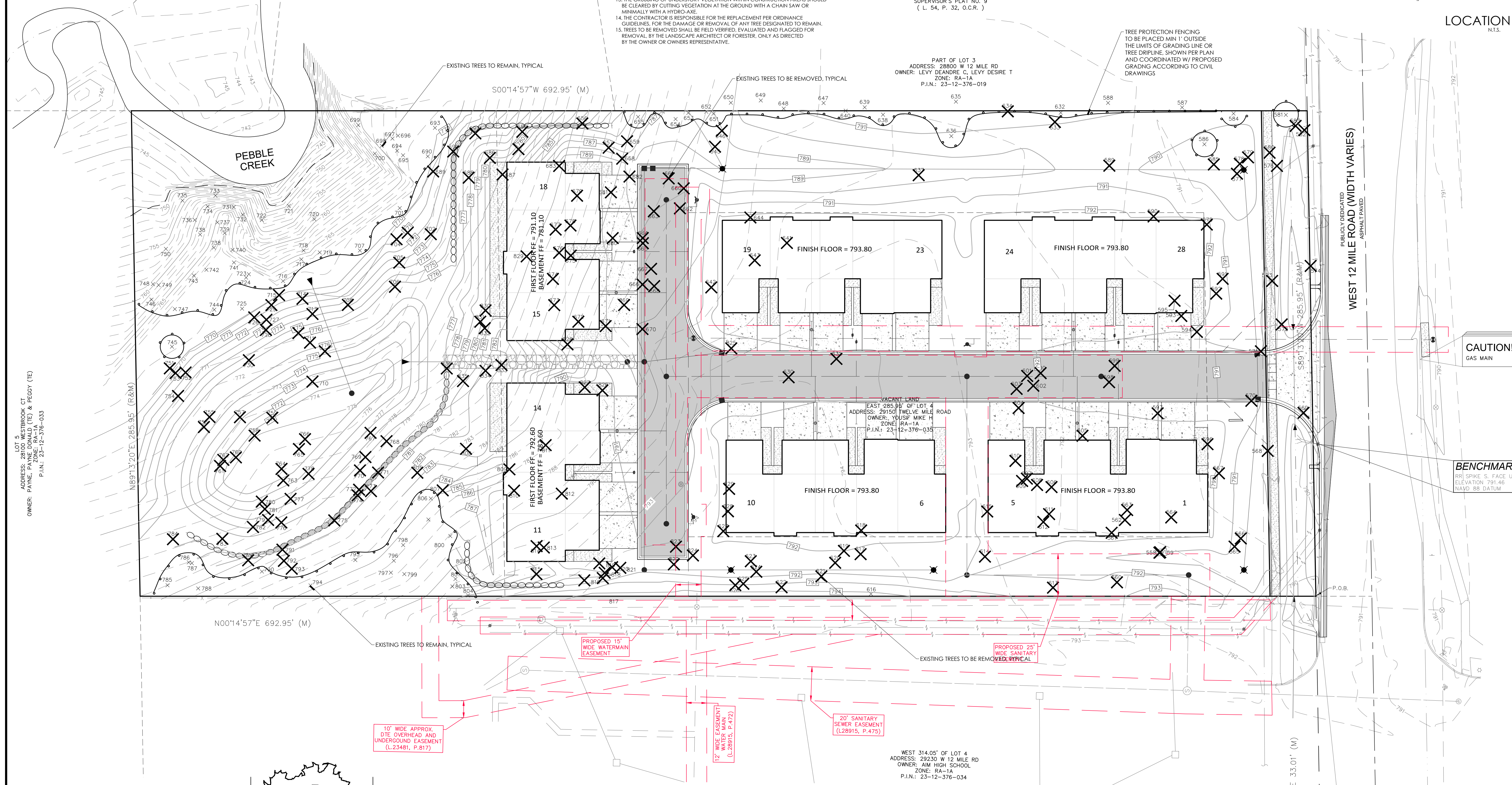


REVISIONS

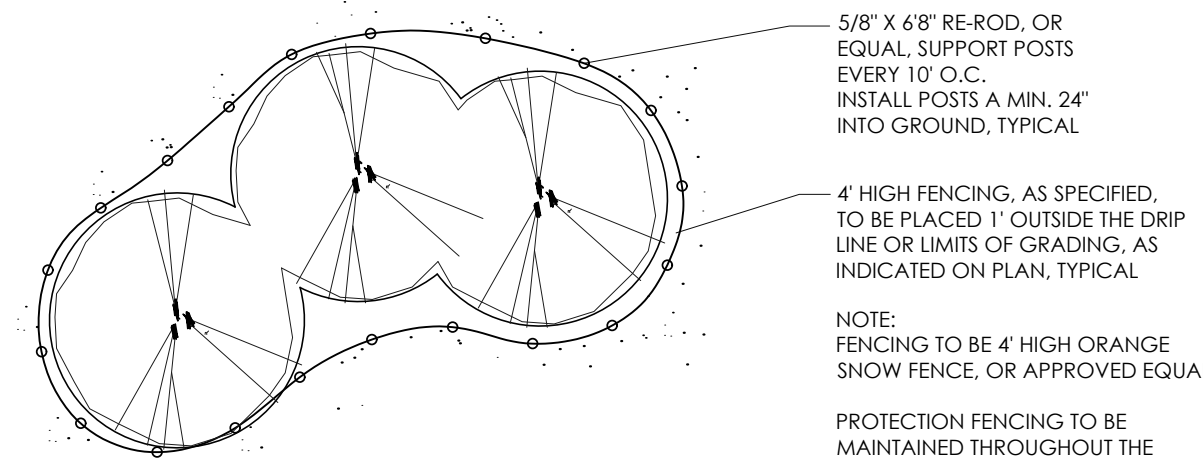
DRAWN BY:  
G. Ostrowski  
DESIGNED BY:  
G. Ostrowski  
APPROVED BY:  
G. Ostrowski  
DATE:  
01/21/2025

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.  
0399 L1



TREE PROTECTION DETAIL-SECTION  
N.T.S.



TREE PROTECTION DETAIL-PLAN  
N.T.S.

### TREE PRESERVATION SUMMARY:

TOTAL NUMBER OF TREES SURVEYED:	280
TOTAL OFF-SITE TREES:	7
TOTAL EXEMPT DUE TO CONDITION:	23
NET TREES ON-SITE:	250
TOTAL NUMBER OF PROTECTED TREES TO BE REMOVED:	159
TOTAL LANDMARK TREES TO BE REMOVED:	19 (432.6')
TOTAL NUMBER OF TREES TO REMAIN:	82
TOTAL LANDMARK REPLACEMENT TREES: (432.6' x 25% = 108.15')	36 TREES (3" CAL)
TOTAL REGULATED REPLACEMENT TREES REQUIRED:	159 TREES
TOTAL REPLACEMENT TREES:	195 TREES
REPLACEMENT TREES PROVIDED:	130 TREES
TREES TO BE PAID INTO CITY TREE FUND:	65 TREES

### LEGEND:

- X TREES TO BE REMOVED
- X\* TREES TO REMAIN
- TREE PROTECTION FENCING

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SEAL



PROJECT  
29150 W 12 Mile Road  
Farmington Hills, MI 48334

CLIENT

Mike Youisf  
4780 Dow Ridge Road  
Orchard Lake MI, 48324

PROJECT LOCATION

Part of the SW 1/4  
of Section 12  
T.1N., R.9E.  
City of Farmington Hills,  
Oakland County, Michigan

SHEET

Landscape Plan



Know whats below  
Call before you dig.

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY:

G. Ostrowski

DESIGNED BY:

G. Ostrowski

APPROVED BY:

G. Ostrowski

DATE:

01/21/2025

SCALE: 1" = 30'

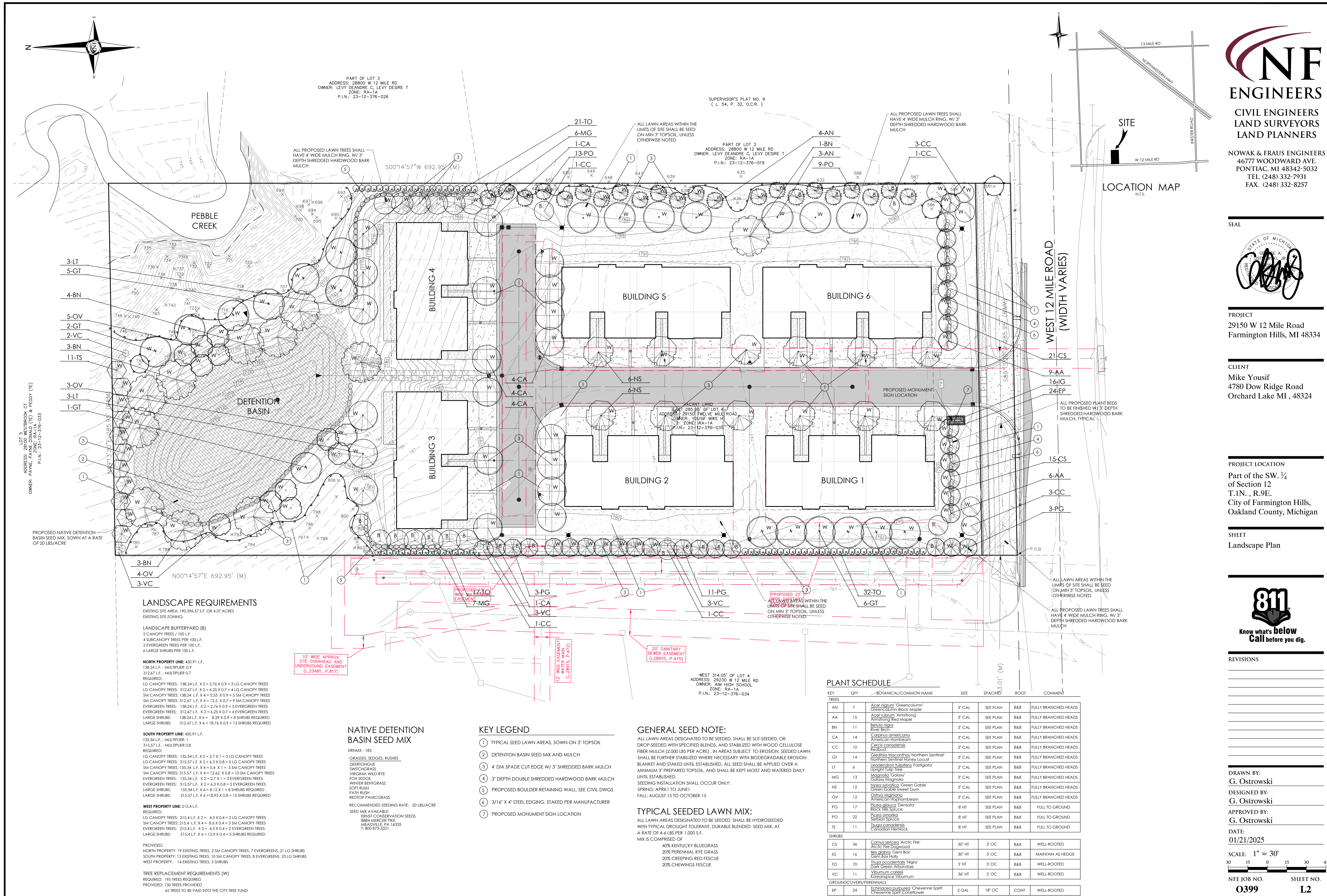
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NFE JOB NO.

0399

SHEET NO.

L2



**LANDSCAPE REQUIREMENTS**

EXISTING SITE AREA: 190,396.57 S.F. OR 4.37 ACRES  
EXISTING SITE ZONING:  
LANDSCAPE BUFFERYARD (B)  
2 CANOPY TREES / 100 LF  
4 SUB-CANOPY TREES PER 100 LF  
2 EVERGREEN TREES PER 100 LF  
6 LARGE SHRUBS PER 100 LF  
NORTH PROPERTY LINE: 450.91 LF  
138.24 LF - MULTIPLIER: 0.9  
312.67 LF - MULTIPLIER: 0.7  
REQUIRED:  
LG CANOPY TREES: 138.24 LF, X 2 = 2.76 X 0.9 = 3 LG CANOPY TREES  
LG CANOPY TREES: 312.67 LF, X 2 = 6.25 X 0.7 = 4 LG CANOPY TREES  
SM CANOPY TREES: 138.24 LF, X 4 = 5.53 X 0.9 = 5 SM CANOPY TREES  
SM CANOPY TREES: 312.67 LF, X 4 = 12.5 X 0.7 = 9 SM CANOPY TREES  
EVERGREEN TREES: 138.24 LF, X 2 = 2.76 X 0.9 = 3 EVERGREEN TREES  
EVERGREEN TREES: 312.67 LF, X 2 = 6.25 X 0.7 = 4 EVERGREEN TREES  
LARGE SHRUBS: 138.24 LF, X 6 = 8.29 X 0.9 = 8 SHRUBS REQUIRED  
LARGE SHRUBS: 312.67 LF, X 6 = 18.76 X 0.9 = 13 SHRUBS REQUIRED  
SOUTH PROPERTY LINE: 450.91 LF  
133.34 LF - MULTIPLIER: 1  
315.57 LF - MULTIPLIER: 0.8  
REQUIRED:  
LG CANOPY TREES: 133.34 LF, X 2 = 2.7 X 1 = 3 LG CANOPY TREES  
LG CANOPY TREES: 315.57 LF, X 2 = 6.3 X 0.8 = 5 LG CANOPY TREES  
SM CANOPY TREES: 133.34 LF, X 4 = 5.4 X 1 = 5 SM CANOPY TREES  
SM CANOPY TREES: 315.57 LF, X 4 = 12.6 X 0.8 = 10 SM CANOPY TREES  
EVERGREEN TREES: 133.34 LF, X 2 = 2.7 X 1 = 3 EVERGREEN TREES  
EVERGREEN TREES: 315.57 LF, X 2 = 6.3 X 0.8 = 5 EVERGREEN TREES  
LARGE SHRUBS: 133.34 LF, X 6 = 8.12 X 1 = 8 SHRUBS REQUIRED  
LARGE SHRUBS: 315.57 LF, X 6 = 18.76 X 0.8 = 15 SHRUBS REQUIRED  
WEST PROPERTY LINE: 215.4 LF  
REQUIRED:  
LG CANOPY TREES: 215.4 LF, X 2 = 4.3 X 0.4 = 2 LG CANOPY TREES  
SM CANOPY TREES: 215.4 LF, X 4 = 8.6 X 0.4 = 3 SM CANOPY TREES  
EVERGREEN TREES: 215.4 LF, X 2 = 4.3 X 0.4 = 2 EVERGREEN TREES  
LARGE SHRUBS: 215.4 LF, X 6 = 12.9 X 0.4 = 5 SHRUBS REQUIRED  
PROVIDED:  
NORTH PROPERTY: 19 EXISTING TREES, 2 SM CANOPY TREES, 7 EVERGREENS, 21 LG SHRUBS  
SOUTH PROPERTY: 12 EXISTING TREES, 10 SM CANOPY TREES, 8 EVERGREENS, 20 LG SHRUBS  
WEST PROPERTY: 14 EXISTING TREES, 5 SHRUBS  
TREE REPLACEMENT REQUIREMENTS (W)  
REQUIRED: 195 TREES REQUIRED  
PROVIDED: 130 TREES PROVIDED  
65 TREES TO BE PAID INTO THE CITY TREE FUND

**NATIVE DETENTION BASIN SEED MIX**

ERNMX - 183  
GRASSES, SEDGES, RUSHES  
DEERTONGUE  
SWITCHGRASS  
VIRGINIA WILD RYE  
FOX SEDGE  
WINTER BENTGRASS  
SOFT RUSH  
PATH RUSH  
REDTOP PANICGRASS  
RECOMMENDED SEEDING RATE: 20 LBS./ACRE  
SEED MIX AVAILABLE:  
ERNST CONSERVATION SEEDS  
8884 MERCER PINE  
MEADVILLE, PA 16335  
1: 800 673-3321

**KEY LEGEND**

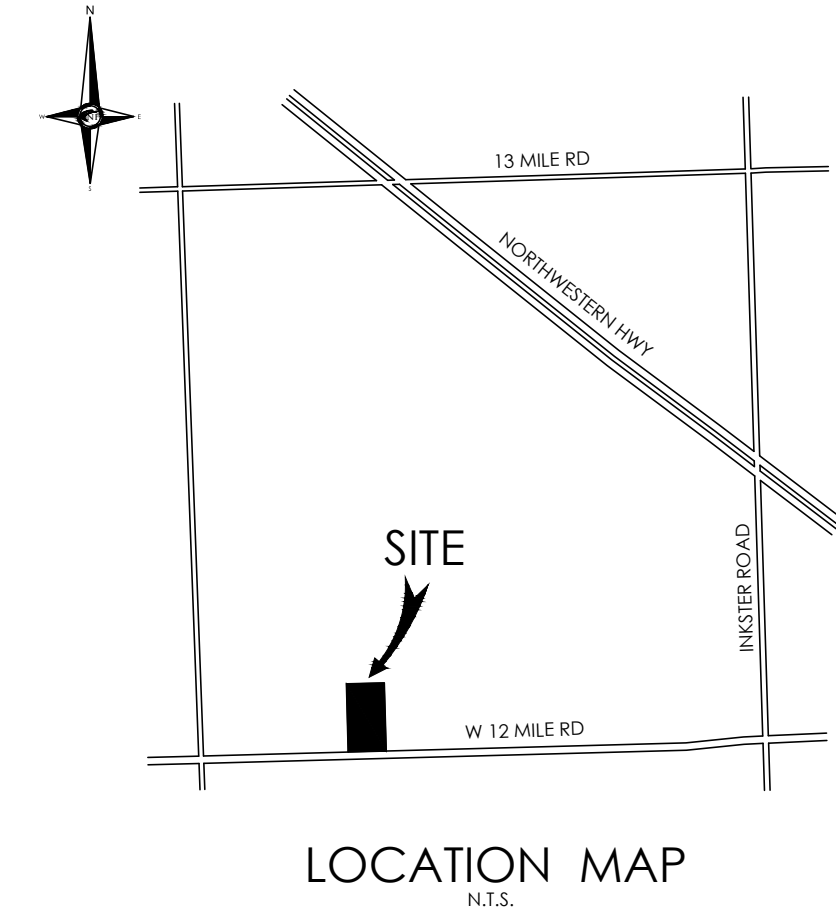
- 1 TYPICAL SEED LAWN AREAS, SOWN ON 3" TOPSOIL
- 2 DETENTION BASIN SEED MIX AND MULCH
- 3 4" DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
- 4 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
- 5 PROPOSED BOULDER RETAINING WALL, SEE CIVIL DWGS
- 6 3/16" X 4" STEEL EDGING, STAKED PER MANUFACTURER
- 7 PROPOSED MONUMENT SIGN LOCATION

**GENERAL SEED NOTE:**

ALL LAWN AREAS DESIGNATED TO BE SEED, SHALL BE SLIT-SEED, OR DROP-SEED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE) - IN AREAS SUBJECT TO EROSION, SEEDED LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED.  
SEEDING INSTALLATION SHALL OCCUR ONLY:  
SPRING: APRIL TO JUNE!  
FALL: AUGUST 15 TO OCTOBER 15  
TYPICAL SEEDED LAWN MIX:  
ALL LAWN AREAS DESIGNATED TO BE SEED, SHALL BE HYDROSEED WITH TYPICAL DROUGHT TOLERANT, DURABLE BLENDED SEED MIX, AT A RATE OF 4-6 LBS PER 1,000 S.F.  
MIX IS COMPRISED OF  
40% KENTUCKY BLUEGRASS  
20% PERENNIAL RYE GRASS  
20% CREEPING RED FESCUE  
20% CHEWINGS FESCUE

**PLANT SCHEDULE**

KEY	QTY	BOTANICAL/Common NAME	SIZE	SPACING	ROOT	COMMENT
<b>TREES</b>						
AN	7	Acer nigrum 'GreenColumn' GreenColumn Black Maple	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
AA	15	Acer rubrum 'Armstrong' Armstrong Red Maple	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
BN	11	Betula nigra River Birch	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
CA	14	Carpinus americana American Hornbeam	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
CC	10	Cercis canadensis Redbud	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
GT	14	Gleditsia triacanthos 'Northern Sentinel' Northern Sentinel Honey Locust	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
LI	6	Liriodendron tulipifera 'Fastigiata' Upright Yellow Tree	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
MG	13	Magnolia 'Gracyn' Galaxy Magnolia	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
NS	12	Nyssa sylvatica 'Green Gable' Green Gable Sweet Gum	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
OV	12	Ostrya virginiana American Hophornbeam	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
PG	17	Picea glauca 'Denata' Black Hills Spruce	8" HT	SEE PLAN	B&B	FULL TO GROUND
PO	22	Picea canadensis Canadian Hemlock	8" HT	SEE PLAN	B&B	FULL TO GROUND
IS	11	Thuja occidentalis 'Nigra' Dark Green Arborvitae	5" HT	SEE PLAN	B&B	FULL TO GROUND
<b>SHRUBS</b>						
CS	36	Cornus sericea 'Arctic Fire' Arctic Fire Dogwood	30" HT	3" OC	B&B	WELL-ROOTED
IG	16	Ilex glabra 'Gem Box' Gem Box Holly	30" HT	5" OC	B&B	MAINTAIN AS HEDGE
TO	70	Thuja occidentalis 'Nigra' Dark Green Arborvitae	5" HT	5" OC	B&B	WELL-ROOTED
VC	11	Viburnum carolinense Carolinian Viburnum	36" HT	5" OC	B&B	WELL-ROOTED
<b>GROUNDCOVERS/PERENNIALS</b>						
EP	24	Echinacea purpurea 'Cheyenne Spirit' Cheyenne Spirit Coneflower	2 GAL	18" OC	CONT	WELL-ROOTED



**DEMOLITION NOTES:**

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING THE UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
- ALL EXISTING IMPROVEMENTS, MATERIALS AND PLANT MATERIAL TO REMAIN WITHIN THE NEW CONSTRUCTION AREA SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING THE DEMOLITION OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY OF THESE EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY.
- ALL MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE CITY ENGINEER FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE CITY ENGINEER.
- STREETS, SIDEWALKS AND ADJACENT PROPERTIES SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS AND APPROVED BY THE OWNER.
- ALL MATERIAL SPECIFIED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE PER LOCAL CODES AND REGULATIONS. CONTRACTOR SHALL COORDINATE METHOD OF DISPOSAL WITH CITY ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE OWNERS REPRESENTATIVE FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER.
- DURING DEMOLITION OPERATIONS EVERY EFFORT SHALL BE MADE TO CONTROL DUST, PER CITY REQUIREMENTS.
- TREES AND SHRUBS TO BE REMOVED WITHIN THE LIMITS OF WORK SHALL BE CLEARLY IDENTIFIED WITH BRIGHTLY COLORED RIBBON.
- GRUBBING SHALL INCLUDE ALL WEEDS, SHRUBS, STUMPS AND ROOT SYSTEMS OF REMOVED PLANT MATERIAL, IRRIGATION PIPING AND ANY OTHER IRRIGATION MATERIALS WITHIN THE LIMITS OF DEMOLITION. GRUBBING SHALL BE TO THE DEPTHS BELOW PROPOSED IMPROVEMENTS INDICATED AS FOLLOWS: CONCRETE PAVING AND WALKWAYS-TOTAL DEPTH OF PAVING AND SUB-BASE; ASPHALT PAVING-TOTAL DEPTH OF PAVING AND SUB-BASE; LAWN AND OTHER PLANTINGS AREAS-REMOVE DEPTH REQUIRED OF STUMPS AND ROOTS OVER TWO (2) INCHES IN DIAMETER AND TURF.
- PROTECT EXISTING TREES TO REMAIN PER TYPICAL TREE PROTECTION DETAIL.
- STOCKPILED TOPSOIL SHALL BE STORED ON SITE AND REMAIN PROTECTED FROM CONTAMINATION PRIOR TO REDISTRIBUTION.
- SAWCUT AND REMOVE EXISTING ASPHALT AS REQUIRED TO INSTALL NEW SITE IMPROVEMENTS AND ADJUST GRADES WITHIN CITY STREETS. ALL WORK WITHIN CITY RIGHT OF WAY SHALL MEET CITY STANDARDS AND SPECIFICATIONS.
- ARRANGE FOR APPLICABLE UTILITY COMPANY TO RELOCATE EXISTING CABLES, WIRES, PHONE LINES, ETC. ALONG WITH EDISON POWER LINES AS REQUIRED.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL APPLICABLE PERMITS AND FEES NECESSARY FOR THE COMPLETE CONSTRUCTION OF THE PROJECT.

**CONSTRUCTION NOTES:**

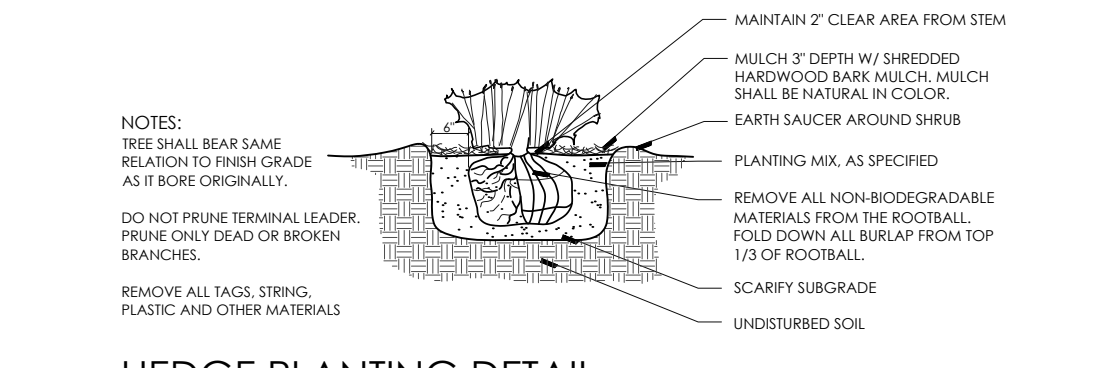
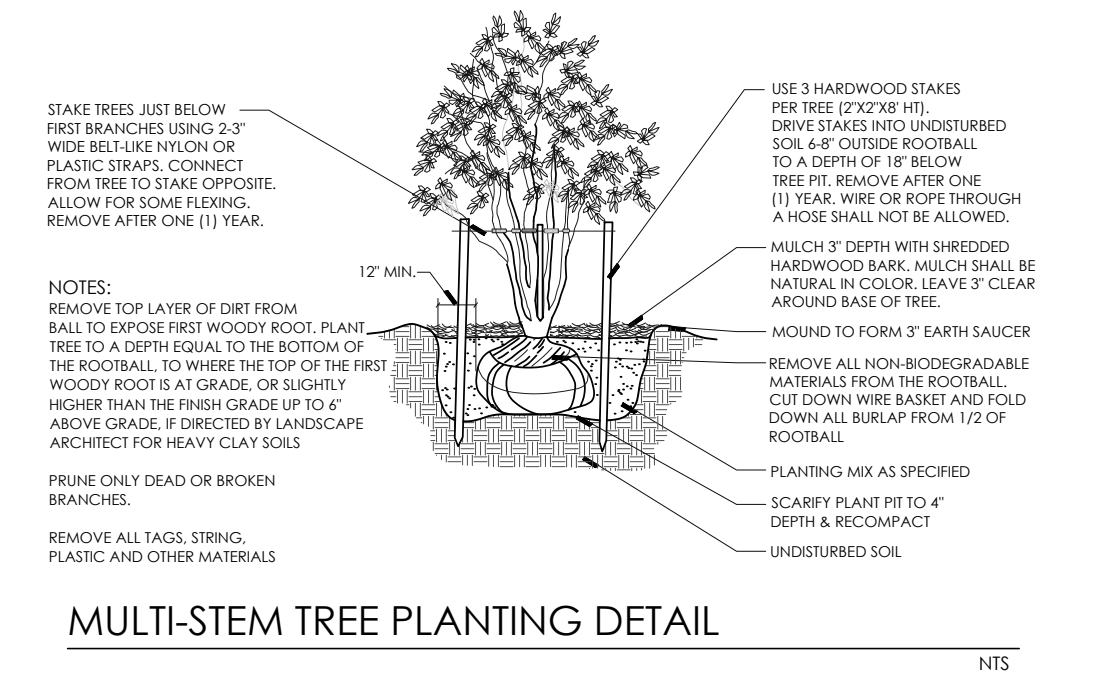
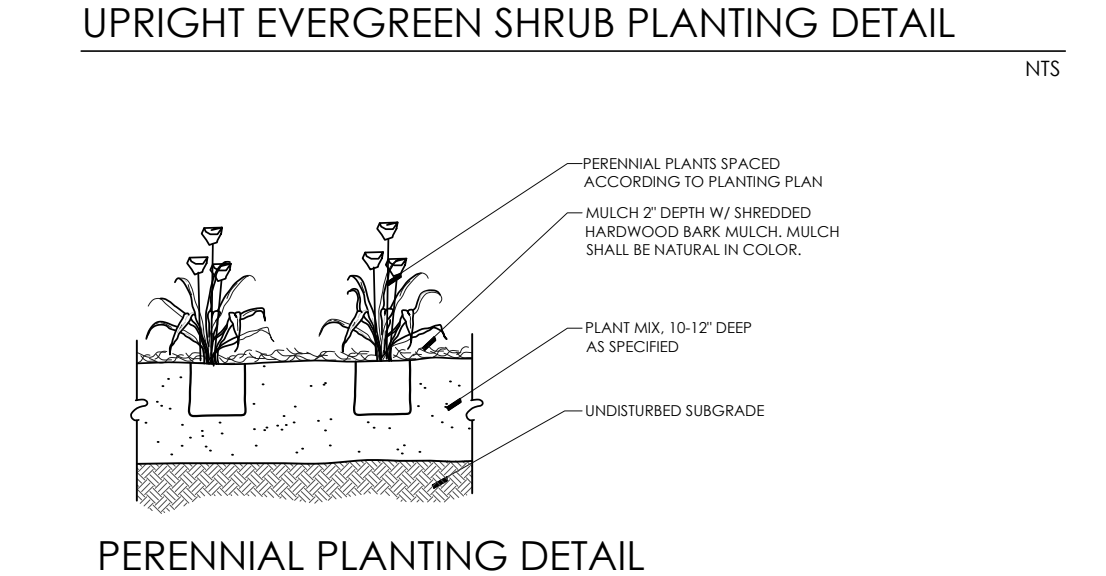
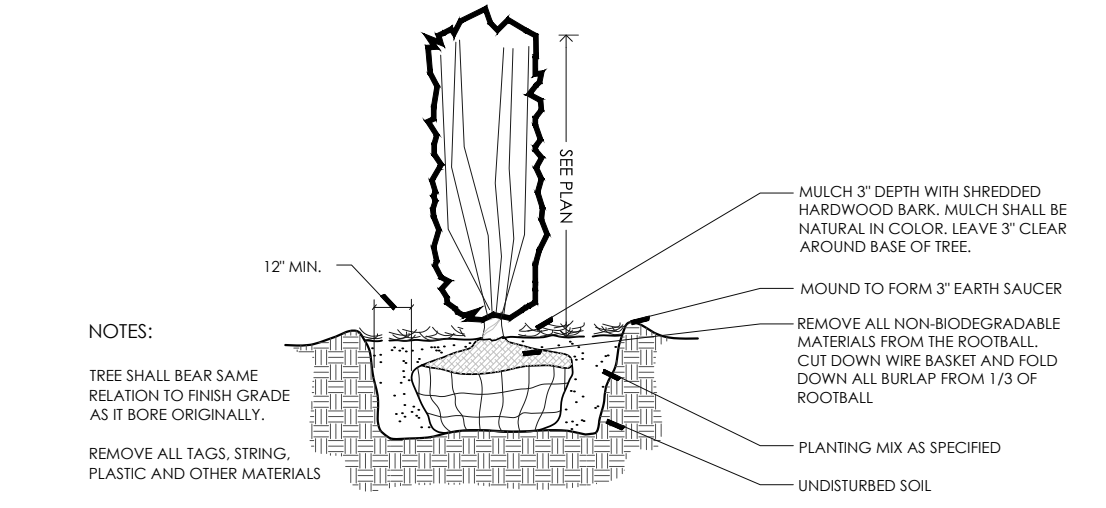
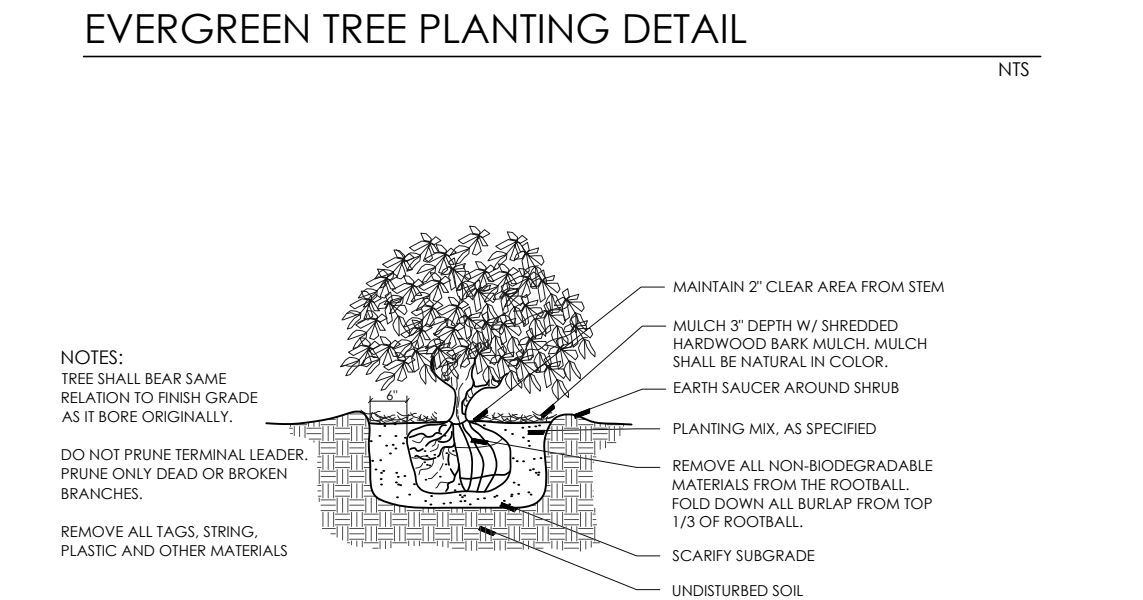
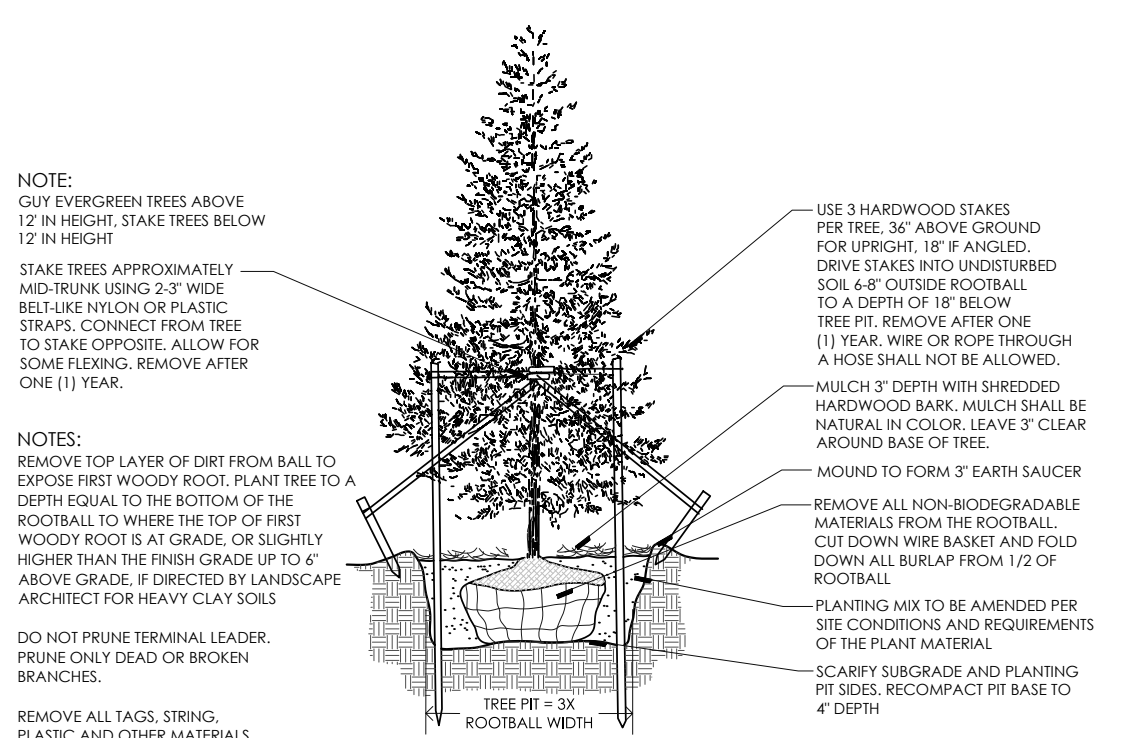
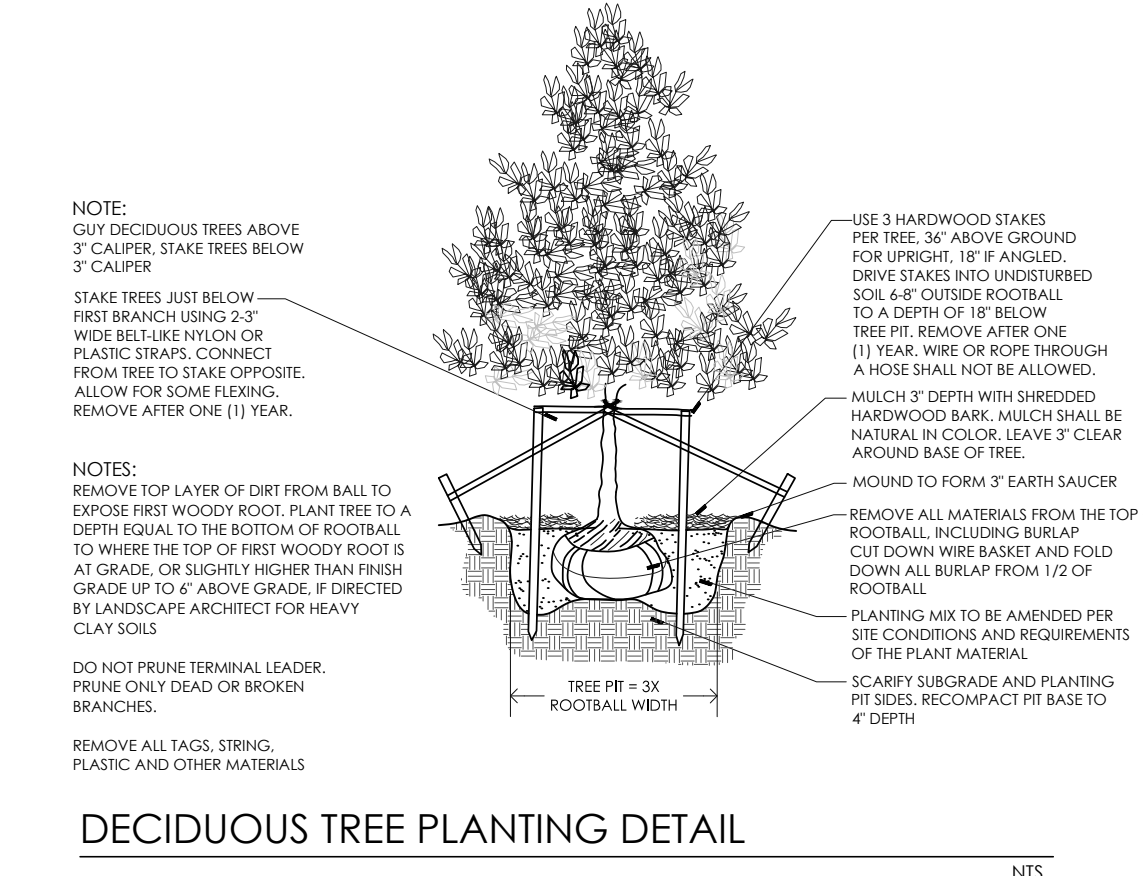
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING THE UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND / OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY ENGINEER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO LACK OF SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
- CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
- SEE SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS, MATERIALS, AND EXECUTION.
- ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL SUBMIT ALL SAMPLES PER SPECIFICATIONS. ALL SAMPLES SHALL BE APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- DIMENSIONAL FLEXIBILITY SHALL BE WITHIN PLANT BEDS ONLY.
- CONTRACTOR SHALL COORDINATE ALL SITE LAYOUT WITH THE LANDSCAPE ARCHITECT AND REPORT ANY DIMENSIONAL DISCREPANCIES PRIOR TO CONSTRUCTION.
- HANDICAPPED RAMPS SHALL MEET ALL CURRENT BARRIER FREE DESIGN CODES.

**GRADING NOTES:**

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING THE UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
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- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
- CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
- NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED FOR ACTUAL OR CLAIMED BETWEEN EXISTING GRADE AND THOSE SHOWN ON PLANS AFTER CONTRACTOR HAS ACCEPTED EXISTING GRADES AND MOVED ON TO THE SITE.
- ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH THE EXISTING GRADE AT PROJECT LIMIT. PRECISE ELEVATIONS INDICATED ON THE PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
- ALL GRADING AND PLACEMENT OF DRAINAGE STRUCTURES TO BE SUPERVISED IN THE FIELD BY THE OWNER'S REPRESENTATIVE.
- INSTALL 3" DEPTH TOPSOIL OVER ALL DISTURBED LAWN AREAS.
- SEED ALL PROPOSED OR DISTURBED LAWN AREAS.

**PLANTING NOTES:**

- THE CONTRACTOR SHALL VERIFY ALL RIGHTS OF WAY, EASEMENTS, PROPERTY LINES AND LIMITS OF WORK, ETC. PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES 72 HOURS IN ADVANCE OF ANY DIGGING TO MAKE HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
- THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL PREVAIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT OR ANY DISCREPANCIES.
- ANY DISCREPANCIES BETWEEN DIMENSIONED LAYOUT AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN WILL RESULT IN CONTRACTOR'S RESPONSIBILITY AND LIABILITY FOR ANY CHANGES AND ASSOCIATED COST.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION INSTALLATION OPERATIONS.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN POSITIVE SURFACE DRAINAGE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, AND OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
- SEE SPECIFICATIONS, PLANT LIST AND PLANTING DETAILS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION.
- ALL TREES TO HAVE CLAY LOAM OR CLAY BALLS - TREES WITH SAND BALLS SHALL NOT BE ACCEPTED.
- ALL TREES TO BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE. ANY TREES DELIVERED TO THE SITE NOT PREVIOUSLY APPROVED MAY BE REJECTED AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR TO VERIFY PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL.
- THE CONTRACTOR SHALL PLACE 3" DEPTH OF SHREDDED BARK MULCH IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED.



SEAL



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Farmington Hills, MI 48334

CLIENT  
Mike Dousif  
4780 Dow Ridge Road  
Orchard Lake MI, 48324

PROJECT LOCATION  
Part of the SW 1/4  
of Section 12  
T.1N., R.9E.  
City of Farmington Hills,  
Oakland County, Michigan

SHEET  
Landscape Notes  
and Details



REVISIONS

NO.	DATE	DESCRIPTION

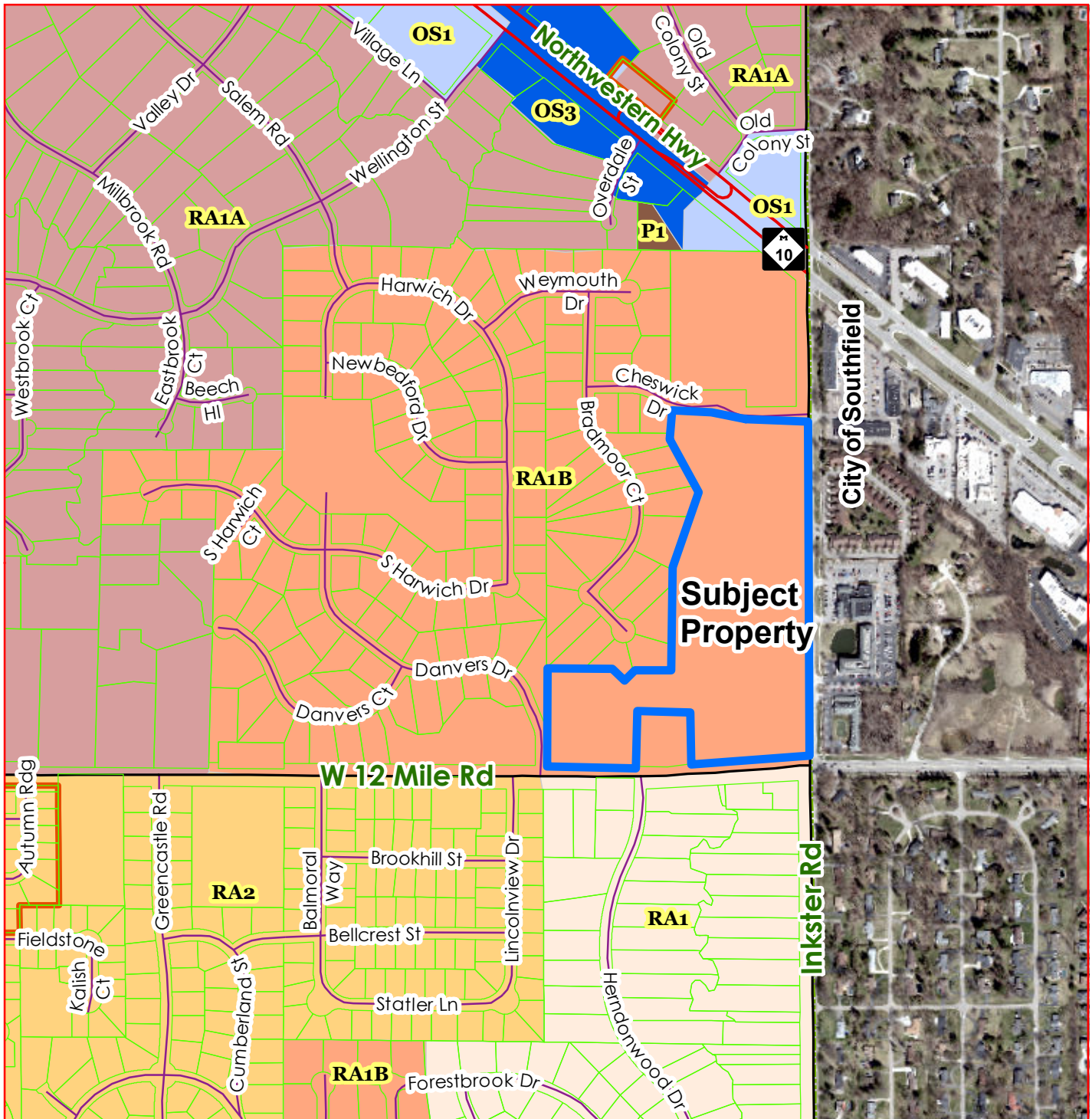
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NFE JOB NO. 0399 SHEET NO. L3

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**Revised Amend PUD 2, 2021, Inc.SP 59-5-2022  
12-476-008, RA-1B, Construct site-built one-family  
detached dwelling units.**



City of Southfield

Inkster Rd

**Subject Property**

- |                              |                                       |
|------------------------------|---------------------------------------|
| Tax parcel                   | OS-3 Special Office District          |
| Minor roads                  | P-1 Vehicular Parking District        |
| Planned Unit Developments    | RA-1 One Family Residential District  |
| <b>Zoning Districts</b>      | RA-1A One Family Residential District |
| <b>Zoning Districts</b>      | RA-1B One Family Residential District |
| OS-1 Office Service District | RA-2 One Family Residential District  |

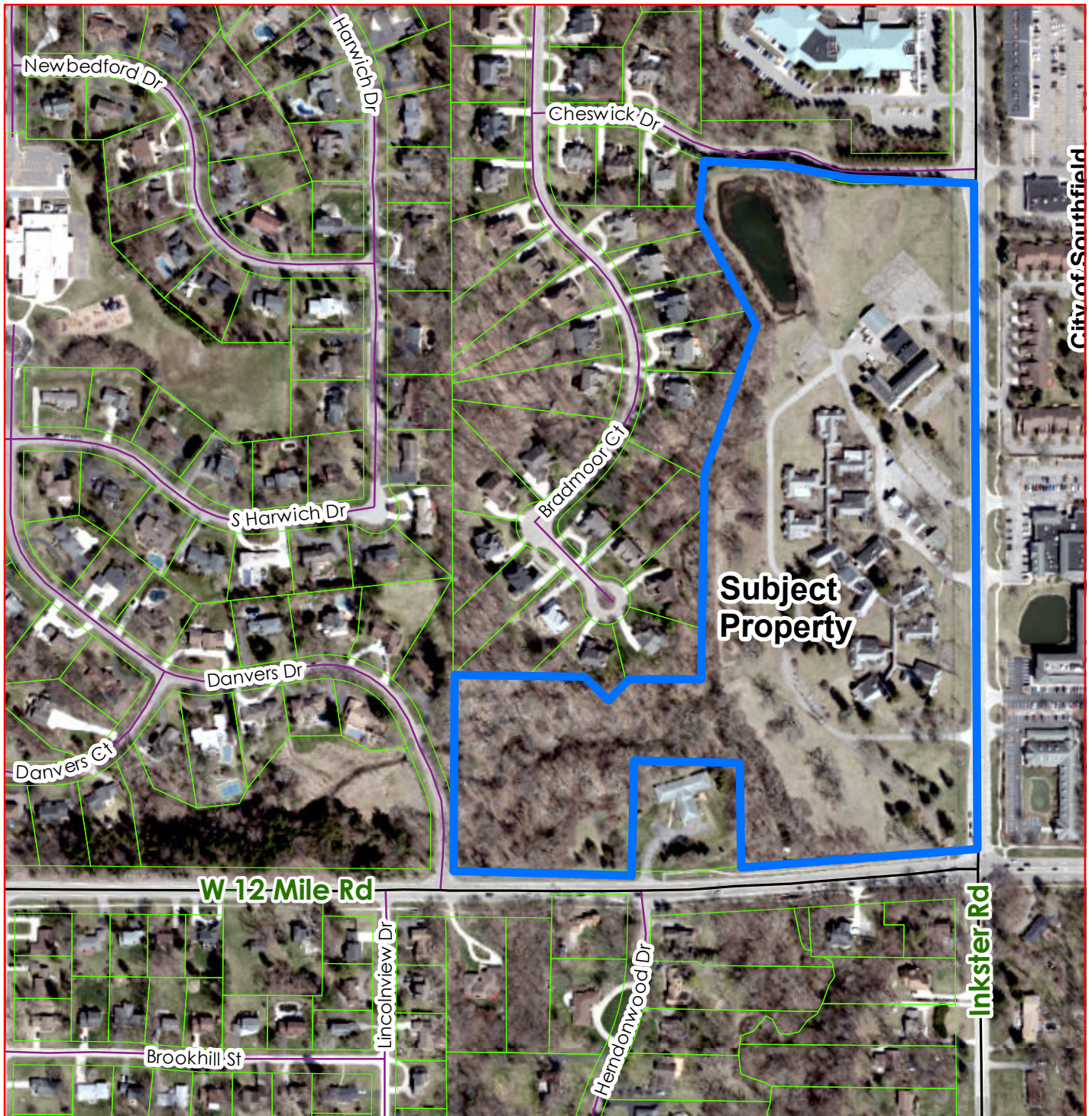


SOURCE: City of Farmington Hills, 2024  
Oakland County GIS, 2024

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Revised Amend PUD 2, 2021, Inc.SP 59-5-2022  
12-476-008, RA-1B, Construct site-built one-family  
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## Planning Division

- Tax parcel
- Minor roads



SOURCE: City of Farmington Hills, 2024  
Oakland County GIS, 2024

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.



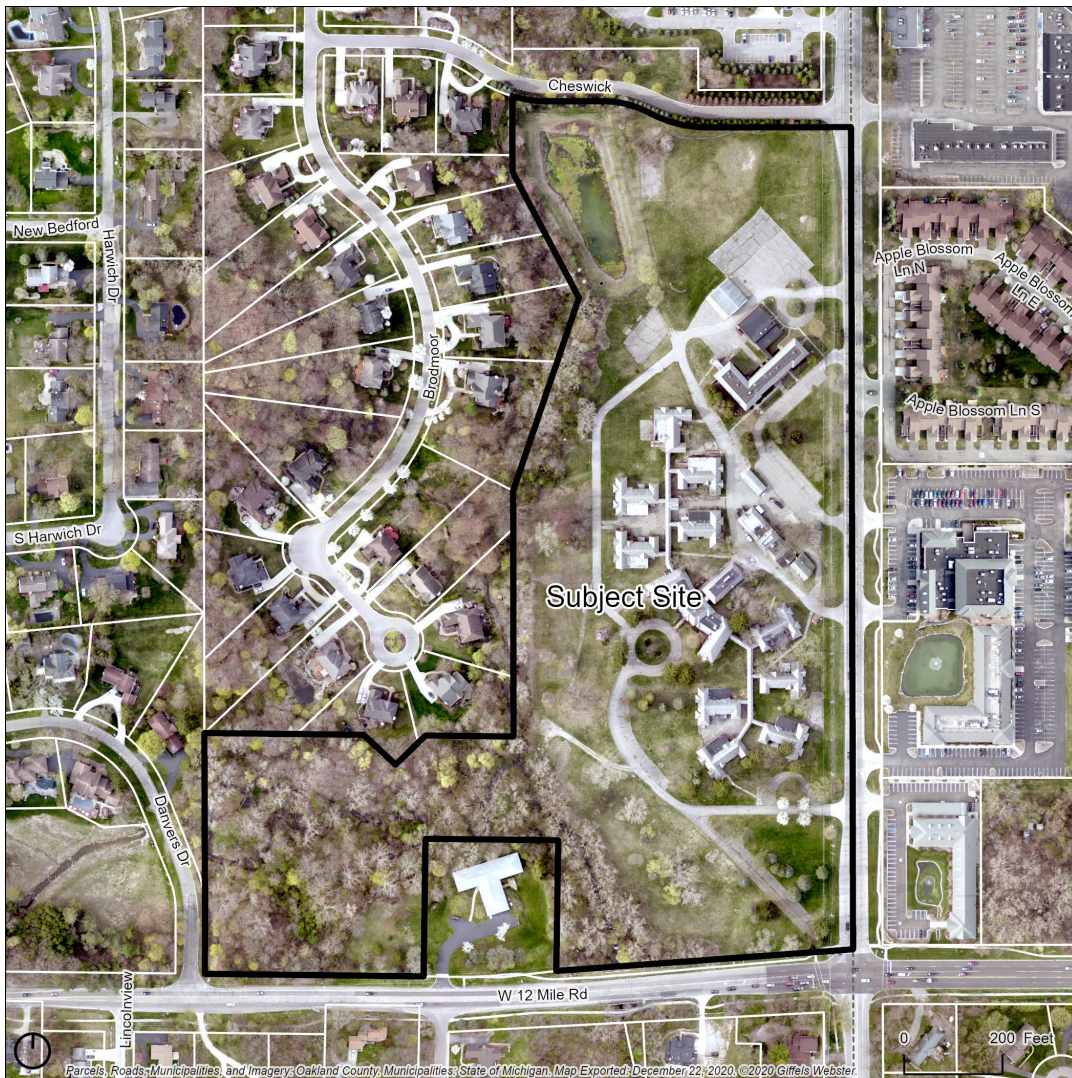
April 9, 2025

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

## PUD Amendment/Site Plan/Landscape Plan/Tree Removal

Case: PUD 2, 2021  
Site: 24700 12 Mile Rd (Parcel ID 22-23-12-476-008)  
Applicant: Robertson Brothers  
Application Date: 10/15/2024  
Zoning: RA-1B One Family Residential District (26,000 square feet)

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



## SUMMARY OF FINDINGS

### Existing Conditions

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

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

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

### PUD Amendment:

1. The applicant proposes to amend the PUD to add one additional dwelling unit in the location where the plans once showed a driveway prior to the approval of the last amendment to the PUD agreement. No other changes are proposed.
2. Per Section 34-3.20.5.G, “Proposed amendments or changes to an approved PUD plan shall be submitted to the planning commission. The planning commission shall determine whether the proposed modification is of such minor nature as not to violate the area and density requirements or to affect the overall character of the plan, and in such event may approve or deny the proposed amendment. If the planning commission determines the proposed amendment is material in nature, the amendment shall be reviewed by the planning commission and city council in accordance with the provisions and procedures of this section as they relate to final approval of the Planned Unit Development.”
3. As the planning commission considers whether the amendment constitutes a minor or major amendment to the PUD, it should consider that the proposed change directly affects the density of the site, and the permitted density is established by the existing PUD agreement.
4. **This is a major amendment to the PUD, and the PC will set a public hearing on the amendment and make a recommendation to Council.**
5. The applicant has submitted a site plan for the new project.

### PUD Qualification:

Under Section 34-3.20.2, the Planning Commission may make a determination that the site qualifies for a PUD based on the following criteria and procedures. **There is an approved PUD for this site; this new plan is an amendment to the approved plan that changes the number of units in the project.**

## Site Plan & Use:

1. **Summary of Proposed Use.** The approved PUD plan called for 75 detached ranch homes targeted at seniors. This amended plan raises that number to 76 units. Additionally, four individual single-family lots are proposed to be split off along 12 Mile Road for separate development. All buildings currently on the site will be removed, except for the existing historic chapel; the corner sign will also remain as a landmark.
2. **Land Use Plan.** The plan breaks down the land uses proposed for the property as follows (the areas dedicated to open space are no longer listed separately from the areas planned for development:
  - a. **Detached Residential (called Phase 1B):** 17.15 acres net
  - b. **Separate single-family lots:** 2.85 acres net
  - c. **Natural Preservation:** 11.5 acres. About 36.5% of the site is assigned to open space uses and preservation of the existing landscape.

The net density of the full site by unit is 2.7 dwelling units per acre (see below for comments on bedroom counts/ordinance density).

3. **Historic Designation.** The parcel is a designated historic site. The applicant proposes to demolish most of the buildings, preserving the existing chapel to be incorporated into the skilled nursing facility. The Historic District Commission has issued a notice to proceed, subject to the following:
  - a. Materials from demolished buildings will be stockpiled for future re-use.
  - b. The proponent will not proceed with any demolition until all other associated approvals are received.
  - c. Any building approved for demolition but left standing will remain subject to Historic District Commission review.
4. **Master Plan.** The master plan designates the site single family residential. The residential density map identifies this parcel as low density, which is consistent with current zoning. The 2009 Master Plan also identified this parcel as Special Residential Planning Area No. 3 and set the following goals and policies for the parcel:
  - Maintain the historic character of the site  
*The chapel and corner sign are proposed to remain, and the site's southwestern portion is proposed to remain in its natural state.*
  - Arrive at a plan for development that will be compatible with abutting residential uses, including a suitable transition area of single-family to existing residential use  
*The plan proposes two uses: skilled nursing and detached single-family residential in the area closest to the adjacent neighborhood.*
  - Pay special attention to traffic control because of intersection, topography of the roads and the proximity of the bridge on Twelve Mile Road  
*The site plan reduces the number of driveways to three and attempts to either align the new drives with driveways across Inkster or move them away from other driveways to avoid turning conflicts.*
  - Consider the PUD Option as a means to accommodate the complexities of the site  
*The applicant is seeking approval of a major amendment to an approved PUD.*

- Work with the developer on suitable plans that will achieve the goals  
*The PUD process is designed to give the planning commission input into the design of the site.*
- Feature the historic buildings on the site  
*One historic building is preserved in the plan.*
- Protect the environment and drainage pattern of Pebble Creek, which is part of the Green River Corridor  
*Development is kept away from Pebble Creek, and the narrative refers to a plan to dedicate seven acres around the creek for conservation.*
- Carefully control the location of access for traffic management purposes  
*Per the comment above, the applicant appears to have considered access management issues in the conceptual design. See comments below on access to the residential portion of the project.*
- Emphasize vehicular access from Inkster Road because of grade changes and high traffic volume on Twelve Mile Road  
*All access is shown from Inkster on the site plan.*
- Require widening of Inkster Road if there is any non-residential development  
*The applicant proposes a skilled nursing facility and detached residential development.*
- Establish residential lots or other suitable transition abutting the existing lots to the west  
*The applicant suggests that smaller detached units and natural vegetative screening will serve as the transition to single family housing to the west.*

The City’s newly adopted master plan did not include this site as a special study area due to the previous approval of the PUD.

5. **Density.** The applicant is proposing 80 total units, four of which would be split off from the overall development on their own lots.
  - a. **Split lots.** The four split lots along 12 Mile Road are each 31,080 square feet with a lot width of 111 feet. While the minimum lot size of 26,000 square feet in the RA-1B district is met by these units, the 140-foot minimum lot width of the underlying district is not met. **This requires relief from ordinance standards under the PUD, which has been requested.**
  - b. **Residential.** The applicant proposes 76 detached single-family ranch units in the 17.15-acre residential use area of the plan. The underlying RA-1B district requires minimum lot size of 26,000 square feet, or 1.675 units per acre. Proposed density is 4.4 units/acre within the portion of the site devoted to the ranch units. **This exceeds the underlying permitted density and requires relief from ordinance standards. Note that the first approved version of this plan included 94 units in a 14-acre area (6.7 units/acre), and the most recently approved version had 51 units over 14 acres (3.6 units/acre).**
  
6. **Dimensional Standards of the RA-1B District (as applied to the 76-unit project; see above for dimensional standard notes for the four splits).**

Standard	Required	Proposed
Lot Size 34-3.1.2.D	23,400 sq ft min/26,000 sq ft min average	N/A – no individual lots proposed
Lot width 34-3.1.2.D	140 ft min	1673 ft

Lot coverage 34-3.1.2.D	35% max	14.5%
Front setback 34-3.1.2.D	50 ft	50 ft from 12 Mile & Inkster
Rear setback 34-3.1.2.D	35 ft	48 ft
Side setback 34-3.5.2.C	Front yard setback of district (yard abuts side yard) – 50 ft	50 ft from 12 Mile Road <b>30 ft from Cheswick Right-of-Way (relief needed)</b>
Building height 34-3.1.2.D	Max. 30 ft	Detached Single-Family: 30 ft

7. **Mechanical Screening.** Mechanical equipment on the ground shall be screened per Section 34-5.1.4.D.
8. **Dumpster Enclosure.** Waste management for the residential units is proposed to be handled individually by unit, with curb-side pickup.
9. **Parking.** Each single-family unit has a two-car garage, as well as a two-car driveway.

Use	Standard	Proposed
Single-Family Homes	2 spaces per unit = 150 spaces	150 + spaces (two-car garages with driveways)

10. **Landscaping (34-5.14).**

Item	Required			Proposed/Comments
Minimum distance from the property line (34-5.14.C.ii)	4 ft from the property line for trees and large shrubs			Compliant
Minimum parking lot island area	Minimum of 180 square feet; 3 feet minimum radius at the trunk of the tree			Standard is met by all in-lot landscape areas
Cost estimate	Not required			--
Minimum size and spacing requirements (34-5.14.F)	Size	Center to center distance (max)		
	(Height/width)	groupings	rows	
• Evergreen Trees	8 ft. height	20 ft.	12 ft.	--
• Narrow Evergreen Trees	5 ft. height	10 ft.	5 ft.	--
• Large Shrubs	30 in. height	10 ft.	5 ft.	--
• Small Shrubs	24 in. width	4 ft.	4 ft.	--
• Large Deciduous	3 in. caliper	30 ft.	-	Standard is met
• Small deciduous trees	2 in. caliper	15 ft.	-	--
• Hedge shrubs	24 in. height	3 ft.	3 ft.	Standard is met

Item	Required	Proposed/Comments
Canopy Trees	Shall be large deciduous. PC may permit large evergreens	Standard is met
Minimum number of parking lot trees (34-5.14.4.C)	159,943 sq ft of hardscape (internal road)/2,800 = 57	57
Parking lot screening from public thoroughfare (34-5.14.5)	No parking lot present	N/A
Wall or Berm (34-5.15)	Required when abutting a residential district. (See 34-5.15)	None proposed; detached single-family use is closest to adjacent neighborhood.
Buffer to Single-Family (34-5.14.6) (no longer a buffer from multiple to single, but buffer was provided on last approved plan)	i. Two (2) large deciduous trees; ii. Four (4) small deciduous trees; iii. Six (6) large shrubs; iv. Two (2) evergreen trees. Multiplied by 0.8 for 35-foot buffer yard 800 linear feet: 13 large deciduous 26 small deciduous 39 large shrubs 13 evergreens	<b>None provided and relief sought;</b> see applicant's notes on pages two and three of the narrative
Tree replacement (34-5.18)	Per Section 34-5.18	See below

204 total deciduous, 150 total evergreens

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

Removed	Required Replacements	Provided
Regulated Trees: 85	85	See total below
Landmark Trees: 60 with total dbh of 1,872 inches	1,872 x 0.25 = 468 inches 468/3 = 156 3-inch caliper trees	See total below
Total:	241	241

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

12. **Traffic Study.** We defer to the city's traffic engineer for a review of the trip generation analysis provided by the applicant.

13. **Lighting.**

- c. **Operation hours (34-5.16.3.B.v.).** Standards related to operating hours are met.
- b. **Illumination Levels.** Lighting is limited to building-mounted residential fixtures providing very low light levels near the driveway and primary entrance to each unit.

14. **Vehicle Circulation & Access.** Circulation is provided by an internal access road with a boulevarded connection to Inkster, plus a secondary access, also to Inkster. There is also a gated emergency access drive to 12 Mile Road. The previously approved connection to Cheswick has been removed from the plan.



15. **Pedestrian Circulation.** Sidewalks are provided on one side of the street through most of the development, **though they are not provided at the north end, where the road stubs and has a small loop.** The width of these sidewalks, which are curb-tight, is not provided on the plans.

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

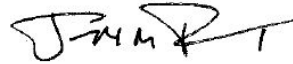
- d. Permit detached single-family at requested density of 76 units.
- e. Permit reduced exterior side setback along Cheswick (30 feet).
- f. Permit no installation of western buffer plantings.
- g. 111-foot lot width for splits where 140 feet is required.

We are available to answer questions.

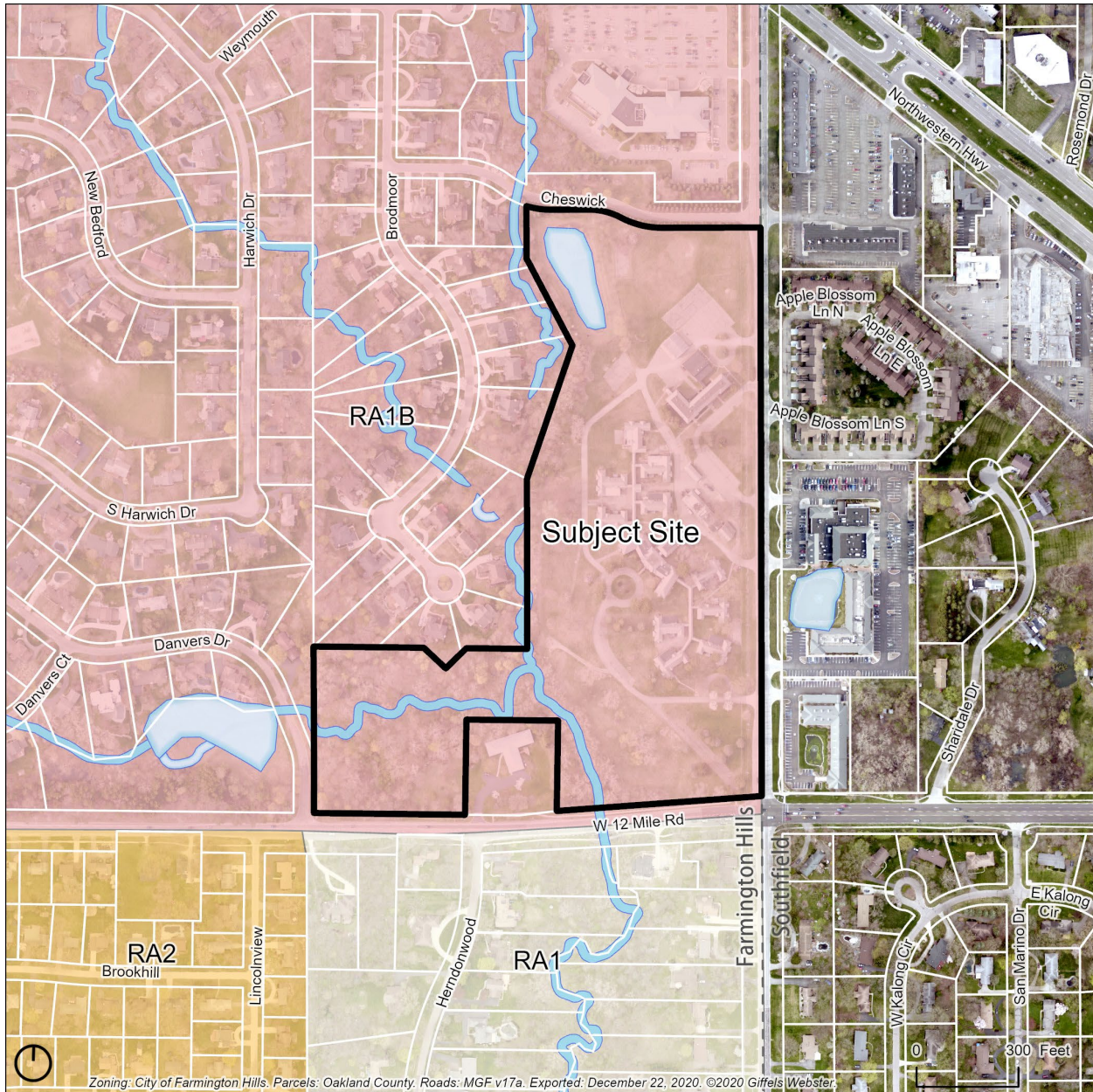
Respectfully,  
**Giffels Webster**



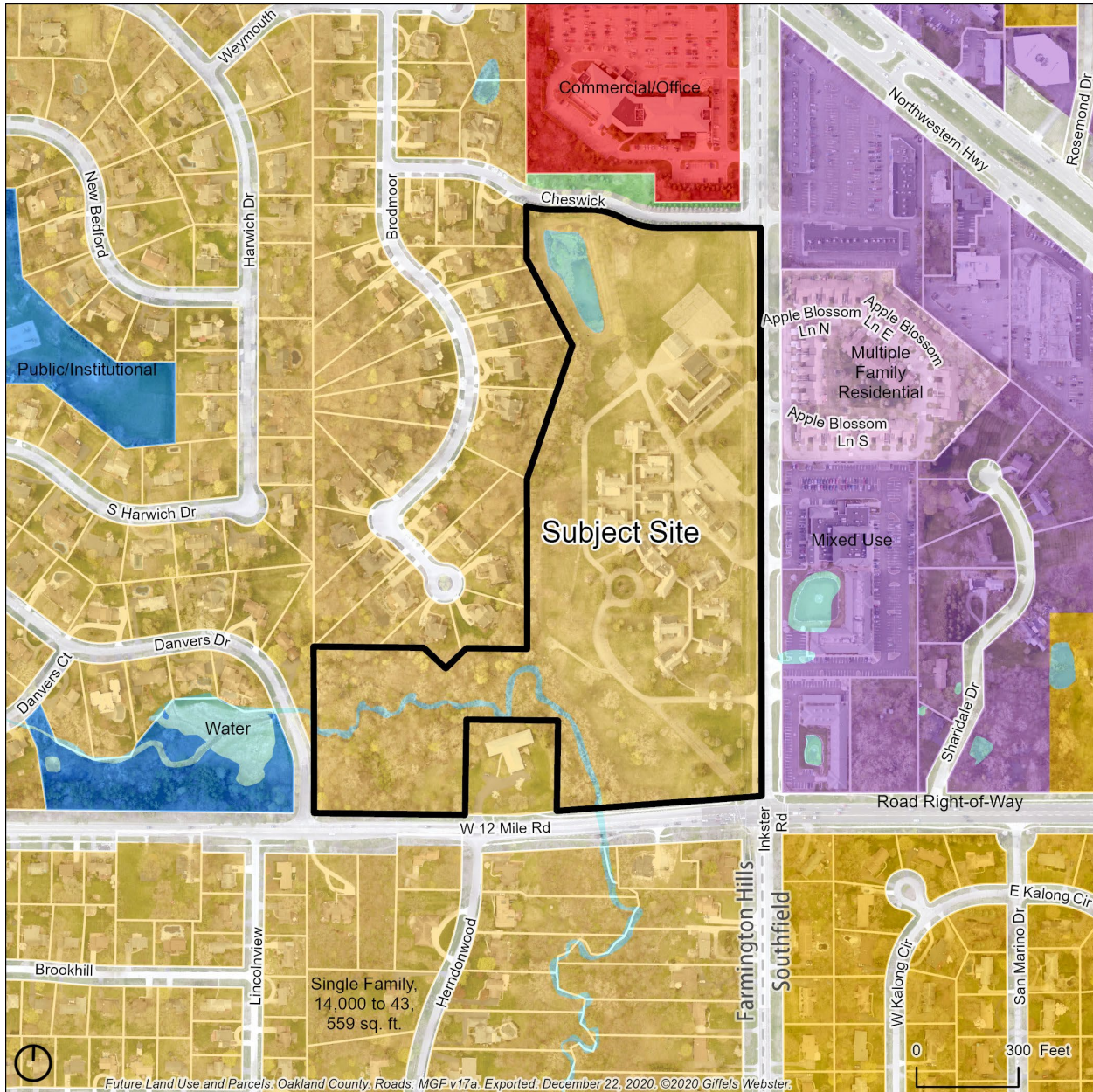
Jill Bahm, AICP  
Partner



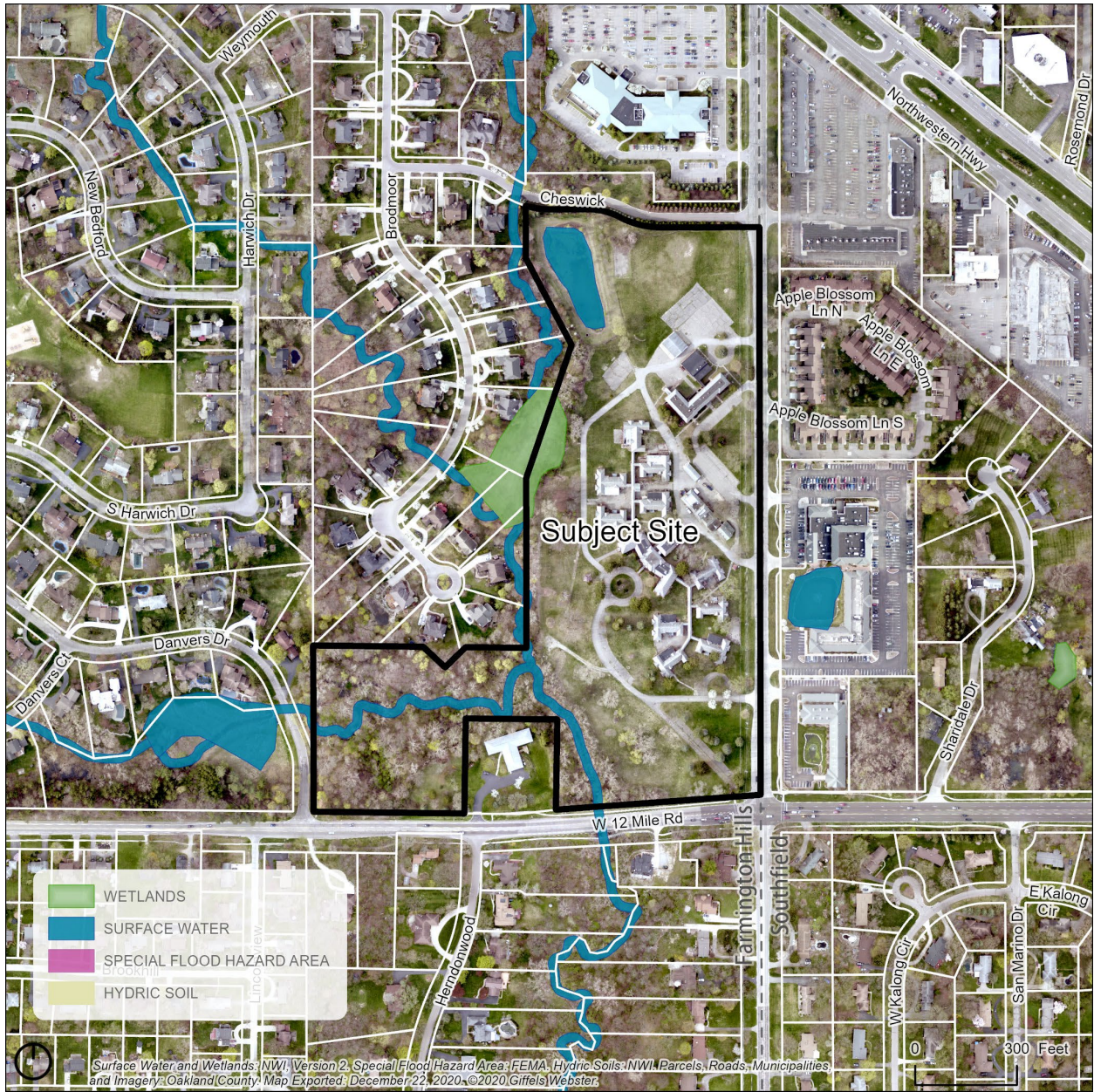
Joe Tangari, AICP  
Principal Planner



Current zoning



Master Plan designations for this area.




Wetlands & surface water



DEPARTMENT OF PUBLIC SERVICES  
JACOB RUSHLOW, P.E., DIRECTOR

## INTEROFFICE CORRESPONDENCE

**DATE:** November 12, 2024  
**TO:** Planning Commission  
**FROM:** James Cubera, Engineering   
**SUBJECT:** Sarah Fisher Home  
Proposed Amended PUD2, 2021  
27400 12 Mile Road  
PJ#: 12-21-70  
SP#: 59-05-2022  
22-23-12-276-008

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This office has performed a preliminary review of the above referenced proposed amended PUD plan submitted to the Planning Department on October 17, 2024. The plan is significantly different than the previously submitted one. Our preliminary comments are as follows:

1. A public sanitary sewer exists on site. It was utilized to service the previous development on the property. The proponent has indicated that they plan on abandoning portions of this public sewer, relocating other sections, and extending public sewer to service the new development. The proponent will be obligated to follow through with the appropriate abandonment procedures of the City, which include vacation of the existing easements as well as addressing proper abandonment procedures of the pipe system itself. This can be addressed during construction review. Formal easement abandonment must be completed before construction approval.

The plan identifies a relocation of a public sanitary pump station by others. It is our understanding that the proponent is working out the details of this as well as capacity concerns and financial obligations with the Oakland County WRC and City management. This needs to be finalized prior to moving forward.

Regarding the specifics of the site sanitary sewer layout our comments are similar to those of the last submittal.

They include

- A) Provide basement gravity sanitary sewer service to the proposed development.
- B) Extend public sanitary sewer with gravity basement service for any approved units on 12 Mile Road frontage (units 1-4 west of the Pebblecreek crossing).



DEPARTMENT OF PUBLIC SERVICES  
JACOB RUSHLOW, P.E., DIRECTOR

City of Farmington Hills  
Environmental Review

Project Name: Sarah Fisher Home

Address: 27400 12 Mile Road  
PUD#: 2, 2021 – PJ#: 12-21-70  
Plan Dated: 10-15-2024

Plan Received: 11-17-2024  
Review #: 1  
Review Date: 11-18-2024

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

1. Storm water quality and detention must be provided for the site in accordance with the newly adopted Oakland County Water Resources stormwater standards.
2. Infiltration practices need to be used to the maximum extent practicable and will count as part of the required water quality volume. Infiltration tests need to be performed and layout should be considered to direct stormwater to infiltration practices.
3. Calculations for the hydraulic grade-line and detention pond outlet must consider 100-year floodway elevation.
4. As a part of the Oakland County Water Resources stormwater standards, the plans must include a long-term operations and maintenance plan, the land use summary page in the standards, a stormwater design narrative, and GIS data. Please see page I-21 and I-22 on the stormwater standards.
5. An EGLE/USACE joint permit will be required for the floodplain outfall work.
6. A site with disturbance area larger than 5 acres, in addition to a city approved soil erosion permit, will be required to submit a Notice of Coverage to EGLE.

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

- C) Provide a public sanitary sewer stub on the north side of 12 Mile east of the Pebblecreek crossing of 12 Mile Road with adequate depth to allow for this stub to be extended in the future to provide basement gravity service to the upstream service area of Farmington Hills properties on Inkster Road south of 12 Mile Road.
  - D) Provide a public sanitary sewer stub on the north side of 12 Mile Road in the 12 Mile Road ROW west of the Pebblecreek crossing of 12 Mile Road with a manhole at the Herndonwood intersection with adequate depth to allow for it to be extended in the future to provide basement gravity service to the upstream service area of properties on Herndonwood.
2. An 8" water main exists onsite. The proponent is showing a design that apparently abandons it and provides a new public water main. This is acceptable. Conceptually the new layout meets City standards. Other than a necessary extension to better service unit 68 if this layout moves forward it may be appropriate to move the northern loop to Inkster Road such that it extends between units 67 and 68. Additionally, it is necessary that the proponent more specifically identify in detail the watermain being abandoned, the easements being abandoned and the methods used to abandon it, cap it or reconnect portions of the existing watermain system.

Similar to the sanitary sewer, any water main abandonment must follow appropriate easement vacation procedures as well as pipe abandonment procedures of the City/County. All formal water main abandonments must occur before construction approval. This can be addressed during construction review.

3. The site plan identifies two curb cuts to Inkster Road with one proposed as a boulevard. We question whether a boulevard approach is necessary. The plans also identify an emergency connection to the proposed driveway servicing the pump station on 12 Mile Road. This is not something that we recommend. We will require that the proponent submit a traffic impact statement addressing this as well as the need for further lane improvements on Inkster Road. The proponent's Traffic Engineer must contact the City's Traffic Engineer to discuss what other issues need to be addressed.
4. Regarding the internal traffic layout, 50' turning radius must be provided at all roadway bends. We question whether this is being provided at the circle road servicing units 66 thru 75. Additionally, the proposed stub road extension servicing units 70 thru 72 at the north end of the site and the stub road for units 8 thru 12 at the south end of the site are not standard or acceptable designs. They create turn around and traffic safety issues particularly for fire and police as well as delivery vehicles. The plan should be revised to eliminate the stub roads.

Along with above unit 68 is provided little frontage on the private road and it should be repositioned such that it does not present itself as a hidden rear yard residence.

Regarding the private road system, it must be built to public standards and will be inspected accordingly.

5. Public sidewalk installation will be required along the entire Inkster Road frontage. This walk shall be placed such that the west walk line shall be one foot east of the ultimate 60' right-of-way.

For that portion of the 12 Mile Road frontage that does not have sidewalk (between Danvers Dr. and 27600 12 Mile Road) it shall also be placed one foot south of the ultimate 60' right-of-way including across the frontage of what is identified as being units 1-4 along 12 Mile Road west of the Pebblecreek crossing and extending offsite to the driveway servicing 27600 Twelve Mile Road.

6. With reference to these units 1-4 a curb cut access to 12 Mile Road needs to be identified at this time. It is recommended that they share one common curb cut with a marginal access road across the frontage. This is consistent with what was done on the Preserves of Meadowbrook units 58-61 on Eight Mile Road east of I-275. It is also recommended that these 4 units enter into an agreement with the property to the east to allow for a future shared access. This agreement can then be triggered when any future development at 27600 12 Mile Road occurs.

In lieu of the above, we question whether these 4 units can be absorbed into the interior development such that additional curb cuts to 12 Mile are avoided.

7. Storm water detention is required in accordance with City of Farmington Hills Engineering Standards. The plans identify a pond with a mechanical treatment structure. Within the last year the City has adopted the WRC standards for detention, restriction and storm water quality. These plans must conform to those requirements. Detailed calculations and support must be provided confirming the design. These will be reviewed during Engineering construction review.
8. Attached with this review are comments from the City's inhouse Environmental Engineer Tyler Sonoga. These must be addressed. Please note that he can be reached at 248-871-2533.
9. The onsite storm system will be reviewed during engineering review in more detail. It should be noted that all units must tie their sump lines into a gravity storm sewer directed ultimately to the detention pond.
10. The edge of this site at the west end and south end is within the 100-year floodplain. Any involvement with the 100-year floodplain will require a permit from EGLE.
11. Our office notes that an existing detention pond is shown at the northwest corner of the property. A review of the storm water agreement indicates that the maintenance of this pond appears to be with the Association for Hickory Oaks. Access to this pond through the proposed roadway network of this PUD must be provided. This will necessitate the providing of an access easement.



12. Along with the above we question whether it is feasible to incorporate this Hickory Oaks offsite pond with this new development's pond at the south end near 12 Mile Road such that there is only one larger pond. We ask that this be explored.
13. The ultimate right-of-way on Inkster Road is 120'. This includes 60' from the center of the section line both east and west of it. It is suggested that the proponent dedicate the ultimate 60' right-of-way on Inkster Road for that portion west of the section line.


For 12 Mile Road, it is unclear whether the 60' right-of-way on 12 Mile Road exists. Again, this would be 60' from the section line northward. This needs to be confirmed, otherwise the City suggests that this also be dedicated to the City at this time.

14. It is suggested that the proponent and their engineer meet with the City Engineering staff in person or via Zoom or some other virtual format to discuss this site in further detail.
15. We recommend that all engineering items be specifically addressed in the City PUD agreement before it is considered by City Council.



DEPARTMENT OF PUBLIC SERVICES  
JACOB RUSHLOW, P.E., DIRECTOR

INTEROFFICE CORRESPONDENCE

**DATE:** February 26, 2025  
**TO:** Charmaine Kettler- Schmult Planning Department  
**FROM:** James Cubera, City Engineer   
**SUBJECT:** **REVISED** Sarah Fisher Home Approach  
Proposed Amended PUD2, 2021  
27400 12 Mile Road  
PJ#: 12-21-70  
SP#: 59-05-2022  
22-23-12-276-008

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Our office is in receipt of your office's e-mail of February 26, 2025. Our comments remain as per our memo dated November 12, 2024 with the following exception regarding the request for a traffic study.

- 1) On February 21, 2025 the developer provided us a traffic study and a revised plan that proposed one boulevard approach to Inkster Road. We agree that the study states that the one boulevard approach is adequate for the proposed development.



DEPARTMENT OF PUBLIC SERVICES  
JACOB RUSHLOW, P.E., DIRECTOR

INTEROFFICE CORRESPONDENCE

**DATE:** April 10, 2025  
**TO:** Erik Perdonik, City Planner  
**FROM:** James Cubera, City Engineer   
**SUBJECT:** REVISED/Amended PUD # 2-2021 Sarah Fisher Home  
Now known as Villas at Pebblecreek  
27400 12 Mile Road  
PJ#: 12-21-70  
SP#: 59-05-2022  
22-23-12-276-008

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Our office is in receipt of the revised and amended PUD plan submitted to the Planning Office on March 14, 2025. The proponent's letter of March 14, 2025, which accompanied this submittal indicates that the sole change is the addition of one unit which they reference as unit #66 and some modification of the cul-de-sac at the north end. We have no objection to this plan provided that the cul-de-sac turning radii meet City standards. Along with the above our comments remain as per our memo dated November 12, 2024, and February 24, 2025, with modifications as per City Council.

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# FIRE

## FARMINGTON HILLS



### INTEROFFICE CORRESPONDENCE

**DATE:** November 11, 2024

**TO:** Planning Commission

**FROM:** Jason Baloga, Fire Marshal

**SUBJECT:** Amended PUD 2-2021/Site Plan 59-5-2022 (Sarah Fisher Mixed Use Campus)

Considerable change has occurred from the previous version of the PUD Plan. Upon review of the new plan, it appears that the following is in violation of Ordinance Chapter 12 Section 12-11: Fire Department Site Plan Review and Design Standards:

- Site Access: sites must be designed to accommodate fire apparatus with a 50' turning radius. The 50 fifty feet shall be measured to the center line of the roadway.

Once the above is satisfied, the Fire Department will have no objection contingent upon compliance with the following:

1. Generally dead ends longer than 100' shall not be allowed.
2. Specific gate detail shall be provided to the Fire Department and Engineering for review and approval for all gates proposed.
3. Chapter 12 Section 12-9 Street Obstructions:
  - a. Gate/Knox key yelp for emergency access is proposed on Twelve Mile and will require Fire and Engineering Department approvals. Please provide a detailed submittal to the Fire Department to ensure that International Fire Code, permit and acceptance testing is adhered to.
  - b. Gate design will affect minimum acceptable road width for emergency access off Twelve Mile.

4. The City of Farmington Hills and the Fire Department shall not be responsible for any damage which occurs to the gate.
5. Chapter 12 Section 12-11 (2) Hydrants: it appears that hydrants meet the minimum distance as required in the City Ordinance. Special attention shall be given to the following and discussed in detail during the Engineering review:
  - a. “Wherever practical, the hydrants shall be provided at intersections to provide ease of stretching fire hose in more than one direction.”
  - b. Watermain shall be looped according to Engineering specifications to ensure adequate water supply.
6. No parking fire lane signs shall be posted and strictly enforced.
7. Proponent may find it beneficial to provide residential sprinklers in residential homes to increase safety and increase public benefit.

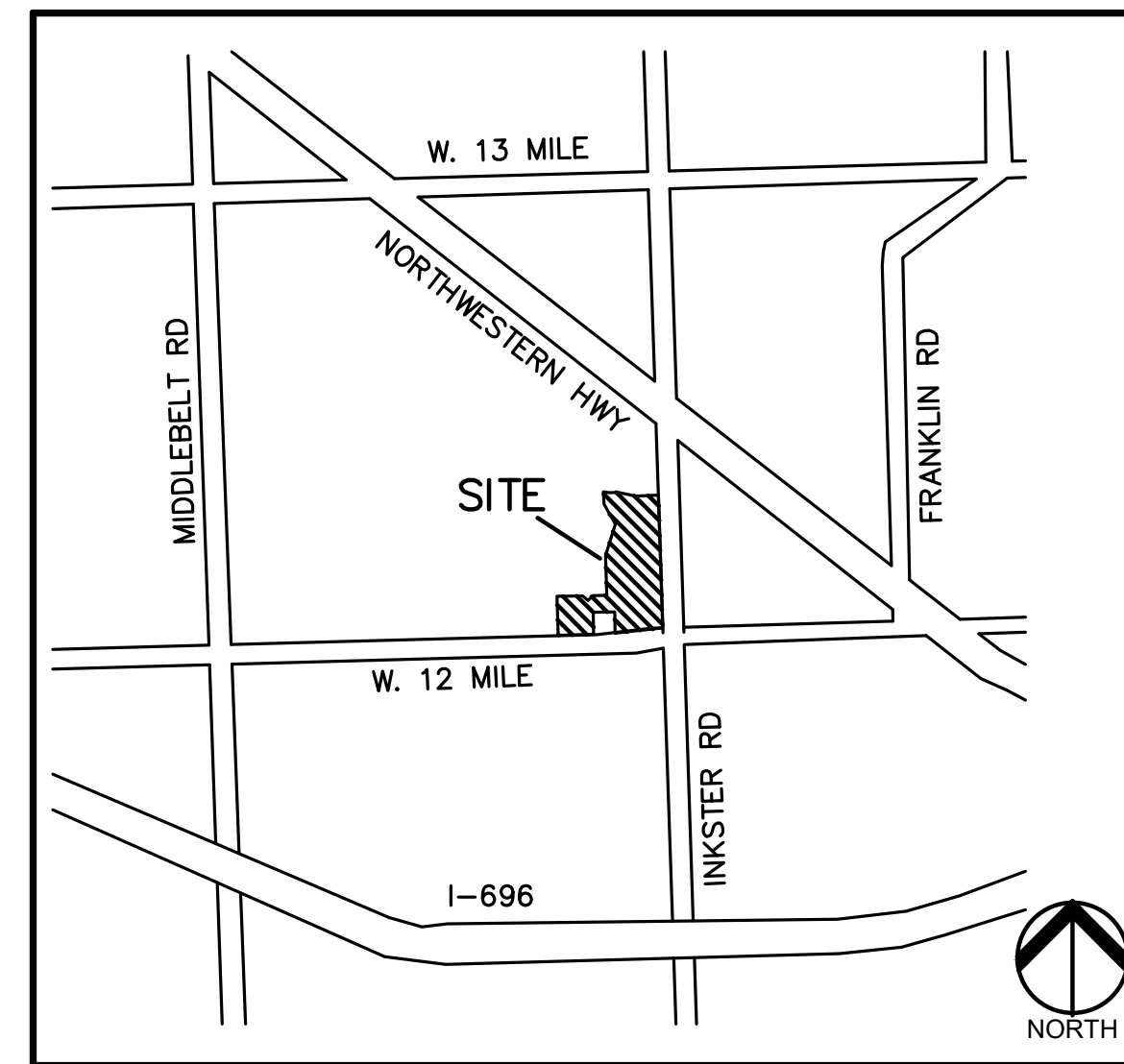


Jason Baloga, Fire Marshal

MAJOR AMENDMENT TO PUD

THE VILLAS AT  
*Pebble Creek*

PART OF THE SE 1/4 OF SECTION 12, T.01N., R.08E.  
FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN



LOCATION MAP  
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-2.0	PROPOSED LAND USE PLAN
C-3.1	GRADING PLAN - NORTH
C-3.2	GRADING PLAN - SOUTH
C-4.1	UTILITY PLAN - NORTH
C-4.2	UTILITY PLAN - SOUTH
C-4.3	UTILITY PLAN - WEST
C-5.0	PRELIMINARY DRAINAGE PLAN
C-6.0	FIRE TRUCK TURNING PLAN
C-7.1	EASEMENT PLAN - NORTH
C-7.2	EASEMENT PLAN - SOUTH
L-1.1	LANDSCAPE PLAN
L-1.2	LANDSCAPE PLAN
L-2.0	LANDSCAPE DETAILS
T-1.1	PROPOSED TREE PRESERVATION PLAN
T-1.2	PROPOSED TREE PRESERVATION PLAN
T-1.3	PROPOSED TREE PRESERVATION PLAN
T-1.4	SUPERIMPOSED TREE PRESERVATION PLAN
T-1.5	SUPERIMPOSED TREE PRESERVATION PLAN
24-35018	EXTERIOR PHOTOMETRIC PLAN
24-35018	EXTERIOR PHOTOMETRIC PLAN
24-35018	EXTERIOR PHOTOMETRIC PLAN
24-35018	EXTERIOR PHOTOMETRIC PLAN
	ARCHITECTURAL PLANS
A-3	RALEIGH - EMERSON ELEVATION
A-4	RALEIGH - EMERSON ELEVATION
A-3	RALEIGH - BARRINGTON ELEVATION
A-4	RALEIGH - BARRINGTON ELEVATION
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A-4	RALEIGH - ALBANY ELEVATION
FB-1	RALEIGH - BASEMENT PLAN
A-2	RALEIGH - FLOOR PLAN
A-3	WILMINGTON - ELEVATION A
A-4	WILMINGTON - ELEVATION A
A-3	WILMINGTON - ELEVATION B
A-4	WILMINGTON - ELEVATION B
A-3	WILMINGTON - ELEVATION E
A-4	WILMINGTON - ELEVATION E
A-2	WILMINGTON - FLOOR PLAN

DESIGN TEAM

OWNER / DEVELOPER / APPLICANT  
ROBERTSON BROTHERS HOMES  
6905 TELEGRAPH RD, STE 200  
BLOOMFIELD HILLS, MI 48301  
CONTACT: TIM LOUGHRIN  
PHONE: 248.282.1428  
EMAIL: TLOUGHRIN@ROBERTSONHOMES.COM

CIVIL ENGINEER  
PEA GROUP  
2430 ROCHESTER COURT, STE. 100  
TROY, MI 48063-1872  
CONTACT: JOHN B. THOMPSON, PE  
PHONE: 844.813.2949  
EMAIL: JTHOMPSON@PEAGROUP.COM

LANDSCAPE ARCHITECT  
PEA GROUP  
45 W. GRAND RIVER AVE., STE. 501  
DETROIT, MI 48226  
CONTACT: NOAH BIRMEIN, PLA, ASLA  
PHONE: 844.813.2949  
EMAIL: NBIRMEIN@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	10/19/2024
ADDED AN ADDITIONAL UNIT AND SHIFTED BUILDINGS	3/12/2025



**FLOODPLAIN:**  
(Per Flood Insurance Rate Map Number 26125C-0514F, Effective September 20, 2006)

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

**ZONE AE** - Base Flood Elevations determined.

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

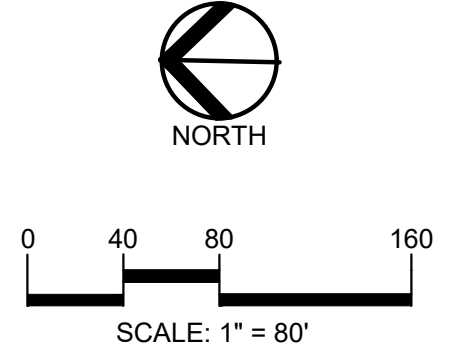
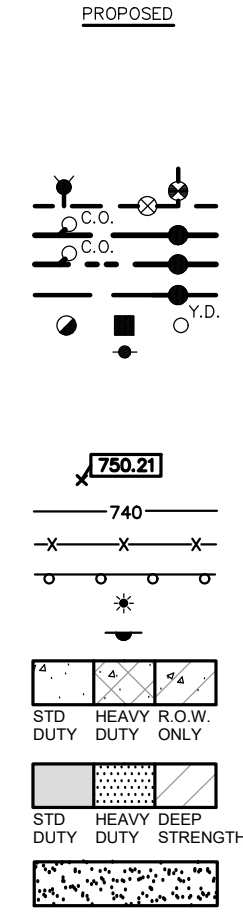
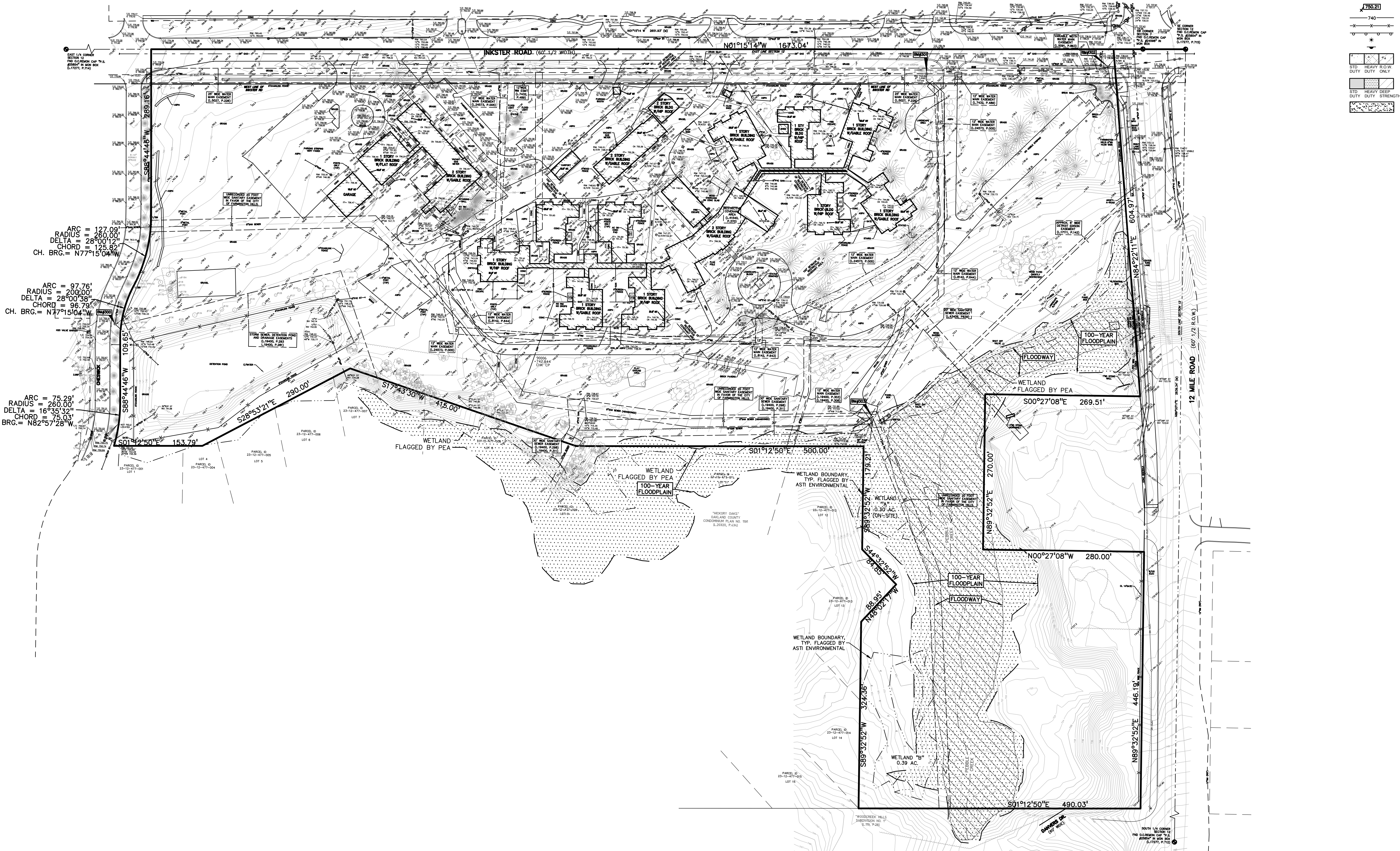
**ZONE X** - Area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

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

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

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

Part of the Southeast 1/4 of Section 12, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, described as: Commencing at the Southeast corner of said Section; thence N02°48'44"W, 125.10 feet along the East line of said Section to the North right of way line of Twelve Mile Road (width varies) and the Point of Beginning; thence S82°48'41"W, 604.87 feet along said right of way line; thence N02°00'38"W, 269.51 feet; thence S87°59'22"W, 270.00 feet; thence S02°00'38"E, 280.00 feet to said North right of way line of Twelve Mile Road; thence S87°59'22"W, 446.19 feet along said North right of way line to the East subdivision line of "WOODCREEK HILLS SUBDIVISION NO. 1", as recorded in Liber 119 of Plats, page 26, Oakland County Records; thence N02°48'20"W, 490.03 feet along said Subdivision line to the South Condominium line of "HICKORY OAKS", Oakland County Condominium Plan 1191, as recorded in Liber 20320, page 367, and amended in Liber 20337, page 533, and Liber 21222, page 173, Oakland County Records; thence along said Condominium line the following four (4) courses: (1) N87°59'22"E, 324.36 feet (2) S48°35'47"E, 88.95 feet, (3) N42°59'22"E, 84.85 feet, and (4) N87°59'22"E, 179.21 feet to the East Condominium line of said "HICKORY OAKS"; thence along said Condominium line the following (4) courses: (1) N02°48'20"W, 500.00 feet, (2) N16°10'02"E, 415.00 feet, (3) N30°02'51"W, 280.00 feet, and (4) N02°48'20"W, 153.79 feet to the South right of way line of Cheswick Drive (60 feet wide); thence along said right of way line the following five (5) courses: (1) along a curve to the left, 75.29 feet, said curve having a radius of 280.00 feet, a central angle of 16°53'32 seconds, and a chord bearing S84°30'58"E, 75.03 feet, (2) N87°11'16"E, 109.65 feet, (3) along a curve to the right, 97.76 feet, said curve having a radius of 200.00 feet, a central angle of 28°00'23", and a chord bearing S78°48'34"E, 96.79 feet, (4) along a curve to the left, 127.09 feet, said curve having a radius of 280.00 feet, a central angle of 28°00'17", and a chord bearing S78°48'34"E, 125.82 feet, and (5) N87°11'16"E, 288.16 feet to the East line of said Section 12; thence S02°48'44"E, 1673.04 feet along said East section line to the Point of Beginning.



**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

**CLIENT**  
**ROBERTSON BROTHERS HOMES**  
6905 TELEGRAPH RD, STE 200  
BLOOMFIELD HILLS, MI 48301

**PROJECT TITLE**  
THE VILLAS AT  
**Woodcreek**  
PART OF THE SE 1/4 OF SECTION 12, T10N, R9E, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
ADD AND SHIFT UNITS	3/12/2025

**ORIGINAL ISSUE DATE:**  
OCTOBER 15, 2024

**DRAWING TITLE**  
**TOPOGRAPHIC SURVEY**

PEA JOB NO.	2015-204
P.M.	JBT
DN.	LR
SUR.	KTR
DRAWING NUMBER:	





**LEGEND**

● IRON FOUND	⊗ BRASS PLUG SET	⊙ REC. CORNER FOUND
⊗ IRON SET	⊙ MONUMENT FOUND	⊗ RECORDED
⊗ NAIL FOUND	⊙ MONUMENT SET	⊗ MEASURED
⊗ NAIL & CAP SET		⊗ CALCULATED

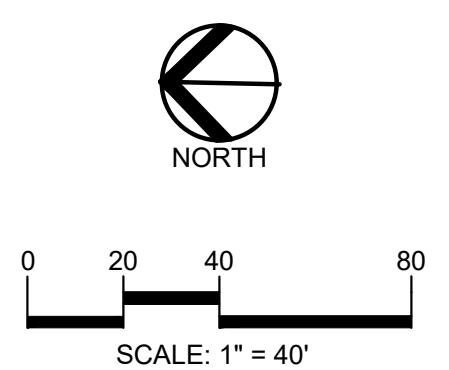
**EXISTING**

- OH-ELEC-⊗-⊗- ELEC. PHONE OR CABLE TV D.H. LINE, POLE & GUY WIRE
- UG-CATV-⊗-⊗- UNDERGROUND CABLE TV, CATV PRESTAL
- ⊗-⊗-⊗- TELEPHONE U.G. CABLE, PRESTAL & MANHOLE
- ELEC-⊗-⊗- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- ⊗-⊗- GAS MAIN, VALVE & GAS LINE MARKER
- ⊗-⊗- WATERMAIN, HYD. GATE VALVE, TAPPING BLEEVE & VALVE
- ⊗-⊗- SANITARY SEWER, CLEANOUT & MANHOLE
- ⊗-⊗- STORM SEWER, CLEANOUT & MANHOLE
- ⊗-⊗- COMBINED SEWER & MANHOLE
- ⊗-⊗- SQUARE, ROUND & REEFME CATCH BASIN, YARD DRAIN
- ⊗-⊗- POST INDICATOR VALVE
- ⊗-⊗- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- ⊗-⊗- MAIL BOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- ⊗-⊗- UNIDENTIFIED STRUCTURE

**PROPOSED**

- ⊗-⊗- SPOT ELEVATION
- ⊗-⊗- CONTOUR LINE
- ⊗-⊗- FENCE
- ⊗-⊗- GUARD RAIL
- ⊗-⊗- STREET LIGHT
- ⊗-⊗- BOLLARD LIGHT
- ⊗-⊗- SIGN
- CONC. CONCRETE
- ASPH. ASPHALT
- GRAVEL GRAVEL SHOULDER
- WETLAND WETLAND

STANDARD DUTY ONLY  
HEAVY DUTY ONLY  
HEAVY DEEP DUTY STRENGTH



**CAUTION!**  
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EAST 1/4 CORNER SECTION 12 FND O.C. REMON CAP "P.S. #25854" IN MON BOX (L.17277, P.714)

SEE SHEET 4.2

CLIENT  
**ROBERTSON BROTHERS HOMES**  
6905 TELEGRAPH RD, STE 200  
BLOOMFIELD HILLS, MI 48301

PROJECT TITLE  
**THE VILLAS AT HICKORY OAKS**  
PART OF THE SE 1/4 OF SECTION 12, T10N, R10E, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
ADD AND SHIFT UNITS	3/12/2025

ORIGINAL ISSUE DATE:  
OCTOBER 15, 2024  
DRAWING TITLE  
**GRADING PLAN**

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

S:\PROJECTS\2015\ROBERTSON BROTHERS HOMES\PEA\3-D\GRADING\3-D\GRADING-1000.dwg

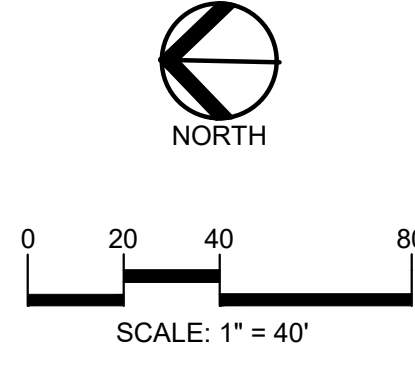


**LEGEND**

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊙ RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	⊙ MEASURED
⊗ NAIL & CAP SET		⊙ CALCULATED

—OH—ELEC—	ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
—UG—CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL
⊗—UG—PHONE—	TELEPHONE U.G. CABLE, MANHOLE, METER & HANDHOLE
—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
—GAS—	GAS MAIN VALVE & GAS LINE MARKER
—W.M.—	WATER MAIN (H.D. GATE VALVE, TAPPING SLEEVE & VALVE)
—S.S.—	SANITARY SEWER, CLEANOUT & MANHOLE
—S.S.—	STORM SEWER, CLEANOUT & MANHOLE
—S.S.—	COMBINED SEWER & MANHOLE
—S.S.—	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
—S.S.—	POST INDICATOR VALVE
—S.S.—	WATER VALVE BOUY/FRONT VALVE BOX, SERVICE SHUTOFF
—S.S.—	MALIBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
—S.S.—	UNIDENTIFIED STRUCTURE
—S.S.—	SPOT ELEVATION
—S.S.—	CONTOUR LINE
—S.S.—	FENCE
—S.S.—	GUARD RAIL
—S.S.—	STREET LIGHT
—S.S.—	SCALAR LIGHT
—S.S.—	SIGN
—S.S.—	CONC.
—S.S.—	ASPH.
—S.S.—	GRAVEL SHOULDER
—S.S.—	WETLAND



**CAUTION!!**  
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**SANITARY SEWER BASIS OF DESIGN:**  
(Unit Factors Based on Oakland County Unit Assignment Factors)  
Residential Dwelling

<b>Villas at Pebble Creek</b>	
Number of Lots	75
REU	75
People / REU	2.44
Population	183 People
<b>Providence</b>	
REU	40.51
People / REU	2.44
Population	99 People
<b>Total Population (P)</b>	
Average Flow (100 GPCPD)	28,200 G.P.D.
	0.044 C.F.S.
P (1000s)	0.282
Peaking Factor (PF)	4.09
PF = (18+sqrt(P))(4+sqrt(P))	
Peak Flow (G.P.D.)	115,332 G.P.D.
Peak Flow (C.F.S.)	0.178 C.F.S.
15" Pipe Capacity Provided	3.173 C.F.S.

**WATER MAIN BASIS OF DESIGN:**  
(Unit Factors Based on Oakland County Unit Assignment Factors)  
Residential Dwelling

<b>Villas at Pebble Creek</b>	
Number of Lots	75
REU	75
People / REU	2.44
Population	183 People
<b>Providence</b>	
REU	12
People / REU	2.44
Population	29 People
<b>Hickory Oaks</b>	
Number of Lots	11
REU	11
People / REU	2.44
Population	27 People
<b>Total Population (P)</b>	
Average Flow (150 GPCPD)	27,450 G.P.D.
	0.042 C.F.S.
	0.027 M.G.D.
Design Max. Flow = (2*avg)	54,900 G.P.D.
	0.085 C.F.S.
	0.055 M.G.D.

**NOTE:**  
1. CONTRACTOR TO REMOVE AND ROUTE 8" SANITARY SEWER. FOLLOW ALL CITY OF FARMINGTON HILLS PROCEDURES FOR ABANDONMENT, INCLUDING VACATING EASEMENTS AS NECESSARY.  
2. CONTRACTOR TO CONNECT TO EXISTING WATER MAIN. FOLLOW ALL CITY OF FARMINGTON HILLS PROCEDURES FOR ABANDONMENT, INCLUDING VACATING EASEMENTS AS NECESSARY.

CLIENT  
**ROBERTSON BROTHERS HOMES**  
6905 TELEGRAPH RD, STE 200  
BLOOMFIELD HILLS, MI 48301

PROJECT TITLE  
**THE VILLAS AT Pebble Creek**  
PART OF THE SE 1/4 OF SECTION 12, T10N, R06E, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

**REVISIONS**

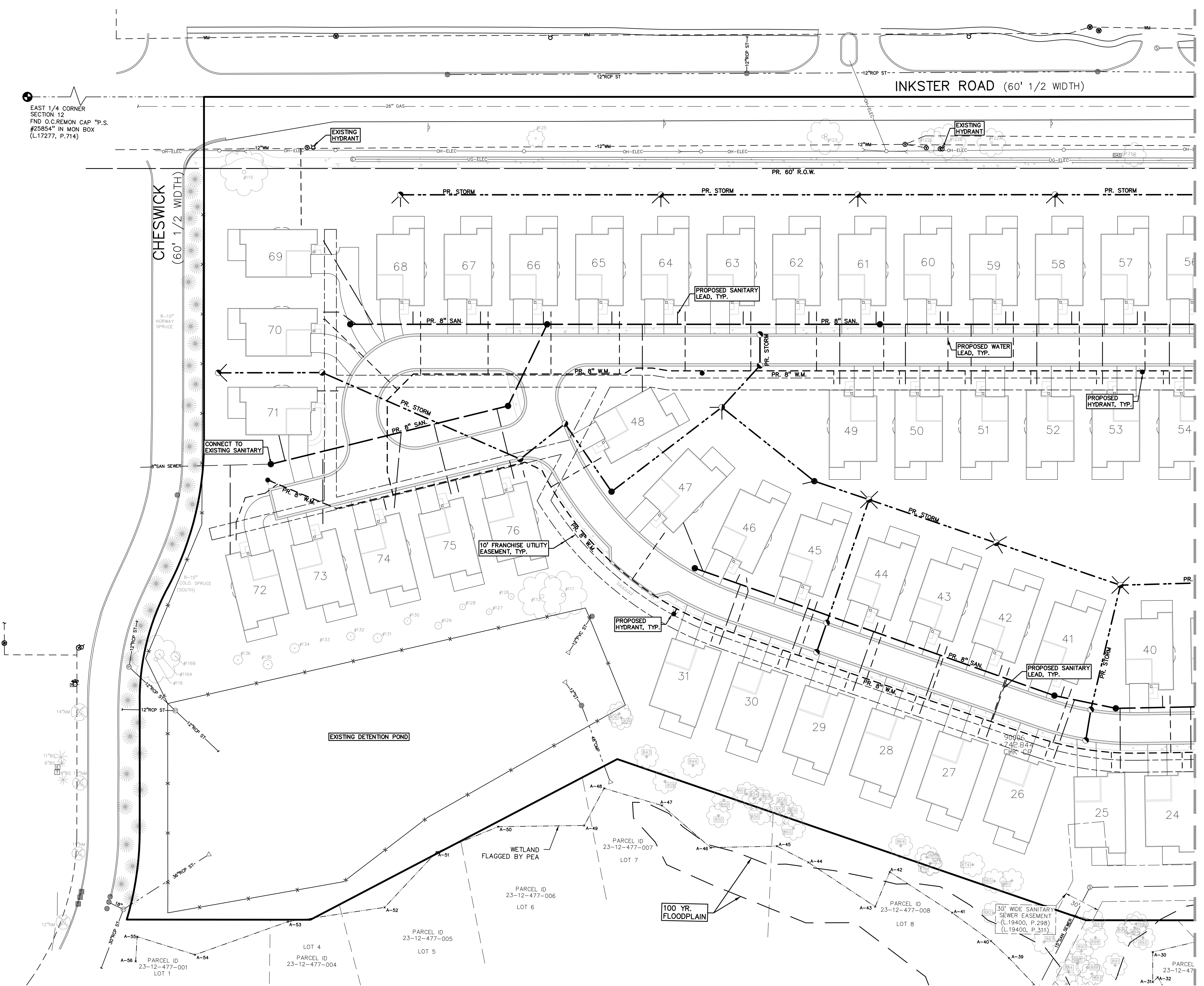
ADD AND SHIFT UNITS	3/12/2025
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ORIGINAL ISSUE DATE:  
OCTOBER 15, 2024

DRAWING TITLE  
**UTILITY PLAN - NORTH**

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

NOT FOR CONSTRUCTION **C-4.1**



SEE SHEET 5.2

**LEGEND**

IRON FOUND	BRASS PLUG SET	REC. CORNER FOUND
IRON SET	MONUMENT FOUND	RECORDED
NAIL FOUND	MONUMENT SET	MEASURED
NAIL & CAP SET		CALCULATED

**EXISTING**

	ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
	UNDERGROUND CABLE TV OH. PRESTAL
	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
	GAS MAIN, VALVE & GAS LINE MARKER
	WATER MAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
	SANITARY SEWER, CLEANOUT & MANHOLE
	STORM SEWER, CLEANOUT & MANHOLE
	COMBINED SEWER & MANHOLE
	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
	POST INDICATOR VALVE
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
	MAIL BOX, TRANSFORMER, IRRIGATION CONTROL VALVE
	UNIDENTIFIED STRUCTURE
	SPOT ELEVATION
	CONTOUR LINE
	FENCE
	GUARD RAIL
	STREET LIGHT
	BOLLARD LIGHT
	SIGN

**PROPOSED**

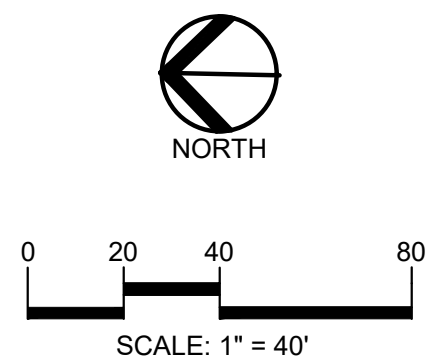
	740 STD. HEAVY R.O.W. DUTY ONLY
	750 STD. HEAVY DEEP DUTY ONLY
	760 STD. HEAVY DEEP DUTY STRENGTH

**CONCRETE**

**ASPH.**

**GRAVEL SHOULDER**

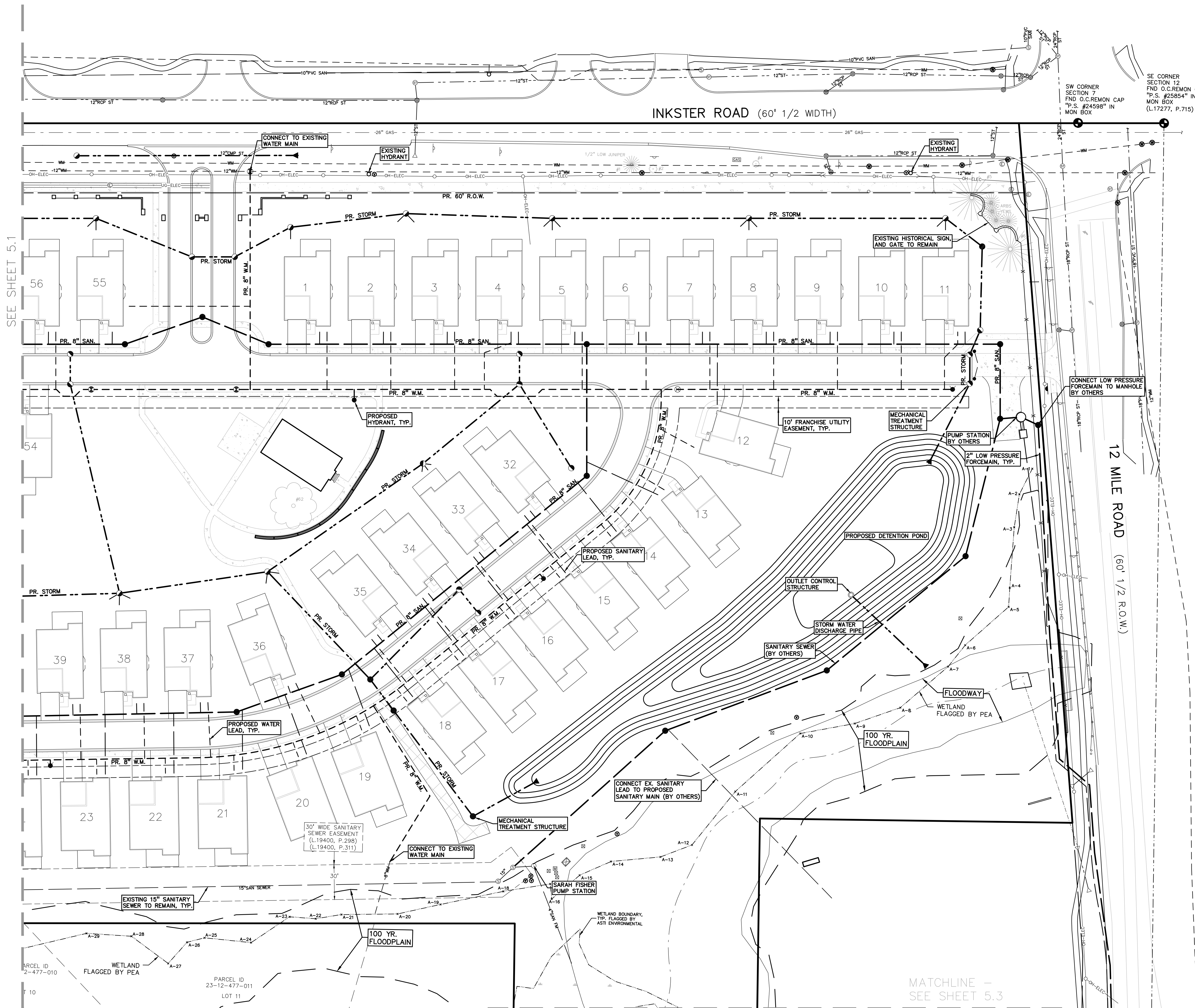
**WETLAND**



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**NOTE:**

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- CONTRACTOR TO CONNECT TO EXISTING WATER MAIN. FOLLOW ALL CITY OF FARMINGTON HILLS PROCEDURES FOR ABANDONMENT, INCLUDING VACATING EASEMENTS AS NECESSARY.



SEE SHEET 5.1

SW CORNER SECTION 7  
FND O.C. REMON CAP  
"P.S. #24598" IN  
MON BOX

SE CORNER SECTION 12  
FND O.C. REMON CAP  
"P.S. #25854" IN  
MON BOX (L.17277, P.715)

INKSTER ROAD (60' 1/2 WIDTH)

12 MILE ROAD (60' 1/2 R.O.W.)

MATCHLINE -  
SEE SHEET 5.3

CLIENT  
**ROBERTSON BROTHERS HOMES**  
6905 TELEGRAPH RD, STE 200  
BLOOMFIELD HILLS, MI 48301

PROJECT TITLE  
*The Villas at Double Creek*  
PART OF THE SE 1/4 OF SECTION 12, T.10N., R.06E,  
CITY OF FARMINGTON HILLS,  
OAKLAND COUNTY, MICHIGAN

REVISIONS	DATE
ADD AND SHIFT UNITS	3/12/2025

ORIGINAL ISSUE DATE:  
OCTOBER 15, 2024  
DRAWING TITLE  
**UTILITY PLAN - SOUTH**

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

NOT FOR CONSTRUCTION **C-4.2**

**LEGEND**

● IRON FOUND	⊗ BRASS PLUG SET	⊙ REC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊙ R. RECORDED
⊙ NAIL FOUND	⊗ MONUMENT SET	⊙ M. MEASURED
⊙ NAIL & CAP SET		⊙ C. CALCULATED

<b>EXISTING</b>	<b>PROPOSED</b>
—OH—ELEC—W—<	ELEC. PHONE OR CABLE TV OH LINE, POLE & GUY WIRE
—UG—CITY—	UNDERGROUND CABLE TV CITY PRESTAL
⊙ UG—PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
—GAS—	GAS MAIN, VALVE & GAS LINE MARKER
—WATER—	WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
—SEWER—	SANITARY SEWER, CLEANOUT & MANHOLE
—STORM—	STORM SEWER, CLEANOUT & MANHOLE
—COMB.—	COMBINED SEWER & MANHOLE
⊙ S.Q.—	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
⊙ P.I.—	POST INDICATOR VALVE
⊙ W.V.—	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
⊙ M.B.—	MAIL BOX, TRANSFORMER, IRRIGATION CONTROL VALVE
⊙ U.S.—	UNIDENTIFIED STRUCTURE
⊙ S.E.—	SPOT ELEVATION
—C—	CONTOUR LINE
—F—	FENCE
—G.R.—	GUARD RAIL
—S.L.—	STREET LIGHT
—B.L.—	BOLLARD LIGHT
—S.—	SIGN
—C—	CONCRETE
—A—	ASPHALT
—G—	GRAVEL SHOULDER
—W—	WETLAND

**NORTH**

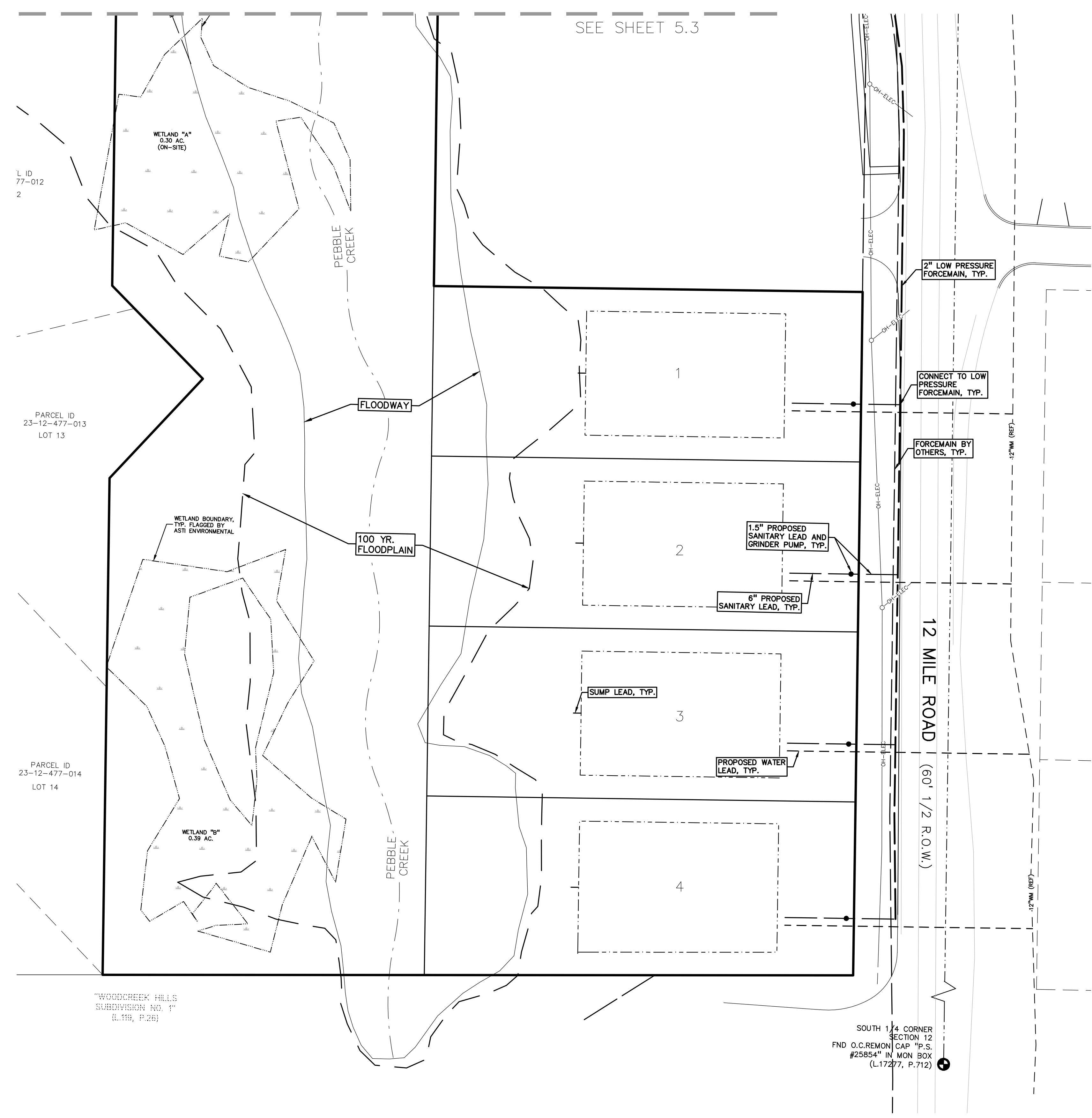
0 20 40 80  
SCALE: 1" = 40'

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

**CAUTION!!**  
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**NOTE:**

- CONTRACTOR TO REMOVE AND REROUTE 8" SANITARY SEWER, FOLLOW ALL CITY OF FARMINGTON HILLS PROCEDURES FOR ABANDONMENT, INCLUDING VACATING EASEMENTS AS NECESSARY.
- CONTRACTOR TO CONNECT TO EXISTING WATER MAIN, FOLLOW ALL CITY OF FARMINGTON HILLS PROCEDURES FOR ABANDONMENT, INCLUDING VACATING EASEMENTS AS NECESSARY.



**CLIENT**  
**ROBERTSON BROTHERS HOMES**  
6905 TELEGRAPH RD, STE 200  
BLOOMFIELD HILLS, MI 48301

**PROJECT TITLE**  
THE VILLAS AT  
*Double Creek*  
PART OF THE SE 1/4 OF SECTION 12, T.10N., R.08E.  
CITY OF FARMINGTON HILLS  
OAKLAND COUNTY, MICHIGAN

REVISIONS	
ADD AND SHIFT UNITS	3/12/2025

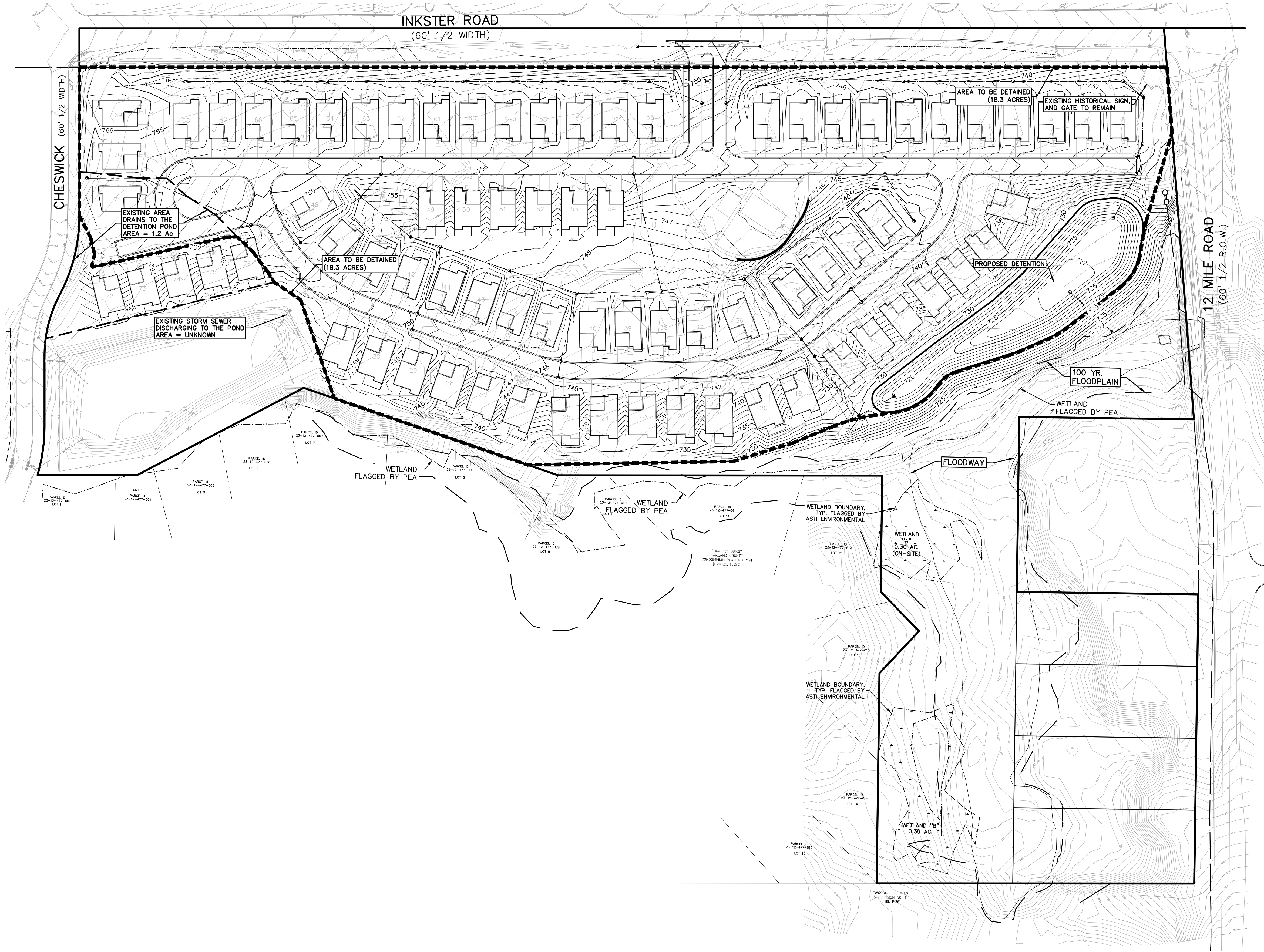
ORIGINAL ISSUE DATE:  
OCTOBER 15, 2024

DRAWING TITLE  
**UTILITY PLAN - WEST**

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

DRAWING NUMBER:

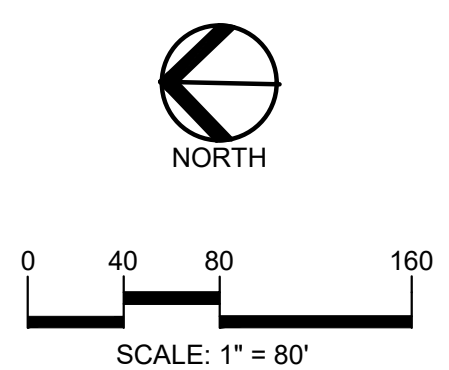
S:\PROJECTS\2015\2015010204 - SANITARY PIPING PLOT - JBT\DWG\SITE PLANS\C-4.03\UTL-10204.dwg



Proposed		
Natural Greenspace area:	0.00 acre	C = 0.30
Select NCRS Soil type:	D	
Improved Greenspace area:	10.30 acre	C = 0.30
Select NCRS Soil type:	D	
Wooded Area:	0.00 acre	C = 0.30
Select NCRS Soil type:	D	
Impervious Area:	8.39 acre	C = 0.90
Greenbelt Area:	10.30 acre	C = 0.30
<b>Total Area (A):</b>	<b>18.69 acre</b>	
<b>Weighted Coefficient of Runoff (C):</b>		<b>0.57</b>

Rainfall Intensity		311025 Oklaa V2.02
Time of Concentration (T <sub>c</sub> )	24.70 min	
Since 15 < T <sub>c</sub> < 60, use intensity equation		
I = 30.2 / [(T + 9.17) <sup>0.81</sup> ]	1.74 in/hr	
I <sub>10</sub> = 50.12 / [(T + 9.17) <sup>0.81</sup> ]	2.89 in/hr	
I <sub>100</sub> = 83.34 / [(T + 9.17) <sup>0.81</sup> ]	4.80 in/hr	
<b>CPVC: Channel Protection Volume Control Volume</b>		
V <sub>cpvc</sub> = (4719)CA	50,273 cf	
<b>CPRC: Channel Protection Rate Control Volume: Extended Detention</b>		
V <sub>ed</sub> = (6897)CA	73,476 cf	
Q <sub>ed</sub> = V <sub>ed</sub> / (48*60*60)	0.43 cfs	
<b>100-Year Allowable Outlet Rate</b>		
Q <sub>100</sub> = Q <sub>a</sub>		
Q <sub>100R</sub> =	0.50 cfs/ac	
Receiving System Restricted Flow Rate Q <sub>100R</sub> =	0.46 cfs/ac	
<b>100-Year Peak Allowable Discharge</b>		
Area, A =	18.69 ac	
Q <sub>100P</sub> = Q <sub>100R</sub> (A)	8.60 cfs	
<b>100-Year Runoff Volume</b>		
V <sub>100R</sub> = (18,985)CA	202,253 cf	
<b>100-Year Peak Inflow</b>		
Q <sub>100IN</sub> = C(I <sub>100</sub> )A	51.14 cfs	
<b>Storage Curve Factor (Vs/Vr)</b>		
R = 0.206 - 0.15 x ln(Q <sub>100P</sub> /Q <sub>100IN</sub> )	0.473	
<b>100-Year Storage Volume</b>		
V <sub>s</sub> = R(V <sub>100R</sub> )	95,666 cf	
No infiltration will be provided, so no CPVC deduction is taken.		
V <sub>100D</sub> = V <sub>s</sub>	95,666 cf	
V <sub>100D</sub> must be larger or equal to V <sub>ed</sub> :		
Is V <sub>100D</sub> ≥ V <sub>ed</sub> ?	Yes	
V <sub>100D</sub> =	95,666 cf	

Detention Basin			
CPRC Storage Elevation:	726.70	73,476 cf	
Detention Storage Elevation:	727.51	95,666 cf	
Elev. (ft)	Area (sf)	Vol. (cf)	Total Vol. (cf)
721.5	0	0	0
722.0	3,465	578	578
723.0	11,034	7,250	7,827
724.0	14,057	12,546	20,373
725.0	17,394	15,726	36,098
726.0	22,462	19,928	56,026
727.0	27,080	24,771	80,797
728.0	31,746	29,413	110,210
Bottom Elevation of Pond:			721.50



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CLIENT  
**ROBERTSON BROTHERS HOMES**  
6805 TELEGRAPH RD, STE 200  
BLOOMFIELD HILLS, MI 48301

PROJECT TITLE  
**THE VILLAS AT Double Creek**  
PART OF THE SE 1/4 OF SECTION 12, T10N, R09E, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
ADD AND SHIFT UNITS	3/12/2025

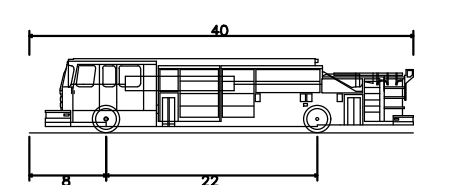
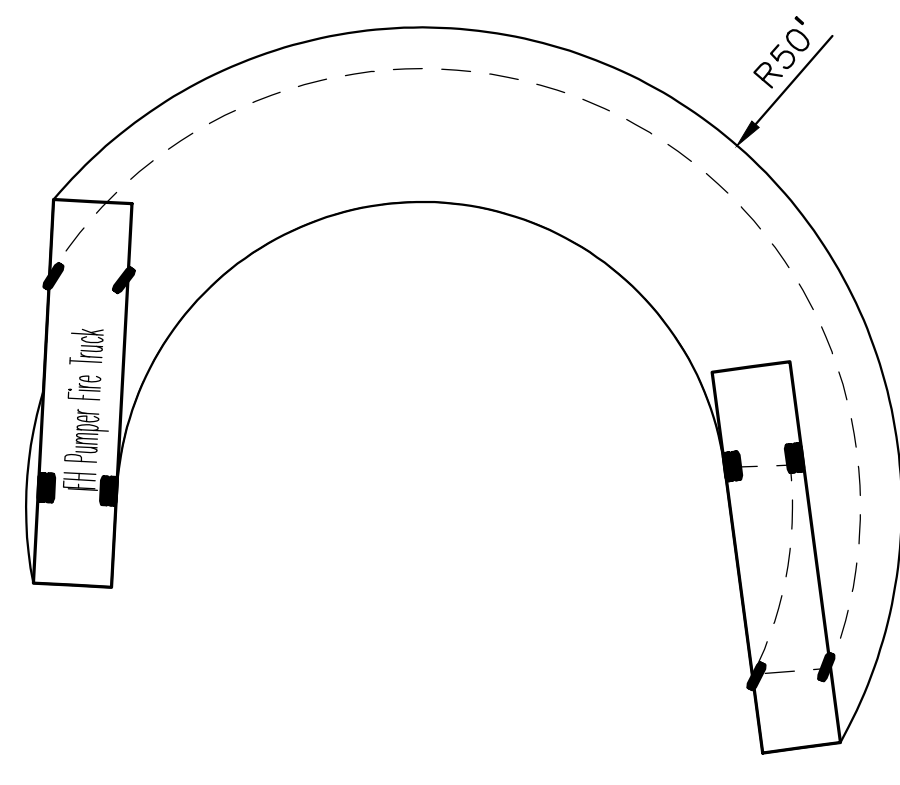
ORIGINAL ISSUE DATE:  
OCTOBER 15, 2024  
DRAWING TITLE  
**PRELIMINARY DRAINAGE PLAN**

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

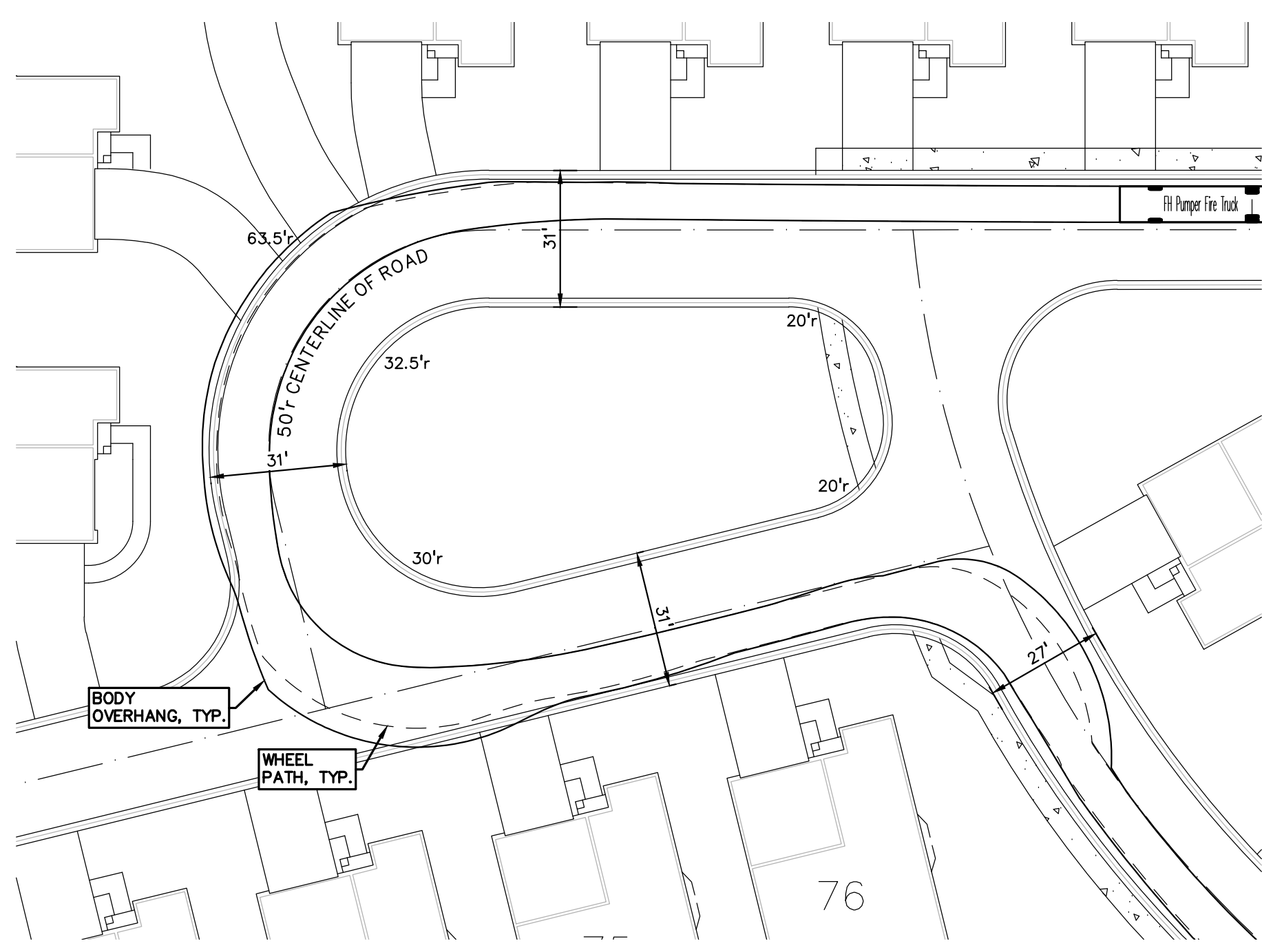
NOT FOR CONSTRUCTION **C-5.0**

S:\PROJECTS\2025\ROBERTSON BROTHERS HOMES P10 - P14\DWG\STATE PLANS\C-5.0\PEA-1004.dwg

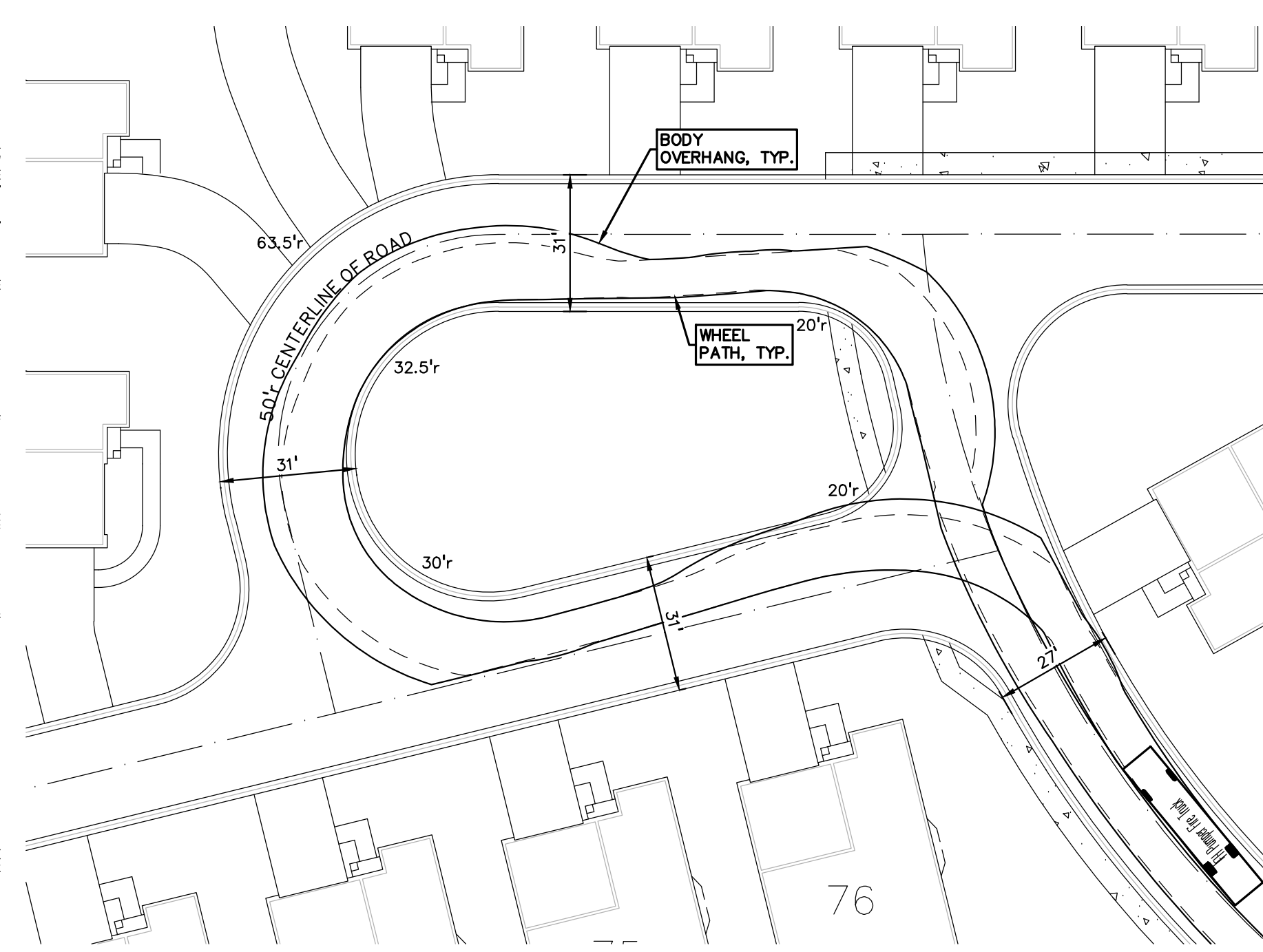
**TURNING RADIUS OF TRUCK USED**  
SCALE: 1"=20'



FH Pumper Fire Truck  
Overall Length 40.000ft  
Overall Width 9.167ft  
Overall Body Height 7.750ft  
Min. Body Ground Clearance 6.650ft  
Track Width 8.167ft  
Lock-to-lock time 50.001s  
Wall-to-wall Turning Radius 50.000ft



**CUL-DE-SAC BLOWUP OUTER LANE TURNING MOVEMENT**  
SCALE: 1"=30'



**CUL-DE-SAC BLOWUP INNER LANE TURNING MOVEMENT**  
SCALE: 1"=30'

**LEGEND**

● IRON FOUND	○ BRASS PLUG SET	○ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	○ RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	○ MEASURED
⊗ NAIL & CAP SET		○ CALCULATED

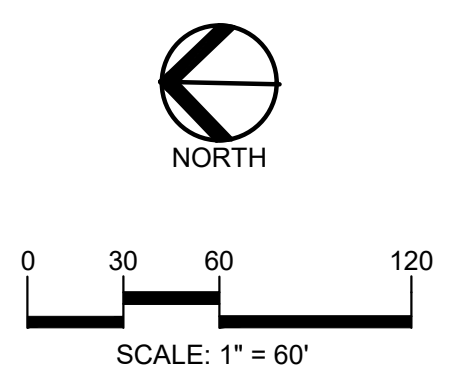
**EXISTING**

- OH-ELEC-W/C- TELEPHONE OR CABLE TV, O.H. LINE, POLE & GUY WIRE
- UG-CATV- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-PHONE- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- UG-ELEC- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAN- HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER- CLEANOUT & MANHOLE
- STORM SEWER- CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MALKERS, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- BOLLARD LIGHT
- SIGN

**PROPOSED**

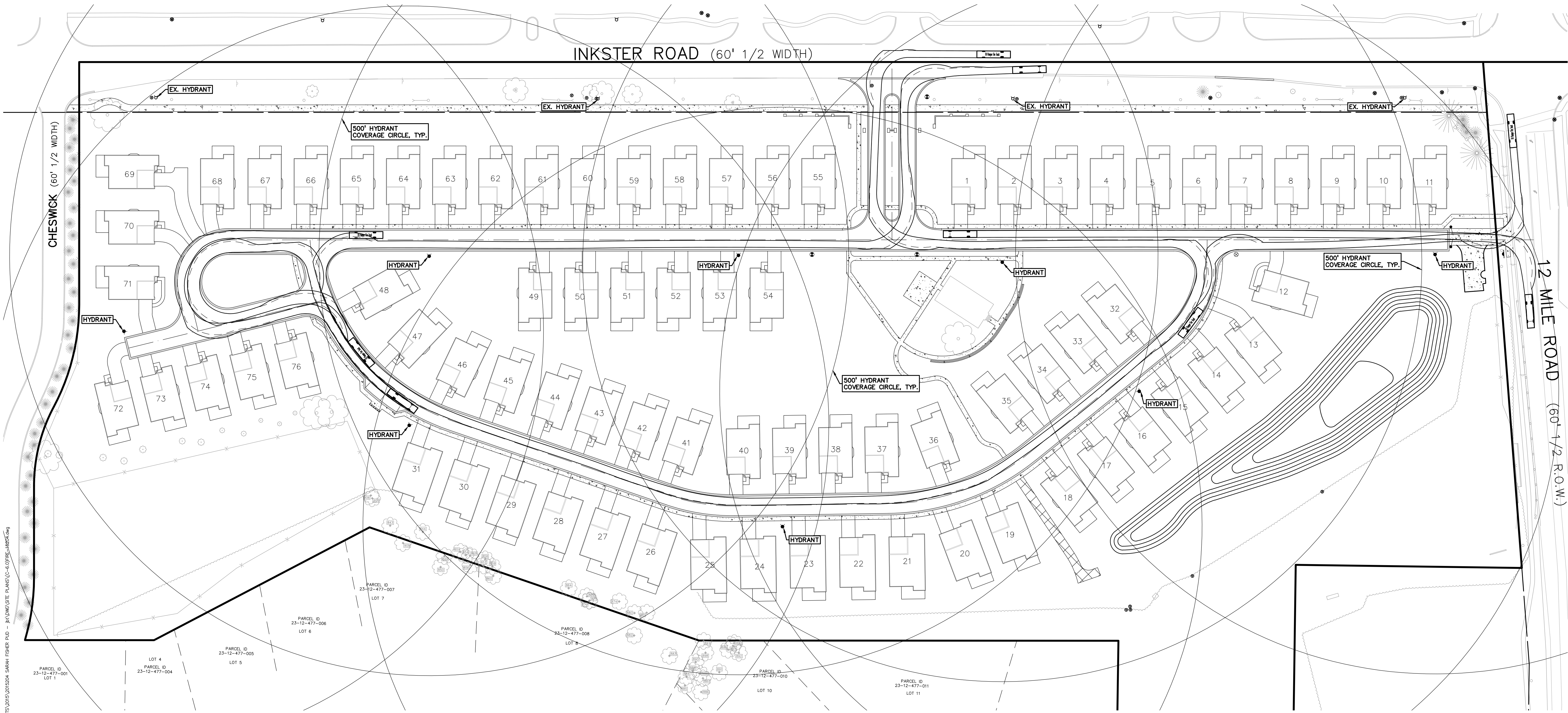
- CONC. CONCRETE
- ASPH. ASPHALT
- GRAVEL GRAVEL SHOULDER
- WETLAND

STANDARD DIMENSIONS:  
750/21  
740  
740



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**CLIENT**  
**ROBERTSON BROTHERS HOMES**  
5905 TELEGRAPH RD, STE 200  
BLOOMFIELD HILLS, MI 48301

**PROJECT TITLE**  
*The Villas at Double Track*  
PART OF THE SE 1/4 OF SECTION 12, T10N, R09E, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

**REVISIONS**

ADD AND SHIFT UNITS	3/12/2025
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**ORIGINAL ISSUE DATE:**  
OCTOBER 15, 2024

**DRAWING TITLE**  
**FIRE TRUCK TURNING PLAN**

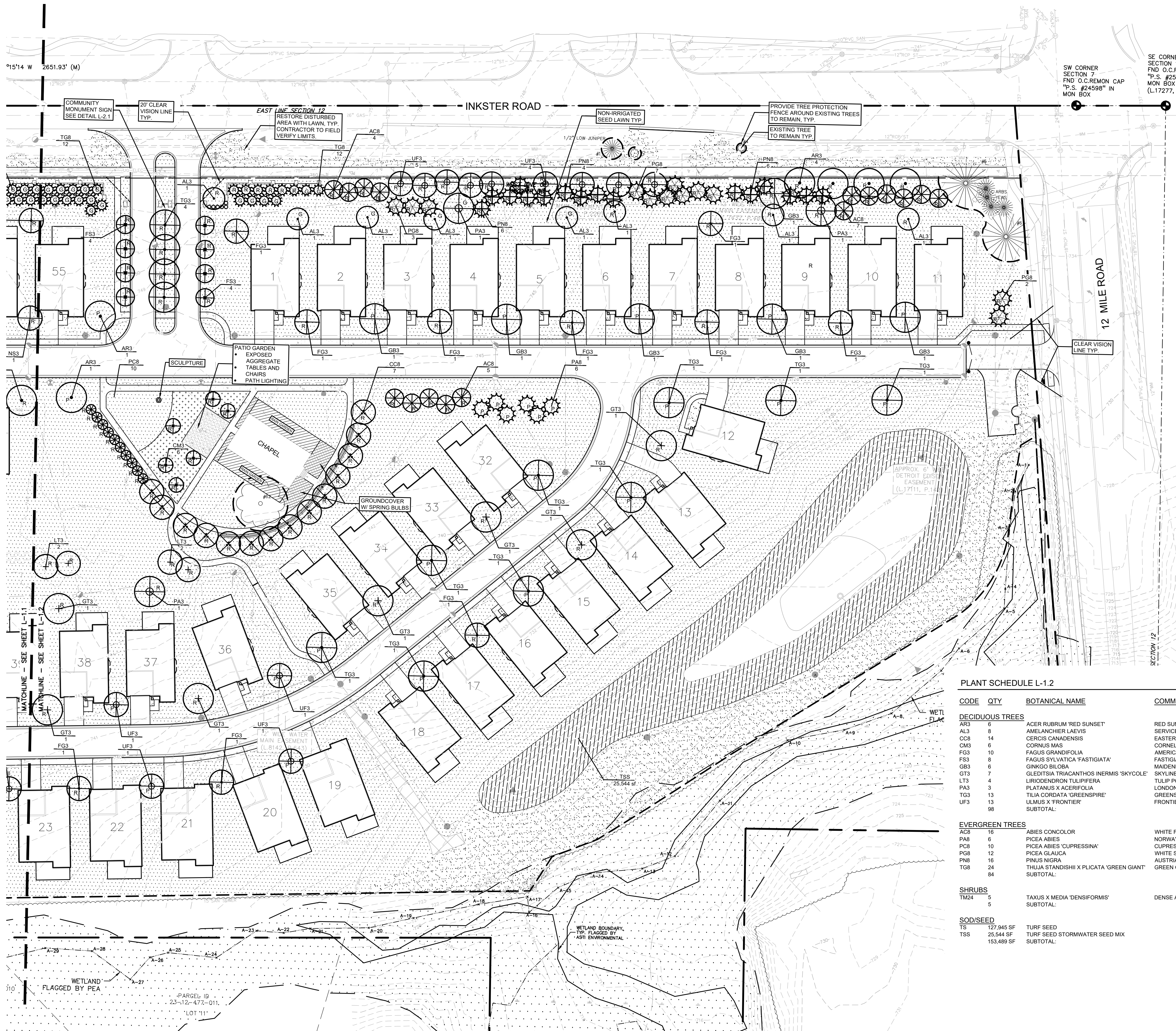
PEA JOB NO.	2015-204
P.M.	JBT
DN.	KMB
DES.	DK
DRAWING NUMBER:	





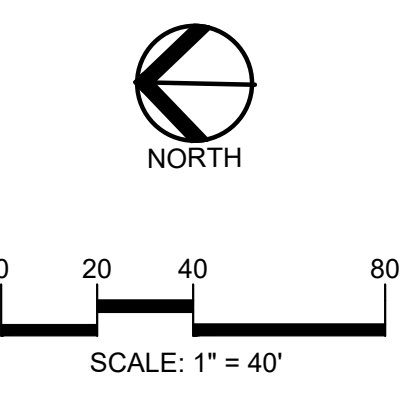
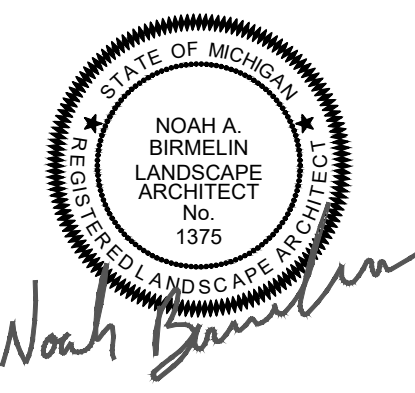






**KEY**

- = EXISTING TREE WITH TREE PROTECTION FENCING
- = PAVED AREA TREES
- = GENERAL SITE TREES
- = REPLACEMENT TREES
- = DECIDUOUS SHRUBS
- = NON-IRRIGATED SEED LAWN
- = IRRIGATED SOD LAWN
- = STORMWATER SEED MIX



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CLIENT  
**ROBERTSON BROTHERS HOMES**  
 6905 TELEGRAPH RD, STE 200  
 BLOOMFIELD HILLS, MI 48301

PROJECT TITLE  
**THE VILLAS AT Double Creek**  
 PART OF THE S.E. 1/4 OF SECTION 12, T.01N., R.06E. CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

**PLANT SCHEDULE L-1.2**

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
<b>DECIDUOUS TREES</b>								
AR3	6	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	3" CAL.	B&B	PER PLAN	NATIVE	
AL3	8	AMELANCHIER LAEVIS	SERVICEBERRY	3" CAL.	B&B	PER PLAN	NATIVE	
CC8	14	CERIS CANADENSIS	EASTERN REDBUD	8" HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK (3-5)
CM3	6	CORNUS MAS	CORNELIAN CHERRY	3" CAL.	B&B	PER PLAN	NON-NATIVE	
FG3	10	FAGUS GRANDIFOLIA	AMERICAN BEECH	3" CAL.	B&B	PER PLAN	NATIVE	
FSS	8	FAGUS SYLVATICA 'FASTIGIATA'	FASTIGIATE EUROPEAN BEECH	3" CAL.	B&B	PER PLAN	NON-NATIVE	
GB3	6	GINKGO BILOBA	MAIDENHAIR TREE	3" CAL.	B&B	PER PLAN	NON-NATIVE	MALE ONLY
GT3	7	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	3" CAL.	B&B	PER PLAN	NATIVE	
LT3	4	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL.	B&B	PER PLAN	NATIVE	
PA3	3	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	3" CAL.	B&B	PER PLAN	NON-NATIVE	
TG3	13	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	3" CAL.	B&B	PER PLAN	NON-NATIVE	
UF3	13	ULMUS X 'FRONTIER'	FRONTIER ELM	3" CAL.	B&B	PER PLAN	NON-NATIVE	
	98	SUBTOTAL:						
<b>EVERGREEN TREES</b>								
AC8	16	ABIES CONCOLOR	WHITE FIR	8" HT.	B&B	PER PLAN	NON-NATIVE	
PA8	8	PICEA ABIES	NORWAY SPRUCE	8" HT.	B&B	PER PLAN	NATIVE	
PC8	10	PICEA ABIES 'CUPRESSINA'	CUPRESSINA NORWAY SPRUCE	8" HT.	B&B	PER PLAN	NON-NATIVE	
PG8	12	PICEA GLAUCA	WHITE SPRUCE	8" HT.	B&B	PER PLAN	NATIVE	
PN8	16	PINUS NIGRA	AUSTRIAN PINE	8" HT.	B&B	PER PLAN	NON-NATIVE	
TG8	24	THUJA STANDISHII X PPLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8" HT.	B&B	PER PLAN	NON-NATIVE	
	84	SUBTOTAL:						
<b>SHRUBS</b>								
TM24	5	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	24" HT.	CONT.	42" O.C.	NON-NATIVE	
	5	SUBTOTAL:						
<b>SOD/SEED</b>								
TS	127,945 SF	TURF SEED			SEED			
TSS	25,544 SF	TURF SEED STORMWATER SEED MIX			SEED			
	153,489 SF	SUBTOTAL:						

**REVISIONS**

ADD AND SHIFT UNITS	DATE
	3/12/2025

ORIGINAL ISSUE DATE:  
 OCTOBER 15, 2024

**DRAWING TITLE**  
**LANDSCAPE PLAN**

PEA JOB NO.	2015-204
P.M.	JBT
DN.	SS
DES.	NB
DRAWING NUMBER:	

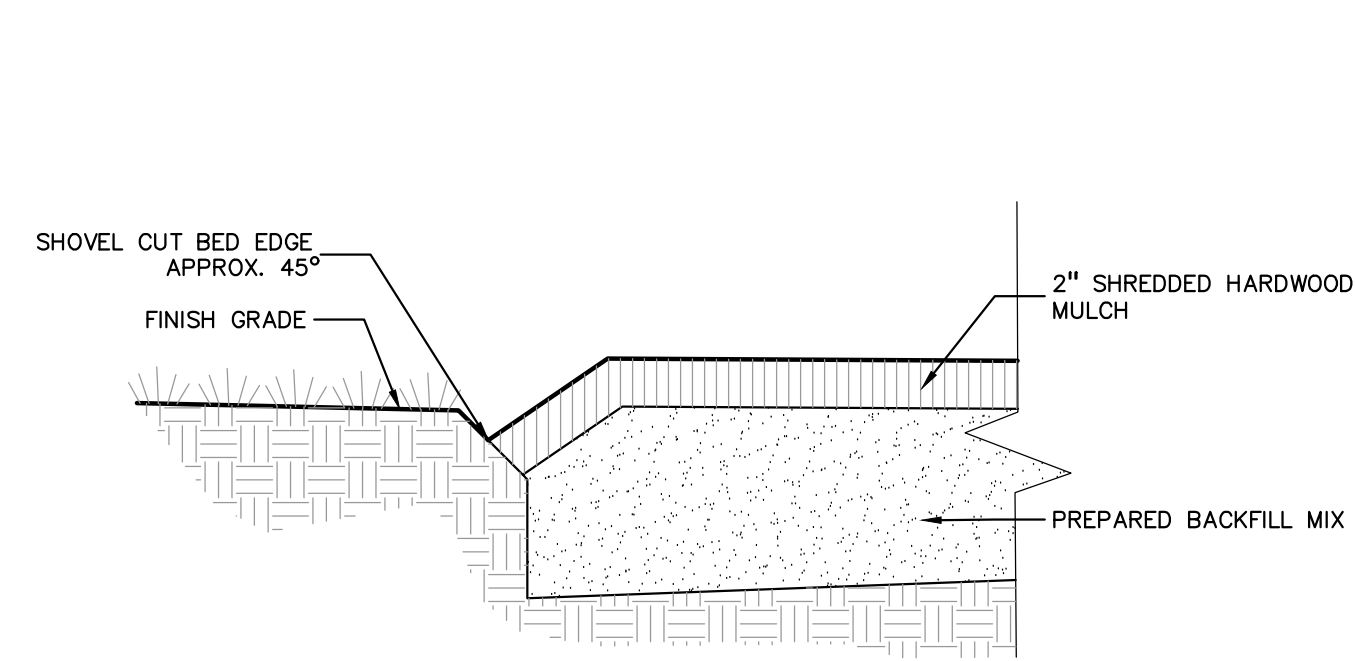
FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP. INSTALL AND PREP PER MANUFACTURERS SPECIFICATIONS.

NATIVE SEED MIX, BY STANTEC NATIVE PLANT NURSERY, 574-586-2412, OR EQUAL SPECIES TO BE NATIVE TO COUNTY, NO INVASIVE SPECIES ALLOWED

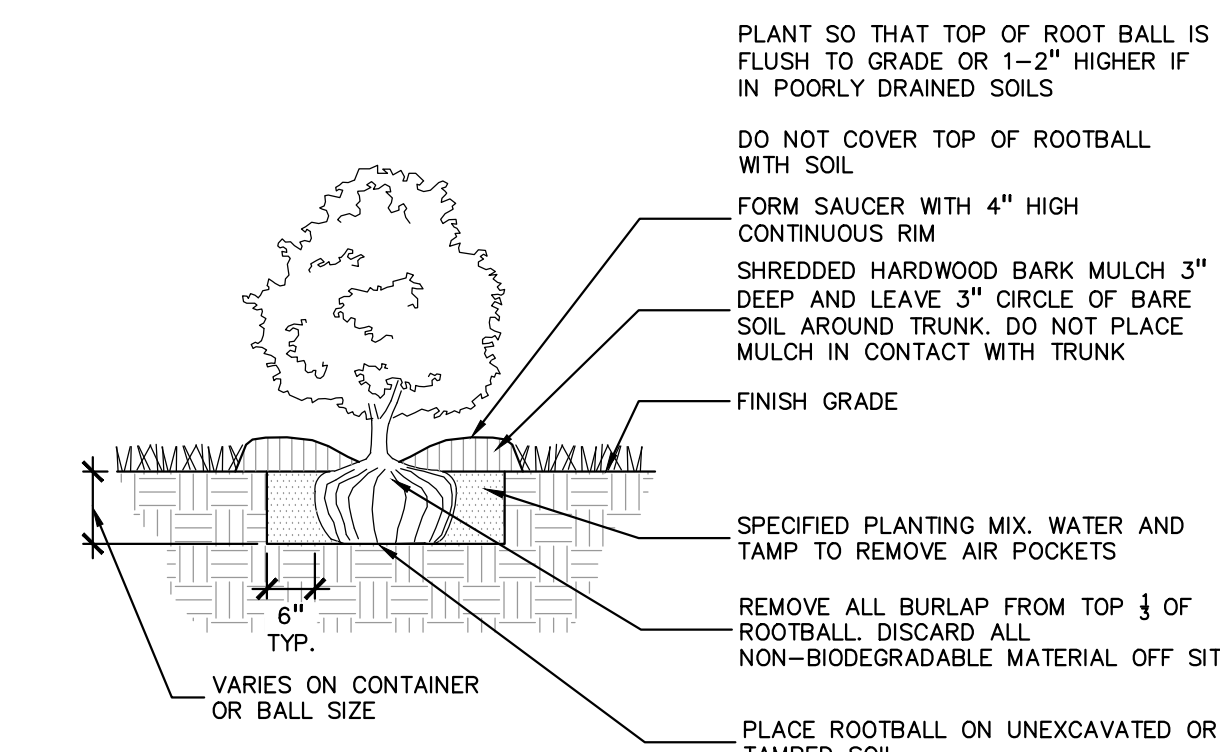
FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP. INSTALL AND PREP PER MANUFACTURERS SPECIFICATIONS.

**Stormwater Seed Mix**  
Stantec Native Plant Nursery 574-586-2412  
stantec.com/native-plant-nursery

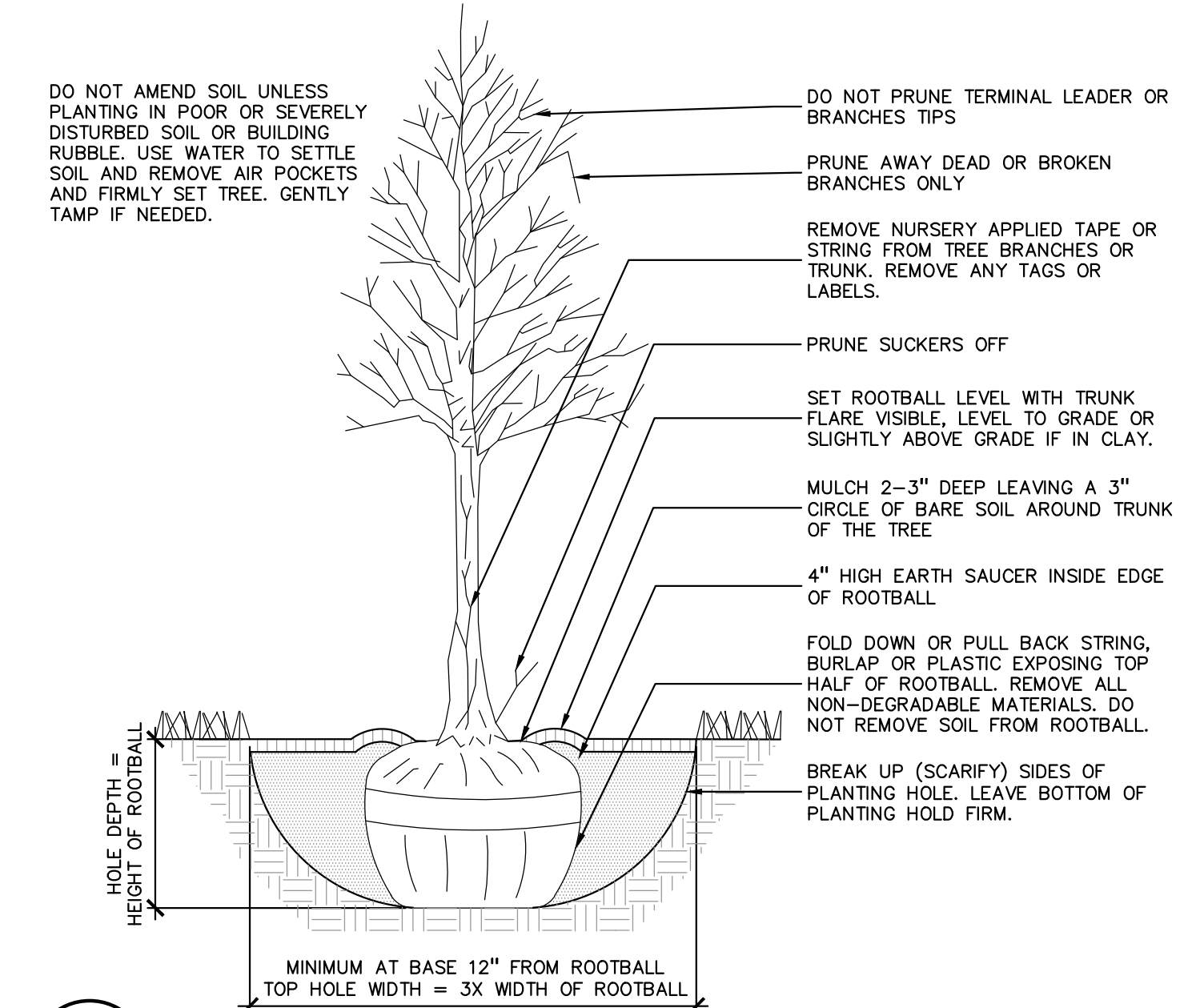
Botanical Name	Common Name
<b>Perennial Grasses/Sedges/Rushes:</b>	
<i>Bolboschoenus fluviatilis</i>	River Bulrush
<i>Carex cristatella</i>	Crested Oval Sedge
<i>Carex lurida</i>	Bottlebrush Sedge
<i>Carex vulpinoidea</i>	Brown Fox Sedge
<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Glyceria striata</i>	Fowl Manna Grass
<i>Juncus effusus</i>	Common Rush
<i>Leersia oryzoides</i>	Rice Cut Grass
<i>Panicum virgatum</i>	Switch Grass
<i>Schoenoplectus tabernaemontani</i>	Softstem Bulrush
<i>Scirpus atrovirens</i>	Dark Green Rush
<i>Scirpus cypertinus</i>	Wool Grass
<b>Temporary Cover:</b>	
<i>Avena sativa</i>	Common Oat
<i>Lolium multiflorum</i>	Annual Rye
<b>Forbs &amp; Shrubs:</b>	
<i>Alisma spp.</i>	Water Plantain (Various Mix)
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Bidens spp.</i>	Bidens (Various Mix)
<i>Helenium autumnale</i>	Sneezeweed
<i>Iris virginica</i>	Blue Flag
<i>Lycopus amencanus</i>	Common Water Horehound
<i>Mimulus ringens</i>	Monkey Flower
<i>Oligoneuron riddellii</i>	Riddell's Goldenrod
<i>Penthorum sedoides</i>	Ditch Stonecrop
<i>Polygonum spp.</i>	Pinkweed (Various Mix)
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan
<i>Rudbeckia triloba</i>	Brown-Eyed Susan
<i>Sagittaria latifolia</i>	Common Arrowhead
<i>Senna hebecarpa</i>	Wild Senna
<i>Symphoricarpos novae-angliae</i>	New England Aster
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue



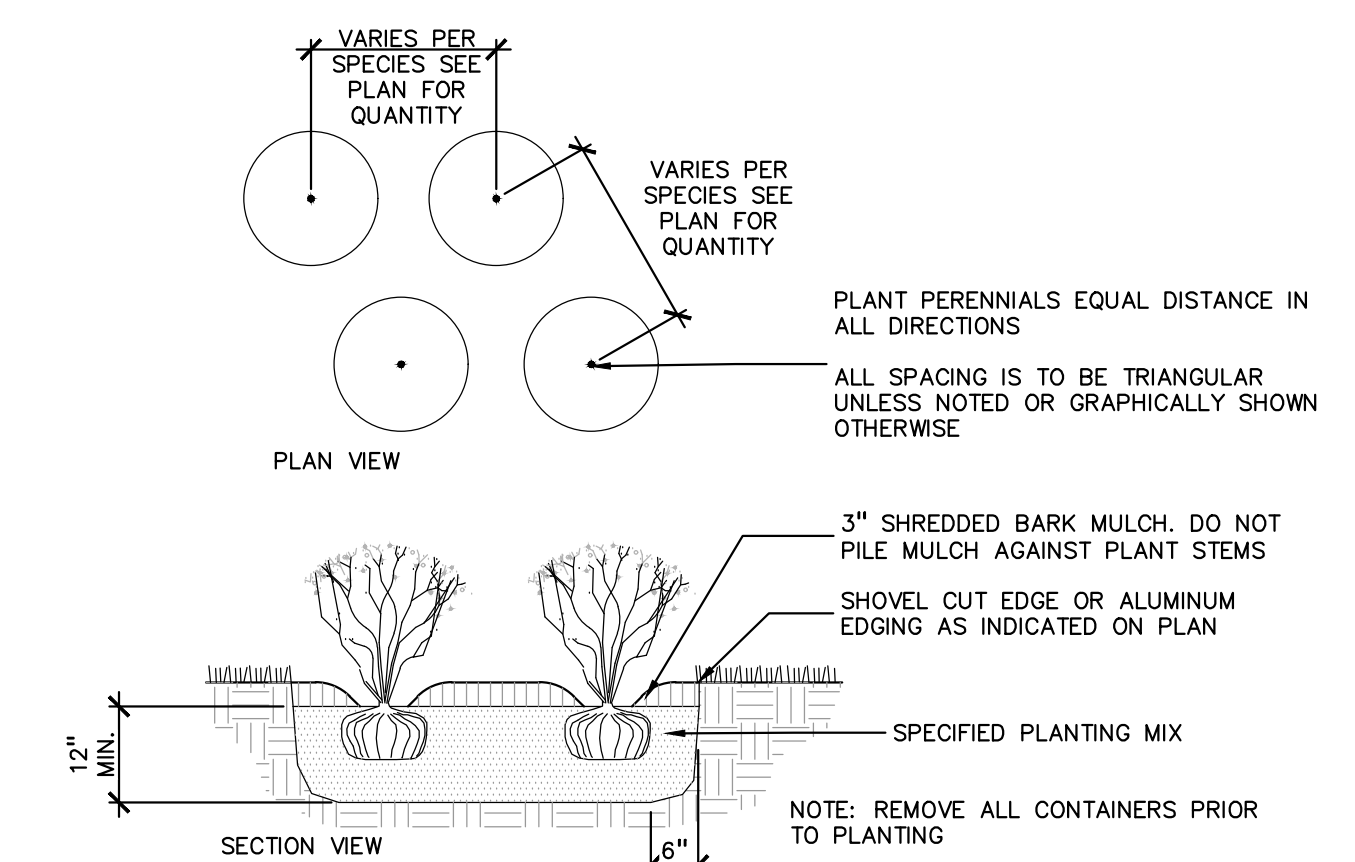
6 CUT BED EDGE DETAIL  
SCALE: 1" = 1'-0"



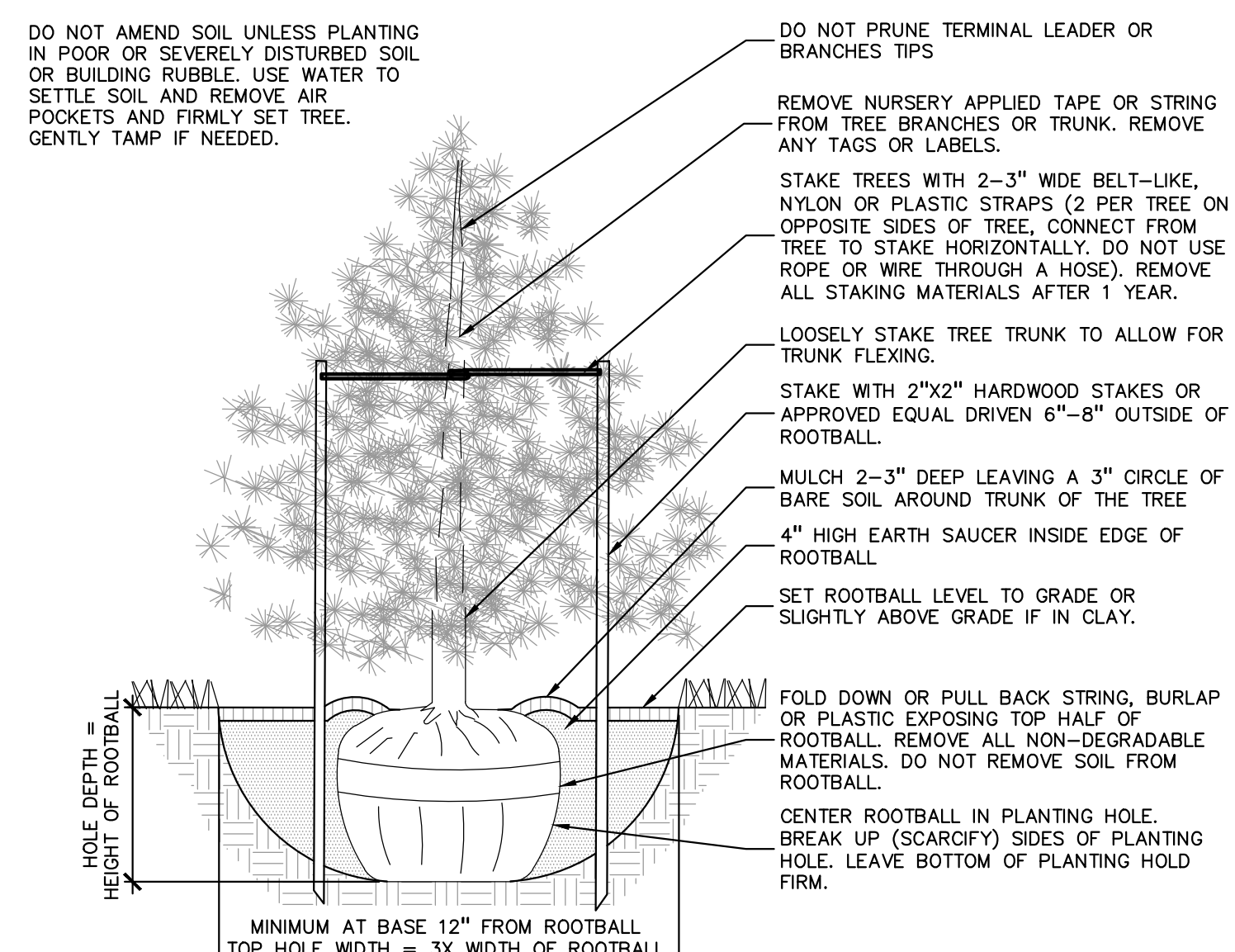
4 SHRUB PLANTING DETAIL  
SCALE: 1" = 2'-0"



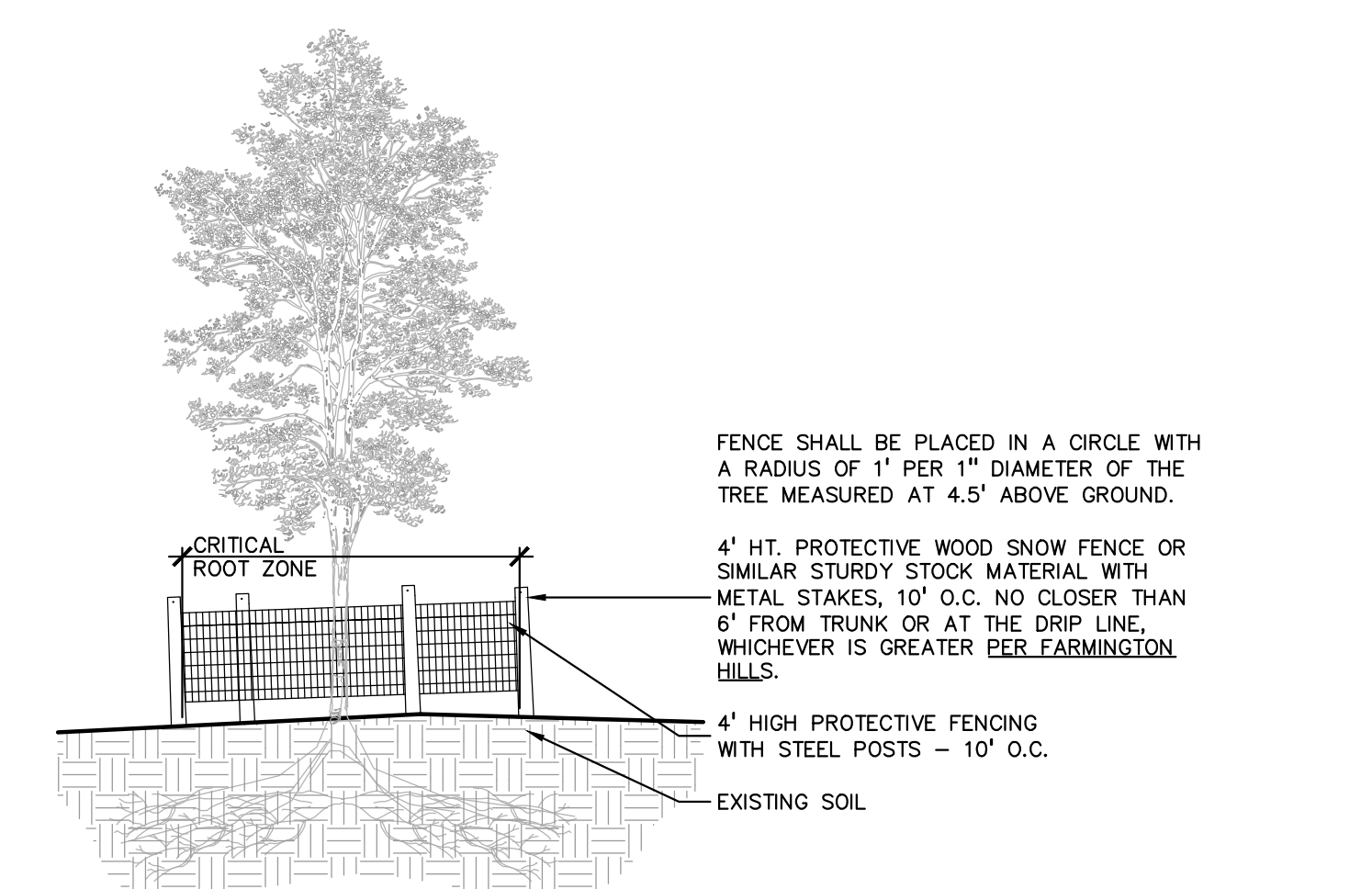
2 DECIDUOUS TREE PLANTING DETAIL  
SCALE: 1" = 3'-0"



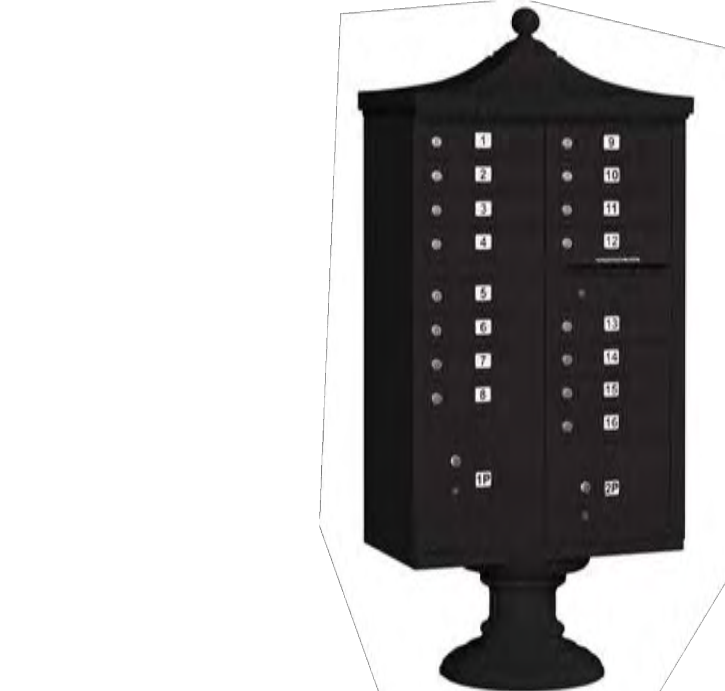
5 PERENNIAL PLANTING DETAIL  
SCALE: 1" = 2'-0"



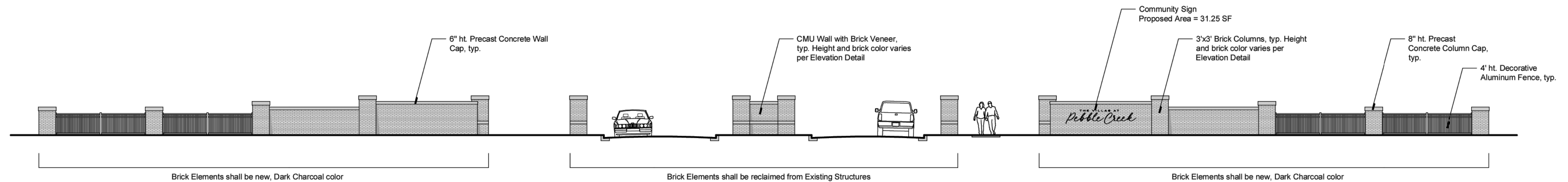
3 EVERGREEN TREE PLANTING AND STAKING DETAIL  
SCALE: 1" = 3'-0"



1 TREE PROTECTION DETAIL  
SCALE: 1" = 3'-0"

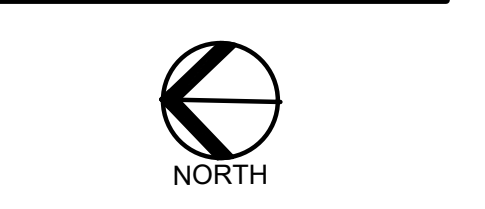
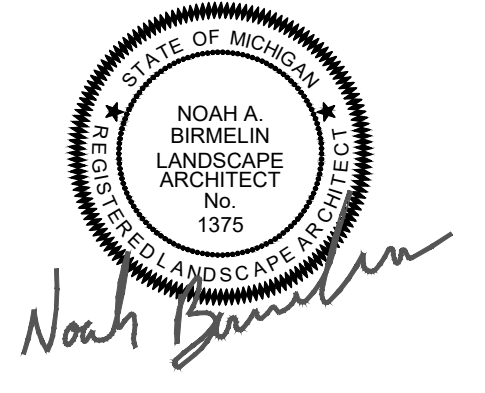


7 SALSBURY REGENCY CLUSTER BOX WITH 16 UNITS  
NOT TO SCALE



ENTRY FEATURE ELEVATION  
NOT TO SCALE

**PEA GROUP**  
t: 844.813.2949  
www.peagroup.com



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CLIENT  
**ROBERTSON BROTHERS HOMES**  
6905 TELEGRAPH RD, STE 200  
BLOOMFIELD HILLS, MI 48301

PROJECT TITLE  
THE VILLAS AT  
*Pebble Creek*  
PART OF THE SE 2 OF SECTION 12, T 01N, R 08E,  
CITY OF FARMINGTON HILLS  
OAKLAND COUNTY, MICHIGAN

REVISIONS	
ADD AND SHIFT UNITS	3/12/2025

ORIGINAL ISSUE DATE:  
OCTOBER 15, 2024  
DRAWING TITLE  
**LANDSCAPE DETAILS**

PEA JOB NO.	2015-204
P.M.	JBT
DN.	SS
DES.	SS
DRAWING NUMBER:	

NOT FOR CONSTRUCTION **L-2.0**

S:\PROJECTS\2025\2025010304 SARAH FISHER PAD - FARMINGTON PLANS\LANDSCAPE DETAILS-10204.dwg



**LEGEND**

- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- TREES TO BE SAVED WITH TREE PROTECTION FENCE

<b>STANDARD TREES</b>	
STANDARD TREES REMOVED:	85 (1:1 REPLACEMENT)
<b>LANDMARK TREES</b>	
LANDMARK TREES REMOVED:	60
LANDMARK TREE DBH REMOVED:	1872 (25% DBH REPLACEMENT)
REPLACEMENT DBH REQUIRED:	468 INCHES
<b>TREE REPLACEMENT REQUIREMENTS:</b>	
WOODLAND TREES: REPLACE REMOVED TREES AT 1:1 = 85 TREES REMOVED, 85 TREES REQUIRED FOR REPLACEMENT.	
LANDMARK TREES (24" CAL. OR GREATER): 60 TREES REMOVED WITH A TOTAL OF 1872" CAL.	
AT 25% REPLACEMENT = 468" CAL. REQUIRED FOR REPLACEMENT / 3" CAL. TREES = 156 TREES REQUIRED FOR REPLACEMENT.	
241 TOTAL REPLACEMENT TREES REQUIRED (SEE T-1.2 FOR TREE PRESERVATION LIST)	

**NOTE:**  
 - TREES TO BE REMOVED MUST BE MARKED IN THE FIELD WITH RED PAINT OR FLAGS AND INSPECTED BY THE PLANNING OFFICE PRIOR TO ANY TREES BEING REMOVED.  
 - A TREE PERMIT MUST BE OBTAINED FROM THE PLANNING OFFICE PRIOR TO ANY TREES BEING REMOVED.

**PEA GROUP**  
 t: 844.813.2949  
 www.peagroup.com

STATE OF MICHIGAN  
 LANDSCAPE ARCHITECT  
 No. 1375  
 Noah Barmann

NORTH

0 20 40 80  
 SCALE: 1" = 40'

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CLIENT  
**ROBERTSON BROTHERS HOMES**  
 6905 TELEGRAPH RD, STE 200  
 BLOOMFIELD HILLS, MI 48301

PROJECT TITLE  
**The Villars at Double Creek**  
 PART OF THE SE 1/4 OF SECTION 12, T.01N, R.06E, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
ADD AND SHIFT UNITS	3/12/2025

ORIGINAL ISSUE DATE:  
 OCTOBER 15, 2024

DRAWING TITLE  
**PROPOSED TREE PRESERVATION PLAN**

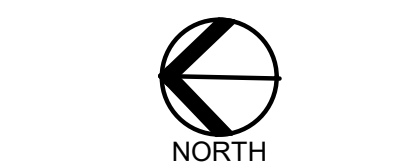
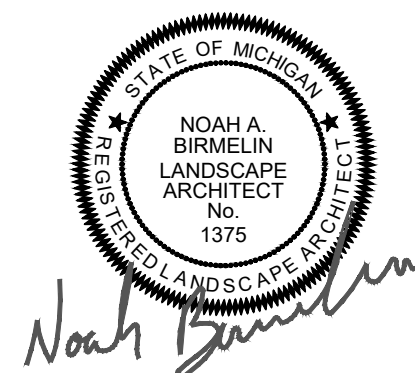
PEA JOB NO.	2015-204
P.M.	JBT
DN.	SS
DES.	NB
DRAWING NUMBER:	

S:\PROJECTS\2025\02\03\04\05\06\07\08\09\10\11\12\13\14\15\16\17\18\19\20\21\22\23\24\25\26\27\28\29\30\31\32\33\34\35\36\37\38\39\40\41\42\43\44\45\46\47\48\49\50\51\52\53\54\55\56\57\58\59\60\61\62\63\64\65\66\67\68\69\70\71\72\73\74\75\76\77\78\79\80\81\82\83\84\85\86\87\88\89\90\91\92\93\94\95\96\97\98\99\100\101\102\103\104\105\106\107\108\109\110\111\112\113\114\115\116\117\118\119\120\121\122\123\124\125\126\127\128\129\130\131\132\133\134\135\136\137\138\139\140\141\142\143\144\145\146\147\148\149\150\151\152\153\154\155\156\157\158\159\160\161\162\163\164\165\166\167\168\169\170\171\172\173\174\175\176\177\178\179\180\181\182\183\184\185\186\187\188\189\190\191\192\193\194\195\196\197\198\199\200\201\202\203\204\205\206\207\208\209\210\211\212\213\214\215\216\217\218\219\220\221\222\223\224\225\226\227\228\229\230\231\232\233\234\235\236\237\238\239\240\241\242\243\244\245\246\247\248\249\250\251\252\253\254\255\256\257\258\259\260\261\262\263\264\265\266\267\268\269\270\271\272\273\274\275\276\277\278\279\280\281\282\283\284\285\286\287\288\289\290\291\292\293\294\295\296\297\298\299\300\301\302\303\304\305\306\307\308\309\310\311\312\313\314\315\316\317\318\319\320\321\322\323\324\325\326\327\328\329\330\331\332\333\334\335\336\337\338\339\340\341\342\343\344\345\346\347\348\349\350\351\352\353\354\355\356\357\358\359\360\361\362\363\364\365\366\367\368\369\370\371\372\373\374\375\376\377\378\379\380\381\382\383\384\385\386\387\388\389\390\391\392\393\394\395\396\397\398\399\400\401\402\403\404\405\406\407\408\409\410\411\412\413\414\415\416\417\418\419\420\421\422\423\424\425\426\427\428\429\430\431\432\433\434\435\436\437\438\439\440\441\442\443\444\445\446\447\448\449\450\451\452\453\454\455\456\457\458\459\460\461\462\463\464\465\466\467\468\469\470\471\472\473\474\475\476\477\478\479\480\481\482\483\484\485\486\487\488\489\490\491\492\493\494\495\496\497\498\499\500\501\502\503\504\505\506\507\508\509\510\511\512\513\514\515\516\517\518\519\520\521\522\523\524\525\526\527\528\529\530\531\532\533\534\535\536\537\538\539\540\541\542\543\544\545\546\547\548\549\550\551\552\553\554\555\556\557\558\559\560\561\562\563\564\565\566\567\568\569\570\571\572\573\574\575\576\577\578\579\580\581\582\583\584\585\586\587\588\589\590\591\592\593\594\595\596\597\598\599\600\601\602\603\604\605\606\607\608\609\610\611\612\613\614\615\616\617\618\619\620\621\622\623\624\625\626\627\628\629\630\631\632\633\634\635\636\637\638\639\640\641\642\643\644\645\646\647\648\649\650\651\652\653\654\655\656\657\658\659\660\661\662\663\664\665\666\667\668\669\670\671\672\673\674\675\676\677\678\679\680\681\682\683\684\685\686\687\688\689\690\691\692\693\694\695\696\697\698\699\700\701\702\703\704\705\706\707\708\709\710\711\712\713\714\715\716\717\718\719\720\721\722\723\724\725\726\727\728\729\730\731\732\733\734\735\736\737\738\739\740\741\742\743\744\745\746\747\748\749\750\751\752\753\754\755\756\757\758\759\760\761\762\763\764\765\766\767\768\769\770\771\772\773\774\775\776\777\778\779\780\781\782\783\784\785\786\787\788\789\790\791\792\793\794\795\796\797\798\799\800\801\802\803\804\805\806\807\808\809\810\811\812\813\814\815\816\817\818\819\820\821\822\823\824\825\826\827\828\829\830\831\832\833\834\835\836\837\838\839\840\841\842\843\844\845\846\847\848\849\850\851\852\853\854\855\856\857\858\859\860\861\862\863\864\865\866\867\868\869\870\871\872\873\874\875\876\877\878\879\880\881\882\883\884\885\886\887\888\889\890\891\892\893\894\895\896\897\898\899\900\901\902\903\904\905\906\907\908\909\910\911\912\913\914\915\916\917\918\919\920\921\922\923\924\925\926\927\928\929\930\931\932\933\934\935\936\937\938\939\940\941\942\943\944\945\946\947\948\949\950\951\952\953\954\955\956\957\958\959\960\961\962\963\964\965\966\967\968\969\970\971\972\973\974\975\976\977\978\979\980\981\982\983\984\985\986\987\988\989\990\991\992\993\994\995\996\997\998\999\1000

LEGEND

	EXISTING TREES
	EXISTING TREES TO BE REMOVED
	TREES TO BE SAVED WITH TREE PROTECTION FENCE

**PEA GROUP**  
t: 844.813.2949  
www.peagroup.com



0 20 40 80  
SCALE: 1" = 40'



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



CLIENT  
**ROBERTSON BROTHERS HOMES**  
6905 TELEGRAPH RD, STE 200  
BLOOMFIELD HILLS, MI 48301

PROJECT TITLE  
**THE VILLAS AT Double Creek**  
PART OF THE SE 1/4 OF SECTION 12, T.01N., R.08E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	ADD AND SHIFT UNITS	DATE

ORIGINAL ISSUE DATE:  
OCTOBER 15, 2024

DRAWING TITLE  
**PROPOSED TREE PRESERVATION PLAN**

PEA JOB NO.	2015-204
P.M.	JBT
DN.	SS
DES.	NB
DRAWING NUMBER:	

NOT FOR CONSTRUCTION

**T-1.2**

S:\PROJECTS\2024\20240804\_SAWH\_FISHB\_PLD - PAVED SITE PLANS\T-1.0\TREE PRES-1024.dwg

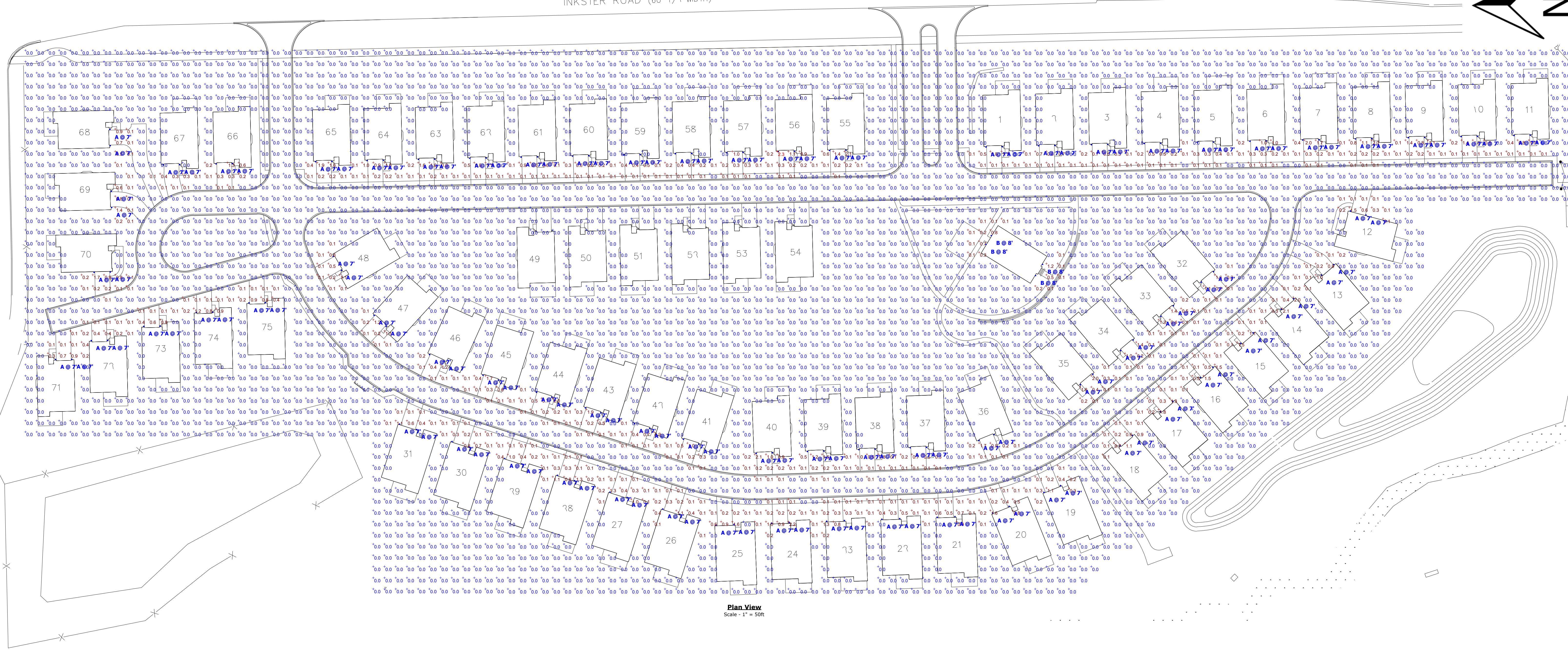
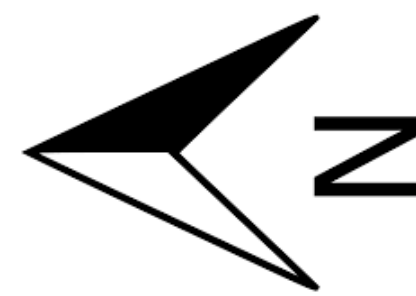
TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	EXTRA TRUNKS	CLASS	CONDITION/ FACTOR					OVERALL RANK	SAVE / REMOVE	REPLACE	
							trunk	growth rate	structure	insects/ diseases	crown dev				life exp.
1	NM	13	Norway Spruce	Picea abies		WOODLAND	4	3	2	5	1	2	17	S	-
2	CA	8	Crab Apple	Malus coronaria		WOODLAND	5	3	3	5	3	3	22	S	-
3	NM	14	Norway Spruce	Picea abies		WOODLAND	4	4	3	5	1	2	19	R	REPLACE
4	CA	6	Crab Apple	Malus coronaria		WOODLAND	2	4	2	5	1	2	16	S	-
5	NS	33	Norway Spruce	Picea abies		LANDMARK	5	4	5	4	5	4	27	S	-
6	NS	20	Norway Spruce	Picea abies		LANDMARK	5	4	4	5	4	3	25	S	-
7	WV	37	Weeping Willow	Salix babylonica		LANDMARK	3	3	1	1	2	2	11	R	-
8	EE	44	Siberian Elm	Ulmus pumila		LANDMARK	1	3	1	1	3	2	10	R	-
9	BS	16	Blue Spruce	Picea pungens		WOODLAND	4	1	2	3	1	1	13	R	-
10	BS	18	Blue Spruce	Picea pungens		WOODLAND	4	2	2	3	1	1	13	R	-
11	RP	24	Red Pine	Pinus resinosa		LANDMARK	3	3	4	1	4	2	17	R	REPLACE
12	BS	16	Blue Spruce	Picea pungens		WOODLAND	3	1	2	1	3	1	11	R	-
13	BS	21	Blue Spruce	Picea pungens		LANDMARK	3	2	2	3	3	1	14	R	-
14	BS	22	Blue Spruce	Picea pungens		LANDMARK	3	3	3	3	4	2	18	R	REPLACE
15	BS	25	Blue Spruce	Picea pungens		LANDMARK	5	4	4	3	4	3	23	R	REPLACE
16	BS	14	Blue Spruce	Picea pungens		WOODLAND	3	3	4	3	4	2	19	R	REPLACE
17	NS	15	Norway Spruce	Picea abies		WOODLAND	3	3	5	3	4	2	17	R	REPLACE
18	NS	13	Norway Spruce	Picea abies		WOODLAND	4	2	2	2	3	1	14	R	-
19	BS	12	Blue Spruce	Picea pungens		WOODLAND	3	3	3	3	1	1	14	R	-
20	NS	26	Norway Spruce	Picea abies		LANDMARK	3	2	3	3	3	2	16	R	REPLACE
21	BS	17	Blue Spruce	Picea pungens		WOODLAND	4	2	3	3	4	2	18	R	REPLACE
22	BW	26	Black Walnut	Juglans nigra		LANDMARK	3	3	2	1	4	2	14	R	-
24	PE	16	Peach	Prunus persica		WOODLAND	2	3	4	4	5	3	21	R	REPLACE
23	PE	16	Peach	Prunus persica		WOODLAND	3	3	4	4	4	3	21	R	REPLACE
25	BX	33	Box elder	Acer negundo		LANDMARK	1	1	3	1	2	1	9	R	-
26	PE	16	Peach	Prunus persica		WOODLAND	2	2	3	2	4	3	16	R	REPLACE
27	PE	16	Peach	Prunus persica		WOODLAND	4	3	5	4	5	3	24	R	REPLACE
28	B	26	Basswood	Tilia americana		LANDMARK	3	3	3	4	3	3	19	R	REPLACE
29	NS	24	Norway Spruce	Picea abies		LANDMARK	4	1	4	5	4	4	25	R	REPLACE
30	NS	33	Norway Spruce	Picea abies		LANDMARK	4	1	5	5	5	4	27	R	REPLACE
31	NS	24	Norway Spruce	Picea abies		LANDMARK	5	4	4	3	4	2	22	R	REPLACE
32	NS	19	Norway Spruce	Picea abies		LANDMARK	4	4	4	3	4	2	21	R	REPLACE
33	NS	30	Norway Spruce	Picea abies		LANDMARK	3	5	5	3	5	3	24	R	REPLACE
34	BS	19	Blue Spruce	Picea pungens		LANDMARK	3	3	3	2	3	2	16	R	REPLACE
35	BS	16	Blue Spruce	Picea pungens		WOODLAND	2	2	3	2	2	1	12	R	-
36	BS	19	Blue Spruce	Picea pungens		LANDMARK	3	3	3	3	2	1	13	R	-
37	CA	16	Crab Apple	Malus coronaria		LANDMARK	4	3	3	1	4	3	21	R	REPLACE
38	WV	24	Weeping Willow	Salix babylonica		LANDMARK	3	1	3	3	2	2	16	R	REPLACE
39	WV	32	Weeping Willow	Salix babylonica		LANDMARK	1	3	1	4	1	2	12	R	-
40	CA	10	Crab Apple	Malus coronaria		WOODLAND	4	2	5	4	4	2	21	R	REPLACE
41	CT	39	Cottonwood	Populus deltoides		LANDMARK	3	4	3	4	4	3	21	R	REPLACE
42	CT	32	Cottonwood	Populus deltoides		LANDMARK	5	4	4	5	4	3	25	R	REPLACE
43	CT	29	Cottonwood	Populus deltoides		LANDMARK	3	3	3	4	3	2	18	R	REPLACE
44	CT	28	Cottonwood	Populus deltoides		LANDMARK	5	3	5	5	3	3	24	R	REPLACE
45	CT	28	Cottonwood	Populus deltoides		LANDMARK	5	3	5	5	4	3	25	R	REPLACE
46	WV	26	Weeping Willow	Salix babylonica		LANDMARK	1	3	1	2	1	1	9	R	-
47	WV	30	Weeping Willow	Salix babylonica		LANDMARK	2	2	2	2	2	2	12	R	-
48	WV	38	Weeping Willow	Salix babylonica		LANDMARK	2	4	2	1	0	1	10	R	-
49	CT	33	Cottonwood	Populus deltoides		LANDMARK	3	2	2	4	4	5	18	R	REPLACE
50	CT	36	Cottonwood	Populus deltoides		LANDMARK	3	4	4	4	5	3	23	R	REPLACE
51	CT	35	Cottonwood	Populus deltoides		LANDMARK	3	3	4	3	5	3	21	R	REPLACE
52	B	25	Basswood	Tilia americana		LANDMARK	3	3	4	4	4	3	21	R	REPLACE
53	WO	37	White Oak	Quercus alba		LANDMARK	3	3	3	4	5	3	21	R	REPLACE
54	RM	16	Red Maple	Acer rubrum		WOODLAND	2	3	2	3	4	2	16	R	REPLACE
55	EE	10	Siberian Elm	Ulmus pumila		WOODLAND	3	5	4	4	4	5	25	R	REPLACE
56	BS	13	Blue Spruce	Picea pungens		WOODLAND	3	2	3	1	4	1	14	R	-
57	BS	20	Blue Spruce	Picea pungens		WOODLAND	3	1	4	3	3	2	16	R	REPLACE
58	WC	20	White Cedar	Thuja occidentalis		WOODLAND	5	2	4	4	5	3	23	R	REPLACE
59	WC	20	White Cedar	Thuja occidentalis		WOODLAND	2	3	4	3	4	2	18	R	REPLACE
60	NS	30	Norway Spruce	Picea abies		LANDMARK	5	3	3	3	5	2	21	R	REPLACE
61	NS	31	Norway Spruce	Picea abies		LANDMARK	4	4	4	4	5	3	24	R	REPLACE
62	NM	15	Norway Spruce	Picea abies		WOODLAND	5	4	5	5	5	3	27	S	-
63	NS	23	Norway Spruce	Picea abies		LANDMARK	4	5	5	3	5	4	26	R	REPLACE
64	NS	24	Norway Spruce	Picea abies		LANDMARK	3	2	3	3	5	4	18	R	REPLACE
65	NS	25	Norway Spruce	Picea abies		LANDMARK	4	1	1	1	5	3	7	R	REPLACE
66	NS	18	Norway Spruce	Picea abies		LANDMARK	3	3	5	3	5	2	21	R	REPLACE
67	SM	35	Silver Maple	Acer saccharinum		LANDMARK	4	3	3	4	5	3	21	R	REPLACE
68	SM	28	Silver Maple	Acer saccharinum		LANDMARK	5	4	4	4	5	3	25	R	REPLACE
69	SM	23	Silver Maple	Acer saccharinum		LANDMARK	3	3	4	2	5	2	19	R	REPLACE
70	SM	21	Silver Maple	Acer saccharinum		LANDMARK	3	3	2	3	2	1	14	R	-
71	SM	28	Silver Maple	Acer saccharinum		LANDMARK	5	4	3	3	3	1	21	R	REPLACE
72	EE	30	Siberian Elm	Ulmus pumila		LANDMARK	4	1	5	3	5	2	23	R	REPLACE
73	SM	25	Silver Maple	Acer saccharinum		LANDMARK	5	5	4	5	4	2	25	R	REPLACE
74	C	31	Catalpa	Catalpa speciosa		LANDMARK	3	2	5	4	5	2	21	R	REPLACE
75	SM	25	Silver Maple	Acer saccharinum		LANDMARK	3	3	5	4	5	2	22	R	REPLACE
76	NS	24	Norway Spruce	Picea abies		LANDMARK	4	4	5	4	5	3	25	R	REPLACE
77	BS	10	Blue Spruce	Picea pungens		WOODLAND	5	4	5	3	4	2	23	R	REPLACE

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	EXTRA TRUNKS	CLASS	CONDITION/ FACTOR					OVERALL RANK	SAVE / REMOVE	REPLACE	
							trunk	growth rate	structure	insects/ diseases	crown dev				life exp.
78	C	37	Catalpa	Catalpa speciosa		LANDMARK	3	5	3	4	5	2	22	R	REPLACE
79	SM	17	Silver Maple	Acer saccharinum		WOODLAND	5	4	4	4	5	2	27	R	REPLACE
80	WS	13	White Spruce	Picea glauca		WOODLAND	4	5	5	4	5	4	27	R	REPLACE
81	SM	30	Silver Maple	Acer saccharinum		LANDMARK	3	3	4	3	4	2	19	R	REPLACE
82	SM	37	Silver Maple	Acer saccharinum		LANDMARK	5	2	4	4	4	2	21	R	REPLACE
83	SM	58	Silver Maple	Acer saccharinum		LANDMARK	3	5	5	3	5	2	22	R	REPLACE
84	SM	22	Silver Maple	Acer saccharinum		LANDMARK	1	3	1	4	1	2	13	R	REPLACE
85	E	32	American Elm	Ulmus americana		LANDMARK	2	3	1	3	5	2	19	R	REPLACE
86	SM	32	Silver Maple	Acer saccharinum		LANDMARK	3	3	5	4	4	2	21	R	REPLACE
87	NS	21	Norway Spruce	Picea abies		LANDMARK	3	3	3	3	4	2	18	R	REPLACE
88	NS	22	Norway Spruce	Picea abies		LANDMARK	4	3	5	3	5	2	22	R	REPLACE
89	BS	22	Blue Spruce	Picea pungens		LANDMARK	5	3	3	3	4	2	20	R	REPLACE
90	BS	14	Blue Spruce	Picea pungens		WOODLAND	4	3	4	3	4	2	20	R	REPLACE
91	WC	15	White Cedar	Thuja occidentalis		WOODLAND	4	4	4	5	4	2	24	R	REPLACE
92	WC	10	White Cedar	Thuja occidentalis		WOODLAND	5	4	4	5	4	3	25	R	REPLACE
93	WC	11	White Cedar	Thuja occidentalis		WOODLAND	5	4	4	5	4	3	25	R	REPLACE
94	WC	8	White Cedar	Thuja occidentalis		WOODLAND	3	3	3	4	3	3	19	R	REPLACE
95	WC	9	White Cedar	Thuja occidentalis	x1 7"	WOODLAND	3	3	3	4	3	3	19	R	REPLACE
96	SM	17	Silver Maple	Acer saccharinum	x1 15"	WOODLAND	4	3	4	3	4	2	20	R	REPLACE
97	WS	15	White Spruce	Picea glauca		WOODLAND	4	4	3	4	3	4	21	R	REPLACE
98	NM	11	Norway Spruce	Picea abies		WOODLAND	4	4	4	5	4	4	25	R	REPLACE
99	SM	27	Silver Maple	Acer saccharinum		LANDMARK	4	4	3	5	4	2	22	R	REPLACE
100	CA	7	Crab Apple	Malus coronaria	x1 7"	WOODLAND	3	3	3	4	3	3	19	R	REPLACE
101	WC	9	White Cedar	Thuja occidentalis		WOODLAND	1	3	3	3	3	3	20	R	REPLACE
101A	WC	16	White Cedar	Thuja occidentalis		WOODLAND	1	4	3	3	3	3	20	R	REPLACE
101B	WC	7	White Cedar	Thuja occidentalis		WOODLAND	2	3	3	3	3	2	16	R	REPLACE
101C	WC	11	White Cedar	Thuja occidentalis		WOODLAND	4	4	3	4	3	3	21	R	REPLACE
101D	WC	14	White Cedar	Thuja occidentalis		WOODLAND	3	4	3	3	3	3	19	R	REPLACE
101E	WC	10	White Cedar	Thuja occidentalis		WOODLAND	4	3	4	3	3	3	20	R	REPLACE
101F	WC	7	White Cedar	Thuja occidentalis	x1 6"	WOODLAND	3	3	3	3	3	3	17	R	REPLACE
101G	WC	10	White Cedar	Thuja occidentalis		WOODLAND	3	4	3	3	3	3	19	R	REPLACE
101H	WC	10	White Cedar	Thuja occidentalis	x1 9"	WOODLAND	4	4	3	3	3	3	19	R	REPLACE
101I	WC	11	White Cedar	Thuja occidentalis		WOODLAND	4	4	5	4	3	3	21	R	REPLACE
101J	WC	7	White Cedar	Thuja occidentalis		WOODLAND	5	4							









VILLAS AT PEBBLE CREEK  
EXTERIOR PHOTOMETRIC PLAN  
GASSER BUSH ASSOCIATES  
WWW.GASSERBUSH.COM

**General Note**  
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.  
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.  
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

**Alternates Note**  
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

**Ordering Note**  
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

**Drawing Note**  
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

**Mounting Height Note**  
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

**Schedule**

Symbol	Label	QTY	Manufacturer	Catalog	Description	LLF	Mounting Height
	<b>A</b>	138	VISUAL COMFORT	8590901-12	Small One Light Outdoor Wall Lantern	0.9	7'-0"
	<b>B</b>	4	VISUAL COMFORT	8720701EN3-12	Large One Light Outdoor Wall Lantern	0.9	8'-0"

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall/Grade		0.1 fc	2.3 fc	0.0 fc	N/A	N/A

Designer BK  
Date 10/16/2024  
Scale Not to Scale  
Drawing No. #24-35018



VILLAS AT PEBBLE CREEK  
EXTERIOR PHOTOMETRIC PLAN  
GASSER BUSH ASSOCIATES  
WWW.GASSERBUSH.COM

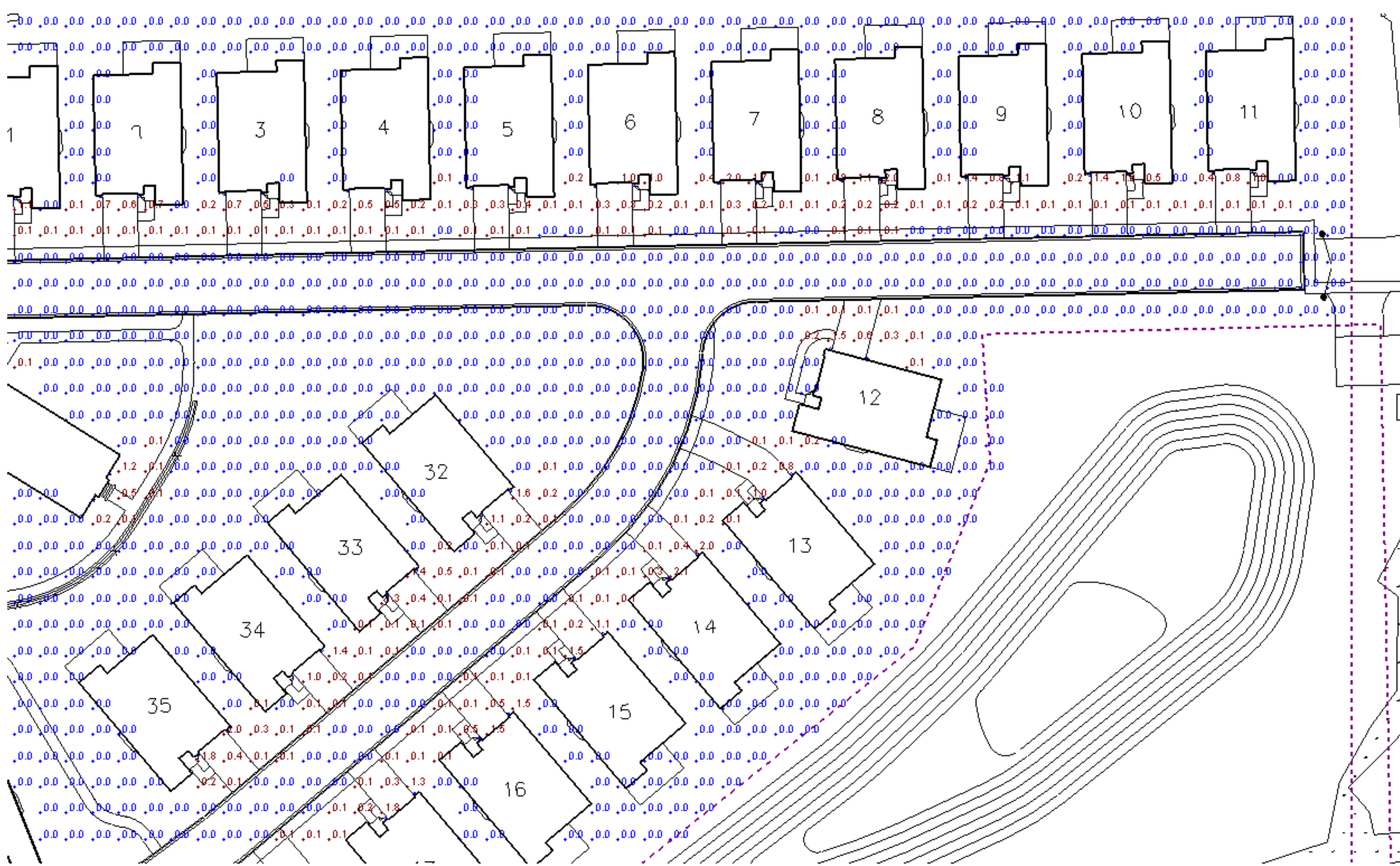


View #4

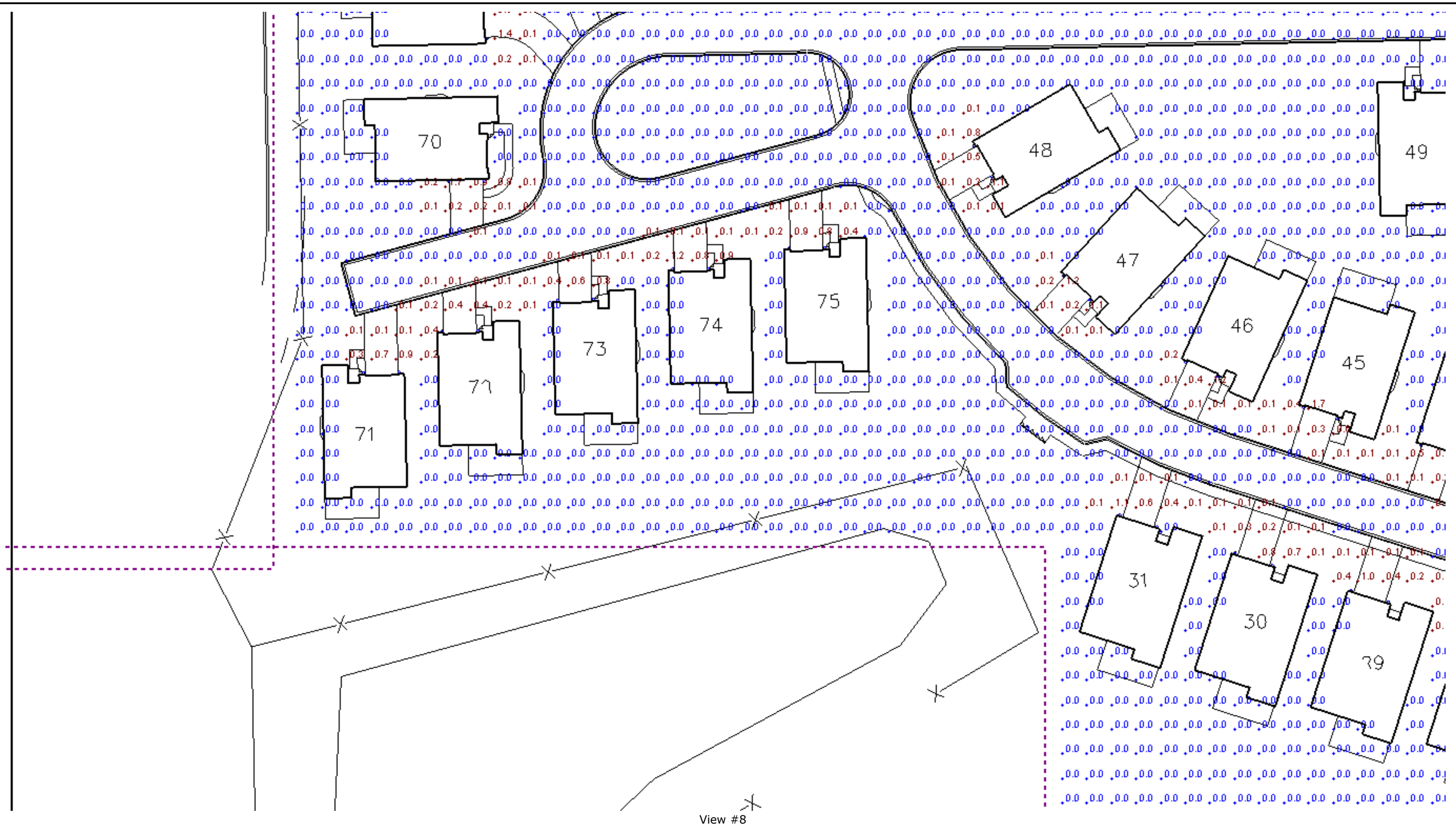
View #5



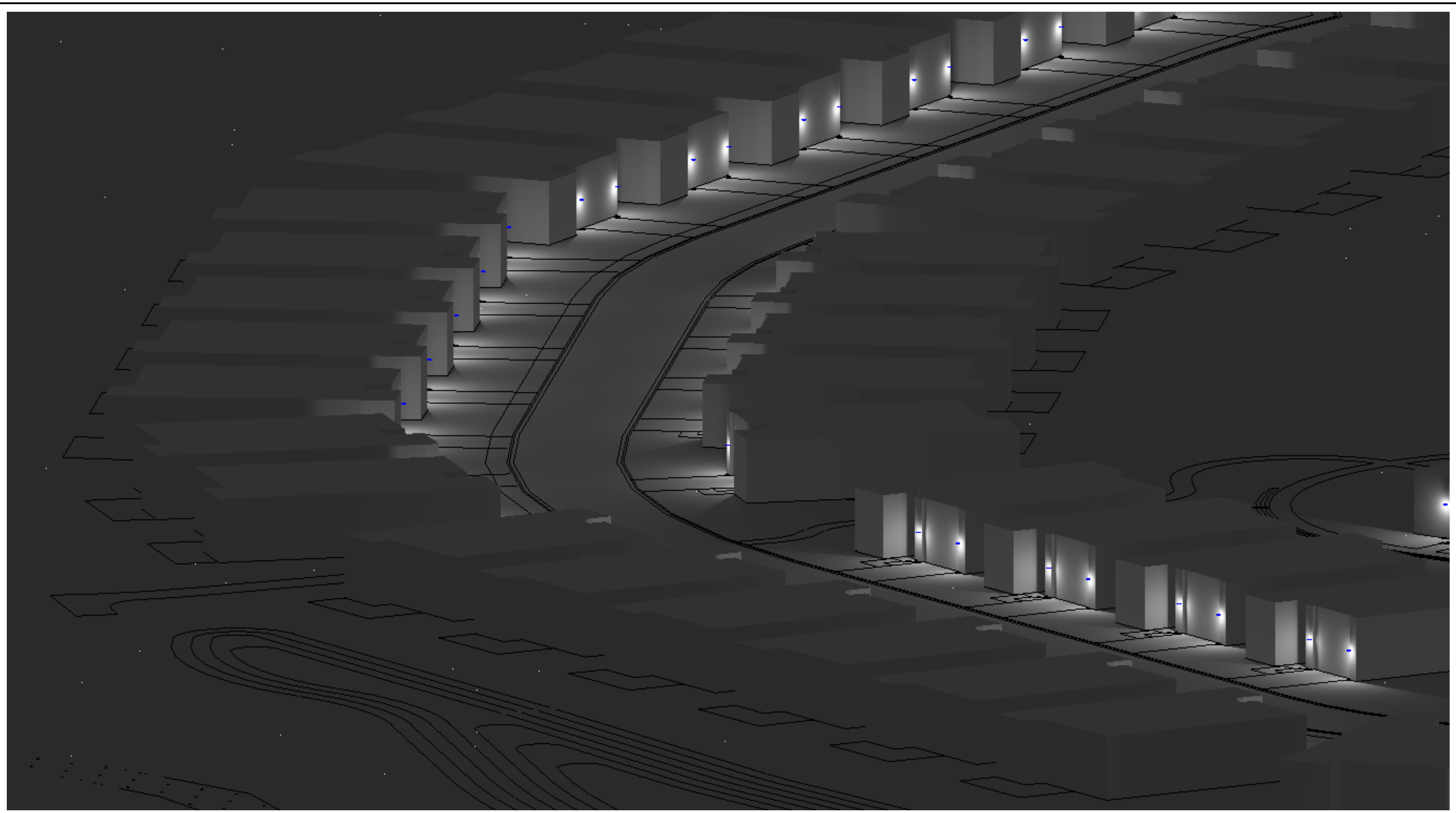
View #7



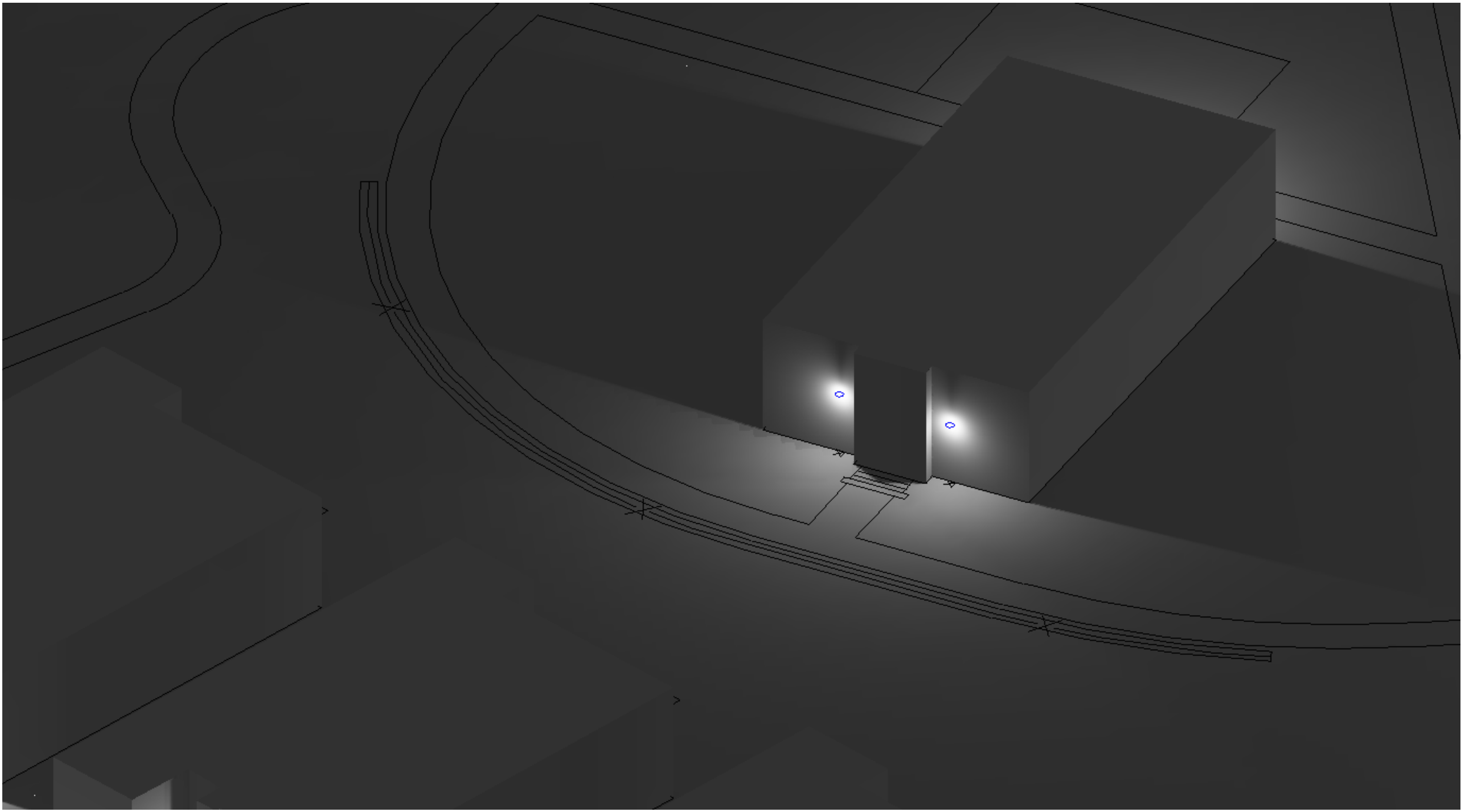
View #6



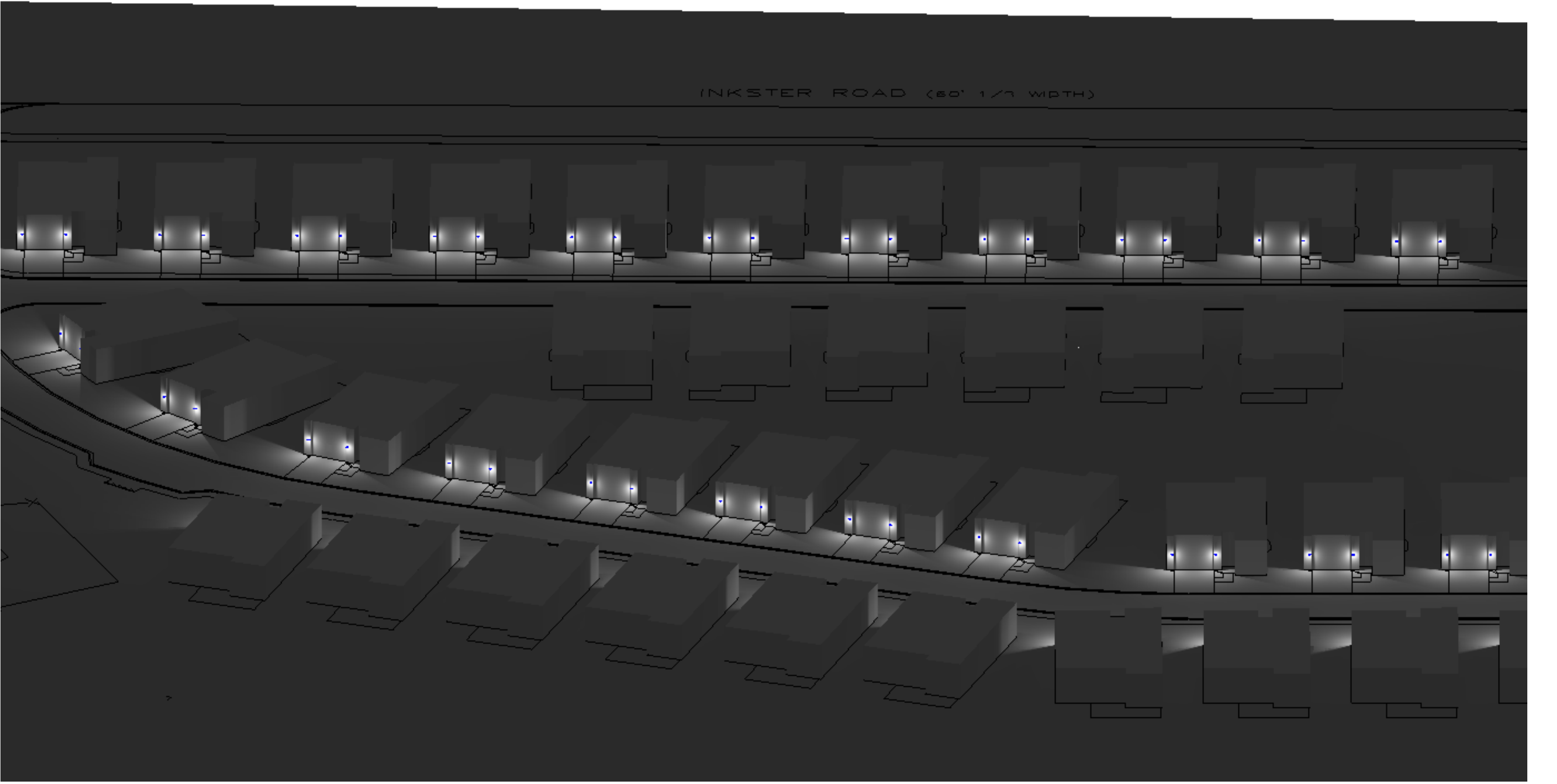
View #8



Rendered 1



Rendered 2



Rendered 3

## 8590901-12: Small One Light Outdoor Wall Lantern



### Dimensions:

**Width:** 6.0"  
**Height:** 10.25"  
**Weight:** 2.51 lbs.  
**Extends:** 7.375"  
**Wire:** 6.5" (color:Black/White)  
**Mounting Proc.:** Cap Nuts  
**Connection:** Mounted To Box

### Bulbs:

1 - Medium A19 60.0w Max. 120v Not included

### Features:

- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

### Material List:

1 Body - Aluminum - Black

### Safety Listing:

Safety Listed for Wet Locations

### Instruction Sheets:

Trilingual (English, Spanish, and French) (990W8\_90901-WL)

### Collection:

Wilburn  
 The Wilburn outdoor fixtures are comprised of an oval form factor with grid overlay with an open bottom to cast an even glow.

A distinct industrial inspiration with an external cage detail finished in either Antique Bronze or Black finishes over Etched Seeded glass shades to complete the look.

Two finish options available: Antique Bronze and Black

Assortment includes: small, medium, large and extra large one-light lanterns; two-light flush mount; one-light post lantern and a one-light pendant

Wet Rated and Dark Sky Friendly

UPC #:785652076787

Finish: Black (12)

### Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Satin Etched	1				7.5	4.75				

### Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	6.5	5.0	1.0		2.38	

### Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship
Individual	8590901-12	1	785652076787	17.5	10.25	10.25	1.06	4.1	0	Yes
Master Pack	8590901-12	0	10785652076784							No
NJ Pallet		50		48.0	40.0	77.0	85.56	205.0		No
NV Pallet		50		48.0	40.0	77.0	85.56	205.0		No

## 8720701EN3-12: Large One Light Outdoor Wall Lantern



### Dimensions:

**Width:** 8.0"  
**Height:** 24.62"  
**Weight:** 9.35 lbs.  
**Extends:** 6.75"  
**Wire:** 6.5" (color:Black/White)  
**Mounting Proc.:** Screw(s)  
**Connection:** Mounted To Box  
**Watts:** 9  
**Lumens:** 800

### Bulbs:

1 - LED Medium A19 9.0w Max. 120v included

### Features:

- ENERGY STAR® Qualified
- This fixture features mouth-blown glass and slight variations are an inherent part of the handcrafting process.
- LED Bulbs are an efficient, versatile and durable light source that deliver exceptional performance.
- Meets Title 24 energy efficiency standards
- Title 24 compliant when used with included Joint Appendix (JA8) approved lamp.

### Material List:

1 Body - Aluminum - Black

### Safety Listing:

Safety Listed for Wet Locations

### Instruction Sheets:

English (8518301 8618301 8620701 8718301 8720701)  
 Trilingual (English, Spanish, and French) (ALBAN-WALL)

### Collection:

Alban  
 Featured in the decorative Alban collection

1 T10 Medium 60 watt light bulb and 1 A19 Medium 60 watt light bulb

Etched opal glass shade

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785652097911

Finish: Black (12)

### Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Etched Opal	1		5.0	5.0	21.12					

### Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	24.62	8.0	0.75		12.31	

### Replacement Bulb Data:

Product #	Type	Base	Watts	Watts Consumed	Volts	Hours	Lumens	Temp ("K)	CRI

### Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship
Individual	8720701EN3-12	1	785652097911	29.3	10.9	10.0	1.85	11.45	0	Yes
Master Pack	8720701EN3-12	0	10785652097918							No
NJ Pallet		36		48.0	40.0	77.0	85.56	412.2		No
NV Pallet		36		48.0	40.0	77.0	85.56	412.2		No

**MINUTES  
PLANNING COMMISSION SPECIAL MEETING  
CITY OF FARMINGTON HILLS  
COMMUNITY ROOM  
MARCH 20, 2025, 6:00 P.M.**

**CALL MEETING TO ORDER**

The Planning Commission Special Meeting was called to order by Chair Trafelet at 6:00pm.

**ROLL CALL**

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

Commissioners Absent:           None

Others Present:                   City Planner Perdonik, City Attorney Schultz, Planning Consultants Upfal and Tangari

**APPROVAL OF AGENDA**

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

**Motion passed unanimously by voice vote.**

**SPECIAL MEETING**

**A. DISCUSSION OF DRAFT ZONING TEXT AMENDMENT 5, 2024, TO INTRODUCE DESIGN STANDARDS AND REVISE PLANNED UNIT DEVELOPMENT PROVISIONS**

Planning Consultants Upfal and Tangari led a discussion based on the Giffels Webster February 13, 2025 memorandums *Post-Master Plan Amendments: Design Standards*.

The intention of the standards was to guide developers toward high-quality design while leaving room for architectural creativity. The standards were not prescriptive but provided minimum expectations related to building design.

The memorandum was organized into five categories typically addressed by communities through design standards, and each category as described in the memo was reviewed in some detail:

1. Building materials
2. Fenestration
3. Architectural scale and breaks
4. Roof design
5. Entrance features

A purpose and intent statement was intended to support the standards by introducing the themes of:

1. Enhance aesthetic quality,
2. Promote the use of building materials that are durable and resilient
3. Support economic development
4. Maintain a harmonious relationship between adjacent land uses
5. Encourage pedestrian-friendly design elements

An applicability section clarified which types of development would need to comply with the standards:

- All *new construction* must comply.
- *Expansions* exceeding 50% of gross floor area or indoor seating must bring all public-facing facades into compliance.
- *Smaller expansions* (under 50%) would not need to update existing facades.
- *Exemptions* were suggested for single- and two-family dwellings. In industrial (LI-1) districts, only buildings fronting major thoroughfares would be subject to the standards.

Commissioners were asked to consider whether the 50% threshold was appropriate and to potentially differentiate between elements that should always be brought into compliance and those that should not.

Building material standards are separated into two categories, distinguishing between primary and accent materials. The memorandum provided a suggested list of both types of materials, and also suggested that at least 60% of facades, excluding windows and doors, shall be comprised of primary building materials.

#### **Commission discussion**

Question: Why is this issue being raised, particularly in light of the city's long-standing absence of such regulations and its largely developed condition?

In response, City Planner Perdonik and the consultants noted that:

- There has been ongoing interest in establishing design standards, with interest and direction indicated from both City Council and the City Manager.
- Many surrounding communities have already adopted commercial design standards or form-based codes. The proposed standards aim to bring the city in line with regional practices while maintaining flexibility for developers.
- Many of the proposed standards are intended as guidelines rather than mandatory requirements.

Several perspectives were shared by Planning Commission members regarding the overall intent and impact of adopting design standards.

- Commissioners expressed support for the potential of these standards to guide redevelopment and bring consistency and visual improvement to older properties.
- However, some Commissioners cautioned against imposing rigid or sterile uniformity across building districts and styles.
- On the other hand, although the proposed language was not overly restrictive and would allow for quality development, it also lacked the strength to prevent undesirable building outcomes.
- Design standards in general had been under discussion as part of the master plan process and were aligned with the long-standing goal of ensuring accountability in development quality.
- The proposed standards, unlike some more prescriptive ordinances, were drafted to be administered in-house by planning staff without the need for external architectural review.



- Nearly every development proposal in the recent past would likely have been impacted by the proposed standards, particularly new construction and projects coming through the Planned Unit Development process. While the PUD process already allows for some architectural review, these proposed standards would apply more broadly and give more direction.
- The intent is to apply the standards consistently to new development while allowing flexibility for rehabilitations. The ordinance is designed to avoid creating unreasonable barriers for redevelopment and to prevent older properties from becoming stagnant or blighted due to overly burdensome design expectations.
- There was discussion relative to the role of government in regulating design.
  - Local government is not always well-positioned to dictate design outcomes, and the free market has historically driven successful development in the city. From this perspective, traditional zoning regulations that focus on use, height, density, and infrastructure have proven effective without the need for additional design oversight.
  - Codifying design standards might also create difficulties in adapting to evolving trends and materials.
  - Attorney Schultz provided an overview of regulatory frameworks related to materials and design:
    - Building material regulations are common and legally defensible when they serve a legitimate governmental purpose, such as structural integrity, durability, or aesthetics.
    - While it is acceptable to regulate materials, more detailed architectural requirements (e.g., building articulation, window types, façade breaks) often appear in overlay districts or corridor-specific guidelines rather than citywide ordinances.
    - He emphasized the importance of tailoring design regulations to specific areas to avoid overly burdensome or arbitrary citywide mandates.
- Planning Consultant Upfal emphasized that the draft design standards incorporate numerous waiver provisions, providing flexibility to both developers and the Planning Commission. This built-in flexibility allows developers to propose alternatives, while still giving the Planning Commission the authority to evaluate and push back on design elements that may not align with community expectations. She also noted that the proposed 60/40 ratio of primary to secondary building materials is more lenient than many other communities, which often require a stricter 75/25 or greater ratio in favor of primary materials.
- Planning Consultant Tangari stated that establishing a baseline set of expectations increases the likelihood of receiving better quality proposals.
- Commissioners raised the question of banning specific materials like EIFS (Exterior Insulation Finishing Systems). Different communities regulated EIFS in different ways, such as regulating the percentage of EIFS which can be used, the height at which it can be used, etc. Northville Township and Canton ban the use of EIFS entirely, based on the idea that allowing the use of low quality materials negatively affects the community's appearance and property values.
- Commissioners pointed out the recurring issue of applicants presenting high-quality renderings initially, only to return with substantially diminished versions. The lack of formal design guidelines currently leaves the Commission with no authority to reject projects based on aesthetics or diminished quality unaligned with city standards.

### **Discussion of proposed standards**

The Commission discussed specific standards in the draft language.

- Should entrances always be required on the front façade? Certain commercial developments were built around the concept that people entered from a rear parking lot, after entering the site. Certain small offices also had entrances facing inward, away from the street. While street entrances aligned with the Master Plan goal of creating a walkable city, the standards should acknowledge those times when it was appropriate not to have entrances facing the street.
- Fenestration requirements could be refined to better reflect the needs and of the business community and not apply blanket requirements without taking into account variations of design.
- Considerations were raised regarding how to apply the standards to industrial and warehouse buildings. While industrial properties were generally exempt—except where fronting major thoroughfares—discussion centered on balancing aesthetic expectations with the functional nature of such structures. Even utilitarian uses, such as storage facilities, can meet design standards creatively through use of varied forms and treatments.

### **Summary**

There was general—though not unanimous—support for developing design guidelines or standards. This support was tempered by concerns about over-regulation, subjectivity, and enforceability.

One perspective emphasized the need for the city to remain attractive to investment. Overly restrictive regulations could deter developers, potentially reducing opportunities to expand the tax base and fund essential public services.

The alternative viewpoint argued that the proposed standards were not excessively prescriptive but aimed to establish development accountability. The standards seek to prevent aesthetic decline, especially given that modern developers may not adhere to past standards of durability and aesthetics.

### **Moving forward**

The consultants will incorporate tonight's discussion in the draft *design standards* language.

### **PUBLIC COMMENT**

None.

### **COMMISSIONER COMMENTS**

None.

### **ADJOURNMENT**

**MOTION by Brickner, support by Grant, to adjourn.**

**Motion carried unanimously by voice vote.**

The meeting adjourned at 7:22pm.

City of Farmington Hills  
Planning Commission Special Meeting  
March 20, 2025  
Page 5

DRAFT

Respectfully Submitted,  
Kristen Aspinall  
Planning Commission Secretary

/cem

**CITY OF FARMINGTON HILLS  
PLANNING COMMISSION MEETING  
31555 W ELEVEN MILE ROAD  
FARMINGTON HILLS, MICHIGAN  
MARCH 20, 2025, 7:30 P.M.**

**CALL MEETING TO ORDER**

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

**ROLL CALL**

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

Commissioners Absent: None

Others Present: City Planner Perdonik, Planning Consultant Tangari (Giffels Webster), City Attorney Schultz

**APPROVAL OF THE AGENDA**

**MOTION by Brickner, support by Varga, to approve the agenda as published.  
Motion passed unanimously by voice vote.**

**PUBLIC HEARING**

**A. SPECIAL APPROVAL 51-2-2025**

LOCATION: 29150 Farmington Road  
PARCEL I.D.: 22-23-10-101-002  
PROPOSAL: Temporary staging area for construction equipment and material within RA-2 One Family Residential District  
ACTION REQUESTED: Special approval  
APPLICANT: Bidigare Contractors/Jordon Bidigare  
OWNER: Cedar of Farmington Road, LLC

**Applicant Presentation**

Paul D’Orazio, Bidigare Contractors, was present on behalf of this request for special approval for a temporary staging area for construction equipment and material at 29150 Farmington Road. Bidigare Contractors will be replacing the water main in the Kendallwood subdivision, and the staging area will be used for piles of sand, water main fittings, and excavated dirt. The temporary staging area would be used for a couple of months.

Chair Trafelet noted that a resident had submitted pictures of dust blowing through the bushes from the site; this would have to be addressed.

**Consultant Comments**

Referencing the February 26, 2025 Giffels Webster memorandum, Planning Consultant Tangari highlighted the following information:

- As stated, the applicant was proposing a temporary construction area for water main replacement in Kendallwood Subdivisions #2 and #4 which were immediately south of the proposed site.
- The staging area would operate for up to seven months, although the construction itself is expected to take three to four months, with the remaining time for restoration activities.
- The proposed 3.73 acre site was in the RA-2, one family residential district, and was surrounded by other RA zoning.
- The application showed general areas, but did not show how far things would be set back or a parking area.
- The site circulation will use an existing driveway, and no new lighting or landscaping changes are proposed.
- Specific information requested by staff included:
  - Equipment types and storage plans
  - Anticipated employee count
  - Operational hours and days
  - Confirmation of minimal landscaping impact
- Temporary construction staging uses were permitted as a special land use under Section 4.20.4.C.

#### **Applicant response**

Mr. D’Orazio provided the following clarifications:

- The anticipated employee count was 12-15. Most employee activity would be on the work site itself. Employee activity in the staging area would be limited to dumping and picking up material, and only one operator will be present in the area to move materials as needed.
- Most construction equipment will remain within the work zone and not return to the staging area overnight.
- The hours of operation would be 7:00am-7:00pm, Monday through Saturday, with Saturday work likely ending earlier.
- The proposed site was adjacent to the construction area and no other sites were being considered.
- The applicant will use silt fencing and water trucks to control the dust.
- The site will be used to store dirt, piping, and equipment, but no heavy daily traffic or workforce activity would take place at the yard.
- Pipe installation should take 3–4 months, followed by lawn restoration and other finishing work.
- Short, temporary water shutoffs will occur when services are switched to the new main. The new pipe will be tested before being put into service.

#### **Planning Commission Discussion**

In response to further questions, Mr. D’Orazio provided the following:

- The proposed staging area was the most convenient staging area possible.
- The water main size is 8 inches in diameter.
- Regarding dust control, silt fencing will be installed along the Minnow Pond Drain and water trucks will be used for dust suppression.

#### **Public Hearing**

Chair Trafelet opened the meeting to public comment.

Dan Harmon, Kendallwood Drive, expressed concern about early morning noise from diesel engines and requested that work start no earlier than 8am. He recalled a prior construction company's staging use on the same property that caused early morning disturbances.

Chair Trafelet acknowledged the concern but explained that early starts are common with construction. He encouraged residents to call Public Works if the contractor starts before the approved 7am start time.

As no other public indicated they wished to speak, Chair Trafelet closed the public hearing and brought the matter back to the Planning Commission for discussion and/or a motion.

**MOTION by Brickner, support by Countegan, that Special Approval 51-2-2025, dated February 11, 2025, submitted by Bidigare Contractors/Jordon Bidigare, BE APPROVED, subject to all applicable provisions of the Zoning Chapter, for the following reasons:**

- 1. The use would not be injurious to the district and environs;**
- 2. The effects of the use would not be contrary to the spirit and intent of the Zoning Chapter;**
- 3. The use would be compatible with existing uses in the area;**
- 4. The use will not interfere with orderly development of the area; and**
- 5. The use will not be detrimental to the safety or convenience of vehicular or pedestrian traffic.**
- 6. Bidigare Contractors will adhere to the 7:00am – 7:00pm hours of operation as stated.**

**Motion passed unanimously by voice vote.**

**B. ONE-FAMILY CLUSTER OPTION QUALIFICATION 1, 2025**

LOCATION:	28000 Nine Mile Road
PARCEL I.D.:	22-23-25-401-001
PROPOSAL:	Qualification of one (1) parcel for construction of site-built, one-family attached dwelling units within RA-1 One Family Residential District
ACTION REQUESTED:	Qualification of One-Family Cluster Option
APPLICANT:	Eureka Building Co.
OWNER:	Lutheran Child and Family Service of Michigan, Inc.

**Applicant Presentation**

Renis Nushaj, Wellspring Lutheran, was present on behalf of this request for qualification of the one-family cluster option. Jim Butler, PEA Group, 1849 Pond Run, Auburn Hills, was also present. This proposal represents an opportunity to use a unique site in alignment with Wellspring's mission, which focuses on services for seniors.

Mr. Butler made the following points:

- The subject parcel was approximately 79 acres. The applicant proposed developing approximately 16 acres of parcel frontage along Nine Mile Rd.

- The proposal consisted of 13 single-story, four-unit buildings. These would be sited on the top of a hill to avoid impacting existing slopes and natural features. The site contains significant topography, large tree stands, wetlands, and floodplain areas.
- Access to the site would be via the existing driveway on Nine Mile Road.

Commissioner Mantey identified the site as difficult to develop. He noted that the current proposal was located south of the river and asked what the long-term plan was for the northern area, which if developed would need a new bridge across the river.

Mr. Nushaj said that there was currently no plan to develop the area north of the river. The existing bridge would remain. Existing buildings on the northern part of the site are planned for demolition. Current occupants will be relocated to a facility in another city prior to construction. The pool will also be removed.

City Attorney Schultz pointed out that the preservation of green space would be discussed after the option was qualified for the Cluster Option.

#### **Consultant Comments**

Referencing the February 26, 2025 Giffels Webster memorandum, Planning Consultant Tangari highlighted the following information:

- The total parcel was approximately 79 acres and was crossed by a branch of the Rouge River.
- The parcel was primarily surrounded by RA-1 zoning, with some single family RA-4 zoning to the south.
- The site was accessed from Nine Mile Rd, with no alternative means of access.
- As noted in the review memorandum, the qualification for the cluster option was based on two findings by the Planning Commission, and final density was dependent on whether the site qualified under both findings. Density calculations were based on the entire site.
  1. A density of 1.8 units per acre would be permitted with qualification under the first standard.
  2. Under the second standard, the Planning Commission could permit an increase in density up to 3.1 units per acre if the parcel was located in a transition area, impacted by non-residential uses or traffic, or other similar conditions. However, the proposed density of 0.67 units per acre is well below the 1.8 units per acre permitted under a basic cluster qualification and would not require qualification under the optional transition area provision.
- The Planning Commission had to find that one of the conditions listed in the ordinance under Section 34-3.17.2.B.i-viii. existed in order to qualify the project under the cluster option. The site meets qualifying standards under:
  - Standard #6: Presence of floodplain and poor soils.
  - Standard #8: Significant natural assets including tree stands, wetlands, and topography.
- Preliminary qualification was not a guarantee of approval of the final cluster site plan.
- The plan showed 13 four-unit buildings which represented 0.67 units per acre over the full site.
- The conceptual site plan shows:
  - Two points of access from Nine Mile Road.

- A preserved bridge crossing the Rouge River.
- Avoidance of most wetlands, with limited culverting of Wetland C and some encroachment near the southeast corner.
- Designation of two common areas, but no pedestrian walkways or sidewalks.
- A full review of the cluster site plan would occur at the next stage of approval.
- An updated tree inventory would be required.

#### **Compliance with the Master Plan**

- The Master Plan designated the site for Flex Residential and identifies it as the Boys and Girls Republic Special Residential Planning Area, with low to medium density to the northeast and west, and medium density to the south. Recommendations include:
  - Future developments be concentrated in previously cleared portions of the site.
  - Preserving woodland along the perimeter.
- Consider neighbor access to outdoor recreation, park space, or shared open space.
- The northern portion of the site is useable but developing it will be challenging.
- Additional height might be permissible near the center of the site if existing woodland was preserved at the site's perimeter.
- There was potential for some land to be used as a park.

#### **Clarifying questions and discussion from the Commission**

Commissioners raised questions regarding how the proposed density is being calculated and whether the full 79-acre parcel or just the southern 16.8 acres (south of the Rouge River) should be used as the basis for that determination.

- Commissioner Stimson questioned whether evaluating density based on the full parcel might restrict future development options on the northern portion of the site.
- Planning Consultant Tangari confirmed that the density calculation presented is based on the entire 79-acre site. If the Commission approves the cluster qualification under Option A (1.8 units/acre), the proposed 52-unit development would consume a portion of the total allowable density, limiting what could be done on the northern half in the future.
- Using only the southern 18 acres for density calculation would result in approximately 2.3 units per acre—within the parameters of Option B (up to 3.1 units per acre), if granted. However, the subject site was one entire parcel, and there was no request to use only a portion of it in the calculations.
- Planning Consultant Tangari confirmed that the northern part is technically usable, but development would be costly and complicated due to topography and access challenges.
- City Attorney Schultz emphasized that the Commission is not determining final approval but simply considering whether the parcel qualifies for the cluster option. Further density and site planning issues will be addressed at later stages of review.
- Commissioner Countegan raised concerns that approving a certain density now might unintentionally allocate density intended for future development, making the current proposal a de facto site plan approval. He suggested the Commission consider whether the parcel should be evaluated as two separate areas for planning purposes.
- Commissioner Mantey reviewed the two ordinance criteria highlighted in staff's recommendation for qualification:  
Standard #6: The parcel contains a floodplain or poor soil conditions that make a substantial portion of the property unbuildable.



Standard #8: The parcel contains natural assets such as significant tree stands, wildlife habitat, or topography worth preserving.

Commissioner Mantey expressed concern that the applicant had not provided the necessary data to substantiate Standard #6, particularly the percentage of land considered unbuildable. He recommended that unless the applicant can provide that information, the Commission should rely only on Standard #8 as justification for qualification.

Mr. Butler acknowledged he did not have exact figures on unbuildable land but reiterated that the ordinance language uses “or” rather than “and,” suggesting that presence of a floodplain alone may qualify a site under Standard #6. Commissioner Mantey disagreed, stating that simply having a floodplain on a site should not automatically trigger qualification.

Commissioner Stimson asked whether the applicant had consulted with EGLE (Michigan Department of Environment, Great Lakes, and Energy) regarding wetland permitting. Mr. Butler responded that their office confirmed the delineation of wetlands and floodplain boundaries and that EGLE would likely be involved in connection with a small portion of a detention basin and stormwater discharges, but no major intrusion into wetlands is planned.

#### **Public Comment**

Chair Trafelet opened the meeting to public comment.

Kerie Cook, speaking on behalf of Elizabeth Cook, Glencreek Drive, expressed concern about the potential impact of the proposed development on the neighborhood’s community well system. She emphasized the need for adequate landscape/tree buffers between any new development and their residential neighbors. Ms. Cook urged the Planning Commission to require proper separation and to avoid overcrowding units. She asked the Planning Commission to consider how approval on the southern portion of the site would affect development on the northern portion of the site.

Ray Matsen, Watt Dr, said he lived 25’ from the property line of this site. He was raised near the site and knew the Boys Republic dumped garbage on the site for many years. He added that the northern portion of the site was heavily wooded and should remain a natural forest or a park.

Gina Doty, Nine Mile Rd, raised concerns about increased traffic on Nine Mile Road and concerns about preserving the area’s natural environment and wildlife. She requested clarification on whether the proposed cluster homes would serve individual families, senior citizens, or both, and inquired about the future of the current residential use on the property.

Derek Gasco, Nine Mile Rd, echoed concerns about traffic and wildlife. He suggested the applicant develop the northern portion of the site instead of the southern portion.

Darrell Youngquest, Spring Valley Drive, expressed concern primarily about potential future development north of the Rouge River. He echoed concerns about traffic and raised additional

concerns about the detention pond and groundwater drainage. He opposed any proposed access from the development into the Spring Valley neighborhood and requested additional screening with dense evergreen plantings to improve visual privacy. He also expressed concern about the long-term impact of site-wide density calculations, particularly if taller, multi-story buildings are proposed in future phases.

Douglas Smith, Watt Drive, asked that the Planning Commission consider incorporating natural barriers such as trees and shrubbery to buffer nearby residences, noting that the river alone does not provide sufficient separation from potential construction impacts. He also raised concerns about the proximity of development to a significant ravine adjacent to the river and encouraged the Commission to ensure generous spacing between the development and the ravine to minimize disruption to neighboring properties.

John Pruitt, Nine Mile Rd, echoed concerns raised by other commenters and raised additional concerns about infrastructure installation, asking how the river would be protected during and after construction.

As no other public indicated they wished to speak, Chair Trafelet closed the public hearing and brought the matter back to the Planning Commission for discussion and/or a motion.

#### **DISCUSSION AND MOTION**

In response to question from Commissioner Mantey, City Attorney Schultz clarified that the purpose of the current action is to determine whether the site qualifies under the cluster option ordinance, specifically under Standard #8 (presence of significant natural features). While applicants are required to submit a conceptual plan, the Commission is not evaluating or approving any site plan at this stage. Issues such as detailed engineering, conservation easements, and public open space commitments will be addressed during the formal site plan review process. Attorney Schultz also emphasized that the decision on enhanced density is a separate action and should not be conflated with the qualification determination.

In response to questions from Commissioner Ware, Mr. Nushaj explained that the property has remained in continuous use since 1893 and is currently active. A detailed analysis of land use would be presented at the next stage. Current plans focus on development south of the Rouge River, and any future development on the north would be limited by the total allowable density under the ordinance. Mr. Nushaj further noted that much of the northern portion is expected to remain undeveloped due to natural constraints like wetlands, river corridors, and dense tree cover.

In response to a question from Commissioner Brickner, Mr. Nushaj confirmed that both city water and sewer service are operational and already support the residents currently living on the property.

Commissioner Brickner also clarified that the property is zoned RA-1, which permits residential development at approximately two units per acre. Planning Consultant Tangari confirmed this, adding that adjacent areas to the south are zoned RA-4, which allows up to five units per acre.

In response to questions from Commissioner Grant, City Attorney Schultz said that EGLE review will be part of a future stage; current qualification does not require their input.

Commissioner Mantey clarified that the criteria for undevelopable land relate to the floodway as defined by the U.S. Army Corps of Engineers, while soil conditions would require geological assessment. Wetlands alone do not necessarily make land unbuildable under the ordinance.

Commissioner Countegan asked City Attorney Schultz whether the Commission was required to make a decision on the density level at this meeting or simply determine qualification for the cluster option. City Attorney Schultz clarified that the Planning Commission's initial action is only to determine whether the site qualifies for the cluster option under the ordinance, allowing for a base density of 1.8 units per acre. A separate finding would be required to approve enhanced density of up to 3.1 units per acre, and that determination could be deferred to a future review. Applicants retain the ability to request increased density during the formal site plan process, even if the Planning Commission does not make that finding at this stage.

Commissioner Countegan expressed interest in understanding the future development potential of the entire parcel, particularly the northern portion, and how density might be distributed between the northern and southern sections. He supported the qualification overall but stated that a more comprehensive view of the site would help the Commission address both public concerns and planning consistency.

Chair Trafelet acknowledged that numerous written communications from the public were received and are part of the official record.

After discussion and amendment, the following motion was offered.

**MOTION by Brickner, support by Mantey, to make a preliminary determination that One-Family Cluster Option 1, 2025, dated February 7, 2025, submitted by Eureka Building Co., meets the following qualification standard as set forth in Section 34-3.17.2.B. of the Zoning Ordinance, subsection viii, permitting a maximum density of 1.8 units per acre, and that it be made clear to the applicant that final granting of the One-Family Cluster Option is dependent upon a site plan to be approved by the City Council following review and recommendation by the Planning Commission.**

**Roll call vote:**

<b>Aspinall</b>	<b>yes</b>
<b>Brickner</b>	<b>yes</b>
<b>Countegan</b>	<b>yes</b>
<b>Grant</b>	<b>yes</b>
<b>Mantey</b>	<b>yes</b>
<b>Stimson</b>	<b>yes</b>
<b>Trafelet</b>	<b>yes</b>
<b>Varga</b>	<b>yes</b>
<b>Ware</b>	<b>yes</b>

**Motion passed 9-0.**

**C. 2025/2026 THROUGH 2030/2031 CAPITAL IMPROVEMENTS PLAN**

Chair Trafelet opened the meeting to public comment.

As no public indicated they wished to speak, Chair Trafelet closed the public hearing and brought the matter back to the Planning Commission for discussion and/or a motion.

**MOTION by Varga, support by Stimson that the City of Farmington Hills Capital Improvements Plan for 2025/2026 – 2030/2031 BE ADOPTED as presented and FORWARDED to City Council.**

**Roll call vote:**

<b>Aspinall</b>	<b>yes</b>
<b>Brickner</b>	<b>yes</b>
<b>Countegan</b>	<b>yes</b>
<b>Grant</b>	<b>yes</b>
<b>Mantey</b>	<b>yes</b>
<b>Stimson</b>	<b>yes</b>
<b>Trafelet</b>	<b>yes</b>
<b>Varga</b>	<b>yes</b>
<b>Ware</b>	<b>yes</b>

**Motion passed 9-0.**

**REGULAR MEETING**

**A. SITE PLAN 63-12-2024**

LOCATION:	34650 Eight Mile Road
PARCEL I.D.:	22-23-33-376-040
PROPOSAL:	Renovation of vehicle wash within B-3 General Business District
ACTION REQUESTED:	Site plan approval
APPLICANTS:	Krieger Klatt Architects
OWNERS:	MCW Farmington Hills, LLC

**Consultant Comments**

Referencing the January 16, 2025 Giffels Webster memorandum, Planning Consultant Tangari explained that the proposal is to renovate an existing car wash on a 1.48-acre site zoned B-3. The site includes both a car wash and an oil change facility; the latter is not affected by the proposed renovations. Key components of the proposal include:

- The site is surrounded by B-3, RC-2, R-4, and RC-2 zoning, and is accessed from Eight Mile Rd. One entrance is primarily for the oil change business, and the other entrance serves the car wash.
- A car wash is permitted as a special land use in B-3 districts subject to Planning Commission approval and the standards of Section 4.40.

- The plan maintained the existing Eight Mile Rd. access but made changes to the site's interior, particularly in the stacking lanes for the wash tunnel. Also, two existing vacuum units would be replaced with seven new single vacuum units.
- There will be no expansion of the existing building footprint; all proposed building renovations relate to appearance and interior layout.
- Setbacks remain compliant, and there are no new nonconformities introduced to the site.
- Site landscaping is being enhanced, particularly along the northwest property line, including new tree plantings to buffer adjacent RC-2 multifamily zoning.
- This area does not have a marginal access drive; the use to the west is residential. The Planning Commission may consider whether a marginal access drive to the east is warranted although such a drive would require significant redesign of the subject site, and the neighboring site does not have a ready connection point.

Planning Consultant Tangari noted that the proposed relocation of the vacuum stations places them 75 feet from RC-2-zoned residential property, which does not meet the 100-foot separation now required under current ordinance standards. The previous vacuum locations were also within that distance but were established before the current standard was enacted and therefore were nonconforming. Because the vacuums are being moved and now fall under the updated ordinance, the project requires discretionary review and approval by the Planning Commission. The variance request for vacuum placement must be decided by the Zoning Board of Appeals.

The plan will not increase the amount of the site that is paved. Lighting will have to be adjusted for compliance to the ordinance.

A complete list of outstanding issues is contained in the review memorandum.

#### **Applicant Presentation**

Eric Miles, Krieger Klatt Architects, 400 E. Lincoln Avenue, Royal Oak, was present on behalf of this application for site plan approval at 34650 Eight Mile Rd. Jamie Antoniewicz, Atwell was also present.

Key components of the project included:

- Replacement of two outdated coin-operated vacuum stations with seven new individual vacuum bays served by a central vacuum system.
- The new vacuum infrastructure will be located in a similar area as the existing units but will not meet the current 100-foot separation requirement from RC-2 zoned residential property.
- Installation of license plate recognition cameras and new pay stations to improve vehicle flow and enable monthly membership plans.

The applicants confirmed that no expansion of pavement is proposed, and that changes are limited to reconfiguration and upgrades within the existing site footprint.

**MOTION by Countegan, support by Ware, that Site Plan 63-12-2024, dated December 18, 2024, submitted by Krieger Klatt Architects, BE APPROVED, because it appears to meet all applicable requirements of the Zoning Chapter, SUBJECT TO the following conditions:**

- 1. All outstanding issues identified in Giffels Webster’s January 16, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;**
- 2. All outstanding issues identified in the City Engineer’s January 24, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and**
- 3. All outstanding issues identified in the Fire Marshal’s January 8, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal; and**
- 4. Variance granted by the Zoning Board of Appeals for vacuum placement location.**

**Motion passed 8-1 by voice vote (Mantey opposed).**

Commissioner Mantey opposed the motion because he was not convinced that the applicant had done enough to address vacuum noise control.

**B. SITE PLAN 65-12-2024 (PLANNED UNIT DEVELOPMENT 4, 2021)**

LOCATION:	32905 Northwestern Highway
PARCEL I.D.:	22-23-02-102-014
PROPOSAL:	Construction of multiple-family dwellings within B-3 General Business, RA-4 One Family Residential, and P-1 Vehicular Parking Districts
ACTION REQUESTED:	Site plan approval
APPLICANTS:	Tom Herbst
OWNERS:	Farmington Hills Lofts, LLC

**Consultant Comments**

Referencing the January 22, 2025 Giffels Webster memorandum, Planning Consultant Tangari highlighted the following information:

- The PUD was approved in 2021. The applicant had submitted a revised plan for Final Site Plan approval.
- Unlike many PUDs that receive concurrent site plan approval, this application required the final site plan to return separately after the applicant completed several preliminary steps, including street vacations, engineering review, and a development agreement.
- The updated site plan addressed previous deficiencies including lighting details, dumpster enclosure specifications, and mechanical equipment placement. Sidewalks were added along Highview Avenue and Ludden Street, which in turn affected the site’s tree count, which is something the applicants should address.

Tom Herbst, Farmington Hills Lofts, LLC, was present on behalf of this application for Final Site Plan approval at 32905 Northwestern Highway. Jennifer Roth, Atwell, and Johanna, Humphreys & Partners Architects, were also present.

In response to questions, Mr. Herbst provided the following information:

- There would be a brownfield request with the project.
- The main entrance to the main office would be along Northwestern Highway. Double door access would allow stretcher access to the courtyards.
- Barbecues would be provided in the courtyards.

Mr. Herbst addressed the tree reduction issue, noting that the site is being developed at a much higher density than its current condition. Additional requirements, such as sidewalks and parking for townhomes, limited the amount of green space available for new plantings. They were requesting a waiver to reduce the number of replacement trees from 125 to 65, for a total of \$24,000.

The applicants explained that the project includes approximately \$2 million in off-site improvements—such as road paving and utility installation along Greening, Highview, Mulfordton, Rexwood, and Ludden Streets—which do not directly benefit the development site but were undertaken for the City's benefit. They asked that these off-site investments should be taken into account when considering the waiver request.

After discussion relative to the appropriateness of the request, taking into account the significant community investment as part of this PUD agreement, and also taking into account that the current state of the tree fund is very healthy, Commissioners expressed support for the waiver.

**MOTION by Countegan, support Varga that Site Plan 65-12-2024, dated January 2, 2025, submitted by Tom Herbst, BE APPROVED, because it appears to meet all applicable requirements of the Zoning Chapter, SUBJECT TO the following conditions:**

1. All outstanding issues identified in Giffels Webster's January 22, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;
2. All outstanding issues identified in the City Engineer's January 27, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and
3. All outstanding issues identified in the Fire Marshal's January 22, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.
4. The requested tree replacement waiver of 60 trees is granted.

**Motion passed 8-1 by voice vote (Mantey opposed).**

Commissioner Mantey said he opposed the motion because he did not support a complete waiver.

**C. ZONING TEXT AMENDMENT 3, 2024**

CHAPTER OF CODE:	34, Zoning Ordinance
PROPOSED AMENDMENT:	Amend Zoning Ordinance to add new definitions and add, remove, and revise several OS-4 Office Research District, use standards, and off-street parking requirements
ACTION REQUESTED:	Set for public hearing
SECTIONS:	34-2.2 and 34-3.1.24

**MOTION by Ware, support by Aspinall, that draft Zoning Text Amendment 3, 2024, BE SET FOR PUBLIC HEARING for the Planning Commission’s next available regular meeting agenda.**

**Motion passed unanimously by voice vote.**

**D. ZONING TEXT AMENDMENT 4, 2024**

CHAPTER OF CODE: 34, Zoning Ordinance  
PROPOSED AMENDMENT: Amend Zoning Ordinance to revise definition of restaurant, drive-in; add definition of commercial outdoor recreation space; and delete reference to automobile service center and replace with automobile repair  
ACTION REQUESTED: Set for public hearing  
SECTIONS: 34-2.2 and 34-3.1.24

**MOTION by Grant, support by Stimson, that draft Zoning Text Amendment 4, 2024, BE SET FOR PUBLIC HEARING for the Planning Commission’s next available regular meeting agenda.**

**Motion passed unanimously by voice vote.**

**E. HISTORIC DISTRICT COMMISSION 2024 ANNUAL REPORT**

ACTION REQUESTED: Acceptance of report

**MOTION by Ware, support by Aspinall, that the 2024 Historic District Commission Annual Report BE ACCEPTED.**

Commissioner Countegan commended the Historic District Commission for their outstanding work in preparing the report and for their efforts throughout the year.

**Motion passed unanimously by voice vote.**

**F. PLANNING COMMISSION 2024 ANNUAL REPORT**

ACTION REQUESTED: Acceptance of report

**MOTION by Brickner, support by Varga, that the 2024 Planning Commission Annual Report BE ACCEPTED.**

Commissioners noted that the report was well put together and accurately reflected the work done in the past year.

**Motion passed unanimously by voice vote.**

**G. ELECTION OF OFFICERS**

**MOTION by Brickner, support by Stimson to re-elect officers to their current positions for another year.**



**Chair: Trafelet**  
**Vice Chair: Varga**  
**Secretary: Aspinall**

**Motion passed unanimously by voice vote.**

**APPROVAL OF MINUTES**

Approval of December 19, 2024 Regular Meeting; January 16, 2025, Special Meeting; and January 23, 2025, Regular Meeting

**MOTION by Varga, support by Grant, to approve the December 19, 2024 Regular Meeting; January 16, 2025, Special Meeting; and January 23, 2025, Regular Meeting Planning Commission meeting minutes as published.**

**Motion passed unanimously by voice vote.**

**PUBLIC COMMENT**

None.

**COMMISSIONER/STAFF COMMENTS**

Commissioner Mantey expressed his feeling that the Boys Republic site was potentially a spot for a nice park in an area of the City where parks are needed and raised the possibility of the City negotiating to acquire the land north of the river.

**ADJOURNMENT**

Chair Trafelet adjourned the meeting at 9:23pm.

Respectfully submitted,  
Kristen Aspinall,  
Planning Commission Secretary

/cem