AGENDA

PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING
CITY OF FARMINGTON HILLS
AUGUST 20, 2026 at 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 **(248) 871-2540**

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

4. Public Hearing

A. SPECIAL APPROVAL SITE PLAN 56-7-2026

LOCATION:	29375 W. 10 Mile Road
PARCEL I.D.:	22-23-25-101-018
PROPOSAL:	Construct a new specialty veterinary clinic within the B-3, General Business District
ACTION REQUESTED:	Planning Commission Public Hearing (Special Approval Use)
APPLICANT:	Katharine Podsiad
OWNER:	Bhlachandra Sata

5. Regular Meeting

A. LOT SPLIT 2, 2026 (FINAL)

LOCATION:	34037 Nine Mile Road
PARCEL I.D.: PROPOSAL:	22-23-33-202-043
ACTION REQUESTED:	Split one (1) parcel into three (3) parcels within the RA-3 One-Family Residential District
APPLICANT:	Lot Split Approval (Final)
OWNER:	Terry Sever
	Arlint Berber

B. ZONING TEXT AMENDMENT 1, 2026

CHAPTER OF CODE:	34, Zoning Ordinance
PROPOSED AMENDMENT:	Amend Zoning Ordinance to replace in entirety Section 34-6.1 "Site Plan Review" to revise, consolidate, and restate the procedures, standards, and requirements relating to the submission, review, processing, consideration, decision-making, duration of site plans in the city.
ACTION REQUESTED:	Set for Planning Commission Public Hearing
SECTION:	Amend Section 34-6.1

6. Approval of Minutes July 16, 2026

7. Public Comment
8. Commissioner/Staff Comments

9. Adjournment

Respectfully Submitted,

Tanji Grant, Planning Commission Secretary

Staff Contact:

Diane Mulville-Friel
City Planner
Planning and Community Development Department
(248) 871-2540
dmulville-friel@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.

4. Public Hearing

A. SPECIAL APPROVAL SITE PLAN 56-7-2026

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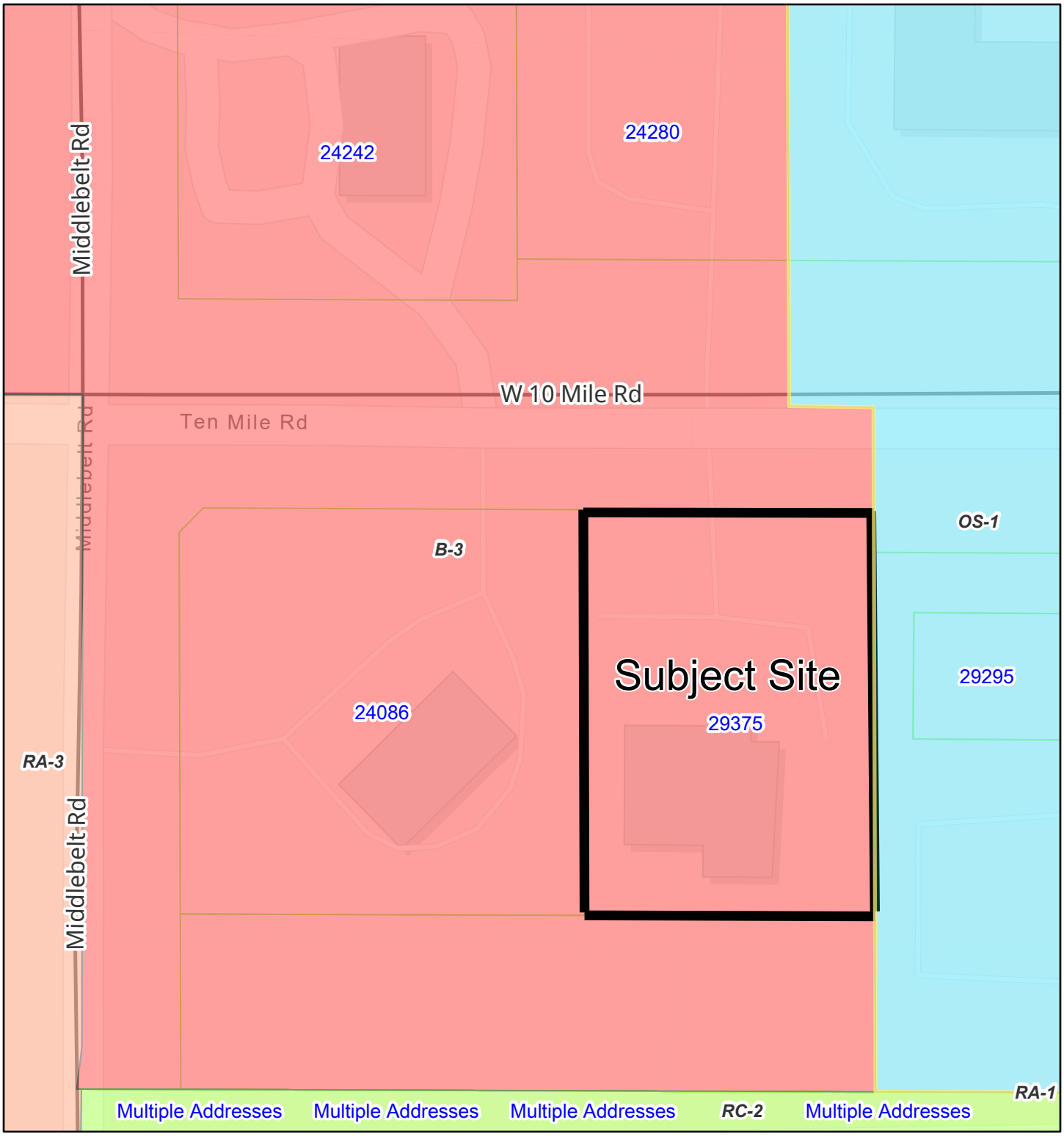
ZONING MAP

29375 W 10 MILE RD - ZONING MAP



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Zoning districts
- B-3
- OS-1
- RA-1
- RA-3
- RC-2
- Tax Parcels

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City of Farmington Hills, MI

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B-3 - General Business District

34-3.1.25

B-3 General Business District

A. INTENT

The B-3 General Business District is designed to provide sites for diversified business types that might be incompatible with the pedestrian movement within the B-1 Local Business District or B-2 Community Business District.

? **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

The following uses are permitted subject to **Section 34-3.11**:

i. Banks, credit unions, savings and loan associations and similar uses with drive-in facilities as an accessory use only
ii. **Businesses in the character of a drive-in or open front store** § 34-4.37
iii. Business schools and colleges or private schools operated for profit
iv. **Bus passenger stations** § 34-4.38
v. **Cellular towers and cellular antennae** § 34-4.24
vi. **Churches** § 34-4.4
vii. Cigar bars or lounges
viii. **Coin-operated amusement device arcades, billiard parlors or other similar indoor recreation uses** § 34-4.19.4
ix. **Commercial outdoor recreational space** § 34-4.39
x. Dance halls or catering halls when conducted within a completely enclosed building
xi. Data processing or computer centers
xii. **Establishments with coin-operated amusement devices** § 34-4.33
xiii. **Gasoline service stations** § 34-4.28
xiv. Indoor health and fitness studio and instructional dance studios
xv. **Indoor recreation facilities** § 34-4.19
xvi. **Laundry, drycleaning establishments, or pickup stations, dealing directly with the consumer** § 34-4.25
xvii. Lawn mower sales or service
xviii. Medical offices or clinics
xix. Mortuary establishments
xx. **Motel** § 34-4.34
xxi. New or used car salesroom, showroom or office when the main use is carried on within a building with open air display of vehicles as accessory
xxii. **Nursery schools, day nurseries, and day care centers** § 34-4.5
xxiii. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, or sales
xxiv. Other commercial uses of a similar and no more objectionable character
xxv. **Outdoor space for sale or rental of new or used motor vehicles, trailers, mobile homes, boats, recreational vehicles and other similar products** § 34-4.36

B. PRINCIPAL PERMITTED USES (cont.)

xxvi. Personal service establishments that perform services on the premises
xxvii. Private clubs or lodge halls
xxviii. Post offices and similar governmental office buildings, serving persons living in the adjacent residential area
xxix. 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
xxx. Restaurants, including fast food or carryout restaurants
xxxi. **Retail businesses** § 34-4.29
xxxii. Retail sales of plant materials, lawn furniture, playground equipment and other house or garden supplies
xxxiii. **Theaters, assembly halls, concert halls or similar places of assembly** § 34-4.44
xxxiv. Tire, battery and accessory sales
xxxv. Accessory structures and uses customarily incident to any of the above uses

C. SPECIAL APPROVAL USES

The following uses are permitted subject to **Section 34-3.11:**

i. **Automobile repair** § 34-4.31
ii. **Drive-in restaurants** § 34-4.35
iii. **Gasoline service stations** § 34-4.28
iv. **Vehicle wash** § 34-4.40
v. **Veterinary hospitals or commercial kennels** § 34-4.26

D. ACCESSORY USES

i. **Electric vehicle infrastructure** § 34-4.55
ii. **Fabrication, repair, and processing of goods** § 34-4.29
iii. **Outdoor space for seating areas accessory to a restaurant** § 34-4.32
iv. **Parking structures** § 34-4.61

B-3 General Business District

E. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area:	Not specified

Setbacks

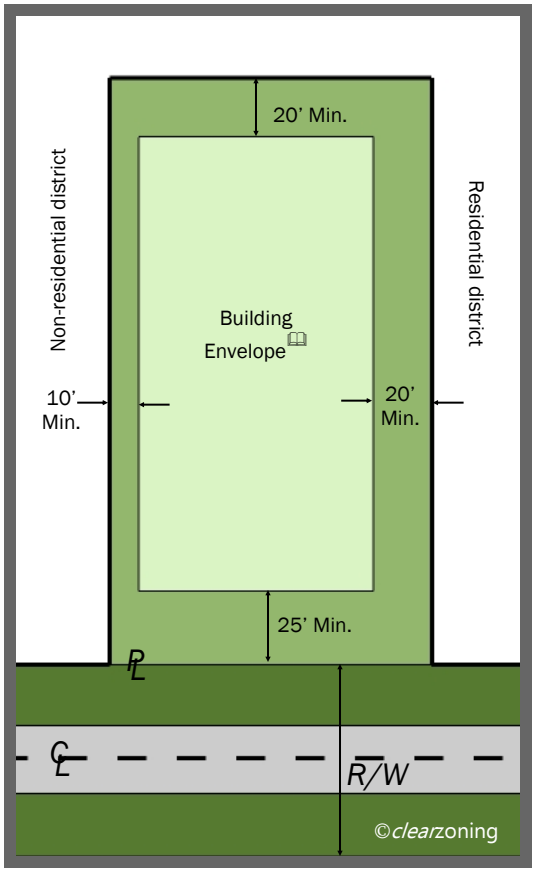
Minimum front yard setback:	25 ft
Minimum rear yard setback:	20 ft
Minimum side yard setback:	10 ft
Minimum from residential district:	20 ft
Minimum from side street:	25 ft

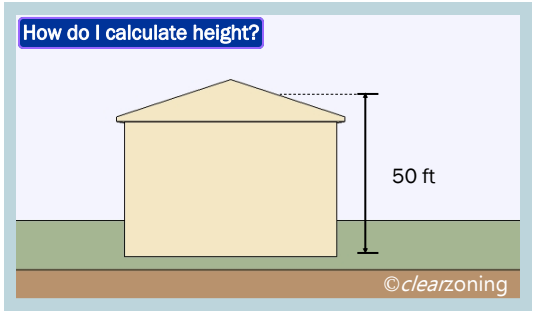
Building Height

Maximum building height:	50 ft
Maximum number of stories:	3

Open Space

Front yard open space required	50%





The above drawings are not to scale.

NOTES

- For additions to the above requirements, refer to Section 34-3.5: A, J, K, L, M, N, T and U.

Δ Ord. No. C-9-2024, C-5-2025

SELECTED REFERENCES

3. Zoning Districts
- General Exceptions § 34-3.26
- Planned Unit Development § 34-3.20
- Marginal Access Drive § 34-3.22

4. Use Standards
- Special Land Uses § 34-4.20
- Adult Businesses § 34-4.21
- Standards for Cellular Towers § 34-4.24.8

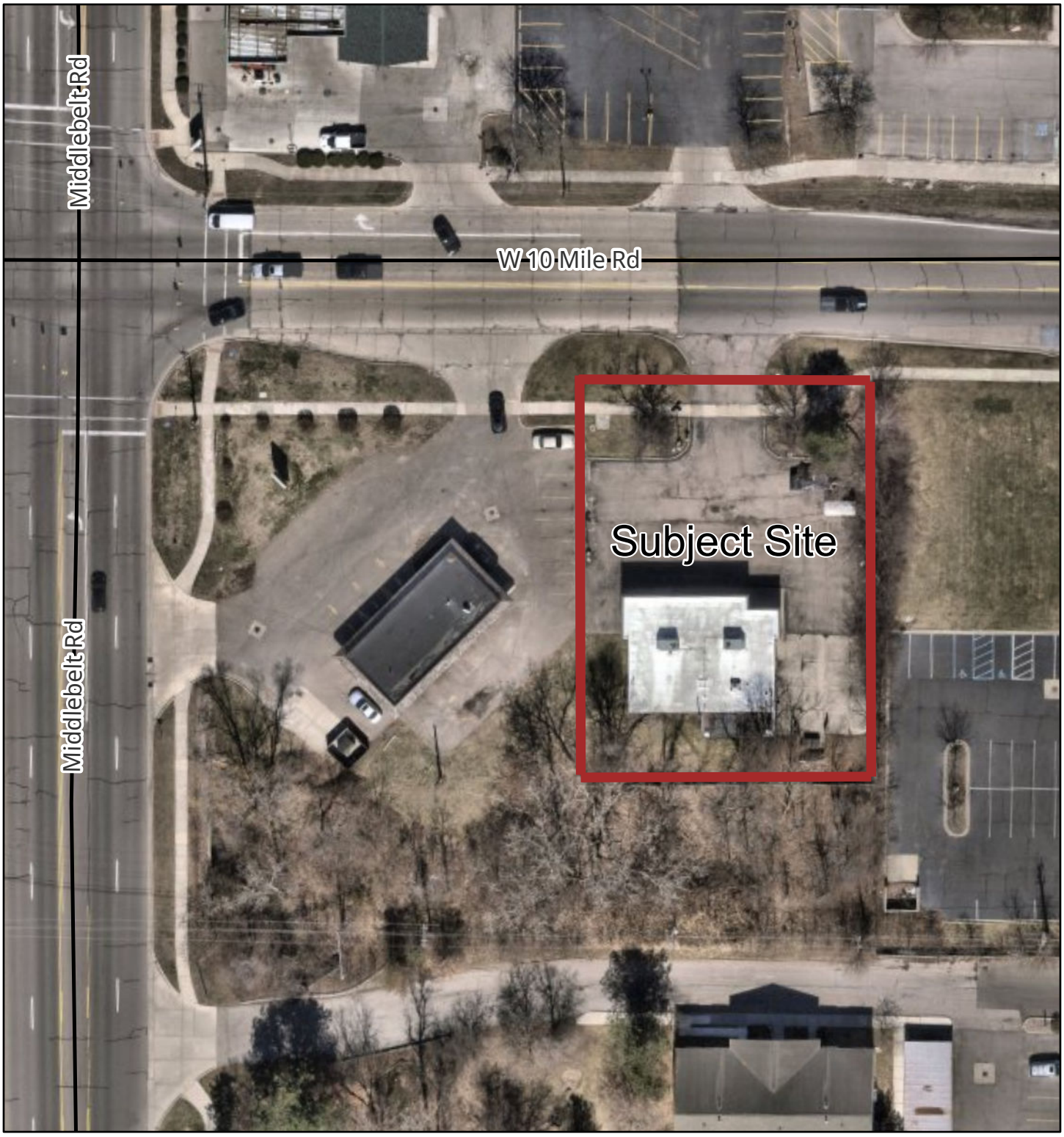
5. Site Standards
- Accessory Buildings and Structures § 34-5.1
- Off-street Parking Requirements § 34-5.2
- Off-street Parking Space Layout Standards § 34-5.3
- Off-street Loading and Unloading § 34-5.4
- Signs § 34-5.5
- Acceleration-deceleration Passing Lanes § 34-5.6
- Flood Zone Controls § 34-5.8
- Entranceway Structures § 34-5.9
- Corner Clearance § 34-5.10
- Frontage on Public Street § 34-5.11
- Fences § 34-5.12
- Access to Major or Secondary Thoroughfares § 34-5.13
- Landscape Development § 34-5.14
- Walls and Berms § 34-5.15
- Exterior Lighting § 34-5.16
- Screening of Rooftop Equipment § 34-5.17
- Tree Protection, Removal & Replacement § 34-5.18
- Pedestrian Access and Connectivity § 34-5.19

6. Development Procedures
- Site Plan Review § 34-6.1
- Notice of Public Hearing § 34-6.2
- Special Land Use and Special Approval Use Standards § 34-6.3

7. Admin and Enforcement
- Guarantee for Improvements § 34-7.2

AERIAL MAP

29375 W 10 MILE RD - AERIAL MAP



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City of Farmington Hills, MI

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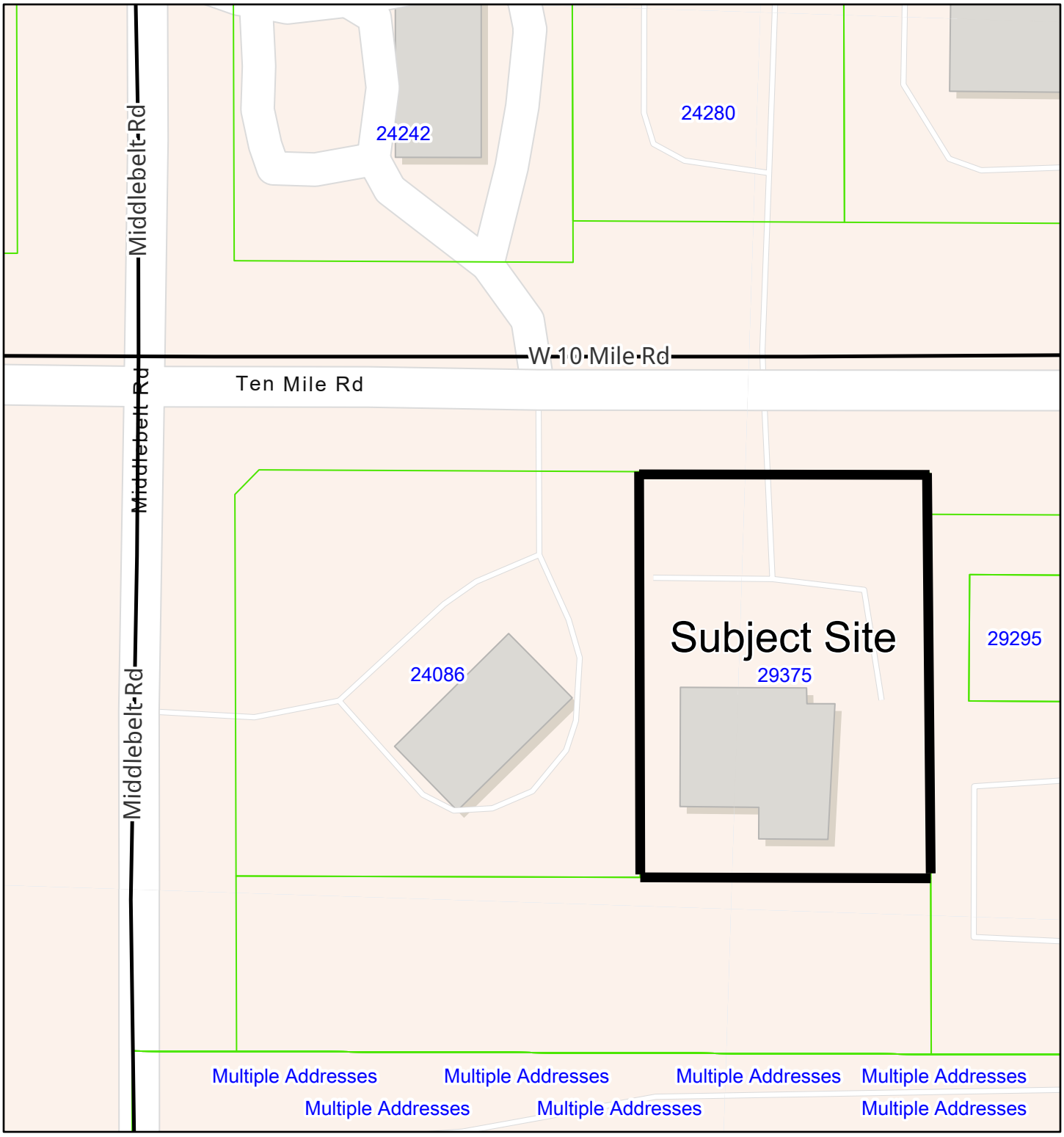
LOCATION MAP

29375 W 10 MILE RD - LOCATION MAP



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Tax Parcels

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CWA Review - August 11, 2026

(Site Plan dated July 3, 2026)

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Review Date	Plan Date
August 11, 2026	July 3, 2026

Special Approval Use & Site Plan Review
for
The City of Farmington Hills

[redacted]

Case: SA 56-7-2026 - 29375 W. 10 Mile - Fur and Feathers Veterinary Clinic

Site: 29375 W. 10 Mile (Parcel #22-23-25-101-018)

Applicant: Katharine Podsiad

Zoning: B-3, General Business District

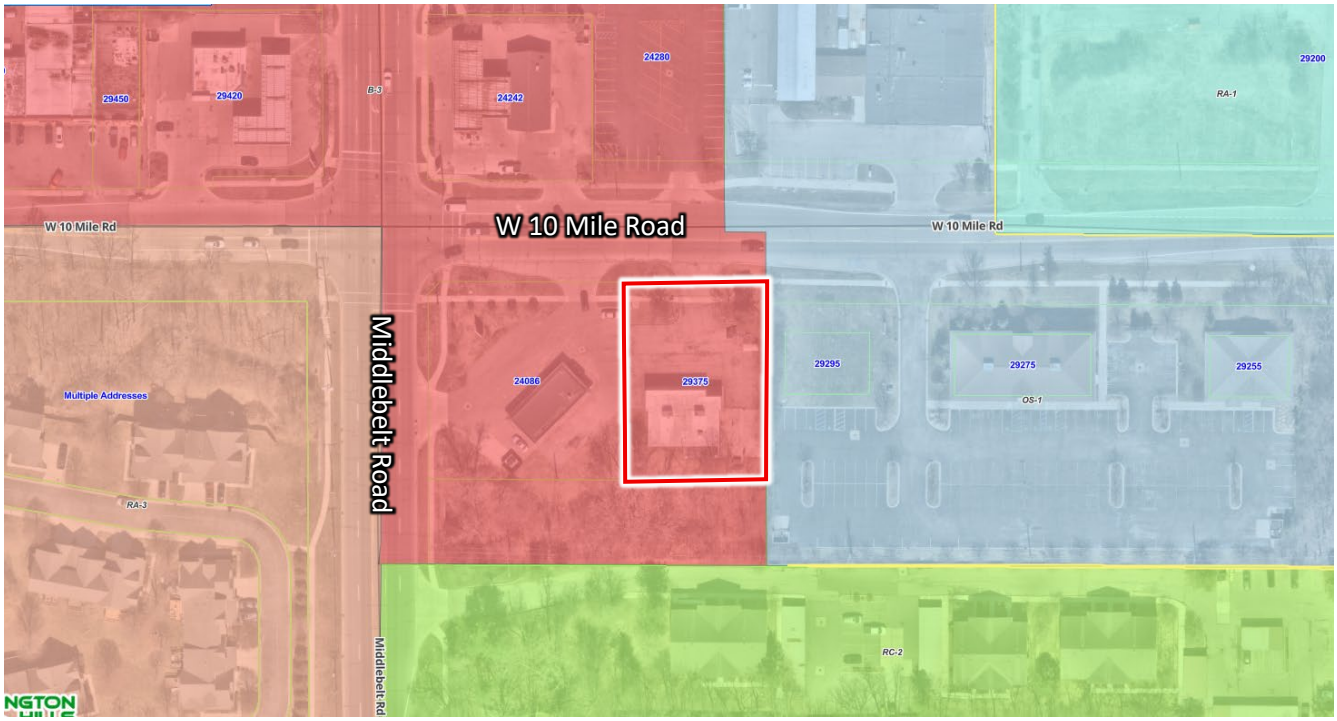
Action Requested: Special Approval Use and Preliminary Site Plan Approval.

Aerial Photo of Subject Site and Approximate Lot Lines



Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*
Richard K. Carlisle, *Past President/Senior Principal*

Zoning of Subject Site



The applicant is requesting special approval use and preliminary site plan approval to establish a veterinary clinic at the subject property, located south side of W 10 Mile Road and east of Middlebelt Road.

The property is zoned B-3, General Business District. According to 34-3.1.25.C.v, veterinary hospitals are a special approval use in the B-3 District. Special approval uses require a public hearing and review and approval by the Planning Commission. In addition, Section 34-3.11 establishes that all uses requiring site plan approval must be reviewed by the Planning Commission.

SUMMARY OF FINDINGS

Existing Conditions

1. **Zoning.** B-3, General Business District.

2. **Existing Site.** The subject property is approximately 0.46 acres in area and is currently improved with a single-story commercial building that is approximately 2,738 square feet in area. The areas north and east of the building are paved and include fifteen (15) parking spaces. An existing dumpster enclosure is located in the rear yard, southeast of the building. A vacant, wooded parcel owned by the City of Farmington Hills, is directly south and Streamwood Condominium, a multifamily housing complex, located 72 feet south of the wooded parcel. The subject property is located between an automotive service center to the west and the Oakleaf Professional Village office complex to the east.

3. Adjacent Properties.

Direction	Zoning	Use
North	B-3, General Business District	W 10 Mile/Retail
South	B-3, General Business District/RC-2, Multiple Family Residential	Natural vegetation/multiple family dwellings
East	OS-1	Medical offices
West	B-3, General Business District	Auto services

3. Site Configuration and Access. The site has one 30-foot-wide, full-movement driveway on W. 10 Mile Road. Parking space bumpers separate the subject site's parking lot from the property to the automotive service center to the west, and a strip of vegetation separates the site from the office complex to the east.

Site Plan

1. Dimensional Requirements (B-3 District).

B-3 District Requirements (34-3.1.25.E)			
Standard	**Required**	**Existing**	**Proposed**
Min. lot size	N/A	N/A	N/A
Min. lot width	N/A	N/A	N/A
Min. front setback	25 ft.	95.5 ft. (from existing W. 10 Mile Rd ROW) 78.5 ft. (from proposed W. 10 Mile Rd ROW)	Complies. Front setback 78.5 ft. from proposed ROW
Min. side setback (east and west)	10 ft.	19.4 ft. (west)[1] 40.3 ft. (east)[1]	Complies. Side setback 19.4 ft. (west)[1] and 40.3 ft. (east)[1]
Min. setback from residential district	20 ft.	~72 ft.	Complies. Setback ~72 ft. from residential district.
Min. setback from side street	25 ft.	N/A	N/A
Min. rear yard setback	20 ft.	20.3 ft. (south)[1]	**Pending.** Building is set back 20.3 feet from rear lot line, but proposed dog relief area is approximately seven (7) feet from rear lot line.
Lot coverage	N/A	N/A	N/A
Max. building height	50 ft.	N/A	Complies. Building height ~16 ft.[2]

B-3 District Requirements (34-3.1.25.E)			
Standard	**Required**	**Existing**	**Proposed**
Max. number of stories	3 stories	1 story	1 story (complies)
Front yard open space	50% min. 25 ft. x 120 ft. /2 = 1,500 sf. min.	~1,464 sf.[2]	~1,464 sf.[2] Existing non-conformity.

[1] Setback dimensions based on topographic survey. Site plan dimensions needs to be corrected.
[2] Dimension approximated from scaled plans.

The applicant must include the legal description and parcel identification number on the site plan. Setback dimensions shown on the site plan need to be corrected to match those shown on the topographic survey. Front setbacks are to be measured from the proposed future right-of-way. The Site Data table shown on Sheet SP-1 must be corrected to reflect the B-3 District development standards (Section 34-3.1.25.E) as well as all existing and proposed dimensions.

Notes to B-3 District Standards (34-3.5)		
Standard	**Required**	**Provided**
Landscaped yards abutting streets (34-3.5.2.A)	Landscaping of all yards abutting a street shall be provided per Section 34-5.14	Existing. See the Landscaping section of this review for additional comments.
Front yard parking setback (34-3.5.2.J)	Parking may be permitted within the required front yard setback provided that the parking setback is not less than ten (10) feet wide and the area is landscaped.	Complies. Parking spaces are approximately seventeen (17) feet from the front lot line and are separated by landscaped beds.
Alley access/ side yard (34-3.5.2.K)	N/A	N/A
Setback from residential district (34-3.5.2.L)	Min. setback of 20 feet or ten 10 percent of the depth of the lot as measured from the residential district, whichever is the greater, need not to exceed 50 feet.	Complies. Setback ~72 ft from residential.
Setback from side street (34-3.5.2.M)	N/A	N/A
Loading spaces (34-3.5.2.N)	Per 34-5.4, loading space is required for every building, structure or part thereof involving the receipt or distribution of vehicles or materials or merchandise.	See the Off-Street Loading and Unloading section of this review for comments.

Notes to B-3 District Standards (34-3.5)		
Standard	**Required**	**Provided**
Rooftop equipment. (34-3.5.2.T)	Rooftop equipment shall be screened per Section 34-5.17	**Pending.** The applicant is proposing to refinish the building's existing architectural parapet. Mechanical equipment is not shown on the plan, but existing mechanical equipment is visible in Google Street View photos. The applicant must confirm the extent of the proposed parapet renovations, if the existing mechanical equipment will remain, and if new roof-mounted equipment is proposed.
Landscaped yard abutting street. (34-3.5.2.U)	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.	Complies. Landscaped areas approximately seventeen (17) feet in depth are provided along the front lot line.

2. Standards Veterinary Hospital Clinic, or Commercial Kennel (34-4.26.2).

Veterinary Hospital Clinic, or Commercial Kennel (34-4.26.2)		
Standard	**Required**	**Provided**
Operations within building (34-4.26.2.A)	All treatment rooms, cages, pens or runways shall be located within a completely enclosed building so sound will be kept within the building.	**Pending.** An outdoor "dog relief area" is proposed in the building's rear yard, which will be enclosed with a cyclone fence with a gate. **The Planning Commission must determine** if the proposed dog relief area complies with Section 34-4.26.2.A. Please see the special approval use section of this review for additional comments.

Veterinary Hospital Clinic, or Commercial Kennel (34-4.26.2)		
Standard	**Required**	**Provided**
Central Air (34-4.26.2.B)	The building shall have and maintain central air conditioning so windows will not be open.	**Pending.** Prior to final site plan approval, the applicant must submit building and mechanical plans that confirm the building will have central air conditioning.
Noise Control (34-4.26.2.C)	The use shall be operated in such a way as to produce no objectionable odors or noise outside its walls.	**Pending.** Potential noise and odor issues associated with the dog relief area must be addressed. In addition, the applicant must provide a more detailed description of the facility's operations to confirm that all operations will be conducted indoors.

3. **Special Land Use/Special Approval Use Standards (34-6.3). Special Land Uses and Special** Approval Uses are subject to the review standards listed in Section 34-6.3. The purpose of these standards are to evaluate the proposed use to ensure its design and operations will have a minimal impact on surrounding properties, traffic, utilities, etc. The Section 34-6.3 standards, and comments on the proposal according to those standards, are as follows:

    1. "Taking into consideration the size, location and character of the proposed land use, viewed within the context of surrounding land uses and land use planning for such area, the proposed use shall not be incompatible nor inharmonious, as determined by the application of generally accepted planning standards and/or principles, with:

        A. The surrounding uses; and/or

        B. The orderly development of the surrounding neighborhood and/or vicinity."

    CWA Comments: *The size, location, and character of the proposed land use appears to be compatible with the surrounding commercial uses. The office park buildings to the east do not directly abut the side and rear yard of the veterinary clinic property, and the automotive service center to the west is not a use that requires patrons to shop or linger outside their vehicle. This being said, veterinary clinics have the potential to generate noise and odor-related impacts without proper mitigation. A residential use, Streamwood Condominiums, is approximately 100 feet to the south of the veterinary clinic. While it is buffered by a wooded vacant parcel, noise and odor being generated from the outdoor dog relief area are potential issues. Please see comments below under 34-6.3.3.*

    2. "The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing pedestrian-vehicle interfacing."

CWA Comments: *In general, the proposed use appears to be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved. A traffic impact study was not provided; however, the property was originally developed as a convenience store which typically relies on high-volume, brief "stop-and-go" transactions. Based on trip generation estimates listed in the Institute of Transportation Engineer's Trip Generation Manual (11th Edition), veterinary clinics typically generate much fewer trips per square foot than convenience stores. Potential vehicle traffic will depend, in part, on whether the clinic operates strictly on an appointment-basis or if they allow walk-in customers. The applicants must confirm.*

The project proposes no structural additions to the exterior footprint, and the existing sight lines for drivers exiting onto West 10 Mile Road remain unobstructed.

3. "The proposed use shall not unreasonably impact upon surrounding property in terms of noise, dust, fumes, smoke, air, water, odor, light and/or vibration, and shall not unreasonably impact upon a person perceiving the operation in terms of aesthetics. Where such concerns can be remedied by way of design, construction and/or use, the proposed use shall be designed, constructed and used so as to eliminate the effects of the use which would otherwise substantiate denial thereof, taking into consideration the location, size, intensity, layout and periods of operation of such use."

   CWA Comments: *Veterinary clinics have the potential to generate odor and noise-related impacts on adjacent properties without proper mitigation. The applicant must confirm that they will operate the clinic entirely indoors, and that they will not offer overnight commercial boarding. Furthermore, the applicant must confirm that the building's interior will have acoustic insulation (such as Sound Transmission Class rated drywall and sound-dampening ceiling tiles) to confine animal noise.*

   Pursuant to Section 34-4.26.2.A, the proposed outdoor dog relief area cannot be used as part of the clinic's operations. However, an outdoor dog relief area for customers to take their pets may be permissible. The applicant must clarify how the outdoor relief area will be used and provide additional information to demonstrate that area will be designed and operated in a manner that will eliminate potential noise and odor nuisances associated with its use. This additional information should describe how access to the area use will be managed, how many dogs may utilize it at a time, and how it will be regularly cleaned.

   The applicant should also confirm why a fenced area is necessary instead of designating an unenclosed area for dog relief. An unenclosed area may help ensure that dogs are always accompanied by their owners and that that utilization will be brief.

4. "The proposed use shall be such that the proposed location and height of buildings or structures and the proposed location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value."

   CWA Comments: *Provided that the potential impacts of the proposed outdoor relief area are addressed, we do not anticipate that the proposal will discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.*

5. The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the City.

   CWA Comments: *Provided that the potential impacts of the proposed outdoor relief area are addressed, the proposed use should be harmonious with the physical and economic aspects of adjacent land uses.*

6. The proposed use is so designed, located, planned and to be operated so that the public health, safety and welfare will be protected.

   CWA Comments: *Provided that noise is largely contained indoors, a quiet professional environment maintained, and the potential impacts of the proposed outdoor relief area are addressed, the proposed use appears to be designed, located, planned and operated so that the public health, safety and welfare will be protected.*

7. The proposed use shall not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.

   CWA Comments: *Provided that the potential impacts of the proposed outdoor relief area are addressed, the proposed use will not cause substantial injury to the value of adjacent uses or be detrimental to other permitted uses.*

8. The proposed use shall not result in an impairment, pollution and/or destruction of the air, water, natural resources and/or public trust therein.

   CWA Comments: *Veterinary clinics are classified as a special approval use because of their potential to generate sound and odor related nuisances. Provided that the potential impacts of the proposed outdoor relief area are addressed, the proposal otherwise meets this standard.*

9. The proposed use shall not unreasonably burden the capacity of public services and/or facilities.

   CWA Comments: *We defer to the City Engineer and Fire Department for comment.*

10. The proposed use shall have appropriate physical, visual and spatial characteristics based upon compatible design and architectural elements that relate harmoniously to the design characteristics of area development.

    CWA Comments: *The proposal will create a new use in a vacant building. While the applicant is proposing to install new façade materials, they are not in full compliance with the Zoning Ordinance's design requirements (see discussion on design standards).*

4. Marginal Access Drives (34-3.11 and 34-3.22).

Marginal Access Drives (34-3.11 and 34-3.22)		
Standard	**Required**	**Provided**
Instances where marginal access drive is required (34-3.22.1)	In those instances where an excessive number of ingress or egress points may occur with relation to major or secondary thoroughfares, the Commission may require marginal access roads and the development of parking so that contiguous lots on abutting properties will allow traffic circulation from one property to another without reentering the public thoroughfare.	**Pending. The Planning Commission must determine** if a marginal access drive between adjacent properties is required. Given the existing conditions of the subject site and adjacent properties, we do not expect that a marginal access drive would be beneficial.
Right-of-way setback (34-3.11.1.A)	The edge of the marginal access drive nearest the street shall be located ten (10) feet from the future street right-of-way.	**Pending** if marginal access drive.
Front yard setback (34-3.11.1.B)	60 ft. from future right-of-way.	**Pending** if marginal access drive.
Open space reduction (34-3.11.1.C)	The front yard open space required may be reduced to twenty-five (25) percent of the required sixty (60) foot setback area.	**Pending** if marginal access drive.

5. Dumpster Enclosure Requirements (31-5.1.3.D).

Dumpster Enclosure Requirements (31-5.1.3.D)		
Standard	**Required**	**Provided**
Dumpster pad/ minimum dimensions (31-5.1.3.D)	Paved dumpster location with minimum dimensions of nine (9) feet wide and six (6) feet deep, shall be provided.	**Pending**. The site plan shows a fence in the approximate location of the site's existing dumpster enclosure, but it is not identified on the plan. The dimensional requirements appear to be met, but the enclosure must be labeled.

Dumpster Enclosure Requirements (31-5.1.3.D)		
Standard	**Required**	**Provided**
Location and access (31-5.1.3.D.i)	The dumpster is located in a rear yard or interior side yard and is clearly accessible to servicing vehicles	Complies. The existing dumpster enclosure location is in a rear yard and is accessible to vehicles.
Screening (31-5.1.3.D.ii)	Dumpsters shall be screened from view on all sides. Gates providing access shall also provide screening.	**Pending**. Dumpster enclosure details must be provided to demonstrate that the enclosure is in good condition and provides adequate screening.
Setback (31-5.1.3.D.iii)	Dumpsters and enclosures shall be a minimum of twenty (20) feet from a residential district.	Complies. The enclosure is approximately seventy (70) feet from the nearest residential district.

6. Parking Requirements (34-5.2.10).

Parking Requirements (34-5.2.10)		
Standard	**Requirement**	**Provided**
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 (34-5.2.10.D.iii)	~1,745 sf. of useable floor area [1]/135 = Thirteen (13) spaces. .	**Pending.** Fifteen (15) spaces are proposed. The applicant must confirm usable floor area calculation to only include areas intended for the sale of merchandise or services, or for use to serve patrons, clients or customers. In addition, the parking requirements specified on the plan must be updated to reflect 34-5.2.10.D.iii.
Barrier-free parking spaces (34-5.3.3.E)	Lots with 1 to 25 parking spaces require a minimum of one (1) accessible space.	Complies. One (1) accessible space provided.

[1] *Measurements are approximate and derived from scaled drawings.*

7. Off-street Parking Dimensions (34-5.3.3.A).

Minimum Off-street Parking Dimensions (75 to 90 degree spaces) (34-5.3.3.A)		
Use	**Requirement**	**Provided[1]**
Maneuvering Lane Width	20 ft.	Maneuvering areas with the site exceed twenty (20) feet in width. Complies.
Standard Space Width	9 ft.	Nine (9) feet. Complies.
Standard Space Length	20 ft., 2-foot overhang permitted	Twenty (20) feet. Complies.

[1] *Measurements are approximate and derived from scaled drawings.*

8. Circulation. The site is accessible via one (1) full movement driveway from W 10 Mile Road. While the internal drive aisles are not clearly defined, the site and parking lot layout is an existing site condition with few if any options for modification.

9. Off-Street Loading and Unloading (34-5.4.3)

Off-Street Loading and Unloading (34-5.4.3)		
Standard	**Requirement**	**Provided**
Loading space required. **(**Section 34-5.4.1.B)	On the same premises with every building, structure or part thereof involving the receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading in order to avoid undue interference with public use of dedicated rights-of-way. Within any B or ES district, off-street loading space shall be provided in the rear yard only and in the ratio of at least ten (10) square feet per front foot of building. 60 ft. x 10 = 80 sf.	Complies. An approximately 115 sf. loading space is provided on the east side of the building.

Off-Street Loading and Unloading (34-5.4.3)		
Standard	**Requirement**	**Provided**
Loading space location. (34-5.4.3.D)	All spaces shall be provided off-street in the rear yard or interior side yard and shall in no instance be permitted in a front yard. In those instances where exterior side yards abut an industrial district across a public street, loading and unloading may take place in such exterior side yard when the setback is equal to at least fifty (50) feet.	Complies. The loading space is in a side yard.

10. Acceleration-Deceleration-Passing Lanes (34-5.6.4).

Acceleration-Deceleration-Passing Lanes (34-5.6.4)		
Standard	**Requirement**	**Provided**
Acceleration-Deceleration-Passing Lanes (34-5.6.4)	Required lanes or tapers shall be indicated schematically on the site plan and shall be constructed in accordance with the standards for such facilities as established by the engineering division site plan design standards.	**Pending.** The driveways are existing and no changes are proposed. We defer to the City Engineer as to whether any additional information or improvements are required.

11. Corner Clearance (34-5.10).

Corner Clearance (34-5.10)		
Standard	**Requirement**	**Provided**
Corner Clearance (34-5.10)	No fence, wall, shrubbery, sign or other obstruction to vision above a height of thirty (30) inches from the top of curb at street level shall be permitted within a twenty (20) foot triangular area between a right-of-way line and a private drive measured along the edge of the driveway (along back of curb if curb is provided). Further, all trees within any required corner clearance area shall be trimmed up to a height of 6 feet or more.	Complies. An existing curbed lawn area extends beyond the property's front lot line and provides a clear vision area at the driveway taper that meets this requirement.

12. Landscape Development (34-5.14).

Landscape Development (34-5.14)				
Item	**Required**			**Proposed/Comments**
Minimum parking lot island area (34-5.14.3.C.iv)	Continuous curbing or other suitable device shall be required around all landscaped areas where damage from vehicles is possible. Each tree planted in a parking lot island must be provided with an open area not less than one hundred eighty (180) square feet with a minimum radius of three (3) feet at the trunk of the tree.			N/A
Cost estimate	Not Required			N/A
Minimum size and spacing requirements at planting (34-5.14.F)	Size at Planting	Center to Center Distance		----
	Height/Width	Groupings	Rows	
• Evergreen Trees	8 ft. height	20 ft.	12 ft.	**Pending**. Two (2) existing evergreen trees are shown on the plan with approximately ~20 ft. spacing. However, the evergreen tree in the western-most bed is not shown in Google

Landscape Development (34-5.14)				
Item	**Required**			**Proposed/Comments**
				street view photos of the site dated November, 2024. The applicant must confirm the number of existing and proposed trees.
• Narrow Evergreen Trees	5 ft. height	10 ft.	5 ft.	N/A
• Large Shrubs	30 in. height	6 ft.	4 ft.	N/A
• Small Shrubs	24 in. height	4 ft.	4 ft.	N/A
• Large Deciduous Trees	3 in. caliper	30 ft.	-	Existing. Two (5) trees, ~20 ft. to ~30 ft. spacing.
• Small Deciduous Trees	2 in. caliper	15 ft.	-	N/A
• Hedge Shrubs	24 in. height	3 ft.	3 ft.	N/A
• Canopy Trees	Large deciduous (large evergreen may be permitted in certain instances) distributed evenly in and around paved areas serving motor vehicles.			---
Minimum number of canopy trees (34-5.14.4.C)	One (1) tree for each 2,800 sf. of the paved surface area with no fewer than two (2) trees, regardless of surface Paved surface: approximately 10,650 sq. ft. = Four (4) trees required.			**Pending.** The site plan indicates that (4) trees are existing in the landscaped beds along the property's frontage. However, two (2) are evergreen trees. As previously discussed, one of these trees appear to be missing. The applicant must confirm the number of trees existing on the property and provide any required canopy (deciduous) plantings.
Parking lot screening from public thoroughfare (34-5.14.5)	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. The planning commission may accept existing vegetation to meet this requirement. When a			**Non-compliant.** The curbed area separating the parking lot from the front lot line must be planted with a 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.

Landscape Development (34-5.14)		
Item	**Required**	**Proposed/Comments**
	hedge is proposed, it shall be planted in accordance with the provisions of this chapter and maintained so as to form a continuous visual screen. The size and plant spacing shall be configured so that a continuous visual screen will be established within three (3) years of planting.	

13. **Tree Replacement (34-5.18).** Not applicable. No trees are proposed for removal.

14. **Exterior Lighting (34-5.16).**

    a. **Hours of Operation (34-5.16.3.B.v).** "Exterior lighting shall not operate during daylight hours. 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. 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. Use of occupancy sensors to turn off or reduce lighting within 15 minutes of zero occupancy is recommended."

    Deficient. The hours of operation specified in Section 34-5.16.3.B.v must be noted on the site plan.

    b. **Illumination and Fixtures (34-5.16.3).** The site is illuminated by three (3) existing multi-fixture poles.

Exterior Lighting (34-5.16.3)		
Standard	**Required**	**Provided**
Max. Height (34-5.16.3.A)	30 ft.	**Pending.** The applicant must confirm if they intent to utilize the three (3) existing poles on site and confirm the height.
Building Mounted Lights (34-5.16.3.A.iii)	Relevant building elevation drawings showing all fixtures and the portions of the walls to be illuminated.	**Pending.** No building mounted fixtures are proposed. However, they may be necessary to illuminate the parking lot. See the comments below.
Fixture Shielding (34-5.16.3.B)	Parking lot lighting shall be designed to provide adequate vision and comfort in parking areas. Fully	**Non-compliant.** The photometric plan shows that the existing lighting will not illuminate the majority of the

Exterior Lighting (34-5.16.3)		
Standard	**Required**	**Provided**
	shielded luminaires shall be used to prevent glare and direct illumination away from adjacent properties and streets.	parking lot. Additional fixtures must be provided to adequately illuminate the parking lot. In addition, the applicant must provide details of the proposed fixtures to confirm that they will be shielded. Web links are provided on the site plan, but they do not direct to a specific fixture. Regardless, fixture details must be included in the plan.
Average to min. illumination ratio (34-5.16.3.C)	4:1	**Pending.** The illumination ratio shown on the plan must be corrected, but will likely change to address the comment above.
Illumination Levels (34-5.16.3.C)	2.5 lumens / sf. of paved area. Paved surface: approximately 10,650 sq. ft. = 26,625 lumens	**Pending.** Maximum illumination level in lumens must be provided.
Max. illumination at the property line adjacent to non-residential (34-5.16.3.C)	(0.3) foot candles max.	N/A
Light source visibility adjacent to residential (34-5.16.3.B.iii.a)	No direct light source shall be visible at property line at ground level.	N/A
Max. illumination at the property line adjacent to residential (34-5.16.3.B.iii.b)	(0.3) foot candles max.	N/A
Reflector shielding (34-5.16.3.B.iii.c)	All fixtures mounted within 50 feet of a residential property line or public right-of-way boundary shall be fitted with a shielding reflector on the side facing the residential property line or public right-of-way.	N/A

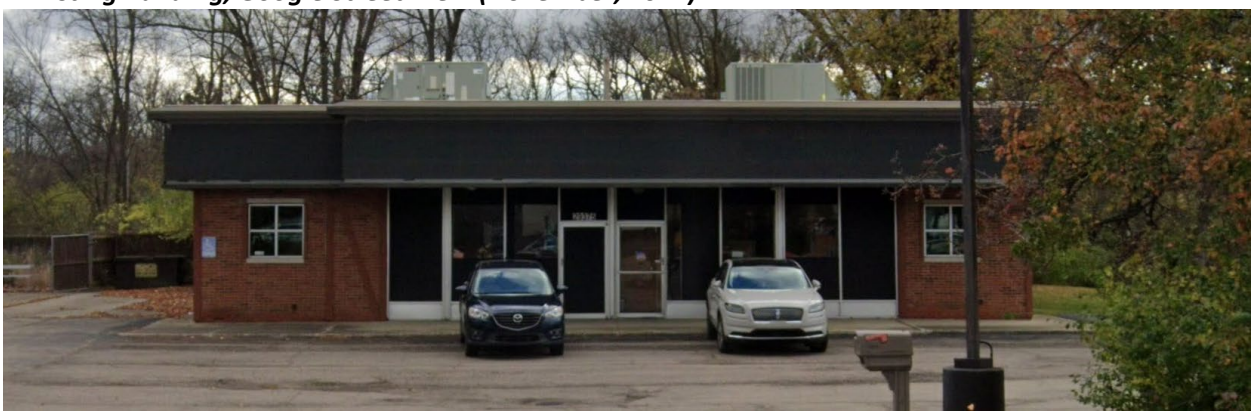
15. **Pedestrian Connection (34-5.19).** A pedestrian access-ways of sufficient width and design to allow convenient use shall be provided between public sidewalks and principal building entrances.

    Deficient. A pedestrian connection as required by 34-5.19 must be provided. **The Planning Commission may waive or modify this requirement** if deemed not practical or would not result in any pedestrian activity per Section 34-5.19.9.

16. **Design Standards (34-5.20).** According to Section 34-5.20.2.B.iii, "[w]hen an existing building façade is modified beyond the one-for-one replacement or windows and doors, the full façade shall be brought into compliance with this section."

    The applicant is proposing to renovate the building exterior to correspond with the interior clinic layout. The existing floor to ceiling windows will be removed and replaced with a wood plank architectural cladding. Four (4) windows that mirror the existing windows on the east and west ends of the façade will be added. The existing parapet will also be re-finished with wood plank architectural cladding.

Existing Building, Google Street View (November, 2024)



Design Standards	
Required	**Provided**
Primary materials (34-5.20.4.A) At least 60% of façades facing a public right-of-way, excluding windows and doors, shall be comprised of primary building materials: • Brick, cut stone, field stone, manufactured stone, or decorative CMU block • Timber or dimensional wood or engineered equivalent • Fiber cement siding or panels • Glass with metal framing	**Pending**. Material coverage areas were not provided, but the only façade materials are the existing brick veneer and wood plank architectural cladding. These materials appear to comply with Section 34-5.20.4.A, but the applicant must provide product specifications of the wood plank architectural cladding to confirm. **Per Section 34-5.20.4.G. The Planning Commission may grant a waiver** from the required building materials when the Commission finds both of the following apply: i. The waiver will achieve a specific architectural objective or purpose. ii. The proposed building materials are compatible with surrounding development.
Accent materials (34-5.20.4.B) The following may be permitted as accent materials on any building façade: • Glass block decorative • Metal and metal paneling • Decorative masonry veneer • Polymer plastic (e.g. Fypon, Azek) • Stucco • Plain or painted masonry block • Exterior Insulation and Finishing Systems (EFIS). EIFS may only be permitted when located at least 8 ft. above grade.	**Pending.** The applicant must confirm existing and proposed accent materials. **Per Section 34-5.20.4.G. The Planning Commission may grant a waiver** from the required building materials when the Commission finds both of the following apply: i. The waiver will achieve a specific architectural objective or purpose. ii. The proposed building materials are compatible with surrounding development.
Material Palette and Colors (34-5.20.4.C) All building materials and colors shall be clearly labeled on the proposed building elevation plans.	**Non-compliant.** All building materials and colors shall be clearly labeled on the proposed building elevation plans. Colors and accent materials are not specified.

Design Standards	
Required	**Provided**
Architectural Scaling (34-5.20.5) All façades oriented toward 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. Building façades shall include no less than two of the following elements: i. Building color change. ii. Building material or texture change. iii. Projections or recesses extending along at least 20% of the façade. iv. Recessed entranceways or projecting vestibules. v. 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.	**Pending.** Two (2) primary material types with different textures are proposed. Additional information will be necessary to determine if other design elements listed in Section 34-5.20.5 are present. However, the proposed design does not include any of the detail elements that create the visual variety intended by this section. We recommend that the applicants incorporate additional architectural materials or details to break up the visual scale of the building.
Roofs (34-5.20.6.A.i) For flat roofs, parapets shall not exceed one-third of the height of the supporting wall at any point.	Complies.

Design Standards	
Required	**Provided**
Fenestration (34-5.20.7.A) Facades facing a Major Thoroughfare: • Min. 60% ground floor fenestration. • Min. 35% upper floor fenestration. Facades facing a public ROW that is not a Major Thoroughfare: • Min. 50% ground floor fenestration. • Min. 20% upper floor fenestration.	**Pending.** Does not comply. Approximately ten (10) percent of the north elevation consists of windows. **Per Section 34-5.20.7.F, the Planning Commission may grant a waiver** from the building fenestration requirements if the Commission finds <u>one</u> of the following apply: i. The waiver will achieve a specific architectural objective or purpose. ii. The proposed building materials are compatible with development. surrounding iii. Compliance with the standard will result in a practical difficulty. Given the Zoning Ordinance's intent to ensure that veterinary clinic operations are limited to an enclosed building, a reduction may be warranted.
Building Entrances (34-5.20.8) Building entrances are subject to the following: A. A pathway to the entrance shall be provided as described in Section 5.19. B. 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. C. Entrance features shall be proportional to the building façade. D. When practical, service entrances and overhead doors that are not articulated or clearly defined shall be obscured from view of a public right-of-way. E. Entryway features, such as planters, benches, exterior artwork, or other pedestrian-friendly amenities, encouraged.	**Non-compliant.** As previously discussed, the parking lot in front of the building, including the entrance, is not illuminated. In addition, none of the architectural details listed in this section are provided.

17. Public Art (34-5.21). Not applicable. The subject site is not located in a special planning area.

18. Utilities. Utilities are existing on site. We defer to City Engineer for comment.

SUMMARY

The Planning Commission must determine if the proposed use meets the Special Approval Use Standards listed in Section 34-6.3 of the Zoning Ordinance. We recommend that the Commission specify findings of fact for each criterion listed in that Section as the basis for its determination. As part of this assessment, we recommend that the Commission determine the following:

1) *Whether the facility's overall design and operation will adequately prevent objectionable noise or odors.*

2) *Whether the proposed dog relief area will be designed and operated in a manner that will prevent objectionable noise or odors.*

3) *Whether the applicant has sufficiently demonstrated that the proposed dog relief area will not be used as part of the facility's operations as required by Section 34-4.26.2.A.*

We recommend that the applicant provide the following updates to assist the Commission with the evaluation above:

1) *Whether the clinic operates strictly on an appointment-basis or if they allow walk-in customers.*

2) *Additional information about the facility's operations to confirm that all activities will be conducted indoors and that they will not produce objectionable noise or odors as required by Section 34-4.26.2.A and C.*

3) *Additional information about the design and operation of the proposed dog relief area, including how access will be managed, how many dogs may utilize it at a time, how the area will be kept clean, and why an unenclosed dog relief area is not viable alternative.*

Prior to taking action on the proposed site plan, the Commission must determine the following:

1) *Whether a marginal access drive is required.*

2) *Whether a pedestrian connection to the building must be provided or if it would be impractical or would not result in any pedestrian activity per Section 34-5.19.9.*

3) *Whether to grant a waiver from the building materials and fenestration requirements per Sections 34-5.20.4.G and 34-5.20.7.F, respectively.*

In addition, the following items must be addressed to the Commission's satisfaction. The Commission may specify that all or some must be addressed as conditions of approval.

1) *The applicant must include the legal description and parcel identification number on the site plan.*

2) *Setback dimensions shown on the site plan need to be corrected to match those shown on the topographic survey. Front setbacks are to be measured from the proposed future right-of-way.*

3) *The Site Data table shown on Sheet SP-1 must be corrected to reflect the B-3 District development standards (Section 34-3.1.25.E) as well as all existing and proposed dimensions.*

4) *The applicant must confirm the extent of the proposed parapet renovations, if the existing mechanical equipment will remain, and if new roof-mounted equipment is proposed.*

5) *The applicant must submit building and mechanical plans that confirm the building will have central air conditioning.*

6) *The dumpster enclosure location must be specified on the plan.*

7) *Dumpster enclosure details must be provided.*

8) *The applicant must correct the parking space requirement listed on the plan.*

9) *The applicant must confirm the number of existing and proposed trees.*

10) *Required canopy (deciduous) plantings must be provided.*

11) *The curbed area separating the parking lot from the front lot line must be planted with a 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.*

12) *The hours of operation specified in Section 34-5.16.3.B.v must be noted on the site plan.*

13) *the applicant must confirm if they intent to utilize the three (3) existing poles on site and confirm the height.*

14) *The photometric plan shows that the existing lighting will not illuminate the majority of the parking lot. Additional fixtures must be provided to adequately illuminate the parking lot.*

15) *The applicant must provide details of the proposed exterior light fixtures to confirm that they will be shielded.*

16) *The illumination ratio shown on the plan must be corrected*

17) *Maximum illumination level in lumens must be provided.*

18) *The applicant must provide product specifications of the wood plank architectural cladding.*

19) *Existing and proposed accent materials must be specified on the plan.*

20) At minimum, exterior material color specifications must be provided to demonstrate that the minimum number of design elements listed in Section 34-5.20.5 are present.

21) Building entrance lighting and design elements required by 34-5.20.8 must be provided.

CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED-AP
President

CARLISLE/WORTMAN ASSOC., INC.
Mike Auerbach, AICP
Senior Associate

Engineering Review

July 27, 2026

(Site Plan dated July 3, 2026)

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

INTEROFFICE CORRESPONDENCE

DATE: July 27, 2026

TO: Nora Brock, Secretary to the Director of Planning and Community Development

FROM: Mike Freckelton, Civil Engineer III

SUBJECT: Fur and Feathers Veterinary Clinic
SA # 56-7-2026
22-23-25-101-018

A review of the above-mentioned site plan received by the engineering office on July 20, 2026, has been performed. Our preliminary review comments are as follows:

1. Based on City GIS records, the current dedicated Right-of-Way at the property is 45 feet wide. A 60-foot-wide ROW is standard along major roads. Note that 10 Mile Road in this area is under Oakland County jurisdiction.

2. If additional ROW is not dedicated, a sidewalk easement may be required as the city sidewalk currently exists on private property.

3. If any site work such as; pavement removal/repairs, earth disturbance, grading alterations, or general utility work will be performed, corresponding plans will be required for review.

4. Verify location, size, and material of existing water service.

5. The existing sanitary sewer lead shall be televised for condition and verified by the city.

These plans may be subject to further review during the final site plan/engineering review process. Please feel free to reach out to our department with any questions or concerns.

Sincerely,

Mike Freckelton, PE
Civil Engineer III

Fire Review

July 24, 2026

(Site Plan dated July 3, 2026)

FIRE

FARMINGTON HILLS

INTEROFFICE CORRESPONDENCE

Date: July 24, 2026

To: Planning Commission

From: Jason Baloga, Fire Marshal

Subject: SA 56-7-2026 (29375 W Ten Mile), #22-23-25-101-018
Fur and Feathers Veterinary Clinic

The Fire Department has no objection to approval contingent upon compliance with the following conditions.

1. The site does not appear to meet hydrant ordinance requirements 12-11 (2). This was discussed with the proponent Steve Tomlinson. This item can be addressed during the Engineering review.

2. The building shall be maintained to minimum Fire Prevention code requirements.

Jason Baloga, Fire Marshal

JB/ss

Narrative Description

From: Katie Podsiad
To: Wafa Mangla
Cc: Nora Brock; Kirsten Mellem; Diane Mulville-Friel; Charmaine Kettler-Schmult; Antonio Craparotta
Subject: Re: Additional Documents - Fur and Feathers Application
Date: Thursday, July 9, 2026 1:02:41 PM
Attachments: Outlook-A picture .png

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

Good afternoon Wafa,
I have contacted Antonio (architect) and copied him on this email regarding the photometric plans. As for the detailed narrative:

Fur and Feathers Veterinary Clinic is planned to be a general practice that sees dogs, cats, and companion exotic animals. Services will consist of appointments and outpatient surgery during daytime hours (approximately 8 AM to 5 PM), with no overnight boarding and no staff staying overnight. The goal is to grow from a one doctor practice to a three doctor practice with associated support staff. The planned location for Fur and Feathers Veterinary Clinic is 29375 W 10 Mile Rd, which is currently used as an office building and requires special approval for conversion to a veterinary facility. Per city requirements with B-3 zoning at this location, air conditioning will be utilized so windows will not be open and there will be no objectionable noise or odors outside the walls of the building.

Thank you,
Katie Podsiad

On Thu, Jul 9, 2026 at 11:45 AM Wafa Mangla <WMangla@fhgov.com> wrote:

> Good morning,
>
> In order to begin routing your Special Approval Plan Review Application, the planning office will need some additional information including:
>
> - A digital copy of photometric plans
> - A detailed narrative describing the business and the purpose for special approval
>
> Once these are received, we will be able to begin the review process.
>
> Thanks,
>
> **Wafa Mangla**
> Planning Clerk
> Planning & Community Development Department
> Phone: (248) 871-2553
> Email: WMangla@fhgov.com

Site Plan

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PROPOSED RENOVATION FOR:

FUR and FEATHERS VETERINARY CLINIC

29375 W. 10 MILE RD.
FARMINGTON HILLS, MICHIGAN

LOCATION MAP

SCALE: N.T.S.

BUILDING DATA

ADDRESS	29375 W. 10 MILE RD FARMINGTON HILLS, , MI
BUILDING CODE	MBC 2021 (Michigan Building Code 2021) Accessibility-ICC ANSI A117.1-2009
REHAB. CODE	MRCEB 2021 (Michigan Rehabilitation Code for Existing Buildings 2021)
MECHANICAL CODE	MMC 2021 (Michigan Mechanical Code 2021) IFGC 2021 (International Fuel Code 2021)
PLUMBING CODE	MPC 2021 (Michigan Plumbing Code 2021)
ELECTRICAL CODE	NEC 2023 (State of Michigan Electrical Code 2023) 2017 National Electrical Code with Part 8 Amendments
ENERGY CODE	MBC 2021 (Michigan Building Code 2021)-Chapter 13 & MEC 2021 (Michigan Energy Code 2021)-Chapters 1-6 & Michigan Energy Code, Part 10a. Rules(ANSI/ASHRAE/IES Standard 90.1-2013)
FIRE CODE	IFC 2018 (International Fire Code 2018) per MBC 2021
FIRE ALARM	NFPA 72 (2019)
FIRE SUPPRESSION	NFPA 13 and 13R (2019)
CONSTRUCTION TYPE	2B (NON COMBUSTIBLE)
OCCUPANCY CLASSIFICATION	B-3 BUSINESS
FIRE SUPPRESSION	NOT REQUIRED
AREA	
USABLE AREA	2,215.72 SQ. FT
GROSS AREA	2,738.10 SQ. FT.

ABBREVIATIONS

A.D.A.A.G.	AMERICANS WITH DISABILITIES ACT ACCESSIBILITIES GUIDELINES	GYP. BD	GYPSUM BOARD
		HC	HANDICAPPED
A.F.F.	ABOVE FINISHED FLOOR	H.M.	HOLLOW METAL
A.H.J.	AUTHORITY HAVING JURISDICTION	HR.	HOUR
ALUM.	ALUMINUM	HT.	HEIGHT
ANOD.	ANODIZED	JST.	JOIST
BOCA	BUILDING OFFICIALS & CODE ADMIN.	LAV.	LAVATORY
CL.	CENTERLINE	L.L.	LANDLORD
CLG.	CEILING	MAX.	MAXIMUM
CT	CERAMIC TILE	MFG.	MANUFACTURER
COL.	COLUMN	MIN.	MINIMUM
CONC.	CONCRETE	MTL.	METAL
CONT.	CONTINUOUS	N.I.C.	NOT IN CONTRACT
DIA.	DIAMETER	O.C.	ON CENTER
DTL.	DETAIL	O/	OVER
DWGS.	DRAWINGS	PTD	PAINTED
E.C.	ELECTRICAL CONTRACTOR	R	RADIUS
EX.	EXISTING	SCWD	SOLID CORE WOOD DOOR
EXP.	EXPOSED	SIM	SIMILAR
EQ.	EQUAL	S.S.	STAINLESS STEEL
F.C.	FIXTURE CONTRACTOR	TEMP.	TEMPERED
F.E.C.	FIRE EXTINGUISHER CABINET	TYP.	TYPICAL
FIN.	FINISH	U.N.O.	UNLESS NOTED OTHERWISE
FLR.	FLOOR	U.P.S.	UNINTERRUPTED POWER SUPPLY
F.R.	FIRE RATED	V.A.V.	VARIABLE AIR VOLUME
F.R.T.	FIRE RETARDANT TREATED	V.I.F.	VERIFY IN FIELD
FSC	FOREST STEWEARD SHIP COUNCIL	VERT.	VERTICAL
GA.	GAUGE	W.C.	WATER CLOSET
G.C.	GENERAL CONTRACTOR	WD.	WOOD
GL.	GLASS	W.I.C.	WOOD INSTITUTE OF CALIFORNIA
		W.R.	WATER RESISTANT

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FOR REF. & COORD. ONLY ○
ISSUED ●

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A.D.A.A.G.	ACCESSIBILITY DETAILS	●
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CONSULTANTS

STRUCTURAL ENGINEER

MECH. ENGINEER

ELECTRICAL/LIGHTING ENGINEER

FIRE PROTECTION

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(248)318-2666

JOB# #00052826

PROJECT TITLE:
FUR AND FEATHERS VETERINARY CLINIC
29375 W. 10 MILE RD
FARMINGTON HILLS, MICHIGAN

CONSULTANTS:

REVISIONS:
00-00-00

SCALE:

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DATE: 07-03-26

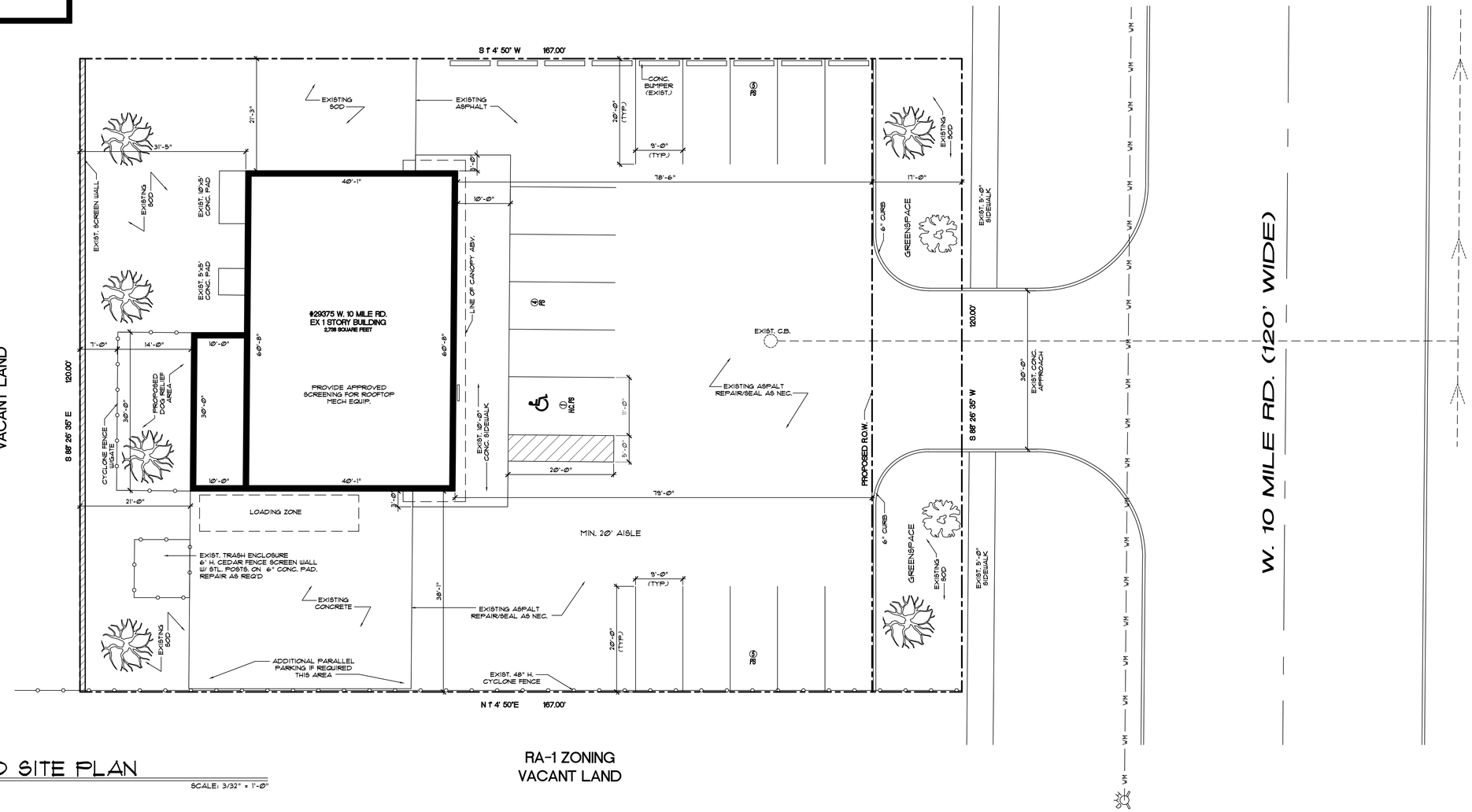
SHEET NUMBER
COVER

SITE DATA

ADDRESS	29375 W. 10 MILE RD. FARMINGTON HILLS, MI
OCCUPANCY CLASSIFICATION	B-3 BUSINESS
SET-BACKS	FRONT 40'-0" REAR 20'-0" SIDE 10'-0"(E.A.)
LOT TOTAL AREA	0.46 ACRES = 20,030 SQ.FT.
EXIST. BUILDING AREA TOTAL	2,215.72 SQ. FT. (USABLE) 2,738.10 SQ. FT. (GROSS)
PROPOSED ADDITION ENCLOSED DOG RELIEF AREA	14'-0"x30'-0" = 420.00 SQ.FT
PARKING (9'x20' STALL TYP.)	
REQUIRED	1 SPACE PER 200 SQ. FT 2,215.72 S.F./200=11.07 SPACES
PROVIDED	14 SPACES + 1 A.D.A. SPACE
TOTAL	15 SPACES

UNCLE ED'S
OIL SHOPPE

B-3 ZONING



NORTH

PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"

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DATE: 07-03-26

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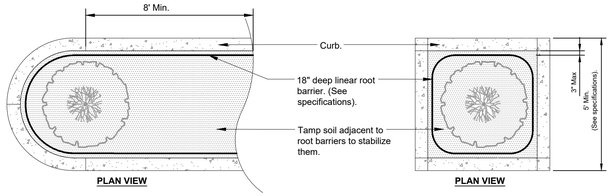
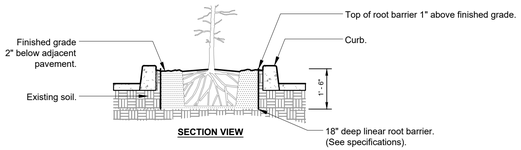


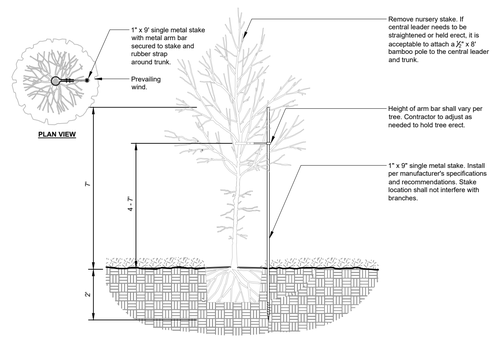


Notes:
1- Root barriers shall be installed per manufacturer's specifications and recommendations.

2- Root barriers shall be installed when root ball is located within 8' of pavement.

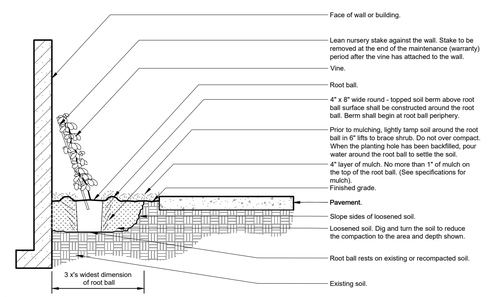
S-X ROOT BARRIERS - PARKING LOT ISLANDS

3/8" = 1'-0"



P-X TREE STAKING - SINGLE METAL STAKE

3/8" = 1'-0"

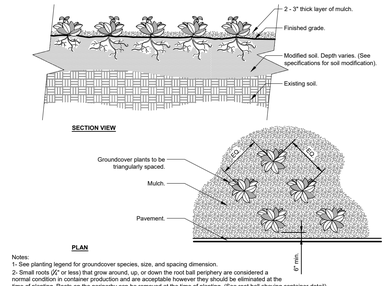


Notes:
1- Vines shall be of quality as prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

P-X VINE - UNMODIFIED SOIL

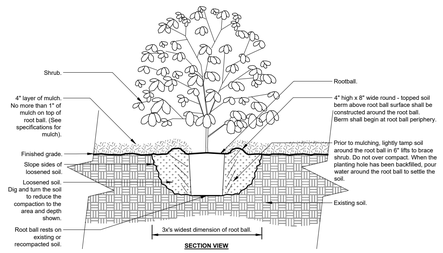
3/8" = 1'-0"



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

P-X GROUNDCOVER

1/2" = 1'-0"



Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

P-X SHRUB - UNMODIFIED SOIL

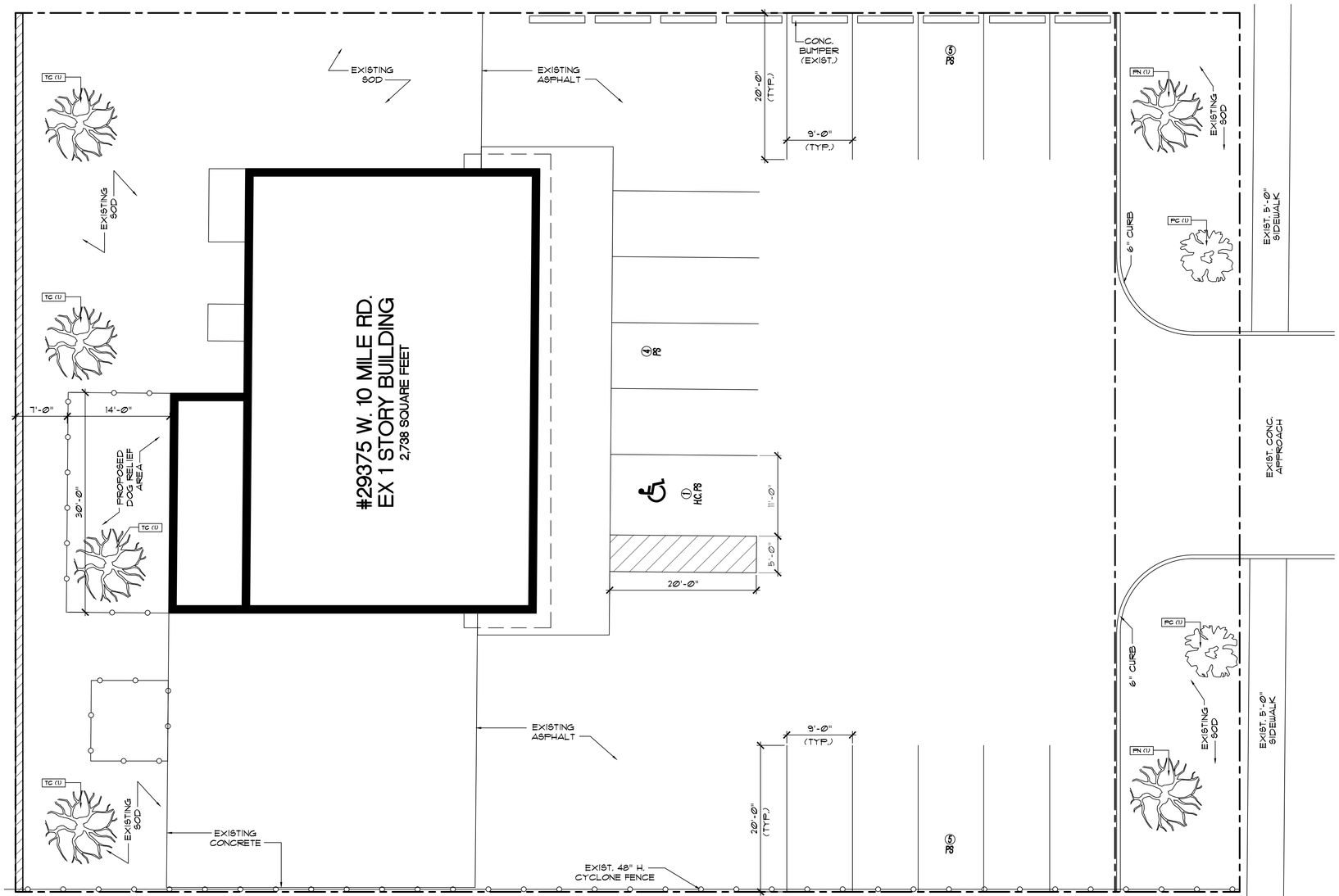
1/2" = 1'-0"

PLANT LIST

KEY	QTY.	BOTANICAL / COMMON	SIZE	ROOT
TREE				
TC	4	TILIA CORDATA SMALL LEAFED LINDEN	2.5" D.B.H	B & B
PN	2	PINUS NIGRA AUSTRIAN PINE	7' HGT.	B & B
PC	2	PYRUS CALLER YANA BRADFORD PEAR	2" D.B.H	B & B

LANDSCAPE NOTES:

1. ALL PLANT BEDS SHALL BE MULCHED WITH DOUBLE SHREDDED HARDWOOD MULCH AT A DEPTH OF 4-INCHES AS SPECIFIED IN PLANTING DETAILS AND IN GENERAL PLANTING NOTES.
2. ALL LANDSCAPED AREAS NOT SPECIFICALLY IN LANDSCAPE BEDS AND NOTED AS "SOD AREA" SHALL RECEIVE SOD PLACED ON 3-INCHES OF SCREENED TOPSOIL AS SPECIFIED IN PLANTING NOTES. SOD TO LIMITS SHOWN ON PLANS AND/OR AS DIRECTED BY ENGINEER.



NORTH

PROPOSED LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

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FARMINGTON HILLS, MICHIGAN

CONSULTANTS:

REVISIONS:
00-00-00

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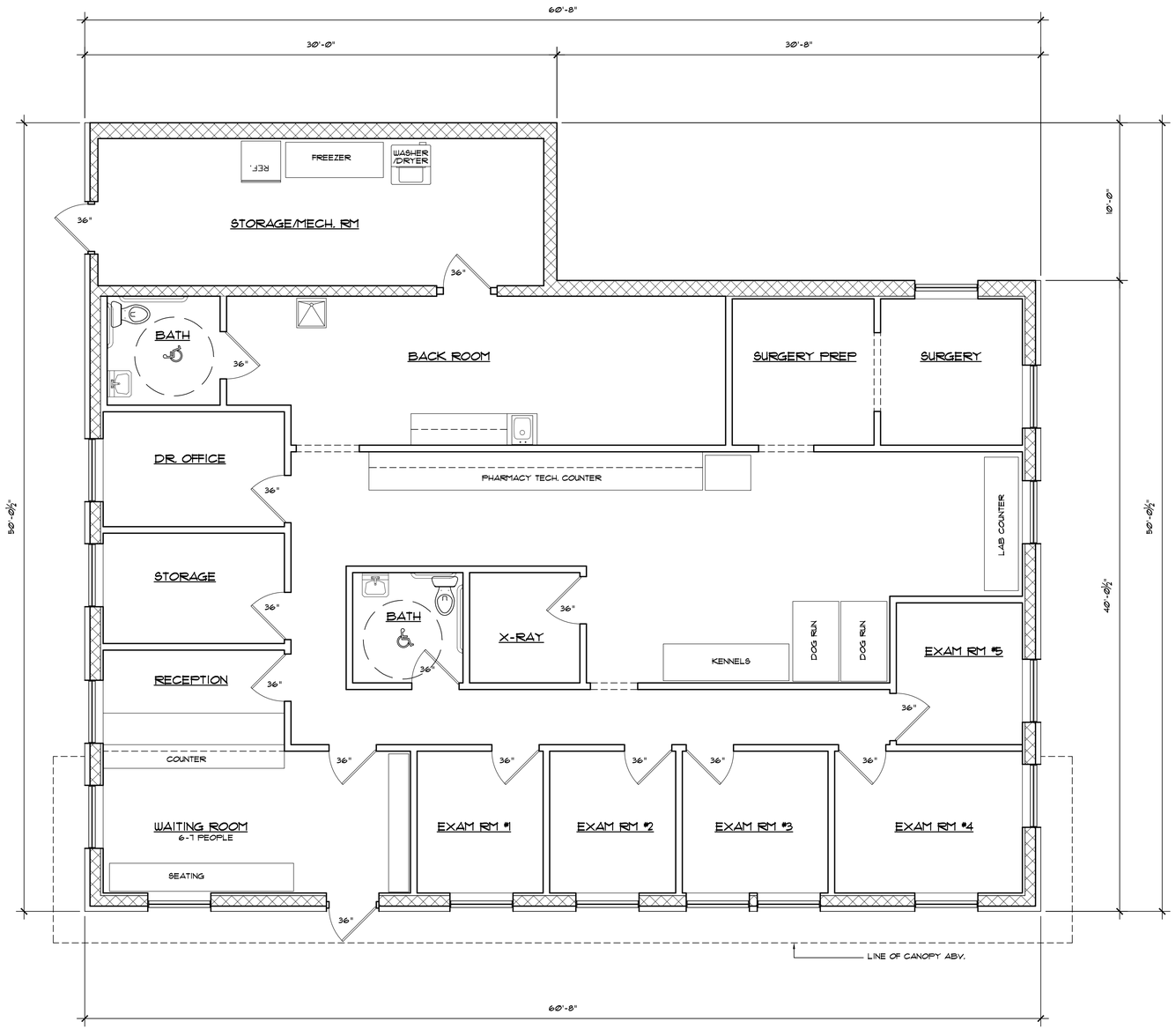
GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY (TO FACE OF GYP. BD ON MTL STUDS & FACE OF UNFINISHED BLOCK WALLS). IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH THE WORK.
2. GENERAL CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL AND ELECTRICAL CONTRACTORS THE LOCATION OF DUCTS, PIPING BOXES, CHASES, CONDUITS, ETC.
3. VERIFY LOCATION OF ALL EQUIPMENT AND VERIFY SIZES, WALL OPENINGS, AND SUPPORT REQUIREMENTS WITH MANUFACTURER. PROVIDE OPENINGS, BRACING AND REINFORCEMENT AS REQUIRED BY MANUFACTURER.
4. POINT LOADS SHALL NOT BE ALTERED W/ OUT NOTIFYING ARCHITECT.
5. ALL DOORS TO COMPLY WITH THE 2006 EDITION OF THE MICHIGAN BUILDING CODE SECTION 1008 AND ICC/ANSI A117.1-2003 SECTION 404.2.
6. ALL INTERIOR FINISHES (WALLS AND CEILINGS) SHALL HAVE A CLASS C FLAME SPREAD OF 76 TO 200 AND A SMOKE DEVELOPMENT NOT GREATER THAN 450 IN ACCORDANCE WITH ASTM E84 REQUIREMENTS. ALL INTERIOR CARPET SHALL COMPLY WITH THE DOC FF-1 "PILL TEST" OWNER TO PROVIDE COMPLETE DOCUMENTATION. ROOM FINISH SCHEDULES AND LOCATIONS OF PROPOSED INTERIOR FINISHES TO BE SUBMITTED BY EACH TENNANT.
7. ALL GYPSUM BOARD MATERIALS AND ACCESSOIES SHALL CONFORM TO THE APPROPRIATE STANDARDS IN ACCORDANCE WITH TABLE 2506.2 MBC 2006
8. DOOR HANDLES PLUS LATCH, LOCKS AND OTHER OPERATING MAXIMUM HEIGHT OF 34"-48" A.F.F. OPERATING DEVICES SHALL BE CAPABLE OF OPERATING WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. ALL MEANS OF EGRESS WHERE SERVICING AN OCCUPANT LOAD OF 50 OR MORE PERSONS, THE OPENING FORCE FOR INTERIOR SIDE SWING DOORS WITH-OUT CLOSERS SHALL NOT EXCEED 5-POUND FORCE. FOR ALL OTHER SIDE SWING, SLIDING, AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECT TO A 15-POND FORCE. THE DOOR SHALL SWING TO A FULL OPEN POSITION WHEN SUBJECT TO A 15-POUND FORCE. FORCES SHALL BE APPLIED TO THE LATCH SIDE.
9. ALL MEANS OF EGRESS DOORS SHALL BE READILY OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT.
10. ALL EXIT DOORS AND MEANS OF EGRESS DOORS SHALL BE SIDE HINGED, NON-LOCKING AND SWING IN THE DIRECTION OF EGRESS.
11. ALL SIGNS SHALL BE SAFETY GLASS AS REQUIRED PER SECTION 2406.2 AND SHALL PASS THE TEST REQUIREMENTS OF CPSC 16 CFR, PART 1201
12. ALL EXPOSED INSULATION SHALL HAVE A CLASS A FLAME SPREAD NOT GREATER THAN 25 AND A SMOKE DEVELOPMENT NOT GREATER THAN 450 IN ACCORDANCE WITH ASTM E84 REQUIREMENTS. OWNER TO PROVIDE DOCUMENTATION.
13. FIRESTOPPING SHALL BE TESTED IN ACCORDANCE WITH ASTM E-814 TEST STANDARDS, CONTRACTOR TO SUBMIT TEST REPORT ATTACHED WITH THE SUBMITTAL COVER SHEET FOR EACH APPLICATION, I.E. FOR EACH KIND OF CONSTRUCTION (RATED FLOOR, CEILINGS,WALLS, ETC.) BEFORE INSTALLATION. FIRESTOPPING INSTALLATION SHALL NOT BE CONCEALED WITH FINAL CONSTRUCTION UNTIL APPROVED BY BUILDING INSPECTOR.
14. SUSPENDED CEILING GRID SYSTEM SHALL COMPLY WITH MBC SECTION 803.9
15. ALL PENETRATIONS IN WALLS FOR PIPING, CONDUIT, ETC. SHALL BE SEALED.
16. A PORTABLE FIRE EXTINGUISHER MUST BE PRESENT DURING CONSTRUCTION. PERMANENT PORTABLE FIRE EXTINGUISHER LOCATIONS TO BE DETERMINED PER I.F.C. AND FIELD BUILDING INSPECTOR.
17. APPROVED FIRE STOP MATERIAL SHALL BE PROVIDED IN ALL DROPS AND CHASES FOR ELECTRICAL, PLUMBING AND HEATING.
18. ALL EXIT DISCHARGE DOORS TO CONTAIN A TACTILE SIGN STATING "EXIT" COMPLYING WITH ICC A117.1 SECTION 703.3 AS REQUIRED BU MBC 2006 SECTIONS 1110.3 (ITEM 2) AND 1011.3.
19. "EXIT" SIGNS SHALL HAVE RED LETTERS AT LEAST 6" HIGH AND THE MINIMUM WIDTH OF EACH STROKE SHALL BE 3/4" ON A WHITE BACKGROUND OR ANOTHER APPROVED DISTINGUISHABLE COLOR. THE WORD "EXIT" EXCEPT THE LETTER "I" SHALL HAVE LETTERS HAVING A WIDTH NOT LESS THAN 2 INCHES AND THE MINIMUM SPACING BETWEEN LETTERS SHALL NOT BE LESS THAN AN INCH. SIGNS LARGER THAN THE MINIMUM REQUIRED SIZE SHALL HAVE LETTERS WIDTH AND SPACING IN THE SAME PROPORTION TO THE HEIGHT AS INDICATED IN THIS CODE. IF AN ARROW IS PROVIDED AS PART OF AN "EXIT" SIGN, THE CONSTRUCTION SHALL BE SUCH THAT THE ARROW CANNOT BE READILY CHANGED. THE WORD "EXIT" SHALL BE CLEARLY DISCERNIBLE WHEN THE SIGN'S ILLUMINATION MEANS IS NOT ENERGIZED.
20. MIN. AVERAGE ILLUMINATION OF 10 FOOTCANDLES IS REQUIRED AT A HEIGHT OF 30" A.F.F. OVER THE AREA OF ALL ROOMS.



NORTH

PROP. CLINIC FLOOR PLAN

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

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JOB# #00052826

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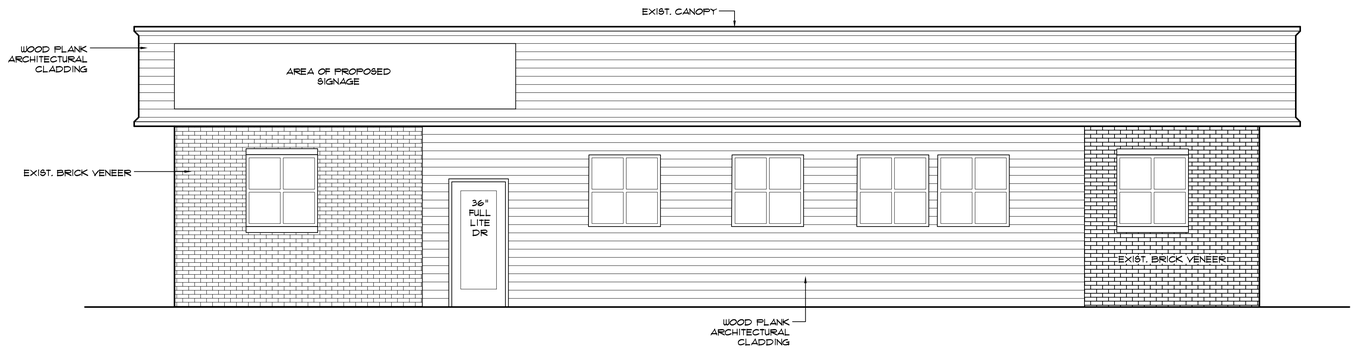
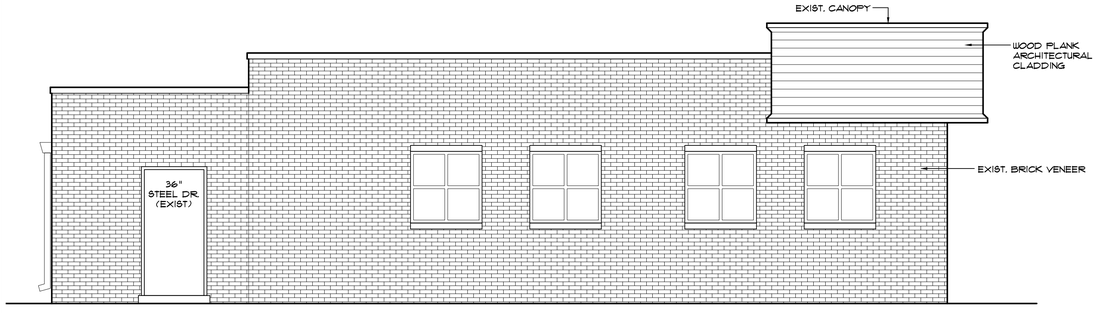


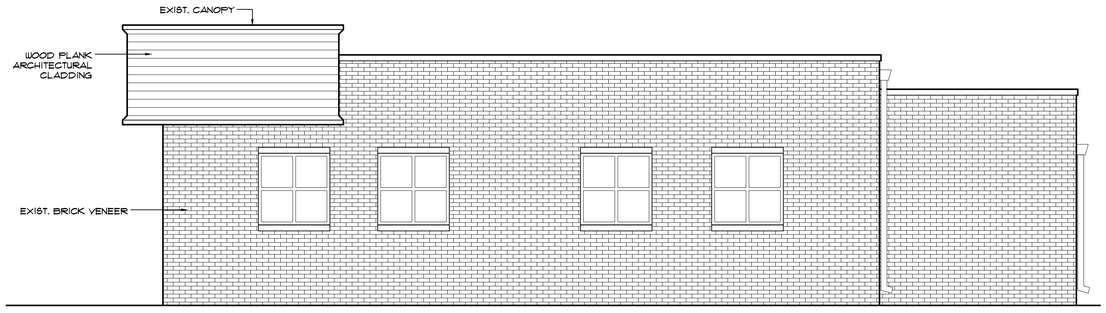
NORTH SIDE ELEVATION

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



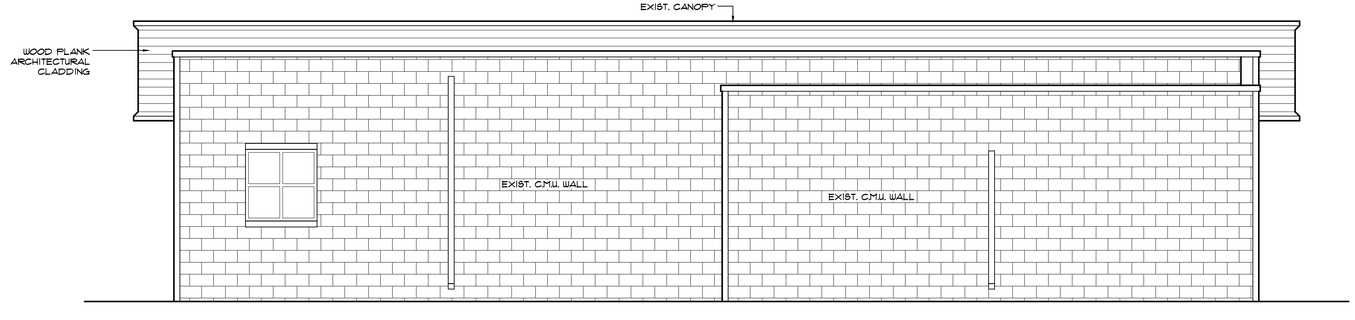
EAST SIDE ELEVATION

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



WEST SIDE ELEVATION

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



SOUTH SIDE ELEVATION

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

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CHAPTER 3: BUILDING BLOCKS

302 Floor or Ground Surfaces

302.2 Carpet. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture.

Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed exposed edge. Carpet edge trim shall comply with 303.

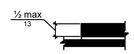

Figure 302.2 Carpet Pile Height

302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

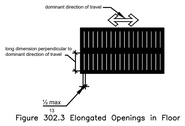

Figure 302.3 Elongated Openings in Floor or Ground Surfaces

303.2 Vertical. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

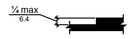

Figure 303.2 Vertical Change in Level

303.3 Beveled. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

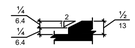

Figure 303.3 Beveled Change in Level

304 Turning Space

304.3.1 Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.

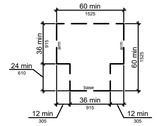

Figure 304.3.2 T-Shaped Turning Space



Figure 305.3 Clear Floor or Ground Space

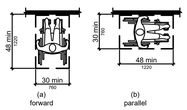

Figure 305.5 Position of Clear Floor or Ground Space

305.7.1 Forward Approach. Alcoves shall be 36 inches (915 mm)wide minimum where the depth exceeds 24 inches (610 mm).



Figure 305.7.1 Maneuvering Clearance in an Alcove, Forward Approach

305.7.2 Parallel Approach. Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

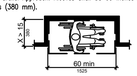

Figure 305.7.2 Maneuvering Clearance in an Alcove, Parallel Approach

306 Knee and Toe Clearance

306.2 Toe Clearance.

306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

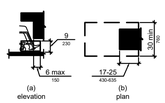

Figure 306.2 Toe Clearance

306.3 Knee Clearance.

306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

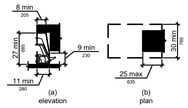

Figure 306.3 Knee Clearance

307 Protruding Objects

307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

EXCEPTION: Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

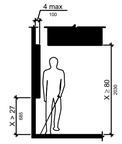

Figure 307.2 Limits of Protruding Objects

307.3 Post-Mounted Objects. Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground.

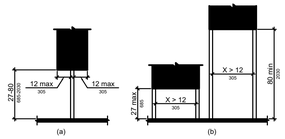

Figure 307.3 Post-Mounted Protruding Objects

307.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

EXCEPTION: Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

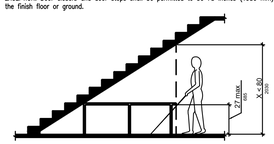

Figure 307.4 Vertical Clearance

308 Reach Ranges

Children's Reach Ranges

Forward or Side Reach	High (maximum)	Low (minimum)
Ages 3 and 4	36 in (915 mm)	20 in (510 mm)
Ages 5 through 8	40 in (1015 mm)	18 in (455 mm)
Ages 9 through 12	44 in (1120 mm)	16 in (405 mm)

308.2 Forward Reach.

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

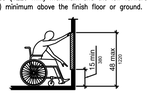

Figure 308.2.2 Obstructed High Forward Reach

308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

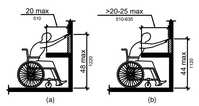

Figure 308.3.1 Unobstructed Side Reach

308.3 Side Reach.

308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

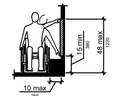

Figure 308.3.2 Obstructed High Side Reach

309 Operable Parts

309.2 Clear Floor Space. A clear floor or ground space complying with 305 shall be provided.

309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in 308.

309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

CHAPTER 4: ACCESSIBLE ROUTES

402.2 Components. Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.

Advisory 402.2 Components. Walking surfaces must have running slopes not steeper than 1:20, see 403.3. Other components of accessible routes, such as ramps (405) and curb ramps (406), are permitted to be more steeply sloped.

403 Walking Surfaces

403.1 General. Walking surfaces that are a part of an accessible route shall comply with 403.

403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302.

403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

403.4 Changes in Level. Changes in level shall comply with 303.

403.5 Clearances. Walking surfaces shall provide clearances complying with 403.5.

EXCEPTION: Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

Figure 403.5.1 Clear Width of an Accessible Route

403.5.2 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.

Figure 403.5.2 Clear Width at Turn

403.5.3 Passing Spaces. An accessible route with a clear width less than 60 inches (1525 mm) shall provide passing spaces at intervals of 200 feet (61 m) maximum.

404 Doors, Doorways, and Gates

404.2.3 Clear Width. Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Figure 404.2.3 Clear Width of Doorways

404.2.4 Maneuvering Clearances. Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

404.2.4.3 Recessed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.

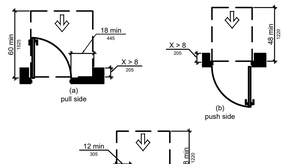

Figure 404.2.4.3 Maneuvering Clearances at Recessed Doors and Gates

404.2.6 Doors in Series and Gates in Series. The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

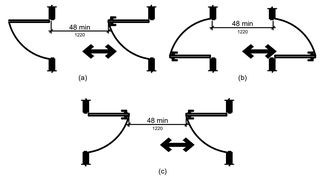

Figure 404.2.6 Doors in Series and Gates in Series

404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

404.2.8.1 Door Closers and Gate Closers. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

404.2.8.2 Spring Hinges. Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

404.2.9 Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:

1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum.

2. Sliding or folding doors: 5 pounds (22.2 N) maximum.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

404.2.10 Door and Gate Surfaces. Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

404.2.11 Vision Lights. Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

404.3 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

404.3.2 Maneuvering Clearance. Clearances at power-assisted doors and gates shall comply with 404.2.4. Clearances at automatic doors and gates without standby power and serving an accessible means of egress shall comply with 404.2.4.

404.3.7 Revolving Doors, Revolving Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

405 Ramps

405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.

405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48.

405.5 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum.

405.6 Rise. The rise for any ramp run shall be 30 inches (760 mm) maximum.

405.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.

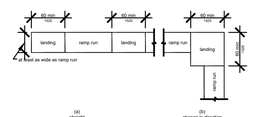

Figure 405.7 Ramp Landings

405.7.1 Slope. Landings shall have slope no steeper than 1:48. Changes in level are not permitted.

405.7.2 Width. The landing clear width shall be at least as wide as the widest ramp run leading to the landing.

405.7.3 Length. The landing clear length shall be 60 inches (1525 mm) long minimum.

405.7.4 Change in Direction. Ramps that change direction between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum.

405.7.5 Doorways. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 404.2.4 and 404.3.2 shall be permitted to overlap the required landing

405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with 505.

405.9 Edge Protection. Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

405.9.1 Extended Floor or Ground Surface. The floor or ground surface of the ramp run or landing shall extend 12 inches (305 mm) minimum beyond the inside face of a handrail complying with 505.

Figure 405.9.1 Extended Floor or Ground Surface Edge Protection

405.9.2 Curb or Barrier. A curb or barrier shall be provided that prevents the passage of a 4 inch (100 mm) diameter sphere, where any portion of the sphere is within 4 inches (100 mm) of the finish floor or ground surface.

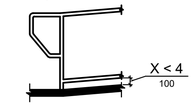

Figure 405.9.2 Curb or Barrier Edge Protection

406 Curb Ramps

406.1 General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.

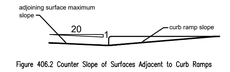

Figure 406.2 Counter Slope of Surfaces Adjacent to Curb Ramps

406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.

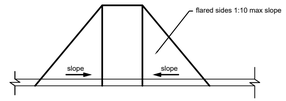

Figure 406.3 Sides of Curb Ramps

406.4 Landings. Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

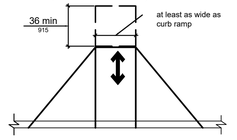

Figure 406.4 Landings at the Top of Curb Ramps

406.5 Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

406.6 Diagonal Curb Ramps. Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a clear space 48 inches (1220 mm) minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1220 mm) minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing.

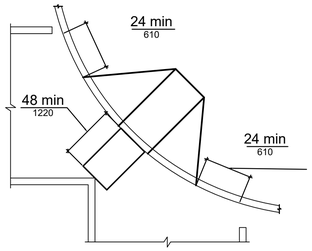

Figure 406.6 Diagonal or Corner Type Curb Ramps

406.7 Islands. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. Each curb ramp shall have a level area 48 inches (1220 mm) long minimum by 36 inches (915 mm) wide minimum at the top of the curb ramp in the part of the island intersected by the crossings. Each 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum area shall be oriented so that the 48 inch (1220 mm) minimum length is in the direction of the running slope of the curb ramp it serves. The 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum areas and the accessible route shall be permitted to overlap.

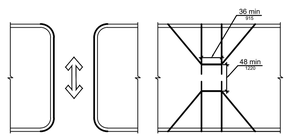

Figure 406.7 Islands in Crossings

PEGASUS
GROUP, INC.
387 POWDERHORN RIDGE
ROCHESTER HLS, MI 48309
(248)318-2666

JOB# #00052826

PROJECT TITLE:
FUR AND FEATHERS VETERINARY CLINIC
29375 W. 10 MILE RD
FARMINGTON HILLS, MICHIGAN

CONSULTANTS:

REVISIONS:
00-00-00

SCALE:

CHECK SET

BID SET

WORKING DWG'S

DATE: *07-03-26*

SHEET NUMBER
A.D.A.A.G

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407 Elevators

407.1 General. Elevators shall comply with 407 and with ASME A17.1 (incorporated by reference, see "Referenced Standards" in Chapter 1). They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic.
EXCEPTION: Existing conditions don't have to comply

407.2.1.2 Size. Call buttons shall be 3/4 inch (19 mm) minimum in the smallest dimension.

407.2.2.1 Visible and Audible Signals. A visible and audible signal shall be provided at each hoistway entrance to indicate which car is answering a call and the car's direction of travel. Where in-car signals are provided, they shall be visible from the floor area adjacent to the hall call buttons.

407.2.2.2 Visible Signals. Visible signal fixtures shall be centered at 72 inches (1830 mm) minimum above the finish floor or ground. The visible signal elements shall be 2 1/2 inches (64 mm) minimum measured along the vertical centerline of the element. Signals shall be visible from the floor area adjacent to the hall call button.

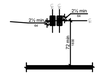


Figure 407.2.2.2 Visible Hall Signals

407.2.3.1 Floor Designation. Floor designations complying with 703.2 and 703.4.1 shall be provided on both jambs of elevator hoistway entrances. Floor designations shall be provided in both tactile characters and braille. Tactile characters shall be 2 inches (51 mm) high minimum. A tactile star shall be provided on both jambs at the main entry level.



Figure 407.2.3.1 Floor Designations on Jambs of Elevator Hoistway Entrances

407.2.3.2 Car Designations. Destination-oriented elevators shall provide tactile car identification complying with 703.2 on both jambs of the hoistway immediately below the floor designation. Car designations shall be provided in both tactile characters and braille. Tactile characters shall be 2 inches (51 mm) high minimum.

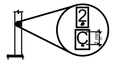


Figure 407.2.3.2 Car Designations on Jambs of Destination-Oriented Elevator Hoistway Entrances

407.3.3.1 Height. The device shall be activated by sensing an obstruction passing through the opening at 5 inches (125 mm) nominal and 29 inches (735 mm) nominal above the finish floor.

407.3.3.3 Duration. Door reopening devices shall remain effective for 20 seconds minimum.

407.3.4 Door and Signal Timing. The minimum acceptable time from notification that a car is answering a call or notification of the car assigned at the means for the entry of destination information until the doors of that car start to close shall be calculated from the following equation:

T = D/(1.5 ft/s) or T = D/(455 mm/s) = 5 seconds minimum where T equals the total time in seconds and D equals the distance (in feet or millimeters) from the point in the lobby or corridor 60 inches (1525 mm) directly in front of the farthest call button controlling that car to the centerline of its hoistway door.

407.3.5 Door Delay. Elevator doors shall remain fully open in response to a car call for 3 seconds

407.3.6 Width. The width of elevator doors shall comply with Table 407.4.1.

407.4 Elevator Car Requirements. Elevator cars shall comply with 407.4.

407.4.1 Car Dimensions. Inside dimensions of elevator cars and clear width of elevator doors shall comply with Table 407.4.1.

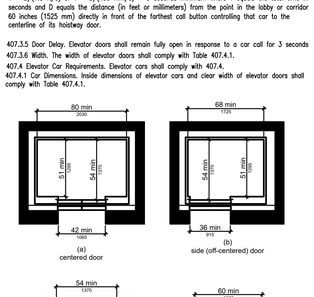


Figure 407.4.1 Elevator Car Dimensions

407.4.3 Platform to Hoistway Clearance. The clearance between the car platform sill and the edge of any hoistway landing shall be 1 1/4 inch (32 mm) maximum.

407.4.4 Leveling. Each car shall be equipped with a self-leveling feature that will automatically bring and maintain the car at floor landings within a tolerance of 1/2 inch (13 mm) under rated loading to zero loading conditions.

407.4.5 Illumination. The level of illumination at the car controls, platform, car threshold and car landing sill shall be 5 foot candles (54 lux) minimum.

407.4.6 Elevator Car Controls. Where provided, elevator car controls shall comply with 407.4.6 and 309.4.

407.4.6.1 Location. Controls shall be located within one of the reach ranges specified in 308.

407.4.6.2 Buttons. Car control buttons with floor designations shall comply with 407.4.6.2 and shall be raised or flush.

407.4.6.2.1 Size. Buttons shall be 3/4 inch (19 mm) minimum in their smallest dimension.

407.4.6.4.1 Height. Emergency control buttons shall have their centerlines 35 inches (890 mm) minimum above the finish floor.

407.4.7.1.1 Type. Control buttons shall be identified by tactile characters complying with 703.2.

407.4.7.1.3 Symbols. The control button for the emergency stop, alarm, door open, door close, main entry floor, and phone, shall be identified with tactile symbols as shown in Table 407.4.7.1.3.

407.4.8.1.1 Size. Characters shall be 1/2 inch (13 mm) high minimum.

407.4.8.2.2 Signal Level. The verbal annunciator shall be 10 dB minimum above ambient, but shall not exceed 80 dB, measured at the annunciator.

407.4.8.2.3 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

408 Limited-Use/Limited-Application Elevators

408.1 General. Limited-use/limited-application elevators shall comply with 408 and with ASME A17.1 (incorporated by reference, see "Referenced Standards" in Chapter 1). They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic.

408.2 Elevator Landings. Landings serving limited-use/limited-application elevators shall comply with 408.2.

408.2.1 Call Buttons. Elevator call buttons and keypads shall comply with 407.2.1.

408.2.2 Hall Signals. Hall signals shall comply with 407.2.2.

408.2.3 Hoistway Signs. Signs at elevator hoistways shall comply with 407.2.3.1.

408.3 Elevator Doors. Elevator hoistway doors shall comply with 408.3.

408.3.1 Sliding Doors. Sliding hoistway and car doors shall comply with 407.3.1 through 407.3.3 and 408.4.1.

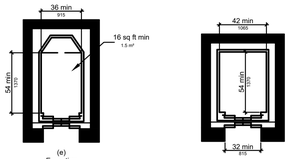
408.3.2 Swinging Doors. Swinging hoistway doors shall open and close automatically and shall comply with 404, 407.3.2 and 408.3.2.

408.3.2.1 Power Operation. Swinging doors shall be power-operated and shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

408.3.2.2 Duration. Power-operated swinging doors shall remain open for 20 seconds minimum when activated.

408.4 Elevator Cars. Elevator cars shall comply with 408.4.

408.4.1 Car Dimensions and Doors. Elevator cars shall provide a clear width 42 inches (1065 mm) minimum and a clear depth 54 inches (1370 mm) minimum. Car doors shall be positioned at the narrow ends of cars and shall provide 32 inches (815 mm) minimum clear width.



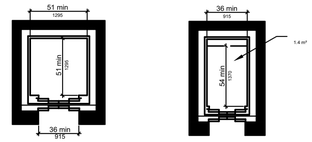


Figure 408.4.1 Limited-Use/Limited-Application (LULA) Elevator Car Dimensions

15 sq ft min

408.4.2 Floor Surfaces. Floor surfaces in elevator cars shall comply with 302 and 303.

408.4.3 Platform to Hoistway Clearance. The platform to hoistway clearance shall comply with 407.4.3.

408.4.4 Leveling. Elevator car leveling shall comply with 407.4.4.

408.4.5 Illumination. Elevator car illumination shall comply with 407.4.5.

408.4.6 Car Controls. Elevator car controls shall comply with 407.4.6. Control panels shall be centered on a side wall.

408.4.7 Designations and Indicators of Car Controls. Designations and indicators of car controls shall comply with 407.4.7.

408.4.8 Emergency Communications. Car emergency signaling devices complying with 407.4.9 shall be provided.

409 Private Residence Elevators

409.1 General. Private residence elevators that are provided within a residential dwelling unit required to provide mobility features complying with 809.2 through 809.4 shall comply with 409 and with ASME A17.1 (incorporated by reference, see "Referenced Standards" in Chapter 1). They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic.

409.2 Call Buttons. Call buttons shall be 3/4 inch (19 mm) minimum in the smallest dimension and shall comply with 309.

409.3 Elevator Doors. Hoistway doors, car doors, and car gates shall comply with 409.3 and 404.

409.3.1 Power Operation. Elevator car and hoistway doors and gates shall be power operated and shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1). Power operated doors and gates shall remain open for 20 seconds minimum when activated.

409.3.2 Location. Elevator car doors or gates shall be positioned at the narrow end of the clear floor spaces required by 409.4.1.

409.4 Elevator Cars. Private residence elevator cars shall comply with 409.4.

409.4.1 Inside Dimensions of Elevator Cars. Elevator cars shall provide a clear floor space of 36 inches (915 mm) minimum by 48 inches (1220 mm) minimum and shall comply with 305.

409.4.2 Floor Surfaces. Floor surfaces in elevator cars shall comply with 302 and 303.

409.4.3 Platform to Hoistway Clearance. The clearance between the car platform and the edge of any landing sill shall be 1 1/2 inch (38 mm) maximum.

409.4.4 Leveling. Each car shall automatically stop at a floor landing within a tolerance of 1/2 inch (13 mm) under rated loading to zero loading conditions.

409.4.5 Illumination Levels. Elevator car illumination shall comply with 407.4.5.

409.4.6 Car Controls. Elevator car control buttons shall comply with 409.4.6, 309.3, 309.4, and shall be raised or flush.

409.4.6.1 Size. Control buttons shall be 3/4 inch (19 mm) minimum in their smallest dimension.

409.4.6.2 Location. Control panels shall be on a side wall, 12 inches (305 mm) minimum from any adjacent wall.

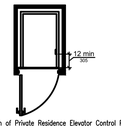


Figure 409.4.6.2 Location of Private Residence Elevator Control Panel

409.4.7.

409.4.7 Emergency Communications. Emergency two-way communication systems shall comply with

409.4.7.1 Type. A telephone and emergency signal device shall be provided in the car.

409.4.7.2 Operable Parts. The telephone and emergency signaling device shall comply with 309.3 and 309.4.

409.4.7.3 Compartment. If the telephone or device is in a closed compartment, the compartment door hardware shall comply with 309.

409.4.7.4 Cord. The telephone cord shall be 29 inches (735 mm) long minimum.

410 Platform Lifts

410.1 General. Platform lifts shall comply with ASME A18.1 (1999 edition or 2003 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1). Platform lifts shall not be attendant-operated and shall provide unassisted entry and exit from the lift.

Advisory 410.1 General. Inclined stairway chairlifts and inclined and vertical platform lifts are available for short-distance vertical transportation. Because an accessible route requires an 80 inch (2030 mm) vertical clearance, care should be taken in selecting lifts as they may not be equally suitable for use by people using wheelchairs and people standing. If a lift does not provide 80 inch (2030 mm) vertical clearance, it cannot be considered part of an accessible route in new construction.

The ADA and other Federal civil rights laws require that accessible features be maintained in working order so that they are accessible to and usable by those people they are intended to benefit. Building owners are reminded that the ASME A18 Safety Standard for Platform Lifts and Stairway Chairlifts requires routine maintenance and inspections. Isolated or temporary interruptions in service due to maintenance or repairs may be unavoidable; however, failure to take prompt action to effect repairs could constitute a violation of Federal laws and these requirements.

410.2 Floor Surfaces. Floor surfaces in platform lifts shall comply with 302 and 303.

410.3 Clear Floor Space. Clear floor space in platform lifts shall comply with 305.

410.4 Platform to Runway Clearance. The clearance between the platform sill and the edge of any runway landing shall be 1 inch (32 mm) maximum.

410.5 Operable Parts. Controls for platform lifts shall comply with 309.

410.6 Doors and Gates. Platform lifts shall have low-energy power-operated doors or gates complying with 404.3. Doors shall remain open for 20 seconds minimum. End doors and gates shall provide a clear width 32 inches (815 mm) minimum. Side doors and gates shall provide a clear width 42 inches (1065 mm) minimum.

EXCEPTION: Platform lifts serving two landings maximum and having doors or gates on opposite sides shall be permitted to have self-closing manual doors or gates.

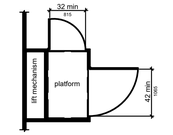


Figure 410.6 Platform Lift Doors and Gates

501 General

501.1 Scope. The provisions of Chapter 5 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

502 Parking Spaces

502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

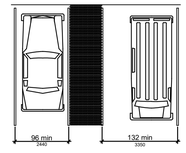


Figure 502.2 Vehicle Parking Spaces

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

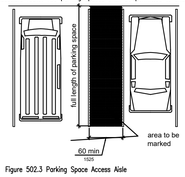


Figure 502.3 Parking Space Access Aisle

502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

502.5 Vertical Clearance. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

502.7 Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

503 Passenger Loading Zones

503.2 Vehicle Pull-Up Space. Passenger loading zones shall provide a vehicular pull-up space 96 inches (2440 mm) wide minimum and 20 feet (6100 mm) long minimum.

503.3 Access Aisle. Passenger loading zones shall provide access aisles complying with 503 adjacent to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.

503.3.1 Width. Access aisles serving vehicle pull-up spaces shall be 60 inches (1525 mm) wide minimum.

503.3.2 Length. Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

503.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

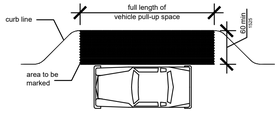


Figure 503.3 Passenger Loading Zone Access Aisle

503.4 Floor and Ground Surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted. EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

503.5 Vertical Clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches (2895 mm) minimum.

504 Stairways

504.1 General. Stairs that are part of the means of egress is required to comply with 504

504.2 Treads and Risers. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches (100 mm) high minimum and 7 inches (180 mm) high maximum. Treads shall be 11 inches (280 mm) deep minimum.

504.3 Open Risers. Open risers are not permitted.

504.4 Tread Surface. Stair treads shall comply with 302. Changes in level are not permitted.

504.5 Nosings. The radius of curvature at the leading edge of the tread shall be 1/2 inch (13 mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2 inches (38 mm) maximum over the tread below.

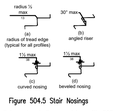


Figure 504.5 Stair Nosings

504.6 Handrails. Stairs shall have handrails complying with 505.

504.7 Wet Conditions. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

505 Handrails

505.1 General. Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.

Advisory 505.1 General. Handrails are required on ramp runs with a rise greater than 6 inches (150 mm) (see 405.8) and on certain stairways (see 504). Handrails are not required on walking surfaces with running slopes less than 1:20. However, handrails are required to comply with 505 when they are provided on walking surfaces with running slopes less than 1:20 (see 403.6). Sections 505.2, 505.3, and 505.10 do not apply to handrails provided on walking surfaces with running slopes less than 1:20 as these sections only reference requirements for ramps and stairs.

505.2 Where Required. Handrails shall be provided on both sides of stairs and ramps.

505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.

505.4 Height. Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.

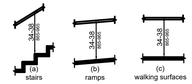


Figure 505.4 Handrail Height

505.5 Clearance. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches (38 mm) minimum.

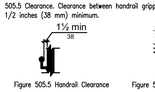


Figure 505.5 Handrail Clearance Figure 505.6 Horizontal Projections Below Gripping Surface

505.6 Gripping Surface. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1 1/2 inches (38 mm) minimum below the bottom of the handrail gripping surface.

505.7.1 Circular Cross Section. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

505.7.2 Non-Circular Cross Sections. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and 6 1/4 inches (160 mm) maximum, and a cross-section dimension of 2 1/4 inches (57 mm) maximum.

Figure 505.7.2 Handrail Non-Circular Cross Section

505.8 Surfaces. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.

505.9 Fittings. Handrails shall not rotate within their fittings.

505.10 Handrail Extensions. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.

505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.



Figure 505.10.1 Top and Bottom Handrail Extension at Ramps

505.10.2 Top Extension at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.



Figure 505.10.2 Top Handrail Extension at Stairs

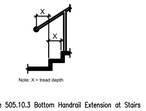


Figure 505.10.3 Bottom Handrail Extension at Stairs

505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES

602 Drinking Fountains

602.2 Clear Floor Space. Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided.

EXCEPTION: A parallel approach complying with 305 shall be permitted at units for children's use where the spout is 30 inches (760 mm) maximum above the finish floor or ground and is 3 1/2 inches (90 mm) maximum from the front edge of the unit, including bumpers.

602.3 Operable Parts. Operable parts shall comply with 309.

602.4 Spout Height. Spout outlets shall be 36 inches (915 mm) maximum above the finish floor or ground.

602.5 Spout Location. The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.

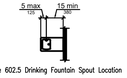


Figure 602.5 Drinking Fountain Spout Location

602.6 Water Flow. The spout shall provide a flow of water 4 inches (100 mm) high minimum and shall be located 5 inches (125 mm) maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches (75 mm) of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches (75 mm) and 5 inches (125 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

602.7 Drinking Fountains for Standing Persons. Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1090 mm) maximum above the finish floor or ground.

603 Toilet and Bathing Rooms

603.2 Clearances. Clearances shall comply with 603.2.

603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room.

603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.

603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

603.4 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

604 Water Closets and Toilet Compartments

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.



Figure 604.2 Water Closet Location

604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

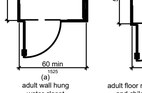


Figure 604.3.1 Size of Clearance at Water Closets

604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

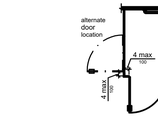


Figure 604.5.1 Side Wall Grab Bar at Water Closets

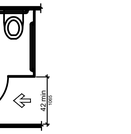


Figure 604.5.2 Rear Wall Grab Bar at Water Closets

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

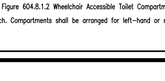


Figure 604.7 Dispenser Outlet Location

604.8 Toilet Compartments. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

604.8.1 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.8.1.

604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

Figure 604.8.1.1 Size of Wheelchair Accessible Toilet Compartment

604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors

604.8.1.3 Approach. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.8.1.4 Toe Clearance. The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the finish floor.

EXCEPTION: Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) deep with a wall-hung water closet or 65 inches (1650 mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide. Toe clearance at the front partition is not required in a compartment for children's use that is greater than 65 inches (1650 mm)deep

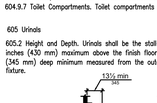


Figure 604.8.1.4 Wheelchair Accessible Toilet Compartment Toe Clearance

604.8.1.5 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with 604.5.2 shall be provided.

604.8.2 Ambulatory Accessible Compartments. Ambulatory accessible compartments shall comply with 604.8.2.

604.8.2.1 Size. Ambulatory accessible compartments shall have a depth of 60 inches (1525 mm) minimum and a width of 35 inches (890 mm) minimum and 37 inches (940 mm) maximum.

604.8.2.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404, except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

604.8.2.3 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided on both sides of the compartment.

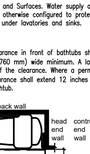


Figure 604.8.2 Ambulatory Accessible Toilet Compartment

604.8.3 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

604.9 Water Closets and Toilet Compartments for Children's Use. Water closets and toilet compartments for children's use shall comply with 604.9.

604.9.1 Location. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 12 inches (305 mm) minimum and 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.9.2 Clearance. Clearance around a water closet shall comply with 604.3.

604.9.3 Height. The height of water closets shall be 11 inches (280 mm) minimum and 17 inches (430 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.9.4 Grab Bars. Grab bars for water closets shall comply with 604.5.

604.9.5 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.2 and 309.4 and shall be installed 36 inches (915 mm) maximum above the finish floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.9.6 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser, The outlet of the dispenser shall be 14 inches (355 mm) minimum and 19 inches (485 mm) maximum above the finish floor. There shall be a clearance of 1 1/2 inches (38 mm) minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

604.9.7 Toilet Compartments. Toilet compartments shall comply with 604.8.

605 Urinals

605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

Figure 605.2 Height and Depth of Urinals

605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

606 Lavatories and Sinks

606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall

Photometric Plan

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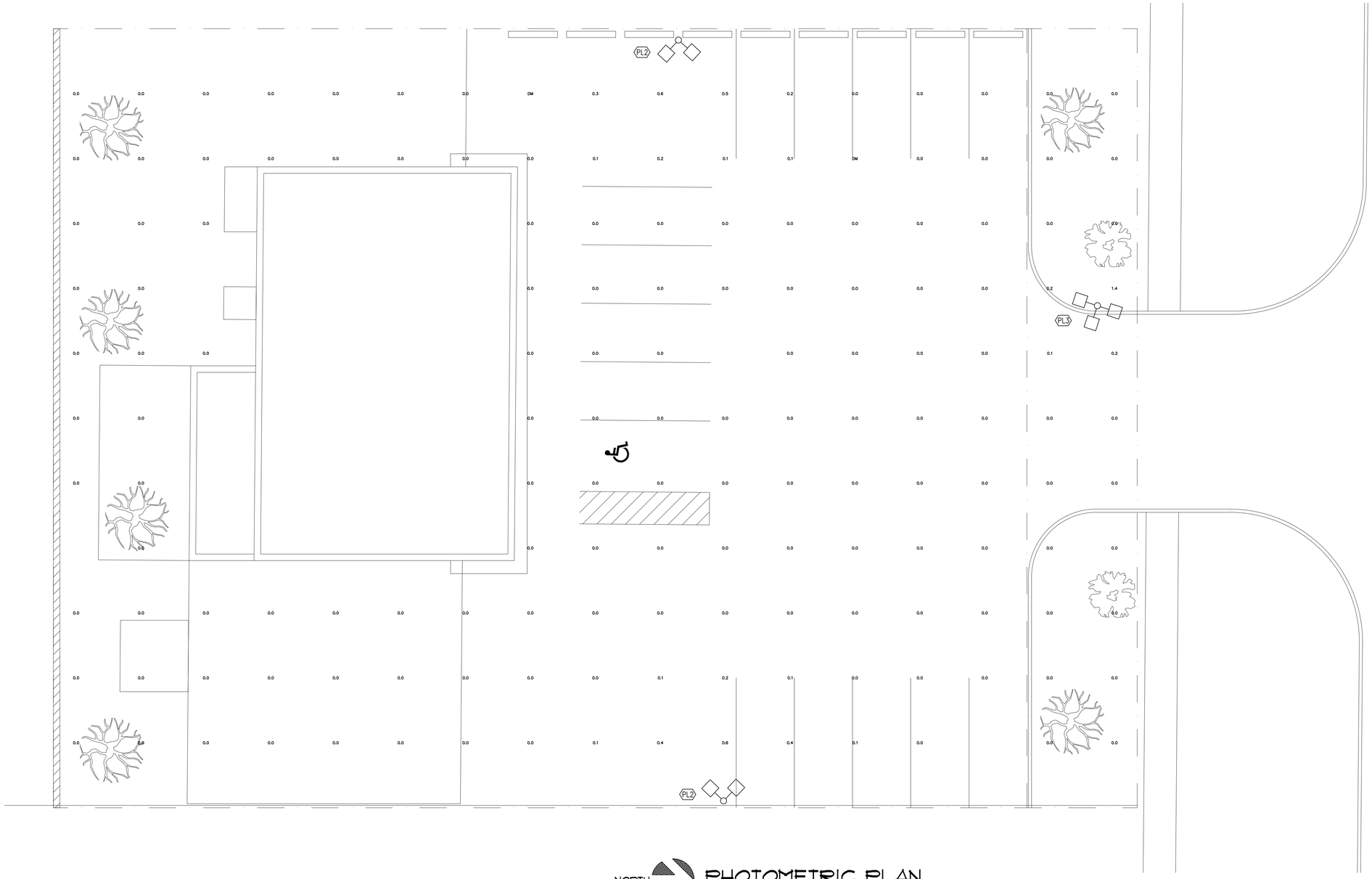
GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	0.04
MAXIMUM FOOT-CANDLES	1.4
MINIMUM FOOT-CANDLES	0.0
DME	0.00
MAXIMUM TO MINIMUM FC RATIO	2487.29
AVERAGE TO MINIMUM FC RATIO	78.81

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 2	DME	QUANTITY
PL2		(2) ONE 400-WATT COATED BT-37 METAL HALIDE, VERTICAL BASE-UP POSITION., MH400/C	OPEN ACRYLIC OPTICAL, 400 MH	ELECTRONIC	POLE	LITHONIA LIGHTING, TH 400M PA16 (LEG 10,SC= 1.3)	120V 1P 2W		DME	NDOOR HID www.lithonia.com/visual/ies/ies.asp?vfile=	4
PL3		(3) ONE 400-WATT COATED BT-37 METAL HALIDE, VERTICAL BASE-UP POSITION., MH400/C	OPEN ACRYLIC OPTICAL, 400 MH	ELECTRONIC	POLE	LITHONIA LIGHTING, TH 400M PA16 (LEG 10,SC= 1.3)	120V 1P 2W		DME	NDOOR HID www.lithonia.com/visual/ies/ies.asp?vfile=	2



NORTH

PHOTOMETRIC PLAN

SCALE: 1/8" = 1'-0"

PEGASUS
GROUP, INC.
387 POWDERHORN RIDGE
ROCHESTER HLS, MI 48309
(248)318-2666

JOB# #00052826

PROJECT TITLE:
FUR AND FEATHERS VETERINARY CLINIC
29375 W. 10 MILE RD
FARMINGTON HILLS, MICHIGAN

CONSULTANTS:

REVISIONS:
00-00-00

SCALE: 1/8"=1'-0"

CHECK SET

BID SET

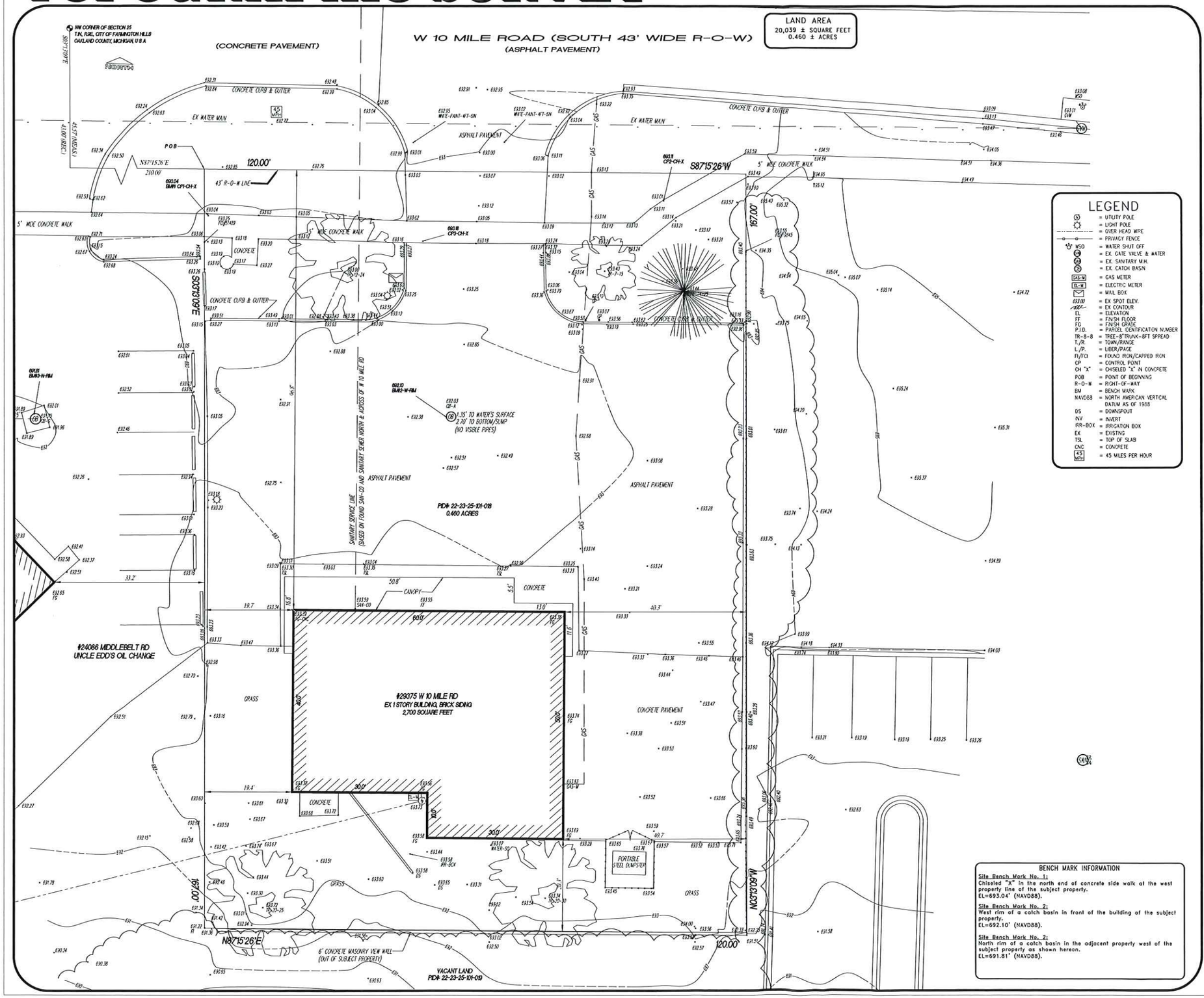
WORKING DWG'S

DATE: 07-03-26

SHEET NUMBER
PH-1

Topographical Survey

TOPOGRAPHIC SURVEY



VICINITY MAP
(NOT TO SCALE)

NORTH



LEGEND

	= UTILITY POLE
	= LIGHT POLE
	= OVER HEAD WIRE
	= PRIVACY FENCE
WSO	= WATER SHUT OFF
	= EX. GATE VALVE & WATER
	= EX. SANITARY M.H.
	= EX. CATCH BASIN
GAS-M	= GAS METER
EL-M	= ELECTRIC METER
	= MAIL BOX
633.00	= EX SPOT ELEV.
	= EX CONTOUR
EL	= ELEVATION
FF	= FINISH FLOOR
FG	= FINISH GRADE
P.I.D.	= PARCEL IDENTIFICATION NUMBER
TR-8-8	= TREE-8"TRUNK-8FT SPREAD
T./R.	= TOWN/RANGE
L./P.	= LIBER/PAGE
FI/FCI	= FOUND IRON/CAPPED IRON
CP	= CONTROL POINT
CH "X"	= CHISELED "X" IN CONCRETE
POB	= POINT OF BEGINNING
R-O-W	= RIGHT-OF-WAY
BM	= BENCH MARK
NAVD88	= NORTH AMERICAN VERTICAL DATUM AS OF 1988
DS	= DOWNSPOUT
INV	= INVERT
IRR-BOX	= IRRIGATION BOX
EX	= EXISTING
TSL	= TOP OF SLAB
CNC	= CONCRETE
45 MPH	= 45 MILES PER HOUR

GENERAL NOTES

–Utility information as shown herein are compilation of field observation , therefore no guarantee could be given as to their exact location and depth. An excavation might be needed in order to determine utility position.

–All measurements as shown herein are existing.

–All symbols as shown herein are not to scale.

–All measured bearings are related to TRUE NORTH.

–All measured elevations are expressed in North American Vertical Datum as of 1988. (NAVD88)

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LEGAL DESCRIPTION

#29375 W 10 Mile Road, Farmington Hills, MI, 48336

Part of the NW 1/4 of Section 25, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, being more particularly described as follows:
Commencing at the NW Corner of Section 25; thence S03°13'09"E 45.57 feet (Measure), (43.00 feet, Record), thence N87°15'26"E 210.00 feet, along the 43 foot Right–of–Way of W 10 Mile Road (South 43 feet wide), to the Point of Beginning; thence S03°13'09"E 120.00 feet; thence N87°15'26"w 167.00 feet; thence N03°13'09"E 120.00 feet; thence S87°15'26"W 167.00 feet, to the 43 feet Right–of–Way Line of W 10 Mile Road and the Point of Beginning.
Containing: 20,039 Square Feet---0.460 Acres, more or less.
Parcel Identification Number:# 22–23–25–101–018.
Subject to the rights of a public and any easements and/or restrictions of record or otherwise.

Note: Since our survey DOES NOT include a Title Search there could be easements and/or encumbrances upon the subject property that are not shown at this time.

SA 56-7-2026
Received
JUL 16 2026
City of Farmington Hills
Planning Dept.

STATE OF MICHIGAN
MENDE BEZANOVSKI
PROFESSIONAL SURVEYOR
NO. 49430
LICENSED PROFESSIONAL SURVEYOR

Mende Bezanovski, P.S.#4001049430
State of Michigan

BENCH MARK INFORMATION

Site Bench Mark No. 1:
Chiseled "X" in the north end of concrete side walk at the west property line of the subject property.
EL=693.04' (NAVD88).

Site Bench Mark No. 2:
West rim of a catch basin in front of the building of the subject property.
EL=692.10' (NAVD88).

Site Bench Mark No. 2:
North rim of a catch basin in the adjacent property west of the subject property as shown hereon.
EL=691.81' (NAVD88).

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

0' 5' 10' 20'

AB–SB LAND SURVEY, P.C.
36636 North Pointe Dr. New Baltimore, MI,48047
TEL. (586) 822–4964, FAX: (586) 591–5930
info@ab–sb–landsurvey.com;
www.ab–sb–landsurvey.com

SCALE: 1" = 10'	PAGE: 1 OF 1
JOB NUMBER: 2026–06–22–189–KP	DRAWN: MB
FIELD: MB	CHECKED: MB
REVISIONS:	DATE: 07–11–2026
CLIENT: Mrs. Katherine Podsiad	
ADDRESS: 29375 W 10 Mile Road, Farmington Hills, MI, 48336	TEL: (734)–255–9240 FAX:

5. Regular Meeting

A. <u>LOT SPLIT 2, 2026 (FINAL)</u>

LOCATION:	34037 Nine Mile Road
PARCEL I.D.:	22-23-33-202-043
PROPOSAL:	Split one (1) parcel into three (3) parcels within the RA-3 One-Family Residential District
ACTION REQUESTED:	Lot Split Approval (Final)
APPLICANT:	Terry Sever
OWNER:	Arlint Berber

ZONING MAP

34037 W 9 MILE RD - ZONING MAP



8/10/2026, 12:53:34 PM

Zoning districts

RA-3

Tax Parcels

1:1,222

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

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

City of Farmington Hills, MI

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RA-3 – One Family Residential District

34-3.1.6 RA-3 One Family Residential (12,500 sq ft)

A. INTENT

The one-family residential districts are designed to be the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low-density, one-family detached dwellings along with other residentially related facilities which serve the residents in the district.

? **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

i. Site-built, one-family detached dwelling units
ii. Farms § 34-4.1
iii. Neighborhood parks
iv. Manufactured one-family detached dwelling units § 34-4.6
v. The following uses are permitted subject to the special conditions in Section 34-3.6
   a. Public, parochial or private elementary, intermediate or secondary schools offering courses in general education § 34-4.2
   b. Golf course, not including driving ranges or miniature golf courses § 34-4.3
   c. Churches § 34-4.4
   d. Nursery schools, day nurseries, and day care centers § 34-4.5
   e. Municipal buildings and uses not including any outdoor storage
   f. Publicly owned and operated libraries, community wide parks and recreational facilities
   g. Accessory buildings and uses customarily incidental to any principal permitted use.

C. SPECIAL APPROVAL USES

The following uses are permitted subject to the special conditions in Section 34-3.6

i. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations § 34-4.8
ii. Private noncommercial recreational areas, institutional or community recreation centers, a nonprofit swimming pool club § 34-4.9
iii. Colleges, universities and other such institutions of higher learning, public and private § 34-4.10

D. ACCESSORY USES

i. Electric vehicle infrastructure § 34-4.55
ii. Private swimming pools § 34-4.11
iii. Private stables 34-4.12
iv. Retail sale of farm goods § 34-4.13
v. Commercial vehicles § 34-4.14
vi. Home occupations § 34-4.15
vii. State-licensed day care homes § 34-4.16

Δ Ord. No. C-3-2021

RA-3 One Family Residential (12,500 sq ft) 34-3.1.6

E. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area:	10,000 sq ft
Minimum average per subdivision	12,500 sq ft
Minimum lot width:	80 ft

Lot Coverage

Maximum lot coverage per unit:	35%

Setbacks

Minimum front yard setback:	30 ft
Minimum rear yard setback:	35 ft
Minimum side yard setback:	8 ft one side 20 ft total two sides

Building Height

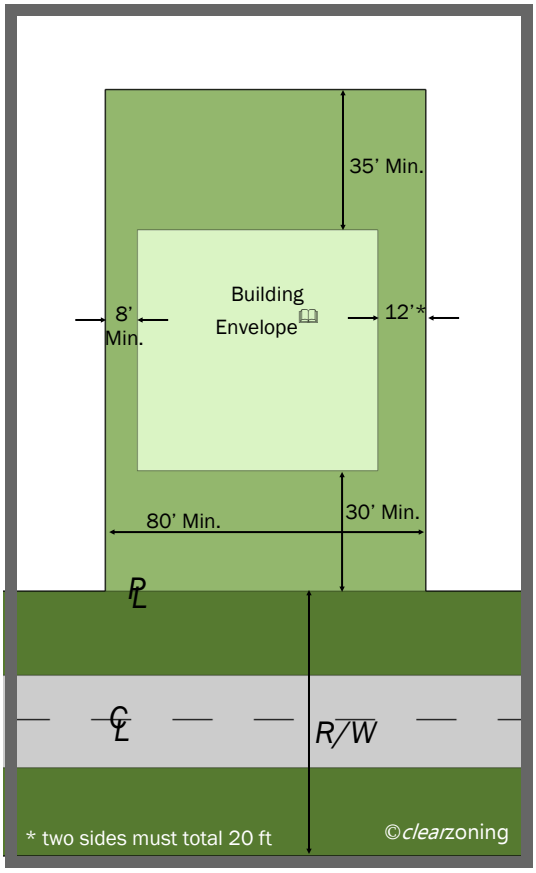
Maximum building height:	25 ft

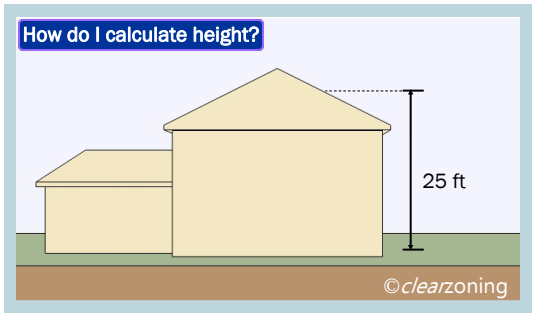
Floor Area

Total floor area minimum per unit:	850 sq ft
Ground floor area minimum per unit:	500 sq ft

NOTES

- For additions to the above requirements, refer to Section 34-3.5: B, D, E and U.





The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts
- General Exceptions § 34-3.26
- One-Family Clustering Option § 34-3.17
- Nuisance Factors § 34-3.16
- Major Road Frontage Option § 34-3.18

4. Use Standards
- Special Land Uses § 34-4.20
- Standards for Cellular Towers § 34-4.24
- One-Family Dwelling Standards § 34-4.59

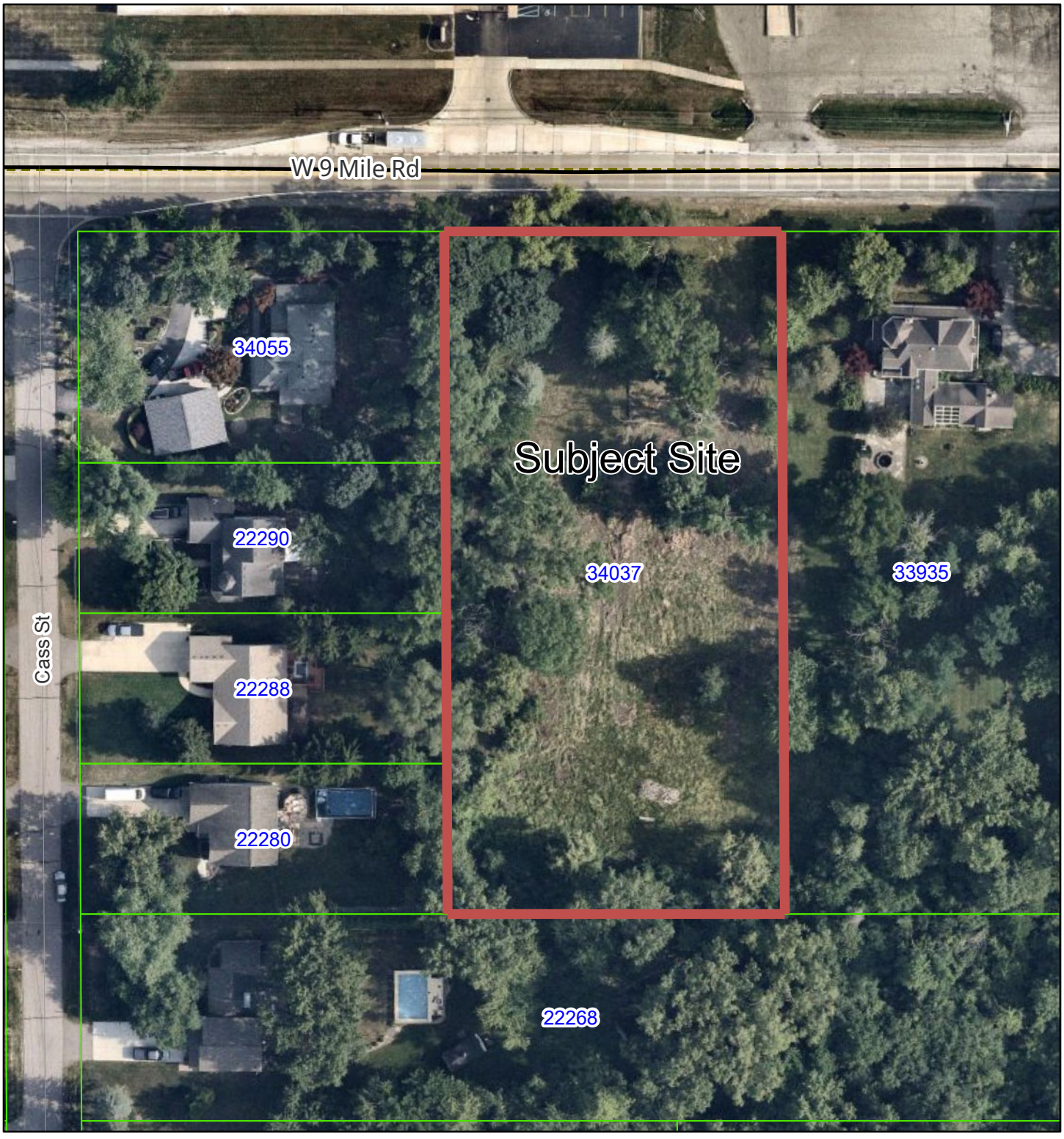
5. Site Standards
- Accessory Buildings and Structures § 34-5.1
- Off-street Parking Requirements § 34-5.2
- Off-street Parking Space Layout Standards § 34-5.3
- Off-street Loading and Unloading § 34-5.4
- Signs § 34-5.5
- Acceleration-deceleration Passing Lanes § 34-5.6
- Storage of Recreational Equipment or Trailers § 34-5.7
- Flood Zone Controls § 34-5.8
- Entranceway Structures § 34-5.9
- Corner Clearance § 34-5.10
- Frontage on Public Street § 34-5.11
- Fences § 34-5.12
- Access to Major or Secondary Thoroughfares § 34-5.13
- Landscape Development § 34-5.14
- Walls and Berms § 34-5.15
- Exterior Lighting § 34-5.16
- Screening of Rooftop Equipment § 34-5.17
- Tree Protection, Removal & Replacement § 34-5.18

6. Development Procedures
- Site Plan Review § 34-6.1
- Notice of Public Hearing § 34-6.2
- Special Land Use and Special Approval Use Standards § 34-6.3

7. Admin and Enforcement
- Guarantee for Improvements § 34-7.2

AERIAL MAP

34037 W 9 MILE RD - AERIAL MAP



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Tax Parcels

1:1,222

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

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

City of Farmington Hills, MI

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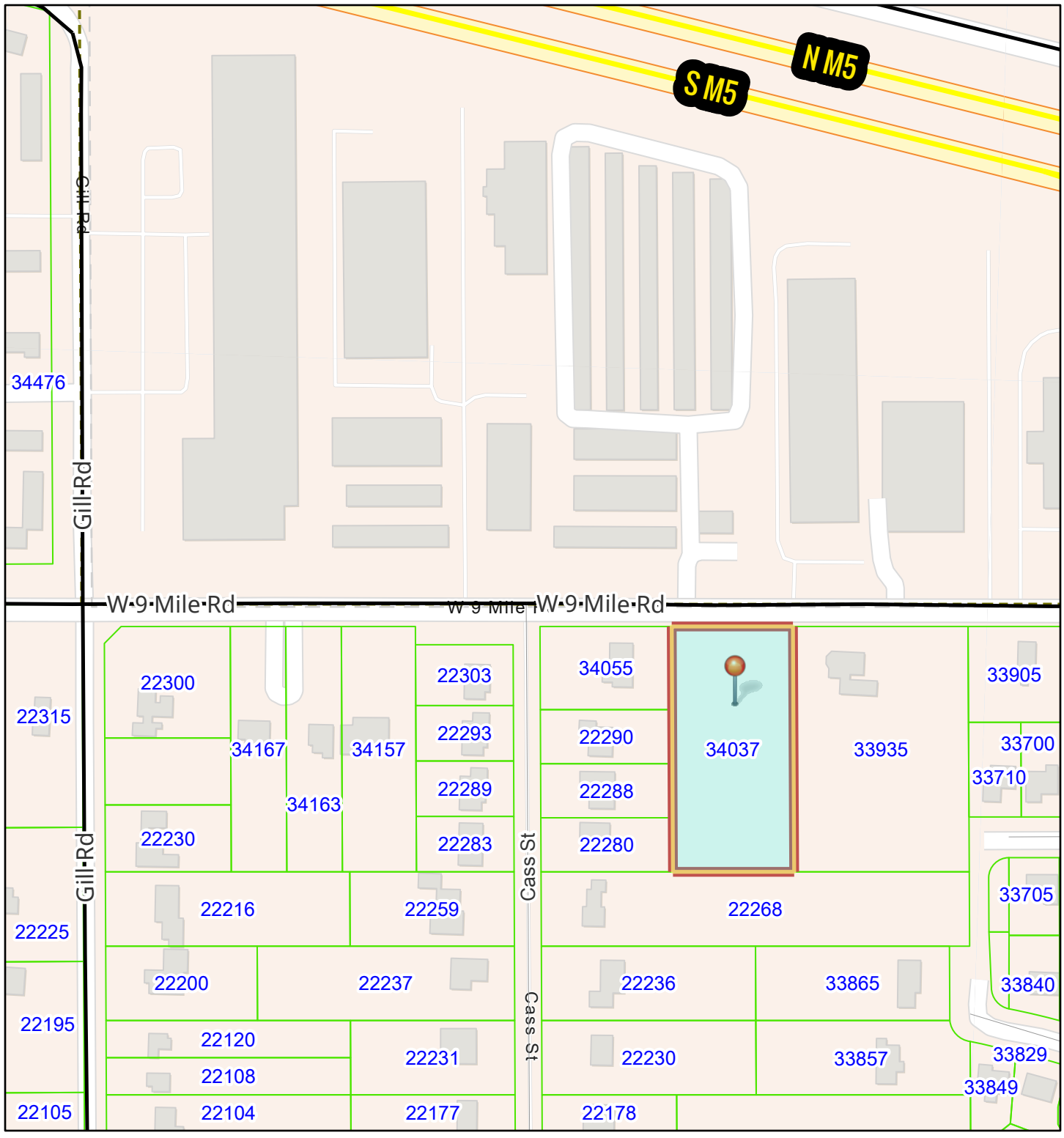
LOCATION MAP

34037 W 9 MILE RD - LOCATION MAP



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Tax Parcels

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0 0.03 0.07 0.13 km

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City of Farmington Hills, MI

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CWA Review - August 11, 2026

(Site Plan dated July 3, 2026)

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

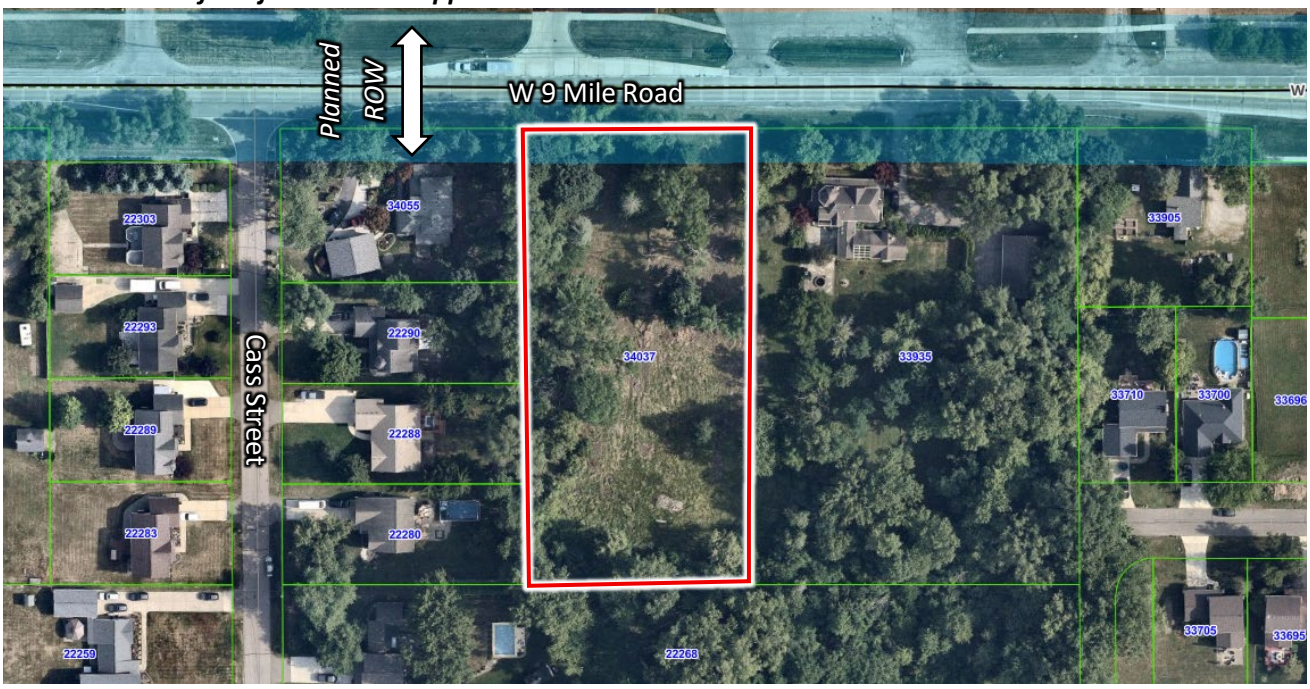
Review Date	Plan Date
August 11, 2026	June 21, 2026

Lot Split Review
for
The City of Farmington Hills

[redacted]

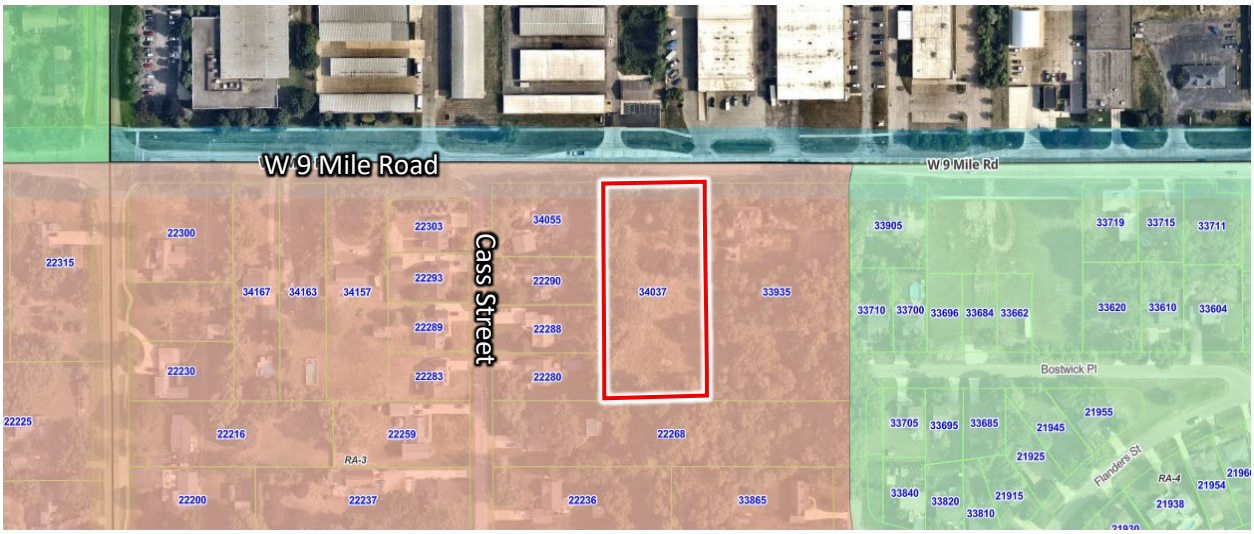
Case: LS 2, 2026 - 34037 W 9 Mile Rd
Site: 34037 W 9 Mile Road (Parcel ID# 22-23-33-202-043)
Applicant: Terry Sever (representing Arlint Berberi, owner)
Zoning: RA-3, One Family Residential District (12,500 sq ft)
Action Requested: Final Lot Split Approval.

Aerial Photo of Subject Site and Approximate Lot Lines



Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*
Richard K. Carlisle, *Past President/Senior Principal*

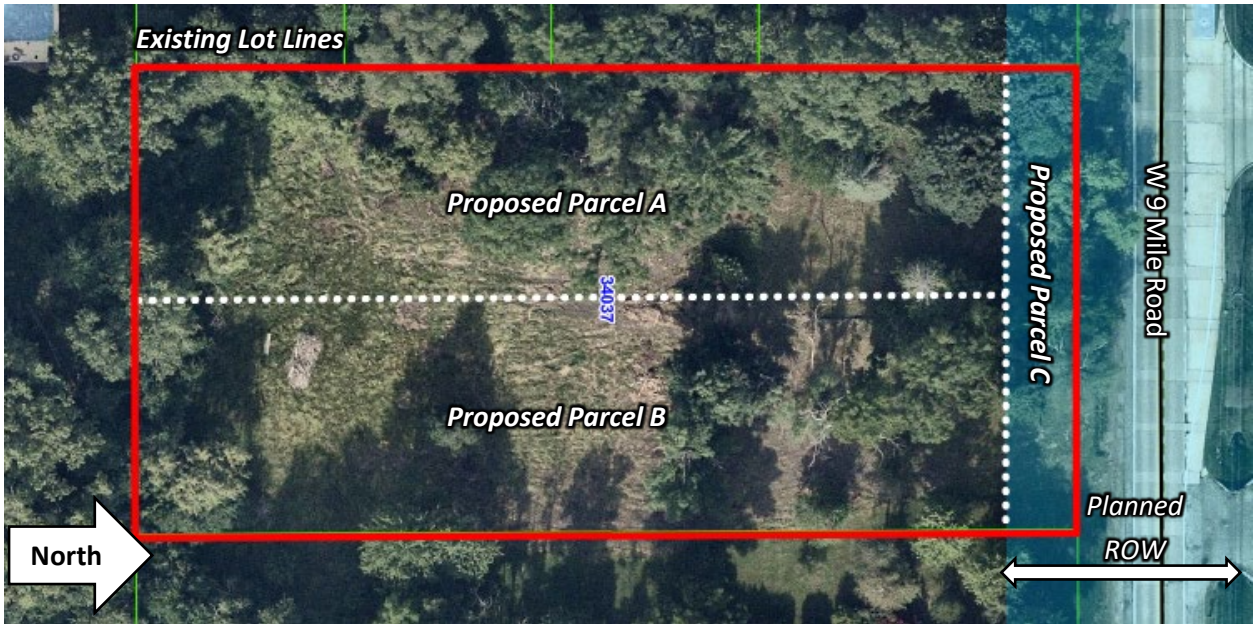
Zoning of Subject Site



The applicant is requesting approval for a final lot split to divide a single parcel of land into three (3) parcels (i.e., Parcels A, B, and C). The 1.5-acre subject property (Parcel ID# 22-23-33-202-043) is currently undeveloped and situated on the south side of W 9 Mile Road and east of Cass Street. The parcel is within the RA-3 District and no improvements are proposed by the applicant at this time. Parcel C appears to be a future right-of-way, but the submittal does not identify this third parcel to be dedicated as right-of-way. As submitted, the application does not meet the City's standards for minimum lot size, right-of-way dedication, and parcel access. If Parcel C were dedicated as right-of-way, the lot split would meet the City's requirements.

The applicant has indicated that they are submitting this division proposal as a final land division map. The applicable review procedure is summarized on the following page.

Approximate Existing and Proposed Lot Lines



REVIEW PROCEDURE

Article V, Chapter 27 of the City's General Code (Subdivision Ordinance) governs the partitioning of land subject to the provisions of the Michigan Land Division Act 288 of 1967, as amended (LDA).

Section 27-120(3) of the Subdivision Ordinance allows applicants to optionally submit a "preliminary drawing" for review. If an applicant chooses to forgo the preliminary drawing submittal, their application must include all of the information required for a "final land division map" as specified in Section 27-120(4) and (5).

According to Section 27-121(2)(b), the Planning Commission shall review and act upon each request for division of land submitted in accordance with the provisions of the Subdivision Ordinance. Subsequent to review, the Planning Commission shall:

a. Grant preliminary approval conditioned upon the petitioner fulfilling certain requirements.
b. Grant preliminary approval if the request meets all requirements of this chapter.
c. Deny the request for failure to comply with requirements of this chapter.
d. Deny the request for failure to comply with the requirements of the zoning chapter. If the zoning board of appeals thereafter grants relief from such zoning chapter requirements, the parcel shall be deemed to meet the compatibility requirements of subsection 27-110(2)(e) above.

If the Planning Commission grants a preliminary approval of a division, with or without conditions, Section 27-121(2)(c) provides that the proposal shall be submitted to the planning department for final review to assure that all conditions and requirements for land divisions have been met and that there is compliance with all requirements applicable to the approved preliminary plan. The planning department shall also receive the signed approval of the engineering division of the City of Farmington Hills indicating compliance with subsection 27-110(2)(h).

SUMMARY OF FINDINGS

Existing Conditions

1. **Zoning.** RA-3, One Family Residential District (12,500 sq ft).

2. **Existing Site.** The subject property is approximately 1.5 acres in area and is currently vacant. Trees and natural vegetation are interspersed throughout. A drainage ditch runs along the property's W 9 Mile Road frontage. No sidewalks exist in this area. The property's topography generally slopes downward from the northwest to the southeast and decreases in elevation by approximately eight (8) feet.

3. **Adjacent Properties.**

Direction	Zoning	Use
North	N/A, City of Farmington	W 9 Mile, Industrial
South	RA-3, One Family Residential	Single Family Residential
East	RA-3, One Family Residential	Single Family Residential
West	RA-3, One Family Residential	Single Family Residential

4. **Site Configuration and Access.** The site is undeveloped. The site's frontage appears to be graded to accommodate a driveway.

Site Plan

1. **Dimensional Requirements.**

RA-3 District Requirements (34-3.1.6.E)			
Standard	**Required**	**Existing**	**Proposed**
Min. lot size	Min. lot area: 10,000 sf. Min. average per subdivision: 12,500 sf.	65,340 sf	Complies. Parcel A: ~30,056 sf Parcel B: ~30,056 sf **Deficient.** Parcel C: ~4,860 sf.
Min. lot width	80 ft.	180 ft.	Complies. Parcel A: 90 ft Parcel B: 90 ft Parcel C: 180 ft
Depth to Width Ratio	3:1[1]	1.9:1	Complies Parcel A: 3.7:1 Parcel B: 3.7:1 Parcel C: 0.2:1

[1] *Flexible standard. See comments below.*

According to Section 27-59(1)(e) of the Subdivision Ordinance, "[e]xcessive lot depth in relation to width shall be avoided. A depth-to-width ratio of three to one (3:1) shall normally be considered a maximum." The proposed parcels A and B exceed the 3:1 ratio, but comply with the maximum 4:1 ratio permitted under the MCL 560.109 of the Michigan Land Division Act. As discussed further in this review, other properties in the vicinity have a similar depth to width ratio.

2. **Division of Land, Sec. 27-110(2)(a) through (d)**

According to these sections, proposed divisions must meet the minimum requirements of the Zoning Ordinance, Land Division Act, and the Subdivision Ordinance. According to Section 27-110(2)(b), every parcel resulting from a split must be accessible by abutting a public street, unless a private street is approved subject to the Zoning Ordinance. As proposed, Parcel A and B will be inaccessible due to the configuration of Parcel C. The submittal documents do not specify that Parcel C will be dedicated or include a private road or easement to provide Parcel A and B with access.

In addition, Section 27-110(2)(c) requires that all future road right-of-way shall be dedicated as necessary to provide for streets as depicted on the City of Farmington Hills Thoroughfare Plan.

Prior to final approval, the applicant must submit the necessary documentation to dedicate the planned future right-of-way area corresponding to Parcel C. If Parcel C is not dedicated, the proposed split will not meet the requirements for Section. 27-110(2)(b) and (c).

Parcel C also does not meet the minimum lot area required for the RC-3 District per Section 34-3.1.6.E.

The remaining standards listed in sections 27-110(2)(a) through (d) are otherwise met for Parcels A and B.

3. Compatibility with Existing Parcels, 27-110(2)(e)

Section 27-110(2)(e) establishes standards for the Commission to consider assuring that the public health, safety, and welfare will be served by the permission of any partition or division of land. Those standards, and our comments on the proposal according to those standards, are as follows:

1. If any parcel does not meet zoning ordinance requirements, the request shall be denied by the Planning Commission.

   CWA Comments: *Parcel C does not meet the minimum lot area of the ordinance and unless it is dedicated as right-of-way, Parcels A and B do not meet the standards of the ordinance for accessibility.*

2. Any partition or division shall be of such location, size and character that, in general, it will be compatible with the existing development in the area in which it is situated.

   CWA Comments: *As proposed, Parcel C is not consistent with the configuration of surrounding residential properties. If Parcel C were dedicated as right-of-way, Parcels A and B will be generally consistent with the configuration of surrounding residential properties. The areas, widths, and depths of residential properties vary in the surrounding area, but the proposed lot configuration is consistent with the prevailing development pattern.*

3. The Planning Commission shall give consideration to the following:

   a. The conformity of the resultant parcels with zoning ordinance standards and the creation of parcels compatible with surrounding lands as to area, width, and width-to-depth ratio.

      CWA Comments: *As noted above, Parcels A and B would meet the standards of the ordinance for width, and width to depth ratio if Parcel C were dedicated as right-of-way.*

   b. The orientation of the yards of proposed parcels in relationship to the yards of surrounding parcels in order to avoid incompatible relationships, such as but not limited to, front yards to rear yards.

      CWA Comments: *The orientation of the yards for proposed Parcel A and B will only be compatible to other parcels in the immediate area if Parcel C were dedicated as future right-of-way.*

c. The impact of any existing flood plains, wetlands, topography, or other natural features and physical conditions on the resulting parcels so that such parcels are compatible with other surrounding lands in terms of buildable area.

CWA Comments: *Data on topography, wetlands, and flood plains were not included on the survey. Based 2-foot contour data available on the City's GIS map viewer, the property's topography generally slopes downward from the northwest to the southeast, and decreases in elevation by approximately eight (8) feet. According to EGLE's Wetlands Map Viewer, wetland soils are present in this area. Please see the comments below regarding topographic, wetland, and flood plain data.*

d. The relationship of the front, side, and rear yards to the yards and orientation of buildings on other existing and potential parcels. This shall include the probable orientation of buildings on the parcels resulting from the proposed division or partition.

CWA Comments: *Building envelopes are shown on the survey for Parcels A and B. As previously discussed, the probable orientation of buildings on parcels A and B would be comparable to other parcels in the immediate area if Parcel C were dedicated as future right-of-way.*

4. Final Land Division Required Information

According to Section 27-120(5) of the Subdivision Ordinance, final land division maps must include the information specified below on a plan (survey) drawn to scale and prepared by a registered civil engineer or land surveyor.

Final Land Division Map Requirements (Section 27-120(5))	
Standard	**Required**
(a) A legal description of the parcel to be divided and of each parcel resulting from the division.	Provided.
(b) The subject property, including dimensions of all property lines.	Provided.
(c) The location of all existing structures with dimensions to all property lines.	Provided
(d) Legal descriptions for all access streets.	**Deficient.** If applicant does not dedicate Parcel C as future right-of-way, then split cannot be approved.
(e) Existing and proposed utilities and utility easements.	**Pending.** Existing utilities are shown on the plan. We defer to the City Engineer as to whether any additional utilities or easements are necessary to provide service to the site or to ensure service is available to adjacent parcels as a result of the split.
(f) The area of existing and proposed parcels.	Provided.

Final Land Division Map Requirements (Section 27-120(5))	
Standard	**Required**
(g) Specific information identifying which parcels, if any, will retain the rights for future divisions.	**Pending.** Subject to review by the City Assessor.
(h) The location of any on-site wetlands, floodplains, or water bodies.	**Deficient.** According to EGLE's Wetlands Map Viewer, wetland soils are present in this area. No wetlands are shown on the survey. The location of any on-site wetlands, floodplains, or water bodies required by Section 27-120(5)(h) must be provided if the City Engineer determines they are necessary to verify compliance with the Subdivision Ordinance.
(i) Topography on contours based on U.S.G.S. datum at intervals of not more than two (2) feet, extending to the opposite right-of-way line of any abutting street or highway, and extending at least fifty (50) feet on to all abutting property.	**Deficient.** The applicant has submitted a separate topographic map, but topographic contours are not shown on the survey. The topographic contours required by Section 27-120(5)(i) must be provided if the City Engineer determines they are necessary to verify compliance with the Subdivision Ordinance.
(j) Location and description of any buildings located on abutting property and within fifty (50) feet of the boundaries of the parcel to be divided.	Provided.
(k) Preliminary grading plan for any street providing vehicular access to any new parcels.	N/A. No streets are proposed.
(l) Completely dimensional limits within which principal buildings and accessory buildings shall be confined on each parcel. The purpose of designating such areas is to maintain proper yard relationships and building placements with respect to adjoining or nearby parcels and/or buildings and with respect to existing or proposed roads or easements.	Provided (Parcels. A and B). **Deficient** (Parcel C).

SUMMARY

According to Section 27-121(2)(b), the Planning Commission shall review and act upon each request for division of land submitted in accordance with the provisions of the Subdivision Ordinance. Considering the outstanding items identified in this review, the Commission must either:

1. Grant preliminary approval conditioned upon the petitioner fulfilling certain requirements.

2. Deny preliminary approval because the proposal does not meet the Section 27-110(2) requirements for minimum lot area (Parcel C), access (Parcels A and B), and right-of-way dedication.

As part of this review, the Planning Commission must determine if the proposed split is compatible with surrounding parcels according to the criterial listed in Section 27-110(2)(e).

Prior to final approval the following items must be met:

1. *The applicant must submit the necessary documentation to dedicate the planned right-of-way area corresponding to Parcel C on the provided survey so that the requirements Section. 27-110(2)(b) and (c) are met. Clearly label the area "Future Right-of-Way to be Dedicated" and note same on legal description.*

2. *The applicant must submit all of the information required by Section 27-120(5) for final land division maps that City staff determine necessary to verify compliance with the Subdivision Ordinance.*

CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED-AP
President

CARLISLE/WORTMAN ASSOC., INC.
Mike Auerbach, AICP
Senior Associate

Engineering Review

August 12, 2026

Application Packet and Proposed Survey of Lot Split dated June 21, 2026

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

INTEROFFICE CORRESPONDENCE

DATE: August 12, 2026

TO: Nora Brock, Secretary to the Director of Planning and Community Development

FROM: Mike Freckelton, Civil Engineer III

SUBJECT: 34037 W Nine Mile Rd
Lot Split 2, 2026
23-33-202-043

A review of the above-mentioned plan received by the engineering office on July 28, 2026, has been performed. Please see the review comments below. A plan was submitted for lot split and construction in 2024 and 2025. It appears this plan shows an updated split boundary from what was initially proposed. As such, there may be additional review comments.

1) The comments provided from the October 10, 2025 review are generally still applicable for the newly proposed split.

2) A Warranty Deed was submitted for the dedication of the Right-of-Way for Nine Mile Road. It references this dedicated area as “Parcel C”. Consider revising this to more clearly reflect that the area is being dedicated to the city for the purpose of road ROW and not an additional parcel. Additionally, the exhibits that accompany the Warranty Deed should be specific to the area being dedicated. These should be provided to both the City Planning and Engineering Departments. The document needs to include all necessary signatures in a recordable state.

3) A five-foot-wide, four-inch thick (six-inch through driveways) sidewalk on minimum four inches of 21AA aggregate base is required to be installed within the City ROW across the frontage of both proposed lots. The city will accept a cash bond in the amount of 150% of the work’s cost estimate in lieu of the sidewalk installation on either or both lots.

4) A master grading plan is required for both proposed lots. The plan should show the existing conditions of the site, as well as the proposed grading. All drainage should be self-contained by each lot, and grading shall provide positive flow of drainage to an acceptable outlet such as the street or a yard drain system.

5) The lot split plans should show all applicable information for water and sewer services and taps. This includes material and location of each service and location of service connections to the mains. For the sanitary sewer lead, inverts at the tap, end of lead, and riser (if applicable) shall be provided as well as the slope of the pipe. The city will accept a cash bond in the amount of 150% of the work’s cost estimate in lieu of installation of the sanitary sewer leads on either or both lots.

6) Upon preliminary lot-split approval, engineering plans showing the above-mentioned information will need to be provided to the city for review. This will follow the Engineering Departments

formal review process. Approval from Engineering will be required prior to the commencement of any construction activities.

7) Following approval from the Engineering Department, the sidewalk and utility work will need to be performed and inspected by the city. Once as-builts are received and approved by the city, the Final Lot Split approval will be given.

These plans will be subject to further review during the engineering review process. Please feel free to reach out to our department with any questions or concerns.

Sincerely,



Mike Freckelton, PE
Civil Engineer III

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

October 10, 2025

Eraldo Leba
48487 Seven Mile Road
Northville, MI 48167

SUBJECT: Lot Split 1, 2024
34037 Nine Mile
Farmington Hills, MI 48335
23-33-202-043

The City of Farmington Hills Engineering Department has completed its first review of the above-mentioned project for compliance with the City's design standards. The following items, as well as those marked in red on the plans, will require attention prior to submitting revised plans to this office for review.

PERMITS, FEES, AND GENERAL COMMENTS

1. A preliminary cost estimate has been received. An engineering review fee has been received in the amount of $152.00 which is equal to 2.5% of the preliminary cost estimate.
2. Since the City Engineering Division will be inspecting all public utilities and the site in general, an Escrow Account must be established to cover the costs of City Inspection as well as as-built review. City time will be billed to the account and any funds remaining in the account upon final approval of the project will be refunded. Based on the amount of work, an inspection escrow account in the amount of **$900.00** has been received.
3. Prior to the start of construction, contact Tim Waker, Chief Engineering Inspector, at (248) 871-2571 in order to discuss site inspection and soil erosion and sedimentation control throughout the project.

EASEMENTS AND AGREEMENTS

4. Please submit the warranty deed for the dedicated right-of-way. Indicate the dimensions of the dedicated right-of-way from the centerline of West Nine Mile Road. An exhibit needs to be provided.

SOIL EROSION AND SEDIMENTATION CONTROL

5. A *Soil Erosion and Sedimentation Control Permit* is in approvable state. Please note that final engineering approval cannot occur until all soil erosion control measures are installed per the approved *Soil Erosion and Sedimentation Control Permit* and inspected as acceptable.
6. Please note that the nonrefundable base fee for the Soil Erosion and Sedimentation Control Permit in the amount of **$35.00** and the **$2,000.00** soil erosion inspection escrow deposit have been received. In addition, a refundable soil erosion security deposit in the amount of **$1000.00** has been received. The soil erosion security deposit is established with the City to

ensure the installation and maintenance of the required soil erosion controls. All Soil Erosion fees/deposits have been received.

MASTER GRADING

7. A sidewalk will be required along the entire parcel. We will accept a cash bond at 150% of the cost estimate for Parcel B in the amount of **$3,720.00.** We will also require a signed agreement with a sunset clause. We will send over the agreement for your review when it has been drafted. For the sidewalk on Parcel A, we will require a 5' x 4" sidewalk with 4" of 21AA base. At locations under the drive approach, we will require the depth of the concrete to be increased to 6". Please update the plan to show this change.
8. The signed declaration of covenants for the future sidewalk and sanitary lead on Parcel B has been received. It must be completely filled out to be recorded.

When all the above-mentioned items, please resubmit an electronic copy to this office for further review. Please note that all of these items must be completed BEFORE the lot split can be approved.

Sincerely,

By: M.Alexander

Mirandi Alexander, P.E.
Civil Engineer II

cc:

Chady Wehbe
Accurate Surveying and Mapping
19500 Middlebelt Rd, Suite 340 E
Livonia, MI 48152

Fire Review

July 31, 2026

Application Packet and Proposed Survey of Lot Split dated June 21, 2026

FIRE

FARMINGTON HILLS

INTEROFFICE CORRESPONDENCE

Date: July 31, 2026

To: Planning Commission

From: Jason Baloga, Fire Marshal

Subject: Lot Split/Combination - Lot Split 2-2026 (34037 W. 9 Mile Rd.)
Parcel Identification #: 22-23-33-202-043

The Fire Department has no objection to approval of this Lot Split/Combination.

Jason Baloga, Fire Marshal

JB/ss

Assessing Review

July 29, 2026

Application Packet and Proposed Survey of Lot Split dated June 21, 2026

From: Bob Parrett
To: Nora Brock
Cc: Jennifer Hendrix; Charmaine Kettler-Schmult
Subject: Lot split 34037 W 9 Mile 23-33-202-043
Date: Wednesday, July 29, 2026 3:40:29 PM
Attachments: image001.png

Nora,

The assessing department has no objections to the proposed lot split.

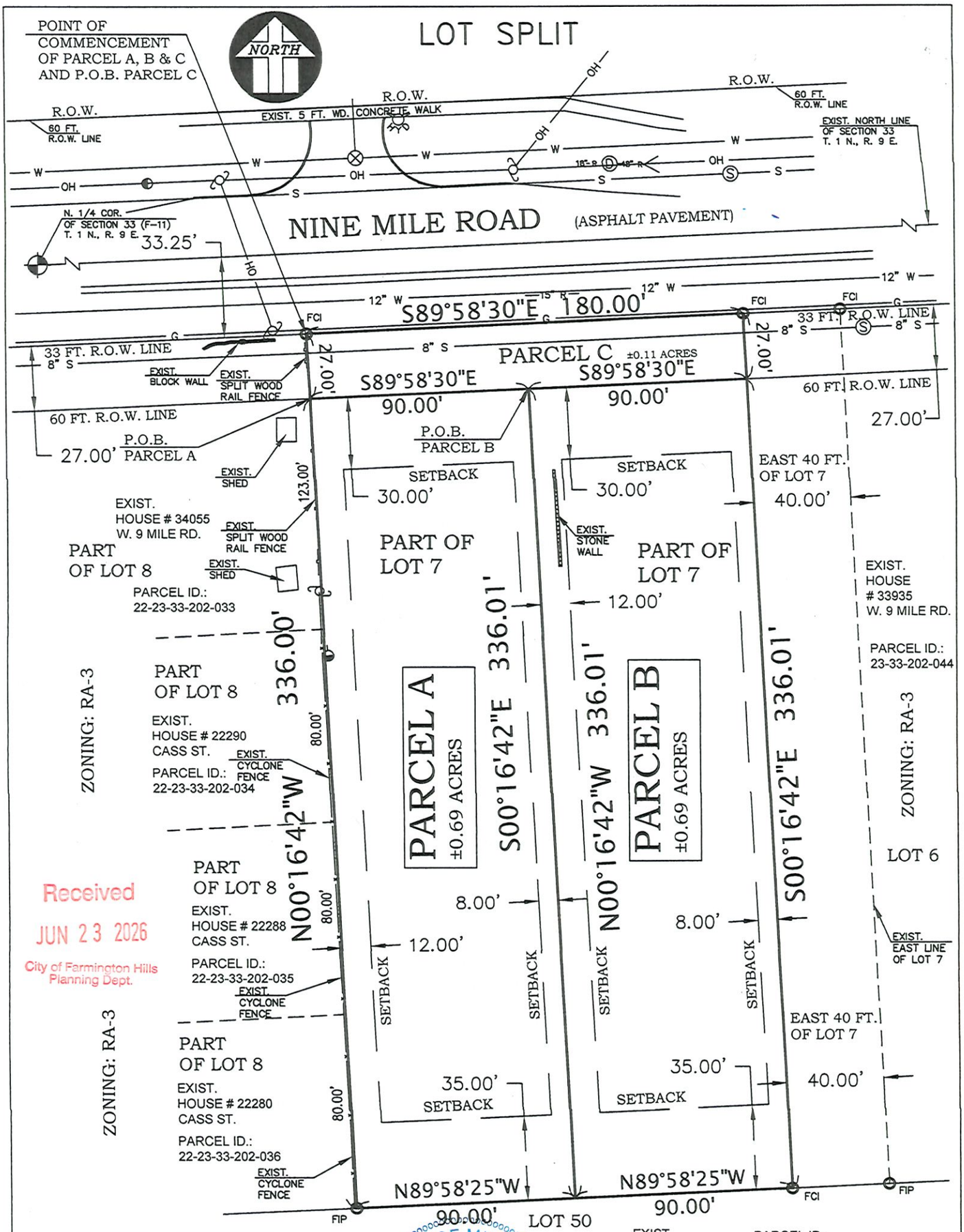
Thanks

Robert Parrett, MAAO, MCPPE, CGA
Property Appraiser
Assessing Department
31555 Eleven Mile
Farmington Hills, MI 48336
P:248-871-2478
E:bparrett@fhgov.com

FARMINGTON HILLS Michigan

Application Packet and Proposed Survey of Lot Split dated June 21, 2026

LOT SPLIT



Received
JUN 23 2026
City of Farmington Hills Planning Dept.

LEGEND OF SYMBOLS & ABBREVIATIONS

(M)	FIELD MEASUREMENT
(R)	RECORDED MEASUREMENT (PER PLAT)
R.O.W	RIGHT-OF-WAY
	BOUNDARY LINE
	UTILITY POLE
	GUY WIRE
— OH —	OVERHEAD ELECTRIC LINES
—12" W—	WATER
— G —	GAS
— S —	SANITARY SEWER
Ⓢ	SANITARY SEWER MANHOLE

STATE OF MICHIGAN
CHADY A. WEHBE
License No. 4001055059
LICENSED PROFESSIONAL SURVEYOR

SURVEYOR'S NOTES:

SINCE OUR SURVEY WORK DOES NOT INCLUDE A TITLE SEARCH AT TIME OF SURVEY, THERE MAY BE EASEMENT AND/ OR ENCUMBRANCES UPON THE LAND WHICH ARE NOT SHOWN ON OUR SURVEY AT THIS TIME.

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LAND SURVEYORS
DEVELOPMENT CONSULTANTS
19500 Middlebelt Road, Suite 340E
Livonia, MI 48152
www.accurate-surveying.com
PH: 313-506-3160
PH: 734-437-7740
Fax: 734-437-7759

CLIENT: INFINITY HOMES & CO

DATE: 06-21-2026

FILE NO. 024-102 NEW

JOB NO. 024-102 NEW

50 0 25 50

SCALE 1 INCH = 50 FEET

SHEET 1 OF 2

LOT SPLIT

PROPERTY DESCRIPTION
(AS PROVIDED BY CLIENT)

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF FARMINGTON HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS:

LOT 7 EXCEPT THE EAST 40 FEET, "SUPERVISOR'S PLAT NO. 15" OF PART OF THE NE. 1/4, SECTION 33, T. 1 N., R. 9 E., FARMINGTON TOWNSHIP, OAKLAND COUNTRY, MICHIGAN. AS RECORDED IN LIBER 67 OF PLATS, PAGE 2, OAKLAND COUNTY RECORDS.
CONTAINING 1.50 ACRES.
SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORDS, IN ANY.

MORE COMMONLY KNOWN AS:
34037 W. 9 MILE ROAD,
CITY OF FARMINGTON HILLS,
OAKLAND COUNTY, MICHIGAN 48335

PROPERTY TAX ID. No.: 22-23-33-202-043

SUBJECT TO THE EXISTING BUILDING AND USE RESTRICTIONS, EASEMENTS, AND ZONING ORDINANCES, OF RECORDS, IF ANY.

PARCEL A

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF FARMINGTON HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS:

THE WEST 90.00 FEET, EXCEPT THE NORTH 27.00 FEET FOR ROAD WIDENNING OF LOT 7 OF "SUPERVISOR'S PLAT NO. 15" OF PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP (NOW CITY OF FARMINGTON HILLS), OAKLAND COUNTRY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 67 OF PLATS ON PAGE 2 OF THE OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7 (FOUND CAPPED IRON ROAD);
THENCE S 00°16'42" E ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 27.00 FEET TO THE SOUTH 60.00 FEET RIGHT OF WAY LINE OF NINE MILE ROAD (ASPHALT PAVEMENT) TO THE POINT OF BEGINNING OF PARCEL A;
THENCE S 89°58'30" E ALONG THE SOUTH 60.00 FEET RIGHT OF WAY LINE OF NINE MILE ROAD, A DISTANCE OF 90.00 FEET;
THENCE S 00°16'42" E, A DISTANCE OF 336.01 TO THE SOUTH LINE OF SAID LOT 7;
THENCE N 89°58'25" W ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 90.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7;
THENCE N 00°16'42" W ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 336.00 FEET TO THE POINT OF BEGIINING OF PARCEL A.

CONTAINING ±0.69 ACRES.
SUBJECT TO THE EXISTING BUILDING AND USE RESTRICTIONS, EASEMENTS, RIGHT-OF-WAYS, AND ZONING ORDINANCES, OF RECORDS, IF ANY.

PARCEL B

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF FARMINGTON HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS:

LOT 7 EXCEPT THE WEST 90.00 FEET, EXCEPT THE EAST 40 FEET, EXCEPT THE NORTH 27.00 FEET FOR ROAD WIDENNING OF "SUPERVISOR'S PLAT NO. 15" OF PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP (NOW CITY OF FARMINGTON HILLS), OAKLAND COUNTRY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 67 OF PLATS ON PAGE 2 OF THE OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7 (FOUND CAPPED IRON ROAD);
THENCE S 00°16'42" E ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 27.00 FEET TO THE SOUTH 60.00 FEET RIGHT OF WAY LINE OF NINE MILE ROAD (ASPHALT PAVEMENT) BEING THE POINT OF BEGINNING OF PARCEL A;
THENCE S 89°58'30" E ALONG THE SOUTH 60.00 FEET RIGHT OF WAY LINE OF NINE MILE ROAD, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING OF PARCEL B;
THENCE S 89°58'30" E ALONG THE SOUTH 60.00 FEET RIGHT OF WAY LINE OF NINE MILE ROAD, A DISTANCE OF 90.00 FEET;
THENCE S 00°16'42" E, A DISTANCE OF 336.01 TO THE SOUTH LINE OF SAID LOT 7;
THENCE N 89°58'25" W ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 90.00 FEET;
THENCE N 00°16'42" W, A DISTANCE OF 336.01 FEET TO THE POINT OF BEGIINING OF PARCEL B.

CONTAINING ±0.69 ACRES.
SUBJECT TO THE EXISTING BUILDING AND USE RESTRICTIONS, EASEMENTS, RIGHT-OF-WAYS, AND ZONING ORDINANCES, OF RECORDS, IF ANY.

PARCEL C

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF FARMINGTON HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS:

THE NORTH 27.00 FEET OF THE WEST 180.00 FEET OF LOT 7 OF "SUPERVISOR'S PLAT NO. 15" OF PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP (NOW CITY OF FARMINGTON HILLS), OAKLAND COUNTRY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 67 OF PLATS ON PAGE 2 OF THE OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AND BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7 (FOUND CAPPED IRON ROAD);
THENCE S 89°58'30" E ALONG THE NORTH LINE OF SAID LOT 7, BEING THE SOUTH 33 FEET RIGHT OF WAY LINE OF NINE MILE ROAD (66 FEET WIDE) (ASPHALT PAVEMENT), A DISTANCE OF 180.00 FEET;
THENCE S 00°16'42" E, A DISTANCE OF 27.00 FEET;
THENCE N 89°58'30" W, A DISTANCE OF 180.00 FEET TO THE WEST LINE OF SAID LOT 7;
THENCE N 00°16'42" W ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING OF PARCEL C

CONTAINING ±0.11 ACRES.
SUBJECT TO THE EXISTING BUILDING AND USE RESTRICTIONS, EASEMENTS, RIGHT-OF-WAYS, AND ZONING ORDINANCES, OF RECORDS, IF ANY.

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Fax: 734-437-7759

CLIENT: INFINITY HOMES & CO

50 0 25 50

SCALE 1 INCH = 50 FEET

DATE: 06-21-2026

FILE NO. 024-102 NEW

JOB NO. 024-102 NEW

SHEET 2 OF 2

Master Grading Plan

Not required by ordinance

Should be a conditional approval

Referred to Engineering

Based on Proposed Development

Drainage Improvements

Not required by ordinance

Conditional approval if any are needed

Received
JUL 23 2026
City of Farmington Hills
Planning Dept.


726
736
734
726
23-33-202-043
23-33-202-044
724
23-33-202-005

TREE SURVEY

6" Diameter

For 34037 Nine Mile Farmington Hills, Michigan

Tag #	Size (inches)	Tree Species
734	34	Elm
735	20	Spruce
736	26	Elm
737	8	Spruce
738	6	"
739	12	Walnut
740	14	Cedar
741	6	Cedar
742	14	Spruce
743	TW 12	Apple
744	16	Elm
745	14	Maple
746	14	Maple
747	14	Elm
748	10	Spruce
749	TW 14 24	Pine
750	14	Spruce
751	14	Pine
752	36	Elm
753	28	Elm
754	36	Elm
755	28	Elm
756	42	Elm
757	14	Box Elm
758	28	Walnut
759	26	Pine
760	28	Pine
761	22	Pine
762	16	Mulberry
763	TW 26	Tree of Heaven
764	30	Tree of Heaven
765	12	Pine
766	26	Spruce
767	28	Spruce
768	30	Maple
769	Quad 14	Box Elder
770	12	Walnut
771	30	Spruce

Received
JUL 23 2026
City of Farmington Hills
Planning Dept.

B. ZONING TEXT AMENDMENT 1, 2026

CHAPTER OF CODE:	34, Zoning Ordinance
PROPOSED AMENDMENT:	Amend Zoning Ordinance to replace in entirety Section 34-6.1 “Site Plan Review” to revise, consolidate, and restate the procedures, standards, and requirements relating to the submission, review, processing, consideration, decision-making, duration of site plans in the city.
ACTION REQUESTED:	Set for Planning Commission Public Hearing
SECTION:	Amend Section 34-6.1

DATE: August 20, 2026

TO: Planning Commission

FROM: Diane Mulville-Friel, AICP, City Planner

CC: Charmaine Kettler-Schmult, Director of Planning and Community Development; Nora Brock, Secretary to the Director; Ben Carlisle, Carlisle Wortman Associates; Mike Auerbach, Carlisle Wortman Associates; Kirsten Mellem, Staff Planner II; Steven P. Joppich, City Attorney; Thomas R. Schultz, Assistant City Attorney; Karen Mondora, PE, Acting City Manager; Cristia Brockway, Economic Development Director

SUBJECT: **Draft Zoning Text Amendment ("ZTA") 1, 2026 - Section 34-6.1 "Site Plan Review"**

Draft ZTA 1, 2026 replaces in entirety zoning ordinance Section 34-6.1 "Site Plan Review" to revise, consolidate, and restate the procedures, standards, and requirements relating to the submission, review, processing, consideration, decision-making, duration of site plans in the city.

The objective of this amendment is to create a fair, predictable, and efficient review process that benefits applicants, staff, and the Planning Commission. Once the text amendment is approved, the Planning Office will update all related application forms and compile a development review manual to align with the revised procedures.

This memorandum provides a comparative summary of the proposed amendment to Section 34-6.1 (Site Plan Review) of the City of Farmington Hills Zoning Ordinance. The proposed zoning text amendment (ZTA 1, 2026) completely restates the Site Plan Review section to address procedural redundancies between Chapter 34 and Chapter 21, establish a predictable two-phase track (Preliminary and Final), expand administrative approvals to streamline minor applications, and completely modernize the submittal checklist into a single standardized matrix (Table 6.1.4).

Key procedural and structural shifts include:

- **Two-Phase Approval Process:** Expressly codifies independent Preliminary Site Plan (Planning Commission review) and Final Site Plan (Zoning Administrator sign-off) processes, replacing an interconnected and textually circular framework.

- **Elimination of Chapter Conflicts:** Resolves localized overlaps with Chapter 21, Article III (Site Plan Regulations) by explicitly mandating that Chapter 34 standards prevail in all instances of conflict.

- **Mandatory Pre-Application Meetings:** Establishes a compulsory technical review meeting between city staff and developers prior to preliminary submittals to flag non-compliance early, though it may be waived for minor modifications.

- **Expanded Authority for Administrative Approvals:** The proposed amendment fully empowers the Zoning Administrator to conduct complete administrative reviews and grant final site plan approvals independently across 13 explicit project tiers. Categories shifted to staff include:
  - Principal non-residential building expansion up to 25% of existing floor area (with no site impacts).
  - Off-street parking or loading footprint expansion up to 25%, or up to 6,000 sq. ft. of new pavement.
  - Similar or less intense changes of use that do not trigger new facility, screening, or lighting demands.
  - Routine aesthetic, signage, accessory building, or architectural exterior modifications.
  - Minor construction field modifications mandated by outside county or state regulatory agencies

- **Approval Lifespans and Extensions:** Based on current ordinance, a site plan approved by the City of Farmington Hills is valid for three (3) years and expires if a building permit is not obtained. With the proposed text amendment, Preliminary and Final Site Plans remain valid for two (2) years each. A Preliminary Site Plan will expire if the proponent has not submitted an application for a Final Site Plan within the two (2) year period and a Final Site Plan expires two (2) years from the date approved if all necessary building or construction permits are not secured and substantial construction commenced. Both Preliminary and Final Site Plans each have the option for up to three (3) administrative one-year extensions if no site conditions change.

  The Michigan Zoning Enabling Act (MZEA) does not establish a statutory expiration period for site plan approvals. Instead, it requires each municipality to establish its own site plan review procedures within its zoning ordinance. Staff compared site plan expiration periods, maximum extensions, and approval authorities across peer communities and found that validity periods varied significantly, spanning from a limited 6 months for preliminary approvals (City of Northville) to a robust 3-year term (City of Ann Arbor). The variability stems from differences in the site plan review and approval process that communities follow. For example, not all communities distinguish an approved site plan as preliminary or final. The predominant standard settles at a 12-month baseline (see table 1 below).

Table 1. Comparison of Site Plan Approval Expiration and Extensions				
Community	**Initial Expiration Period**	**Maximum Extensions Allowed**	**Extension Length (per request)**	**Approval Body (for Extensions)**
Ann Arbor	3 years	Unspecified	2 years	Administrative
Royal Oak	2 years	Unspecified	1 year	Planning Commission
Rochester Hills	2 years	2 total	1 year	1st: Administrative 2nd: Planning Commission
Novi	2 years	3 total	1 year	Planning Commission
Ferndale	2 years	1 total	18 months	Administrative
Southfield	18 months	Unspecified	Unspecified	Unspecified
Kalamazoo	1 year	1 total	6 months	Original Approving Body
Madison Heights	1 year	3 total	6 months	1st: Administrative Subsequent: Planning Commission
West Bloomfield Township	1 year	2 total	1 year	Planning Commission
Grand Rapids	2 years (Preliminary) 1 year (Final)	2 total (Final only)	6 months	Planning Commission
Northville	6 months (Preliminary) 1 year (Final)	Unspecified	6 months (Preliminary) 1 year (Final)	Planning Commission
Northville Township	1 year	1 total	1 year	Administrative
City of Wixom	1 year	Unspecified	1 year	Planning Commission

In summary, a streamlined and clearly defined site plan review process will reduce uncertainty, improve coordination among departments, shorten review timelines, and promote consistent decision-making. These improvements will benefit both applicants and the City.

Maintaining site plan regulations in two chapters creates redundancy and conflicting requirements. Staff proposes consolidating all site plan review regulations into Chapter 34 (Zoning) and repealing Chapter 21 (Planning). This duplication is a legacy of past procedures once run by Engineering; today, the Planning Office coordinates reviews. Following site plan approval, all required engineering, permit, and outside agency approvals must still be obtained before construction.

Attached for Planning Commission review are the existing Chapter 21 and Chapter 34 code sections that pertain to site plan regulations, the draft ZTA 1, 2026 - Section 34-6.1 "Site Plan Review", existing and proposed ordinance comparison matrix, and a proposed implementation timeline.

ATTACHMENTS

- Chapter 21, Planning, Article II, Site Plan Regulations
- Chapter 34, Zoning, Article 6.0, Development Procedures, Section 34-6.1, Site Plan Review
- Draft ZTA 1, 2026 (Section 34-6.1, Site Plan Review)
- Draft ZTA 1, 2026 ordinance comparison matrix
- Timeline for Site Plan Review Text Amendments
- June 1, 2026 - City Council Study Session Minutes
- June 18, 2026 – Planning Commission Study Session Minutes
- July 20, 2026 – Joint City Council, Planning Commission, Zoning Board of Appeals Study Session Minutes

# # #

Ordinance Comparison Matrix

DRAFT ZTA 1, 2026 ORDINANCE COMPARISON MATRIX		
Evaluation Element	**Existing Provisions (Ch. 34 & Ch. 21)**	**Proposed Amendment (ZTA 1, 2026)**
Review Framework	Single-track structure; references outdated submission deadlines (18th of preceding month).	Formalized split: Preliminary (Commission study/vote) and staff-led Final Site Plan verification.
Approval Lifespan	Valid for 3 years baseline; building permit must be pulled or approval voids entirely.	Valid for 2 years baseline. Zoning Administrator can grant up to 3 separate 1-year extensions.
Submittal Standards	Dispersed text lists; focuses on mapping scale, spot grades, and basic 50-ft neighbor buffers.	Consolidated Table 6.1.4 matrix dividing requirements cleanly between Preliminary and Final tiers.
Professional Licensing	General licensing seal requirement allowed loosely across architects, planners, or engineers.	Strict mandates: Architect/Engineer seal on sheet 1; licensed Landscape Architect seal required for sites ≥ 1 acre.
Environmental & Site Data	Preliminary grading plan detail requested; sparse mentions of natural landscape preservation.	Mandatory mapping of 100-year floodplains, wetland buffers, Impervious Surface Ratios, and soil constraints.
Inter-Agency Coordination	Engineering division handles outbound agency coordination loosely at building permit stage.	Final approval requires explicit proof of submittal to county/state agencies (RCOC, WRC, EGLE).
Enforcement & Revocation	No detailed procedural path established for site plan retraction via code enforcement.	Establishes clear path for Commission to stay or revoke approvals following a formal noticed public hearing.

Chapter 21, Planning, Article II, Site Plan Regulations

ARTICLE III. SITE PLAN REGULATIONS[1]

Sec. 21-51. Definitions.

In the interpretation of this article, the following definition shall apply:

Site plan design standards means the city engineering design requirements as adopted by council resolution.

Cross reference(s)—Definitions and rules of construction generally, § 1-2.

Sec. 21-52. Site plan required.

No building permit shall be issued for the construction or reconstruction of any building or structure, except detached single-family residences and buildings or structures accessory thereto, unless and until a site plan has been filed and approved in conformance with this article. Such permit shall be issued and construction performed only in accordance with an approved site plan. The provisions of this article shall be in addition to any requirements of the zoning ordinance, chapter 34, as amended, with respect to site plan review.

(Code 1981, § 62.020)

Sec. 21-53. Specifications, contents.

(a) For the purpose of this article, a site plan shall be defined as a map or drawing of the entire lot or parcel of land upon which the building or structure is to be constructed.

(b) A site plan submitted to the planning commission or department of public services, in accordance with section 21-59, shall include the following:

(1) A scale of not less than one (1) inch equals fifty (50) feet if the subject property is less than twenty-five (25) acres, and one (1) inch equals one hundred (100) feet if twenty-five (25) acres or more;

(2) Date, north arrow and scale;

(3) The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties;

(4) The location of all existing and proposed structures on the subject property and all existing structures within fifty (50) feet of the subject property;

(5) The location of all existing and proposed drives and parking areas with proposed and existing striping indicated;

(6) The location and right-of-way widths of all abutting streets and alleys and the location of driveways or intersecting streets within one hundred (100) feet of the zoning lot on either side of the abutting street;

(7) The location of lighting structures, if applicable;

[1]State law reference(s)—Site plan, MCL 125.584d.

(8) The proposed location and dimensions of any pedestrian sidewalks;

(9) Existing ground elevations on the site on an appropriate grid or by contours, including existing ground elevations on adjacent land within fifty (50) feet of the subject property and existing building, drive and/or parking lot elevations and elevations of any adjacent unusual surface conditions;

(10) A preliminary grading plan in detail sufficient to determine whether or not extensive grading of the site is proposed and to enable the building height to be determined. Spot grades are sufficient, but should include locations near the major corners of the buildings. First floor elevations and rooftop elevations should be indicated. If the proposed building height is to be within five (5) feet of the maximum height limit and the grade is not constant, the average grade along each major building face shall be provided;

(11) The location of proposed fire hydrants with reasonable access thereto for firefighting, police and other emergency equipment;

(12) The names and addresses of the architect, planner, designer, engineer and other persons responsible for the preparation of the site plan;

(13) A location map showing relation to major cross streets;

(14) The legal description of the parcel;

(15) Any other provision required under chapter 34.

(c) The site plan must be sealed by a registered architect, planner, landscape architect or engineer licensed to practice in the state.

(d) A site plan submitted to the engineering division must also be in conformance with the requirements set forth in the site plan design standards as established by resolution of the council.

(Code 1981, § 62.030)

Sec. 21-54. Filing procedure, distribution of copies for review, recommendations.

(a) If a site plan is required to be submitted to the planning commission in accordance with zoning ordinance, chapter 34, prior to application for a building permit, the owner or developer shall submit to the city clerk eight (8) copies of the proposed site plan. The clerk will then forward plans to the engineering division, the planning consultant and the community development division for review comments to be presented to the planning commission. Submittal to the city clerk must be made on or prior to the eighteenth of the month before the planning commission meeting.

(b) Following the planning commission approval, or prior to or at the time of the application for a building permit, where planning commission approval was not required, the owner or developer shall submit to the engineering division a minimum of four (4) copies of the proposed site plan. The engineering division shall then review the site plan for conformance to the site plan design standards. The engineering division shall forward the site plan to the community development division for review and, thereafter, coordinate and indicate the community development division's review comments within the engineering review. At the discretion of the engineering division, the site plan may be forwarded for review by other agencies, such as the city consultant engineer and/or planner, the county road commission, the county department of public works, the county drain commission, the department of state highways and transportation, and any other agency who may have a jurisdictional interest in the site.

(c) Upon review and approval by the engineering division, the approved site plan will be forwarded to the building division. A building permit shall not be issued without written approval of the site plan by the engineering division.

(Code 1981, § 62.040)

Sec. 21-55. Revisions to approved plans.

Amendments and/or changes to a previously approved site plan may be made in the same manner in which the original site plan was approved.

(Code 1981, § 62.050)

Sec. 21-56. Final approval.

Upon completion of the work in accordance with the approved site plan, the owner or developer will request a final approval of the site. Upon receipt of this request, the engineering division will perform a final inspection. If all work has been completed in accordance with the approved plan, the engineering division shall notify the building division in writing. A certificate of occupancy will not be issued without this written approval.

(Code 1981, § 62.060)

Sec. 21-57. Engineering certification.

The engineering division may, as a prerequisite for final approval, require a written certification from the engineer or architect who designed the plan stating that all work has been performed in accordance with the approved plan.

(Code 1981, § 62.070)

Sec. 21-58. When plan not required.

Submittal of the site plan to the engineering division will not be required if in the opinion of the director of public services the improvement does not change existing conditions on the site, or the improvement will be of such minor nature that a site plan is not required in the opinion of the director.

(Code 1981, § 62.080)

Sec. 21-59. Planning commission approval.

Planning commission review and approval of a site plan is required for those uses where site plan approval by the planning commission is required by the zoning ordinance, chapter 34, as amended, and as required by other chapters of this Code.

(Code 1981, § 62.090)

Sec. 21-60. Fees.

Fees shall be paid by the owner, developer or contractor for site plan review, in accordance with the schedule of fees for site plan review as established by resolution of the council.

(Code 1981, § 62.100)

Secs. 21-61—21-75. Reserved.

Chapter 34, Zoning Ordinance

Section 34-6.1, Site Plan Review

6.0 Development Procedures

34-6.1 SITE PLAN REVIEW

1. Whenever the provisions of this chapter require submission of a site plan to the planning commission, it shall be submitted in accordance with the provisions of this Section and article III of chapter 21. A site plan shall meet all applicable requirements of this chapter and shall be approved if in compliance with such requirements. In instances of conflict between article III of chapter 21 and this chapter, the requirements of this chapter shall prevail.
2. In the process of reviewing a site plan, the planning commission shall consider the following:
   A. The location and design of driveways providing vehicular ingress to and egress from the site, in relation to streets giving access to the site, to nearby driveways of other property and in relation to pedestrian traffic.
   B. The traffic circulation features within the site and the location of automobile parking areas.
   C. The planning commission may make such requirements with respect to any matters as will assure:
      i. Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets.
      ii. Satisfactory and harmonious relationships between the development on the site and the existing and prospective development of contiguous land and of adjacent neighborhoods.
   D. The planning commission may further require landscaping, fences and walls in pursuance of these objectives and same shall be provided and maintained as a condition of the establishment and the continued maintenance of any use to which they are appurtenant.
3. Whenever a landscape or greenbelt plan is required by provision of this chapter, plans shall be submitted concurrently with the site plan for review by the planning commission. The applicant may apply to the planning department to delay submission of the landscape or greenbelt plan and proceed with the site plan when they can demonstrate the following:
   A. The plans do not propose removing more than 10% of the existing trees, as identified on a tree survey, and
   B. The application does not propose adding 3,000 square feet or more of hard surface area, and
   C. The applicant does not propose adding or relocating outdoor storage areas or loading areas, and
   D. The use is not a special approval use, and
   E. The site does not abut a residential district.

   Landscape or greenbelt plans that were not submitted with the site plan application shall be submitted to the city within three (3) months from time of site plan approval.
4. Site plan approval by the planning commission shall remain effective for a period of three (3) years; provided, however, that any plan submitted with the application for a building permit shall meet all requirements of this chapter in effect at the time the permit is applied for. If a building permit is not obtained within three (3) years, the approval shall expire and become null and void.
5. Site plans shall be submitted in accordance with the following:
   A. Scale:
      i. For zoning lots of twenty-five (25) acres or less; one inch equals fifty (50) feet minimum.
      ii. For zoning lots of over twenty-five (25) acres; one inch equals one hundred (100) feet minimum.
   B. The location of driveways or intersecting streets within one hundred (100) feet of the zoning lot and on either side of the abutting street shall be indicated.
   C. A preliminary grading plan in detail sufficient to determine whether or not extensive grading of the site is proposed and to enable the building height to be determined. Spot grades are sufficient, but should include locations near the major corners of buildings. First floor elevations and rooftop elevations should be indicated. If the proposed building height is to be within five (5) feet of the maximum height limit and the grade is not constant, the average grade along each major building face shall be provided.

Draft ZTA 1, 2026 (Section 34-6.1, Site Plan Review)

ORDINANCE NO. C-_____-2026

CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 6, "DEVELOPMENT PROCEDURES," SECTION 34-6.1, "SITE PLAN REVIEW," TO REVISE, CONSOLIDATE, AND RESTATE THE PROCEDURES, STANDARDS, AND REQUIREMENTS RELATING TO THE SUBMISSION, REVIEW, PROCESSING, CONSIDERATION, DECISION-MAKING, DURATION OF SITE PLANS IN THE CITY.

THE CITY OF FARMINGTON HILLS ORDAINS:

Section 1 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 6, "Development Procedures," Section 34-6.1, "Site Plan Review," is amended in its entirety to read as follows:

SECTION 34-6.1 SITE PLAN REVIEW

SECTION 34-6.1.1 INTENT

The site plan review requirements in this Article are intended to provide a consistent and uniform method for reviewing proposed development plans to ensure full compliance with the regulations in this Ordinance, other applicable ordinances, and applicable state and federal laws. These requirements are intended to encourage a harmonious relationship of buildings and uses both within a site and in relation to adjacent uses; achieve efficient use of land; encourage innovative design solutions; protect natural resources; ensure safety for internal and external vehicular and pedestrian users; achieve innovative stormwater management solutions; and prevent adverse impacts on adjoining or nearby properties. It is further the intent of these provisions to encourage cooperation and consultation between the City and the applicant to facilitate development in accordance with the City land use objectives.

SECTION 34-6.1.2 SITE PLAN REQUIRED

1. **Site plan review required.** The following buildings, structures, and uses require site plan review:

   A. Any proposed or permitted use and related buildings, except single-family dwellings;

   B. Any proposed special approval or special use and related buildings;

   C. Any alteration, addition, or expansion of an existing permitted or special approval or special land use and/or related buildings;

   D. Any building or use for which site plan review is specifically required by this chapter;

E. Expansion or paving of off-street parking and/or a change in vehicular or pedestrian circulation or access.

F. A non-residential use permitted in a residential district.

G. A substantial revision to a development that has received Preliminary or Final Site Plan Approval, as determined by the Zoning Administrator.

2. **Site plan review not required.** Erection, moving, relocation, conversion, or structural alterations to a one- or two-family dwelling on an individual lot, and its accessory use(s) or structure(s), are exempt from the full site plan review procedure. However, other applicable approvals are still required, such as a zoning compliance permit review for compliance with this Chapter as set forth Section 34-7.6 and any required building permits.

SECTION 34-6.1.3 SITE PLAN REVIEW PROCEDURES

1. **Pre-application meeting.** Prior to submittal of a preliminary site plan application, the applicant shall schedule a meeting with the City to discuss the project, submittal requirements, and review procedures. The purpose of this meeting is to discuss applicable standards and technical issues, and to determine the appropriate type of review process based on this chapter. The Zoning Administrator may waive the pre-application meeting upon determining that the meeting is unnecessary based on the nature of the proposed improvements or changes.

2. **Preliminary Site Plan Procedures.**

A. **Application and fee for a preliminary site plan.** An application for a preliminary site plan review shall be filed with the Zoning Administrator and include the number of copies specified on the application of a preliminary site plan. An application for preliminary site plan review shall be accompanied by the required fees, as well as other data, exhibits, and information hereinafter required. The Zoning Administrator is authorized to determine the quantity and format of plan sets that are required.

B. **Required data for a preliminary site plan.** An application for approval of a preliminary site plan shall provide the information required for a preliminary site plan as set forth in Section 34-6.1.4, Required Site Plan Data. The Zoning Administrator shall forward the application and site plan(s) to the appropriate City departments for review. All reviews shall be returned to the Zoning Administrator.

C. **Planning Commission review of preliminary site plan.** The Zoning Administrator shall determine if the preliminary site plan includes the required information set forth in this chapter and the Engineering Standards. The Zoning Administrator shall transmit complete submittals of the application and preliminary site plan drawing(s) to the Planning Commission prior to its next available regularly scheduled meeting. The Planning Commission shall undertake a study of the same and shall give its approval or disapproval of the preliminary site plan, advising the applicant, in writing, of recommended changes or modifications in the proposed site plan as are needed to achieve conformity with the

standards specified in this chapter.

D. **Variance requests.** When the applicant intends to seek a variance from the Zoning Board of Appeals for a proposal that requires Planning Commission review, the applicant shall first apply for Preliminary Site Plan approval from the Planning Commission. The Planning Commission may deny Preliminary Site Plan approval as a result of any ordinance deficiencies/known variances. If such ordinance deficiencies/known variances are identified and the Preliminary Site Plan is approved, such approval shall be conditioned upon the granting of any necessary variances by the Zoning Board of Appeals. Any necessary variances must be obtained prior to Final Site Plan review.

E. **Conditions**. The Planning Commission shall have whatever authority is allowed by law to include conditions as part of a Preliminary Site Plan approval.

3. **Final Site Plan Procedures.**

A. Prior to submittal of any building and engineering construction permit applications, the petitioner shall obtain Final Site Plan approval. This final site plan submittal shall include those items specified in this Chapter. It shall be the responsibility of the petitioner to secure all necessary approvals and authorizations related to the items required under this chapter.

B. The Zoning Administrator shall review the submittal for Final Site Plan Approval to ascertain that all the requirements of this chapter have been satisfied. Any submittal that fails to include the required modifications, information, and/ or documents shall be deemed incomplete and held in abeyance until the petitioner rectifies all deficiencies.

C. In the event that the Final Site Plan has been substantially revised from the Preliminary Site Plan Approval, as determined by the Zoning Administrator, the applicant shall revise the Final Site Plan to bring it into conformance with the approved Preliminary Site Plan or shall reapply for a new Preliminary Site Plan approval. The Zoning Administrator shall have the discretion to send the revised Final Site Plan to the Planning Commission for consideration.

D. The Zoning Administrator shall review the Final Site Plan to ensure that it is consistent with Preliminary Site Plan Approval. The Zoning Administrator shall confirm that all necessary City Department approvals, authorizations or certifications have been received from Departments including, but not limited to, the Engineering Division and Fire Department. Upon verification of all required City approvals, the Zoning Administrator shall then grant Final Site Plan Approval and shall notify the Engineering Division and Building Official that building construction permit applications may be reviewed and granted for the project.

4. **Administrative site plan review procedures.**

A. The Zoning Administrator is authorized to review and approve a site plan as set forth in this section, provided all other standards of this Ordinance are met. If the Zoning Administrator determines that all applicable Ordinance standards are met, the Zoning

Administrator may issue final site plan approval without requiring a separate preliminary site plan approval.

B. The Zoning Administrator may require Planning Commission review and approval if the Zoning Administrator determines that a site plan cannot be approved administratively.

C. All applications for administrative site plan approval shall include the materials and submittal requirements set forth in Section 34-6.1.4, Required Site Plan Data. The Zoning Administrator may waive any submittal requirement deemed unnecessary.

D. The Zoning Administrator may conduct an administrative review of a site plan for the following projects or under the following circumstances where the plan is not otherwise required to receive Planning Commission approval:

i. Minor changes during construction required by outside governmental agencies.

ii. Increase in parking or loading area of up to twenty-five (25) percent of what is existing, or 6,000 square feet of pavement area without any building changes, whichever is less.

iii. Changes to the building height that do not add additional floor area nor exceed the maximum height requirements of the district.

iv. Expansion of an existing principal building of up to twenty-five (25) percent of the existing floor area in the event of no impact to other site requirements or improvements.

v. A change in use to a similar or less intense use provided the site shall not require any significant changes in the existing site facilities such as parking, landscaping, lighting, or sidewalks.

vi. A change from a nonconforming use to a conforming use.

vii. Accessory buildings, structures, and uses in the event of no impact to other site requirements or improvements.

viii. Aesthetic and architectural changes to a building or structure.

ix. Home occupations.

x. Sign installation, relocation, or replacement meeting the dimensional and locational standards of this Ordinance.

xi. Site improvements such as installation of walls, fences, lighting, or landscaping consistent with the Ordinance standards.

xii. Temporary uses, sales, seasonal outdoor sales, and special events.

xiii. Reuse or renovation of existing buildings with no additional hard surfacing or exterior improvements.

SECTION 34-6.1.4 REQUIRED SITE PLAN DATA

All plans shall be prepared by a professional engineer or architect registered in the State of Michigan whose seal shall be affixed to the first sheet. All landscape plans for sites of one acre or greater shall be prepared by a landscape architect licensed in the State of Michigan whose seal has been affixed to the first sheet. Preliminary and final site plan submittals shall include the information set forth in Table 6.1.4, Site Plan Submittal Requirements. The Zoning Administrator may waive data submittal requirements if deemed unnecessary based on the nature of the proposed improvements or changes.

Table 6.1.4 Site Plan Submittal Requirements

Item	Required for	
	Preliminary	Final
1. General Requirements		
1.1. Name, address, and contact information of the applicant and property owner.	X	X
1.2. Name, address, and contact information of firm or individual who prepared the site plan include professional license number of architect, engineer, designer, landscape architect or planner who prepared plan.	X	X
1.3. North arrow, legend, graphic and written scale on all sheets.	X	X
1.4. Title block(s) indicating the name of the development.	X	X
1.5. Type of site plan “Preliminary” or “Final” (as appropriate).	X	X
1.6. Dates of submission and revisions (month, day, year).	X	X
1.7. Legal and common description of property, including parcel identification (Sidwell) number(s).	X	X
1.8. General location map showing site in relation to major cross streets.	X	X
1.9. Net acreage (minus rights-of-way) and total acreage, to the nearest one-tenth 1/10) acre.	X	X
1.10. Written description of proposed project or use, type of building or structures, and name of proposed development, if applicable.	X	X
1.11. Total project construction cost.	X	X
1.12. Itemized engineering cost estimate.		X

Item	Required for	
	Preliminary	Final
1.13. Schedule for completing the project, including the phasing or timing of all proposed developments, if applicable.	X	X
2. Site Layout		
2.1. An overall plan for the entire development, drawn to scale.	X	X
2.2. A certified survey of all existing and proposed lot and property lines prepared and sealed by a licensed surveyor, showing the relationship of the subject property to abutting properties.	X	X
2.3. Location of all existing and proposed buildings, structures, parking areas, and other improvements on the site and within 50 feet of the subject property.	X	X
2.4. Setback dimensions for all buildings and structures. Setbacks must be dimensioned from minimum locations and measured from lot lines. When lot lines abuts a street, measure setback from the existing or proposed right-of-way lines, whichever is greater.	X	X
2.5. All existing and proposed easements, including type.	X	X
2.6. The location and dimensions of all existing and proposed drives and parking areas with proposed and existing striping indicated.	X	X
2.7. The proposed location and dimensions of any pedestrian sidewalks.	X	X
3. Site Data Table		
3.1. Zoning district of site and all adjacent property.	X	X
3.2. Land use of site and all adjacent property.	X	X
3.3. Proposed use of site.	X	X
3.4. Gross and net lot area (acres and square feet).	X	X
3.5. Gross floor area and usable floor area of all buildings, including accessory buildings (square feet of each and overall total).	X	X
3.6. Floor area ratio (total gross floor area of buildings divided by net lot area).	X	X
3.7. Percent lot coverage (ground floor area of buildings divided by net lot area).	X	X
3.8. Impervious surface ratio (total square feet of impervious surface areas divided by net lot area).	X	X
3.9. Number and type of dwelling units and density for residential projects.	X	X

Item	Required for	
	Preliminary	Final
3.10. Building height in feet and number of stories.	X	X
3.11. Required and proposed front yard open space (percent).	X	X
3.12. Required and proposed setbacks (in feet).	X	X
3.13. Proposed and required number of regular and accessible parking and loading spaces (include calculations used).	X	X
4. Tree Survey		
4.1. Tree survey per Sec. 34-5.18, tree permit reviewed separately (refer to tree survey checklist on City website).	X	X
5. Natural Features		
5.1. Existing and proposed ground elevations on the site on an appropriate grid or by contours, including existing and proposed ground elevations on adjacent land up to one hundred (100) feet of the subject property and existing building, drive and/or parking lot elevations and elevations of any adjacent unusual surface conditions. The City may require information beyond one hundred (100) feet of the subject property as necessary based on site conditions and the nature of the proposal.	X	X
5.2. Location of all existing drainage courses, lakes, streams, rivers, creeks, brooks, ponds, and detention basins, including intermittent streams and ponds with water elevation level indicated and watercourse setbacks noted as required.	X	X
5.3. Boundaries of 100-year floodplain (flood hazard area) and floodways if located on the property or immediately adjacent to the property.	X	X
5.4. Location and boundaries of wetlands and wetland setbacks.	X	X
5.5. Any proposed filling, draining, cutting, dredging or other alteration proposed for wetlands and setbacks must be graphically depicted and quantified in a table on the site plan. A wetlands determination may be waived by the Zoning Administrator based on applicable site information.		X
5.6. Soils information, location, and extent of soils that are unbuildable in their natural state because of organic content or water table level.		X
5.7. Groundwater information on the site, with supporting evidence, including but not limited to site-specific soils information.		X

Item	Required for	
	Preliminary	Final
5.8. Soil erosion control plan.		X
6. Access and Circulation		
6.1. Dimensions, curve radii, and center lines of existing and proposed access points, roads, and road rights-of-way or access easements.	X	X
6.2. The location and right-of-way widths of all abutting streets and alleys and the location of driveways or intersecting streets within 100 feet of the zoning lot on either side of the abutting street.	X	X
6.3. Location and dimensions of proposed roads, driveways, parking lots, pedestrian sidewalks, and non-motorized pathways.	X	X
6.4. Cross-section details of proposed roads, driveways, parking lots, sidewalks, and non-motorized paths illustrating materials and thickness. Geotechnical and pavement design report for public and private roads.		X
6.5. Dimensions of acceleration, deceleration, and passing lanes.		X
6.6. Location, dimensions, and surface material (asphaltic or concrete paving) of dedicated loading/unloading area(s).	X	X
6.7. Dimensions of parking spaces, islands, drive aisles and maneuvering lanes.	X	X
6.8. Location of proposed hydrants and required access for firefighting, police and other emergency equipment. Plans must detail access lanes for emergency vehicles, length of dead-end access roads and parking lots, provisions for the fire apparatus maneuvering per code, height of overhangs, sky walks, bridges or other similar structures, security gates restricting access, and location and spacing of fire hydrants.	X	X
6.9. Traffic regulatory signs and pavement markings.		X
7. Landscaping		
7.1. A landscape plan per Section 34-5.14 (refer to landscape plan checklist on City website).	X	X
8. Building, Structure, and Miscellaneous Site Information		
8.1. Location, height, and outside dimensions of all proposed buildings and structures.	X	X
8.2. Location of any outdoor sales or display areas.	X	X
8.3. Building floor plans and total floor area.	X	X
8.4. Details on accessory structures and any screening.	X	X

Item	Required for	
	Preliminary	Final
8.5. The location of any outdoor storage of materials and the manner by which it will be screened.	X	X
8.6. Building elevations drawn at an appropriate scale and including design details to demonstrate compliance with applicable ordinance requirements.	X	X
8.7. Location of all signs per Section 34-5.5, Sign permit reviewed separately.	X	X
9. Exterior Lighting		
9.1. Exterior Lighting Plan per Section 34-5.16.	X	X
10. Utilities, Drainage, and Related Issues		
10.1. Location of existing and proposed sanitary sewers and septic systems.	X	X
10.2. Size and details of existing and proposed sanitary sewers and septic systems, including profile views and specifications.		X
10.3. Location of existing and proposed water mains, well sites, water service, and fire hydrants.	X	X
10.4. Size and details of existing and proposed water mains, well sites, water service, and fire hydrants, including profile views and specifications.		X
10.5. Site grading, drainage patterns, and other stormwater management measures.	X	X
10.6. Location storm sewers, drains, water quality treatments, and stormwater retention and detention facilities.	X	X
10.7. Size and details of storm sewers and drains, including profile views and specifications, and stormwater drainage and retention/detention calculations per adopted standards.		X
10.8. Location of above- and below-ground gas, electric, and telephone lines, existing and proposed.	X	X
10.9. Location of transformers and utility boxes and required screening.	X	X
10.10. Location of dumpsters and screening details.	X	X
10.11. Assessments of potential impacts from the use, processing, or movement of hazardous materials or chemicals, if applicable.		X
10.12. Location of roof-top mechanical equipment and screening details.	X	X
11. Additional Information Required for Multiple-Family Residential Development		
11.1. The number and location of each type of residential unit (one-bedroom units, two-bedroom units, etc.).	X	X

Item	Required for	
	Preliminary	Final
11.2. Density calculations by type of residential unit (dwelling units per acre).	X	X
11.3. Garage and/or carport locations and details, if proposed.	X	X
11.4. Mailbox clusters.	X	X
11.5. Location, dimensions, floor plans, and elevations of common building(s) (e.g., recreation, laundry, etc.), if applicable.	X	X
11.6. Swimming pool fencing detail, including height and type of fence, if applicable.	X	X
11.7. Location and size of recreation and open space areas.	X	X
11.8. Indication of type of recreation facilities proposed for recreation area.	X	X
12. Public Art (if required)		
12.1. Public art requirements per Sec. 34-5.21	X	X
13. Additional Study		
13.1. Traffic and/or parking study.	As required	
13.2. Environmental assessment.	As required	
13.3. Noise.	As required	
13.4. Additional study as required by Zoning Administrator.	As required	
13.5. Master grading plan including finished grades/brick ledge grades, and first floor elevations.	As required	
14. Outside Agency Approval		
14.1. Evidence that the plan has been submitted for review to affected local, county, state, and federal agencies, including but not limited to the Road Commission for Oakland County, Oakland County Water Resources Commissioner, Oakland County Health Department, the Michigan Department of the Environment, Great Lakes, and Energy (EGLE), and Michigan Department of Transportation.		X

SECTION 34-6.1.5 PROCEDURE AFTER FINAL SITE PLAN APPROVAL

Upon certification of the approved Final Site Plan by the Zoning Administrator, the applicant may apply for the applicable construction and operating approvals, including, but not limited to engineering permits, building permits, tree permits, and business licenses.

SECTION 34-6.1.6 GUARANTEES, CERTIFICATION OF COMPLIANCE, AS-BUILT PLANS

1. Prior to the issuance of any building permit for any building or prior to issuance of a certificate of occupancy for any other development that requires site plan review under this chapter, the applicant for same shall provide to the City the completion guarantee, as set forth in Section 34-7.2.

2. A zoning compliance permit, as set forth in Section 34-7.6As-built drawings as required by the City Engineer, shall be required submitted and approved prior to issuance of a certificate of occupancy or building permit.

SECTION 34-6.1.7 EXTENSION, REVOCATION, AND ABANDONMENT OF SITE PLAN APPROVAL

1. **Preliminary Site Plan.** Preliminary Site Plan Approval shall be effective for a period of two (2) years. If within that two (2) year period the petitioner submits a complete application for Final Site Plan Approval to the Zoning Administrator in accordance with Section 34-6.1.3, then the Preliminary Site Plan approval shall be extended for an additional year. If the petitioner does not submit a complete application of the Final Site Plan within the two (2) year period, the Preliminary Site Plan Approval shall expire and become null and void, and the project shall be considered abandoned. If the petitioner does not receive Final Site Plan Approval within one (1) year of submission of the complete application, the Preliminary Site Plan Approval shall expire and become null and void, and the project shall be considered abandoned. Extensions of the Preliminary Site Plan approval may be granted in one (1) year increments by administrative approval, provided no changes have been made to the approved plan, and that the approved plan still complies with applicable ordinance requirements. No more than three (3) extensions may be granted. All requests for extensions shall be made in writing and include a statement of why the extension is necessary.

2. **Final Site Plan.** Final site plan approval is valid for a period of two (2) years from the date of Final Site Plan approval by the Zoning Administrator. Within that two (2) year period all necessary building or construction permits shall be secured and substantial construction shall be commenced. Extensions may be granted in one (1) year increments by administrative approval, provided no changes have been made to the approved plan and that the approved plan still complies with applicable ordinance requirements. No more than three (3) extensions may be granted. All requests for extensions shall be made in writing and include a statement of why the extension is necessary.

3. **Revocation or stay.** The Planning Commission may, upon the recommendation of the City Attorney and as part of a code enforcement process or proceeding, stay or revoke a site plan approval if the Planning Commission determines that any information on the approved site plan provided to the Commission as part of the approval process was false or in error, or if the requirements of the site plan have not been met and use of the property affected has been determined by the Zoning Administrator in writing to be in violation of this Ordinance. The Planning Commission shall hold a hearing and give notice of same to the applicant and property owner before such revocation or stay. A revocation or stay order shall be in writing and shall indicate the basis upon which the stay or revocation may be lifted or remedied.

SECTION 34-6.1.8 SITE PLAN APPROVAL STANDARDS

A. Site plans shall be approved if the Planning Commission or Zoning Administrator, as applicable, reviews the site plan and determines that the proposed plan complies with all applicable regulations of this Article and Ordinance as well as other applicable laws, ordinances, and regulations.

B. The proposed development shall provide for proper development of roads, easements, and public utilities. Site access and circulation shall be designed to ensure the safe and convenient movement of vehicles, bicycles, pedestrians, and transit, where applicable. Where possible, separation of pedestrian and vehicular traffic shall be provided to avoid conflicts and unsafe conditions. Internal circulation shall be arranged to provide a practical means of emergency personnel and vehicle access to all sides of a building. There shall be a proper relationship between public thoroughfares and proposed service drives, driveways, and parking areas.

C. Where the Ordinance contemplates an exercise of discretion by the Commission or the Zoning Administrator, additional considerations may include, as appropriate to the determination at issue and to the extent consistent with the Ordinance:

    a. The general health, safety, welfare, and character of the City and surrounding neighborhood.

    b. The Master Plan.

    c. The preservation and protection of existing natural resources and features, such as lakes, ponds, streams, wetlands, floodplains, steep slopes, groundwater, trees, and wooded areas, including understory trees.

    d. The utilizations of natural topography to the maximum extent possible, minimizing the amount of cutting, filling, and grading required, and preventing soil erosion or sedimentation.

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.

Section 4 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 5 of Ordinance. Severability.

If any section, clause or provision of this ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any court of competent jurisdiction, the validity of the ordinance as a whole, or in part, shall not be affected other than the part invalidated, and such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this ordinance shall stand and be in full force and effect.

Section 6 of Ordinance. Effective Date.

The provisions of this ordinance are ordered to take effect on the date provided by applicable law following publication.

Section 7 of Ordinance. Date and Publication.

This ordinance is declared to have been enacted by the City Council of the City of Farmington Hills at a meeting called and held on _____, 2026, and ordered to be given publication in the manner prescribed by law.

Ayes:
Nays:
Abstentions:
Absent:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the qualified and acting City Clerk of the City of Farmington Hills, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the Ordinance adopted by the City Council of the City of Farmington Hills at a meeting held on _____, 2026, the original of which is on file in my office.

_____
CARLY LINDAHL, City Clerk
City of Farmington Hills

Timeline for Zoning Text Amendment

ZTA 1, 2026 (Section 34-6.1, Site Plan Review)

Site Plan Review (Zoning Text Amendment 1, 2026 & City Code Amendment 1, 2026)

Meeting Type		Meeting Purpose	Meeting Date	Legal to Clerk	Legal Publish Date
1	PC - Regular Meeting	Schedule Study Session for 6/18/26 to discuss need for zoning audit and ordinance amendments related to site plan review process (no ordinance draft)	5/21/2026 @ 7:30 pm	N/A	N/A
2	CC - Study Session	Staff presentation on need for zoning audit and ordinance amendments related to site plan review process (no draft ordinance)	6/1/2026 @ 6:00 pm	N/A	N/A
3	PC - Study Session	Staff presentation on need for zoning audit and ordinance amendments related to site plan review process (include draft ordinances)	6/18/2026 @ 6:00 pm	N/A	N/A
5	Joint Study Session (CC, PC, ZBA)	Staff presentation on need for zoning audit and ordinance amendments related to site plan review process (include draft ordinance)	7/20/2026 @ 5:00 pm	N/A	N/A
6	PC - Regular Meeting	PC to discuss the proposed ordinance amendments related to site plan review process (draft of ZTA and CCA and set for PC public hearing)	8/20/2026 @ 7:30 pm	N/A	N/A
4	Developer Engagement	Email developers and engineering firms outlining changes to site plan review process and informing them schduled public hearing date.	TBD	N/A	N/A
7	PC - Public Hearing	PC holds public hearing and recommends approval of the proposed ordinances related to site plan review process (ZTA & CCA)	9/17/2026 @ 7:30 pm	8/28/2026	9/2/2026
8	CC - Study Session (Optional)	CC holds study session to review PC approved ordinances related to site plan review process (ZTA & CCA)	9/28/26 or 10/12/2026 @ 6:00 pm		
9	CC - Public Hearing	CC holds public hearing to introduce and approve ordinances related to site plan review process (ZTA & CCA)	10/12/2026 @ 7:30 pm	9/23/2026	9/27/2026
10	CC - Regular Meeting	Consideration of approval of the ENACTMENT of ordinances related to site plan review process (ZTA & CCA)	10/26/2026 @ 7:30 pm	N/A	N/A

Meeting Completed

Note: ZTA & CCA become effective 21 days after formal adoption.

Consideration of approval of the ENACTMENT of ordinance C-___-2026, amending the Farmington Hills Code Of Ordinances, Chapter 34, “Zoning,” Article 6.0, "Development Procedures" in order to amend Section 34-6.1, "Site Plan Review" relating to submission of a site plan to the planning commission, (ZTA 1, 2026); and summary for publication.

Consideration of approval of the ENACTMENT of Ordinance C-___-2026, repeal the City of Farmington Hills Code of Ordinances Chapter 21, “Planning,” Article II, “Site Plan Regulations,” (City Code Amendment __, 2026); and summary for publication.

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Minutes APPROVED 6/8/2026

subsequent annual increases could be held to a lower, more predictable rate making it easier for future Councils to approve incremental increases rather than facing perpetual high-single-digit or double-digit annual increases.

Councilmember Aldred expressed concern that Option A, as structured, imposed two simultaneous increases on higher-volume users in year one: (1) the structural shift from a minimum bill to volumetric pricing, which by design increases costs for above-average users; and (2) the additional jump start surcharge on top of that adjustment. He questioned whether both changes needed to be implemented simultaneously.

Councilmember Boleware noted that approximately 40% of Farmington Hills customers use 15 units or fewer per quarter and would see rate decreases, while approximately 60% use more than 15 units and would face increases. She expressed concern about the impact on larger families who use more water but whose incomes may not qualify them for assistance programs such as the WRAP program or the emergency relief fund.

Councilmember Knol proposed exploring whether the low-end rate relief and the high-end increase could each be phased over two years rather than fully implemented in year one, to smooth the impact on higher-volume customers. Consultant Camiller acknowledged this was mathematically possible but noted it would result in higher annual increases in subsequent years for all customers.

After discussion, Council directed the consulting team to model a revised version of Option A in which the year-one increase for the sample 25-unit customer is capped at approximately 16%, with the corresponding adjustments carried through to all other customer tiers.

Raphael Chirolla of Oakland County Water Resources also addressed Council, noting that Farmington Hills is one of the most proactive communities in the county in terms of infrastructure investment, which contributes to longer-term rate stability relative to communities that defer maintenance.

DISCUSSION ON ZONING AUDIT AND SITE PLAN REVIEW PROCESS

Acting City Manager Mondora introduced the item, noting that zoning and permitting had been identified by Council as top priorities. She noted that the city's new planning consultant had completed a zoning ordinance audit and had developed site plan review process improvement recommendations. The goal of the effort was described as creating a fair, predictable, and efficient review process benefiting applicants, staff, and the Planning Commission.

Zoning Ordinance Audit

Ben Carlise, Planning Consultant of Carlisle Wartman, summarized the audit findings under seven evaluative principles: formatting, graphics, organization, readability, avoiding conflicting language, efficiency and reduction of redundancy, and alignment with current law and best practices.

Key findings included that the ordinance has not undergone a comprehensive rewrite in many years, resulting in regulations that are scattered, repetitive, and difficult to administer. For example, regulations related to swimming pools were found to appear in approximately 13 different locations within the ordinance. The ordinance also contains conflicting language, excessive hyperlinks that complicate digital navigation, and an unnecessarily large number of zoning districts (e.g., four separate office districts and four separate business districts).

Mr. Carlisle also identified several substantive gaps in the current ordinance, including: absence of conditional rezoning provisions; no regulation of short-term rentals; limited housing options (no provisions for duplexes, triplexes, or accessory dwelling units); outdated sign regulations that may not comply with current case law; lack of provisions for data centers; cumbersome Planned Unit Development regulations; and the need to incorporate recommendations from the recently completed master plan and pending state land division law changes.

Three options were presented for Council's consideration:

- **Option 1 – Comprehensive Rewrite:** A full reorganization and substantive revision of the entire ordinance, including community and stakeholder input; estimated timeline of 18–24 months.
- **Option 2 – Reorganization:** A structural reorganization to improve usability and reduce redundancy, without substantively changing specific regulations (except where required by law or best practices); estimated timeline of 6–12 months.
- **Option 3 – Status Quo:** Continue addressing regulations on a case-by-case basis as issues arise.

Council reached a general consensus in favor of **Option 2**, the reorganization approach.

Councilmember Bridges requested a separate follow-up meeting with Mr. Carlisle to discuss strategies for commercial revitalization along Orchard Lake Road, including the potential use of a Tax Increment Financing district. Mr. Carlisle noted that zoning tools such as addressing nonconformity issues, reducing excessive setback requirements, and streamlining access could help encourage private reinvestment along the corridor. He referenced the firm's long-term work in the City of Troy on the Big Beaver corridor, which resulted in hundreds of millions of dollars in investment attributable in significant part to targeted zoning changes.

Mr. Carlisle also acknowledged a question from Councilmember Bridges regarding blight regulations, noting that blight is typically addressed through the general code as a nuisance matter rather than through the zoning ordinance, but that it could be considered as part of either body of code.

Site Plan Review Process Amendment

Mr. Carlisle presented proposed amendments to the site plan review process, noting that the current process lacks clear codification of submittal requirements, contains conflicting provisions between the zoning ordinance and engineering standards, and does not clearly define how applications move from staff through the Planning Commission to Council adoption.

These deficiencies have led to inconsistent application quality and unnecessary back-and-forth between applicants and staff.

The proposed amendment would establish two distinct review tracks: a full five-step site plan review process for projects requiring Planning Commission action, and a three-step administrative review track for smaller projects that can be handled at the staff level. The amendment would clearly define submittal requirements, approval timelines, and review standards for each track.

Director of Economic Development Cristia Brockway confirmed that the revised process would provide the predictability and streamlining necessary to support implementation of the Grand River Corridor, 12 Mile and Orchard Lake Road corridor plans. Mr. Carlisle noted that the site plan review amendments and the zoning ordinance reorganization could proceed concurrently, with separate adoption timelines. The site plan review amendments are currently anticipated to go before Council for adoption in October or November 2026, following Planning Commission review.

PUBLIC COMMENT

Adam Rebandt addressed Council, distributing materials regarding fatherlessness statistics at the state and national levels. He requested that Council consider issuing a proclamation declaring June as Responsible Fatherhood Month in the City of Farmington Hills, in recognition of the role of engaged fathers in child development and community stability.

ADJOURNMENT

Mayor Rich adjourned the meeting at 8:48pm.

Respectfully submitted,

Carly Lindahl, City Clerk

June, 18 2026
Planning Commission Study Session Minutes

Approved 07-16-2026

CITY OF FARMINGTON HILLS
PLANNING COMMISSION SPECIAL MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
JUNE 18, 2026 6:00 P.M.

CALL MEETING TO ORDER

The Planning Commission Special Meeting was called to order by Chair Lindquist at 6:22 pm

ROLL CALL

Commissioners present:	Brickner, Countegan, Grant, Lindquist, Stimson, Trafelet, Ware
Commissioners Absent:	Mantey
Others Present:	City Planner Mulville-Friel, City Attorney Schultz, Planning Consultant Auerbach (Carlisle Wortman)

APPROVAL OF AGENDA

MOTION by Trafelet, supported by Stimson, to approve the agenda as published.
Motion passed unanimously by voice vote.

SPECIAL MEETING

A. ZONING AUDIT

City Planner Mulville-Friel explained that the 2024 Master Plan identified a need to review the current Zoning Ordinance, which is several decades old, as an initial step toward reorganizing and restructuring the Ordinance to align with current State planning laws and zoning requirements, and to implement the 2024 Master Plan.

Carlisle Wortman had completed an initial review of the Zoning Ordinance and prepared a memo outlining a proposed organizational template. The proposed template would reorganize the Ordinance into 20 articles, compared with the current seven chapters.

City Council was introduced to the zoning audit at its February 11, 2026 goal-setting meeting, when Carlisle Wortman presented three prioritization options, and City Council identified Option 2 as the preferred approach. Option 2 would comprehensively reorganize the Ordinance without undertaking extensive substantive text amendments. Individual priority text amendments would be addressed separately as they are identified.

City Attorney Schultz explained that individual zoning text amendments begin with the Planning Commission, which reviews the amendment, conducts a public hearing, and makes a recommendation to City Council. He characterized the proposed Ordinance reorganization as a large-scale text amendment affecting the entire Zoning Ordinance.

City Planner Mulville-Friel explained that the broader Ordinance restructuring is one project, while clarifying and consolidating the site plan review process is a separate, immediate priority. Site plan review requirements are currently distributed among the Zoning Ordinance, General Code, and Development Review Manual. Staff is working with Carlisle Wortman to create a clear site plan review section, so applicants submit more complete plans for Planning Commission review.

Commissioners Brickner and Grant noted the applicant costs associated with repeated plan revisions. Commissioners agreed that clearer instructions and more complete initial applications would reduce the number of later revisions.

Planning Consultant Auerbach stated that feedback from developers, staff, City Council, and the Planning Commission indicates frustration with the complexity of current requirements, the length of review, and the number of revisions required. The comprehensive zoning audit was initiated in response, in part, to identify improvements that could address those concerns.

Planning Consultant Auerbach presented guiding principles for the Ordinance audit, beginning with simple formatting and ease of navigation in both print and digital formats. He summarized audit findings under seven evaluative principles: formatting, graphics, organization, readability, avoiding conflicting language, efficiency and reduction of redundancy, and alignment with current law and best practices.

Planning Consultant Auerbach cited the B-3 district front yard setbacks as an example, noting that requirements are currently located in at least three separate Ordinance sections. The reorganization would place related regulations in a single, intuitive location while retaining useful graphics, particularly for dimensional and landscaping requirements.

It was noted that the current two-column format can be difficult to navigate.

Commissioner Brickner asked whether the project would also address Master Plan implementation, including creation of mixed-use regulations for areas such as 12 Mile Road. Planning Consultant Auerbach reiterated that City Council selected Option 2, which focuses primarily on structural reorganization and includes only limited substantive changes. The process is expected to address objectives for Grand River Avenue and the 12 Mile/Orchard Lake Corridor, and may involve mixed-use regulations, but it will not be a complete substantive rewrite. However, consolidation of the City's approximately 30 zoning districts and four overlay districts could lead to the creation of mixed-use districts. The Ordinance update will provide opportunities to address where mixed-use should be permitted and how it should be regulated.

Commissioner Ware emphasized the need for zoning mechanisms that allow the Planning Commission to implement the policies in the new Master Plan. Planning Consultant Auerbach agreed that Master Plan objectives and related policy changes will be addressed, while reiterating that Option 2 emphasizes revising the Ordinance structure.

Commissioner Countegan supported the organizational work but noted that the Planning Commission should focus its review on significant policy changes needed to implement the Master Plan rather than on detailed formatting decisions, which could largely be left to the Consultant and staff. Planning Consultant Auerbach stated that policy changes will be unavoidable, including changes to permitted uses and review procedures, while also noting that the scope of new implementation measures will be limited by available time and budget.

Commissioner Ware asked whether the review of zoning districts would include consideration of why each district exists, its relationship to the Master Plan, and the community vision for future development.

Planning Consultant Auerbach confirmed that this analysis will be part of the process. Most of the proposed work will involve reorganizing and consolidating requirements by topic. For instance, landscape, lighting, and site plan review provisions should be located in single, self-contained articles so users do not need to search multiple sections for applicable requirements. Consolidating Ordinance tables could improve usability, including a unified permitted use table organized by zoning district, and consistent dimensional standards tables covering setbacks, heights, and related standards. The update will also review substantive policy items and Master Plan implementation priorities identified by City Council, including sign regulations, conditional rezonings, missing middle housing, duplexes and three- to five-unit dwellings, and regulations for high-impact uses.

Regarding data centers, Planning Consultant Auerbach stated that even though none are presently proposed in the City, regulations could address high-impact uses more broadly. Potential standards could apply to facilities with significant water, sewer, or electricity demands, including uses not specifically defined in the Ordinance. Chair Lindquist suggested that the review also consider other newer uses and their potential sanitary sewer impacts, such as uses that propose to warehouse ICE detainees.

Planning Consultant Auerbach reiterated that Option 2 will primarily focus on reorganization. The process is expected to take approximately six to 12 months. Substantive policy changes will likely arise during the work.

Commissioner Ware asked whether possible state legislation concerning residential lot sizes and housing would be addressed. Planning Consultant Auerbach stated that pending legislation could affect local regulation of residential lot size and housing; the City would need to respond if enacted, but he did not recommend proactively adopting requirements before the legislation is passed.

B. SITE PLAN REVIEW PROCESS

Planning Consultant Auerbach introduced the proposed Article: Chapter 21, Planning, Article II, Site Plan Regulations. He described the Article as an initial opportunity to address concerns expressed by the Planning Commission, staff, developers, and City Council.

Site plan review requirements are currently located in the General Code and multiple sections of the Zoning Ordinance. The current provisions do not always clearly identify the reviewing body, whether Planning Commission review or administrative review is required, or the required application materials. The proposed Article is intended to make the process fairer, more predictable, and more efficient, resulting in more complete applications that should reduce post-approval revisions, improve transparency and customer service, and eventually free staff capacity, although there will be a learning period for everyone.

Full site plan review

Under the draft Ordinance, larger or more impactful development projects would proceed through a full site plan review process with preliminary and final stages. Smaller projects, limited site plan changes, and other specified categories could be processed administratively in a single review. The full process would generally begin with a preapplication meeting with staff, unless the Planner determines that a meeting is unnecessary. The applicant would submit a preliminary site plan to the Planner, who would circulate it to City departments and evaluate it for completeness. Complete applications would proceed to Planning Commission review.

The Planning Commission would review applicable standards and requested waivers, and could grant preliminary approval with or without conditions. The applicant would then prepare a final site plan for staff review. Once staff determines that the final plan complies with the approved preliminary plan and applicable requirements, the applicant could proceed with construction permit applications.

The draft Ordinance utilizes a table to identify information required for preliminary and final site plans. The Planner could waive items that are not relevant to a particular proposal.

Site plan expiration
Commissioner Grant asked about the proposed site plan expiration periods. City Planner Mulville-Friel explained that applicants would have two years after preliminary Planning Commission approval to obtain final site plan approval and an additional two years after final approval to obtain construction and building permits. Applicants could request one-year extensions up to three times at each stage.

Commissioner Ware asked whether the time limits should be shortened in light of previously approved projects that have not been built. Planning Consultant Auerbach acknowledged that the proposed time periods are more generous than those in some communities, but they do allow developers time to assemble financing and move forward. City Attorney Schultz noted the cost of obtaining site plan approval, and City Planner Mulville-Friel stated that developers often market property after preliminary approval.

Commissioner Brickner stated that applicants may experience delays in obtaining financing or may be affected by increased construction costs. Commissioner Stimson stated that holding undeveloped property is costly and that shorter approval periods would not address economic barriers to construction. Allowing approvals to remain in place may enable projects to proceed when market conditions improve.

Commissioner Grant noted that a March 17, 2026 site plan process memorandum in the meeting packet described different expiration periods; City Planner Mulville-Friel will correct this inconsistency.

Commissioner Ware was concerned that the proposed approval period, including possible extensions, could allow a project to remain unbuilt for an extended period of time. She asked how the City could balance developer flexibility with benefits to the City and residents, citing the former bowling alley site at 14 Mile Road and Orchard Lake Road as an example of a site with an approved plan which remains undeveloped, affecting the appearance of the area.

Commissioner Stimson stated that a longer approval period may be appropriate where redevelopment is delayed by extraordinary costs, such as the site mentioned by Commissioner Ware. It was discovered that the building on that site requires extensive asbestos abatement, and the property owner is pursuing grant assistance for the costs. Expiration of the approval would not resolve the underlying demolition costs. City Attorney Schultz stated that expiration provisions are generally intended to prevent outdated site plan approvals from remaining in effect after Ordinance changes, rather than to force development or favor the City by terminating an approval.

City Planner Mulville-Friel stated that Zoning Board of Appeals approvals are valid for only one year, which may provide an additional point of control when a project requires a variance between preliminary and final site plan approval. She offered to compare site plan approval time frames used by other communities and report back.

Commissioner Lindquist asked how extension requests would be decided. Planning Consultant Auerbach stated that extensions would be approved administratively. An applicant denied an extension could appeal the decision to the Zoning Board of Appeals.

Draft Site Plan Review Article
Planning Consultant Auerbach summarized key elements of the draft Site Plan Review Article. All submittal requirements would be listed in a single table, and the City Planner could waive requirements that are not necessary for a specific project. The Planning Commission would have discretion to require traffic, environmental, noise, or other studies as appropriate. The draft includes 11 approval standards that would apply to both full site plan review and administrative review. The standards are intended to ensure that a site is designed, arranged, and operated safely and is compatible with adjacent uses. As already discussed, the Article also includes expiration, extension, and possible revocation provisions for site plan approvals.

Planning Consultant Auerbach stated that staff had received feedback from the Engineering Department and legal counsel and would make further revisions before the draft returns to the Planning Commission.

Administrative site plan review
Planning Consultant Auerbach presented examples of proposed administrative eligibility criteria. One example is that staff could administratively review an increase in parking of up to 25 percent of existing parking or 6,000 square feet, whichever is less.

Commissioners asked whether the proposed administrative review threshold for a parking increase could also apply to a parking reduction. Reducing excess parking may be a policy issue tied to the Master Plan.

Planning Consultant Auerbach stated that a parking reduction could be approved administratively if the site continued to meet the minimum required number of spaces and did not create other significant site impacts. Broader parking requirements, including the authority to grant waivers from required parking, would be addressed later in the parking chapter.

Priorities for Ordinance Update

Commissioner Countegan stated that the Planning Commission should focus its time on substantive policy changes that implement the Master Plan, including issues such as parking and mixed use, rather than detailed formatting and table consolidation. He supported staff and the Consultant completing the organizational work, and bringing significant policy changes to the Commission for discussion, public hearing, and action. He noted that the Planning Commission had already spent a significant amount of time and many special meetings on the Master Plan update, and he did not feel the Commission needed to spend more time on Zoning Ordinance organization. The work of the Commission involved policy, not formatting.

City Attorney Schultz clarified that the estimated six to 12 month timeframe for this project largely reflects the Consultant and staff work required to physically reorganize the Ordinance, with some substantive edits occurring at the same time.

Commissioner Brickner expressed concern that consolidating zoning districts could create issues for existing district regulations and property rights. Attorney Schultz and Planning Consultant Auerbach clarified that the initial reorganization would retain the City's existing 30 zoning districts; district consolidation would be addressed later, if pursued.

City Planner Mulville-Friel clarified that the presentation was intended to distinguish site plan changes that staff could review administratively from those requiring Planning Commission review. The City Code does not clearly establish staff authority for administrative site plan review, even though the practice has historically occurred.

City Attorney Schultz further explained that applicants would submit the same plans and supporting documents regardless of whether staff or the Planning Commission is the reviewing body.

Planning Consultant Auerbach directed the Commission to the administrative review list on page 4 of the draft Ordinance; the Commission may recommend stricter or more flexible criteria. The list reflects common administrative review categories used in other communities.

Commissioners discussed individual categories included on the list.

Next steps and developer outreach

City Attorney Schultz explained that the draft Site Plan Review Article will return to the Planning Commission for further review before a public hearing is scheduled. City Planner Mulville-Friel stated that the next meeting is anticipated to be a joint study session with City Council on July 20. Staff hopes to have the draft in final form before that meeting.

City Planner Mulville-Friel said that developer engagement will primarily be an email to the City's developer contact list explaining that the City is reviewing the site plan review process. The draft Ordinance may not be available when the initial outreach is sent.

APPROVAL OF MINUTES May 21, 2026

MOTION by Trafelet, supported by Brickner, to approve the May 21, 2026 regular meeting minutes as submitted.
Motion passed unanimously by voice vote.

PUBLIC COMMENT

Terry Sever, 1883 Teakwood, White Lake, addressed the Commission regarding sidewalk requirements associated with lot splits. He raised concerns about sidewalk construction costs, tree removal and replacement requirements, and the dedication of right-of-way for sidewalks. He requested that the City review the tree Ordinance and sidewalk policies in light of affordability, maintenance, safety, and site conditions.

City Attorney Schultz pointed out that lot splits are governed by the Subdivision of Land Ordinance rather than the Zoning Ordinance, and both the Planning Commission and City Engineer have roles under that Ordinance. Broader sidewalk requirements in the Zoning Ordinance could be discussed separately.

COMMISSIONER/STAFF COMMENTS

Commissioner Brickner announced that the City fireworks event in recognition of the 250th anniversary of the United States would be held June 25 at Founders Sports Park.

Commissioner Ware suggested that the City evaluate whether existing Ordinances remain necessary and consistent with the community vision established in the Master Plan. She cited tree preservation, property maintenance, business visibility, and traffic safety as issues requiring a clearer and more intentional policy approach.

In response to comments, City Planner Mulville-Friel reported that the tree fund balance is approximately $400,000. The fund supports the City tree planting program, including trees planted on private property through an application process and trees planted in public rights of way. She added that single-family residential construction is treated differently from commercial development, as commercial projects are subject to tree replacement requirements. She will follow up on how tree planting activities are reported, including how information is included in the Capital Improvements Program and budget.

ADJOURNMENT

MOTION by Grant, supported by Ware, to adjourn the meeting.
Motion passed unanimously by voice vote.

The meeting ended at 8:24 pm.

Respectfully submitted,
Tanji Grant
Planning Commission Secretary

/cem

July 20, 2026
Special Joint Study Session Minutes

APPROVED 8/10/2026

MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
FARMINGTON HILLS PLANNING COMMISSION
FARMINGTON HILLS ZONING BOARD OF APPEALS
SPECIAL MEETING – JOINT STUDY SESSION
THE HAWK – CONFERENCE CENTER
JULY 20, 2026 – 5:00PM

The special joint study session was called to order by Mayor Rich at 5:02pm.

Councilmembers Present:	Aldred, Boleware, Bridges, Dwyer, Rich and Starkman
Planning Commissioners Present:	Brickner, Countegan, Grant, Lindquist (arrived late), Mantey, Trafelet, Ware

Zoning Board of Appeals Members Present: Irvin, O'Connell, Khan, Rich, Rowland, Vergun

Others Present:	Acting City Manager Mondora, City Clerk Lindahl, Deputy City Clerk Hopper, Directors Brockway, Kettler-Schmult, City Planner Mulville-Friel, Zoning Supervisor Curry, City Attorney Joppich and Planning Consultants Auerbach and Carlisle

Mayor Rich called the Special Joint Meeting to order at 5:02pm and provided a legislative update on several federal and state actions with direct implications for local zoning and land use authority:

Federal 21st Century ROAD to Housing Act became law July 11, 2026 — an incentive-based (not mandate-based) law that expands existing programs (CDBG, HOME, USDA, FHA), creates new grants/pilots, and reduces environmental review requirements, while preserving local zoning authority.

Federal Act funding is uncertain: it authorizes but doesn't appropriate money — actual availability depends on Congress and HUD implementation. Farmington Hills likely qualifies as a covered CDBG recipient, but details await HUD guidance.

Michigan's nine-bill Housing Readiness Package (HB 5529–5532, 5581–5585) is pending in the state House as of July 16, 2026, and would impose statewide zoning preemptions (lot size, setbacks, parking, dwelling size, duplexes, ADUs), overriding local discretion.

The state package is opposed by planning professionals, the Michigan Township Association, and Michigan Municipal League, largely on grounds that it removes local control without addressing infrastructure funding or affordability.

Potential local impacts of the state package include smaller lots, duplexes/ADUs in single-family areas, reduced parking/setbacks, more administrative (less public) review, and possible conflicts with Farmington Hills' Master Plan.

Land Division Act (PA 58 of 2025), effective March 2027, allows up to 10 parcels (vs. 4 previously) from the first 10 acres of a parent parcel via administrative review, though local zoning standards still apply.

Land Division Act impact on Farmington Hills is expected to be limited since the city is largely built out, but it could affect large residential lots, older acreage parcels, and infill requests.

Single-stair construction bills (HB 5570/5571) have passed both chambers and await gubernatorial action; they'd allow buildings up to six stories to use one protected stairway under strict fire-safety conditions.

Single-stair rules are governed by the State Building Code, not local zoning — the city would retain control over height, density, parking, setbacks, and site access.

Mayor Rich characterized the overall theme of this legislative activity as multiple overlapping federal and state actions are pushing toward increased housing production and reduced regulatory barriers, with varying degrees of preemption — ranging from incentive-based (federal) to mandatory statewide standards (MI zoning package) — creating both opportunities and control challenges for Farmington Hills' planning authority.

PRESENTATION OF THE ZONING ORDINANCE UPDATES

Planning Consultant Ben Carlisle of Carlisle Wortman and Associates presented a proposed multi-year zoning ordinance update work program. He noted the effort is structured as a coordinated series of targeted amendments rather than a single comprehensive rewrite, following direction from City Council. The purpose of the joint session was to confirm that the proposed amendments are in the correct order, that anticipated timeframes are reasonable, and that no key priorities have been overlooked.

Mr. Carlisle emphasized the value of the joint board format, noting that each body brings a distinct perspective: Council provides overall policy direction and adopts ordinances; the Planning Commission tests concepts, conducts public hearings, and makes formal recommendations; the ZBA identifies recurring friction points through variance cases; and staff and consultants coordinate drafting, administration, and legal review.

Proposed Work Program

1. **Site Plan Review Process Update (Target: October 2026)** The most immediate priority is a comprehensive update to the site plan review process, which is currently distributed primarily across engineering standards rather than consolidated in the zoning ordinance. The amendment will establish a clear, consistent process for application submittal, concurrent departmental review, approval, and amendment. The stated goal is a process

that is "fast, fair, and predictable"; reducing incomplete applications, repeated review cycles, and avoidable delays, while ensuring that similar projects are treated consistently. Mr. Carlisle noted that unclear or inconsistently applied standards are among the most significant barriers to development and expressed hope that clarifying the process would allow the Planning Commission to focus on substantive land use and design policy rather than administrative deficiencies.

2. **Zoning Ordinance Reorganization (Target: approximately one year following scope approval)** The second initiative is a structural reorganization of the zoning ordinance — not a comprehensive rewrite of standards — intended to eliminate redundancies, streamline provisions, and make the document easier for staff to administer and for applicants and residents to understand. Mr. Carlisle noted that some current provisions are difficult to interpret even for experienced practitioners, and that the fragmented structure makes amendments cumbersome, sometimes requiring changes in five separate locations. A scope for this work was noted as pending City approval.

3. **Grand River Corridor Zoning Framework (Starting late 2026, continuing into 2027)** The third near-term initiative is a zoning framework for the Grand River Corridor, translating the completed market study and Master Plan recommendations into actionable ordinance language. Mr. Carlisle acknowledged the corridor's complexity: small lots, existing nonconformities, and older building stock that frequently conflicts with current standards. The goal is to reduce barriers to redevelopment and create a more predictable framework for both public and private investment, while not penalizing property owners for making improvements. He cautioned that redevelopment along corridors is inherently incremental and should not be expected to occur rapidly.

4. **PUD Ordinance Review (2027)** The PUD ordinance is slated for review in 2027. Mr. Carlisle expressed the view that PUDs should be used sparingly — as a scalpel rather than a hammer — and that a well-written base ordinance for key corridors should reduce the need to rely on PUDs to facilitate development. He noted that most developers actively prefer to avoid the PUD process due to the risk and uncertainty it introduces.

5. **12 Mile Road and Orchard Lake Road Corridor Zoning (Mid-to-Late 2027)** A corridor-specific zoning framework for 12 Mile and Orchard Lake Roads is planned for the second half of 2027, following completion of the associated market study and informed by lessons learned from the Grand River process.

6. **Master Plan Implementation (Running concurrently throughout)** Master Plan recommendations will be addressed on a rolling basis, woven into each of the above initiatives as appropriate. Some recommendations may require standalone amendments not captured within any specific project.

Discussion
Councilmember Bridges asked about the anticipated effect of PUD ordinance changes on the volume of PUD applications and inquired about the standard for community benefit. Mr. Carlisle responded that clearer base ordinance standards — particularly on the identified corridors — should reduce the need for PUDs, and that community benefits should always be proportional to the degree of relief requested, evaluated on a case-by-case basis.

Councilmember Bridges also raised the challenges of the Orchard Lake Road corridor, including speed, long-term vacancies and aesthetics. Mr. Carlisle acknowledged that zoning alone cannot create a market but can certainly suppress one and encouraged a dual approach of code enforcement and active facilitation of redevelopment.

Economic Development Director Brockway provided context for Grand River's prioritization, noting active momentum including an approved public mural program with sites selected, a streetscape plan underway, a $30,000 facade improvement grant specific to the corridor, and a $200,000 brownfield redevelopment grant. She also noted that significant foundational zoning amendments had already been completed along the 12 Mile corridor, making the Grand River work the more pressing next step.

Mayor Rich invited members to indicate their support for the proposed work program order; no members signaled disagreement or concern, and the body indicated consensus to proceed as presented.

DISCUSSION OF ZONING BOARD OF APPEALS TRENDS IN VARIANCE REQUESTS
City Planner Diane Mulville-Friel presented findings from a staff analysis of ZBA cases spanning January 2023 through June 2026, covering 26 meetings and 120 total variance requests. The purpose was to identify recurring patterns that may signal underlying ordinance issues warranting amendment, rather than evaluating individual cases in isolation.

Key Findings:
- Residential requests accounted for 57% of cases; nonresidential/commercial for approximately 43%.
- 95% of all requests were dimensional variances (setbacks, heights, etc.); only 5% were use variances.
- Side and rear setbacks represented the single largest category of requests, with 19 and 16 cases respectively.
- Accessory structures generated 11 requests, with 8 of those involving height variances.
- On the commercial side, dumpster placement and facade transparency requirements led the pack, typically associated with redevelopment of older properties.
- Multiple variances per property were common in commercial cases, with some properties presenting as many as eight or nine variance requests simultaneously due to nonconforming conditions on older sites.

Potential Ordinance Amendments Identified:
For residential properties, staff identified three areas for potential amendment: (1) revising accessory building height limits and allowing larger accessory structures on properties of one to two or more acres; (2) updating fence standards, including reconciling the conflict between the building code's four-foot pool barrier requirement and the zoning ordinance's three-foot side yard fence limit, and potentially allowing decorative fencing in front yards; and (3) establishing an administrative approval pathway for minor setback encroachments, reducing the need for formal ZBA hearings on small deviations.

For commercial and nonresidential properties, staff identified potential amendments related to flexible shared loading/unloading zones, more flexible dumpster enclosure placement (potentially allowing screened front-yard placement), adaptive reuse standards for older properties, and an administrative track for minor deviations from setback requirements.

Discussion
ZBA Member O'Connell (referencing the size-of-lot issue) agreed that larger lots were sometimes held to identical standards as small lots despite the absence of any meaningful impact on neighbors and expressed support for tiered standards based on lot size.

ZBA Chair Dan Irvin confirmed the findings were consistent with the board's experience and raised concerns about the burden placed on residents and businesses for what he characterized as minor or technical variances. He expressed support for expanding administrative authority to handle genuinely minor matters, noting the cost — both financial and in time — to applicants navigating the full variance process.

ZBA Member Roll Call noted that removing attached garages from the calculation for accessory structure size limits would resolve a significant portion of the cases the board sees.

Attorney Joppich acknowledged the legal constraints on modifying the ZBA's jurisdiction under the Zoning Enabling Act but expressed openness to exploring creative solutions within the law, including ordinance amendments that reduce the requirement of a formal variance.

Mayor Rich noted feedback received from developers at a Grand River Corridor Improvement Authority session who described significant frustration with the difficulty of doing business in Farmington Hills and characterizing that feedback as a motivating force behind the current reform effort.

DISCUSSION ON ZONING ENFORCEMENT
Zoning Supervisor David Curry presented a summary of zoning enforcement activity and goals for the division.

Six-Month Activity Summary:
The division handled 782 enforcement cases over the prior six months, with tall grass and vegetation violations representing the highest volume of complaints, closely followed by trash

and blight at approximately 40% of caseload. Additional case types included junk vehicles, property maintenance issues, nuisance complaints, and complex multi-violation cases. The division is staffed by four zoning inspectors, one clerk, and the supervisor.

Operational Improvements Underway:

- Transition to electronic citation issuance, enabling direct transmission to the court and reducing administrative processing time.
- Field capability to update enforcement case management (BS&A) in real time.
- Implementation of portable radio communications for inspector safety in the field.
- Updated vehicle and staff identification (city logo and "Code Enforcement" labeling on vehicles and uniforms) to improve resident recognition and professionalism.

Goals for the Next Six Months:

Supervisor Curry outlined the following priorities: improving initial response time to complaints (target of same-day or next-day initial investigation); expanding proactive neighborhood inspections, particularly heading into fall; increasing voluntary compliance through education and resident communication; and enhancing coordination with Building, Planning, Fire, Police, and Public Works. He noted a cultural shift he has implemented within the division away from a citation-first approach toward a compliance-and-education-oriented model.

Discussion

Councilmember Dwyer mentioned Mr. Curry's background and asked about his experience identifying staff conduct issues. Supervisor Curry acknowledged that upon arrival he observed tendencies within the division toward issuing citations without first attempting dialogue and confirmed he had redirected that approach toward resident engagement and voluntary compliance.

Councilmember Bridges requested that Supervisor Curry develop a proactive process for recurring commercial pothole and maintenance issues, particularly along Orchard Lake Road, and Grand River noting the post office on 12 Mile Road as an ongoing example. Supervisor Curry confirmed awareness of that situation and committed to developing location-specific tracking for known recurring problem areas.

Councilmember Bridges also asked about the high volume of multiple-violation cases. Supervisor Curry explained that "multiple violations" is a catch-all category used when a single property presents several concurrent issues (e.g., tall grass combined with junk vehicles and peeling paint), and that such cases are handled with a consolidated warning letter identifying all violations.

Councilmember Aldred raised the question of metrics and accountability, encouraging Supervisor Curry to establish measurable targets for response time and case management so that progress could be assessed at future reporting intervals. Supervisor Curry acknowledged the challenge given the variable duration of enforcement cases but confirmed his intent to use

the six-month mark as a benchmark for evaluating progress and would work toward more defined targets.

Councilmember Boleware raised the condition of commercial properties along Orchard Lake Road between 12 and 13 Mile Roads, noting deteriorating landscaping, cracked pavement with weed growth, and an overall appearance inconsistent with the city's marketing of the International Mile corridor. She noted that a complaint she filed had resulted in five properties receiving notices, with compliance achieved, but expressed the need for sustained attention. Supervisor Curry confirmed the follow-up and acknowledged the need for ongoing monitoring of the corridor.

Planning Commissioner Grant asked for clarification on the relationship between city ordinances and HOA rules. Supervisor Curry explained that the division enforces city zoning ordinances only; HOA enforcement is a civil matter separate from municipal code enforcement, and HOA rules may be more restrictive than city ordinances without constituting a code enforcement matter.

Mayor Rich asked about rentals and enforcement coordination and about seniors with zoning violations and if there is any assistance available.

COUNCIL/COMMISSIONER ROUND TABLE

Mayor Rich invited each member of the Council, Planning Commission, and ZBA to offer closing remarks.

Members shared appreciation for the informative joint format meeting, showed strong support for reviewing prescriptive residential provisions, and expressed support for staff-level authority over smaller cases. They emphasized the importance of consistency and fairness in any newly granted administrative flexibility, expressed enthusiasm for the direction of the work and its potential to drive development and community improvement.

Acting City Manager Mondora thanked participants for their feedback, noted the substantial pipeline of work ahead across the Master Plan, market study recommendations, and zoning audit, and committed to reporting progress along the way.

Mayor Rich closed the roundtable by returning to the legislative landscape described at the opening, noting that many of the ordinance provisions under discussion would soon be subject to state and federal preemption regardless of local action, and encouraged all bodies to remain engaged as the regulatory environment continues to evolve rapidly.

PUBLIC COMMENT

Eunice Jeffries, Chair of the Economic Development Corporation, expressed enthusiasm for the direction of the discussions, noting that zoning, code enforcement, and development process reform are directly tied to economic development outcomes. She endorsed the concept of

empowering staff to make timely decisions within defined thresholds, noting that overly restrictive administrative processes are demoralizing both for residents and for staff.

Cassie Clark, EDC board member committed to sharing the meeting's themes and takeaways with the full EDC, noting that she works extensively in Farmington Hills though residing elsewhere, affirmed her commitment to advancing the city as a desirable place to live, work, and do business.

ADJOURNMENT

The meeting was adjourned at 7:25pm.

Minutes – Planning Commission Meeting
July 16, 2026

CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
JULY 16, 2026 7:30 P.M.

CALL MEETING TO ORDER
The Planning Commission Meeting was called to order by Chair Lindquist at 7:31 pm.

ROLL CALL

Commissioners present:	Banks, Brickner, Countegan, Grant, Lindquist, Mantey, Stimson, Trafelet, Ware
Commissioners Absent:	None
Others Present:	City Planner Mulville-Friel, City Attorney Joppich, Planning Consultant Auerbach (Carlisle Wortman)

APPROVAL OF AGENDA
MOTION by Grant, support by Brickner, to approve the agenda as published.
Motion passed unanimously by voice vote.

REGULAR MEETING

A. SITE PLAN 55-6-2026

LOCATION:	24435 Halsted Road
PARCEL I.D.:	22-23-19-426-013
PROPOSAL:	Outdoor used motor vehicle sales, reconditioning and service in LI-1, Light Industrial District.
ACTION REQUESTED:	Site Plan Approval
APPLICANT:	Hayder Alkhafaji
OWNER:	HFR Capital, LLC

Planning Consultant Review
Referencing the July 10, 2026 Carlisle Wortman memorandum, Planning Consultant Auerbach reviewed the site plan approval request for the property at 24435 Halsted Road, located at the southwest corner of Halsted Road and Hallwood Court. The applicant proposed to use the existing building and parking lot for used motor vehicle sales, with accessory vehicle inspection and reconditioning bays, a paint booth, and indoor repair of cosmetic and minor structural damage. No exterior site changes are proposed.

Surrounding Uses and Existing Building
The property is zoned LI-1, Light Industrial, as are the properties to the north, south, and west. An indoor recreation business is located to the north, a multi-tenant commercial building is located to the south, and a light industrial business is connected to the west side of the subject building. The Independence Green apartment complex is located east of Halsted Road in the RC-3, Multifamily Residential District.

The existing one story building contains approximately 13,800 square feet and a 340 square foot mezzanine office. The building was previously used as an office and has been vacant since 2018. The

proposed interior renovation includes an approximately 4,890 square foot showroom, sales and office rooms, and areas for repair, painting, and storage. The repair area is served by one existing overhead door at the front of the building, with no rear access. No changes are proposed to the mezzanine.

Site Circulation and Existing Nonconformities

Employee parking is proposed along the Hallwood Court frontage and on the west side of the site. Customer parking is proposed along the Halsted Road frontage, and spaces directly in front of the building are designated for vehicle display. The two existing full movement access drives on Hallwood Court will remain.

Existing nonconformities include:

- The Hallwood Court right of way extends into the first row of adjacent parking spaces, reportedly due to a prior municipal right of way expansion. Parking spaces along Halsted Road are also within the required front setback when measured from the planned right of way. These existing conditions may remain, but requirements triggered by the new use must be satisfied.
- The Zoning Ordinance requires a minimum 60 foot intersection offset for a driveway serving an automobile sales use. The existing driveway is approximately 50 feet from the intersection. The applicant must either correct the driveway location or obtain a variance from the Zoning Board of Appeals.
- The existing dumpster enclosure is located in the front yard and may remain as an existing nonconformity. The applicant must provide details confirming that the enclosure is opaque and adequately screened before final approval.
- Two spaces identified for vehicle display encroach into the required Halsted Road front setback. Because those spaces are barrier free spaces intended for customer use, the issue can be corrected by revising the display space designations on the plan.

Parking, Loading, and Pedestrian Access

Based on the showroom floor area, 49 off street parking spaces are required. The plan provides 39 spaces, including the removal of three existing spaces on the far east side of the building to improve site functionality. The Commission may approve the proposed parking reduction. Relevant considerations include anticipated staffing during peak shifts, vehicle inventory, customer traffic, walk up versus vehicle traffic, transit availability, seasonal operations, and other unique characteristics of the business or site.

Although the applicant indicated that vehicles will not be delivered by tractor trailers or semitrucks, the ordinance requires one loading space for a use involving the receipt or distribution of vehicles. The applicant must provide a loading space or obtain relief from the Zoning Board of Appeals. A loading space is not permitted in an exterior side yard, so a proposed space in that location would also require a variance.

No pedestrian connection is shown from the Halsted Road sidewalk. The Commission may waive this requirement after considering whether a connection is practical and whether it would likely be used at this location.

Landscaping, Screening, Lighting, and Exterior Materials

The ordinance requires four parking lot trees based on the amount of paved area; only one tree exists near the northeast corner of the site. The Commission may determine that the existing landscaping condition may remain as a nonconformity.

Because the LI-1 property is separated from residential property by Halsted Road, a greenbelt may substitute for the otherwise required wall or berm. The Commission must determine whether the existing ornamental grasses along Halsted Road adequately satisfy the greenbelt requirement or whether additional plantings are necessary.

The Commission may also waive additional deciduous tree plantings if they would not provide meaningful screening. A gas line, culvert, and planned right of way create conflicts in the eastern yard, and trees planted there could be removed if the right of way is expanded. The remaining available green space is in front of the building and would not provide additional screening of the parking lot. The applicant submitted an inventory of existing trees, primarily south of the building, and no tree removal is proposed.

No changes are proposed to the existing exterior lighting. The current fixtures are nonconforming and do not appear to be fully shielded. Any future replacement fixtures must be fully shielded and comply with current ordinance standards.

No modifications to the building exterior are shown. The existing exterior materials may remain if no changes are proposed. Any future exterior modifications would be required to comply with current material standards.

Commission Decision Points

Before acting on the site plan, the Commission must determine whether to permit 39 parking spaces in place of the required 49 spaces, whether to waive the required pedestrian connection, whether additional parking lot trees are required or the existing condition may remain, whether the ornamental grasses along Halsted Road adequately satisfy the greenbelt requirement, and whether additional deciduous trees are required in the eastern yard. Other administrative items may be addressed as conditions of approval if the Commission finds that the plan otherwise meets ordinance requirements.

Commission discussion and questions

Lighting and Landscaping

Commissioner Mantey questioned whether the existing exterior lighting could remain unchanged if it does not comply with current shielding requirements. He noted that the property is across Halsted Road from a multifamily residential development and expressed concern that unshielded fixtures could shine into nearby apartments. He asked whether the Commission could require the applicant to shield or replace the lights as a condition of approval.

Planning Consultant Auerbach stated that past practice has been to allow existing lighting to remain when no installation or modification is proposed. He cited Section 34-5.16 of the Zoning Ordinance, which requires review and compliance when outdoor lighting installation or modification is part of a development requiring site plan approval. Further review would be needed to determine whether the Commission could require changes to fixtures that are not proposed for modification. Commissioner

Mantey noted that another ordinance provision may prohibit lighting that illuminates neighboring properties.

Commissioner Mantey also discussed the parking lot tree requirement. He asked whether an additional tree placed near the parking area could qualify as a parking lot tree and suggested locating a tree near the blank southern wall as a beautification and screening measure. Planning Consultant Auerbach stated that the Commission has discretion regarding tree distribution and may require additional trees.

Building and Exterior Conditions

Commissioner Brickner confirmed that the proposed change from office use to auto sales and repair primarily involves interior alterations. He noted that the proposed paint booth would be subject to applicable Engineering Department and Fire Department requirements.

Commissioner Brickner asked where additional parking lot trees could be placed, because the site already has fewer parking spaces than required. He observed that the building faces Hallwood Court rather than Halsted Road and asked whether the City has plans to expand the Hallwood Court roadway into the existing right of way. Planning Consultant Auerbach stated that he was not aware of any roadway expansion plans or the history of that right of way.

Commissioner Brickner supported reusing the building, which has been vacant since 2018, for a use permitted in the LI-1 District. He asked whether rooftop mechanical equipment screening and other exterior nonconformities could remain because the building predates current ordinance standards. Planning Consultant Auerbach responded that existing nonconformities may generally remain when no exterior changes are proposed. Any modified lighting or other exterior feature would be required to comply with current standards.

Commissioner Brickner suggested that an additional tree could be planted if space is available or that the applicant could contribute to the tree fund.

Regarding the existing lighting, Planning Consultant Auerbach pointed out that most fixtures appear to be on the north elevation, with one fixture on the south elevation and apparently none on the east elevation facing Halsted Road.

Commissioner Brickner also asked about the dumpster enclosure. Planning Consultant Auerbach stated that the enclosure would not be permitted in its current yard location for a new development, but its location meets the required setback from residential property and applicable area requirements. The applicant must confirm that the enclosure is adequately screened.

Planning Commission and Zoning Board of Appeals Authority

Commissioner Countegan confirmed that the proposed use is permitted in the LI-1 District. He also confirmed that the Planning Commission has discretion to determine whether to waive the pedestrian connection, require additional trees, and permit 39 parking spaces instead of the required 49 spaces.

Planning Consultant Auerbach noted that the driveway intersection offset requirement is specific to automobile sales and was not applicable to the prior office use. Because the driveway offset and loading space issues arise from the proposed new use, relief from those requirements must be obtained from

the Zoning Board of Appeals. He further stated that Planning Commission site plan review is required because the change from office use to auto sales and repair is a more intensive use.

Commissioner Countegan stated that he wanted to hear whether the applicant intends to seek the required Zoning Board of Appeals variances and how the applicant proposes to address the exceptions that are within the Planning Commission's discretion.

Zoning Board of Appeals Variances and Existing Nonconformities

Chair Lindquist asked how many variances would be required from the Zoning Board of Appeals if the Planning Commission approved the plan to the limit of its authority. Planning Consultant Auerbach stated that three non-use variances would be required: a variance from the loading space requirement, a related variance because a loading space is not permitted in an exterior side yard, and a variance from the driveway intersection offset requirement.

Planning Consultant Auerbach clarified that the dumpster location and right of way setback conditions are existing nonconformities and do not require new variances because the applicant is not expanding the building or increasing those nonconformities. An expansion outside a required setback would not necessarily require Zoning Board of Appeals relief, while an expansion within a required setback would.

Change of Use and Site Plan Review

Commissioner Countegan asked whether a business similar to the prior use could obtain a change of occupancy administratively without site plan or variance review. Planning Consultant Auerbach responded that a less intensive use could potentially be processed administratively. The proposed change to automobile sales and repair is a more intensive use that requires additional parking and Planning Commission waivers, which triggers site plan review.

Chair Lindquist confirmed that the three anticipated variances are non-use variances and that no use variance is required because the proposed use is permitted in the LI-1 District.

Paint Booth and Special Approval

Commissioner Stimson asked whether the proposed paint booth would require special approval under the provisions governing painting, burnishing, and undercoating. Planning Consultant Auerbach and City Planner Mulville-Friel stated that special approval is not required because the paint booth is an ancillary secondary use customarily associated with the used motor vehicle sales operation. A standalone spray painting or undercoating facility would require special approval.

Pedestrian Connection

Commissioner Grant confirmed that the Planning Commission has authority to require or waive the pedestrian connection. Staff clarified that the connection would be from the existing public sidewalk on Halsted Road to the principal building entrance. Because there is no sidewalk on Hallwood Court, a connection from that frontage would not be practical. The ordinance does not specify a particular frontage, but requires a convenient pedestrian access between public sidewalks and principal building entrances.

Chair Lindquist clarified that although the building appears to face Hallwood Court, the property has a Halsted Road address and frontage. The issue is not an improvement to the existing Halsted Road sidewalk, but whether a connection should be created from that sidewalk to the building entrance.

Commissioner Mantey questioned the draft motion language suggesting that the pedestrian connection could be waived because it is impractical. No physical limitation had been identified, and the more relevant consideration was whether customers or employees would use the connection. He cautioned that describing a feasible sidewalk or pavement marking as impractical could establish an undesirable precedent. Planning Consultant Auerbach agreed that this was a valid concern and stated that any physical limitations would need to be confirmed.

Commissioner Ware questioned whether a pedestrian route through the existing driveway and parking lot could provide a more efficient and safer connection to the building entrance. Planning Consultant Auerbach stated that the Commission may determine the appropriate route. Although staff comments were based on the ordinance requirement for a connection to a public sidewalk, safe pedestrian circulation within the site is also a valid consideration.

Applicant Presentation and Discussion
Ghassan Abdelnour of GAV & Associates, 24001 Orchard Lake Road, Farmington, was present on behalf of this application. Applicant/owner Hayder Alkhafaji was also present.

Mr. Abdelnour stated that the owner wishes to return to Farmington Hills and establish a business in a building that has been vacant for nearly eight years. The industrial zoning, site location, and existing building configuration allow the proposed use with most alterations occurring inside the building. Interior work would include reconfiguring the space for vehicle maneuvering and creating a sales area. No structural changes to the building exterior are proposed.

Mr. Abdelnour affirmed that the applicant is willing to work with the City and address Commission concerns. The applicant would shield the existing exterior lighting, construct a pedestrian connection if required, install two or three trees or contribute to the tree fund, repair or improve the dumpster enclosure as necessary, and paint the exterior if required.

<u>Parking and Vehicle Display</u>
Mr. Abdelnour explained that ordinance requirements resulted in the parking spaces along Hallwood Court to be reserved for employees or visitors; their use for vehicle display was prohibited. The 14 spaces adjacent to the building were designated for vehicles offered for sale. Visitor parking was placed along Halsted Road as requested by staff.

The applicant also plans to use part of the building for indoor vehicle display, with space for approximately 10 vehicles or as many as the interior layout will accommodate. Outdoor display spaces would be used for additional inventory when necessary.

Commissioner Grant asked how many employees would work at the site. Mr. Abdelnour stated that the business would have six employees. He confirmed that the two barrier free parking spaces would be reserved for eligible visitors or employees and would not be used for vehicles offered for sale.

Loading and Deliveries

The business does not anticipate receiving vehicles by large trucks or automobile carriers. Vehicles would arrive individually, and the applicant did not believe an exterior loading area was necessary.

Commissioner Mantey noted that supplies and materials for the service areas could be delivered through the existing overhead door beside the dumpster and suggested that loading and unloading could occur inside the building.

Commissioner Brickner asked City Attorney Joppich whether an ordinance required loading space could be located inside the building. Attorney Joppich stated that receiving activities may occur within a building, but the ordinance addresses the exterior area used to load goods into the building. Commissioner Brickner suggested designating the area immediately in front of the overhead door as a loading area, which would require that the area remain clear of parked vehicles.

Chair Lindquist noted that the proposed use involves the receipt of complete vehicles as inventory and that vehicle loading and unloading would occur outside the building. Planning Consultant Auerbach confirmed that the applicant's narrative states that large vehicle carriers would not be used. The site plan review applies to the proposed use rather than only to the current operator, so the loading needs of a future automobile sales business must also be considered.

Parking Allocation and Vehicle Inventory

Noting that the plan provides 39 total spaces, Commissioner Countegan sought clarification regarding the applicant's parking needs and the representation that staff and customer parking would not exceed 26 spaces. Mr. Ghassan Abdelnour and applicant Hayder Alkhafaji explained that a maximum of 14 spaces adjacent to the building would be used for outdoor vehicle display. Additional inventory would be displayed inside the showroom, which was expected to accommodate approximately 10 to 12 vehicles.

Chair Lindquist questioned the apparent imbalance between the number of outdoor display spaces and the remaining employee and customer spaces. The applicant explained that Planning Department requirements prohibit vehicle inventory from being displayed in spaces located within the right of way or the applicable setback. Outdoor inventory is therefore limited to the designated spaces next to the building. The remaining spaces are reserved for employees and customers.

Mr. Alkhafaji stated that if additional inventory space is needed in the future, he may lease space elsewhere. The outdoor display limit reflects the site constraints and City requirements.

Business Operations and Customer Traffic

Commissioner Countegan asked whether the business would operate primarily by appointment or receive walk in customers. Mr. Alkhafaji stated that used vehicle sales would occur largely by appointment. Vehicles would be listed online, and many customers would come to the site to inspect or pick up a specific vehicle. The business would have six employees and was not expected to generate the level of customer traffic associated with a traditional vehicle dealership. Business activity and customer traffic would be limited. Vehicle repair would occur inside the building, and no repairs would be performed outside.

Flexible Use of Employee and Customer Spaces

Commissioner Grant questioned why the plan appeared to designate 18 spaces for employees when the business would have only six employees and only five spaces were labeled for customers. Mr. Alkhafaji explained that the spaces already exist and reiterated that they cannot be used for vehicle inventory because of the site restrictions. He agreed that the spaces could be used by either customers or employees.

Planning Consultant Auerbach confirmed that the spaces labeled for employees and customers may be used flexibly according to operational needs. Those spaces may not be used for vehicle inventory.

Halsted Road Landscaping

Commissioner Mantey commented on the existing ornamental grasses along Halsted Road. Based on his observation of the site, the grasses were green, tall, and attractive. In his opinion, the existing landscaping appeared to provide effective screening.

Motion

Motion by Countegan, support by Trafelet, to grant preliminary site plan approval for SP 55-6-2026, Car Experts Auto Sales and Auto Care proposal, based on information provided by the applicants, the July 10, 2026 Carlisle Wortman review letter, the June 18, 2026 City Engineer review letter, and the June 18, 2026 Fire Marshal review letter, and the findings that the proposal **meets** the requirements of Section 34-6.1 of the City of Farmington Hills Zoning Ordinance and applicable Zoning Ordinance requirements, subject to the following:

- The proposed thirty-nine(39) parking spaces may be permitted. As discussed this evening, the existing 39 spaces will be more than adequate and the 49 spaces that are required will not be necessary.
- Regarding the pedestrian connection, a pedestrian connection is not necessary. The connection on the existing sidewalk on Halsted Road will serve the pedestrian needs in this area, which is an industrial park area that goes into Hallwood. Placing a sidewalk to the west would impact some site plan issues as relates to the proposed plan. The existing sidewalk on Halsted suffices.
- Relative to the parking lot trees, the existing non-conforming number of parking lot trees may remain. In this case, there was no need for additional trees. The building has been long standing, and is attractive even though it has not been in use for seven or eight years. It has been maintained, and the proponents have affirmed they will maintain the property in good order.
- The ornamental grasses are adequate as a greenbelt alternative to installing a wall or berm as permitted under Section 34-5.15.1.A.
- Per Sections 34-5.15.1.C and D, additional trees do not need to be planted on the Halsted Road frontage. Additional trees would conflict with utilities and are not effective screening for this area.

Approval is also subject to the following conditions:

1. The site plan must be updated to indicate that the barrier free spaces will not be used for vehicle display.
2. The existing drive does not comply with the intersection offset requirement listed under Section 34-4.36.1.B. The applicant must either revise the plan to comply with the intersection offset requirement or obtain a variance from the Zoning Board of Appeals.
3. Dumpster enclosure details must be provided to demonstrate the enclosure is in good condition and provides adequate screening.

4. A loading space is not designated on the plan. The applicant must provide the required loading space or obtain a variance from the Zoning Board of Appeals from Section 34-5.4.3.C, loading space requirement, and Section 34-05.4.3.D, loading space setback requirements.
5. The hours of operation specified in Section 34-5.16.3.B.v must be noted on the site plan.
6. The applicant must confirm whether any exterior building renovations are proposed.
7. All items identified in the July 10, 2026 Carlisle Wortman review letter shall be addressed to the reasonable satisfaction of the City Planner.
8. All items identified in the June 18, 2026 City Engineer review letter shall be addressed to the reasonable satisfaction of the City Engineer.
9. All items identified in the June 18, 2026 Fire Marshal review letter shall be addressed to the reasonable satisfaction of the Fire Marshal.

Motion Discussion
Chair Lindquist agreed with nearly all portions of the motion but favored requiring a pedestrian access from the Halsted Road sidewalk to the southwest edge of the building. Because Hallwood Court has no sidewalk, the site otherwise has no connection to a pedestrian route.

Commissioner Stimson stated that he would normally support a pedestrian connection, but in this case supported the motion as presented. Based on the site photographs, there is no walkway in front of the building, and the proposed route appears to terminate at a parking space or the building. When the barrier free spaces are occupied, there would be insufficient room to continue to the entrance.

Chair Lindquist clarified that he envisioned a route extending directly from the southwest corner of the building to the existing Halsted Road sidewalk, rather than along the Hallwood Court facing side.

Commissioner Stimson reiterated that the route would still end where parking and the building prevent a practical connection to the entrance.

The motion passed unanimously by voice vote.

APPROVAL OF MINUTES June 18, 2026
MOTION by Brickner, support by Grant, to approve the June 18, 2026 regular meeting minutes as submitted.
Motion passed unanimously by voice vote.

PUBLIC COMMENT
Terry Sever, 1883 Teakwood, White Lake, Michigan 48383, requested clarification regarding a lot split application he had submitted on June 23, 2026. He questioned whether a purchase agreement must be notarized when submitted in place of the property owner's signature, and asserted that the City's 45 day review period was underway.

Chair Lindquist stated that the Planning Commission could not address an administrative matter not before it, and should avoid discussion that could prejudice a future decision. City Attorney Joppich agreed to review the application requirements and applicable timeline with the Planning Director.

Commissioner Countegan requested general clarification regarding whether a notarized purchase agreement is required and how the applicable review is calculated.

COMMISSIONER/STAFF COMMENTS

The Commission welcomed Commissioner Banks. Commissioner Banks stated that he had served on the Zoning Board of Appeals, and was pleased to continue serving the City as a member of the Planning Commission.

Commissioner Ware asked about the status of the previously requested Tree Fund report. City Planner Mulville-Friel stated that staff was still preparing the report and would provide the information at the August meeting.

Commissioner Grant asked about the status of proposed training sessions. City Planner Mulville-Friel stated that Planning Commission and Zoning Board of Appeals members have access to training and workshops through their Michigan Association of Planning memberships. Staff also plans to conduct an internal workshop with assistance from Carlisle Wortman, although a date has not been scheduled. Staff expected to discuss scheduling with Carlisle Wortman at the July 20 joint meeting of the Planning Commission, City Council, and Zoning Board of Appeals.

Commissioner Stimson noted that a Michigan Association of Planning training he attended after joining the Commission was informative and particularly helpful to a new Commissioner.

ADJOURNMENT

MOTION by Grant, support by Ware, to adjourn the meeting.
Motion passed unanimously by voice vote.

The meeting ended at 8:50pm.

Respectfully submitted,
Tanji Grant
Planning Commission Secretary

/cem