

**AGENDA**  
**PLANNING COMMISSION REGULAR MEETING**  
**CITY OF FARMINGTON HILLS**  
**JUNE 20, 2024 @ 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. Regular Meeting

**A. PLANNED UNIT DEVELOPMENT (PUD) QUALIFICATION 2, 2024**

LOCATION: 27815 and 28025 Middlebelt Road  
PARCEL I.D.: 22-23-11-477-013, -014, and -109  
PROPOSAL: Construction of gasoline service station with drive-through restaurant, in a RC-2, Multiple-Family District  
ACTION REQUESTED: Qualification of PUD  
APPLICANT: SkilkenGold Real Estate Development  
OWNER: HRA Farmington Hills, LLC

5. Approval of Minutes [May 16, 2024, Regular Meeting](#)

6. Public Comment

7. Commissioner/Staff Comments

8. Adjournment

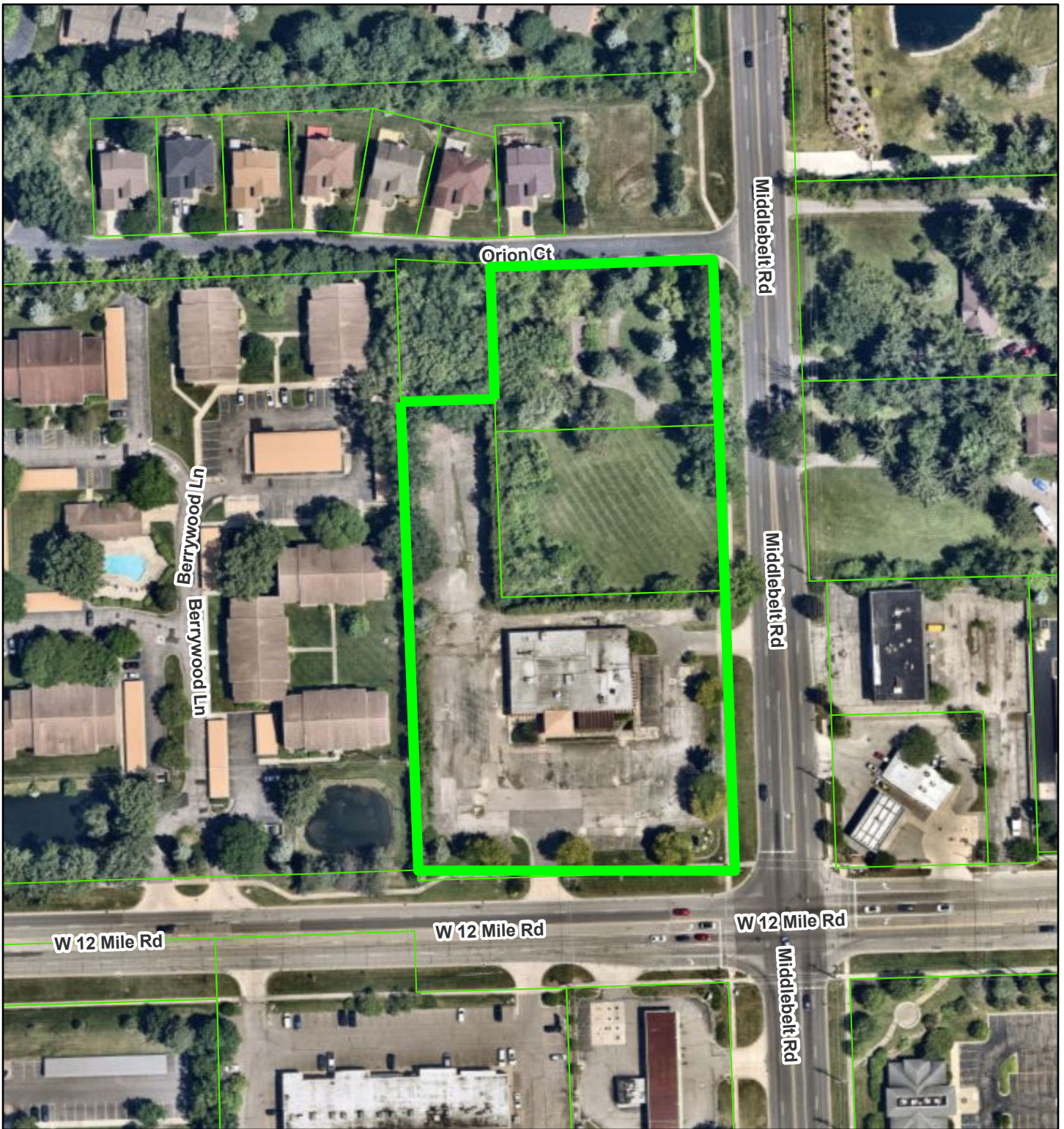
Respectfully Submitted,

**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.

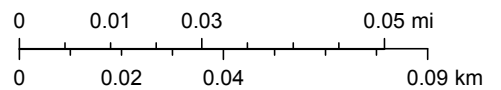
# PUD Q 2, 2024, 11-477-013, 014 & 109



6/12/2024, 11:04:47 AM

1:2,257

-  Override 1
-  Tax parcels

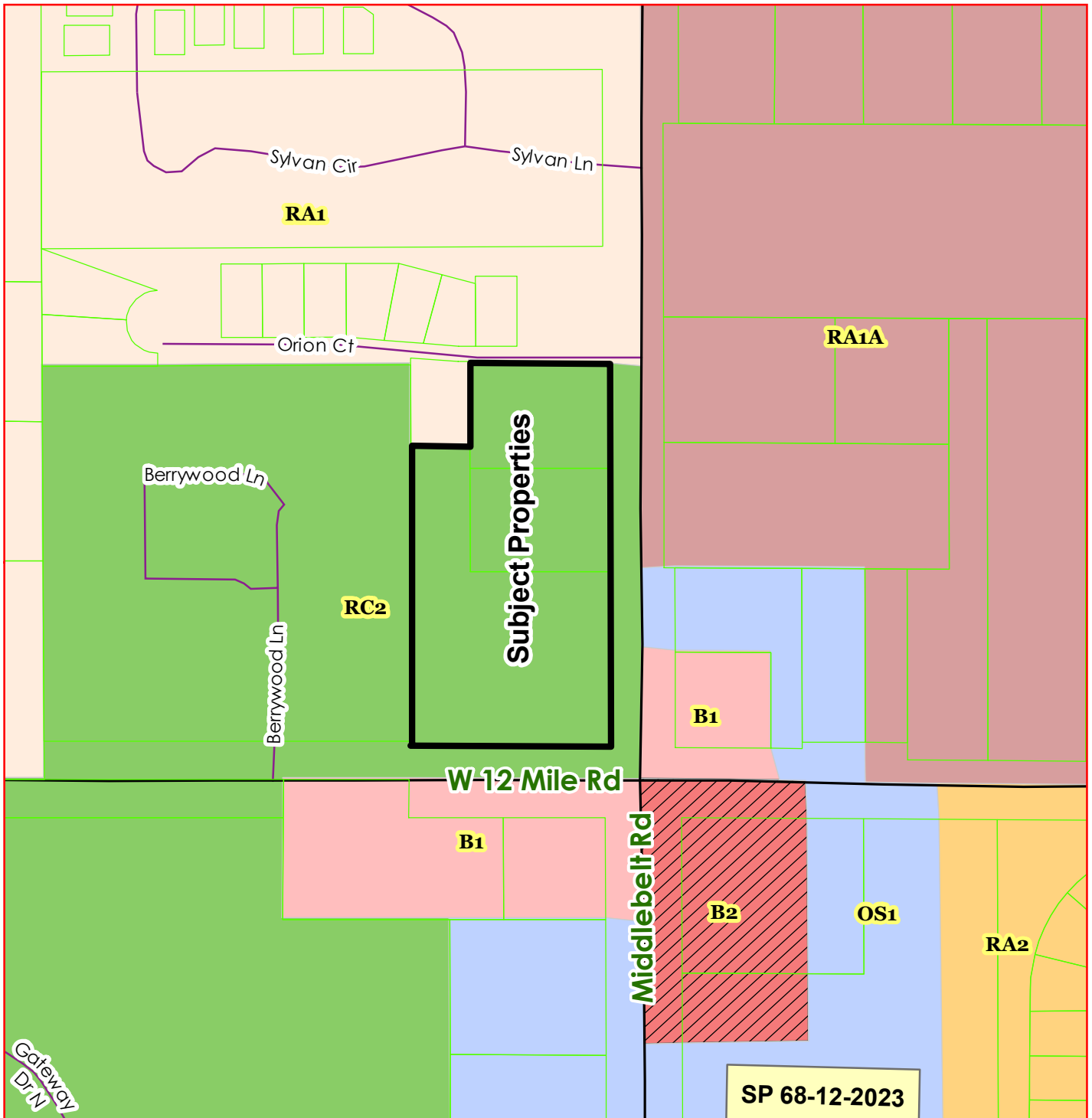


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Farmington Hills PCD

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

**PUD Q 2, 2014, RC-2**  
**27815 and 28025 Middlebelt Rd.**  
**23-11-477-109, 477-013 & 477-014**  
**Construct gas station with drive-through restaurant**



Tax parcel	OS-1 Office Service District
Minor roads	RA-1 One Family Residential District
<b>Zoning Districts</b>	RA-1A 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	





**FARMINGTON HILLS**  
Michigan

FEET

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

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

May 15<sup>th</sup>, 2024

City of Farmington Hills Planning Commission  
Attn. Erik Perdonik  
31555 W. Eleven Mile Road  
Farmington Hills, Michigan 48336

Re: *27815 and 28025 Middlebelt Road, Farmington Hills, MI 48334 (the "Property")  
Request for Qualification for PUD*

Ladies and Gentlemen,

SkilkenGold Real Estate Development, (the "Applicant") is proposing to develop the Property as a "Sheetz" restaurant, which would include outdoor dining, carry-out service and fuel sales (the "Project"). The Project and Property are shown on the schematic land use plan that is being submitted with this letter.

After conversations with the City's planning, engineering and economic developments, and after receiving feedback from Planning Commission members, we are proposing to develop the Property as a PUD (planned unit development).

As set forth in the City's ordinance, the Applicant must substantiate how the proposed PUD would satisfy one or more of the City objectives set forth in Section 34-3.20.2.E. In that regard, the Applicant contends that the Project satisfies each of the following objectives of the City under Section 34-3.20.2.E and should qualify for consideration as a PUD:

- i. To permanently preserve open space or natural features because they can provide a buffer between land uses

The Project includes a permanent open space area between the developed area and the residential area to the north.

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

The Project is compatible with other fueling station uses at the intersection of 12-Mile Road and Middlebelt Road.

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

As set forth in i. above, the Project will include a permanent open space buffer along the northerly boundary of the Property.

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

The Project includes a land use and natural features plan which provides open space areas, substantial screening enhanced landscaping. Several additional parcels were acquired and added to the Property, beyond what was spatially needed to construct a Sheetz facility, for the purpose of adding buffering and landscaping for the surrounding residential community.

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

The Property is currently vacant and the improvements are in a state of severe decline. The Applicant proposes to redevelop the Property as a restaurant but also with fuel service and convenience products. The Project will not only entirely remove the existing structures, it will make numerous improvements that will benefit the Property and the community, including:

- A first class state of the art building that includes full sections of brick and stone, awnings, cupola, numerous windows and window glazing
- Reduced impervious area of the overall site and more greenspace
- Multiple pedestrian accesses to the site
- Bike racks
- Supplementary landscaping and preservation of existing green space
- Decorative masonry 3 foot "knee wall" along frontages

We hope this analysis of the objectives that would be satisfied by developing the Project as a PUD is of assistance. Please add this to the other documents and information we have submitted in connection with our request for qualification as a PUD.



Real Estate Development

As always, if you have any questions or if you would like additional information, please do not hesitate to contact me or any of our team. Thank you for your consideration and we look forward to hearing from you soon.

Sincerely,

Kareem Amr  
Development Project Manager  
SkilkenGold Development

cc: David Brucklemeyer (Sheetz)  
J. Patrick Lennon (Honigman)

June 11, 2024

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

# Preliminary PUD Qualification

Case: PUD Q2, 2024  
Site: 27815 and 28025 Middlebelt Road  
(Parcels 23-11-477-109, 23-11-477-013, and 23-11-477-014)  
Applicant: SkilkenGold Real Estate Development  
Application Date: May 15, 2024  
Zoning: RC-2 Multiple Family Residential District

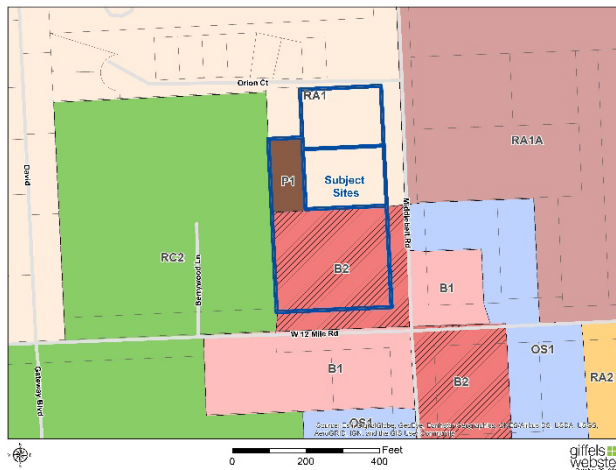
We have completed a review of the application for PUD qualification referenced above and a summary of our findings is below.



## SUMMARY OF FINDINGS

### Existing Conditions

- Zoning.** The subject property consists of three parcels zoned RC-2 Multiple-Family Residential. The parcels have had this zoning designation since 2019. Prior to that, the zoning was a mix of B-2 at the corner, P-1 in the west-central portion of the property, and RA1 on the northern half:

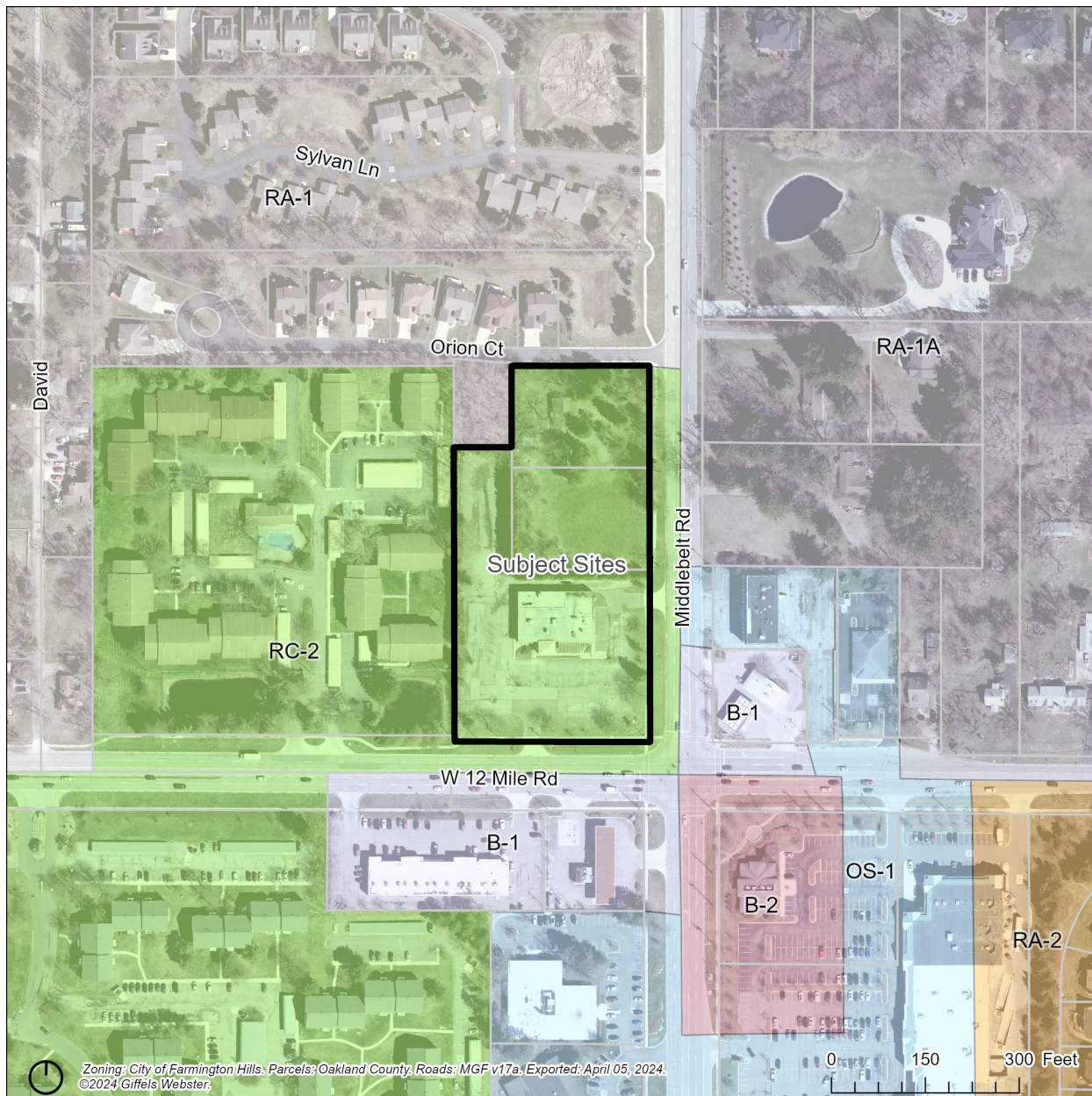


Zoning in early 2019

- Existing Development.** Parcel -109 is 2.39 acres and includes a vacant 10,134 SF commercial building and parking area. Parcel -014 is 0.82 acres and is vacant. Parcel -013 is 0.82 acres and includes a single-family house and accessory structures. A senior housing project was twice approved for this property in 2019 and 2021, but was never built.
- Adjacent Properties.** Zoning and use of adjacent properties is as follows:

Direction	Zoning	Land Use	Future Land Use Category
North	RA-1	Single-Family Residential	Single-Family Residential (Cluster)
East	RA-1A	Single-Family Residential	Single-Family Residential
East	OS-1	Office	Small Office
East	B-1	Gas Station	Shopping Center Type Business
South	B-1	Gas Station	Non-Center Type Business
West	RC-2	Multiple-Family Residential	Multiple-Family Residential





4. **Site configuration and access.** The site is accessed from 12 Mile and Middlebelt Roads. The proposed development maintains a single curb cut on each thoroughfare.

**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.

Criteria for qualification. 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.

*Although zoned for a multiple-family residential use, this site is located at a prominent intersection with high traffic, directly across from other gasoline stations. Although a gasoline station is more intensive than an RC-2 use, the proposed development will include significant landscape buffers between the building and adjacent properties, preserving land as open space.*

- 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.

*Although the applicant initially considered a rezoning for this site, it was ultimately determined that the PUD process would offer the necessary flexibility to accomplish project goals. The proposed use is not permissible in the RC-2 District, however, this site may have been developed as a gas station if rezoned to B-1, a classification that is consistent with the Future Land Use designation in the Master Plan. B-1 Zoning is also consistent with the adjacent gasoline stations. With that, the PUD request also grants the applicant the ability to request a drive-through as a part of this development, which is not a permitted use in the B-1 Zoning District.*

- D. The Planned Unit Development option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those contemplated in the Future Land Use Plan unless the proponent can demonstrate to the sole satisfaction of the city that such added loads will be accommodated or mitigated by the proponent as part of the Planned Unit Development.

*Although this site will have a considerable impact on traffic at this intersection, it is unclear whether this impact would be greater than maximum development with uses permitted within the RC-2 Zoning District. The Planning Commission may request a traffic study as a part of its consideration.*

- E. The Planned Unit Development must meet, as a minimum, one of the following objectives of the city (criteria addressed by the applicant in bold):

- 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 points to an area permanently reserved for open space which serves as a buffer between the use and the adjacent residential to the north.*

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

*The applicant has highlighted and responded to this objective, referring to the site's compatibility with other gasoline stations sharing the same intersection. However, it should be noted that the surrounding gasoline stations do not have drive-through restaurants, nor would such use be permitted.*

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

*The applicant points to their plans to develop a permanent buffer area as a part of this development. The Planning Commission may require restrictive covenants to ensure that open space remains as such.*

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

*The applicant highlighted this qualification criterion by again pointing to the extensive landscaping and screening proposed as a part of these plans, as well as the assembly of land to ensure adequate buffer space. With that, it should be noted that although these plans include buffers between uses, the underlying zoning district was intended for a residential use.*

- v. To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.
- vi. To promote the goals and objectives of the Master Plan for Land Use.
- vii. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.
- viii. To bring about redevelopment of sites where an orderly change of use is determined to be desirable.**

*The applicant points to the site's extended vacancy and current condition as characteristics that indicate change is desirable. In their response, the applicant noted several improvements proposed as a part of this development, including high quality architecture, reduced impervious cover, increased green space, pedestrian access, bike racks, supplementary landscaping, and a decorative "knee wall" along frontages.*

*Though only one objective must be met by the plan, the applicant's narrative directly addresses objectives I, ii, iii, iv, and viii.*

- F. The PUD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by requesting a zoning change or variance.

*The primary reason for seeking a PUD here appears to be to allow a land use which is not permissible in the underlying RC-2 Zoning District. If rezoned to B-1, the applicant could develop the site for a gas station, convenience store, and restaurant use, but a drive-through would not be permissible.*

**Conceptual Site Plan & Use:**

1. **Summary of Proposed Use.** The planning commission is not assessing the site plan in detail. However, the conceptual plans and illustrations provided by the applicant provide an indication of the type of site plan the planning commission can expect if preliminary qualification is granted. The applicant is proposing to construct a 6,139 SF commercial building for use as a gasoline station, including 12 fueling positions, with carry-out food service, including a drive-through and outdoor dining. The plans include demolition of the existing single-family house on the northernmost parcel, as well as the former Ginopolis restaurant.
2. **Master Plan.**
  - a) **Future Land Use.** Parcel -109 is designated as Shopping-Center Type business on the Future Land Use map. The 2009 Master Plan describes uses permitted in Shopping Center Type Business as those that are compatible with each other in the shopping center environment and that have the least impact beyond the buildings. The Zoning Plan aligns this district with areas zoned B-1, B-2, and B-4. Parcels -014 and -013 are both designated as Multiple-Family Residential on the Future Land Use Map.
  - b) **Residential Densities Map.** The residential densities map designates Parcels -014 and -013 as high density residential, which is comparable with multiple-family residential zoning districts.
  - c) **Special Planning Areas.** The parcel is not a part of any of the Special Planning Areas in the Master Plan.

**Dimensional Standards of the RC-2 District.** It appears that all dimensional standards will be met, though additional information will be required at final PUD and site plan approval.

Standard	RC-2 District	Proposed
Lot Size	8,000 SF	4.03 acres
Lot width	80 Ft	>80 Ft
Lot coverage	35% per unit	<35%
Front setback	50 Ft	>107 ft
Side setback <sup>1</sup>	<i>Additional information required</i>	>20 ft
Residential (rear) setback <sup>2</sup>	<i>Additional information required</i>	
Street Side setback <sup>3</sup>	50 ft	>50 ft
Building height	30 Ft	21 ft 3 inches

<sup>1</sup>Interior side setbacks calculated using formula in 34-3.5.2.Gss .i

<sup>2</sup>Residential setbacks calculated using formula in 34-3.5.2.G.ii

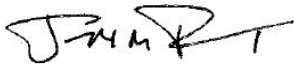
<sup>3</sup>Street side setbacks are noted as 50 ft under 34-3.5.2.G.i

*It does not appear that any relief is being requested from the dimensional requirements of the Ordinance.*

3. **Parking and Circulation.** If the applicant proceeds to final PUD, a full parking analysis of the site will be necessary in order to understand what the ordinance requires, what is present, how that will change with the reconfiguration, and where pavement might potentially be eliminated. As a drive-through use, Planning Commission will review areas provided for stacking and loading. If necessary, additional ordinance relief may be discussed at that time.
4. **Relief Sought from Ordinance Standards**
  - a. Permit gasoline station, convenience retail, and drive-through restaurant with outdoor dining in the RC-2 Zoning District
  - b. Required drive-through bypass in the customer stacking/ordering area.

We are available to answer questions.

Respectfully,  
**Giffels Webster**



Joe Tangari, AICP  
Principal Planner



Julia Upfal, AICP  
Senior Planner



# FIRE

## FARMINGTON HILLS



### INTEROFFICE CORRESPONDENCE

**DATE:** June 10, 2024  
**TO:** Planning Commission  
**FROM:** Jason Baloga, Fire Marshal  
**SUBJECT:** PUD 2-2024 (27815/28025 Middlebelt)

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

\*NOTE: If the proponent finds it impractical to comply with the minimum Fire Department Site Plan Review and Design Standards, please contact the Fire Marshal to discuss the Alternate Protection provision outlined in Chapter 12 Section 12-11(4).

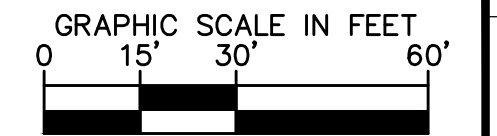
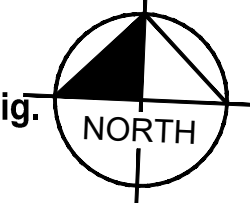
1. Site shall meet site access requirements in Chapter 12 Section 12-11(1) of the City Code; sites shall be designed to accommodate fire apparatus with a 50' turning radius. This was discussed with proponent on 6/10/24 and will be verified during Engineering Review.
2. Hydrant coverage shall meet Chapter 12 Section 12-11(2) of the City Code (hydrants). This was discussed with proponent on 6/10/24 and will be verified during Engineering Review.
3. Underground storage tanks and hazardous materials shall be regulated according to State of Michigan requirements as well as City of Farmington Hills adopted Ordinance and Code requirements.
4. CO2 monitoring shall be required according to International Fire Code requirements.
5. Propane exchange shall be permitted through the Building Department.
6. Pumps shall only dispense fuel with attendant present.
7. Fire lanes shall be posted and strictly enforced.
8. The minimum clearance between the finished roadway surface and any overhead obstructions shall be 13' 6".
9. Building shall be maintained in accordance with minimum Fire Prevention Code requirements.

Jason Baloga, Fire Marshal

ORION COURT (R/W)

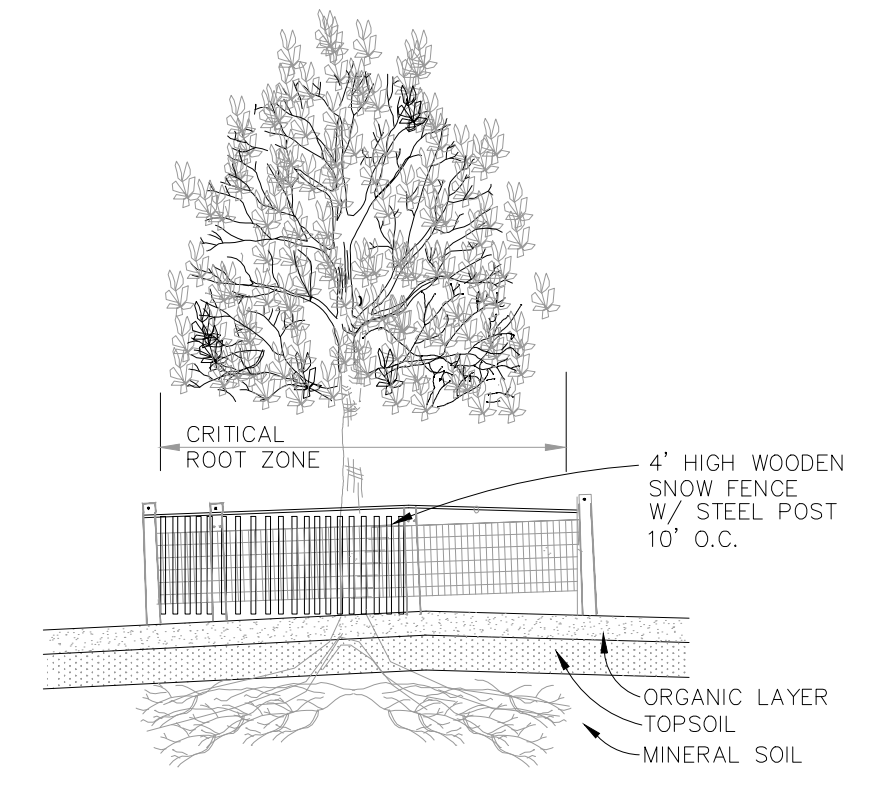


Know what's below.  
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### LEGEND

- TREE PROTECTION FENCING
- LIMITS OF DISTURBANCE
- TREE TO BE PROTECTED
- BUILDING TO BE DEMOLISHED



PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE. FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1" PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND FOR INDIVIDUAL TREES OR STANDS OF TREES.

### TREE PROTECTION

N.T.S.

**Kimley-Horn**  
of Michigan, Inc.

1000 S. WILSON BLVD., SUITE 100  
SOUTHFIELD, MI 48075  
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
DESIGNED BY: JA  
DRAWN BY: LDF  
CHECKED BY: JA

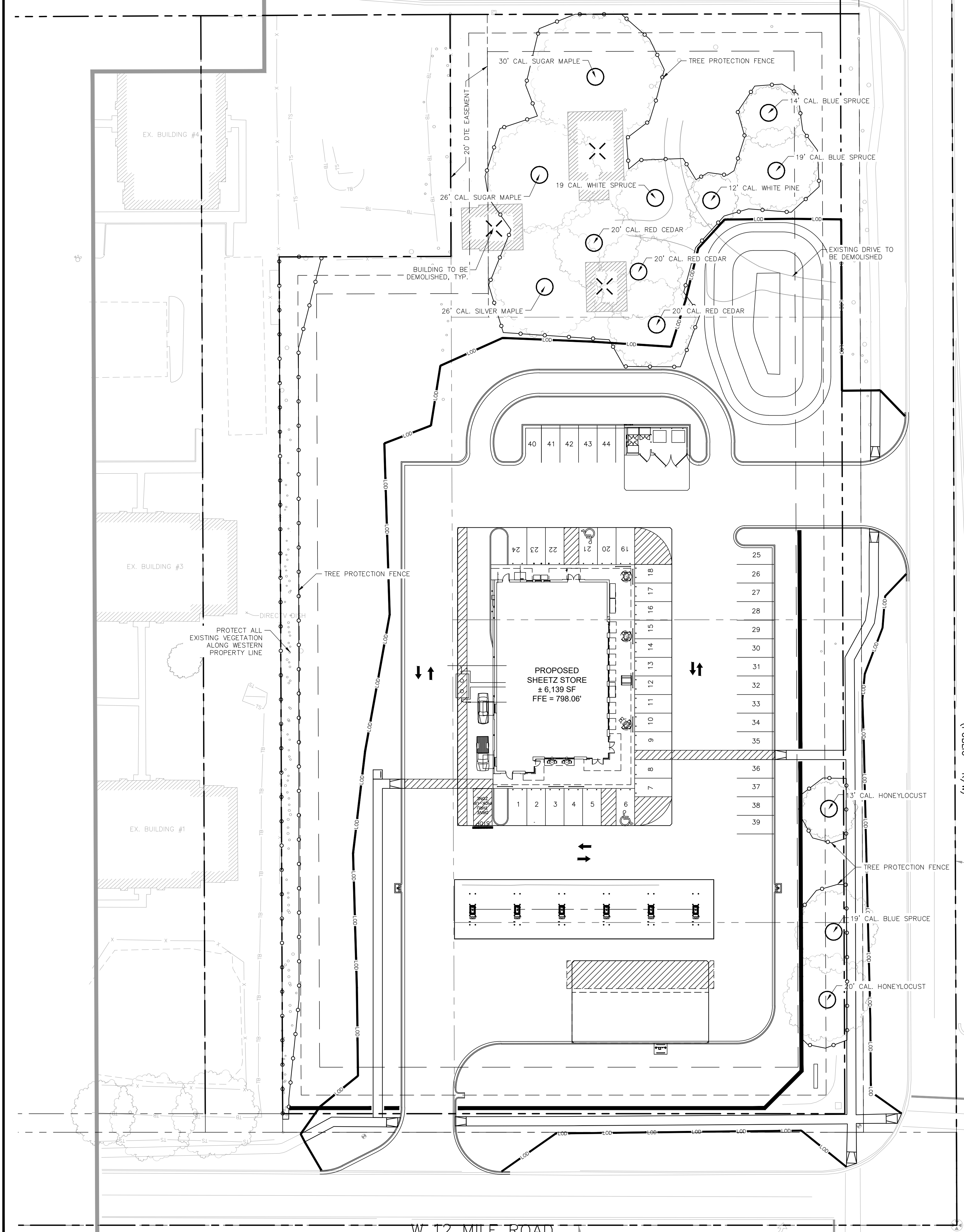
## NATURAL FEATURES EXHIBIT

## SHEETZ - 12 MILE AND MIDDLEBELT

ORIGINAL ISSUE:  
05/07/2024  
KHA PROJECT NO.  
268593001

SHEET NUMBER

EX 1



Drawing name: K:\DET\_DES\268593000\_Sheen\_Grad\_Sheet - 12 Mile - Farmington Hills.MI\2\_Design\CADD\PlanSheets\C10-SITE.PLAN.dwg C:\0 May 20, 2024 10:32am by: Lauren Falterano  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

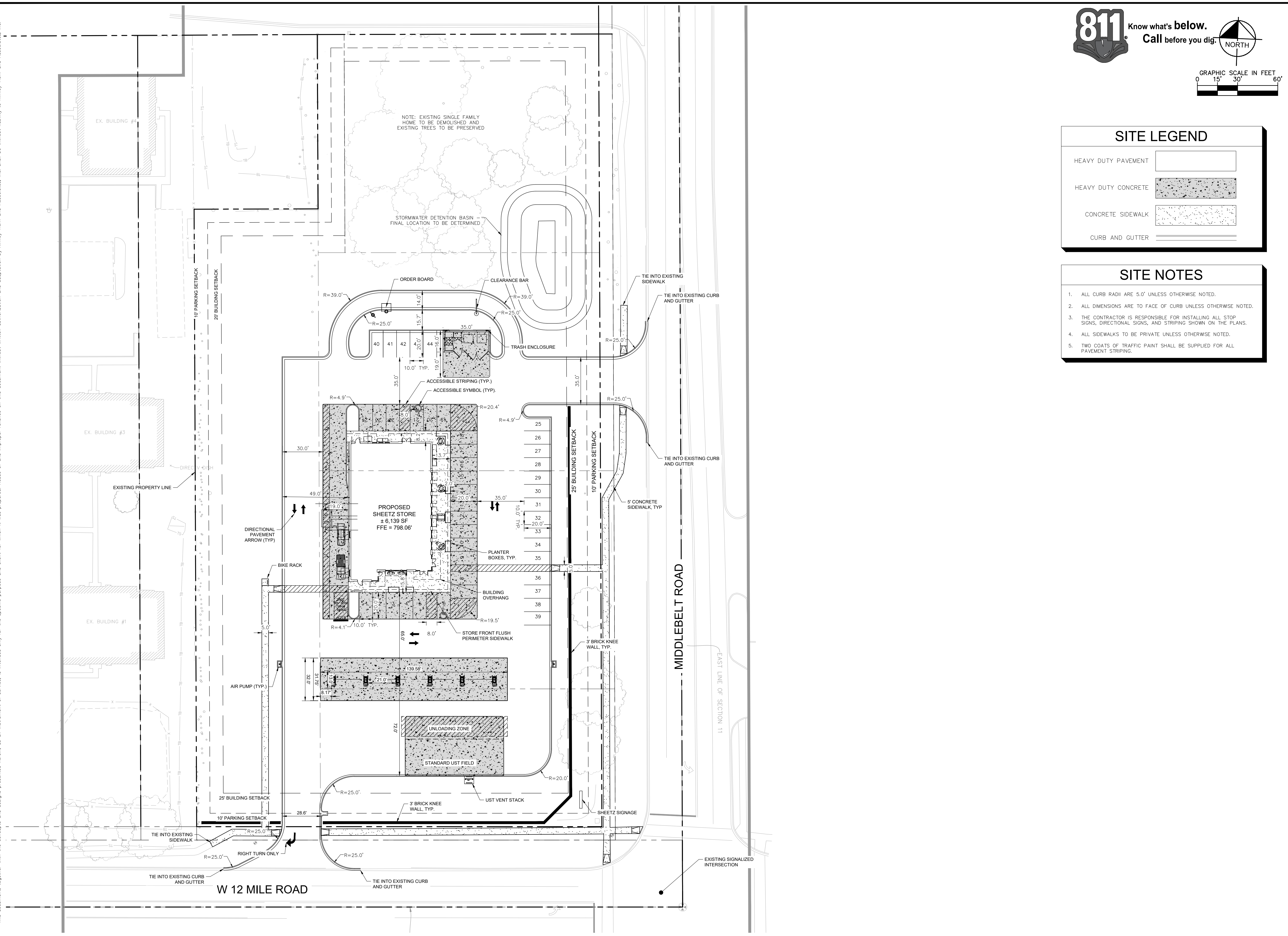
### SITE LEGEND

HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE	
CONCRETE SIDEWALK	
CURB AND GUTTER	

### SITE NOTES

- ALL CURB RADII ARE 5.0' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL STOP SIGNS, DIRECTIONAL SIGNS, AND STRIPING SHOWN ON THE PLANS.
- ALL SIDEWALKS TO BE PRIVATE UNLESS OTHERWISE NOTED.
- TWO COATS OF TRAFFIC PAINT SHALL BE SUPPLIED FOR ALL PAVEMENT STRIPING.

 <small>1000 S. WILSON AVENUE, SUITE 100 SOUTHFIELD, MI 48075 WWW.KIMLEY-HORN.COM</small>	 <i>Tyler Smith</i>
SCALE: AS NOTED DESIGNED BY: JA DRAWN BY: LDF CHECKED BY: JA	<b>SITE PLAN</b>
<b>SHEETZ - 12 MILE AND MIDDLEBELT</b>	
ORIGINAL ISSUE: 03/01/2024 KHA PROJECT NO. 268593001 SHEET NUMBER	
<b>C-100</b>	





Drawing name: K:\DET\DES\268593001\_Sketch\_Grad\_Sheet - 12 Mile - Farmington Hills, MI - Landscape Code Requirements - L10 - May 20, 2024 - 10:16am - by: Autumn McKinley  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

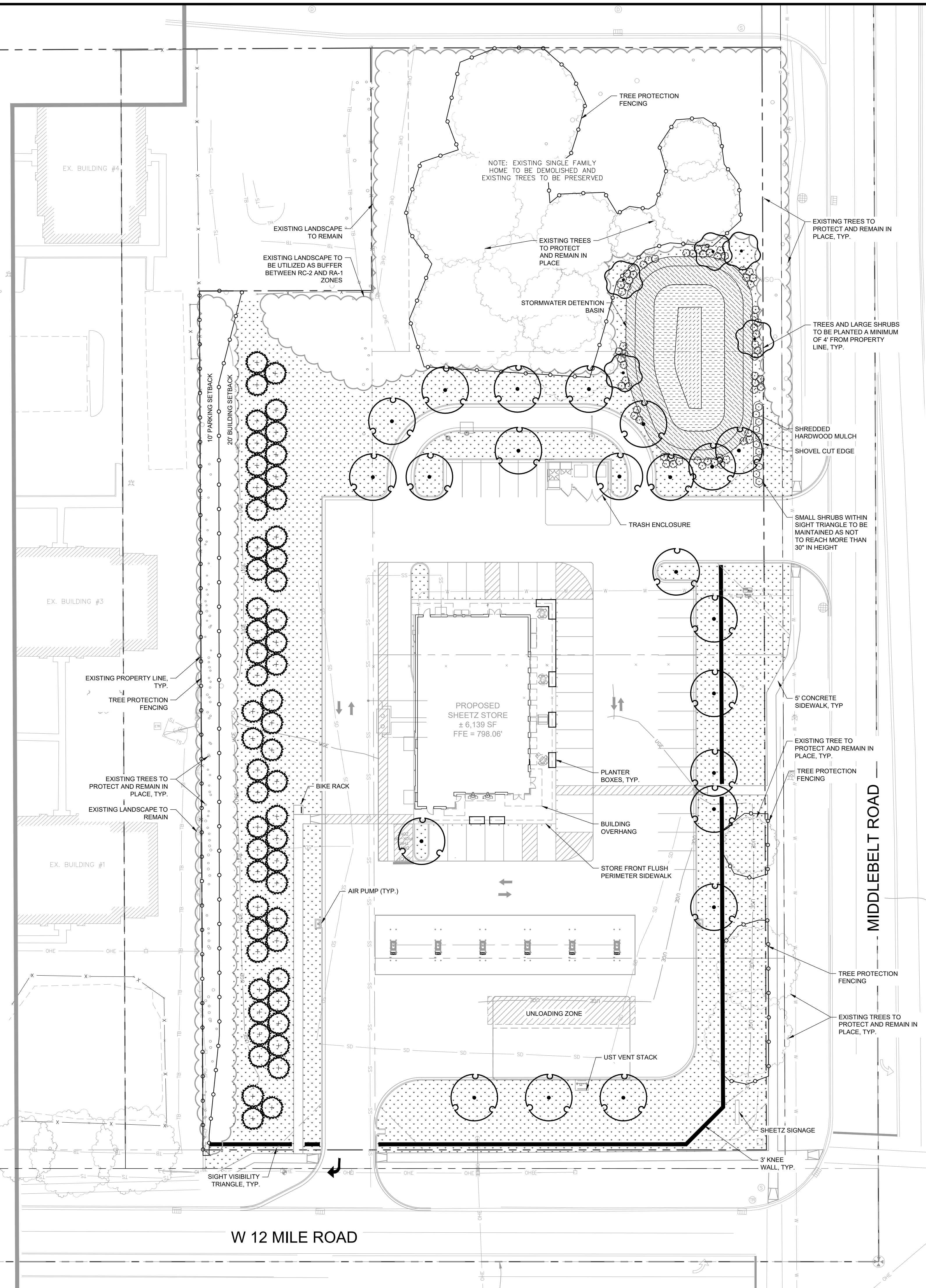
811 Know what's below.  
Call before you dig.

GRAPHIC SCALE IN FEET  
0 15' 30' 60'

**CONCEPT PLANT SCHEDULE**

- LARGE DECIDUOUS TREE PARKING AREA** 22
  - 3" CALIPER MINIMUM
  - WHITE OAK
  - GREENSPINE LINDEN
  - TULIP TREE
  - ZELKOVA
  - BLACKGUM
- EVERGREEN TREE** 57
  - 10' HEIGHT MINIMUM
  - NORWAY SPRUCE
  - EASTERN HEMLOCK
  - WHITE PINE
  - DOUGLAS FIR
  - VANDERWOLF'S PYRAMID LIMBER PINE
- LARGE DECIDUOUS TREE DETENTION BASIN** 5
  - 3" CALIPER MINIMUM
  - WHITE OAK
  - RED MAPLE
  - BETULA NIGRA
- PARKING LOT SCREENING SHRUB** 11
  - 24" HEIGHT & SPREAD MINIMUM
  - DWARF BURNING BUSH
  - FRAGRANT SUMAC
  - SPICEBUSH
  - COMPACT VIBURNUM
- DETENTION BASIN PERIMETER SHRUB** 63
  - 24" HEIGHT & SPREAD MINIMUM
  - WITCH HAZEL
  - SPICE BUSH
  - SPIREA
  - ALLEGHENY SERVICE BERRY
  - ARROW WOOD VIBURNUM
  - RED TWIG DOGWOOD
- TURF SEED** 48,051 SF
- WET-MESIC SEED MIX** 665 SF
- FREQUENTLY INUNDATED PLANT MIX** 2,039 SF
  - SWEET FLAG
  - CATTAIL
  - VIRGINIA WILD-RYE
  - WOOL GRASS
  - BLUE FLAG IRIS
  - BONESET
  - FLAT TOP ASTER
  - PRairie CORDGRASS
  - SEDGES
  - JOE-PYE WEED
- PERIODICALLY INUNDATED PLANT MIX** 3,815 SF
  - BIG BLUE STEM
  - CARDINAL FLOWER
  - GREEN BULRUSH
  - SEDGES
  - SWAMP ASTER
  - NINEBARK
  - BUTTON BUSH
  - HIGHBUSH CRANBERRY
  - RED OSIER DOGWOOD

ZONING ORDINANCE	FARMINGTON HILLS, MI - LANDSCAPE CODE REQUIREMENTS	REQUIRED	PROPOSED
<b>34-5.14.4 - PARKING LOT LANDSCAPE REQUIREMENTS</b>	<b>PAVED AREAS:</b> ONE LARGE DECIDUOUS TREE SHALL BE PROVIDED FOR EACH TWO THOUSAND EIGHT HUNDRED (2,800) SQUARE FEET OF THE PAVED SURFACE AREA ON THE ZONING LOT; PROVIDED THAT NO FEWER THAN TWO (2) TREES ARE PROVIDED, REGARDLESS OF SURFACE AREA.	PAVED AREA 59,955 SF / 2,800 = 21.4 <b>22 LARGE DECIDUOUS PAVED AREA TREES REQUIRED</b>	<b>22 LARGE DECIDUOUS PAVED AREA TREES PROVIDED</b>
<b>34-5.14.5 - PARKING LOT SCREENING</b>	<b>PARKING LOT SCREENING:</b> ALL PARKING LOTS SHALL BE SEPARATED FROM A PUBLIC THOROUGHFARE BY A PLANTED HEDGE OF SMALL SHRUBS AS DEFINED IN SUBSECTION 34-5.14.3.f.v, OR BY A MASONRY WALL OR BERM A MINIMUM OF TWO (2) FEET HIGH	<b>7' MINIMUM HIGH HEDGE OR MASONRY WALL REQUIRED ALONG 12 MILE ROAD AND MIDDLEBELT ROAD</b>	<b>3' TALL KNEE WALL PROVIDED ALONG 12 MILE ROAD AND MIDDLEBELT ROAD 24" TALL MINIMUM SHRUB HEDGE PROVIDED ALONG MIDDLEBELT ROAD</b>
<b>34-5.14.6 - BUFFER REQUIREMENTS</b>	<b>BUFFER YARD:</b> WHERE AN RC DISTRICT ABUTS AN RA DISTRICT, OR WHERE THE MULTIPLE FAMILY PORTION OF AN RP DISTRICT ABUTS AN RA DISTRICT, AND WHERE THERE IS NO STREET BETWEEN THE DISTRICTS, A LANDSCAPE BUFFER YARD SHALL BE PROVIDED. THE INTENSITY OF THE LANDSCAPED AREA WILL DECREASE WITH INCREASED BUFFER YARD DEPTH. SUCH LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING: A. PLANT MATERIAL REQUIRED FOR A BUFFER YARD NOT LESS THAN TWENTY (2) FEET DEEP AND FOR EACH ONE HUNDRED (100) FEET IN WIDTH SHALL BE AS FOLLOWS: I. TWO (2) LARGE DECIDUOUS TREES II. FOUR (4) SMALL DECIDUOUS TREES III. SIX (6) LARGE SHRUBS IV. TWO (2) EVERGREEN TREES	<b>NORTH EAST PROPERTY BOUNDARY:</b> 223 LF 223 LF / 100 = 2.2 2.2 * 2 LARGE DECIDUOUS TREES = 4.4 <b>5 LARGE DECIDUOUS BUFFER YARD TREES REQUIRED</b> 2.2 * 4 SMALL DECIDUOUS TREES = 8.8 <b>9 SMALL DECIDUOUS BUFFER YARD TREES REQUIRED</b> 2.2 * 6 LARGE SHRUBS = 13.2 LARGE SHRUBS <b>14 LARGE BUFFER YARD SHRUBS REQUIRED</b> 2.2 * 2 EVERGREEN TREES = 4.4 EVERGREEN TREES <b>5 EVERGREEN BUFFER YARD TREES REQUIRED</b>	<b>BUFFER YARD REQUIREMENTS MET BY EXISTING LANDSCAPE TO REMAIN</b>
<b>34-5.18 - TREE PROTECTION, REMOVAL, AND REPLACEMENT</b>	AS A CONDITION OF GRANTING A TREE PERMIT, THE APPLICANT WILL BE REQUIRED TO REPLACE TREES BEING REMOVED HAVING SIX (6) INCHES OR MORE DBH AT A 1:1 RATIO  WHEN LANDMARK TREES ARE PERMITTED TO BE REMOVED, REPLACEMENT TREES SHALL BE PROVIDED TO A MINIMUM OF TWENTY-FIVE (25) PERCENT OF DBH OR CALIPERS, SHALL BE PROVIDED EITHER INDIVIDUALLY OR ON A CUMULATIVE BASIS TO MEET THE TWENTY-FIVE (25) PERCENT DBH REQUIREMENT	82 TREES OF 6" OR MORE DBH REMOVED 82 REPLACEMENT TREES REQUIRED  1 24" DBH LANDMARK TREE REMOVED 24" * 0.25 = 6" <b>6" DBH OR CALIPER LANDMARK REPLACEMENT TREE REQUIRED</b>	<b>(22) 3" CALIPER DECIDUOUS REPLACEMENT TREES PROVIDED (6) 10' TALL EVERGREEN REPLACEMENT TREES PROVIDED (2) 3" CALIPER DECIDUOUS LANDMARK REPLACEMENT TREE PROVIDED</b>
<b>DETENTION BASIN LANDSCAPING</b>	THE CITY ENCOURAGES NATURALIZED PLANTING THEMES FOR THESE RETENTION BASINS. THE APPLICANT SHOULD CONSIDER THE USE OF PLANT MATERIALS THAT NATURALLY GROW IN THE AREA. TREES AND SHRUBS SHOULD BE GROUPED IN INFORMAL PATTERNS TO EMULATE THE NATURAL ENVIRONMENT. THE INTENT IS TO SOFTEN THE VIEWS OF THESE BASINS AND NOT TO TOTALLY SCREEN THEM. PLANT MATERIALS USED WITHIN THE LIMITS OF THE BASIN MUST MEET THE REQUIREMENTS AS INDICATED IN APPENDIX A.	NATURALIZED PLANTED RETENTION BASIN IS REQUIRED	<b>NATURALIZED PLANTED RETENTION BASIN IS PROVIDED</b>



SCALE: AS NOTED  
 DESIGNED BY: JA  
 DRAWN BY: LDF  
 CHECKED BY: JA

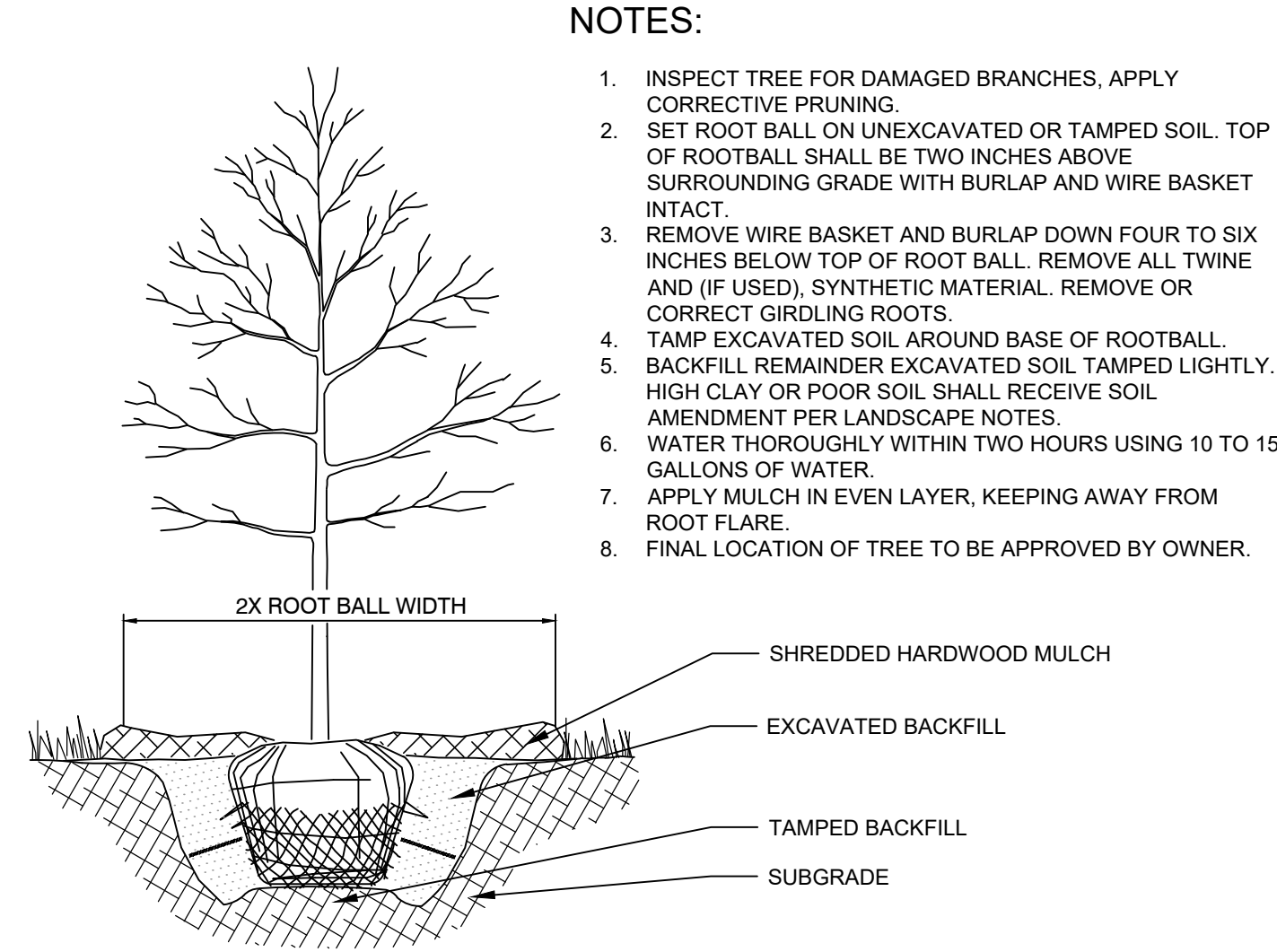
Kimley-Horn  
 of Michigan, Inc.  
 6000 S. WILSON ROAD, SUITE 100  
 SOUTHFIELD, MI 48075  
 (248) 349-1100  
 WWW.KIMLEY-HORN.COM

LANDSCAPE PLAN  
 SHEETZ - 12 MILE  
 AND MIDDLEBELT

ORIGINAL ISSUE:  
 03/01/2024  
 KHA PROJECT NO.  
 268593001  
 SHEET NUMBER  
 L-100

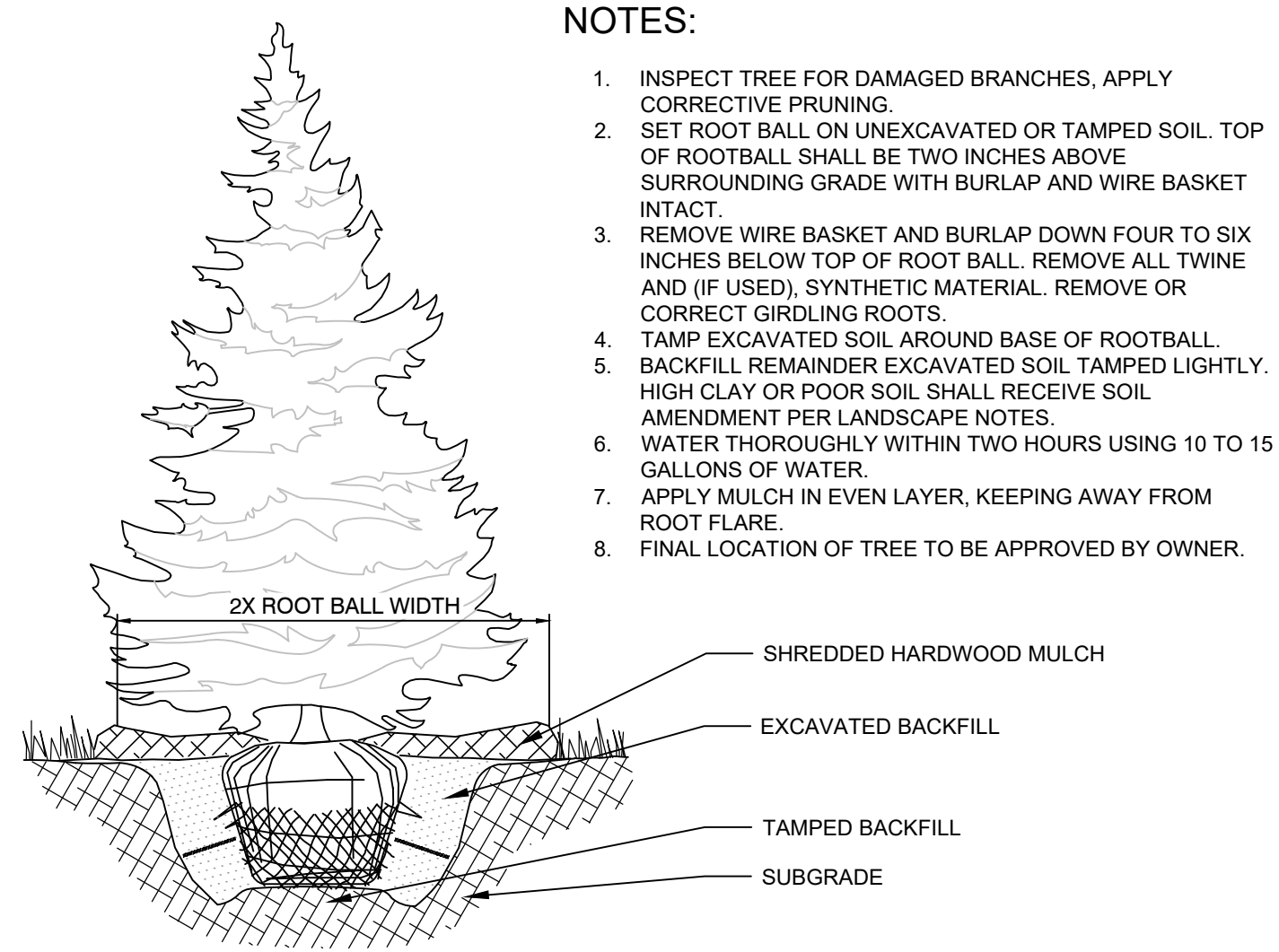
NO.	REVISIONS	DATE	BY

Drawing name: K:\DET\_DET\268593001\_Sheen\_Grad\_Sheet - 12\_Mile\_Formation\_Hills\_ML2\_Design\CADD\Drawings\LANDSCAPE\_PLAN.dwg, L12 May 20, 2024 10:16am by: AutumnMcInnis  
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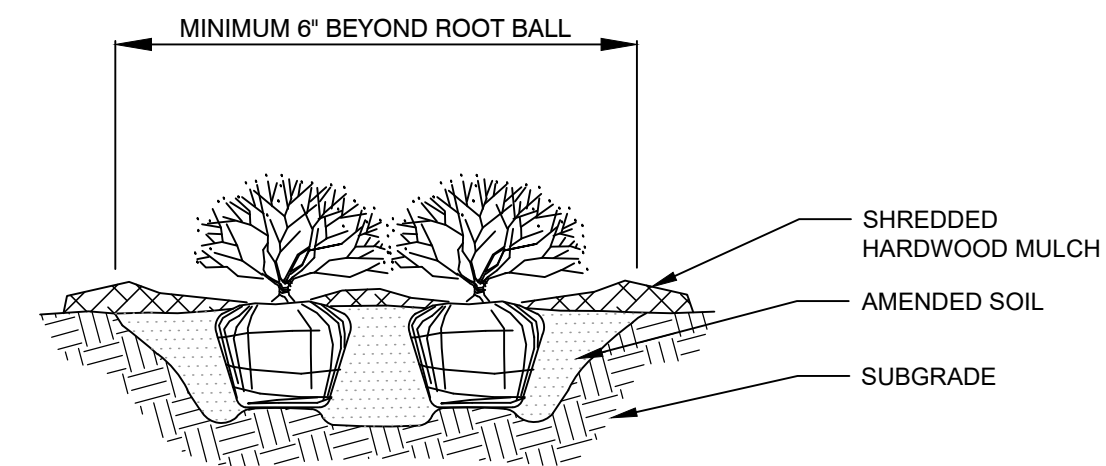
1 TREE PLANTING

NTS



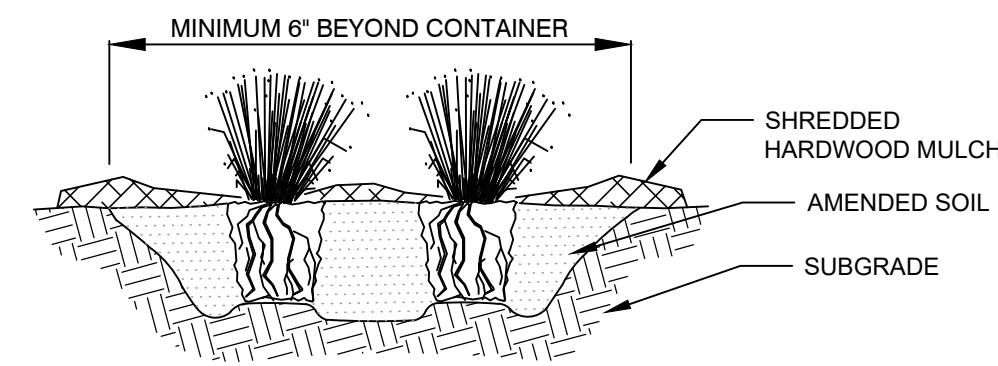
2 EVERGREEN TREE PLANTING

NTS



3 SHRUB PLANTING

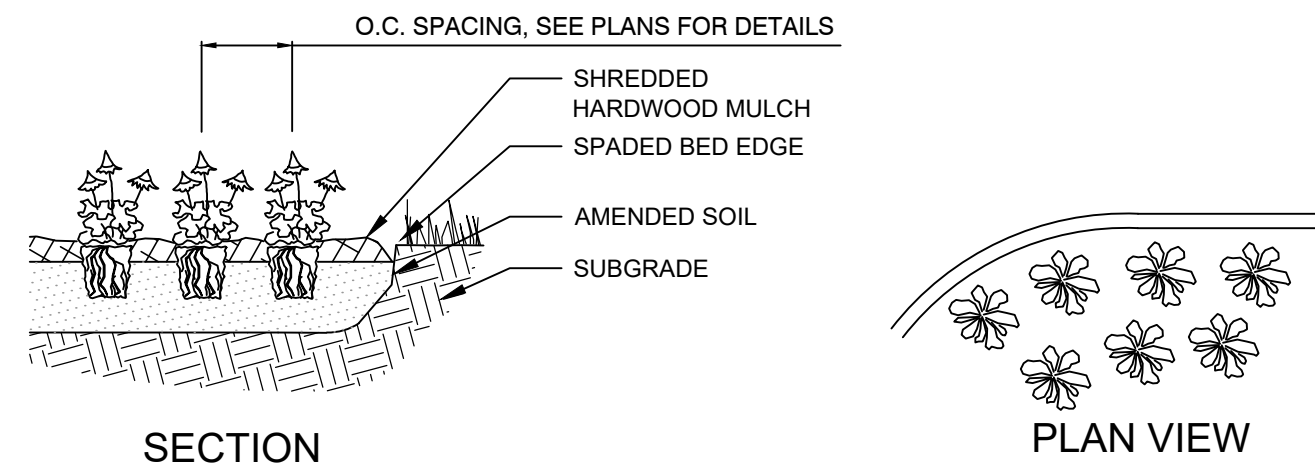
NTS



4 ORNAMENTAL GRASS PLANTING

NTS

- NOTES:
1. EXCAVATE PLANTING BED.
  2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
  3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
  2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
  3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
  4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUND COVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
  5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



5 PERENNIAL PLANTING

NTS

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

6 LANDSCAPE NOTES

NTS

NO.	REVISIONS	DATE	BY

SCALE: AS NOTED  
DESIGNED BY: JA  
DRAWN BY: LDF  
CHECKED BY: JA

Kimley-Horn  
of Michigan, Inc.  
2000 S. WALKER AVENUE  
SOUTHFIELD, MI 48075  
PH: 248.348.4700  
WWW.KIMLEY-HORN.COM

LANDSCAPE  
NOTES & DETAILS

SHEETZ - 12 MILE  
AND MIDDLEBELT

ORIGINAL ISSUE:  
03/01/2024  
KHA PROJECT NO.  
268593001  
SHEET NUMBER

L-200



SHEETZ, INCORPORATED  
 5700 SIXTH AVENUE  
 ALTOONA, PA 16602  
 (814) 946-3611

# NEW SHEETZ STORE "FARMINGTON HILLS"

INT. OF WEST 12 MILE ROAD  
 AND MIDDLEBELT ROAD  
 FARMINGTON HILLS, MICHIGAN

### SIGNAGE SQUARE FOOTAGE BREAKDOWN

#### BUILDING ELEVATIONS

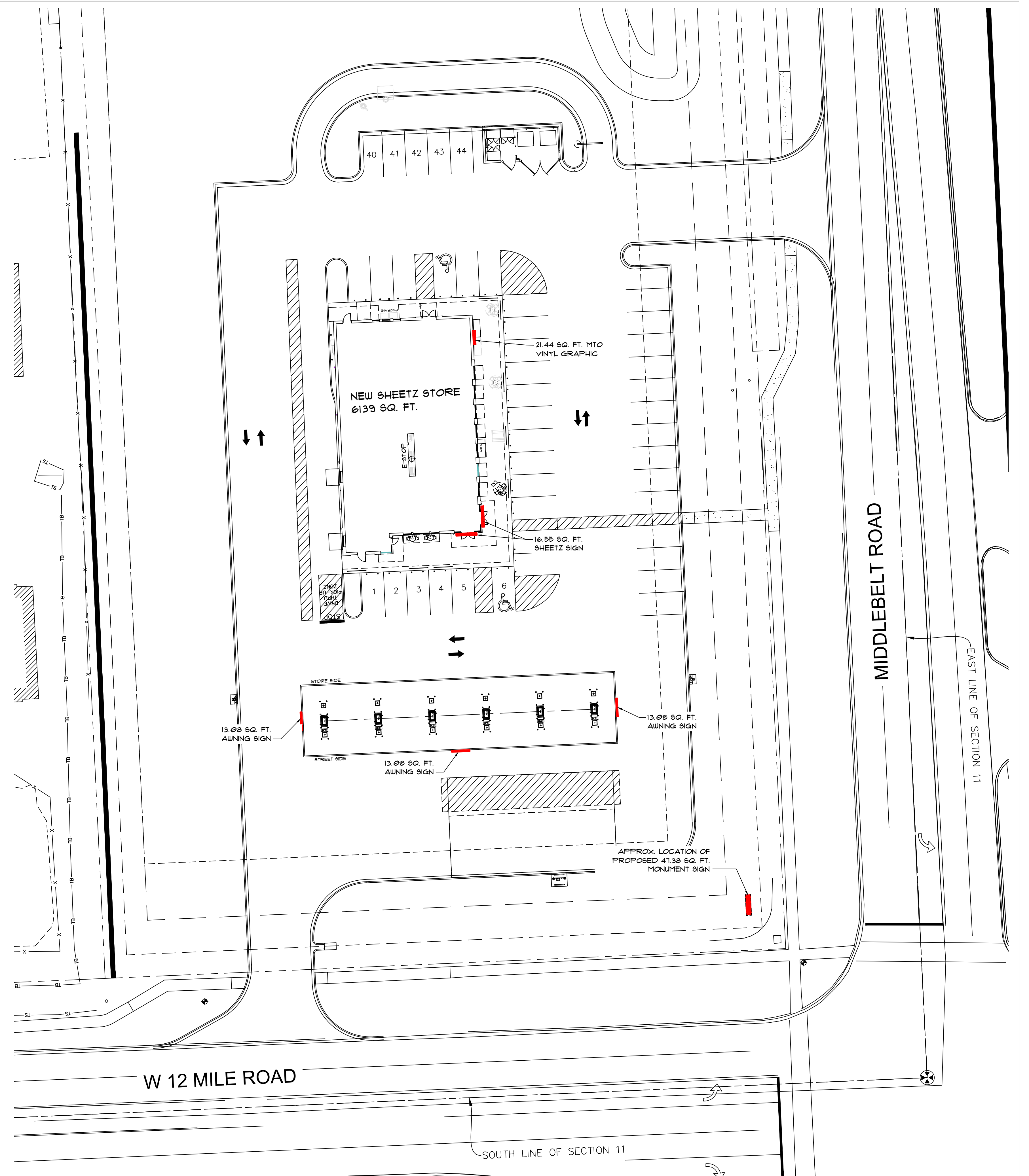
SHEETZ SIGN	= 16.55 SQ. FT. X 2	= 33.10 SQ. FT.	
MTO VINYL GRAPHIC	= 21.44 SQ. FT. X 1	= 21.44 SQ. FT.	
<b>TOTAL</b>		<b>= 54.54 SQ. FT.</b>	<b>54.54 SQ. FT.</b>

#### GAS PRICE MONUMENT SIGN

SHEETZ SIGN	= 20.44 SQ. FT. X 1	= 20.44 SQ. FT.	
GAS PRICE SIGN	= 26.94 SQ. FT. X 1	= 26.94 SQ. FT.	
<b>TOTAL</b>		<b>= 47.38 SQ. FT.</b>	<b>47.38 SQ. FT.</b>

#### GAS CANOPY AWNING

SHEETZ SIGN AREA	= 13.08 SQ. FT. X 3	= 39.24 SQ. FT.	
FUEL OFFERING FLAG AREA	= 2.76 SQ. FT. X 12	= 33.12 SQ. FT.	
<b>TOTAL</b>		<b>= 72.36 SQ. FT.</b>	<b>72.36 SQ. FT.</b>



SIGN LOCATIONS

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PROJECT NAME:  
**NEW SHEETZ STORE**

**FARMINGTON HILLS  
W. 12 MILE RD.**

Int. of West 12 Mile Road  
and Middlebelt Road  
Farmington Hills, MI 48334

OWNER:  
SHEETZ, INC.

5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

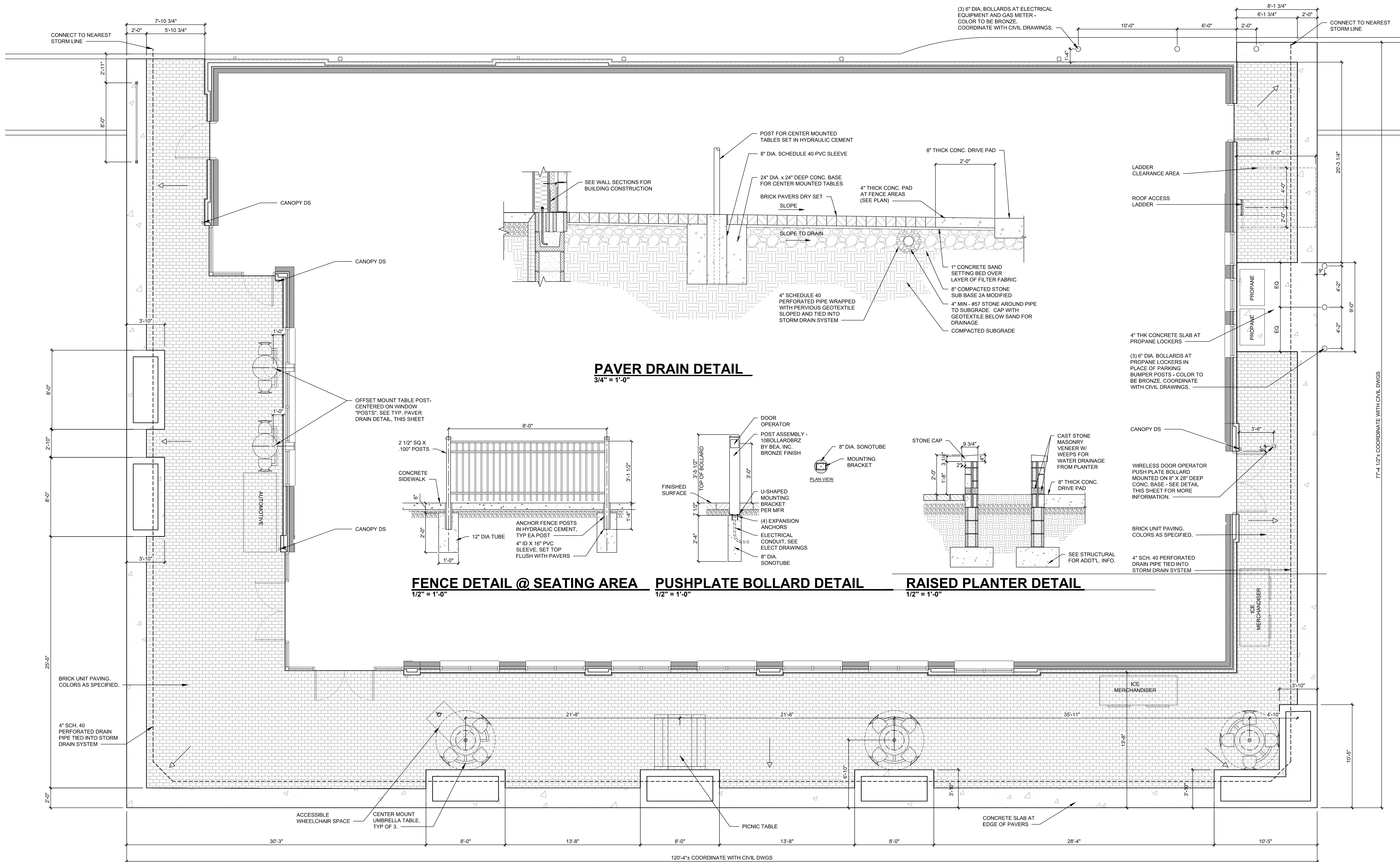
KEYPLAN

ISSUE: **05.09.2024**  
SITE ID NO: 214637  
AUTHOR BY: RJK  
REVIEW BY: RJH  
VERSION: 6139\_v1.6

SIDEWALK PLAN

**A100**

**PRELIMINARY ELEVATIONS**



**SIDEWALK PLAN**  
1/4" = 1'-0"

INDICATES DIRECTION OF SIDEWALK SLOPE.  
COORDINATE FINAL ELEVATIONS WITH CIVIL DRAWINGS.

120'-4"± COORDINATE WITH CIVIL DWGS

77'-4 1/2"± COORDINATE WITH CIVIL DWGS

PROJECT NAME:  
**NEW SHEETZ STORE**

**FARMINGTON HILLS  
W. 12 MILE RD.**

Int. of West 12 Mile Road  
and Middlebelt Road  
Farmington Hills, MI 48334

OWNER:  
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5700 SIXTH AVE.  
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PROFESSIONAL

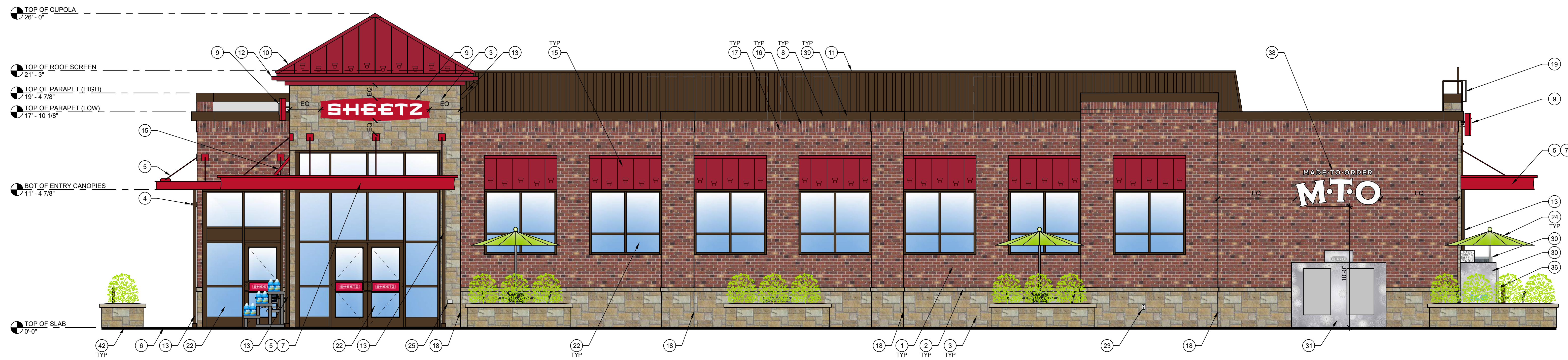
KEYPLAN

ISSUE:	<b>05.09.2024</b>
SITE ID NO:	214637
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REVIEW BY:	RJH
VERSION:	6139_v1.6

EXTERIOR  
ELEVATIONS

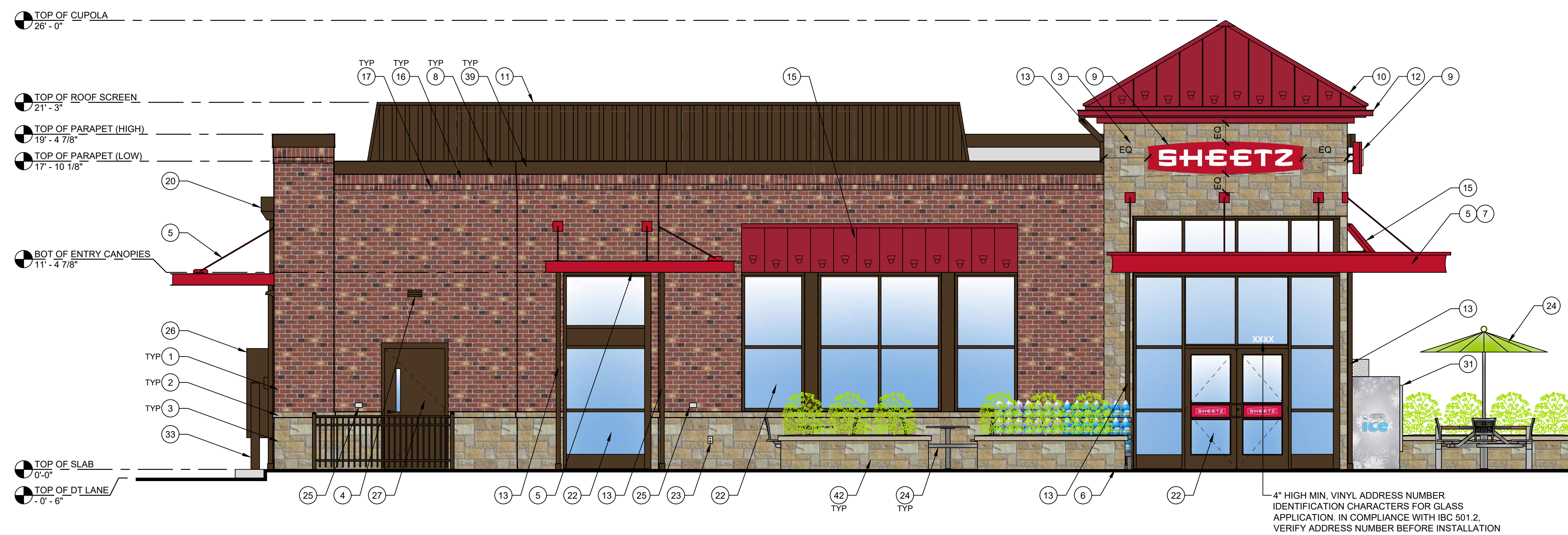
**A200**

**PRELIMINARY ELEVATIONS**

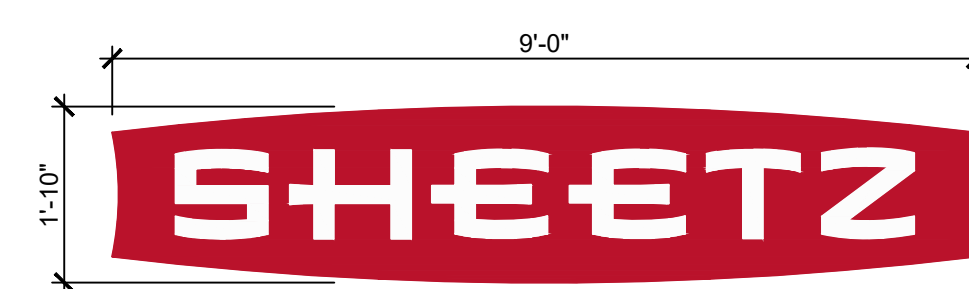


**1 FRONT ELEVATION**  
1/4" = 1'-0"

- 12 GUTTER, COLOR TO MATCH CUPOLA COLOR
- 13 DOWNSPOUT, COLOR: DARK BRONZE
- 14 DRIVE-THRU WINDOW (IF APPLICABLE)
- 15 METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY, ROOF COLOR: BRITE RED, FRAME COLOR: DARK BRONZE
- 16 BRICK SOLDIER COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- 17 BRICK ROWLOCK COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- 18 CONTROL JOINT, SEE MASONRY SPEC
- 19 STEEL ROOF LADDER AND CRANKY POST, COLOR: DARK BRONZE
- 20 STANDARD THROUGH WALL SCUPPER WITH CONDUCTOR HEAD & DOWNSPOUT, COLOR: DARK BRONZE
- 21 OVERFLOW SCUPPER
- 22 ALUMINUM STOREFRONT SYSTEM, SEE A600
- 23 EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS
- 24 OUTDOOR FURNITURE
- 25 ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS
- 26 ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS
- 27 HM DOOR AND FRAME, COLOR: DARK BRONZE
- 28 EMERGENCY WATER CONNECTION, REFER TO PLUMBING DRAWINGS
- 29 SEAMLESS ALUM PANEL SYSTEM WITH EXPOSED FASTENERS, COLOR: DARK BRONZE
- 30 PROPANE LOCKER
- 31 ICE MERCHANDISER
- 32 RTI FILLPORT
- 33 STEEL BOLLARD, COLOR: DARK BRONZE
- 34 CO2 FILLPORT
- 35 DECORATIVE ALUMINUM FENCE, COLOR DARK BRONZE
- 36 AUTOMATIC DOOR PUSH PLATE AND BOLLARD, BOLLARD COLOR: DARK BRONZE
- 37 GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE
- 38 MTO GRAPHIC DECAL, SEE SHEET A200.
- 39 LIGHT CHANNEL AT PARAPET COPING. SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 40 FAUX WINDOWS WITH INTERNAL GRAPHIC
- 41 E-STOP & SIGN, REFER TO UST DRAWINGS

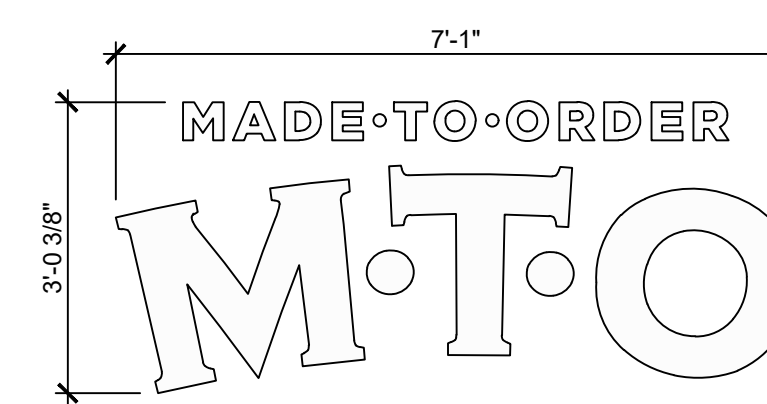


**2 LEFT ELEVATION**  
1/4" = 1'-0"



OUTLINE AREA = 14.84 SQ. FT.  
BOX AREA = 16.52 SQ. FT.  
TYPICAL OF TWO  
PROJECTS 7" OFF FACE OF BUILDING

**A WALL MOUNTED "SHEETZ" BUILDING SIGN**  
1/2" = 1'-0"



OUTLINE AREA = 8.38 SQ. FT.  
BOX AREA = 21.47 SQ. FT.  
TYPICAL OF ONE  
PROJECTS 0" OFF FACE OF BUILDING

**B WALL MOUNTED "MTO" DECAL**  
1/2" = 1'-0"

PROJECT NAME:  
**NEW SHEETZ STORE**

**FARMINGTON HILLS  
W. 12 MILE RD.**

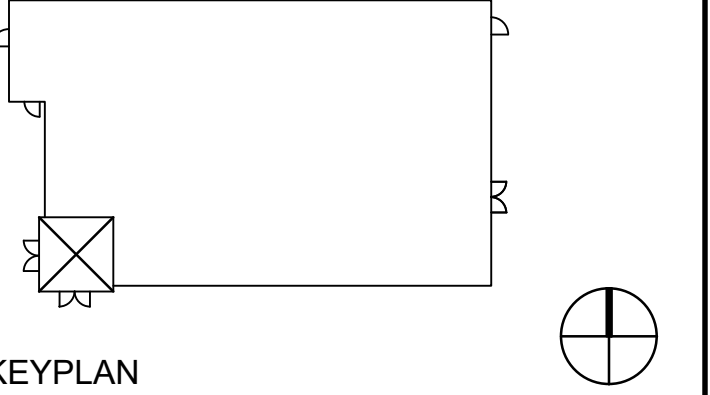
Int. of West 12 Mile Road  
and Middlebelt Road  
Farmington Hills, MI 48334

OWNER:  
SHEETZ, INC.

5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



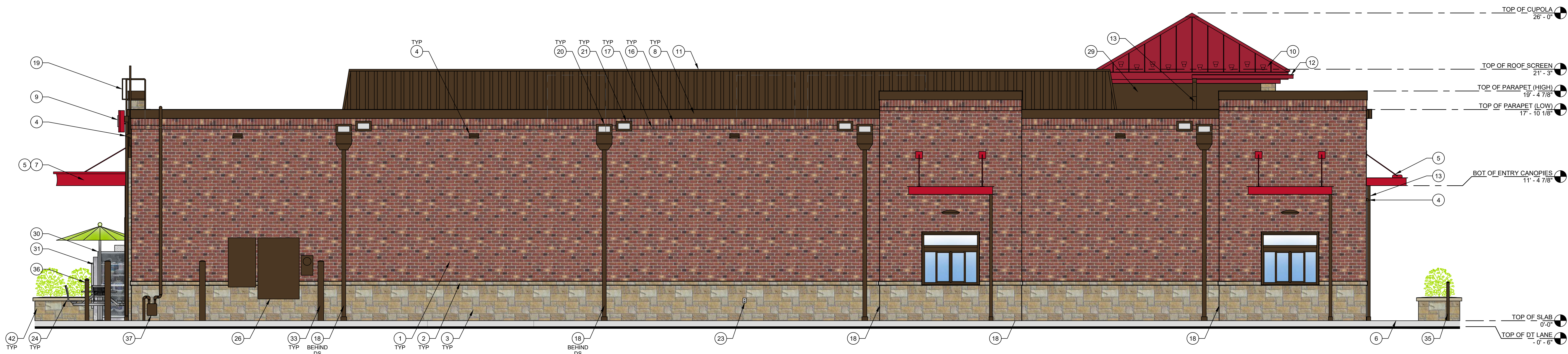
KEYPLAN

ISSUE:	<b>05.09.2024</b>
SITE ID NO:	214637
AUTHOR BY:	RJK
REVIEW BY:	RJH
VERSION:	6139_v1.6

EXTERIOR  
ELEVATIONS

**A201**

**PRELIMINARY ELEVATIONS**



**3 REAR ELEVATION**  
1/4" = 1'-0"

**TYPICAL EXTERIOR ELEVATION NOTES:**

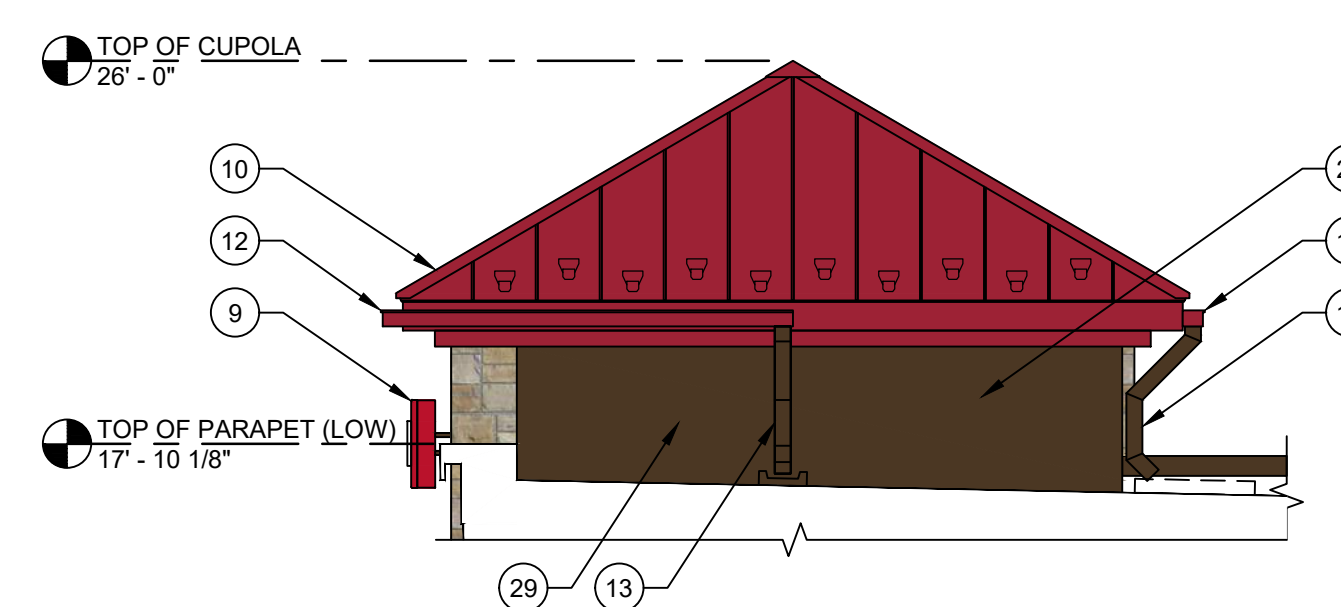
- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS. GENERAL BUILDING FASCIAE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

**EXTERIOR ELEVATION KEYNOTES:**

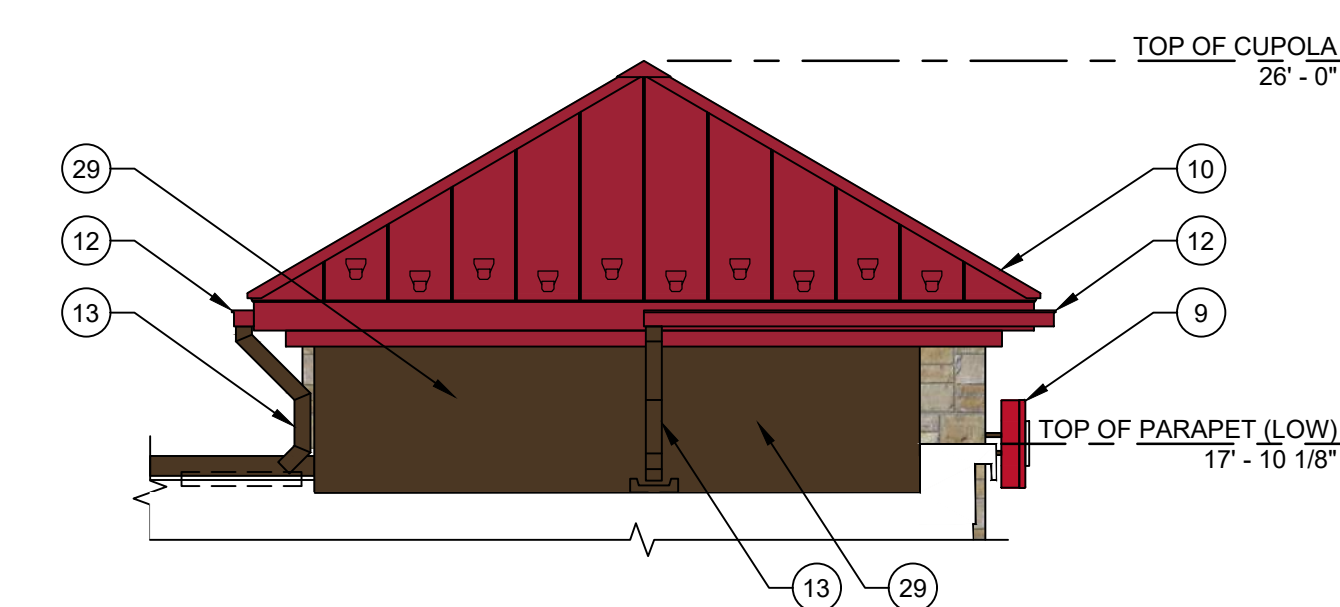
- BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- ARCHITECTURAL CANOPY, COLOR: REGAL RED, PREMIUM TWO-COAT KYMAR FINISH
- BRICK PAVER WALKWAY
- LIGHTED CURVED FASCIA CANOPY ATTACHMENT
- METAL COPING, COLOR: DARK BRONZE
- WALL MOUNTED BUILDING SIGN, SEE SHEET A200.
- STANDING SEAM METAL ROOF, COLOR: BRITE RED
- ROOF EQUIPMENT SCREEN, COLOR: DARK BRONZE
- GUTTER, COLOR TO MATCH CUPOLA COLOR
- DOWNSPOUT, COLOR: DARK BRONZE
- DRIVE-THRU WINDOW (IF APPLICABLE)
- METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY, ROOF COLOR: BRITE RED, FRAME COLOR: DARK BRONZE
- BRICK SOLDIER COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- BRICK ROWLOCK COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CONTROL JOINT, SEE MASONRY SPEC
- STEEL ROOF LADDER AND CRANKY POST, COLOR: DARK BRONZE
- STANDARD THROUGH WALL SCUPPER WITH CONDUCTOR HEAD & DOWNSPOUT, COLOR: DARK BRONZE
- OVERFLOW SCUPPER
- ALUMINUM STOREFRONT SYSTEM, SEE A600
- EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS
- OUTDOOR FURNITURE
- ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS
- ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS
- HM DOOR AND FRAME, COLOR: DARK BRONZE
- EMERGENCY WATER CONNECTION, REFER TO PLUMBING DRAWINGS
- SEAMLESS ALUM PANEL SYSTEM WITH EXPOSED FASTENERS, COLOR: DARK BRONZE
- PROPANE LOCKER
- ICE MERCHANDISER
- RTI FILLPORT
- STEEL BOLLARD, COLOR: DARK BRONZE
- CO2 FILLPORT
- DECORATIVE ALUMINUM FENCE, COLOR DARK BRONZE
- AUTOMATIC DOOR PUSH PLATE AND BOLLARD, BOLLARD COLOR: DARK BRONZE
- GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE
- MTO GRAPHIC DECAL, SEE SHEET A200.
- LIGHT CHANNEL AT PARAPET COPING, SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- FAUX WINDOWS WITH INTERNAL GRAPHIC
- E-STOP & SIGN, REFER TO UST DRAWINGS
- RAISED PLANTERS



**4 RIGHT ELEVATION**  
1/4" = 1'-0"



**5 CUPOLA ELEVATION FROM ROOF**  
1/4" = 1'-0"



**6 CUPOLA ELEVATION FROM ROOF**  
1/4" = 1'-0"

PROJECT NAME:  
**NEW SHEETZ STORE  
FARMINGTON HILLS**

Int. of West 12 Mile Road  
and Middlebelt Road  
Farmington Hills  
Michigan

OWNER:  
SHEETZ, INC.

5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

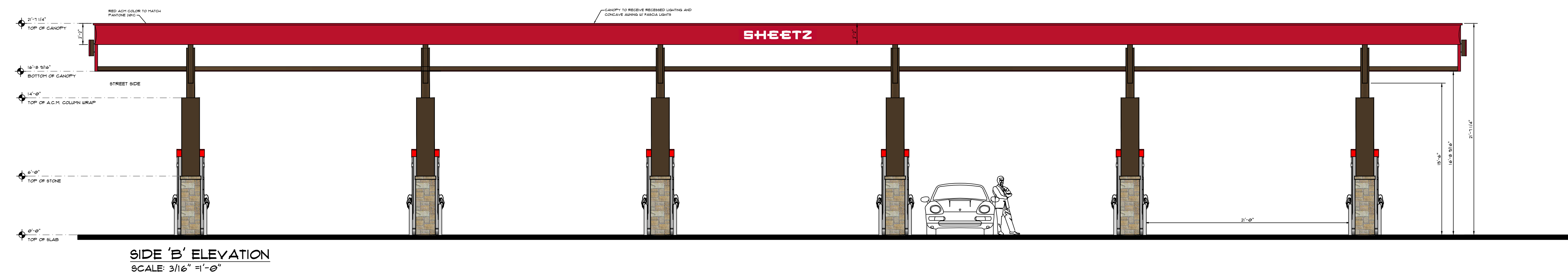
KEYPLAN

MARK	DATE	DESCRIPTION
DNC	05-10-24	ADDITIONAL AWNING SIGNAGE

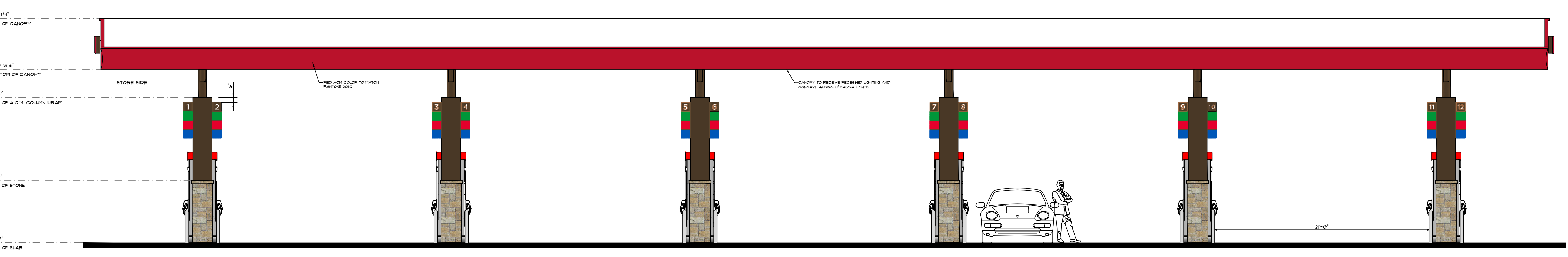
ISSUE: **04-22-24**  
PROJECT NO:  
AUTHOR BY: DNC  
REVIEW BY:  
SHEET TITLE

GAS AWNING

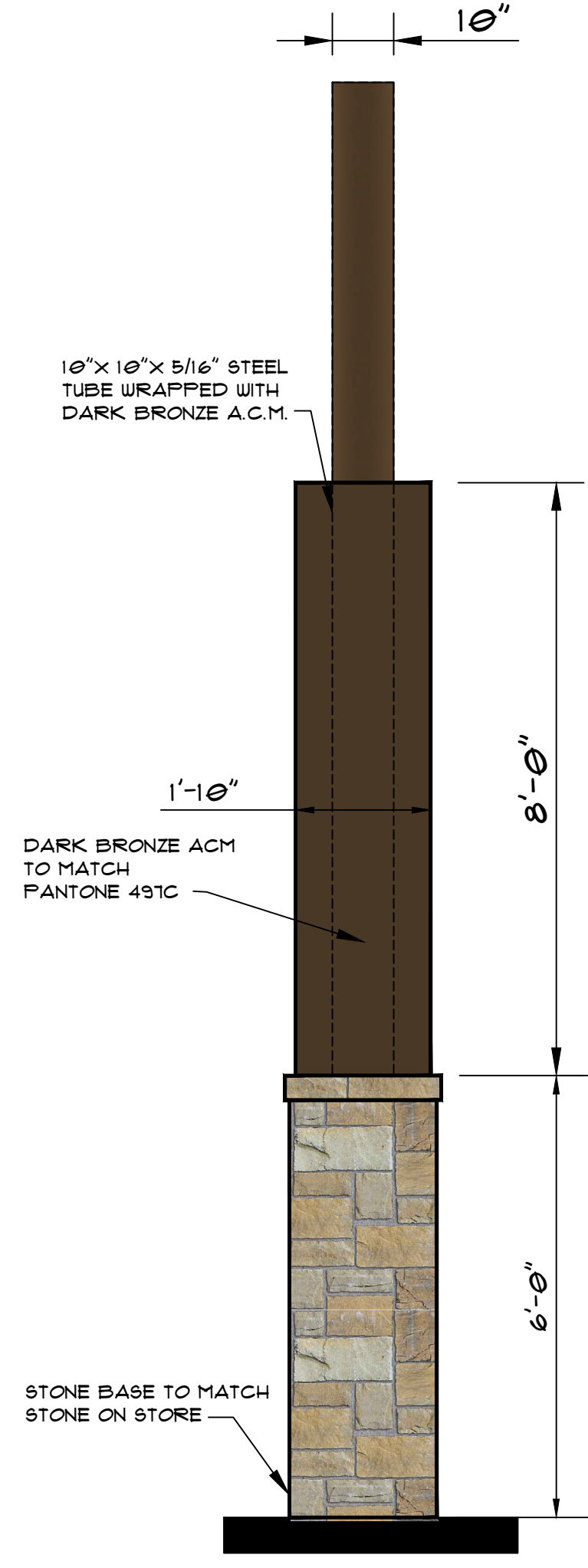
**AWNING**



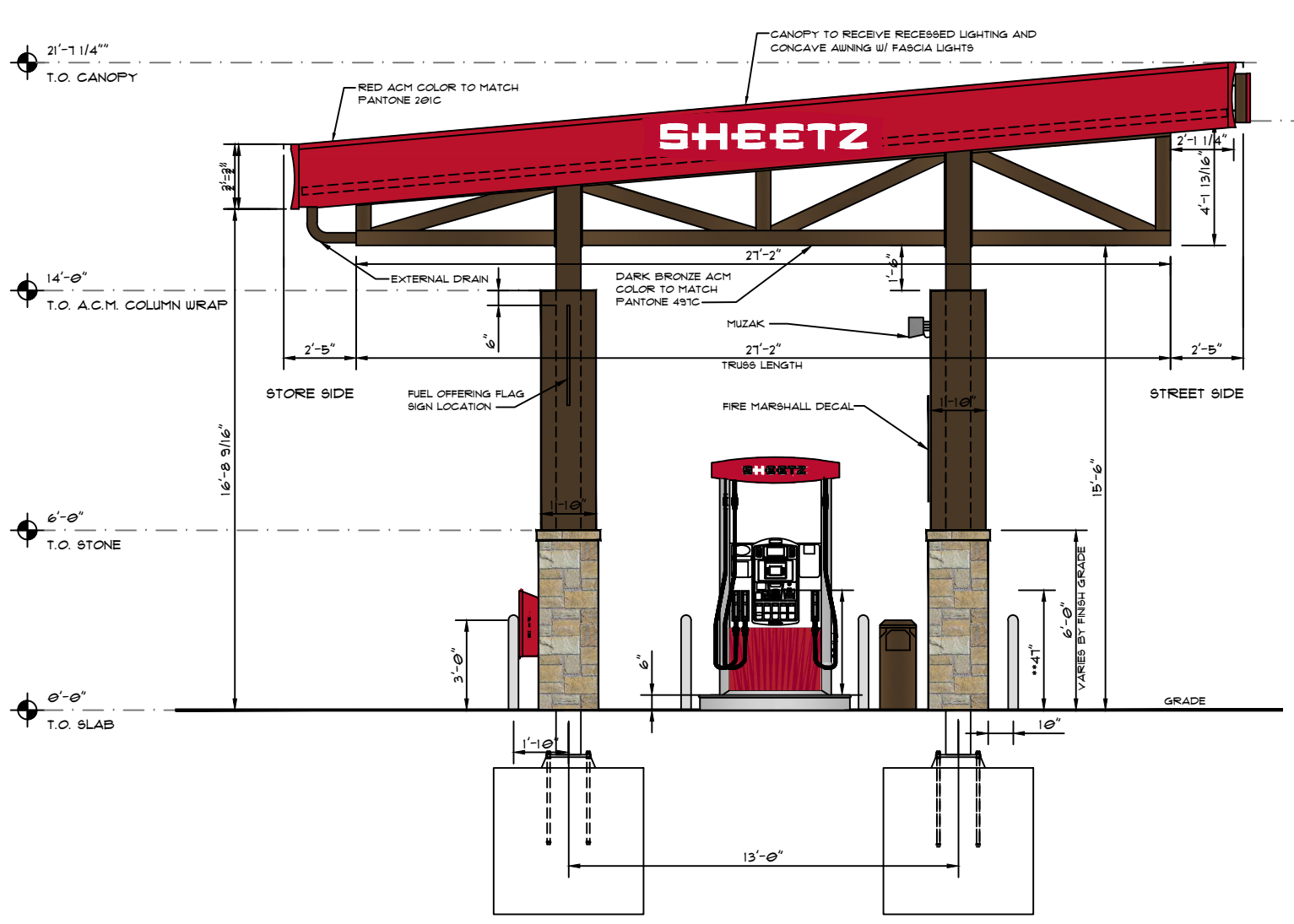
**SIDE 'B' ELEVATION**  
SCALE: 3/16" = 1'-0"



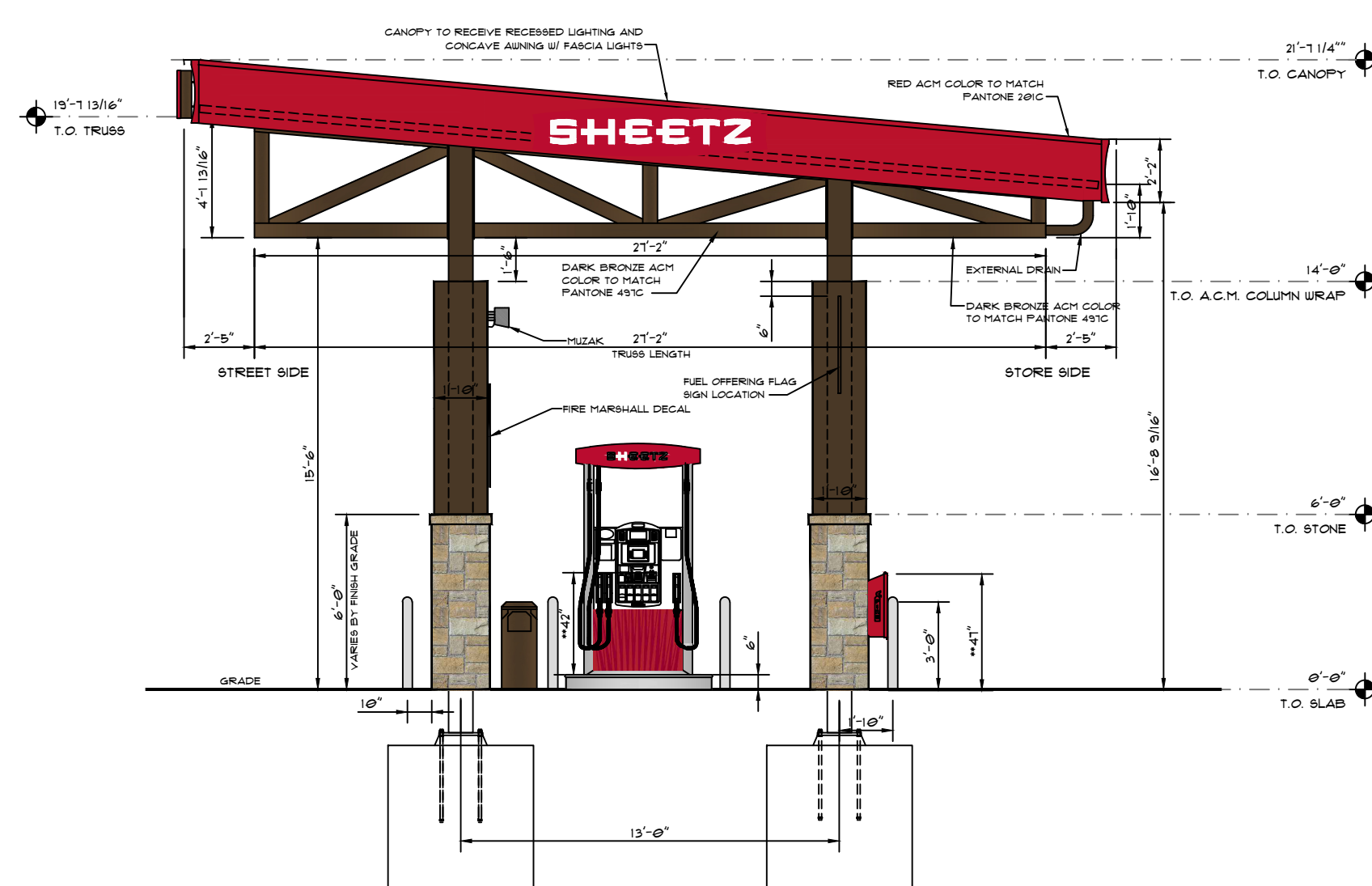
**SIDE 'D' ELEVATION**  
SCALE: 3/16" = 1'-0"



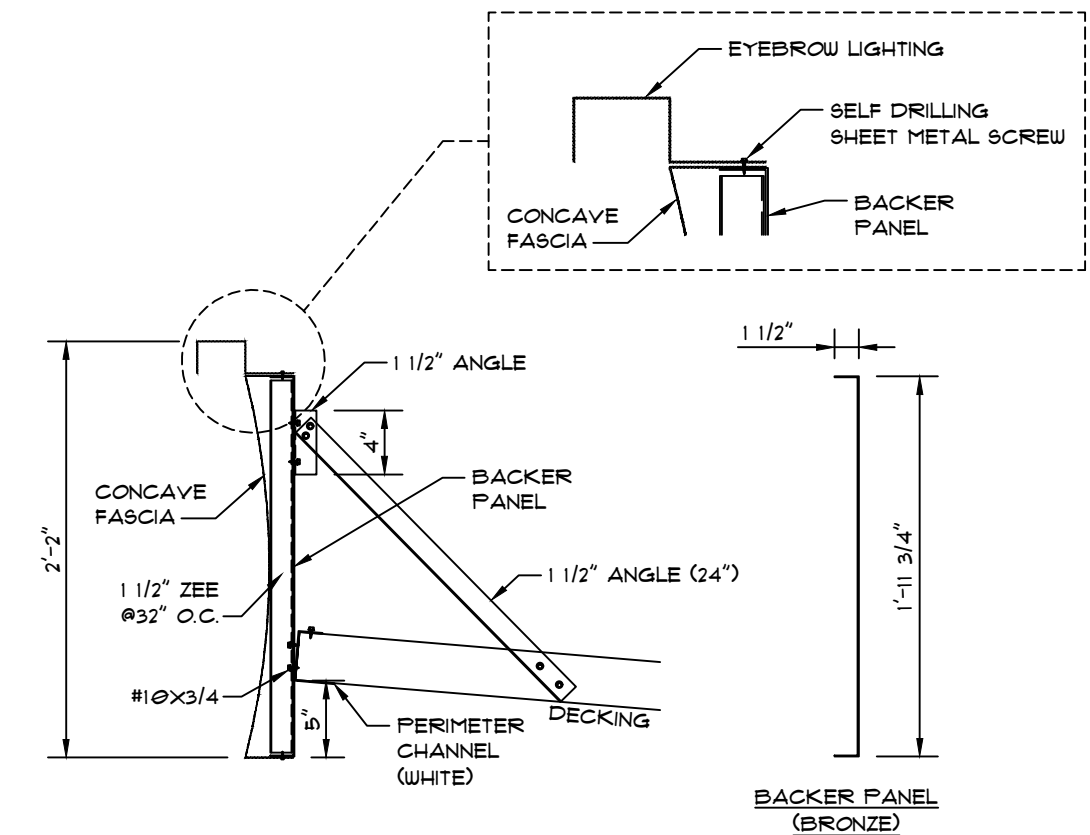
**COLUMN ELEVATION**  
SCALE: 1/2" = 1'-0"



**SIDE 'A' LEFT SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"



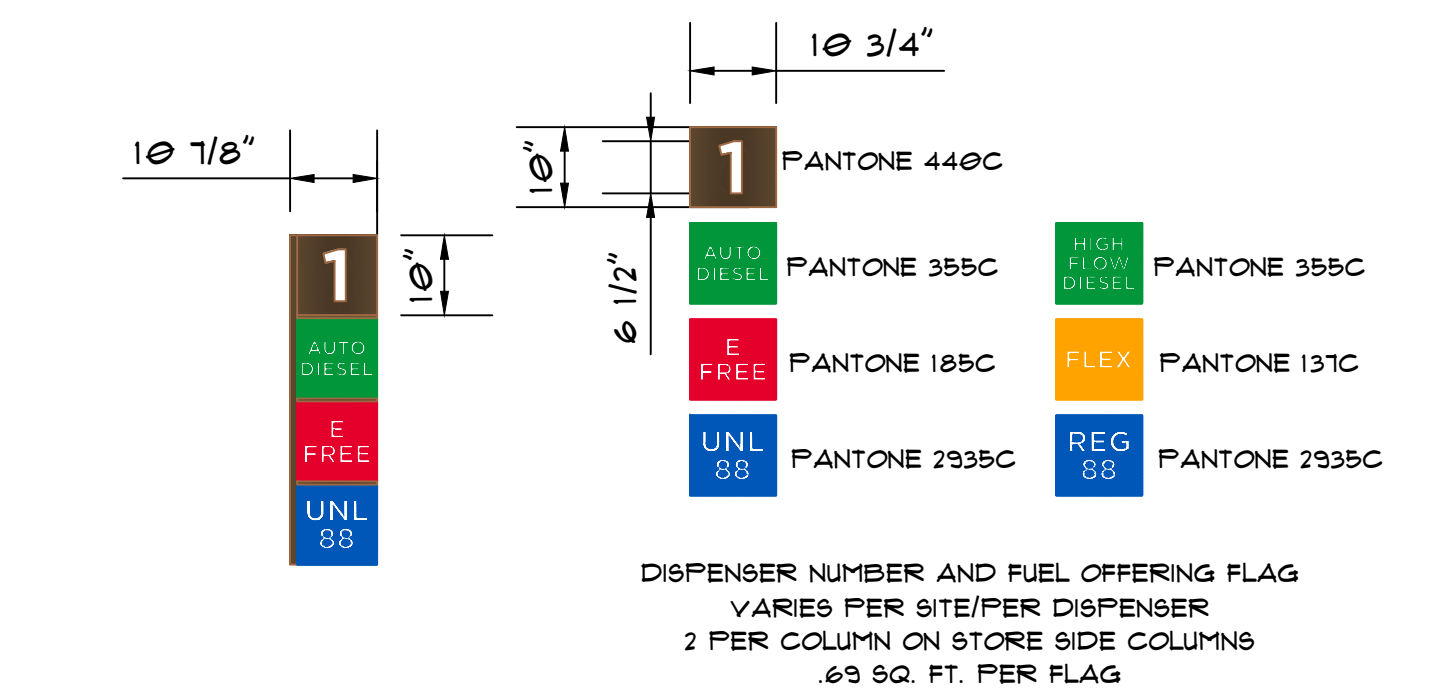
**SIDE 'C' RIGHT SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"



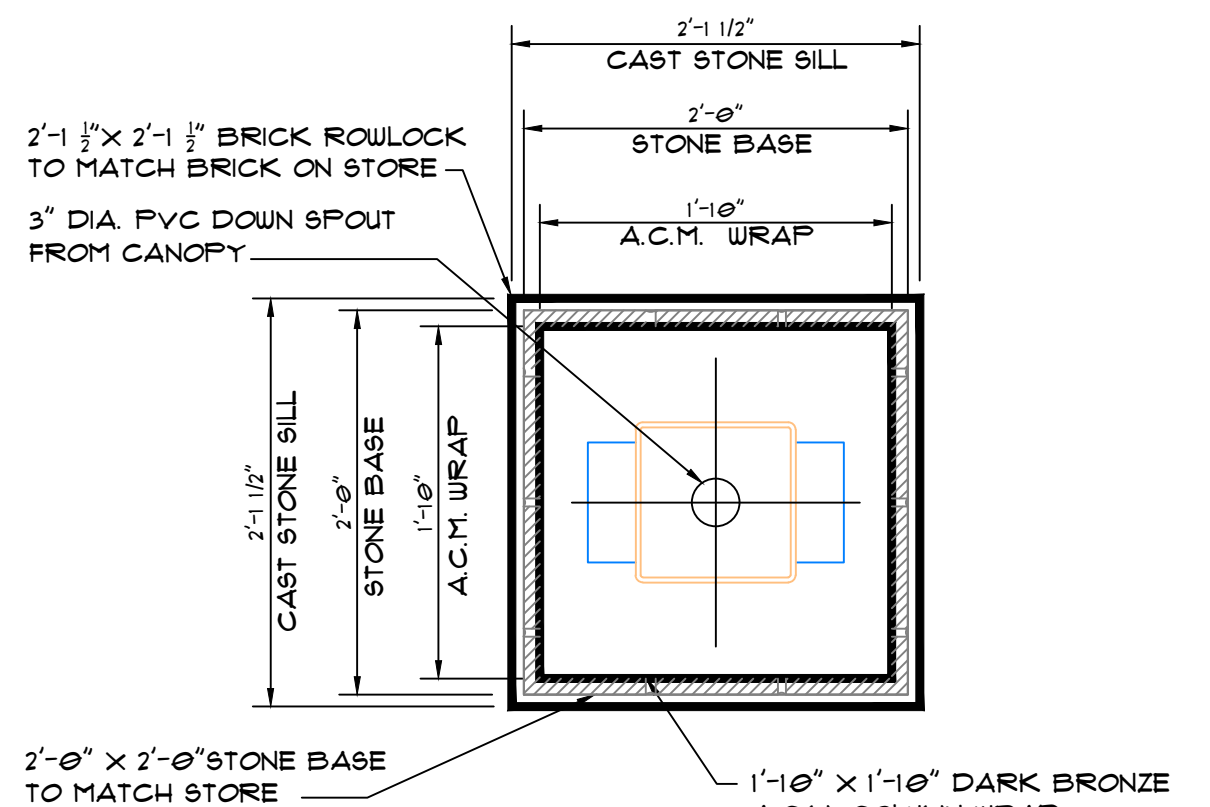
**CONCAVE FASCIA MOUNTING DETAIL**  
SCALE: 1/4" = 1'-0"



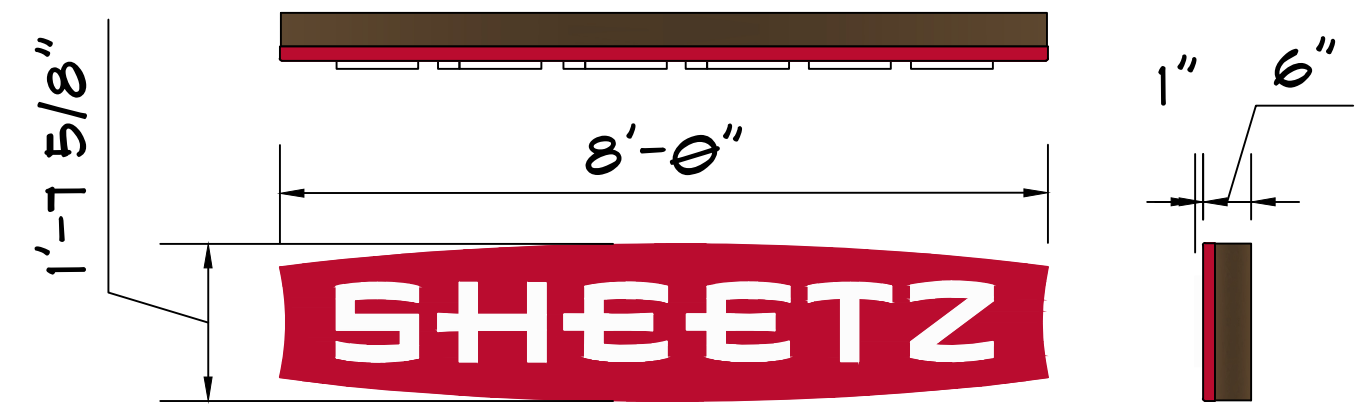
**PLAN VIEW FOR LOGO LOCATIONS**



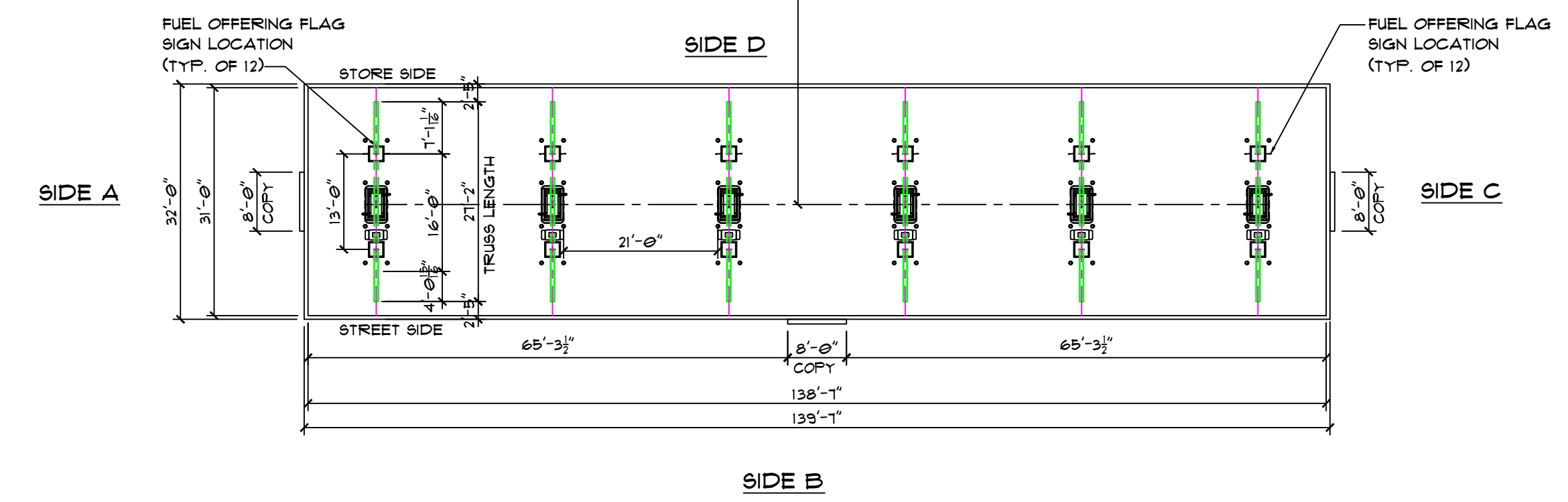
**FUEL OFFERING FLAG SIGN ELEVATION AND DETAIL**  
SCALE: 1/2" = 1'-0"



**STONE COLUMN BASE DETAIL**  
SCALE: 1/4" = 1'-0"



**CANOPY MOUNTED SHEETZ SIGN DETAIL**  
SCALE: 1/2" = 1'-0"



PROJECT NAME:  
NEW SHEETZ STORE  
**FARMINGTON HILLS**

Int. of West 12 Mile Road  
and Middlebelt Road  
Farmington Hills  
Michigan

OWNER:  
SHEETZ, INC.

5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

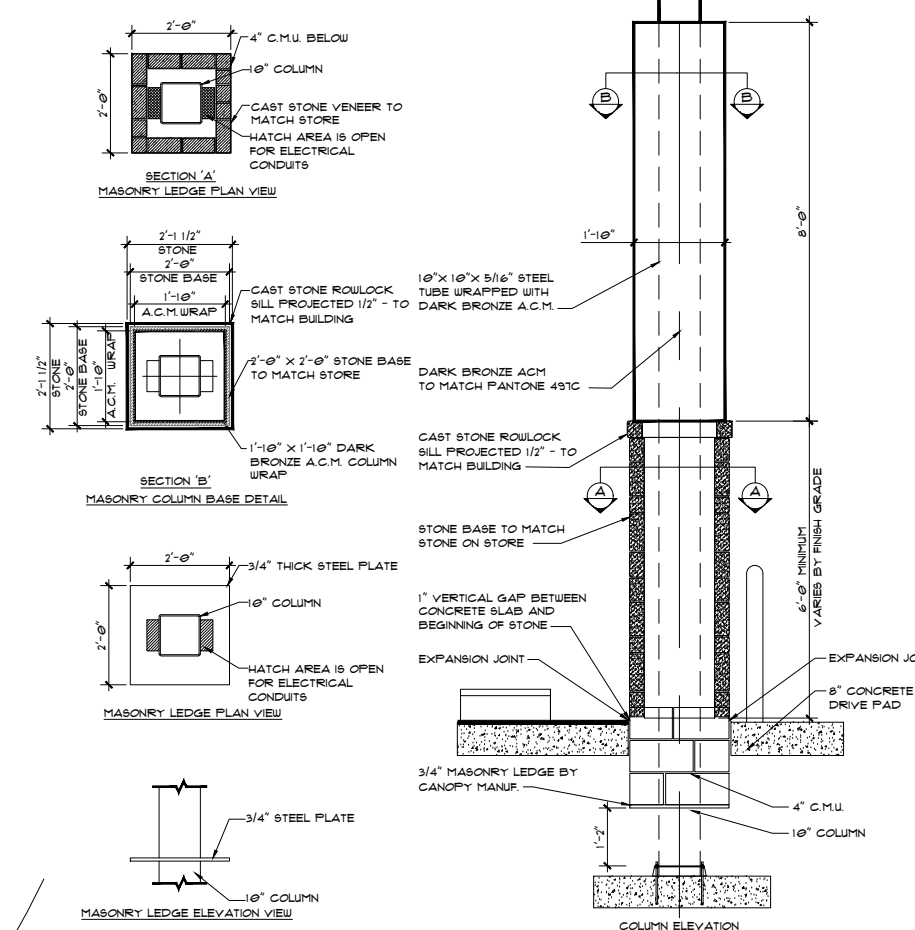
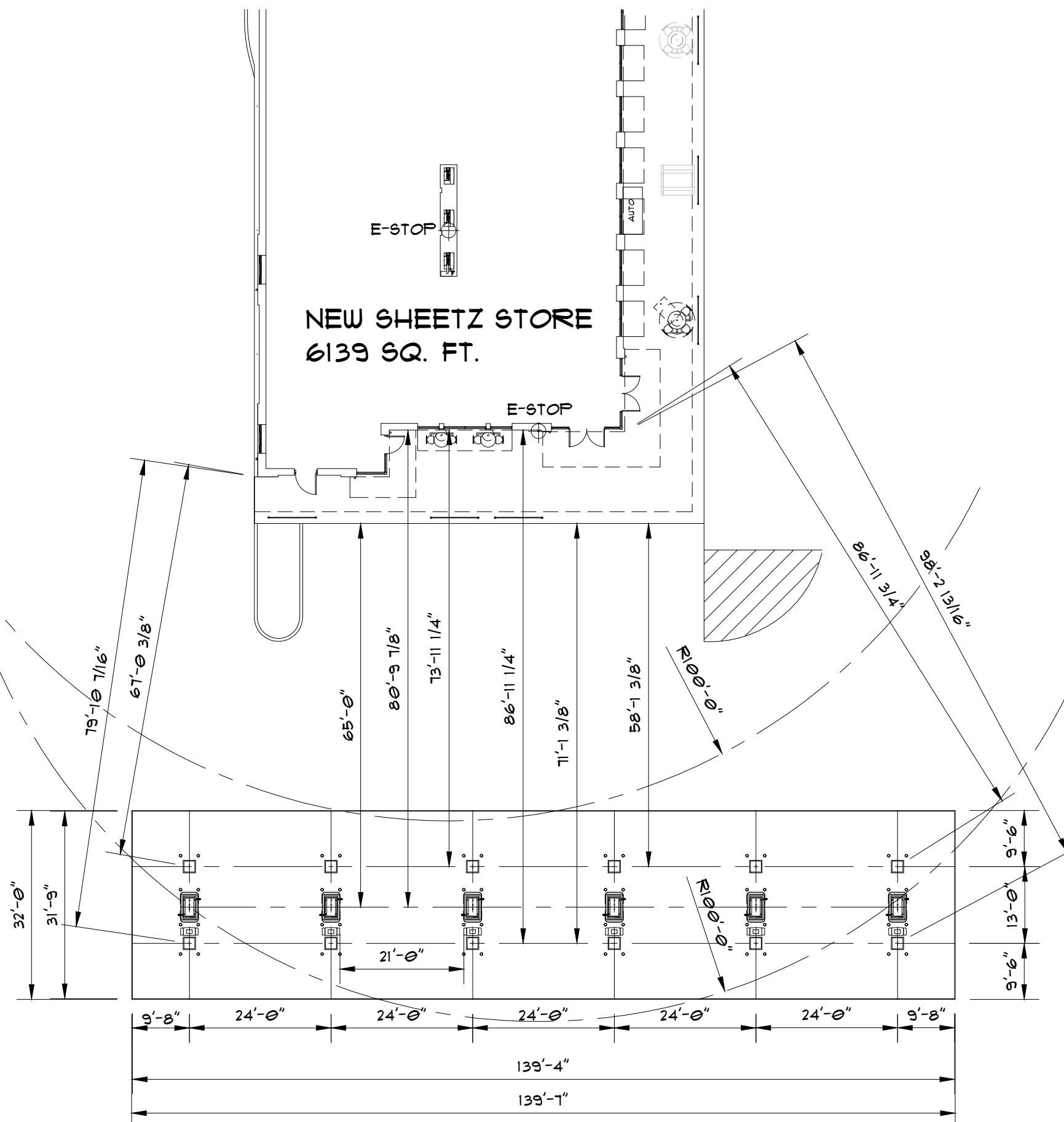
KEYPLAN

MARK	DATE	DESCRIPTION

ISSUE: **04-22-24**  
PROJECT NO:  
AUTHOR BY: DNC  
REVIEW BY:  
SHEET TITLE

GAS CANOPY  
DETAILS

**CANOPY**



**A.C.M. - ALUMINUM COMPOSITE MATERIAL SPECIFICATION**

ALL ACM WILL MEET AAMA 2605-05 STANDARD FOR COLOR RETENTION, CHALK RESISTANCE.

ACM SUPPLIER TO INCLUDE MINIMUM 20 YEAR WARRANTY FOR COLOR RETENTION AND CHALK RESISTANCE THAT INCLUDES REPLACEMENT OF MATERIALS AND LABOR TO INSTALL REPLACEMENT MATERIALS.

ACM THICKNESS REQUIREMENT IS 3MM

ALL EXPOSED FASTENERS SHALL MATCH THE COLOR OF ACM

DARK BRONZE ACM (COLOR MATCH PANTONE 491C)

ALL ACM, SUPPORT FRAMING, AND FASTNERS ARE TO BE SUPPLIED AND INSTALLED BY THE DISPENSER CANOPY MANUFACTURER

**STONE SPECIFICATION:**

STONE:  
TO MATCH BUILDING

STONE SILL:  
HEWEN STANDARD SILL COLOR: SIENNA TO MATCH BUILDING

STANDARD A.C.M. COLUMN



PROJECT NAME:  
**NEW SHEETZ STORE FARMINGTON HILLS**  
 Int. of West 12 Mile Rd and Middlebelt Road  
 Farmington Hills Michigan  
 OWNER:  
**SHEETZ, INC.**  
 5700 SIXTH AVE.  
 ALTOONA, PA 16602

CONSULTANT

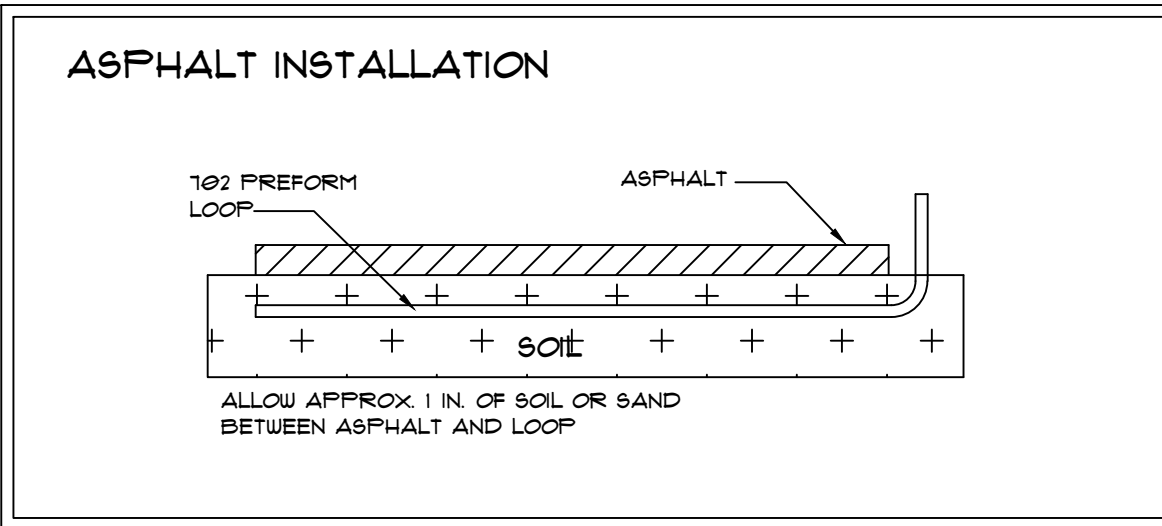
PROFESSIONAL

KEYPLAN

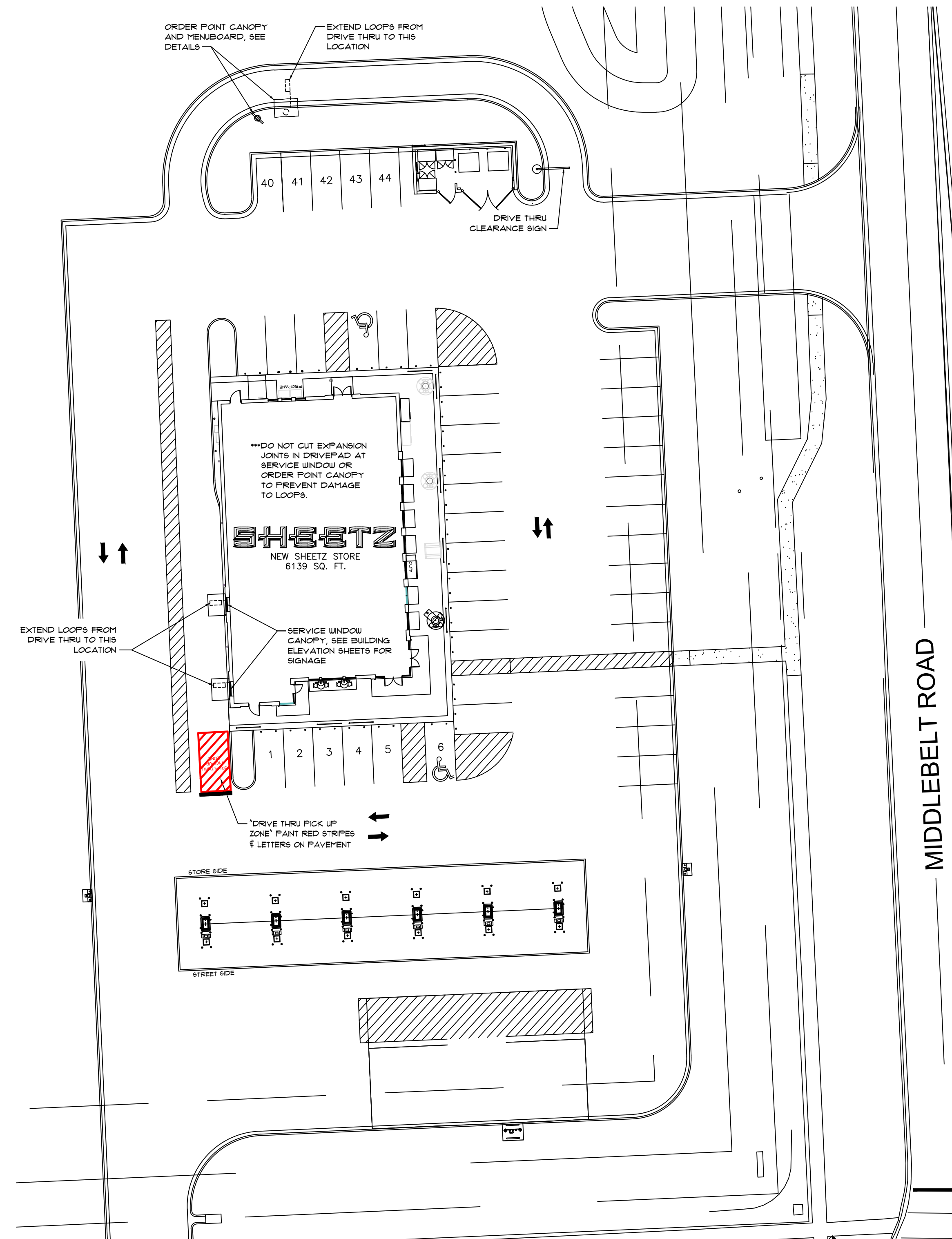
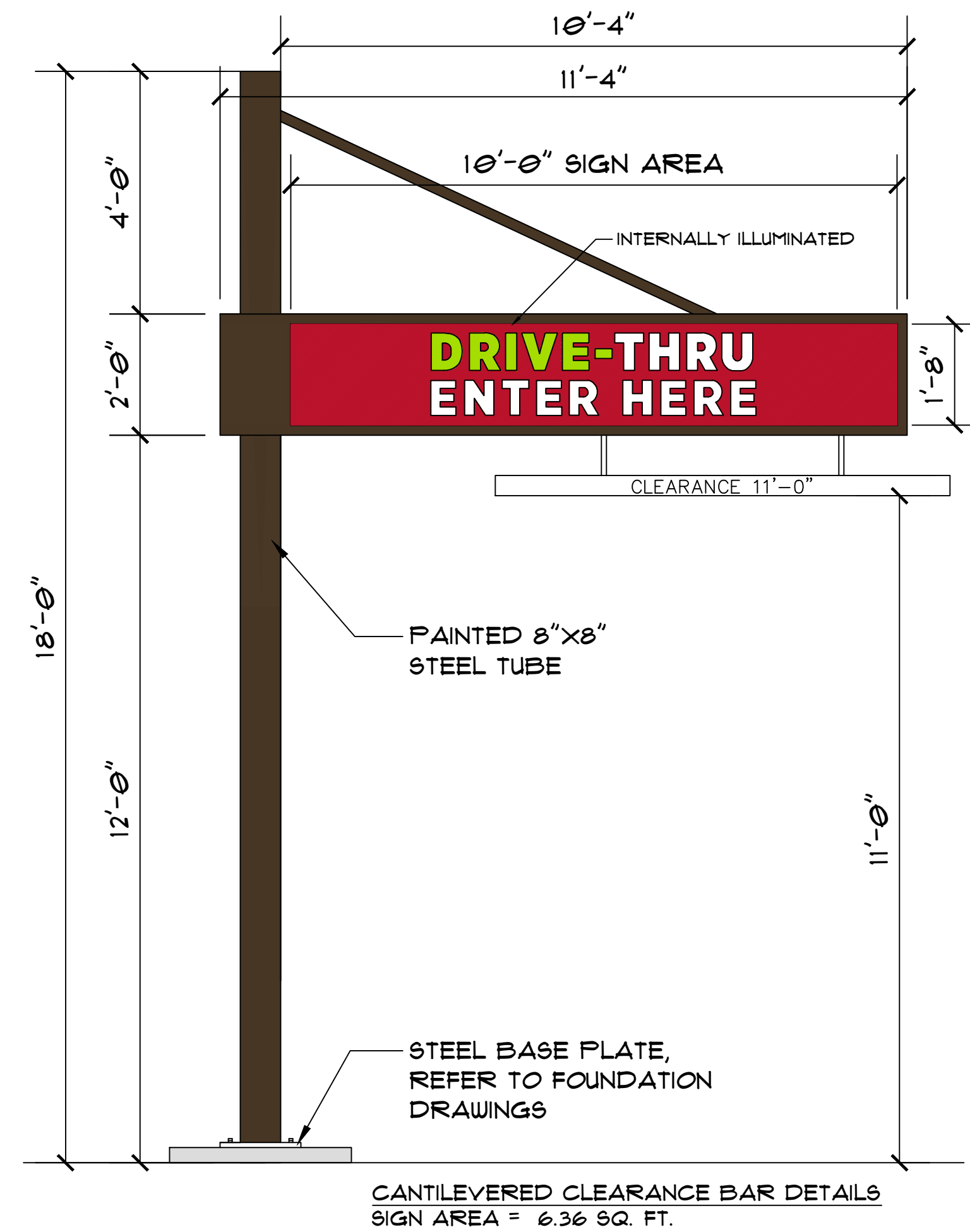
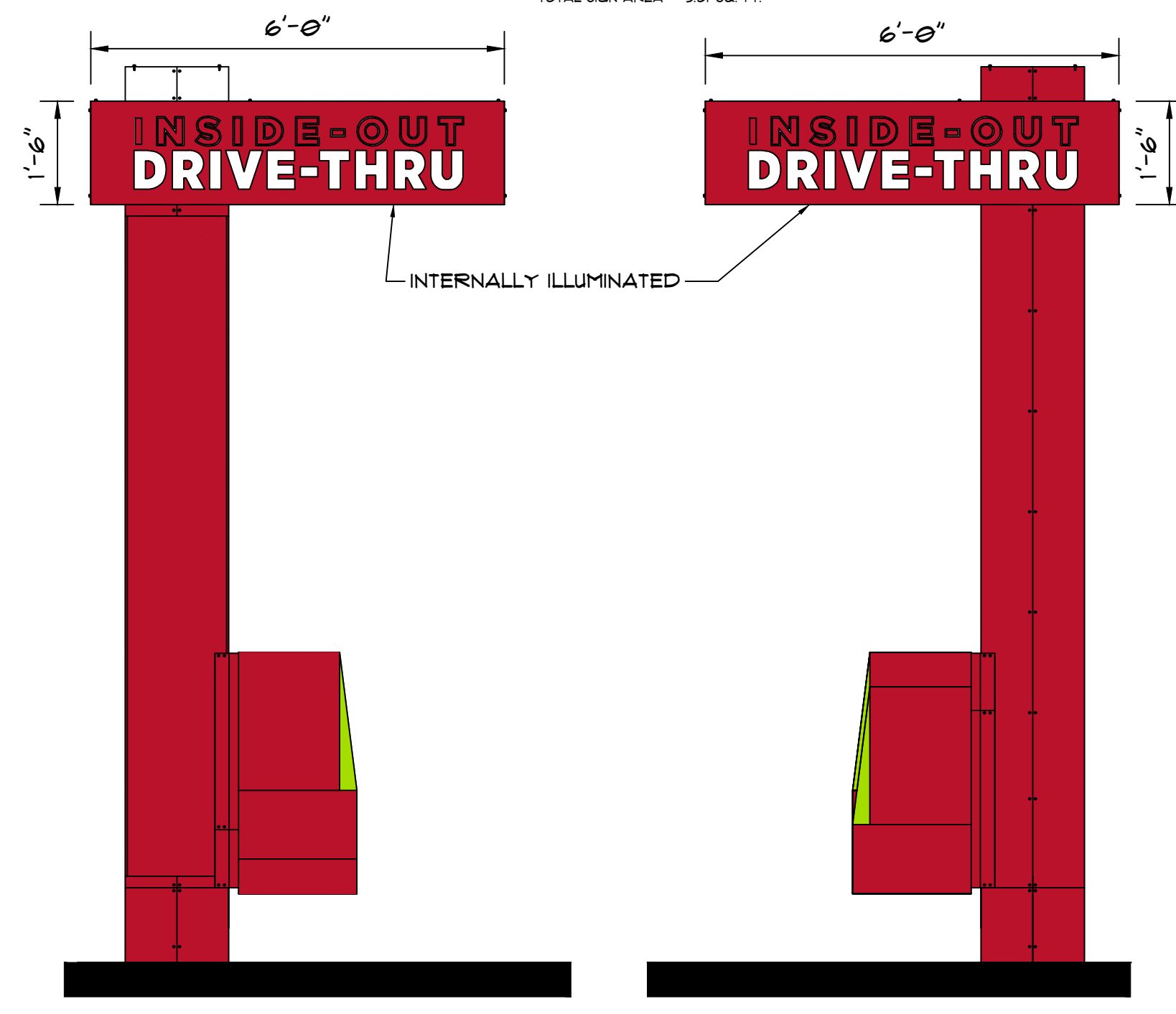
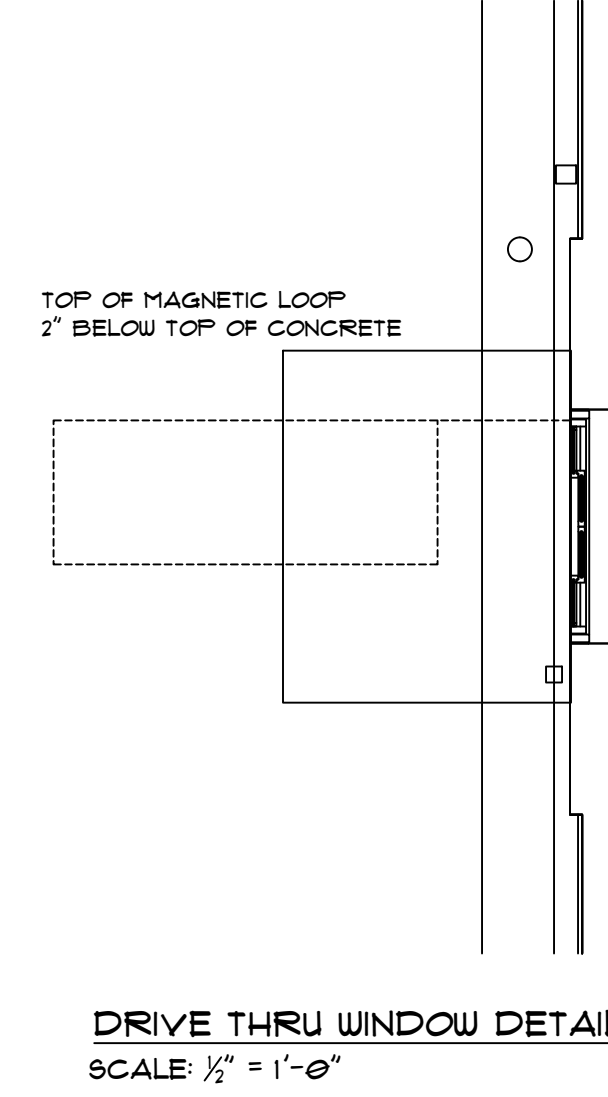
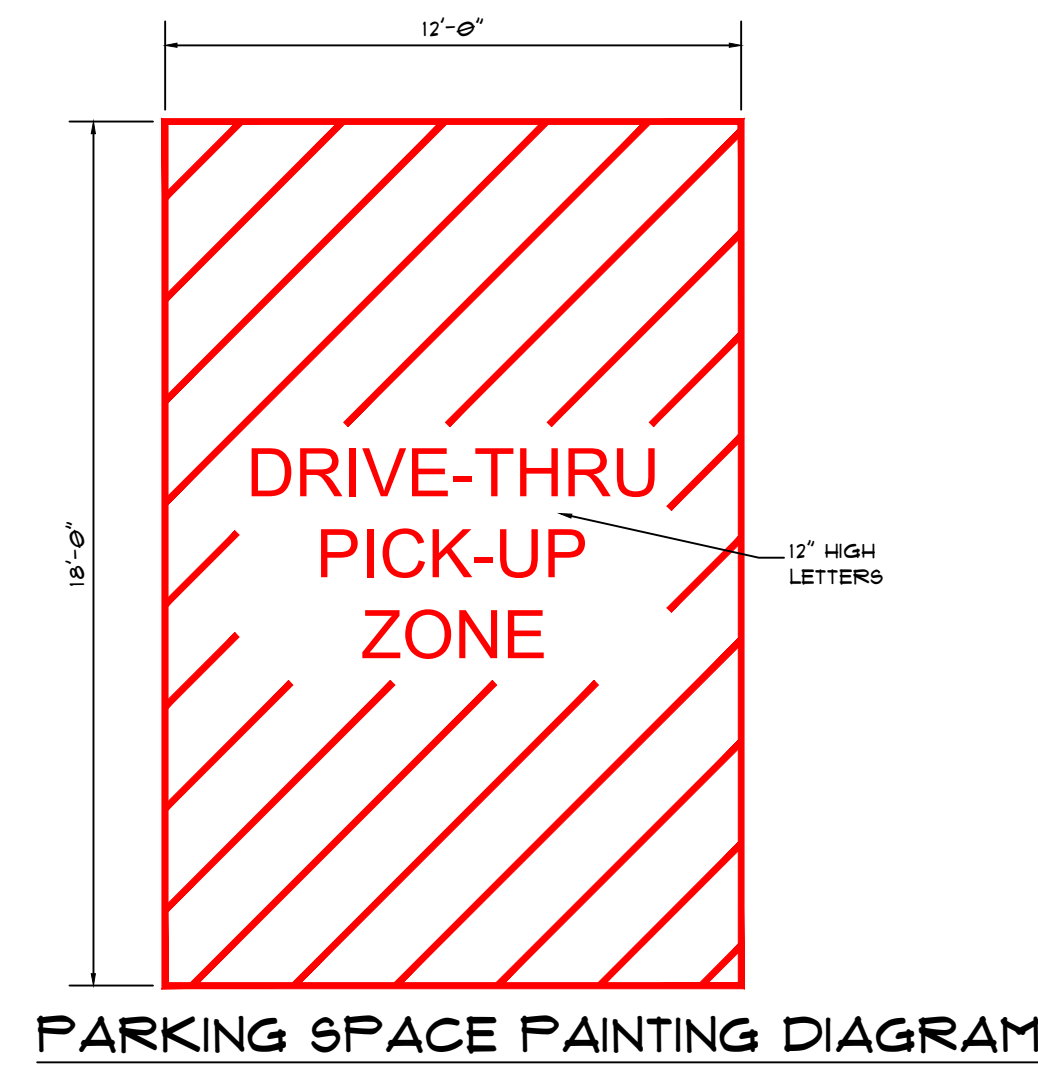
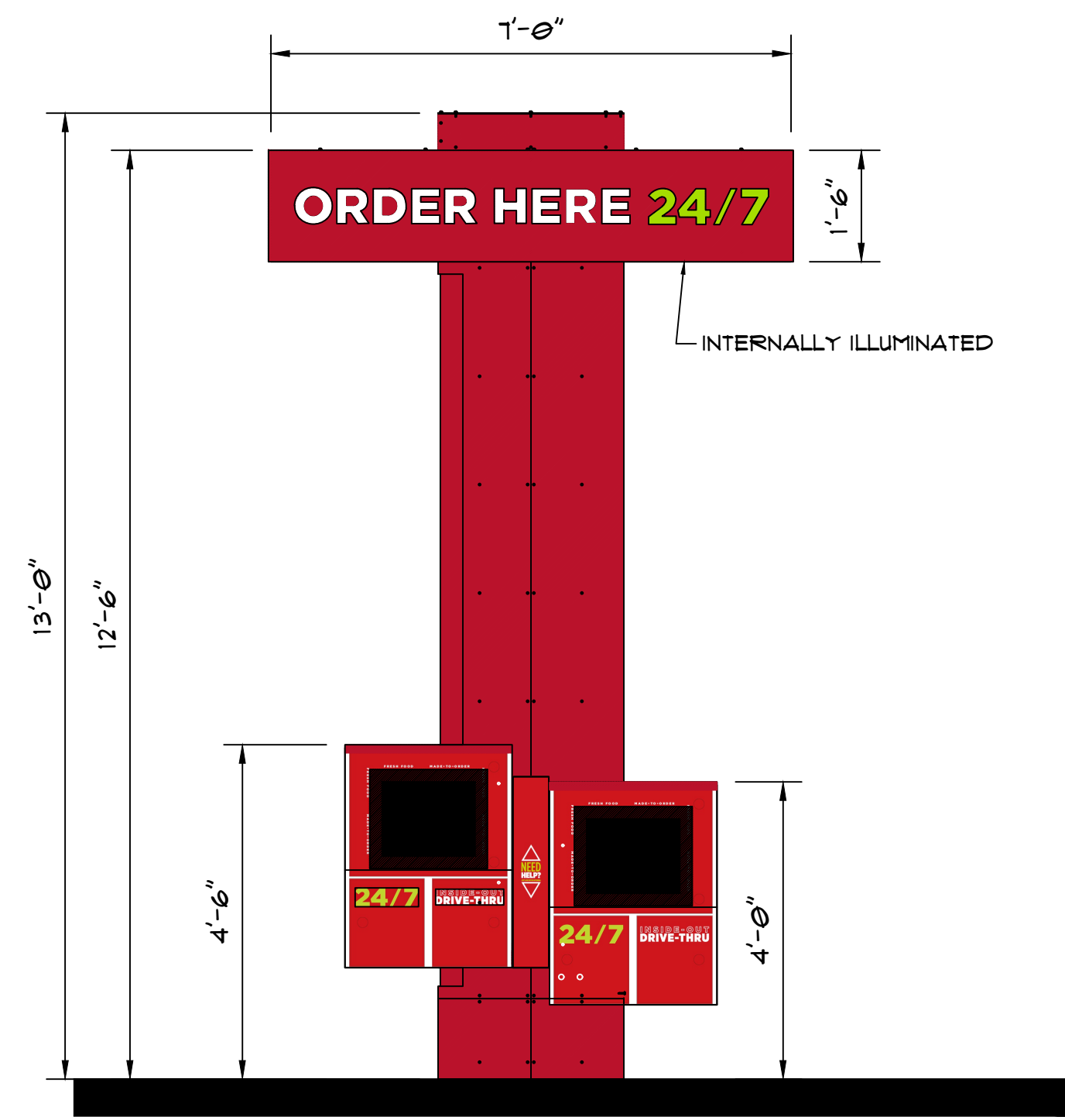
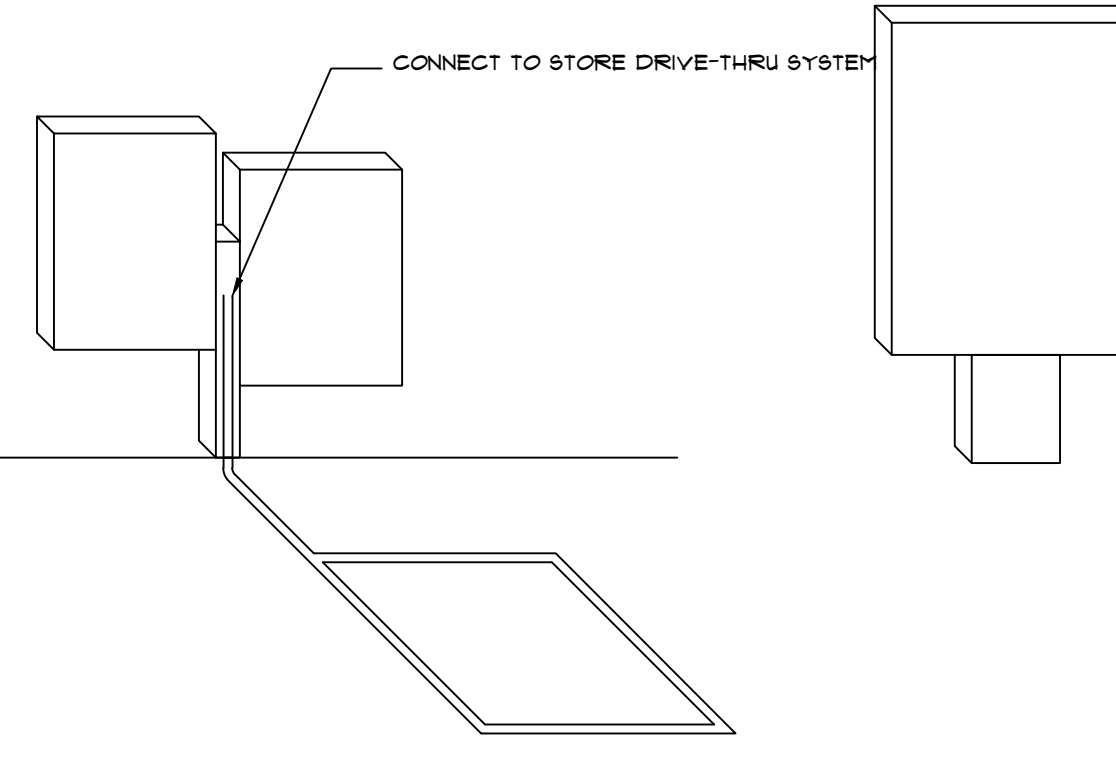
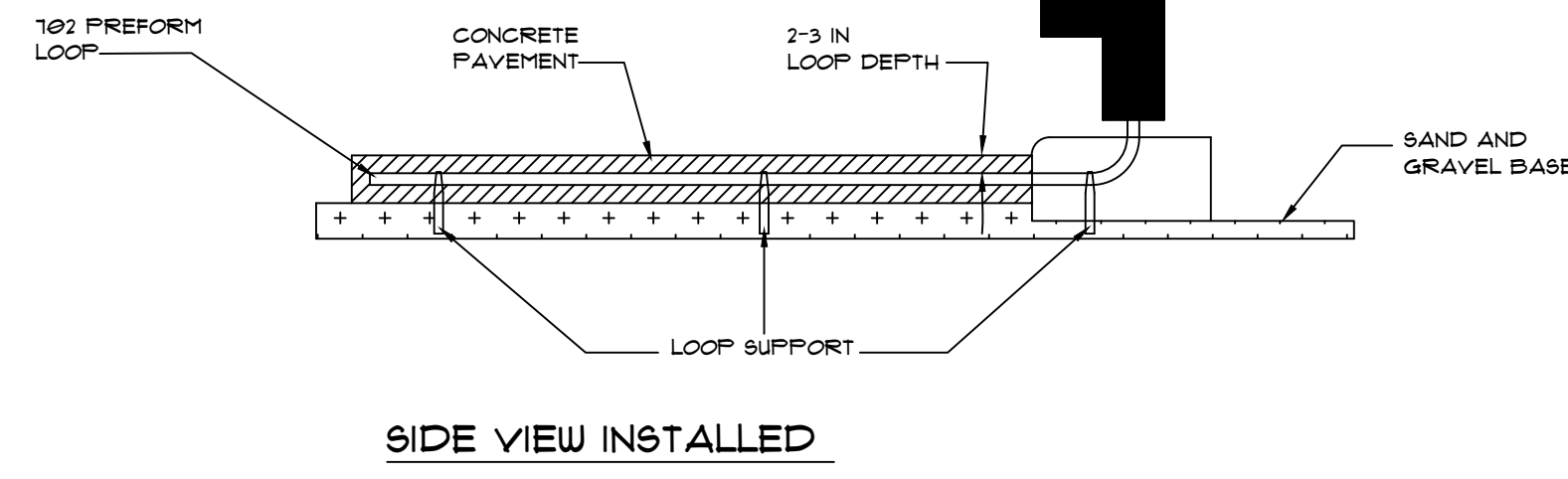
MARK	DATE	DESCRIPTION

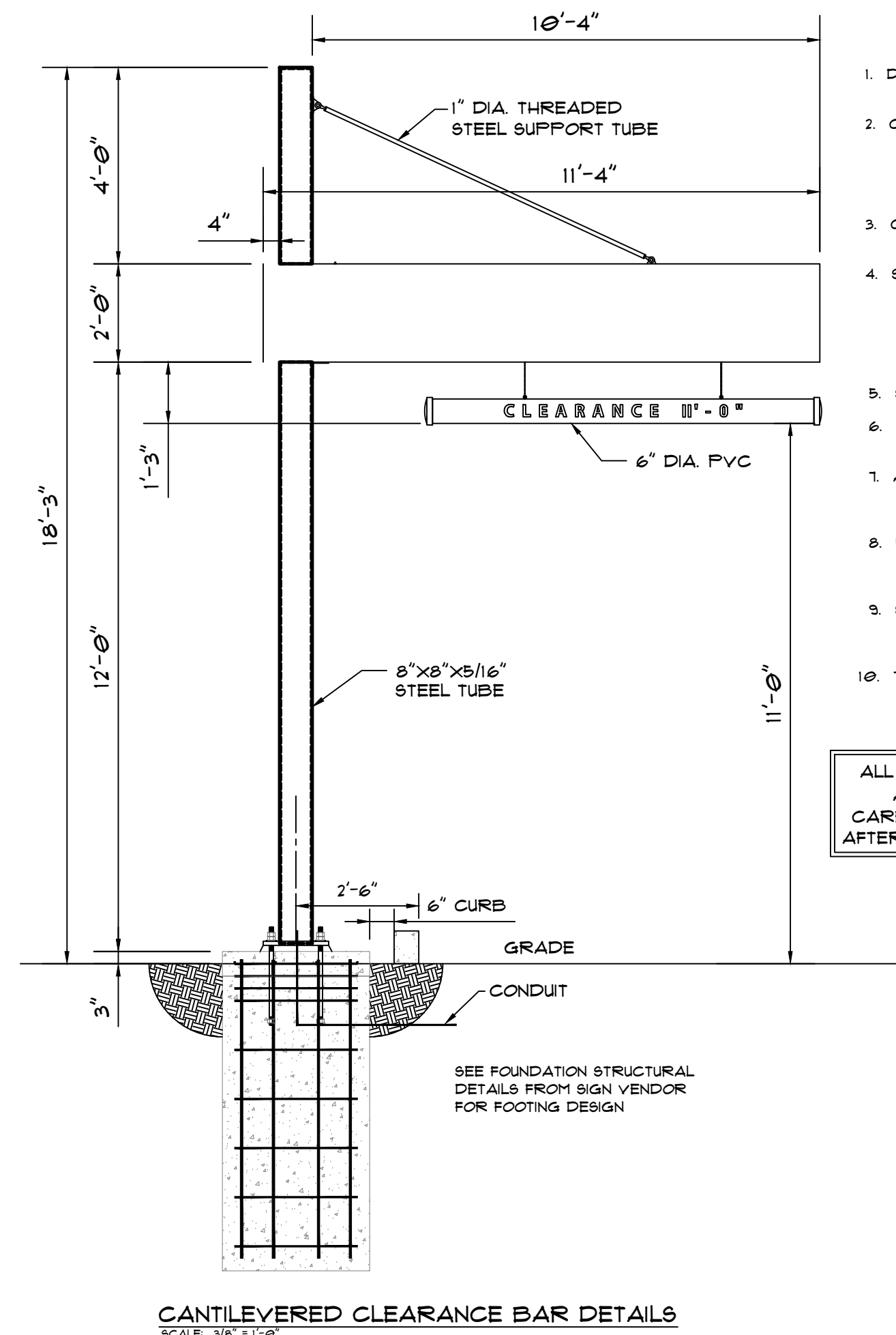
DRIVE THRU SIGN DETAILS

**DT-1**



- INSTRUCTIONS
1. POSITION FIREFORM LOOP APPROXIMATELY 1'-3" FROM CURB, CENTERED IN FRONT OF THE MENUBOARD OR SPEAKER POST.
  2. LOOP SHOULD BE INSTALLED 2" - 3" BELOW THE SURFACE OF THE PAVEMENT (6" MAX. DEPTH).
  3. IF INSTALLED IN ASPHALT, COVER LOOP WITH 1" MIN. SOIL OR SAND TO PROTECT FROM HOT ASPHALT.
  4. CONNECT LOOP TO 1/2" CONDUIT STUBBING UP IN MENUBOARD/SPEAKER POST.
  5. WIRE MESH OR REINFORCEMENT IN CONCRETE SHOULD BE CUT AWAY IN MIN. OF 6" FROM PERIMETER OF LOOP.
  6. ALL CONNECTIONS AND SPICES TO LOOP WIRES MUST BE SOLDERED.

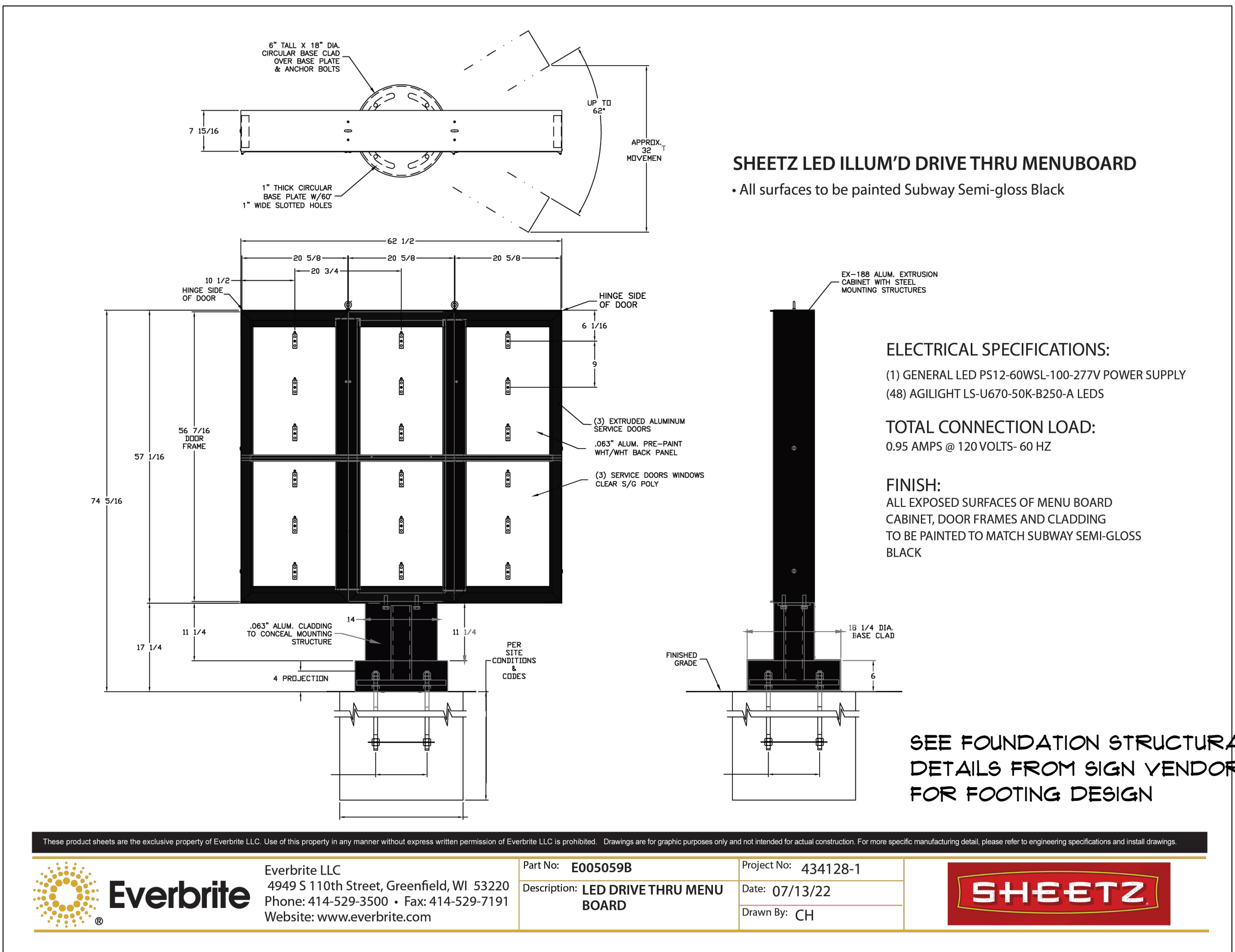




- NOTES**
1. DESIGN IS BASED ON 90 MPH 3 SEC GUST DESIGN WIND SPEED PER NCBC 2003 EXPOSURE C.
  2. CAISSON FOUNDATION ANALYSIS IS BASED ON A SAFE LATERAL SOIL BEARING PRESSURE OF 150 PSF PER FOOT OF DEPTH. SOIL REPORT WAS NOT FURNISHED. ALLOWABLE BEARING PRESSURE SHOULD BE VERIFIED PRIOR TO PLACEMENT OF CONCRETE. DO NOT PLACE CONCRETE IN FILL. CONCRETE SHALL BE MIXED TO ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
  3. SUPPORT MEMBERS SHALL BE FREE FROM DEFECTS AND SHALL MEET ASTM A500 GRADE B WITH A MINIMUM YIELD STRENGTH OF 46000 PSI FOR TUBE, PLATE AND ANGLE. SHALL MEET ASTM A36. ALUMINUM SHALL BE FABRICATED FROM 3003-H14 SHEET OR EXTRUDED FROM 6063-T6 ALLOY.
  4. STRUCTURAL BOLTS SHALL BE ZINC COATED A325 UNLESS OTHERWISE NOTED.
  5. ANCHOR BOLTS SHALL BE CUT FROM A36 ROUND STOCK. EXPOSED SURFACES SHALL BE GALVANIZED OR COATED TO PREVENT CORROSION.
  6. ALL Voids BETWEEN COLUMN BASE PLATE AND FOUNDATION SURFACE SHALL BE COMPLETELY FILLED WITH HIGH STRENGTH, NON-SHRINK GROUT.
  7. WELDS SHALL BE MADE WITH E70XX ELECTRODES BY PERSONS QUALIFIED IN ACCORDANCE WITH AWS STANDARDS WITHIN THE FIRST TWO YEARS.
  8. STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 WITH DEFORMATIONS IN ACCORDANCE WITH ASTM A-955. WELDING OF REINFORCING BARS IS PROHIBITED.
  9. THIS DESIGN IS INTENDED TO BE INSTALLED AT THE ADDRESS SHOWN BELOW AND SHOULD NOT BE USED AT OTHER LOCATIONS.

ALL STEEL BELOW GRADE (INCLUDING EXPOSED ANCHOR BOLTS) SHALL BE COATED WITH CARBOLINE BITUMASTIC 50 COAL TAR OR EQUAL AFTER INSTALLATION AND PRIOR TO LANDSCAPING.

CANTILEVERED CLEARANCE BAR DETAILS  
SCALE: 3/8"=1'-0"



**ELECTRICAL SPECIFICATIONS:**

- (1) GENERAL LED PS12-60W/SL-100-277V POWER SUPPLY
- (48) AGILIGHT LS-U670-50K-B250-A LEDS

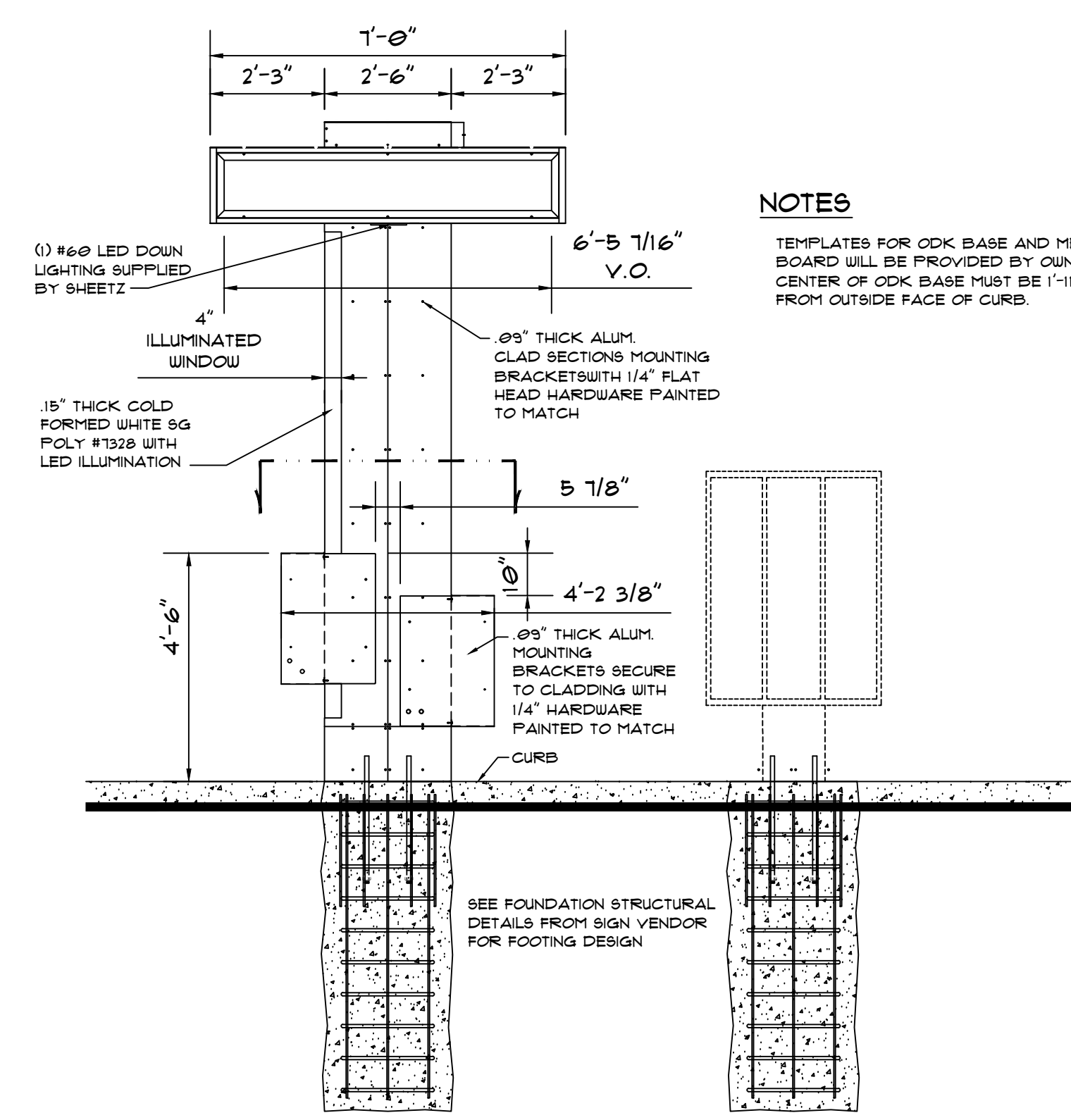
**TOTAL CONNECTION LOAD:**  
0.95 AMPS @ 120 VOLTS- 60 HZ

**FINISH:**  
ALL EXPOSED SURFACES OF MENU BOARD CABINET, DOOR FRAMES AND CLADDING TO BE PAINTED TO MATCH SUBWAY SEMI-GLOSS BLACK

SEE FOUNDATION STRUCTURAL DETAILS FROM SIGN VENDOR FOR FOOTING DESIGN

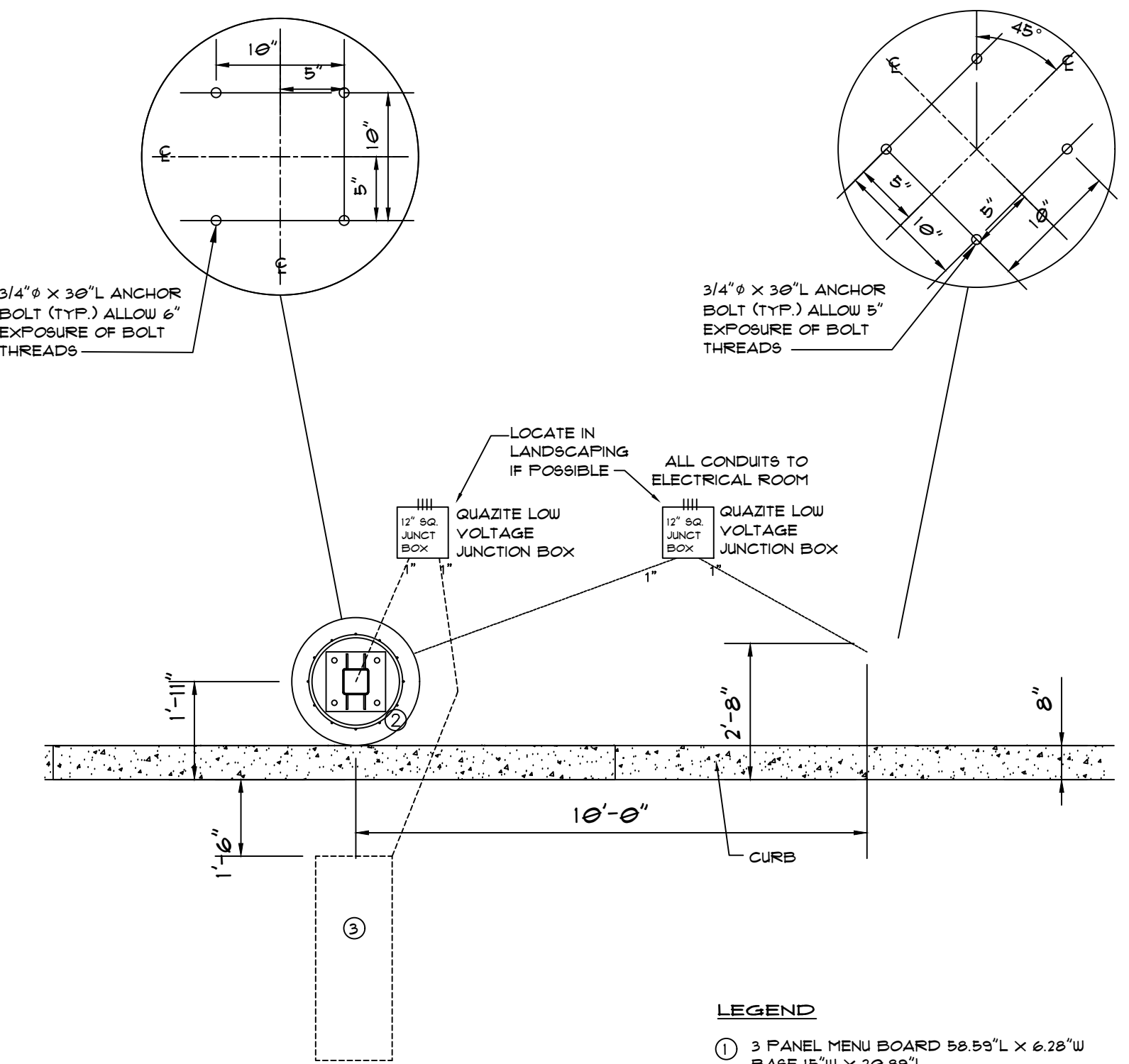
These product sheets are the exclusive property of Everbrite LLC. Use of this property in any manner without express written permission of Everbrite LLC is prohibited. Drawings are for graphic purposes only and not intended for actual construction. For more specific manufacturing detail, please refer to engineering specifications and retail drawings.

	Everbrite LLC 4949 S 110th Street, Greenfield, WI 53220 Phone: 414-529-3500 • Fax: 414-529-7191 Website: www.everbrite.com	Part No: E005059B Description: LED DRIVE THRU MENU BOARD	Project No: 434128-1 Date: 07/13/22 Drawn By: CH		
	MENUBOARD DETAILS NO SCALE AREA = 24.81 SQ. FT.				
	SHEETZ				



- NOTES**
- (1) #60 LED DOWN LIGHTING SUPPLIED BY SHEETZ
- TEMPLATES FOR ODK BASE AND MENU BOARD WILL BE PROVIDED BY OWNER. CENTER OF ODK BASE MUST BE 1'-11" FROM OUTSIDE FACE OF CURB.

DRIVE THRU ORDER POINT PAD ELEVATION  
SCALE: 3/8"=1'-0"



- LEGEND**
- ① 3 PANEL MENU BOARD 58.59" L X 6.28" W BASE 19" W X 20.89" L
  - ② ODK'S 50 3/4" L X 11" W ODK BASE 12" SQ.
  - ③ TOP OF 54" X 18" MAGNETIC LOOP 2" BELOW TOP OF CONCRETE

DRIVE THRU ORDER POINT LAYOUT  
SCALE: 3/8"=1'-0"



DRIVE THRU ORDER POINT ELEVATION  
SCALE: 3/8"=1'-0"

Convenience Architecture and Design P.C.

351 Sheetz Way, Claysburg, PA 16625

phone (814) 239-6013  
email tcolumbu@sheetz.com  
web site www.sheetz.com

PROJECT NAME:  
NEW SHEETZ STORE

**FARMINGTON HILLS**

Int. of West 12 Mile Roa and Middlebelt Road  
Farmington Hills  
Michigan

OWNER:  
SHEETZ, INC.

5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

MARK	DATE	DESCRIPTION

ISSUE: **05-10-24**  
PROJECT NO:  
AUTHOR BY: DNC  
REVIEW BY:  
SHEET TITLE

DRIVE THRU  
SIGN DETAILS

**DT-2**

G:\Sites\contract\contract\MI-214637-Farmington Hills-12 Mile-DT.dwg 5/10/2024 10:23:06 AM

PROJECT NAME:  
**NEW SHEETZ STORE  
FARMINGTON  
HILLS**

Int. of West 12 Mile Road  
and Middlebelt Road  
Farmington Hills  
Michigan

OWNER:  
SHEETZ, INC.

5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

MARK	DATE	DESCRIPTION

ISSUE: **04-22-24**

PROJECT NO.:

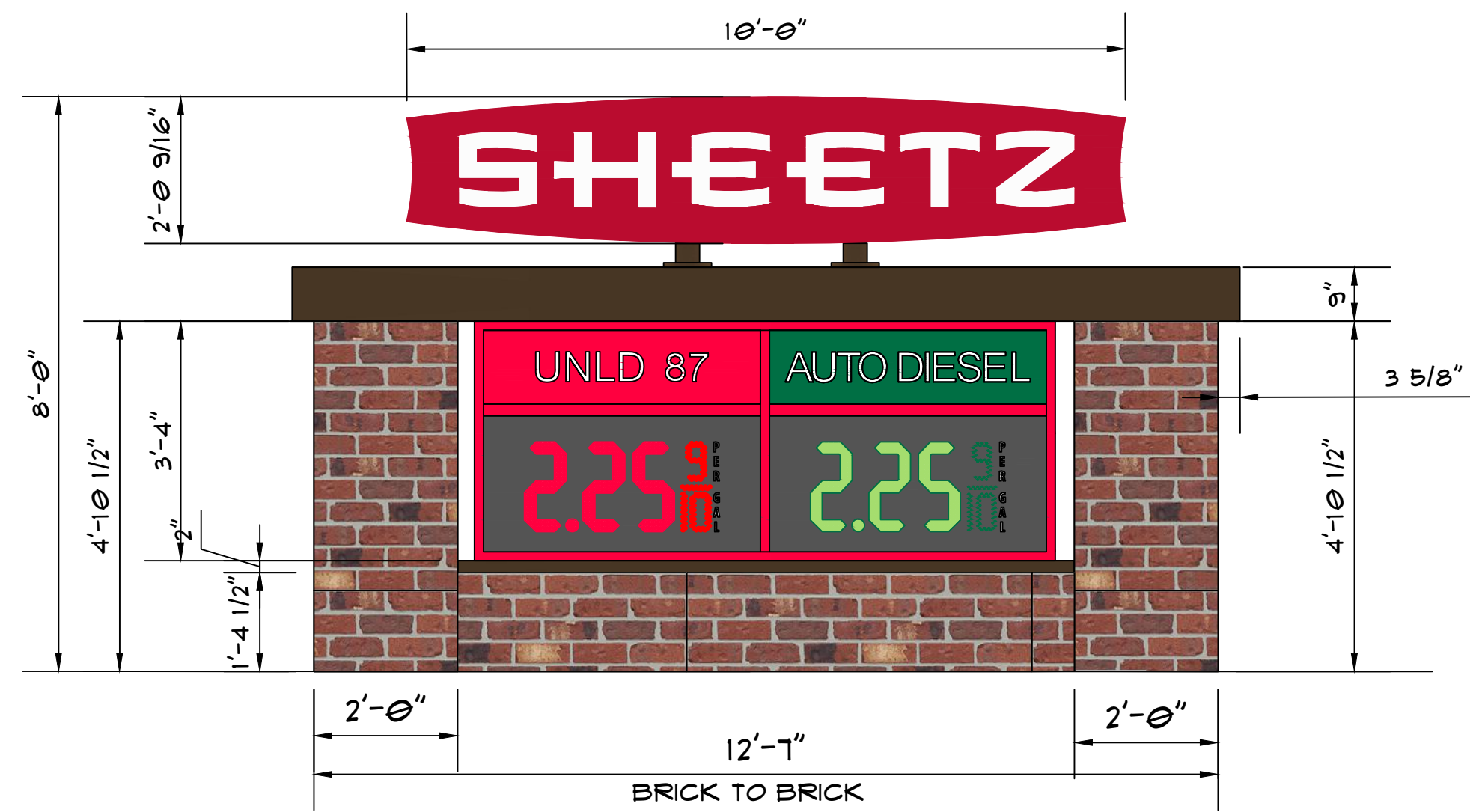
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REVIEW BY:

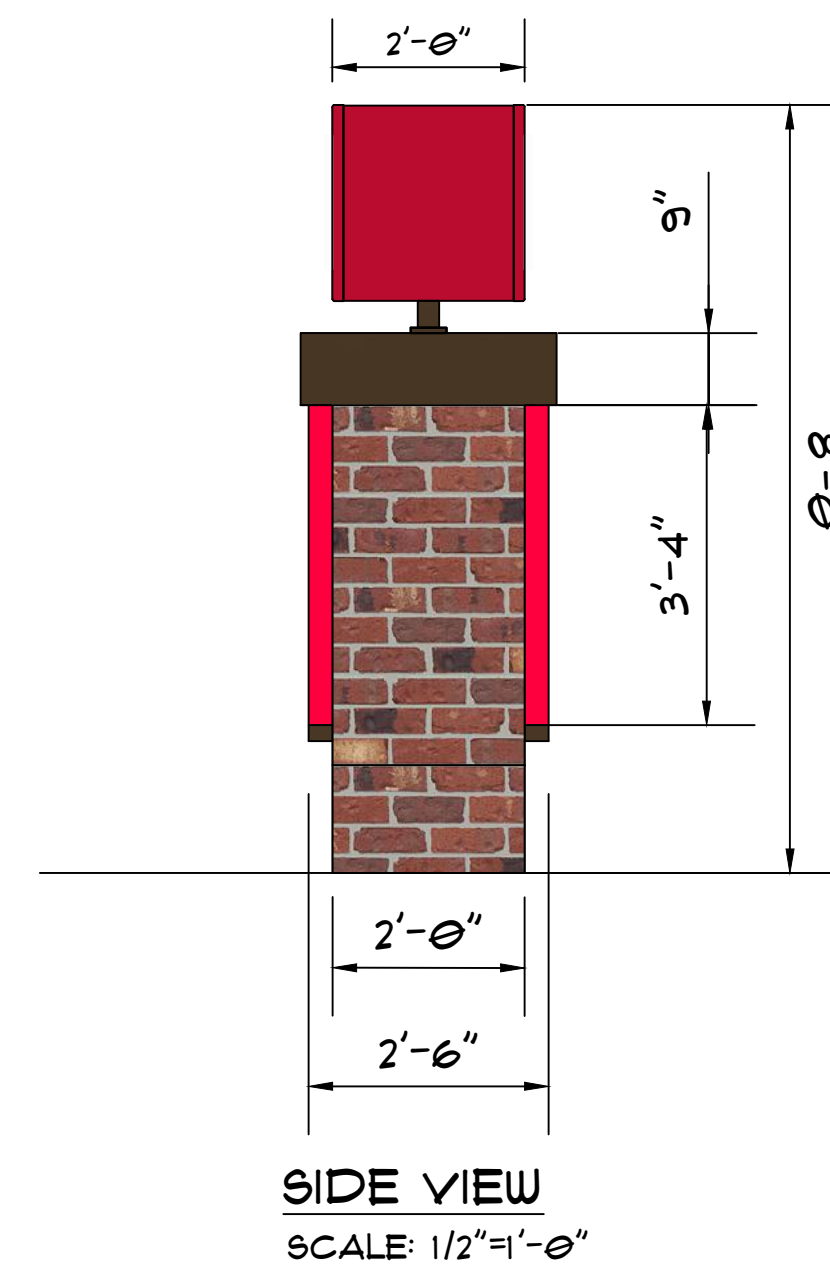
SHEET TITLE

MONUMENT SIGN  
DETAILS

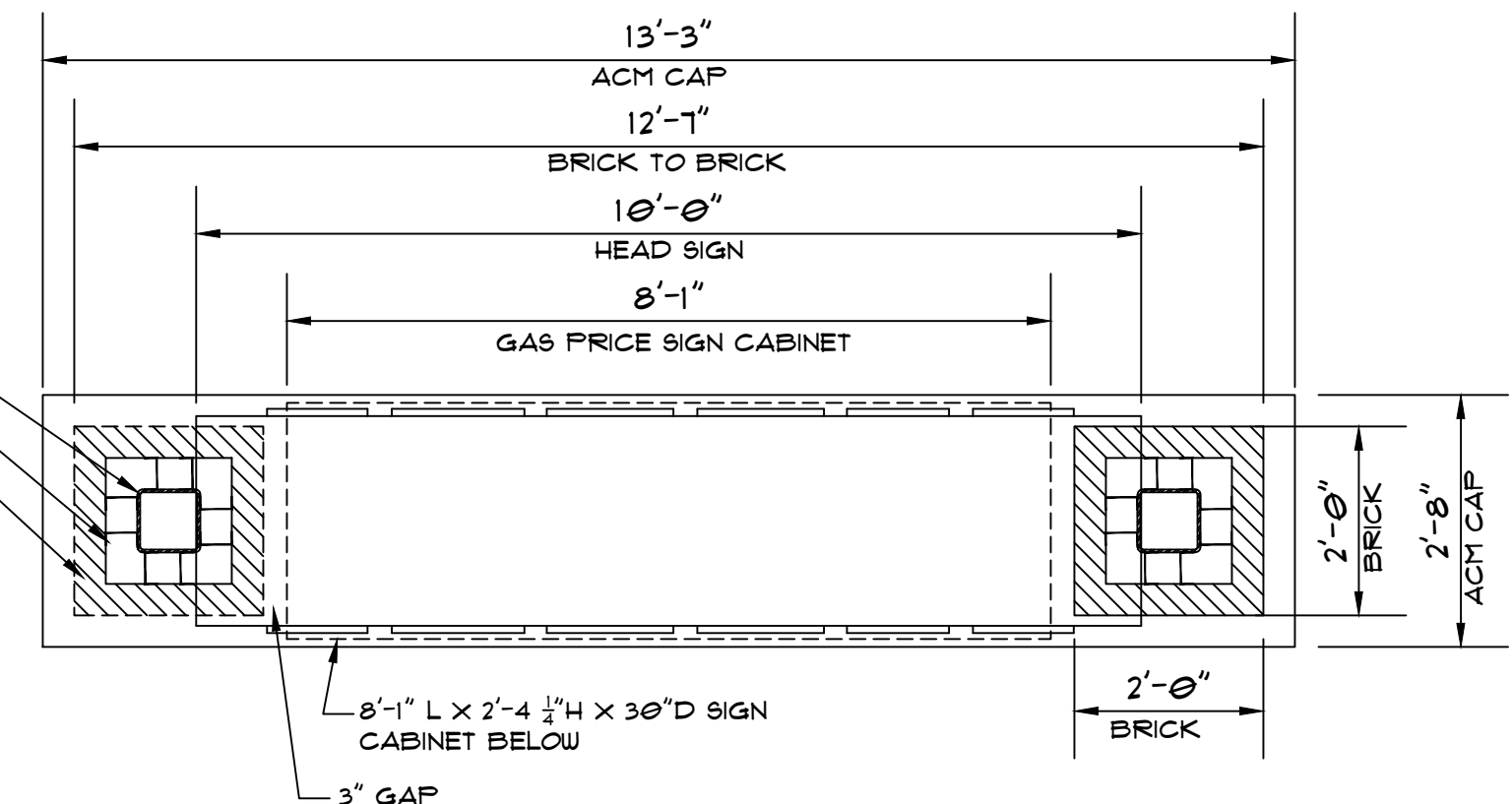
**SIGN**



DOUBLE-FACED GAS PRICE SIGN DETAIL - PARTIAL ELEVATION  
SCALE: 1/2" = 1'-0"  
AREA: 41.38 SQ. FT.



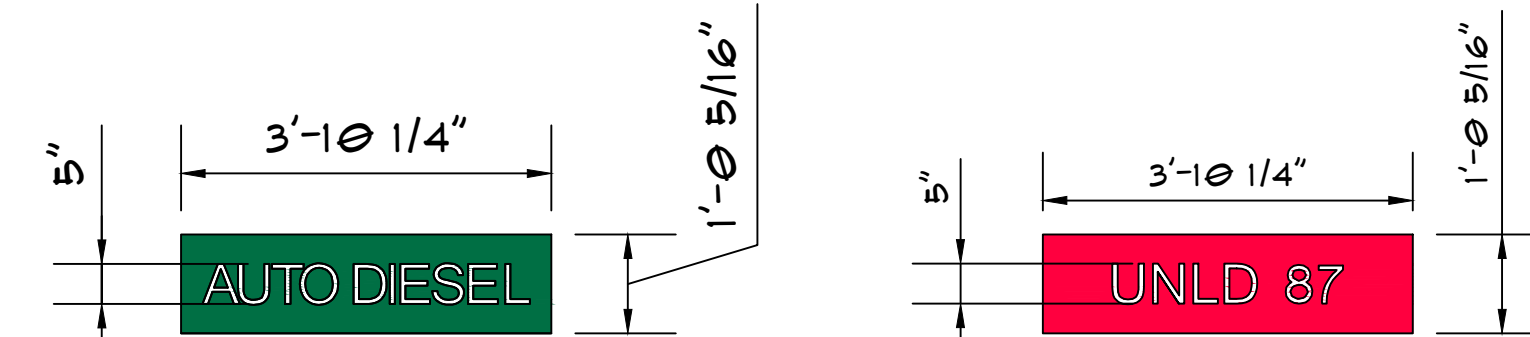
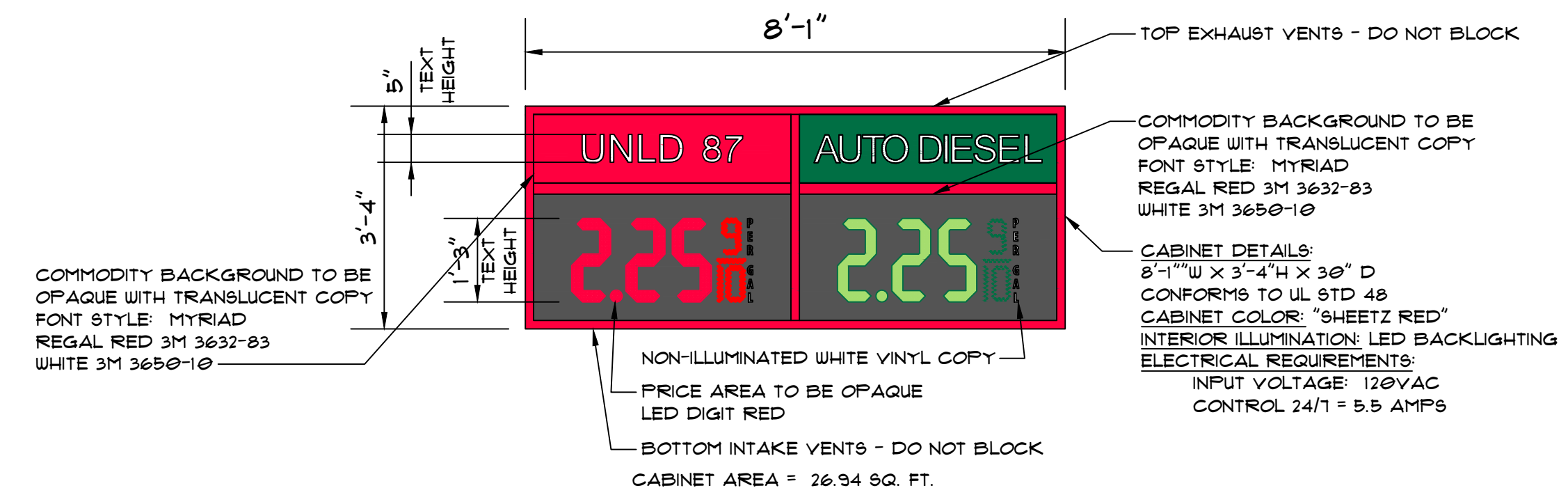
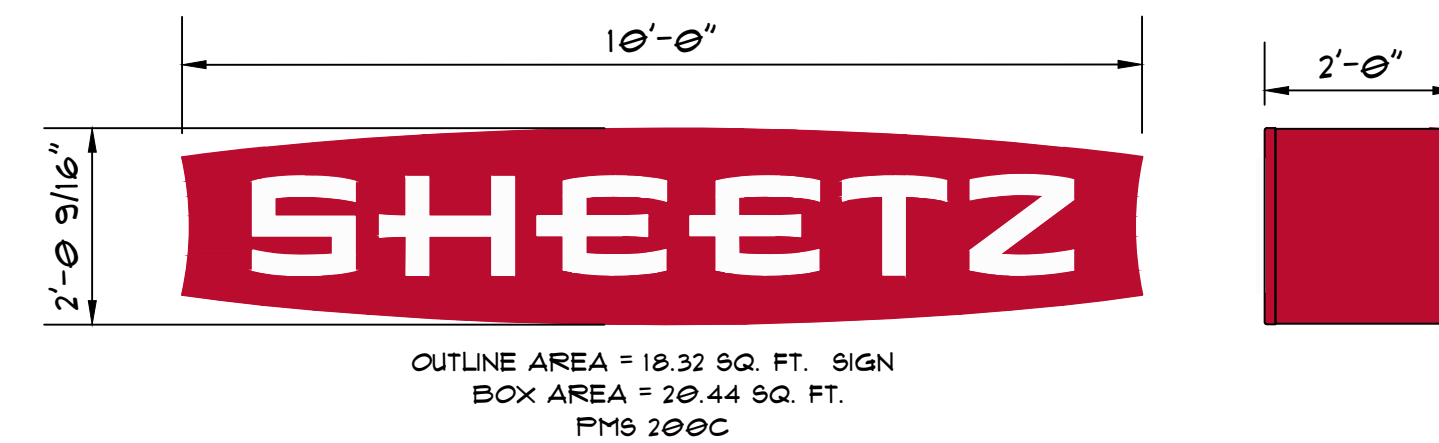
SIDE VIEW  
SCALE: 1/2" = 1'-0"



PLAN VIEW  
SCALE: 1/2" = 1'-0"

8" x 8" x 3/8" STEEL TUBE COLUMNS, SEE  
STRUCTURAL DRAWINGS (TYP. OF TWO)  
METAL STUDS, SIZE & GA. AS NEEDED  
BRICK VENEER, TIE BACK TO METAL STUDS

SIGN CABINET DETAILS  
TOTAL SIGN AREA: 41.38 SQ. FT.



PROJECT NAME:

NEW SHEETZ STORE

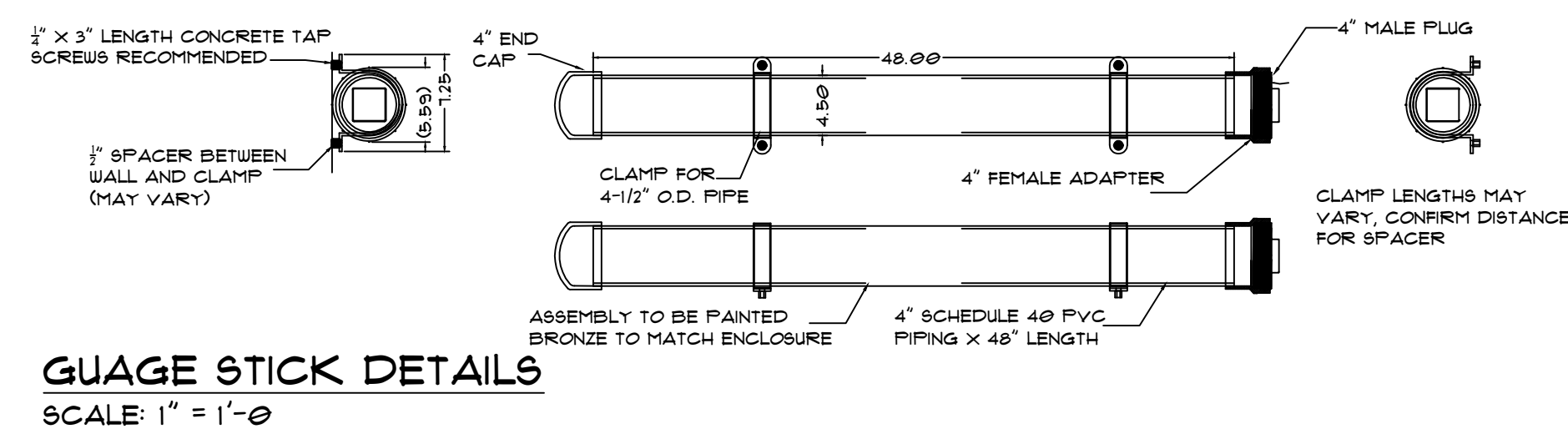
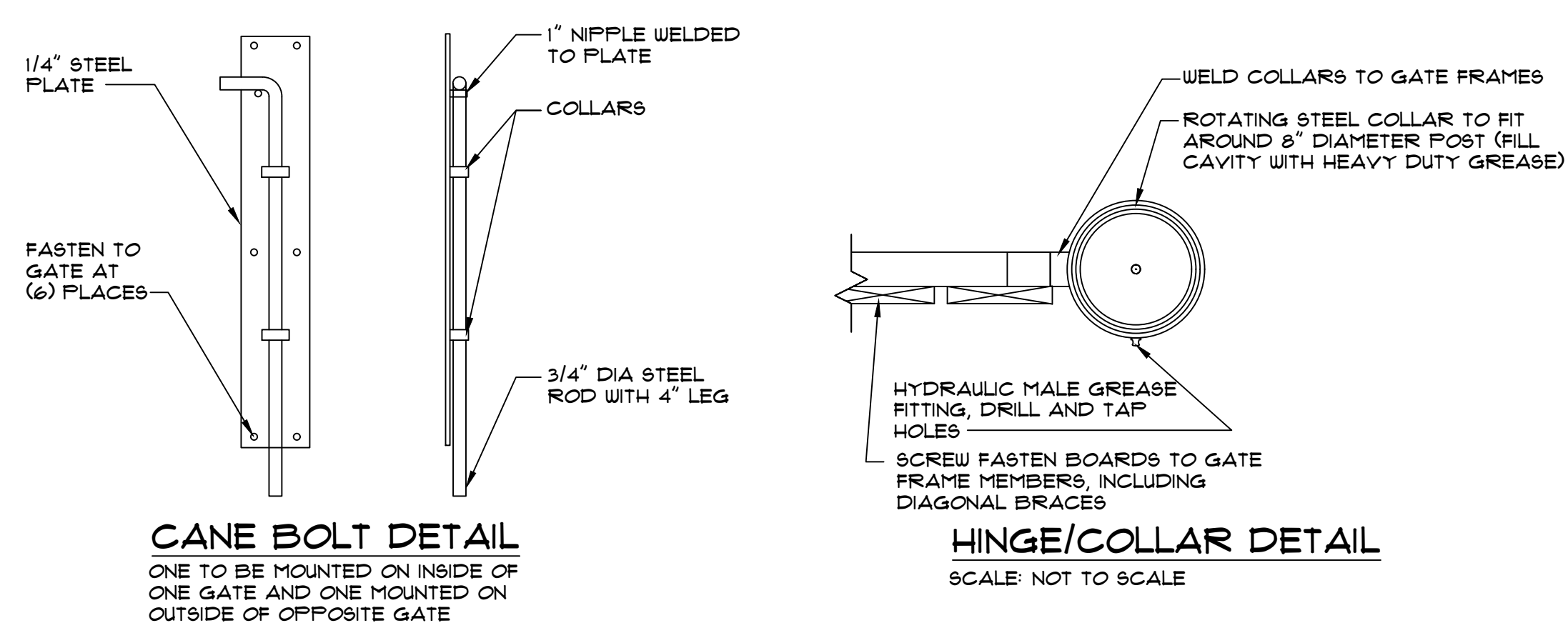
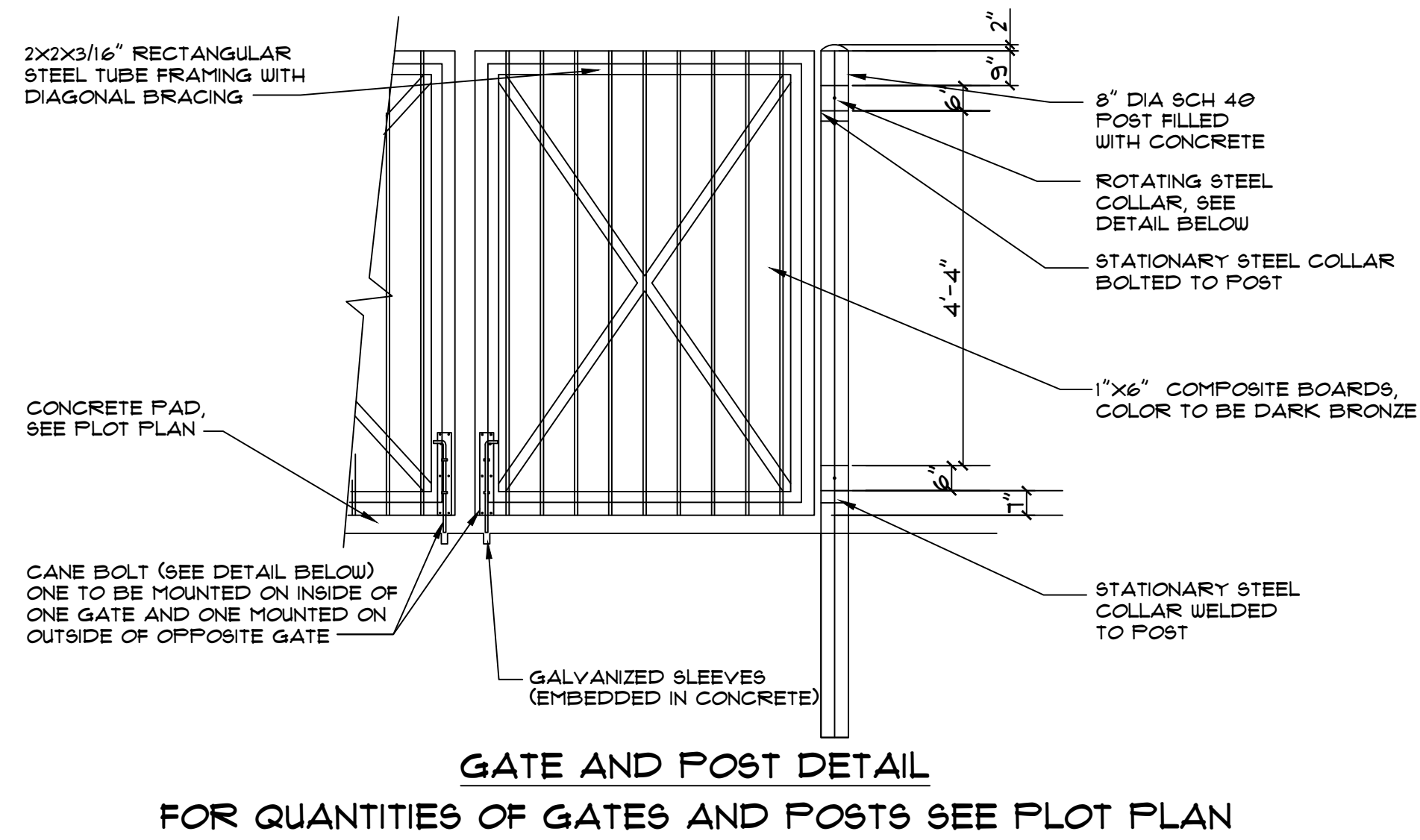
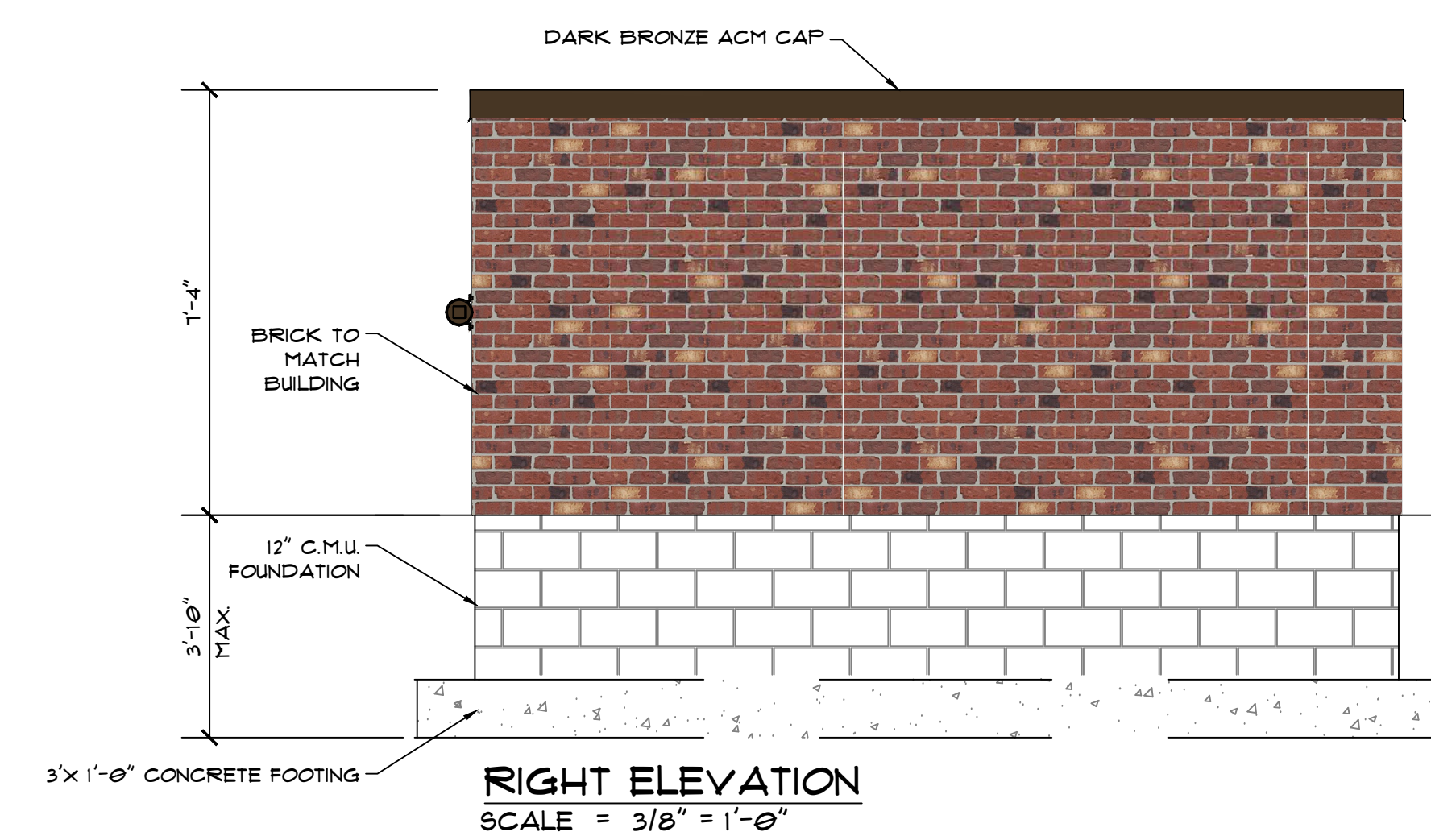
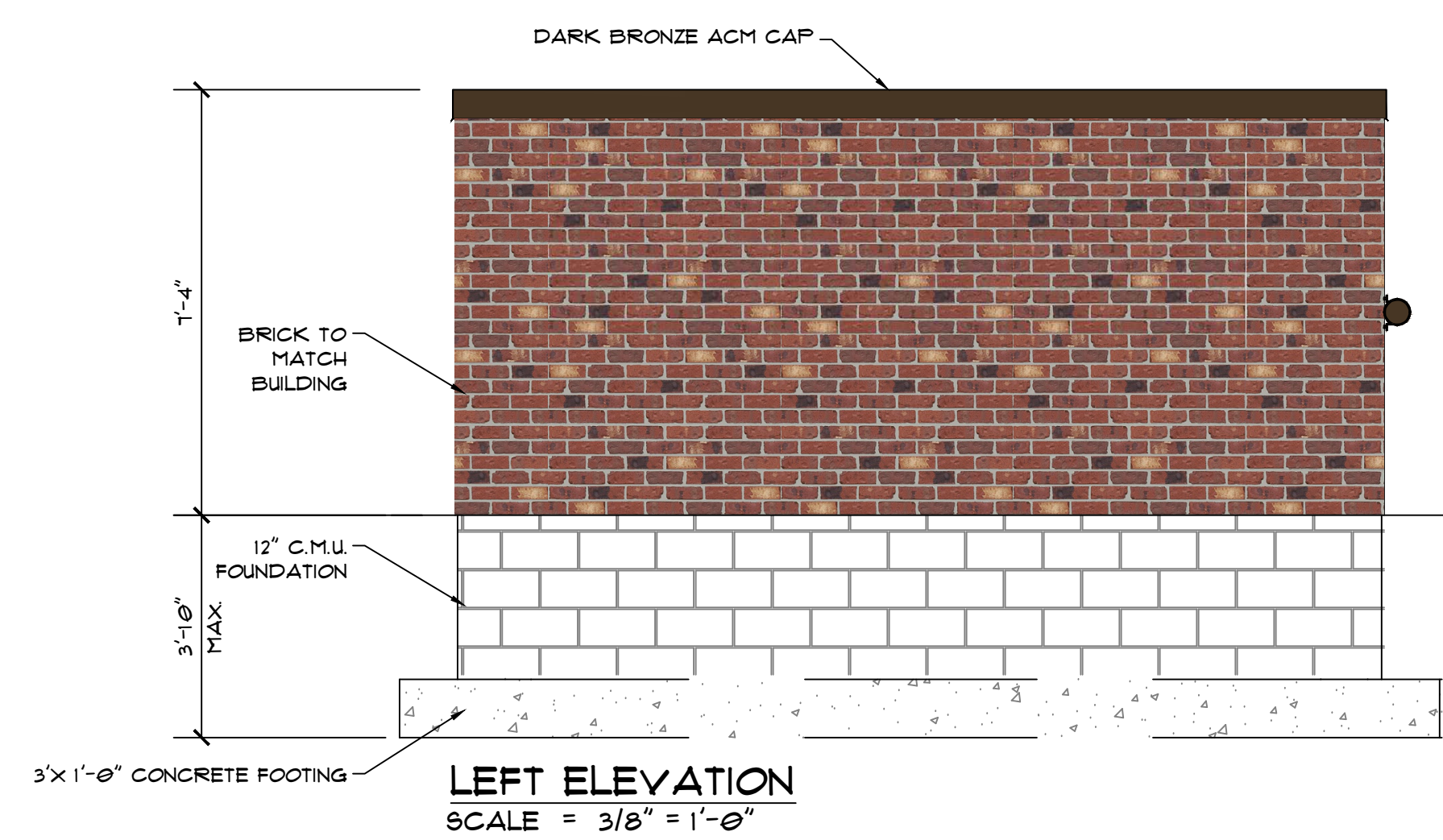
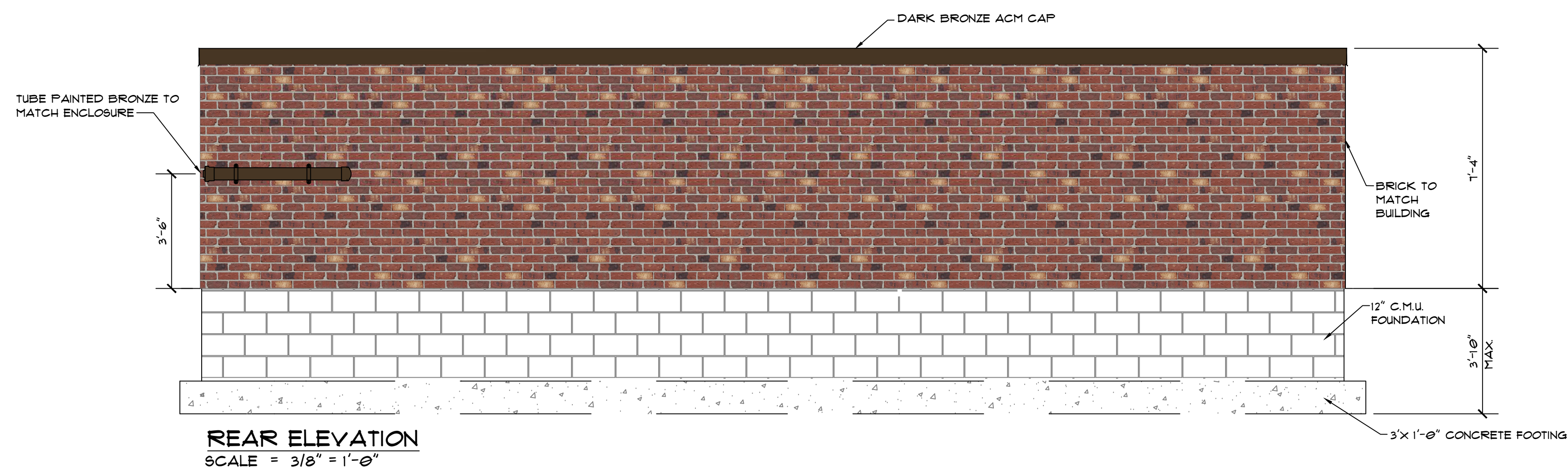
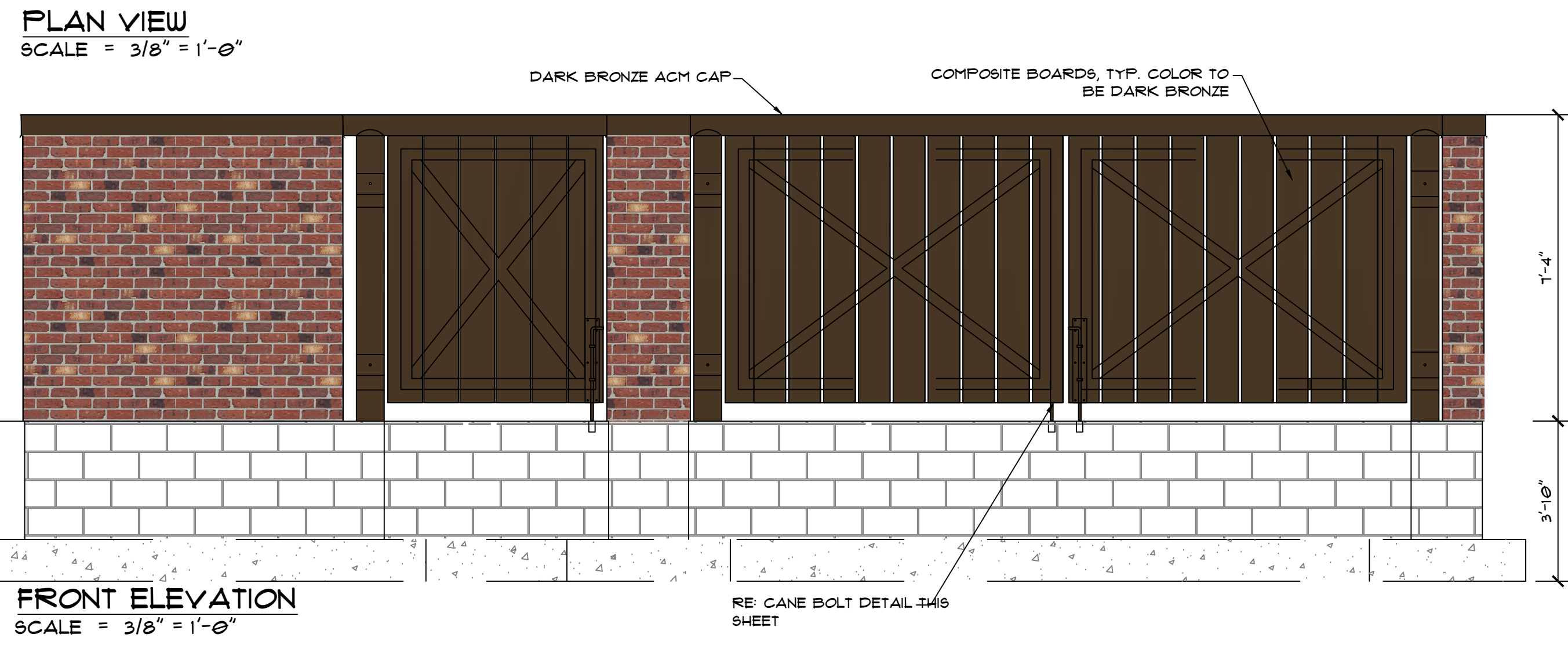
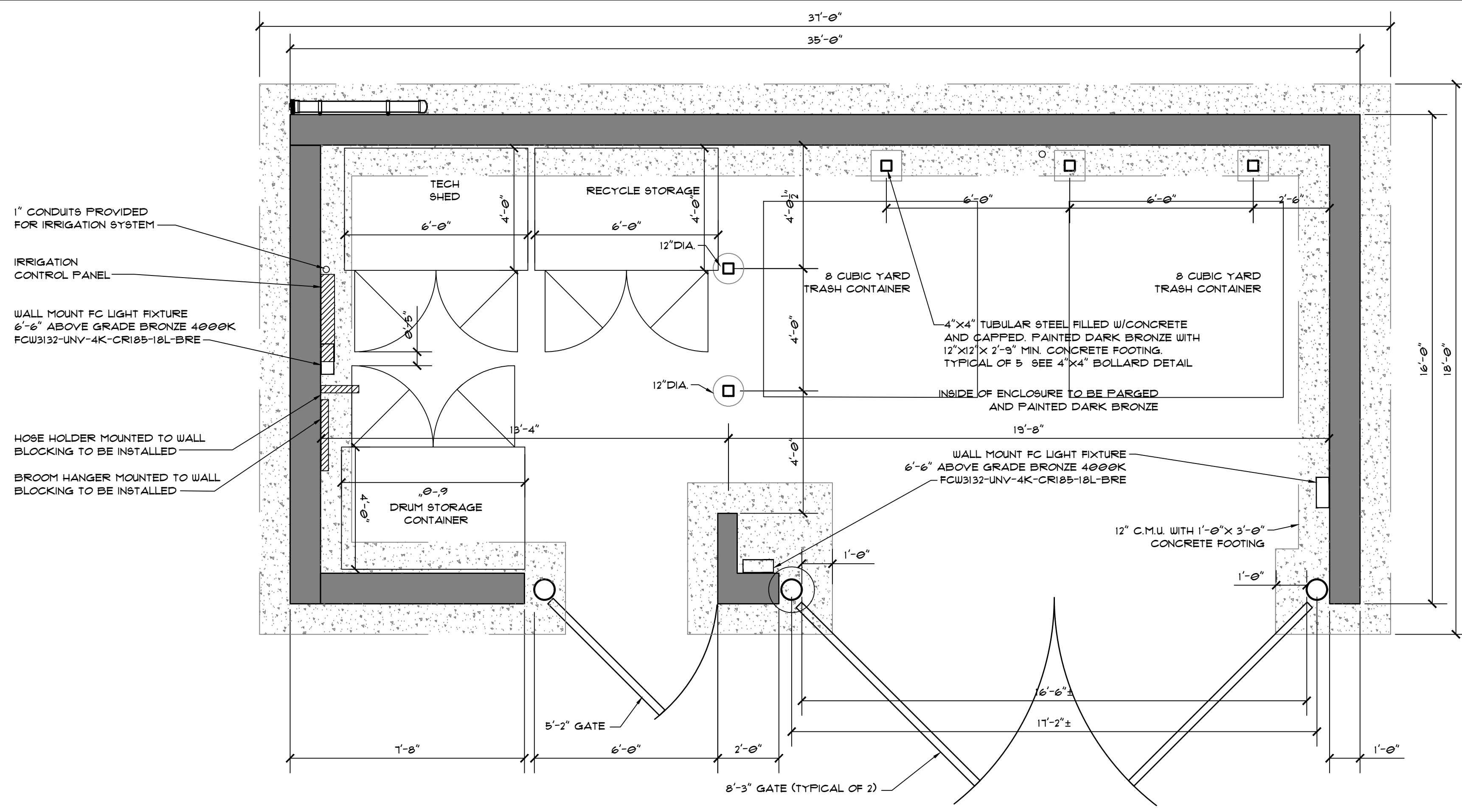
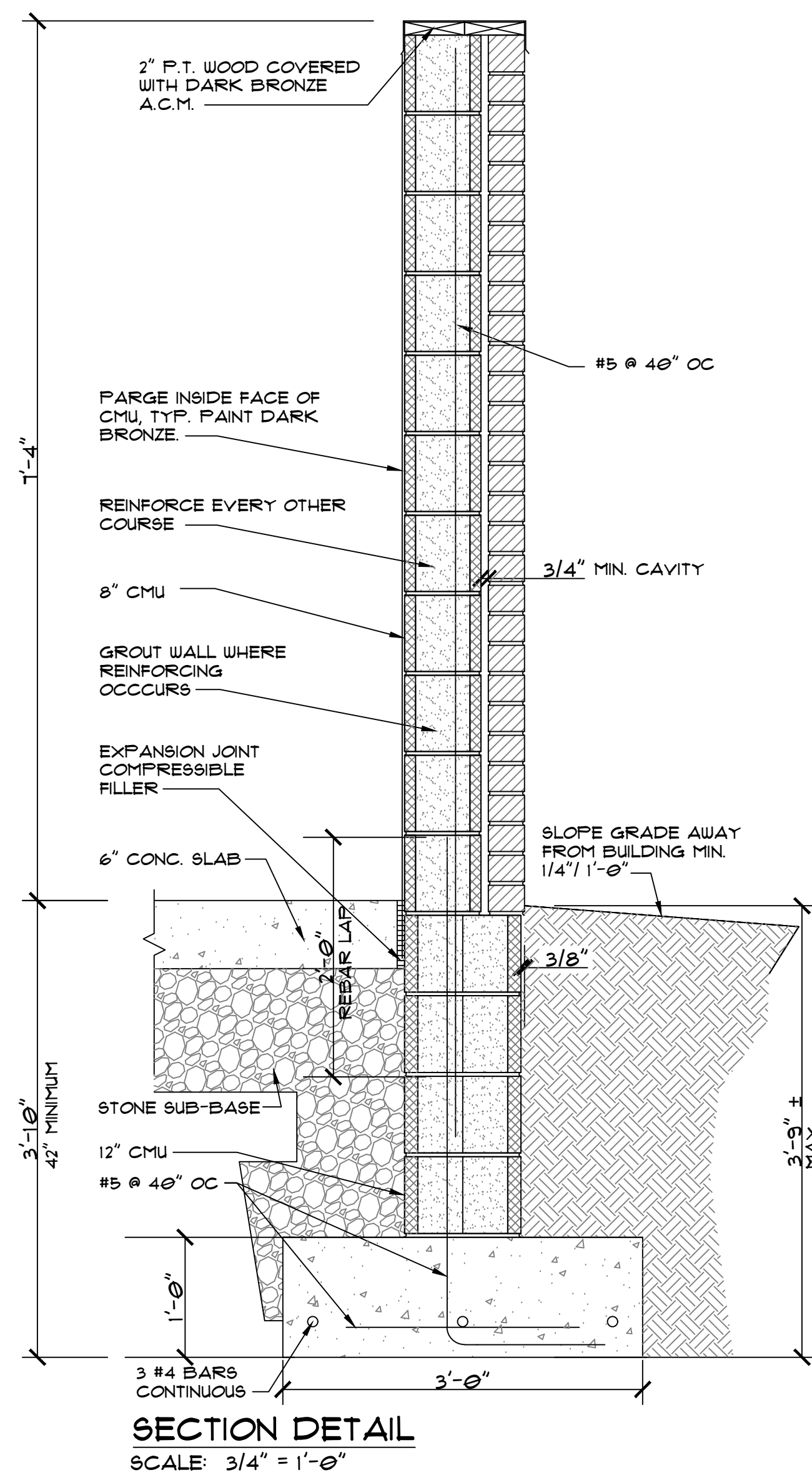
# FARMINGTON HILLS

Int. of West 12 Mile Road  
and Middlebelt Road  
Farmington Hills  
Michigan

OWNER:

SHEETZ, INC.

5700 SIXTH AVE.  
ALTOONA, PA 16602



MARK	DATE	DESCRIPTION

ISSUE: **05-10-24**  
PROJECT NO:  
AUTHOR BY: DNC  
REVIEW BY:  
SHEET TITLE

TRASH ENCLOSURE

**MINUTES  
CITY OF FARMINGTON HILLS  
PLANNING COMMISSION MEETING  
31555 W ELEVEN MILE ROAD  
FARMINGTON HILLS, MICHIGAN  
MAY 16, 2024, 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, Countegan, Grant, Trafelet, Stimson, Varga, Ware  
Commissioners Absent:           Brickner, Mantey  
Others Present:                   Staff Planner Canty, City Attorney Schultz, Planning Consultants  
  Tangari and Upfal

**APPROVAL OF THE AGENDA**

**MOTION by Grant, support by Aspinall, to amend and approve the agenda as follows:**

- **Postpone Item 4.B. REZONING REQUEST ZR 4-3-2024 until the June, 2024 meeting.**

**Motion passed unanimously by voice vote.**

**PUBLIC HEARING**

**A. REZONING REQUEST ZR 3-3-2024**

LOCATION:                       West side of Middlebelt Road, just north of Astor Avenue  
PARCEL I.D.:                   22-23-26-480-046  
PROPOSAL:                    Rezone one (1) parcel from P-1, Vehicular Parking to RA-4, One  
  Family Residential zoning district  
ACTION REQUESTED:        Recommendation to City Council  
APPLICANT:                   Rane Jappaya  
OWNER:                        22595 Middlebelt, LLC

Applicant presentation

Rane Jappaya, 22595 Middlebelt, LLC, was present on behalf of this request to rezone one parcel from P-1 Vehicular Parking to RA-4, One Family Residential zoning district on the west side of Middlebelt Road, just north of Astor Avenue.

Planners Review

Referencing the April 10, 2024 Giffels Webster memorandum, Planning Consultant Upfal gave the background and review for this request.

- The property in question is a little over a quarter acre. The majority of the property is zoned P-1 Vehicular Parking with a small portion zoned RA-4, One Family Residential. The property is located on the west side of Middlebelt Road, across from a mobile home park, surrounded by residential to the north and west, and with a convenience store to the south. The lot was currently unused.

- Duplexes are allowed in the RA-4 district, if the developer is using the major frontage option offered in the zoning ordinance.
- The Master Plan designated the site as a shopping center type business. The property to the south was a shopping center type business, and the properties to the north and west were designated as single family, which is consistent with RA-4 zoning, and the subject parcel is designated on the residential map as medium density.
- Portions of the site where only vehicular parking uses were permitted would accommodate single family and two-family residential uses; this would not have a considerable impact on public services or utilities.
- The wetlands map indicated there may be hydric soils on the site which should be reviewed prior to issuing of any permits.
- The applicant did not provide evidence that the site could not be developed as zoned, however the demand for vehicular parking lots with no principal use should be considered.
- The site is compatible with the neighboring RA-4 uses, and would be compatible with the B-1 parcel to the south if rezoned, as the ordinance stated that the intent of the B-1 district was to meet the day-to-day convenience shopping needs of the surrounding residential properties.
- As an undeveloped corner lot, there is the potential for a new curb cut.
- There is limited land along this thoroughfare where there is an option to construct a duplex in RA-4 zoning on a major thoroughfare.
- An amendment to current zoning would not accommodate single-family or duplex uses.
- Development in the immediate area had not changed substantially since the adoption of the Master Plan.
- Rezoning would not result in a spot zone.

In response to questions, Mr. Jappaya gave the following information:

- Mr. Jappaya believed the property was originally zoned P-1 by the previous owner to save money on taxes. Mr. Jappaya owned the residential property to the north, and Andy's Market to the south.
- Three single family homes or duplex structures could be constructed on the site if the rezoning is approved.
- The intent of the rezoning is to construct rental properties.

Chair Trafelet opened the public hearing.

As no public indicated they wished to speak on this matter, Chair Trafelet closed the public hearing and brought the matter back to the Commission.

**MOTION by Stimson, support by Aspinall, to recommend to City Council that Rezoning Request ZR 3-3-2024, dated March 18, 2024, submitted by Rane Jappaya, to rezone property located at Parcel Identification Number 22-23-26-480-046 from P-1, Vehicular Parking District, to RA-4, One Family Residential Zoning District BE APPROVED.**

**Motion passed unanimously by voice vote.**

**B. REZONING REQUEST ZR 4-3-2024**

LOCATION: 27815 Middlebelt Road; two (2) parcels on west side of Middlebelt Road, between Orion Court and Twelve Mile Road

PARCEL I.D.: 22-23-11-477-014, and 109

PROPOSAL: Rezone two (2) parcels from RC-2, Multiple Family Residential to B-3, General Business zoning district  
ACTION REQUESTED: Recommendation to City Council  
APPLICANT: SkilkenGold Real Estate Development  
OWNER: HRA Farmington Hills, LLC

Postponed to June meeting.

**C. AMEND PUD 1, 2021, INCLUDING REVISED SITE PLAN 54-2-2021**

LOCATION: 31525 Twelve Mile Road  
PARCEL I.D.: 22-23-15-201-270  
PROPOSAL: Conversion of hotel building into independent living facility in ES, Expressway Service zoning district  
ACTION REQUESTED: Recommendation to City Council  
APPLICANT: Farmington Hills Real Estate, LLC  
OWNER: Farmington Hills Real Estate, LLC

Applicant presentation

Douglas Boehm, Comfort Care Senior Living, was present on behalf of this request to amend PUD 1, 2021, including Revised Site Plan 54-2-2021, for conversion of a hotel building into an independent living facility. Mr. Boehm made the following points:

- City Council approved the Final Site Plan in November, 2021.
- Renovation started in 2022.
- The words “memory care” and “assisted living” need to be replaced with “independent living” in all PUD documents. Only independent living units will be on the site.

In response to questions, Mr. Boehm provided the following additional information:

- The units will be marketed to individuals 55 and older, but would also be open to others in order to meet Fair Housing requirements.
- The site would contain 131 units.

Planners Review

Referencing the May 9, 2024 Giffels Webster memorandum, Planning Consultant Tangari gave the background and review for this request for a PUD amendment.

- The request was to modify an approved PUD for a five-acre site near Twelve Mile and Orchard Lake Roads.
- The applicant proposes to amend the PUD to make units independent living, whereas the approved PUD contains a mix of 21 studio memory care units, 51 assisted living units, and 56 independent living units.
- The amendment would result in 131 independent living units, split into 47 studios and 84 one-bedroom units.
- The parking requirement for the approved PUD was 81 spaces. Based on the standard of 0.75 spaces per unit for independent living with no kitchen facilities, the amended parking requirement would be 98 spaces. This requirement differed from a statement of 81 spaces in the revised site plan.
- The applicant was proposing 85 parking spaces on site which would require relief from the parking requirement as part of the revised PUD agreement.

In response to questions, Mr. Boehm provided the following additional information:

- The proper building use term for the site is “boarding house.”
- Units would have a small kitchenette without a stove or oven. Stove top units could be added by residents.
- 24-hour dining services would be available, but there would be no medical or custodial care provided by the facility.

Chair Trafelet opened the public hearing.

As no public indicated they wished to speak on this matter, Chair Trafelet closed the public hearing and brought the matter back to the Commission.

Chair Trafelet pointed out that there was long grass and an unscreened retention pond currently on site. Mr. Boehm indicated that both issues would be resolved.

In response to further questions, Mr. Boehm provided the following:

- Construction would resume after the amendment was approved.
- Building elevators would accommodate a gurney.
- Units would not be subsidized.
- Units would meet ADA building codes.
- Requirements of the previous PUD agreement were met.

**MOTION by Stimson, support by Varga, to recommend to City Council that the application to amend PUD 1, 2021, including Revised Site Plan 54-2-2021, dated March 25, 2024 submitted by Farmington Hills Real Estate, LLC, be APPROVED, because the plans are consistent with the goals, objectives, and policies of the Master Plan and applicable provisions of the Planned Unit Development Option in Section 34-3.20 of the Zoning Ordinance,**

**Subject to:**

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

**And with the following additional recommendation:**

- **The Planning Commission recommends granting relief from the parking requirement to provide 13 fewer spaces than required.**

**Motion passed unanimously by voice vote.**

## **REGULAR MEETING**

### **A. LOT SPLIT 2, 2024 (FINAL)**

LOCATION: 21308 Waldron Street  
PARCEL I.D.: 22-23-36-329-030  
PROPOSAL: Split one (1) parcel into two (2) parcels in RA-4, One Family Residential zoning district  
ACTION REQUESTED: Lot Split approval (final)  
APPLICANT: Mansoor Habib  
OWNER: Mansoor Habib

Applicant presentation



Mansoor Habib was present on behalf of this request for lot split approval at 21308 Waldron Street. Mr. Habib made the following points:

- The lot was originally three parcels that had been combined into one.
- When Mr. Habib purchased the property, a fire-damaged home was still there; the City informed Mr. Habib that the home had to be demolished (not repaired). Mr. Habib did demolish the building, and the lot is currently vacant.
- The request was to split the lot into two lots, in order to build two single family homes.

Referencing the May 7, 2024 Giffels Webster memorandum, Planning Consultant Tangari gave the background and review for this request for lot split approval.

- The parcel is zoned RA-4 and contains 0.38 acres. The minimal lot size in RA-4 is 8,500 square feet.
- There was one place on the plans where the parcel ID was given incorrectly, that should be updated.
- Surrounding properties were all RA-4 One Family, except a portion of property across the street which was Olde Town Park.
- Parcel A and Parcel B were both proposed to have 75 feet of frontage on Waldron Street and were proposed to be 8,362 square feet (0.19 acres).
- The minimum lot width is 60 feet and the minimum lot size is 8,500 square feet. As noted, the proposed lots would not meet the minimum lot size requirement and will require a variance prior to Planning Commission action.
- Other parcels on the block had a standard lot size of about 50 feet by 111 feet. The proposed lots would be larger than most of the other lots on the block.
- Lots on surrounding blocks vary in size more than the lots on this block, including many with a width similar to the proposed lots.
- The proposed lots have rear to rear and side to side relationships with adjacent lots, which is typical for the area.
- The proposed division would result in a compatible relationship with surrounding parcels.
- The split would create two lots on which buildings would be oriented toward Waldron Street, as is the case with other lots on the west side of the block.

**MOTION by Aspinall, support by Varga, that (Final) Lot Split 2, 2024, dated April 3, 2024, submitted by Mansoor Habib, BE DENIED, because it appears that the applicable provision of Chapter 34 “Zoning” and/or Chapter 27 “Subdivision of Land,” of the City Code are not met, because the proposal would not meet the required dimensional standards.**

**Motion passed unanimously by voice vote.**

Commissioner Stimson explained process going forward; the applicant would need to obtain a variance from the ZBA before the Planning Commission could act on this request.

Commissioner Stimson pointed out the need to review the zoning in the Olde Town neighborhood, with an eye to bringing the zoning ordinance into conformance with what has existed in Olde Town for many decades.

**MOTION by Grant, support by Aspinall, to approve the April 18, 2024 Special Meeting minutes, and April 18, 2024 Regular Meeting minutes as submitted.**

**Motion carried unanimously by voice vote.**

**PUBLIC COMMENT**

Duke Orr noted that for 20 years Commissioner Mantey supported wetlands regulations and sidewalks, and progress had been made in those areas.

**COMMISSIONER/STAFF COMMENTS**

Commissioner Grant wished all mothers a belated Happy Mother's Day.

**ADJOURNMENT**

**Motion by Grant, support by Ware, to adjourn the meeting.**

**Motion carried unanimously by voice vote.**

The meeting was adjourned at 8:10pm.

Respectfully Submitted,  
Kristen Aspinall  
Planning Commission Secretary

/cem