

PLANNING COMMISSION MEETING Monday, July 9, 2018 – 7:00 p.m. City Council Chambers 23600 Liberty Street Farmington, MI 48335

# AGENDA

- 1. Roll Call
- 2. Approval of Agenda
- 3. Approval of Items on the Consent Agenda
  - A. June 11, 2018 Minutes
  - B. June 25, 2018 Minutes
- 4. Request to Schedule Public Hearing Samurai Steakhouse Restaurant, 32905 Grand River Avenue
- 5. Public Hearing and Revised Conceptual/Preliminary PUD Plan Review AC Acquisitions, LLC, Maxfield Training Center, 33000 Thomas Street
- 6. Public Comment
- 7. Planning Commission Comment
- 8. Adjournment

#### FARMINGTON PLANNING COMMISSION PROCEEDINGS City Council Chambers, 23600 Liberty Street Farmington, Michigan June 11, 2018

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, June 11, 2018.

# ROLL CALL

Present: Chiara, Crutcher, Gronbach, Kmetzo, Majoros, Perrot, Waun Absent: None A quorum of the Commission was present.

# **OTHER OFFICIALS PRESENT:** Director Christiansen, Recording Secretary Murphy

## APPROVAL OF AGENDA

MOTION by Chiara, seconded by Majoros, to approve the Agenda. Motion carried, all ayes.

## APPROVAL OF ITEMS ON CONSENT AGENDA

### a. May 14, 2018 Minutes

MOTION by Majoros, seconded by Chiara, to approve the items on the Consent Agenda. Motion carried, all ayes.

#### PRE-APPLICATION CONFERENCE WITH PLANNING COMMISSION ON PUD PLANNED UNIT DEVELOPMENT CONCEPT PLAN - SAMURAI STEAKHOUSE RESTAURANT – 32905 GRAND RIVER AVENUE

Chairperson Crutcher introduced this agenda item and turned it over to staff.

Christiansen stated this item is a pre-application conference, discussion and review, with the Planning Commission on a proposed PUD, Planned Unit Development Concept Plan, for the redevelopment of the former Ginger's Café site, located at 32905 Grand River Avenue in the Central Business District. Article X, PUD, Planned Unit Development, Section 35–135, approval procedures of the Zoning Ordinance provides PUD applicants an opportunity to request an optional pre-application conference with the Planning Commission on the proposed PUD concept plan. The purpose of the pre-application conference is to discuss the appropriateness of a PUD and the concept plan and to solicit feedback and to receive requests for additional materials supporting the proposal. An applicant desiring such a conference shall request placement on a Planning Commission Agenda.

The Applicant has submitted a PUD Concept Plan for the redevelopment of Ginger's Café, located at 32905 Grand River Avenue. The Concept Plan includes an existing

condition survey of the site, a proposed layout site plan, proposed floor plans and elevations perspectives of the proposed building. Also attached are three aerial photos of the site, showing the property from different proximities and the surrounding properties are also shown on the aerial photographs as well.

The Applicant is here this evening to present the PUD Concept Plan to the Commission and there are attachments with your staff report. Christiansen put one of the three aerial photographs attached with the staff report and pointed out the details of the picture on the screen. He pointed out the subject properties and the adjacent properties. He stated that next door to the former Ginger's Café site, is the former Grand Cleaners which became the Grand Bakery and Café, which also has residential units upstairs. That has been closed for a period of time now, has been marketed, and actually has been acquired by the Petitioners and they have worked with City Administration, with the Economic and Community Development Department, and the City's Building Official, to acquire permits for interior modification to establish their new sushi bar restaurant, Samurai Sushi, in the former Grand Bakery site. He stated that permit has been issued and that work is going on now.

What's proposed this evening is an expansion of that area, the adjacent property, Ginger's Café site, and a proposed PUD for Samurai Steakhouse which is intended to enjoin the Samurai Sushi which is new being repurposed in the former Grand Bakery and Café site. Adjacent to the west is a parking lot and then there is the Groves Retail Center, the east side of the Groves Retail Center is where Great Lakes Ace and Earned Not Given Crossfitter are at currently, and the Farmington West Apartments to the south here and you see the adjacent retail development which includes Mother Mary's Toffee and then development down back to the east down Grand River. Across to the north is Village Commons and Farmington Place Senior Center and then properties that front along Grand River just to the west of School Street. He stated this is a broad based view.

He described the next aerial photograph is in a little bit closer, 32905, Ginger's Café site, the Grand Bakery and Café site to the east, and Great Lakes Ace to the west and Farmington West Apartments. He stated all of these properties are in very close proximity, share property boundaries, and are such to where they've been developed for quite a period of time. So with this we are looking at repurposing, redevelopment of this site but we also have to be mindful of what we are looking at that exists on adjacent properties.

The last aerial is the site in question here, the site has an existing home, a former Victorian type home that is going to be removed to accommodate the redevelopment of the site. The historic barn is depicted that exists on the site, the Petitioner has worked very closely with the City, with the Downtown Development Authority and with interest to obtain that barn and what is actually happening is the owner has coordinated the dismantling of the barn and the packaging of that barn and the moving of that packaged barn to an historic property in Pontiac. There was also a former gazebo on the site that has been removed. So they are in the process of cleaning up this property and staging it for its redevelopment.

He put the application on the screen as well as the elevations submitted by the Applicant showing the Grand Bakery Café site which is now Samurai Sushi, which is going to be on the first level, and the second level which is three apartment units and that currently exists. What is also shown on the screen is an outdoor seating area, that enjoins the existing building and the proposed building, and then the proposed building which is a complementary building to the existing Grand Bakery and Café in its style, architecture and design and that is intended to have the Samurai Steakhouse on the main level and three apartments upstairs.

He stated that using the existing Grand Bakery Café building, now Samurai Sushi, and connecting it with the outdoor seating area and connecting the access and the parking together to create a comprehensive property that will include both the sushi bar and the steakhouse.

He put the plans on the screen for the Commissioners and stated that he would let the Petitioners go through them and explain what their proposal is.

Crutcher thanked Christiansen and called the Petitioners to the podium.

Michael Kemsley, one of the Petitioners, came to the podium. He thanked the Commissioners for their help since obtaining the properties and trying to assist with what he is proposing.

He went through the pictures that were put on the screen showing what they are proposing next to the Grand Bakery. He pointed out the existing Grand Baker and also where the Victorian Style and historic barn are currently. He stated what they are proposing is to put their second restaurant in the main floor of the "future building" and the additional parking spots below. He pointed out the patio area that was on the rendering and indicated there is a pass-through existing and he is working with the owners of that building to allow access for a pass-through to the parking lot.

He put on the screen a depiction of the new building, pointing out the hibachi tables, with the seating at about 120 seating capacity. He pointed out the outdoor patio with tables and chairs and they would also like to put an outdoor hibachi table outside as well if the City allows it.

He pointed out the residents' entrance for the additional floor above and indicated they actually reconstructed it to make four apartment units in that upstairs floor. He showed where the elevator was located as well as the bar area. He said the four units will be 800 square feet to 1,000 square feet, very modern, that they are currently redoing those units and invited the Commissioners to come by and view them.

He put the outside elevations on the screen and stated that the colored renderings depict what they are trying to accomplish.

He stated he would be open to questions from the Commissioners.

Chairperson Crutcher opened the floor to questions from the Commissioners.

Chiara asked how many parking spaces are on the site and the Petitioner asked Christiansen to respond.

Christiansen stated one of the challenging issues in any downtown is infrastructure and vehicular parking. He said within the built environment of the City they try and look for and find parking and utilize parking, they certainly try to do that. He said that the existing Grand Bakery and Café has fourteen spaces available on the site for the user of the building and for the three residential units upstairs. Based upon the parking requirements in the Central Business District, there is a deficiency with respect to the number of spaces required for the residential with the sushi bar. The sushi bar is somewhat limited based upon the parking available and with the number of tables. Parking for restaurants in the downtown are based upon the number of chairs. So, it's one space for every three chairs in a restaurant and the residential is two spaces for every unit. One of the things in the Central Business District that is unique is that there is public parking. There is public parking throughout the various locations in the City. He said the Groves Retail Center and the downtown Farmington Center, they utilize the public parking that is out front adjacent to Riley Park/Sundquist Pavilion, all of that parking is public parking and that is utilized through the CBD regulations how parking is provided, so there is a shared parking scenario there and can be counted in for those uses. He stated that the City went through a test program to reduce some of the lanes on Grand River and that includes the curb lane in front of these properties and that there is now a provision of on-street parking where there used to be a travel lane, so some of that can be calculated in.

He stated with that and the parking on site for the sushi bar. For the steakhouse there is parking provided with twenty-one spaces being proposed, and based upon the number of seats for the tables, plus the outdoor seating, and with the sushi bar, the parking provided there, what's being provided at the steakhouse site, there is still a deficiency in parking. He indicated right now the owners are working with the adjacent property owners to find opportunities for additional parking, shared parking, reciprocal parking agreement that includes the adjacent property to the west, which is the Great Lakes Ace property and what the Petitioner indicated, there is a proposed connection creating an opening between the two properties and connecting the two parking areas and sharing parking so there's opportunity for the steakhouse to utilize shared parking on the Great Lakes Ace site. That is a work in progress with the owners and that is intended to be put in place. There has also been dialogue with the owners of the apartment complex about sharing some of their parking and along the rear property line there is currently fencing that is in need of repair and the owners have indicated they are willing to work with the property owner to upgrade and improve that fencing, create a pedestrian access, and they are seeking shared parking there as well.

They have also been talking with the adjacent property owner across on the north side, Village Commons, about the opportunity to share parking there as well. The City has been working very closely with the Downtown Development Authority, the City Administration Management, Economic Community Development, the owners of the two properties that are part of the PUD, also to the adjacent properties to the south, east, west and north, and looking to see what alternatives are available to put together to move forward with this PUD.

He responded to Chiara by saying that parking is a key issue here with the redevelopment of this site.

Chiara stated he would be concerned about people that are tenants in the building, making sure they have a place to park when they come, which has always been a problem behind Page's.

Petitioner Kemsley responded that he and his partner had just left a meeting with the Mother Mary's Toffee, and have offered to purchase their building and essentially tear it down and put a parking lot there. So that they are trying to do whatever they can to make this plan come to fruition.

Chiara inquired of Christiansen if it would be possible to put signage that designates that parking is for tenants only or something to that effect.

Christiansen stated there are a number of alternatives addressing the parking or whatever the issue of parking may be. He asked through the Chair if he could be allowed to ask the Petitioner to speak on the structure of the residential units, whether they are apartments for rent, for lease, are they condominiums for ownership, which will play into the equation.

Petitioner Kemsley responded that they are going to be available for lease, and that actually they had wanted to go higher and put in more units but that the parking situation limited their ability to do so.

Christiansen responded that one of the things that the City looks to try to do is look to see where the City can provide parking where possible but again there are public parking Areas that serve all of these uses. He stated that on Grand River there are uses on the north side that have a public parking field behind them but they also have residential units up on the second floor and there isn't any designation or exclusivity for parking. It's a matter of utilizing parking that is available. Part of the strategy the City has implemented is time limited parking so that parking doesn't become used for long durations by individuals, someone parking in a space for an all day situation. He indicated this is part of the dialogue and that certainly there has to be a strategy, it can't be where the City doesn't have the ability to provide parking alternatively in some way, whether it's on site, whether it's shared parking via reciprocal easement agreement, etc., whatever the tool is with adjacent properties or properties across the street or the ones adjacent south or east and that is all being worked on right now. It does limit somewhat what is able to be done. The reason the City is working with the Petitioner is the City is on a PUD and utilizing the PUD process is to provide flexibility in design, in layout, in infrastructure, in support services including parking and how that will all work. So again, exclusivity becomes a little bit of a challenge, designating parking becomes a little bit of a challenge, but all of these things need to be spelled out with a final PUD agreement.

Majoros asked through the Chair to Director Christiansen, that the box says 24 spaces required for the one property, 31 spaces required for the other, that adds up to 55 but below it says 59, so what number is the required number?

Christiansen stated he actually has the calculations on his desk and can go and get them and give him the numbers.

Majoros stated at a minimum there are 12 to 13 and Christiansen replied the parking standards are spelled out as one to three seats and that apartments require two.

Majoros stated the delta that Christiansen is talking about seems like a reasonable solution but that he has two other questions. One of them being making a left turn out of the Ace parking lot, whether that is easily accomplished.

Chiara responded that he frequently turns left out of Chicken King which is right down the road and doesn't have a problem.

Perrot stated that there are no cars usually parked out in front of the Ace parking lot.

Majoros stated that if across the street parking is a solution, should there be consideration of a crosswalk so that there are not just people darting across Grand River, and that public safety should be of utmost concern, if overflow parking should be across the street.

Christiansen responded to Majoros' questions by saying if there is access to the Great Lakes Ace site, if that works out, left hand turns will have to be looked at. He responded to the question asked about crossing Grand River, that likely that issue will be readdressed and brought back so that there is a crossing at School Street across to Great Lakes Ace to provide access north and south to this property.

Christiansen went on to say he now has his calculations for parking and that total quick numbers that there are actually 187 seats total in the sushi, steakhouse and outdoor seating with three seats per space at 63 spaces for the restaurants together and the outdoor seating and the six residential units, two per is twelve, so there's a total of 75 spaces that are necessary and required right now and will be part of the PUD agreement.

Chairperson Crutcher asked with the potential of getting the other property would that also be part of the PUD?

Kemsley responded yes, if they do acquire the property, that they are diligently working to get more parking spots. He stated that they also can revisit the print and take away a couple of tables within the restaurant and outdoor seating and fluctuate the calculations for parking. He stated that as restaurant owners they really don't want to do that, but if that's what makes everything work, they are willing to do that. He stated he is willing to work with the City to come up with a solution for this issue.

Christiansen stated that his bottom line numbers are 75 required, 35 provided, and that is the deficiency right now and what needs to be looked at. There is the opportunity for shared parking which is a common theme in the downtown so they are looking for alternatives. He referenced the site plan with Mother Mary's Toffee providing another five spaces, but stated it is still a work in progress. Waun stated what they haven't addressed is the issue of employee parking and where they are going to park.

Kemsley replied that he had addressed this issue with Christiansen to see if it was possible for the employees to park in the lot south of the Great Lakes Ace parking lot with either some type of walkway.

Christiansen put the aerial photograph on the screen depicting that there is a pedestrian walkway that goes from the Great Lakes Ace parking lot to the big parking field that is just south of T.J. Maxx but that that is all private so there has to be agreements in place in order to accommodate that.

Chiara confirmed that the parking spots per seat includes employees and Christiansen responded in the affirmative and stated it was an industry standard and in the Zoning Ordinance.

Chairperson Crutcher asked if the PUD approach was better than a variance request and Christiansen stated that the PUD allows for not only the flexibility in design and layout and creativity for combining parking and access and sharing parking, but the easement agreements and everything else, there is an ending agreement, a PUD agreement that is part of the overall project that spells out every aspect of the project including parking. So not only does it allow for the flexibility but it's specific as to how the project is established and how it functions.

Chairperson then asked if the PUD included only the two parcels and Christiansen responded that the Petitioner's interest is in the Grand Bakery Café, now Samurai Sushi and the Ginger's Café property that they've also acquired which is proposed to be Samurai Steakhouse.

Kmetzo asked the Petitioner if he has restaurants in other parts of Michigan and Petitioner Kemsley responded they currently have a restaurant in West Bloomfield at Haggerty north of 14 Mile Road which is a Samurai Steakhouse as well.

Kmetzo then asked why the Petitioner chose Farmington as their next location and Kemsley responded that they did look at the property which was the former Bellacino's location but that it was too small for what they wanted to do with it and he stated that downtown Farmington and the surrounding community is a little underdeveloped and that they are trying to help them redevelop this site.

Christiansen stated that the staff has had an opportunity to visit the restaurant in West Bloomfield and had lunch there and that it was awesome and that they are very excited to bring this opportunity to the City and it has been a pleasure to work with the owners of the property to continue make this project come to fruition.

Chairperson Crutcher stated it sounds like it's a matter of how close to the required parking they are going to get and Christiansen responded that in most downtowns this is very typical where you don't have individual stand-alone sites that stand alone and provide all of that themselves. They have to share infrastructure. They have to share access. They have to share sewers and water and other infrastructure elements and it becomes part of a cohesive downtown environment.

Kmetzo expressed her concerns with the issue of parking and how it effects residents and customers in that area.

Christiansen responded that they have had this discussion as a Commission that development and redevelopment in our community and downtown has now moved down Grand River to the east, after Groves Street they knew they were going to get to this point and so they're now in this location dealing with this issue. And parking has been a topic of conversation for quite a long time and that they need to keep working on what is the most viable alternative and what they can make work.

Chairperson Crutcher asked if there's a way if they can get the other parcel added and also looking at a way to reconfigure the Ace parking and do more than just do a pass-through but if they could reconfigure both of those lots they could increase the parking.

Christiansen responded that that requires cooperation between both parties and that Great Lakes Ace and there is a new owner of Groves Retail Center, and they've engaged the new owner several times and he has a willingness to work together and that is a continuing work in progress.

Chairperson Crutcher stated that the parking lot is a little problematic in how you navigate through it but if they could work with you to reconfigure it, it may be beneficial.

Petitioner Kemsley stated that they were actually sitting in the parking lot the other day and someone was trying to make the turn into the Ace parking lot and actually hit the car that was parked, she didn't have a big enough radius to do it. He said the second thing is, and he didn't know if it was a good time to ask but he was wondering about the Mexican restaurant and the parking behind that, was it public parking, and that he was kind of wondering where their actual parking was going in correlation to how they were seeking parking. He indicated they were willing to go above and beyond to acquire another piece of property to put parking there and was hoping the Commission takes that into consideration also. Christiansen responded that what is unique about that situation is the former Dimitri's Restaurant was acquired and became Los Tres Amigos and the DDA bought the property,

they leased the building to the restauranteur but they kept the parking and the parking became a public parking lot that still provided parking to Los Tres Amigos and then the restauranteur of Los Tres Amigos bought the building from the DDA. So, what is there now is a former completely private site that is owned private, the restaurant is, but the parking in public parking but if you look at the CBD regulations where you don't have parking on site but there is public parking adjacent to the parking fields, municipal lots, convenient parking, and on the street, that gets to be counted in. So that is that scenario with that property.

In this case here you don't have a public parking field adjacent. You do have public parking in the streets so that's going to offset and provide some public parking, if you will.

Another thing too, that happens here, if this works, the way the discussions are going and the plans are showing, is there's greater connectivity and access from property to property and that also bodes well because it connects downtown businesses together physically with shared parking and access and circulation.

Waun thanked the Petitioner for choosing Farmington and investing in our community.

Kemsley stated that he appreciated the open arms from Farmington and thanked the City and its Administration for working with him.

Chairperson Crutcher asked if any action was required from the Planning Commission and Christiansen responded that this is an optional pre-application conference prior to completion of the formal application and moving forward with the preliminary conceptual plan step in the PUD and the next step is conceptual plans and a Public Hearing.

Chairperson Crutcher thanked the Petitioner.

### PRELIMINARY SITE PLAN AMENDMENT REVIEW FOR PROPOSED OUTLOT BUILDING AND EXISTING BUILDING FAÇADE AND SITE IMPROVEMENTS – WORLD WIDE CENTER, LLC 34701-34801 GRAND RIVER AVENUE

Chairperson Crutcher introduced this item and turned it over to staff.

Christiansen stated that this is a preliminary site plan amendment review for a proposed out lot building and existing building façade and site improvements for the World Wide Shopping Center which is located 34701-34801 Grand River Avenue. There is a little bit of history with respect to this property and a project had been brought to the Planning Commission a few years ago that moved forward to site plan review and

was not realized. Currently the City has been working with the owner of the World Wide Shopping Center regarding a proposed out lot in the existing parking lot as well as façade remodeling to the existing building and site. The proposed out lot building addition as indicated in the plans that were attached with the staff report would be a 1,700 square foot one-story building with a drive-thru located on the east end of the existing parking lot. Additional site improvements include parking lot improvements, new site landscaping and lighting and new signage. The existing building site is located in the C-2 Community Commercial District and requires review and approval by the Planning Commission and the Zoning Board of Appeals in this case as it relates to site parking. No other changes to the existing site are proposed.

Again, past history, as indicated at the April 14, 2014 Planning Commission Meeting, the Planning Commission approved the site plan for the World Wide Shopping Center, the approved site plan included exterior changes to the existing building façade and shopping center site, those approved exterior changes at that time included façade improvements, revised modified site landscaping, revised modified parking lot and building lighting and new site as well as building as well as tenant signage. The site plan was approved at that time with the following conditions: that the proponent submit a parking lot lighting plan, also to address a more detailed landscape plan and be provided back to the Planning Commission. The Petitioner then reappeared back on the Planning Commission Agenda on June 9, 2014 and at that meeting the Commission approved the amended site plan for World Wide Shopping Center including support materials. Minutes of those meetings were attached with the staff packets. However, the approved site plan did expire.

As indicated, the Applicant has submitted a new site plan, this site plan is for a proposed one-story building addition in the parking lot as well as improvements again to the building.

Also with the staff report is an aerial photograph of the site and the Petitioner is in attendance to present his preliminary plans to the Commission this evening.

Christiansen stated the aerial shows the World Wide Shopping Center on Grand River Avenue. This an older strip type center, commercial property with a big parking field, in this case out on Grand River and it has the building that is pushed to the south end of the site with a very small loading area, alley type access along the rear, there's residential, the rear yards you see here, Whittaker Court, this is Whittaker Street to the east and then Whittaker Court with the single-family units that have rear yards and the rear property lines that share a common boundary with the south side of the center. So, there's a variety of fences there, it's an older building, it's an older development, there's been a need for property maintenance and upgrades for a period of time, that was the reason that the

Petitioner came before the Commission with a proposed plan in 2014 and unfortunately it wasn't realized for a variety of reasons but is now back with not only those improvements again to a certain extent but the building addition as well. The application has been submitted. He put an existing condition survey on the screen and stated he would let the Petitioner go through this. He stated there will be a new roof put on the building and some other treatments and façade modifications, a complete change to the façade on the existing building. Currently it's a mansard type façade, kind of a cedar shake on a mansard roof configuration. The proposed building addition is a 1,700 square foot addition and a new monument sign off the entrance off of Grand River.

Christiansen then stated the Petitioner is here to present this to the Commission.

Chairperson Crutcher invited the Petitioner to the podium.

Scott Monchnik, the architect for the project, came to the podium and stated he is working with Joe Barbatt, the owner of the center, and is here as representative of the center.

He stated that Kevin was correct, they were before the Planning Commission many years back, to do the façade remodeling. Over the course of trying to get funding for that and work that out with tenants and everything else, that was never able to come together.

He stated this opportunity for an out lot will allow the owner to get his funding to do the entire project, he has convinced his financial institutions if you build it they will come, so if the approval for the out lot is forthcoming that he will be able to get additional tenants, a new tenant list, some of the older tenants will probably move out and new life can be instilled into the project.

He stated they intend to improve the site lighting, landscaping, parking lot improvements and the building. The building is old, the roof needs to be replaced which is a substantial cost, it's a very large center in terms of lineal feet. The addition of the out lot will draw additional customers to the area, to the project, and also allow the out lot itself to thrive and be a good addition to the neighborhood.

He stated that's pretty much where we're at, the façade was intended to be redeveloped and the redevelopment is very similar to what it was intended to be previously, it's gone through a little bit of value engineering to allow it to be more affordable to the owner, without diminishing the esthetics to the public.

He said the number one objective is to get the site plan approved to allow them to move forward on the out lot which is as part of the lease, it is a super aggressive timeline to get it done. So, he is hoping that the Planning Commission agrees with them this evening and approves this project so they can facilitate the change for a long-needed project.

Chairperson Crutcher asked if there is a tenant for the out lot and Monchnik responded it is Tropical Smoothie Café.

Chairperson Crutcher opened the floor for questions from the Commissioners.

Waun asked if there was a reason they selected the east side of the lot versus the west side which is further away from the residential street?

Monchnik responded that the tenant on the west side of the property, their lease does not allow for an out lot.

Gronbach stated that on the proposed site plan they are showing removal of the existing trees which are pretty substantial but that there are no landscaping plans so that he expects the Petitioner will submit a complete landscape plan that meets the City's specifications.

Monchnik responded that the existing trees that are there are old and very full and makes it hard to see the center as you're passing down Grand River. So the idea is to take out the old trees, all of the islands up by the building, the landscape islands don't have trees in them now, but those will all have new trees put into them.

Gronbach stated that the islands along the driveway that are shown in the plan as remaining and existing, they are not showing changes, there are trees in those islands that may or not be okay, but the islands themselves are not in very good shape, there is asphalt curbing which a lot of it is busted up, there's a lot of weeds and stone and so on in these islands, so that he would think if you're going to leave the islands as proposed that you need to upgrade the islands to include concrete curbing, and it shows the existing asphalt paving will remain in the parking lot. He stated the parking lot is in pretty rough shape, it's been patched over many times and he stated if they are going to this extent, the parking lot needs to be redone and repaved.

Monchnik responded that the islands where it says they will remain means they are remaining in their shape and size but they do have to be addressed with landscaping,

curbing and then determine if it's going to be sod, or what's going to be on there. The parking lot is in need of repair and that's in the budget.

Gronbach stated that the Petitioner is going to need to submit a site plan that details these issues because he doesn't know how they could approve this site plan where it says existing, existing, existing, when you're agreeing it all needs to be replaced.

Monchnik stated they are preparing an upgrade, it won't necessarily be torn out and replaced, but it will be improved.

Gronbach stated that a lot of the asphalt curbs are in very poor condition and he doesn't see how they can leave those and the Petitioner responded he was speaking more of the parking repairs.

Gronbach also stated the sidewalk along the front of the building is very narrow and the site plan shows the existing sidewalk and he questioned if the sidewalk meets ADA requirements and certainly has no handicap access or ramps, it would seem to me if you're going to redesign this whole thing, it would be beneficial to widen the sidewalk along the store fronts which would be advantageous. The doors open directly onto the sidewalk, they come out and almost block the entire sidewalk as people are walking along there and it needs to be looked.

Monchnik stated they had not really intended to modify the sidewalk but in terms of making everything ADA compatible.

Gronbach stated it doesn't really show the width on the site plan but that is a very narrow sidewalk and he thinks it would be a very nice improvement if the sidewalk was widened out and had accessible handicapped ramps and appropriate placement of them.

Christiansen stated these are great questions and that is the reason they are having the preliminary review. He indicated one of the challenges they have in the City older centers were built under different standards at different times. When we're talking about a redevelopment of this center, it's more than just a fresh coat of paint. Now what's being proposed is a brand new building addition to an existing site which also allows an opportunity to look at enhancements and upgrades to the existing center. There is a lot of stuff that's nonconforming and one of them is the sidewalk and the lack of barrier free access. When this center was built there weren't barrier free requirements that were in place. So Mr. Crutcher alluded to the fact that if you change the sidewalk and he and Mochnick had this conversation and if it needed to be widened or bumped out from the front of the building, that goes into the travel lane that are in front of the units, which then affects the distance to those islands and might require reconfiguration of the parking lot.

That sometimes limits what an owner is willing to do, and they must together on these things. He stated they talked about the landscaping, needing a plan, if they're going to propose taking the trees out which would require the Planning Commission's approval,

what new landscaping will go in its place. There was a landscape plan with the 2014 approved plan, there were beds and flowers and other low profile type landscape plantings that were talked about and may need to be brought back.

Also, you'll note there's no dumpster enclosures here along the rear of the building where the dumpsters are at, it's a very narrow access. So there's a small wall that's about four feet high. He stated that Mochnick indicated they are willing to increase that wall back there and repurpose that wall. We've had residents come in and pull fence permits to create additional screening to themselves. But because of the way the shopping center was built and what isn't there that the residents want and that we can try and find a way to get those things. Short of the dumpster, there isn't a dumpster at the end of the building, we talked about some enclosure opportunities and they are still looking at that, don't know if we can facilitate it based upon where the building is at and its proximity to the rear lot line and to the west lot line, that's still a work in progress.

Lighting is a big one, too, and he thanked Commissioner Gronbach for taking a look at this site over time and also, too, he was involved when it came to the site plan in 2014, there was some temporary lighting that needs to be removed and needs to be redone.

The other item that he wanted to address is the 1,700 square foot building that is going in a location where there is existing parking, displacing or eliminating existing parking. If you look at the site plan, the existing building has 188 parking spaces required, there is 180 on the site. That is a current deficiency as it is but it's grandfathered in. With the removal of spaces and with the 1,700 square foot building, right now the building is about 42,000 square feet, with an addition of 1,700, it's going to need additional parking and it's going to end up being deficient probably by about 30 to 34 spaces.

Monchnik replied there's a net difference of 26 of what they are deficient now and what they will be deficient with the out lot.

Christiansen indicated the preliminary plan before the Commission tonight is to receive feedback but what has to happen here subsequent to the Planning Commission's preliminary review, if the Petitioner is moving forward, the Zoning Board of Appeals needs to consider a waiver for the deficiency of parking in order to accommodate the additional which needs to be done before coming back to the Planning Commission with a full formal site plan.

He stated the out lot building itself requires by ordinance a certain number of stacking spaces for the drive-thru and that it requires 10 and they have seven, so that will have to modified as well by the ZBA.

Crutcher stated that if the out lot was put on the west end of the center, it would be more desirable and asked if it was possible to have the building further west.

The Petitioner replied that with the drives the way they are, even though the east side of the property is more parked right now, there is so much unused parking in that overall parking lot, that people will learn to modify where they park to go to the stores.

Crutcher stated he is more concerned with the traffic from Panera, there's a lot of traffic there and there will be an increase in noise activity on that corner.

The Petitioner replied Whitaker is a drive to go down to a residential neighborhood but there are no residential activities at that corner.

Crutcher stated that there will be with the new out building.

The Petitioner stated the drives and curb cuts are already there so there is activity, cars coming in and out of that area already, it's not like they are adding a new curb.

Crutcher asked if it possible to locate the building further west and minimize the reduction in the parking.

The Petitioner replied that they have looked at a number of locations all through the site and at the end of the day the out lot tenant was eager to be more on that corner and after showing him a number of derivations of where they could go and how they could circulate, they were eager to be on the east side.

Majoros stated that what helps is upon exiting you're pushed back to Grand River and you're most likely going to be exiting out on one of the Grand River outs rather than doubling back to Whitaker.

Christiansen stated that stacking and coming out of the stacking cue once you've gone through the drive-thru window, it puts you out to Grand River, that's the main entrance, or one of the three main entrances. On the east end of the site, too, the way you stack the maneuver on that building on a drive that you circulate next to, if you moved it over more to the middle of the site, you're in the maneuvering area for the main center of the site and all of a sudden you start to get involved and you're going to have to reconfigure all that parking because you're now in the maneuvering lane and how it all circulates, pushing it to the east end you don't have that scenario, the stacking and the drive-thru can all be on its own end of the site.

The comment about the west end, that was the first thing we had dialogue with the Petitioner about and the owner of the center, utilizing the west end, and that was discussed early on but unfortunately based upon the current lease structure, they've indicated they are not able to do that with O'Reilly, the tenant on the end and what they have in their agreement.

Majoros questioned Christiansen in light of the 2014 approved site plan not coming to fruition, how the Planning Commission can ensure that all of the improvements will be accomplished and that once the out lot building is built, they won't complete the required upgrades and can a timeline be established for completion of everything.

Christiansen stated when a site plan is reviewed and approved by the Planning Commission, it needs then to move forward to the next step which is detailed construction drawings and engineering. Those drawings need to reflect the desired site plan and all elements of it and any conditions that the Planning Commission has approved the site plan under, all of it needs to be carried forward. Permits that are issued for the approved site plan, the permits need to be implemented in their entirety and there are fees for the permits and there are financial guarantees that are put up, there's escrow monies that are then utilized to move forward with any development, any construction project. And all of the elements of the site plan as approved and the project under which the permits were issued under it for, need to be completed, and if not, the City has to take other steps and that's something we don't want to do and typically we don't have that situation, we have pretty good developers, builders, contractors that we would closely with them. Site plans that are approved by the Planning Commission in Farmington are good for a year of the date of approval, and if they're not consumed, utilized within that time, construction plans are not moved forward and permits not applied for and issued, then that site plan approval becomes null and void and that's what happened with this one in 2014. The guarantee that is held is through the permit process and through the financial guarantees that are provided and the obligation the owner of the property has, that's what is used.

If there is nothing done, if there is no site plan that moves forward, like any other property in the community, properties have the responsibility to follow the City's property maintenance codes meaning that they have to comply with the City's maintenance standards. One of the challenges Farmington has is that it has an older building environment in a lot of areas and they work very hard to work with property owners to enhance, give new life, repurpose properties and this is one of them. We hope that it will move forward, whatever it takes to do that.

Crutcher asked if there is anything else that can be done and cited that O'Reilly's moved in and nothing else happened.

Christiansen responded that O'Reilly's had a portion of the property that was occupying an existing portion of the center and they came in to that portion and that area and repurposed what they were intending to do. The rest of the center wasn't tied to O'Reilly's and vice versa at that time. Certainly there are concerns with the center and through the site plan process, some upgrades proposed and that the Commission is looking for, these can be tied together. If you're talking about with the building addition to the site so it's new construction and the impact of that and the reduction of parking and the basis for supporting all of that and changes to the site, all of those items can be tied together comprehensively so that they are all done.

Crutcher stated he would like to see some type of assurance that all of these things will be addressed. He pointed out on the outbuilding itself, according to the plans, it looks like there's an outdoor walk-in cooler and the Petitioner replied that it looks like it's bumped out but it's part of the building, it's accessed from inside the building. Crutcher asked that the cooler be incorporated into the building and the Petitioner said that could be done.

Perrot stated that a lot of the Tropical Smoothie Café's have outdoor seating, and asked the Petitioner if there are any plans for outdoor seating.

The Petitioner stated that he did not anticipate having outdoor seating at this location.

Crutcher stated that due to the nature of the neighborhood in this area it would probably be a good idea to include that. There is already a deficiency in parking but it would make it more pedestrian friendly by incorporating outdoor seating.

Kmetzo asked Christiansen what the next step for this would be and Christiansen responded by saying the Petitioner will take the comments heard tonight and come back with a revised site plan that includes the elements discussed and then go to the Zoning Board of Appeals requesting a modification for parking and then come back before the Planning Commission for a formal site plan review.

### PUBLIC COMMENT

Taylor Hixson, who lives in Farmington West Apartments, stated she was interested with what was going on with the former Grand Bakery and Cafe, that there were rumors that the whole site where the house is and where the barn is was going to be a parking lot,

and that she's happy to hear it is not just going to be a parking lot but at the same time she is concerned with too much access to the apartments itself. There are a lot of older people that live there and they go to bed early. She is a big proponent of downtown Farmington, has lived in Farmington her entire life, went to school there, and she is happy the community and all of the downtown is revitalizing because it was used to be very sleepy. She happy to hear of this coming in but she would like to see keeping separation between the residential and downtown businesses.

Petitioner Michael Helmsley, from Samurai Steakhouse, responded that between the Farmington West Apartments and the shopping center property there is a ratty looking fence and that they are working with the manager and the two owners to put up a retaining wall to keep people from hopping back and forth.

### PLANNING COMMISSION COMMENTS

Christiansen provided information to the Commissioners on the Master Plan Update.

### **ADJOURNMENT**

MOTION by Chiara, supported by Waun, to adjourn the meeting. Motion carried, all ayes.

The meeting was adjourned at 8:17 p.m.

Respectfully submitted,

Secretary

### SPECIAL FARMINGTON PLANNING COMMISSION PROCEEDINGS City Council Chambers, 23600 Liberty Street Farmington, Michigan June 25, 2018

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, June 25, 2018.

## **ROLL CALL**

Present: Chiara, Crutcher, Gronbach, Perrot, Waun Absent: Kmetzo, Majoros

A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Christiansen, Recording Secretary Murphy

### **APPROVAL OF AGENDA**

MOTION by Gronbach, seconded by Perrot, to approve the Agenda. Motion carried, all ayes.

## FINAL SITE PLAN REVIEW – PUD PLANNED UNIT DEVELOPMENT: LIBERTY HILLS, 32795 TEN MILE ROAD

Chairperson Crutcher introduced this agenda item and turned it over to staff.

Christiansen thanked Commissioners for attending the special meeting of the Planning Commission, that it can be requested by anyone and the Petitioner requested it. Appreciate you being able to attend.

Christiansen stated this item is a final site plan and review, Planned Unit Development, Liberty Hill, 32795 Ten Mile Road. He stated the Commission has been involved with this project for quite a period of time and should be pretty familiar with the project, the site, the developer as well as some of the attendees at the meeting, the City's consultants and some neighbors interested in the project that live in the area where this redevelopment project is proposed.

He indicated this is a final site plan review for the redevelopment of the Old 47<sup>th</sup> District Courthouse property. At the November 13, 2017 Planning Commission Meeting, the Commission held a pre-application conference, a discussion and review with the Applicant on a proposed PUD concept plan for the redevelopment of the Old Courthouse site and scheduled the required Public Hearing for the January 8, 2018 Planning Commission Meeting and recommended an approval of the preliminary conceptual PUD plan to the City Council. At their March 19, 2018 meeting the City Council approved the preliminary conceptual PUD plan and also the draft PUD agreement from Liberty Hill.

The final step in the PUD process then is what is being requested and presented this evening. The Applicant, Boji Development, Inc., Ten Mile Development Group, LLC, has submitted a final PUD site plan for the redevelopment of the Courthouse property and the final site plan includes a conceptual plan, an existing conditions survey of this site, a final site plan, a landscape plan, proposed floor plans and proposed building elevations. Also attached is an aerial photo of the site.

Additional information also attached is a final PUD site plan and a planning review letter from OHM dated 6-21-18, a final site plan engineering review letter from OHM dated 6-21-18 and colored renderings of the proposed floor plan, building elevations and landscape plans submitted by the Applicant.

The Applicant is here this evening, as they've requested this special meeting to present the final PUD site plan to the Commission.

Christiansen put the aerial photo on the screen and pointed out the various landmarks included in that photo.

He stated this is a City owned property and that the City has a purchase agreement with developer subject to final site plan approval here for the final step.

Chairperson Crutcher called the Applicant, Joe Boji, to the podium.

Joe Boji, of Boji Development, Ten Mile Road Development, LLC, came to the podium. He stated that the final site plan was on the screen for the Commissioners to view of the Liberty Hill development, a fourteen unit, single-family home, both colonial and ranch style, single level homes. He stated that the Commissioners should be familiar with it and opened the floor for questions or concerns from the Commissioners.

Christiansen stated that the OHM consultants who conducted reviews of this development were present and would address the Commission with their opinions.

Boji stated that the existing topo was on the screen with the lots depicted, that they have changed from a condo with all common areas to site condos with individual lots, that's the main difference from the preliminary and that the homeowners with maintain and take care of their own property.

Christiansen asked the Commissioners if they knew what the difference was between the original proposal and their final plan was that it was changed from a true condominium to a common development with common elements except for the buildings, the units themselves was going to be common and have some level of share. And the developer

has gone back to a more typical site condominium approach, where the development will have a master deed, there will be bylaws, there will be an association, there will be some limited common elements but the lots and the units will be owner occupied. It's exactly like Riverwalk of Farmington/Flanders, same structure.

Boji went over the final site plan depicted on the screen. He stated the consultants wanted them to specify what the open space will be used for. So, there is no specific plan but it will probably just be landscaped and sod, except for a seating area that he pointed out on the screen.

He indicated on the first page of the landscape plan shows the overall site with the right of way and the concept for the entry sign which will be located next to Lot One. There will be street trees and a lot of nice landscaping.

Christiansen asked through the Chair that with the landscape plan you can see some other elements on this plan aside from fourteen lots, the fourteen building footprints, you can see the property boundaries, you can see the open space area which is intended to be hydroseeded, you can see the landscaping and street trees and then there is landscaping on the perimeter of the site on the north side of the site, which is the entrance side along Ten Mile, both adjacent to the lots, across the green space, and there are street tree plantings as well and then you have landscaping along the east side of the site which is adjacent to the east side of Unit 10, and also you'll note that the intent, if you look back at the aerial photo, the horseshoe drive that exists, there's an easement document put together with an exhibit that they are working with Farmington Public Schools and the developer on, that will abandon that horseshoe. Also, to the access drive to the rear parking lot between this property and the school property to be abandoned, but you'll note that the School Building, the Ten Mile School, Maxfield Education Center is still there. So some of this landscaping is intended to offset that as well. That entry drive will not continue to be used as an entry drive, what will be there in the future is just a need to intermittently access the generator on that side that is there for emergency purposes by the schools and fuel it once in a while, like once a year.

The other elements here, you see the entry sign on the west side, and the other thing shown on here it's kind of a stone based entry sign, a monument sign.

Boji replied it is stone based, stone limestone slab, with probably stand off metal letters.

Christiansen asked if there would be floodlight illumination and Boji responded yes.

Christiansen went on to state that the area that is heavily contoured is the area of storm water management and the consultants will talk about that, and that there is also depicted

other utility lines, water that comes into site and certainly one very, very important item is the sanitary. The sanitary to this site is being connected to the west and there are single family properties to the west and there are residents here that will be part of this redevelopment for a long time, the various iterations of proposals. There is actually an easement across one of the properties, it's the second property to the south off of Ten Mile on Elizabeth Court, it's the HOL property and they are actually here this evening and we've had a lot of engagement with them over time.

Crutcher inquired about the planting details and Boji responded that the picture on the screen was an aerial with the conceptual site plan overlaid on it and pointed out the generator we were talking about and the access drive. Boji went on to state that the next picture shows the potential overall site if the other property becomes available.

Crutcher asked if that was a different orientation and the Petitioner responded yes, that this is north.

Christiansen stated the reason that depiction is in there, it's not part of the PUD agreement, it's here for informational purposes only.

Boji went on to point out the floor plan and elevations of the proposed homes, stating there should be five and stated that the pictures on the screen depict homes that they have in the same style in the past. Boji invited the Commissioners to pose questions to him.

Chiara asked if someone purchases one of the buildings, will they be buying the land as well and the Petitioner responded in the affirmative.

Chiara then asked what the difference is between a condo and a house and Boji responded it is just the way they subdivide the land, so you can plat for condominiums and there are different types of condominiums and this will be site condominiums, where you own your site, your lot, as well as your dwelling.

Christiansen stated through the Chair to the Commission, that most of the properties in the City of Farmington were platted at one time or another under the State Plat Act, the Land Division Control Act. Over time other tools evolved to allow for a more expeditious process to split properties, divide properties, to create subdivisions. So instead of the traditional plat which had to go through municipality and county and to the state, and had reviews and had to be recorded and stamped and it was a process which is still available. There were other means by which developers were able to come online, one of them is through the State Condominium Act, and it allowed a quicker way to create subdivisions,

that instead of creating a subdivision, they were coming in under the auspices of creating a master binding document, a master deed and the bylaws, having an association. So for Farmington, most of our platted property, the last subdivision in the City was Chatham Hills and then subsequent to that, and that's a plat, subsequent to that is Riverwalk of Farmington, that's a site condo but you don't really notice the difference, it's different procedurally and in process and the legal tools.

Chiara asked is it just terminology and Christiansen responded that yes, it's terminology but it's also an expediting process in taking out some parts that used to be traditional and typical and putting in requirements, so that's the difference basically, nuts and bolts.

Chiara then asked if the maintenance of the open areas is part of the association and Boji responded that the association will take care of that but that each homeowner will take care of their own lot.

Gronbach asked if Boji as the developer is going to do the individual landscaping at each house when its built or is the homeowner going to be responsible for that.

Boji responded the homeowner will be responsible for that.

Gronbach asked the Administration that if the landscaping that has been proposed and provided, does that meet all of the City requirements.

Christiansen responded in the affirmative but stated he would allow OHM to address that issue.

Commissioner Waun inquired regarding the master deed, will there be a timeframe noted for landscaping installation and then indicated she had a question about fencing.

Boji responded he would defer to the City ordinances on that question.

Christiansen responded that fence requirements have to follow the rules, with permits required, certain locations, certain height, and that's a permit applied for and obtained through the Economic Community Development Department through the Building Division.

As far as installation of landscaping, Christiansen responded there are requirements here in the City for finishing a unit and there's bonds and other monies that are put up to ensure that is done, so there is a timeline for that to be done in accordance with the construction sequence and in order to get a full C of O. Christiansen stated that again, they don't have specific per lot requirements unless it's put on by a unit to unit basis and that's not what is part of what this project is proposing. Common landscape but not on a per unit.

Waun stated she typically sees these things in the Master Deed, and Christiansen responded that the Master Deed will spell those out and that's an instrument that will be put together by the City Attorney and the attorney for the developer and will end up being part of the final PUD agreement.

Perrot asked the Administration if the Planning Commission approves this tonight, what is the next step in getting closer to an actual start date?

Christiansen responded that PUD projects have four steps, we're at the last step, the final site plan, review and approval rests with the Planning Commission and that subsequent to this, then the finished item is whatever has to be addressed from the consultant's standpoint, and then the PUD agreement which is an instrument of Council. He stated they've already given their approval to the draft, it has to be finalized, and once it's finalized which would include any direction or any approval or condition of the Planning Commission.

Christiansen stated that the attorney indicated that any action by the Planning Commission tonight should include that it is subject to the final PUD agreement to be approved by the City Council.

But after that it's onto construction engineering planning and so the final PUD site plan, City Council PUD Agreement, there's a purchase that has to consummated, the purchase agreement that the developer has with the City has to be finalized, there are three items that have to be dealt with with Farmington Public Schools, three easements, one of them for the horseshoe drive and the access, there's another one for allowing the access to the site for the generator, and a small encroachment on the corner of Lot 9, the southeast corner down there, there's a little radius encroachment so that traffic can circulate and still get around for Farmington Public Schools, right now it's a two-way, it's going to end up a one-way. So those three items have to be approved by Farmington Public Schools at their next available meeting.

Subsequent to that the Petitioner, developer/investors are in a position to go ahead, once they own the property to apply for demolition permits for the building and for the out building. We anticipate that being sometime shortly and subsequent to that they have construction engineering plans which have to be reviewed and approved, permits have to be applied for and secured for all the infrastructure and the site development, and all of that being done coordinated with the City's engineering consultants, once that is all in place, permits have been issued and everything is in place, financial guarantees have to be put up, both performance and maintenance and guarantee monies have to be identified, those amounts and those put up, once all of that is done a preapplication conference letter is put together with all of the information in it and a meeting is scheduled and when we have a pre-application meeting and we're all on the same page, then we can put a shovel in the ground.

Doc Holschink inquired of Christiansen if he could make a guess as to when that will happen, and Christiansen responded that in all of his working with the developers and investors that he would like to see that it's likely to hopefully see this project move forward with all the various steps with new ownership and permits and with pre-con and a date, demolition, sometime this fall towards the end of the year for site development next year. He stated that hopefully that's the timeline, if all is in place.

Crutcher thanked Christiansen for his comments and called consultant OHM to the podium.

Chairperson Crutcher called consultant OHM to the podium.

Matt Parks, from OHM, introduced his team, Jessica Howard and Heather Bowden, to the Commission.

He stated that the Commissioners should have in their packets a copy of the June 21<sup>st</sup> letter, stating that the letter is zeroing in on the comments that were provided in their conceptual review letter which was in January. He stated with this site in general, they looked at it as a whole, as Boji presented with what could be but they also wanted to make sure from a planning standpoint the site functioned as a standalone. He stated that was the key thing they looked at in their first review and the subsequent one just zeroed in on how the Applicant addressed the comments from the first review. He indicated that even though they're at the last step, there's still a lot of work to be done on the PUD agreement, a lot of the nuts and bolts and details of the things are identified in that agreement and in the master deed and bylaws, some of which are referenced in their letter and some of which were received late last week and they were able to look at that and some of their comments have been addressed since that time.

In general, the first comment was there was a labeling issue and how they were labeled in the conceptual review and that the Applicant has fully defined what their intention is and got it squared away at fourteen dwelling units. The site condo issue was covered quite well. He stated that Mr. Boji hit on this item in his general presentation about the open space, what it is going to be used for, who maintains it, how it looks, how it's used. how it's accessed is something that can be outlined more in detail in the agreement, and in this situation we made the comment on the intent about just how this site is accessed, so Mr. Boji mentioned that this area down here is for drainage and outlets, they do do detention on site but their main concern is making sure there's enough space through the landscaping to get in there and do routine landscaping.

And then the connection between the seating area and the open space, they were looking for a little bit more detail in seeing if the Applicant wanted to put in a walking path or some kind of connection. If it's only intended for Lots 10-14, that really has an open space area, that's fine but there will be a probability that the other nine units will want to access that. And with the three sets of trees they put in behind Lots 13 and 12, they do a good job of screening those backyards from other backyards but it may inhibit or may not be so obvious how to access that.

Parks stated those are little detail items that could be addressed fairly well administratively which is typical stuff that the engineering reviews will cover, and bonds and maintenance and things like that are covered but a lot of those details need to be ironed out but the Applicant has provided them with a PUD agreement that they have looked at and everything looks good.

He went on to state the Applicant has addressed the pedestrian connection comments, they've done a good job of bringing sidewalks to the site, they've done a good job with the turnaround on the subdivision so you're able to get in, it's not just a dead end, you have an ability to turn around. Sidewalks dead end there so their letter comments that they want to carry that sidewalk through, get rid of the turnaround when the site develops, so he feels he Applicant has done a good job of addressing that.

He stated their letter did address dwelling unit details and landscape and design details and the Applicant did provide the landscape details and that they actually did receive the renderings and the details on the units. So they were looked at after their letter was issued. He indicated those details need to be ironed out in the agreement.

The overall concept plan was submitted with that and the letter states that they recommend that it is as submitted and that they are okay with that.

He indicated what it really boils down to is the final site plan and review comments and the next step, it really boils down to some of the nitty gritty details that are typically handled administratively but in general he thinks this site is in pretty good order, that the Applicant has definitely added a tremendous amount of detail to this set of plans compared to the initial set that was reviewed in late December. He opened the floor to any planning related questions.

Jessica Howard, from OHM, came to the podium to address comments from an engineering standpoint. She stated one of the main items that they had is that Ten Mile Road is actually under the jurisdiction of the City of Farmington Hills, so she knows Mr. Boji's team has reached out to the Farmington Hills Road Commission to look at their plan and they are in the process of that and as long as they agree with the location of the drive approach, that was their biggest concern with this final PUD site plan.

Another comment was directed towards telling them whether or not they were proposing the road to be public or private. The plans do show that they are proposing it to be public, and this will need to be addressed during the PUD agreement.

The next concern that they have is the proposed 8-inch sanitary sewer that connects between proposed Lots 2 and 3, that they recommend a slightly wider easement than what is shown on the plans but it looks that they can use the building envelope that you see north and south of that to get a wider easement, that they are recommending a 25-foot wide easement and this is before it goes to the adjacent subdivision on the west, whether there's an existing easement there, that's already been worked out and proposed on Lots 2 and 3.

Another comment they had for the T turnaround if the future concept plan does go and they want to know if the connection with the sidewalk is to be removed, the restoration that is between lots 10 and 9, just note that for future development. And the last comment they had for the final PUD site plan, is that the existing ditch which is part of the drainage plan of this property, has access, the proposed plan looks like it might prohibit access to that and they want to make sure that it maintains positive drainage and it doesn't back-up and we do know that the developer may provide extra storage in their storm sewer pipe so it doesn't back up, but the impact to the flow shouldn't be too substantial but they want to make sure that it's properly maintained. So the rest of the comments are directed towards the Applicant and as far as to help them get a good start before the next review.

Crutcher opened floor for questions from Commissioners. There were none heard.

Christiansen stated that there is not public comment unless it's at a public hearing but it is at his discretion to allow public comment time after this item if he deems it is necessary.

Buzz Holschink, who lives adjacent to the sewage area Unit 2, stated that he is concerned with the proposed sanitary sewer and Howard responded that in between the two proposed lots they are asking to expand does not include his.

Holschink asked if there are any proposed changes concerning his easement and Howard responded no.

Holschink stated he still has concerns and is there anything that's going to protect his property as far as services to his property and Parks responded that in the PUD agreement there are provisions in there that make sure that if something should occur, they will be fully restored.

Holschink then asked how deep the excavation is and Parks responded it is 22 to 23 feet deep.

He then asked if the huge tree on the border would be removed and the Applicant responded probably not and Parks responded that you can install these things, trenchless and borings, but what we know about utilities if you have the need to go down there, the way the ground slopes and the grading works quite well.

Holschink stated he got excited when he heard they are widening the easement and Parks responded that at that depth you can tunnel under and looking at this property you can recall that the City improved the Twin Valley Pump Station at the bottom of the hill at Shiawassee and Farmington Road and prepared that for the annual added capacity of this property as well as the potential redevelopment of the school property in the future.

MOTION by Waun, supported by Crutcher, to approve the final site plan for the PUD Planned Unit Development for Liberty Hill, located at 32795 West Ten Mile Road, as submitted with the provision that the final site plan be in compliance with the specifications and the recommendations of the OHM Advisors letters dated June 21, 2018, with changes as recommended within the June 21, 2018 letters from OHM and that the approval be contingent upon final review with the School Board for the easement agreements and subject to the terms and conditions of the PUD and the City and the developer, Ten Mile Developer, LLC.

Motion carried, all ayes.

### PUBLIC COMMENT

None heard

### PLANNING COMMISSION COMMENTS

Christiansen thanked everyone involved in the 47<sup>th</sup> District Court Property and stated at the July 9, 2018 meeting there will be an update on the Maxfield Training Center property for the revised conceptual plan.

# **ADJOURNMENT**

MOTION by Perrot, supported by Waun, to adjourn the meeting. Motion carried, all ayes.

The meeting was adjourned at 7:54 p.m.

Respectfully submitted,

Secretary

Farmington Planning Commission Staff Report	Planning Commission Date: July 9, 2018	Reference Number 4	
Submitted by: Kevin Christiansen, Economic & Community Development Director			

**Description** Request to Schedule Public Hearing – Samurai Steakhouse Restaurant, 32905 Grand River Avenue

## <u>Background</u>

This item is a request to schedule a public hearing with the Planning Commission for a proposed PUD planned unit development for the redevelopment of the former Ginger's Cafe site located at 32905 Grand River Avenue in the Central Business District (CBD). Article X PUD Planned Unit Development, Section 35-135 Approval Procedure, of the Zoning Ordinance requires that a public hearing to review the requested PUD and concept plan be scheduled in accordance with the Michigan Zoning Enabling Act.

The applicant, Xie Zheng, LLC, submitted a PUD concept plan for the redevelopment of the Ginger's Cafe, 32905 Grand River Avenue, which was reviewed at the June 11, 2018 Planning Commission meeting (see attached minutes). The applicant is requesting the Planning Commission schedule a public hearing to be held at the August 13, 2018 meeting to review the conceptual/preliminary PUD plan.

Farmington Planning Commission Staff Report	Planning Commission Date: July 9, 2018	Reference Number 5
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Submitted by: Kevin Christiansen, Economic and Community Development Director

**Description** Public Hearing and Revised Conceptual/Preliminary PUD Plan Review – AC Acquisitions, LLC, Maxfield Training Center, 33000 Thomas Street

## <u>Background</u>

This item is a Public Hearing and Revised Conceptual/Preliminary PUD Plan review with the Planning Commission on a proposed PUD Planned Unit Development Plan for the redevelopment of the former Maxfield Training Center. At the March 13, 2017 Planning Commission Meeting, the Commission held a pre-application conference (discussion and review) with the applicant on a proposed PUD planned unit development concept plan for the redevelopment of the former Maxfield Training Center (see attached copy of minutes). The Planning Commission scheduled and held the required PUD Public Hearing at the April 10, 2017 meeting as requested (see attached copy of minutes). A second public hearing was held at the May 8, 2017 Planning Commission meeting (see attached copy of minutes).

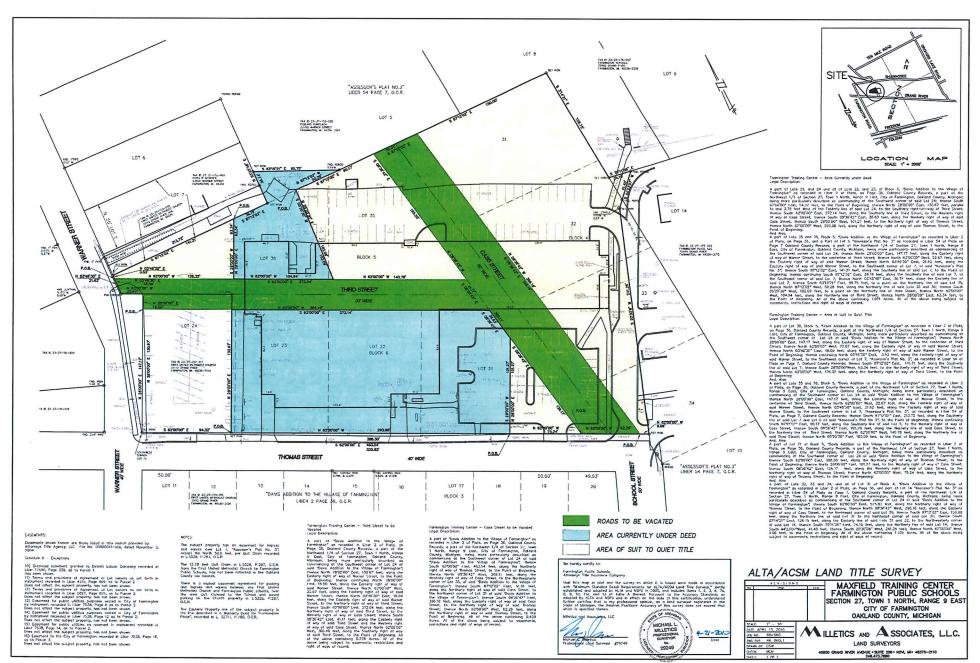
The applicant, AC Acquisitions, LLC of Farmington Hills, MI, has submitted a Revised Conceptual/Preliminary PUD Plan for the redevelopment of the former Maxfield Training Center. The revised plan includes a conceptual/preliminary site plan, preliminary proposed floor plans, preliminary proposed building elevations, and preliminary proposed landscape plan. Also attached are aerial photos of the site. The following additional information is attached:

- A PUD site plan planning/conceptual plan review letter from OHM Advisors dated July 3, 2018.
- A PUD site plan engineering/conceptual design review letter from OHM Advisors dated July 3, 2018.

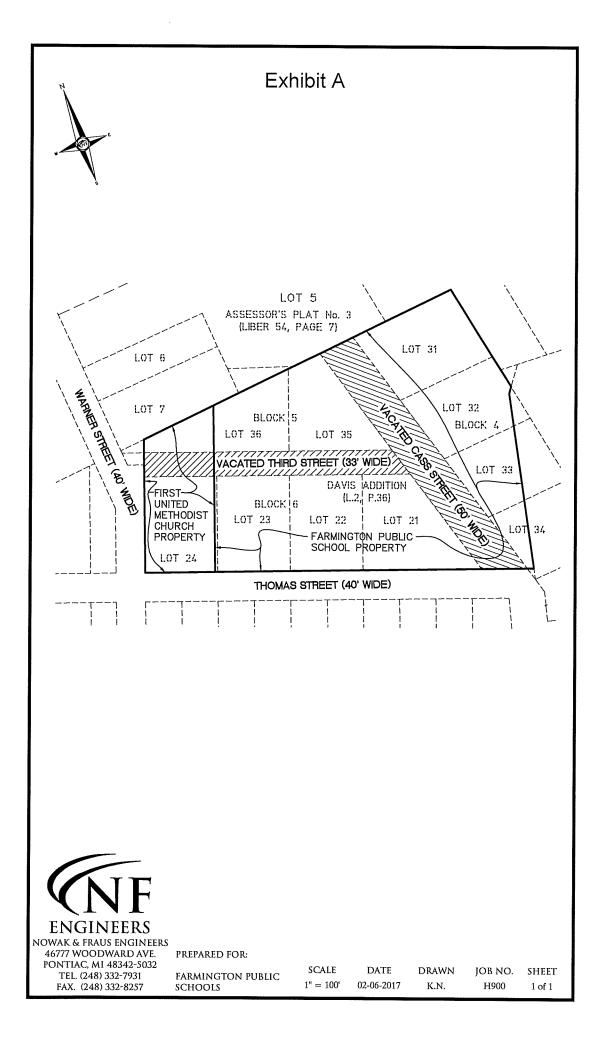
The applicant will be at the July 9, 2018 meeting to present the Revised Conceptual/Preliminary PUD Plan to the Commission.

Attachments





CVLand Projects 2008/08-0607T-MLM/dog/88-0661.T dog, STREET VACATION, 4/21/2010 9:56-47 AM, dwinkopp



## Owner / Developer

AC ACQUISITIONS LLC C/O ARCO CONSTRUCTION 25925 TELEGRAPH ROAD, SUITE 202 SOUTHFIELD, MI 48033 CONTACT: MR. WALTER COHEN P: 248.353.7981 EMAIL: WCOHEN@ARCO1952.COM

## Architect

HOBBS+BLACK ARCHITECTS 100 N. STATE STREET ANN ARBOR, MI 48104 CONTACT: STEVE DYKSTRA, VICE PRESIDENT P: 734.663.4189

## **Civil Engineer**

**NOWAK & FRAUS ENGINEERS** 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 CONTACT: MR. BRAD W. BRICKEL, P.E. P: (248) 332-7931 F: (248) 332-8257

## Landscape Architect

**NOWAK & FRAUS ENGINEERS** 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 CONTACT: MR. GEORGE OSTROWSKI, R.L.S. P: (248) 332-7931 F: (248) 332-8257

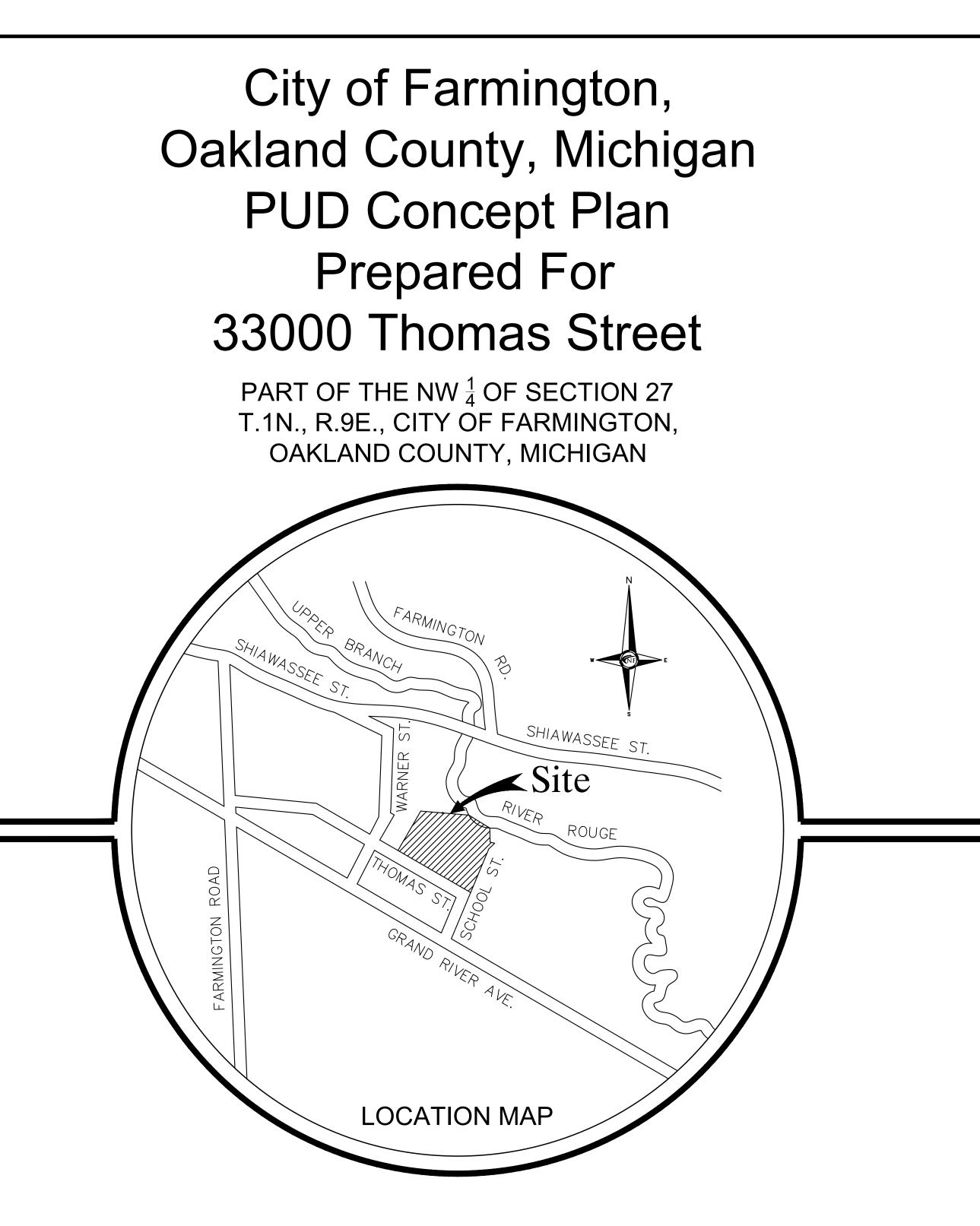
## **LEGAL DESCRIPTION - As-Surveyed**

LAND SITUATED IN THE CITY OF FARMINGTON. COUNTY OF OAKLAND. STATE OF MICHIGAN, PARTICULARLY DESCRIBED AS

LOT 2, BLOCK 8, OF AMENDED PLAT OF LOTS 21, 22, 23 AND 24 OF BLOCK 6 LOTS 31, 32, 33 AND 34 OF BLOCK 4, LOTS 35 AND 36 OF BLOCK 5, VACATED THIRD STREET AND VACATED PART OF CASS STREET OF "PLAT OF DAVIS ADDITION TO THE VILLAGE OF FARMINGTON" PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 297 OF PLATS, PAGES 19 AND 20, OAKLAND COUNTY RECORDS, ALSO PART OF LOT 14, OF ASSESSOR'S PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 54 OF PLATS, PAGE 7, OAKLAND COUNTY RECORDS, LYING NORTHWESTERLY OF A LINE DESCRIBED AS BEGINNING AT SOUTHWEST CORNER OF LOT 10 OF "ASSESSOR'S PLAT NO. 3", THENCE NORTH 27 DEGREES 47 MINUTES 00 SECONDS EAST 210 FEET, THENCE NORTH 00 DEGREES 02 MINUTES 00 SECONDS EAST 24.16 FEET, THENCE NORTH 25 DEGREES 07 MINUTES 50 SECONDS EAST 252.85 FEET, THENCE NORTH 49 DEGREES 00 MINUTES 31 SECONDS EAST 41.40 FEET TO THE POINT OF ENDING, EXCEPT THE SOUTHERLY PART IN SCHOOL STREET.

CONTAINING: 128,908.20 SQUARE FEET OR 2.959 ACRES OF LAND

# Midtown Farmington - Residential Apartment Development



Project Name

## SHEET INDEX

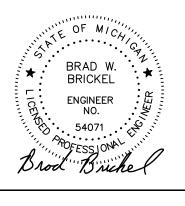
SP0	Cover Sheet
SP1	Engineering Site Plan
SP2	Boundary / Topographic / Tree Survey
SP3	Tree List
L1	Landscape Plan
A-101	Floor Plans
A-201	Building Elevations
A-202	Building Elevations
A-203	Building Elevations

**REVISIONS:** 06-25-18 ISSUED SITE PLAN REVIEW (PUD)

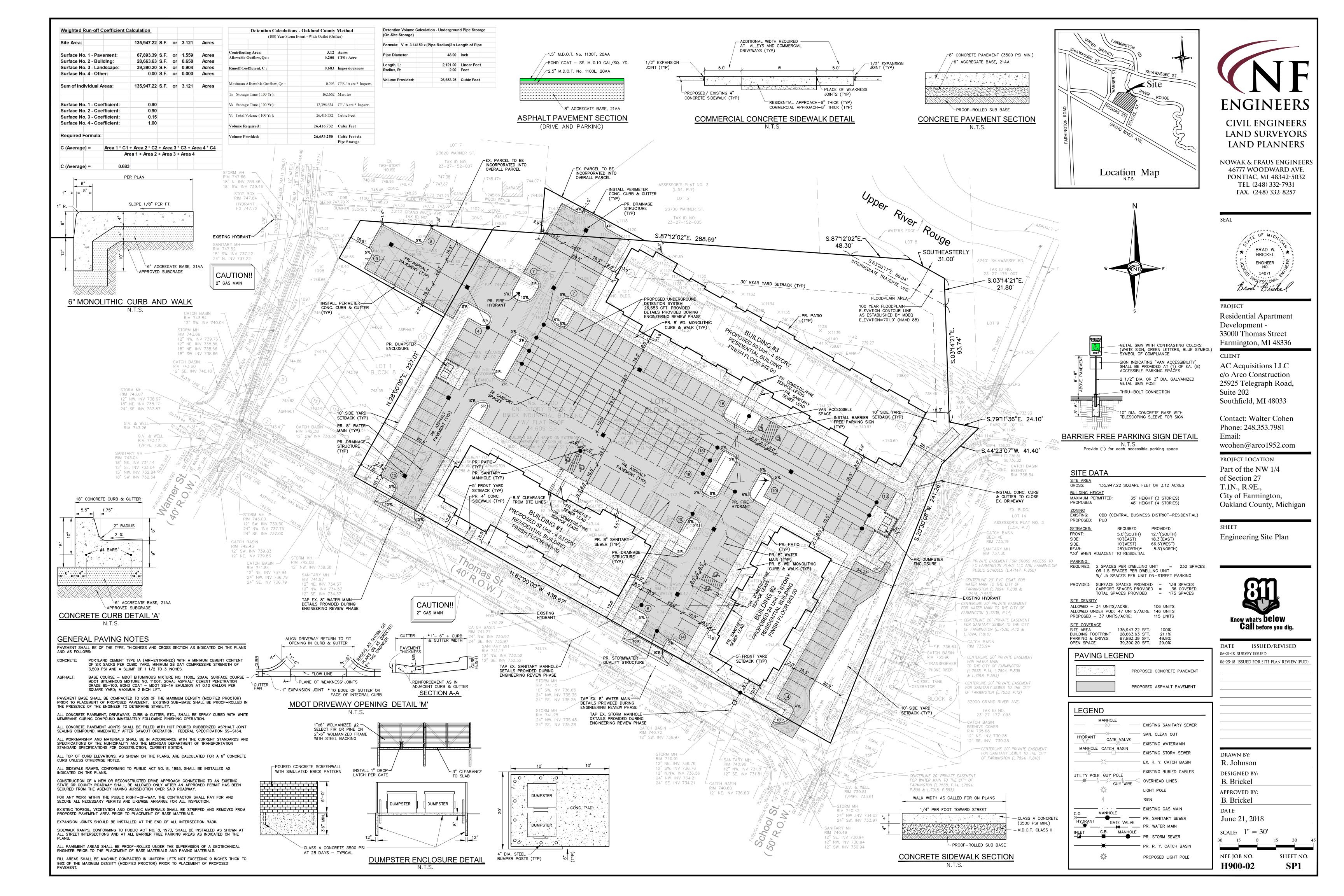


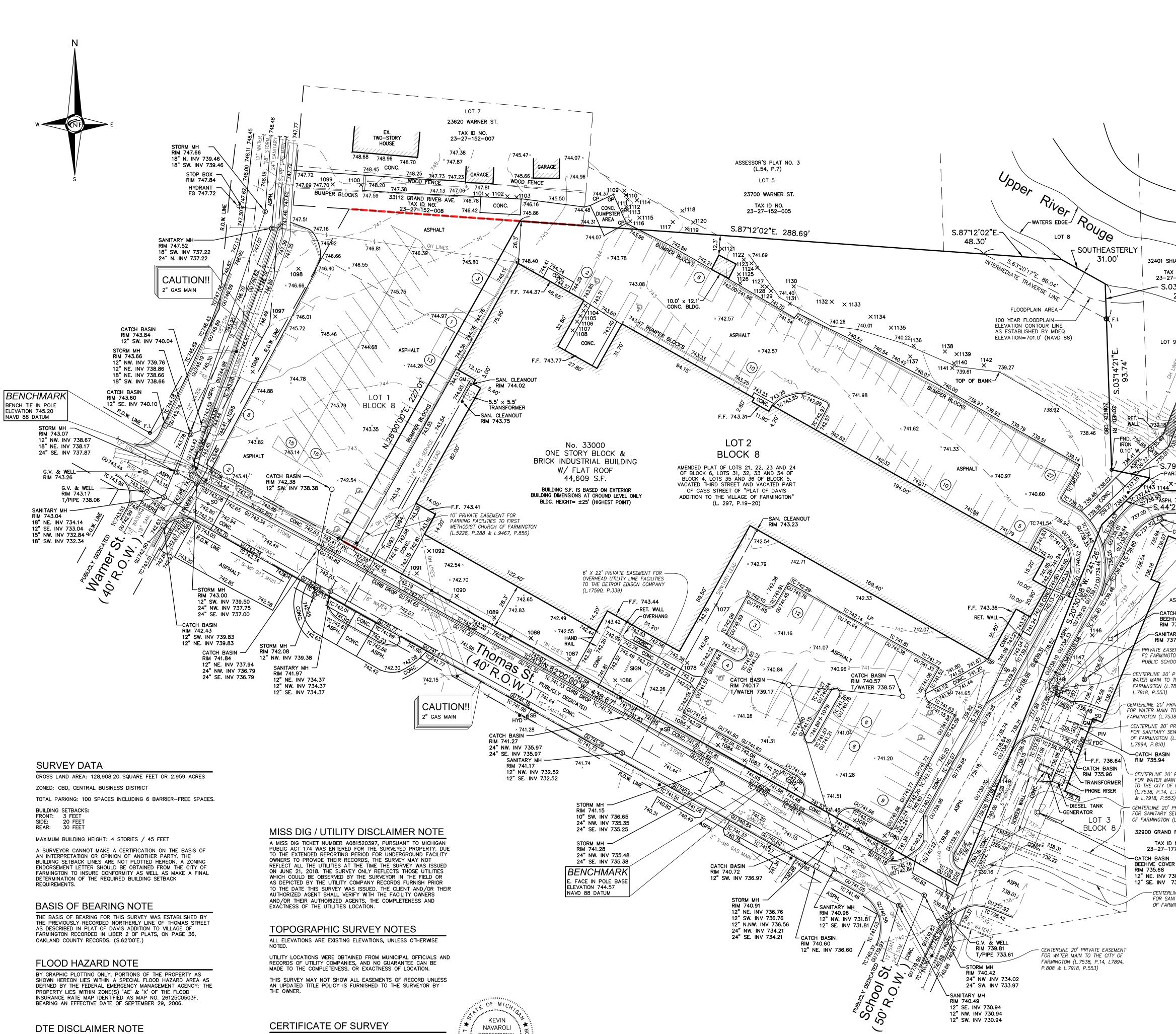


N & F JOB #H900-02









PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

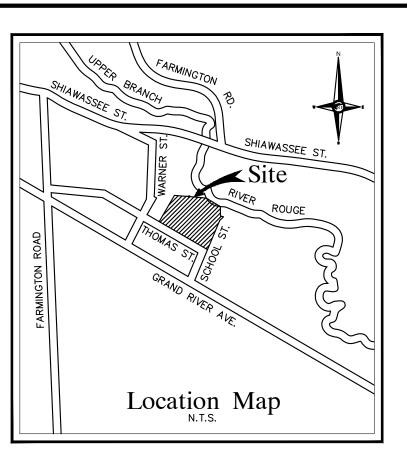
KEVIN NAVAROLI, P.S. NO. 53503

6-21-2018 DATE



HEREIN DESCR

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY



#### **LEGAL DESCRIPTION -**AS PROVIDED BY CLIENT

LAND SITUATED IN THE CITY OF FARMINGTON, COUNTY OF OAKLAND, STATE OF MICHIGAN, PARTICULARLY DESCRIBED AS:

ALL OF LOTS 21, 22, 23, BLOCK 6, AND LOT 31, BLOCK 4 AND LOT 35, BLOCK 5, OF PLAT OF DAVIS ADDITION TO THE VILLAGE (NOW CITY) OF FARMINGTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 36, OAKLAND COUNTY RECORDS. AND

THE EASTERLY 3.78 FEET OF LOT 24, BLOCK 6, OF PLAT OF DAVIS ADDITION TO THE VILLAGE (NOW CITY) OF FARMINGTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 36, OAKLAND COUNTY RECORDS. AND

THAT PART OF LOT 36, BLOCK 5, OF PLAT OF DAVIS ADDITION TO THE VILLAGE (NOW CITY) OF FARMINGTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 36, OAKLAND COUNTY RECORDS AS DEEDED IN LIBER 5228, PAGE 287, OAKLAND COUNTY RECORDS WHICH LIES EAST OF A LINE DESCRIBED WITHIN WARRANTY DEED RECORDED IN LIBER 4640, PAGE 847, OAKLAND COUNTY RECORDS, DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THOMAS STREET AND TH EAST LINE OF WARNER STREET; THENCE S.62°E., 96.22 FEET ALONG THE NORTH LINE OF THOMAS STREET; THENCE N.28"E. TO A POIN ON THE NORTH LINE OF SAID LOT 36

THAT PART OF LOTS 32, 33 AND 34, BLOCK 4, OF PLAT OF DAVIS ADDITION TO THE VILLAGE (NOW CITY) OF FARMINGTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 36, OAKLAND COUNTY RECORDS, ALSO PART OF LOT 14, OF ASSESSOR'S PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 54 OF PLATS, PAGE 7, OAKLAND COUNTY RECORDS. LYING NORTHWESTERLY OF A LINE DESCRIBED AS BEGINNING AT SOUTHWEST CORNER OF LOT 10 OF "ASSESSOR'S PLAT NO. 3", THENCE NORTH 27 DEGREES 47 MINUTES 00 SECONDS EAST 210 FEET, THENCE NORTH 00 DEGREES 02 MINUTES 00 SECONDS EAST 24.16 FEET, THENCE NORTH 25 DEGREES 07 MINUTES 50 SECONDS EAST 252.85 FEET, THENCE NORTH 49 DEGREES 00 MINUTES 31 SECONDS EAST 41.40 FEET TO THE POINT OF ENDING, EXCEPT THE SOUTHERLY PART IN SCHOOL STREET. AND

1/2 OF VACATED THIRD STREET AND 1/2 OF VACATED CASS STREET ADJACENT THEREOF THE ABOVE DESCRIBED PARCELS, PLAT OF DAVIS ADDITION TO THE VILLAGE (NOW CITY) OF FARMINGTON. ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 36, OAKLAND COUNTY RECORDS

LEGAL DESCRIPTION - AS SURVEYED LAND SITUATED IN THE CITY OF FARMINGTON, COUNTY OF OAKLAND, STATE OF MICHIGAN, PARTICULARLY DESCRIBED AS:

LOT 2, BLOCK 8, OF AMENDED PLAT OF LOTS 21, 22, 23 AND 24 OF BLOCK 6, LOTS 31, 32, 33 AND 34 OF BLOCK 4, LOTS 35 AND 36 OF BLOCK 5, VACATED THIRD STREET AND VACATED PART OF CASS STREET OF "PLAT OF DAVIS ADDITION TO THE VILLAGE OF FARMINGTON" PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 297 OF PLATS, PAGES 19 AND 20, OAKLAND COUNTY RECORDS, ALSO PART OF LOT 14, OF ASSESSOR'S PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 54 OF PLATS PAGE 7 OAKLAND COUNTY RECORDS LYING NORTHWESTERLY OF A LINE DESCRIBED AS BEGINNING AT SOUTHWEST CORNER OF LOT 10 OF "ASSESSOR'S PLAT NO. 3", THENCE NORTH 27 DEGREES 47 MINUTES 00 SECONDS EAST 210 FEET, THENCE NORTH 00 DEGREES 02 MINUTES 00 SECONDS EAST 24.16 FEET, THENCE NORTH 25 DEGREES 07 MINUTES 50 SECONDS EAST 252.85 FEET, THENCE NORTH 49 DEGREES 00 MINUTES 31 SECONDS EAST 41.40 FEET TO THE POINT OF ENDING, EXCEPT THE SOUTHERLY PART IN SCHOOL STREET. CONTAINING: 128,908.20 SQUARE FEET OR 2.959 ACRES OF LAND

LEGEND	
MANHOLE(MH) MANHOLE(MH) MYDRANT GATE VALVE MANHOLE CATCH BASIN(CB) MANHOLE	EXISTING SANITARY SEWER EXISTING SAN. CLEAN OUT EXISTING WATER MAIN EXISTING STORM SEWER EX. R.Y. CATCH BASIN
UTILITY POLE GUY POLE UP UP GUY WIRE	EX. UNDERGROUND (UG.) CABL OVERHEAD (OH.) LINES LIGHT POLE
۹ محمد	SIGN EXISTING GAS MAIN ASPHALT
CONC.	CONCRETE
FD. / FND. RET. WALL R.O.W.	FOUND RETAINING WALL RIGHT-OF-WAY
SPK (TYP)	SET PK NAIL TYPICAL
(R) (M)	RECORD
C/L GM P/L	CENTERLINE GAS METER PROPERTY LINE
EM L/S	ELECTRIC METER LANDSCAPE
DS PM	DOWNSPOUT PARKING METER



SEAL

#### PROJECT

**Residential Apartment** Development -33000 Thomas Street Farmington, MI 48336

CLIENT AC Acquisitions LLC c/o Arco Construction 25925 Telegraph Road, Suite 202 Southfield, MI 48033

Contact: Walter Cohen Phone: 248.353.7981 Email:

wcohen@arco1952.com

PROJECT LOCATION Part of the NW 1/4 of Section 27 T.1N., R.9E., City of Farmington, Oakland County, Michigan

SHEET

Boundary / Topographic / Tree Survey



Call before you dig. DATE ISSUED/REVISED 06-21-18 SURVEY ISSUED

06-25-18 ISSUED FOR SITE PLAN REVIEW (PUD)

DRAWN BY:	
M. Carnaghi	
DESIGNED BY:	
APPROVED BY:	
K. Navaroli	
DATE: June 21, 2018	
SCALE: $1'' = 30'$	
30 15 0 1	5 30
NFE JOB NO.	SHEET NO.

**SP2** 

H900-02

#### FENCE 733.93 -S.7911'36"E. 24.10' -PART OF LOT 14 ×1145 43 1144 736.34 ZONED: R1 131.44 G(136.95 ASPH. 736.22 ZONED: CBD S.44'23'07"W. 41.40' TC 7.36.81 GU 736.32 -CATCH BASIN CONC. BEEHIVE RIM 736.54 BENCHMARK ARROW ON HYDRANT ELEVATION 739.88 NAVD 88 DATUM EX. BLDG. LOT 14 ASSESSOR'S PLAT NO. 3 (L.54, P.7) -CATCH BASIN BEEHIVE RIM 735.19 -SANITARY MH RIM 737.30 - PRIVATE EASEMENT FOR CROSS ACCESS TO FC FARMINGTON PLACE LLC AND FARMINGTON PUBLIC SCHOOLS (L.47147, P.850) CENTERLINE 20' PVT. ESMT. FOR WATER MAIN TO THE CITY OF FARMINGTON (L.7894, P.808 &

- FENC

- ASPHALT /

FENCE

AND

32401 SHIAWASSEE RD.

TAX ID NO. 23-27-176-007

LOT 9

- S.03**°**14'21"E.

21.80'

CENTERLINE 20' PRIVATE EASEMENT FOR WATER MAIN TO THE CITY OF FARMINGTON (L.7538, P.14) - CENTERLINE 20' PRIVATE EASEMENT FOR SANITARY SEWER TO THE CITY OF FARMINGTON (L.7538, P.12 &

#### CATCH BASI RIM 735.94

CENTERLINE 20' PRIVATE EASEMENT FOR WATER MAIN TO THE CITY OF FARMINGTON (L.7538, P.14, L.7894, P.808 & L.7918, P.553)

- CENTERLINE 20' PRIVATE EASEMENT FOR SANITARY SEWER TO THE CITY OF FARMINGTON (L.7538, P.12)

32900 GRAND RIVER AVE. TAX ID NO.

23-27-177-093 -CATCH BASIN

RIM 735.68 12" NE. INV 730.28

12" SE. INV 730.28 - CENTERLINE 20' PRIVATE EASEMENT

FOR SANITARY SEWER TO THE CITY OF FARMINGTON (L.7894, P.810)

Tree Inv	entory					
Job Nur	Job Number					
	Job Location:					
Date:						
*Tree He	ealth/Condition Scoring					
Tree #	<b>Botanical Name</b>					
1077	Juglans nigra					
1078	Juniperus virginiana					
1079	Pyrus calleryana					
1080 1081	Pyrus calleryana Pyrus calleryana					
1081	Pyrus calleryana					
1083	Pyrus calleryana					
1084	Pyrus calleryana					
1085	Pyrus calleryana					
1086 1087	Pyrus calleryana Pyrus calleryana					
1088	Pyrus calleryana					
1089	Pyrus calleryana					
1090	Pyrus calleryana					
1091 1092	Pyrus calleryana					
1092	Malus spp. Malus spp.					
1094	Malus spp.					
1095	Pyrus calleryana					
1096	Pyrus calleryana					
1097	Pyrus calleryana Pyrus calleryana					
1098	Prunus avium					
1100	Prunus avium					
1101	Acer negundo					
1102 1103	Syringa vulgaris Rhamnus cathartica					
1103	Morus alba					
1105	Morus alba					
1106	Amelanchier spp.					
1107	Amelanchier spp.					
1108 1109	Amelanchier spp. Celtis occidentalis					
1110	Celtis occidentalis					
1111	Celtis occidentalis					
1112	Celtis occidentalis Celtis occidentalis					
1113	Juglans nigra					
1115	Juglans nigra					
1116	Celtis occidentalis					
1117 1118	Juglans nigra Acer negundo					
1110	Celtis occidentalis					
1120	Juglans nigra					
1121	Acer negundo					
1122	Acer saccharum					
1123 1124	Ulmus pumila Acer negundo					
1125	Ulmus americana					
1126	Ulmus pumila					
1127	Ulmus pumila					
1128 1129	Ulmus americana Acer negundo					
1129	Acer platanoides					
1131	Ulmus americana					
1132	Acer platanoides					
1133	Acer saccharum					
1134 1135	Ulmus americana Acer saccharum					
1136	Acer saccharum					
1137	Celtis occidentalis					
1138	Juglans nigra					
1139 1140	Acer saccharum Acer saccharum					
1140	Acer saccharum					
1142	Acer negundo					
1143	Pinus resinosa					
1144	Pinus resinosa					
1145	Ulmus pumila Acer platanoides					
1147	Pyrus calleryana					
1148	Acer platanoides					
1149	Picea pungens					

H900-02 Farmington, MI 6/1/2018

ne	Common Name	<u>Largest</u> <u>DBH</u>	Туре	<u>Other</u> <u>DBH</u>	Condition	Comments	Trunk*	<u>Growth</u> Rate*	- Structure*	Disease*	<u>Crown</u> dev.*	I
<u>a</u>	Black Walnut	3	multi	many	Fair	mechanical damage	<u>Inank</u>	<u>Itute</u>		Discuse	<u>uev.</u>	-
iana	Eastern Redcedar	4	mane	many	Fair	lost leader						
na	Bradford Pear	8			Fair	mechanical damage						
na	Bradford Pear	11			Fair	epicormic branching, mechanical damage						
na	Bradford Pear	7			Fair	mechanical damage						
na	Bradford Pear	8			Fair	epicormic branching, mechanical damage						
na	Bradford Pear	9			Good	epiconnic branching, mechanical damage						
na	Bradford Pear	9			Fair	girdling roots, epicormic branching						
na	Bradford Pear	9			Fair	weak crotch, epicormic branching, mechanical damage						
na	Bradford Pear	9			Fair	girdling roots, mechanical damage						
na	Bradford Pear	11			Good	girding roots, mechanical damage						
na	Bradford Pear	11	multi		Fair	girdling roots, epicormic branching, mechanical damage						
na	Bradford Pear	12	munu		Fair	weak crotch, mechanical damage						
na	Bradford Pear	11			Fair	girdling roots, epicormic branching, mechanical damage						
na	Bradford Pear	12			Fair	epicormic branching, mechanical damage						
na	Crab-apple	5	twin		Fair	stump sprouts, competition						
	Crab-apple	4			Fair	Stump sprouts, epicormic branching						
	Crab-apple	4	multi		Fair	stump sprouts, epicormic branching, high root ball						
na	Bradford Pear	- 12	munu		Fair	weak crotch, epicormic branching						
na	Bradford Pear	7	multi	6,5,5,5,4,4	Fair	girdling roots, epicormic branching, weak crotch						
	Bradford Pear		multi	8,6,5	Fair	epicormic branching, dieback						
na	Bradford Pear	9 13	mulu	0,0,5	Fair	girdling roots, mechanical damage						
na	Sweet Cherry	_			Poor							
n n	Sweet Cherry	3				open wound, rot, fungus						
n •	•	6			Poor	rot, fungus, seam						
0	Boxelder Lilac	2	multi	120.01/	Fair	lean, rot, competition, dieback						
ris rtico	Common Buckthorn	3	multi	many	Fair	rot, dieback						
rtica		2			Good	fungue loop competition						
	White Mulberry	2			Poor	fungus, lean, competition						
	White Mulberry	1			Fair Fair	competition						
pp.	Serviceberry	1	multi	many	Fair	competition						
pp.	Serviceberry	1	multi	many	Fair	competition						
pp.	Serviceberry	2	multi	many	Good							
alis	Northern White Cedar	2	multi	2,2,1,1	Fair	suppression						
alis	Northern White Cedar	1	multi	1,1,1	Fair	suppression, broken limbs						
alis	Northern White Cedar	2	multi	2,1,1,1	Fair	suppression						
alis	Northern White Cedar	2	multi	2,2,1	Fair	suppression						
alis	Northern White Cedar	2	multi	2,2,2,1	Fair	suppression						
а	Black Walnut	17			Fair	dieback, competition						
a 	Black Walnut	10			Fair	competition						
alis	Northern White Cedar	3	multi	many	Fair	suppression						
а	Black Walnut	4			Fair	suppression						
o 	Boxelder	14			Poor	dieback, rot, broken limbs						
alis	Northern White Oak	6			Fair	suppression						
а	Black Walnut	13			Fair	suppression, mechanical damage						
0	Boxelder	4			Poor	lean, dieback, rot						
Im	Sugar Maple	4			Poor	suppression, broken leader						
а	Siberian Elm	13			Poor	dieback, thin crown						
0	Boxelder	5			Poor	rot, lean, suppression						
na	American Elm	12			Poor	lean, suppression, fungus						
а	Siberian Elm	10			Poor	mechanical damage, suppression						
а	Siberian Elm	13			Poor	suppression, fungus, mechanical damage						
na	American Elm	4			Poor	suppression						
0	Boxelder	5			Poor	lean, suppression						
es	Norway Maple	11			Poor	seam, rot, suppression						
na	American Elm	4			Poor	vines, suppression						
es	Norway Maple	5			Poor	vines, suppression						
ım	Sugar Maple	4			Poor	vines, suppression						
na	American Elm	18	twin	11	Good		4	3	3	5	5	2
ım	Sugar Maple	4			Poor	vines, suppression						
ım	Sugar Maple	4			Fair	competition						
alis	Northern White Oak	6			Fair	competition						
а	Black Walnut	17			Good							
ım	Sugar Maple	6			Fair	competition						
ım	Sugar Maple	6			Poor	suppression, fungus						
ım	Sugar Maple	9			Fair	dieback						
0	Boxelder	6			Poor	rot, dieback, lean						
a	Red Pine	16			Fair	insect, girdling roots, competition						
a	Red Pine	10			Fair	mechanical damage, competition						
a	Siberian Elm	16			Poor	dieback, competition						
es	Norway Maple	13			Fair	girdling roots						
na	Bradford Pear	11			Fair	dieback, mechanical damage						
		10			Fair	· · ·						
	Norway Mania					airaina roois roi						
es Is	Norway Maple Colorado Blue Spruce	8			Poor	girdling roots, rot suppression, lack of crown						

Life Total Exp.* Pts.* 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Exp.* Pts.* 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
0	
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	



NOWAK & FRAUS ENGINEERS 46777 Woodward Ave. Pontiac, mi 48342-5032 Tel. (248) 332-7931 Fax. (248) 332-8257

SEAL

JONATHAN NEUENDORFF Registered Forester State of Michigan ID #3301046108

PROJECT

Residential Apartment Development -33000 Thomas Street Farmington, MI 48336

CLIENT AC Acquisitions LLC c/o Arco Construction 25925 Telegraph Road, Suite 202

Southfield, MI 48033

Contact: Walter Cohen Phone: 248.353.7981 Email:

wcohen@arco1952.com

PROJECT LOCATION Part of the NW 1/4 of Section 27 T.1N., R.9E., City of Farmington, Oakland County, Michigan

sheet Tree List



DATEISSUED/REVISED06-21-18SURVEY ISSUED06-25-18ISSUED FOR SITE PLAN REVIEW (PUD)

DRAWN BY: M. Carnaghi Designed by:

 APPROVED BY:

 K. Navaroli

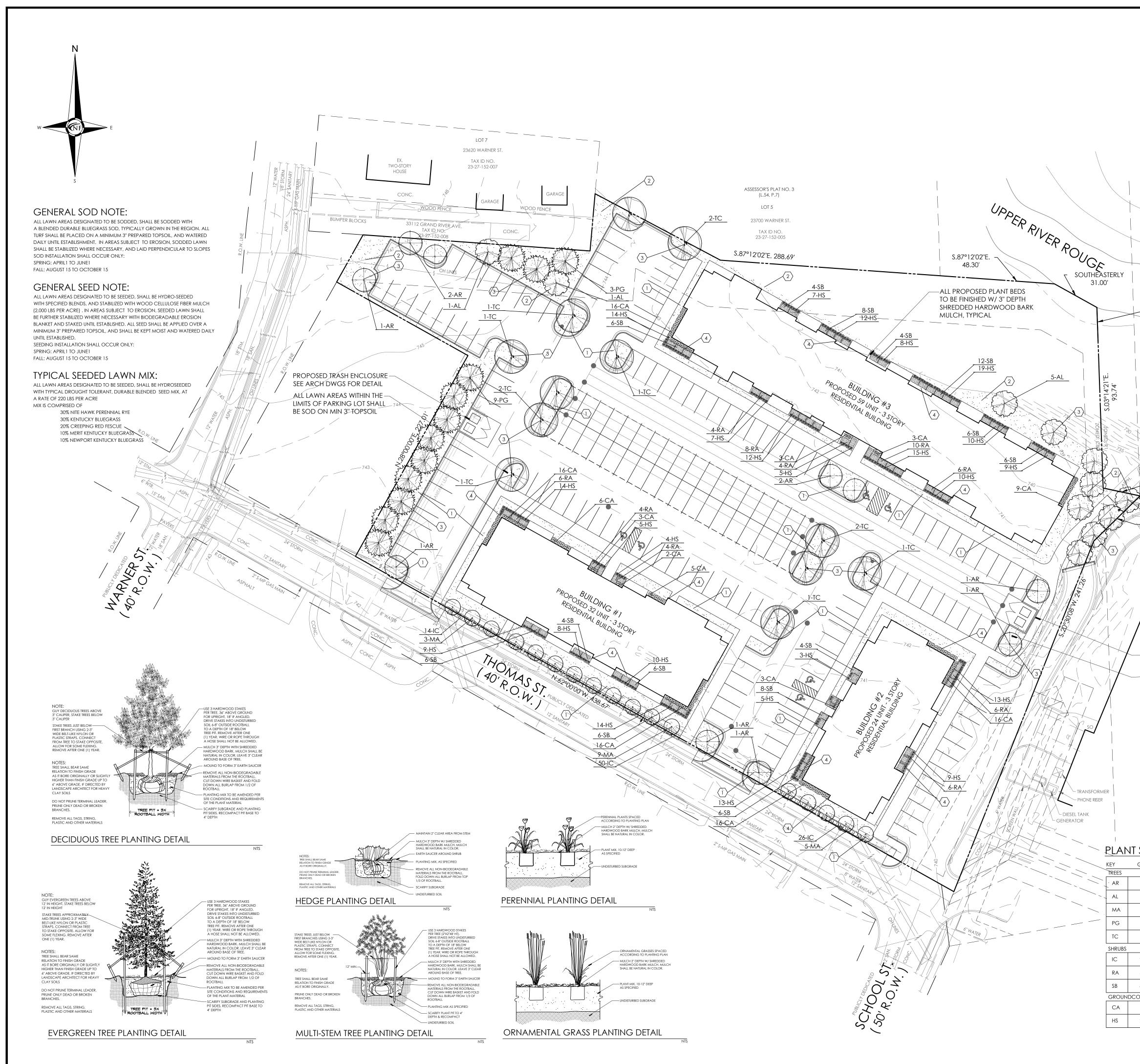
 DATE:

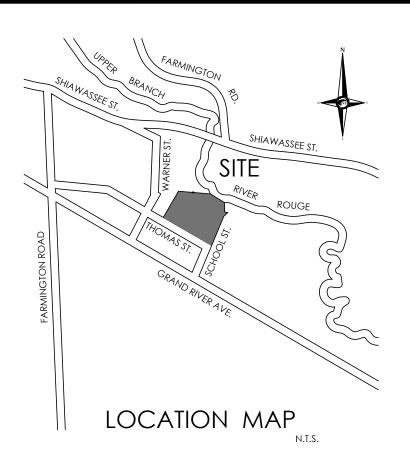
 June 21, 2018

 SCALE:
 1" = 30' 

  $^{30}$  15
 0
 15
 30 

 NFE JOB NO.
 SHEET NO.
 SH900-02
 SP3





## GENERAL LANDSCAPE NOTES

- 1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL
- OVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS. 2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES
- PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH
- OTHER TRADES, AND SHALL REPORT ANY UNACCEPTACBLE SITE CONDITIONS
- TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT. 4. PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
- 6. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE
- GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST
- RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK". 8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
- PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.
- 10. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURERS RECOMMENDED RATES.
- 11. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 "DAIRY DOO" COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
- ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN
- MATERIAL, AND PIECES ON INCONSISTENT SIZE 13. NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE
- WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE 14. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN
- THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION. 15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
- 16. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF
- THE PLANS AND/OR SPECIFICATIONS. THE LANG AND CANTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT
- LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION NOT IN THE CONTRACT LIMITS TO EQUAL OR GREATER CONDITION.
- 18. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS. 19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND

#### **GROUNDCOVER KEY**

- $\langle 1 \rangle$  TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL
- $\langle 2 \rangle$  restore existing lawn areas W/ hydroseed and mulch
- $\langle 3 \rangle$  4' dia spade cut edge W/ 3" shredded bark mulch
- $\langle 4 \rangle$  3" depth double shredded hardwood bark mulch

#### LANDSCAPE REQUIREMENTS SITE AREA

135,947.22 S.F. OR 3.12 ACRES

LANDSCAPE ABUTTING A R.O.W.

1 TREE AND 6 SHRUBS PER 30 L.F. REQUIRED:

THOMAS STREET: 438.67 L.F. / 30 L.F. = 14.6 OR 15 TREES REQUIRED 438.67 L.F. / 30 L.F. X 6 = 87.73 OR 88 SHRUBS REQUIRED PROVIDED: 17 ORNAMENTAL TREES DUE TO PRESENCE OF OVERHEAD UTILITIES 90 SHRUBS

PARKING LOT LANDSCAPE REQUIREMENTS

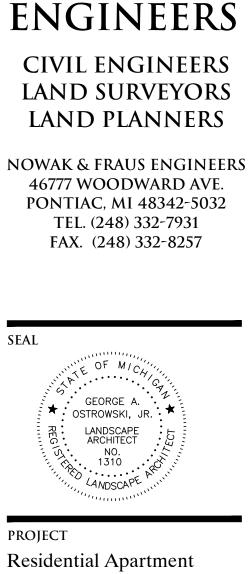
1 TREE AND 100 S.F. OF AREA PER 8 SPACES

175 SPACES / 8 = 21.57 OR 22 TREES

175 SPACES / 8 X 100 S.F. = 2,188 S.F. OF AREA PROVIDED: 22 TREES AND 4,168 S.F.

### **PLANT SCHEDULE**

<i>,</i>	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
EES						
٨R	10	Acer rubrum 'Bowhall' Bowhall Red Maple	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
۸L	11	Amelanchier laevis Allegheny Serviceberry	6-8' HT	SEE PLAN	B&B	CLUMP FORM, 3 CANES
٨٨	17	<u>Malus</u> 'Adirondack' Adirondack Crabapple	2" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
G	12	<u>Picea glauca</u> 'Densata' Black Hills Spruce	8' HT	SEE PLAN	B&B	FULLY BRANCHED HEADS
С	12	<u>Tilia cordata</u> 'Greenspire' Greenspire Linden	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
RUBS						·
С	90	Ilex crenata 'Green Lustre' Green Luster Holly	24" HT	30'' OC	B&B	MAINTAIN AS HEDGE
?A	58	Ribes alpinum 'Green Mound' Green Mound Alpine Currant	30'' HT	30" OC	B&B	
В	86	<u>Spiraea</u> x bumalda 'Anthony Waterer' Anthony Waterer Spiraea	24-30" HT	30" OC	B&B	
ROUN	DCOVERS/F	PERENNIALS				
CA	114	Calamagrostis a. 'Karl Foerster' Karl Foerster Feather Reed Grass	3 GAL	30'' OC	CONT	
IS	231	Hemerocallis 'Stella D'Oro' Stella D'Oro Daylily	2 GAL	24'' OC	CONT	



**Residential Apartment** Development -33000 Thomas Street Farmington, MI 48336

CLIENT AC Acquisitions LLC c/o Arco Construction 25925 Telegraph Road, Suite 202 Southfield, MI 48033

Contact: Walter Cohen Phone: 248.353.7981 Email:

wcohen@arco1952.com

PROJECT LOCATION Part of the NW 1/4 of Section 27 T.1N., R.9E., City of Farmington, Oakland County, Michigan

SHEET

DATE

Landscape Plan



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

ISSUED/REVISED 06-25-18 ISSUED FOR SITE PLAN REVIEW (PUD) DRAWN BY: G. Ostrowski **DESIGNED BY:** G. Ostrowski APPROVED BY: G. Ostrowski DATE: 06/25/18 Scale: 1'' = 30'SHEET NO. NFE JOB NO. H900-02 **L1** 

-PROPOSED TRASH ENCLOSURE SEE ARCH DWGS FOR DETAIL - ALL LAWN AREAS WITHIN THE LIMITS OF PARKING LOT SHALL

BE SOD ON MIN 3" TOPSOIL

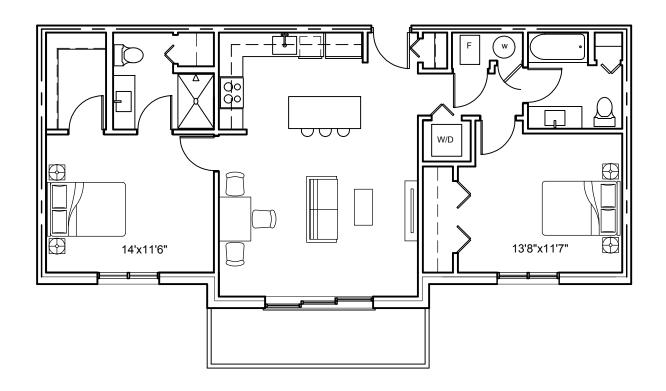
32401 SHIAWASSEE RD.

TAX ID NO.

23-27-176-007

S.03°14'21"E.

21.80'

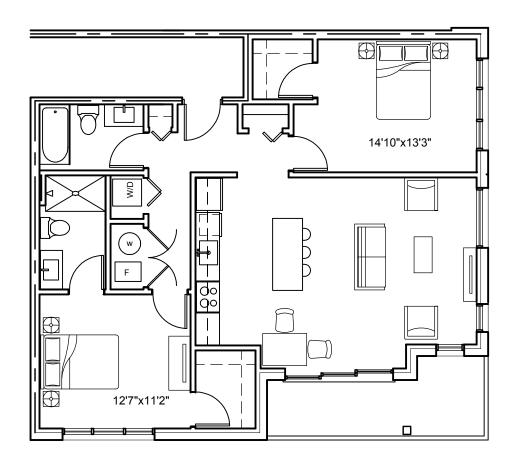


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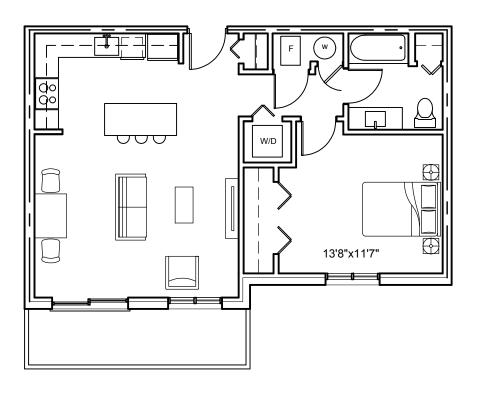
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#### UNIT A - TWO BEDROOM SCALE - 1/8" = 1'-0" 993 SF

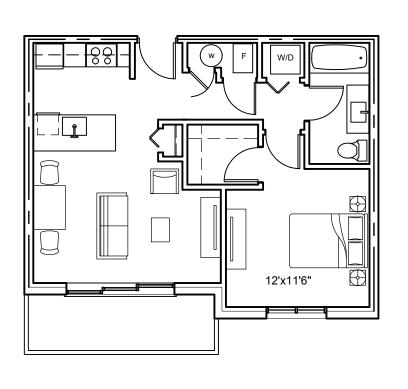














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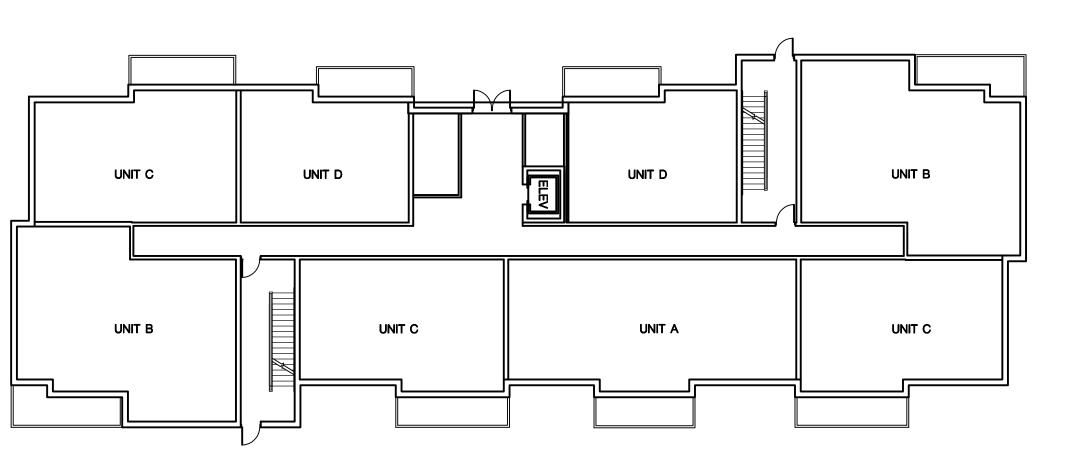
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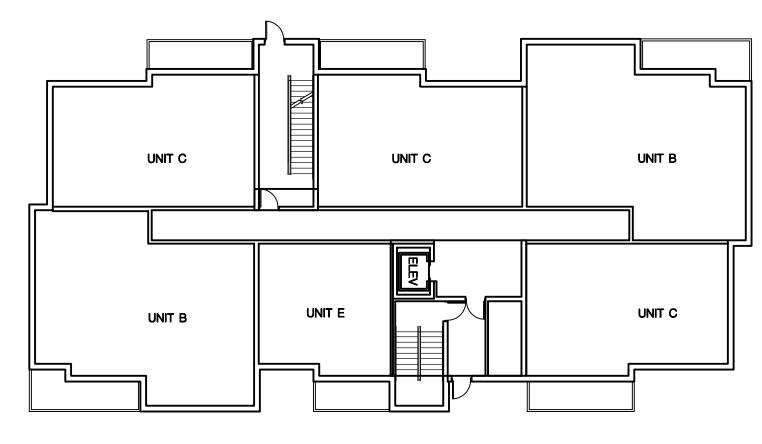
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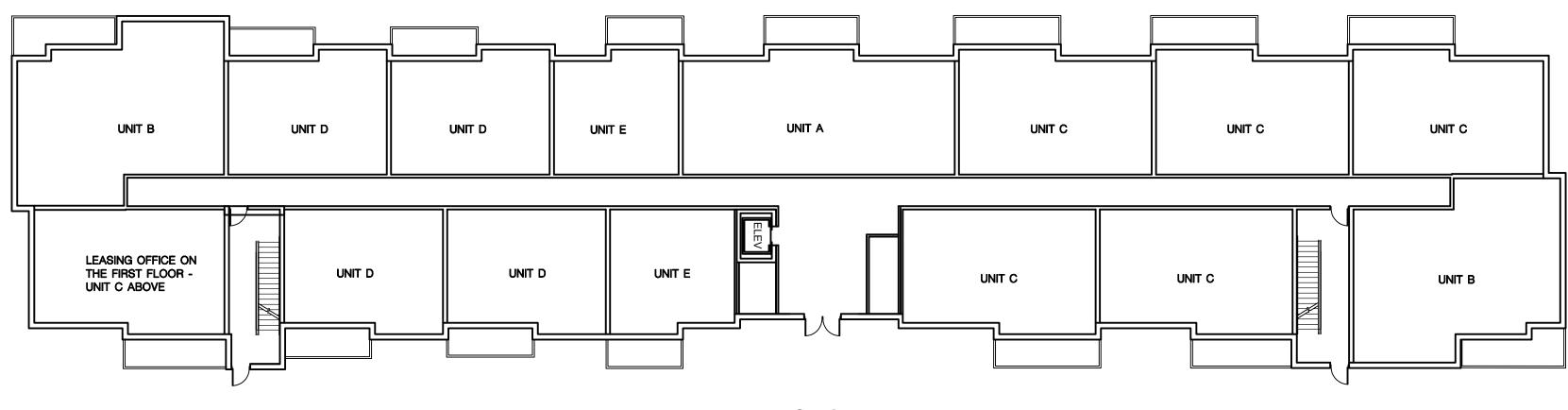
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BUILDING 3 59 DWELLING UNITS SCALE - 1/16" = 1'-0"

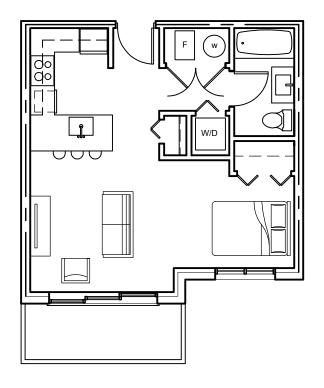
BUILDING 1 32 UNIT BUILDING FOUR STORY BUILDING 8 DWELLING UNITS PER FLOOR UNIT A - 4 UNITS UNIT B - 8 UNITS UNIT C - 12 UNITS UNIT D - 8 UNITS

BUILDING 2 24 UNIT BUILDING FOUR STORY BUILDING 6 DWELLING UNITS PER FLOOR UNIT B - 8 UNITS UNIT C - 12 UNITS UNIT E - 4 UNITS

BUILDING 3 59 UNIT BUILDING FOUR STORY BUILDING 15 DWELLING UNITS FIRST FLOOR 16 DWELLING UNITS SECOND - FOURTH FLOOR UNIT A - 4 UNITS UNIT B - 8 UNITS UNIT C - 23 UNITS UNIT D - 16 UNITS UNIT E - 8 UNITS

UNIT BREAKDOWN STUDIO 1 ONE BEDROOM TWO BEDROOM 32 TOTAL UNITS 115 TOTAL BEDROOMS 167

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#### UNIT E - STUDIO SCALE - 1/8" = 1'-0" 464 SF Ε

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UNIT A - 993 SQUARE FEET TWO BEDROOMS TWO BATHROOMS KITCHEN WITH ISLAND LIVING AREA WASHER AND DRYER FURNACE AND WATER HEATER

UNIT B - 986 SQUARE FEET TWO BEDROOMS TWO BATHROOMS KITCHEN WITH ISLAND LIVING AREA WASHER AND DRYER FURNACE AND WATER HEATER

UNIT C - 714 SQUARE FEET ONE BEDROOM ONE BATHROOM KITCHEN WITH ISLAND LIVING AREA WASHER AND DRYER FURNACE AND WATER HEATER

UNIT D - 584 SQUARE FEET ONE BEDROOM ONE BATHROOM KITCHEN LIVING AREA WASHER AND DRYER FURNACE AND WATER HEATER

UNIT E - 464 SQUARE FEET LIVING AREA/BEDROOM ONE BATHROOM KITCHEN WASHER AND DRYER FURNACE AND WATER HEATER

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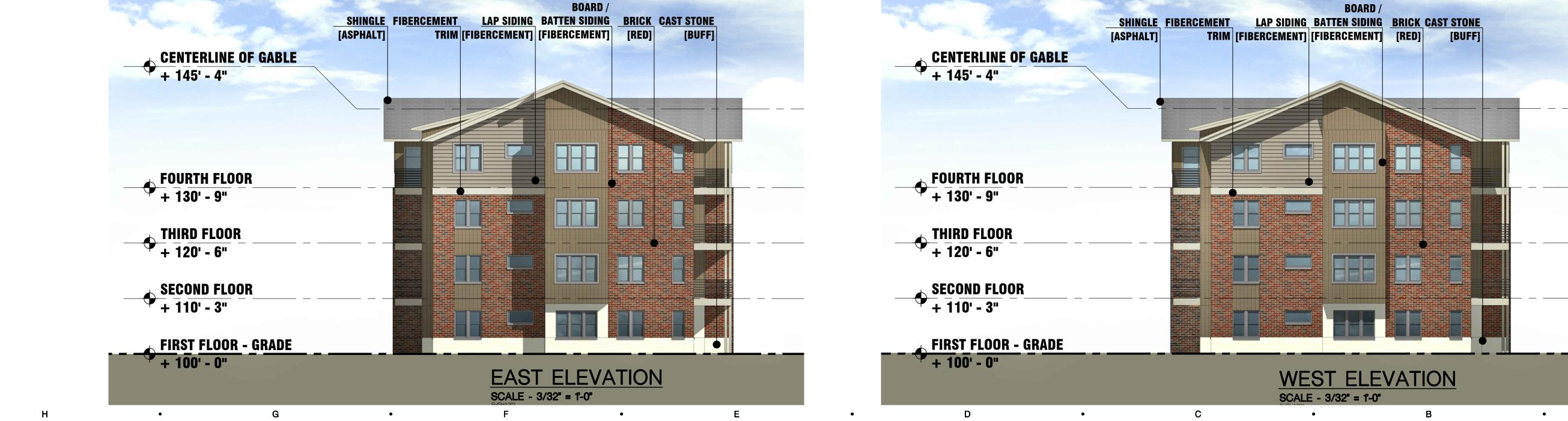
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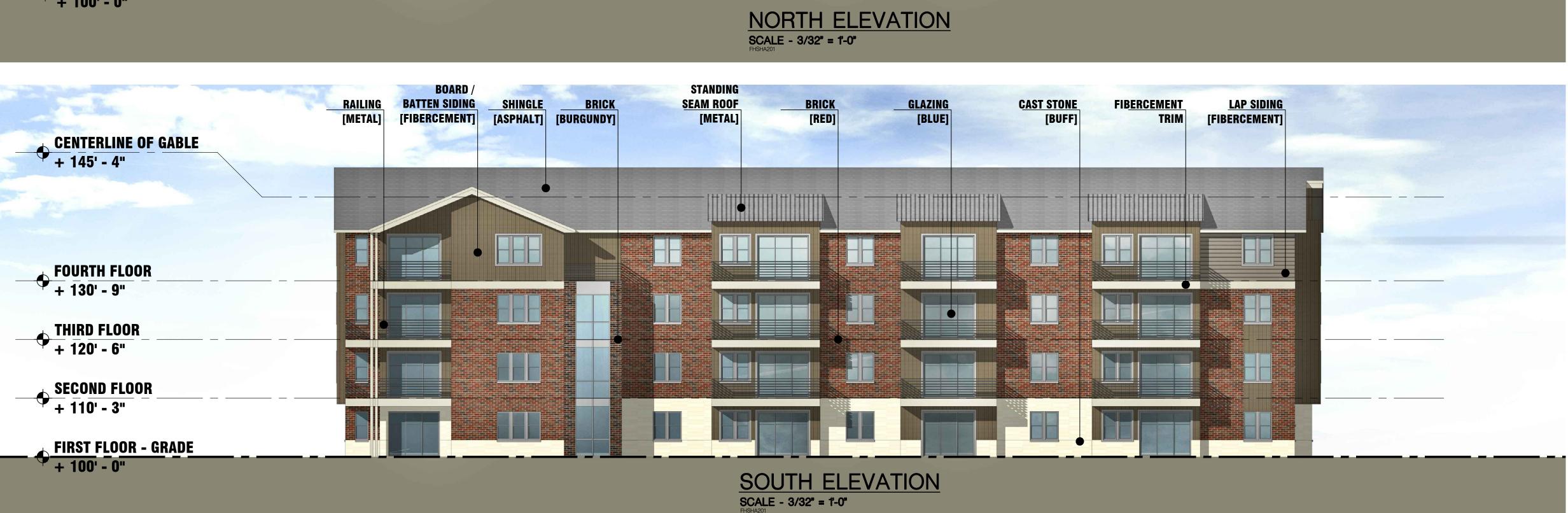
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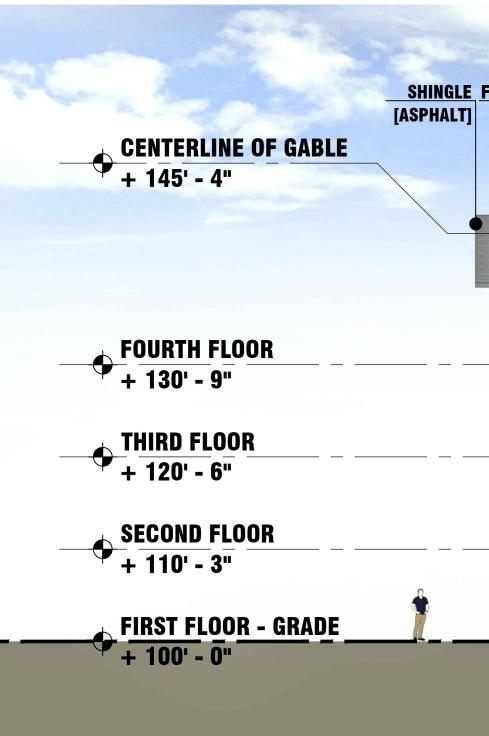
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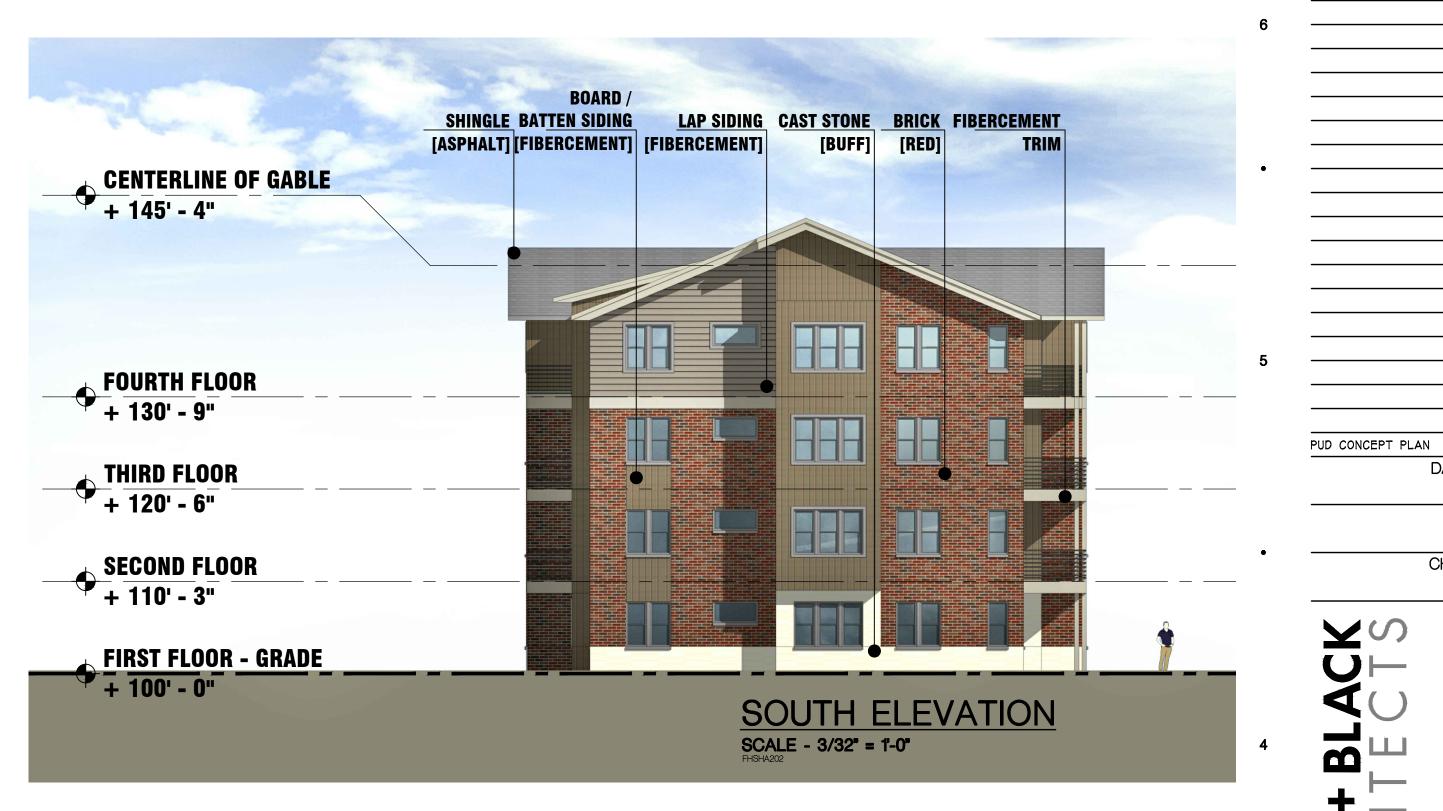
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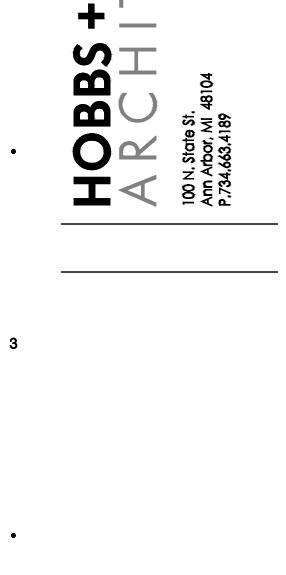
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BOARD / LAP SIDING BATTEN SIDING BRICK CAST STONE SHINGLE FIBERCEMENT TRIM [FIBERCEMENT] [FIBERCEMENT] [RED] [BUFF] NORTH ELEVATION SCALE - 3/32" = 1'-0"

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BUILDING ELEVATIONS **BUILDING 2** 24 UNITS

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BUILDING ELEVATIONS BUILDING 3 59 UNITS

SHEET TITLE

17-820

PROJECT NUMBER

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#### FARMINGTON PLANNING COMMISSION PROCEEDINGS

City Council Chambers, 23600 Liberty Street

Farmington, Michigan

March 13, 2017

Secretary Buyers called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, March 13, 2017.

ROLL CALL

Present: Buyers, Gronbach, Majoros, Waun

Absent: Chiara, Crutcher, Kmetzo

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary Murphy

#### **APPROVAL OF AGENDA**

MOTION by Gronbach, seconded by Waun, to approve the Agenda as submitted. Motion carried, all ayes.

#### APPROVAL OF ITEMS ON CONSENT AGENDA

#### a. Minutes of Regular Meeting – February 13, 2017

MOTION by Majoros, seconded by Waun, to approve the items on the Consent Agenda. Motion carried, all ayes.



#### OPTIONAL PUD PRE-APPLICATION CONFERENCE AND REQUEST TO SCHEDULE PUBLIC HEARING – AC ACQUISITIONS, LLC, MAXFIELD TRAINING CENTER, 33000 THOMAS

Secretary Buyers introduced this agenda item and turned it over to staff.

Director Christiansen indicated this is a pre-application conference and discussion and review with the Planning Commission on the proposed redevelopment of the Maxfield Training Center. The purpose of the pre-application conference is to discuss the appropriateness of the project and get feedback from the Planning Commission as far as questions or additional materials they may request. He stated that AC Acquisitions, L.L.C., of Farmington Hills has provided a proposed layout of the site plan, building elevations, etc., which are contained in the Commissioners' packets. He indicated the Applicant is present and would like to request to set the Public Hearing for the April 10, 2017 Planning Commission meeting.

Director Christiansen detailed the site plan as it was presented on the screen. He stated the Maxfield Training Center property is owned by the Farmington Public Schools and has frontage on both Thomas and School Street as it comes in. He detailed the history of the site stating it was the original Union School and went through its different uses throughout the years, bringing it to six years ago when its use was discontinued other than periodically. He indicated the school put out a series of RFPs and AC Acquisitions was chosen as the one to go forward with their plans for a residential development.

Secretary Buyers invited the applicant to the podium.

Walter Cohen, Petitioner, and managing member of AC Acquisitions, thanked everyone for coming out to the meeting despite the miserable weather. He provided the Commissioners with a handout which depicted concept pictures of the development which at this time is being called Midtown Park Apartments. He stated the handout presents a fairly accurate rendition by architects McIntosh, Poris and that the site will be cleaned up with use of Brownfield. He informed the Planning Commission that AC Acquisitions has a development similar to the one proposed in Farmington called DuCharme Place on East Lafayette in Detroit. He stated it is a 185 unit development built on concrete pedestal parking and that it is 90 percent complete to date. He invited the Commissioners to make arrangements for a tour of the project. He described the floor plans in detail.

The floor was opened for questions from the Commissioners.

Gronbach inquired about the parking on the ground level.

Gronbach also addressed the façade of the frontage on the street and inquired about mixed use and the Petitioner responded that is not the intent. He then asked the Petitioner his reasoning for making these apartments versus condos and the Petitioner responded that it's difficult to get funding on a building of this size unless all of the units are presold.

Gronbach also asked about the parking garage and if it was dedicated to the apartment complex and the Petitioner responded in the affirmative, stating it would be gated and would require a fob or card for entrance.

Further discussion was held concerning the sidewalk and the access to the park behind the building.

Majoros also addressed the parking issue and park access and Buyers questioned Christiansen on the location of the stairway to the park and Christiansen responded it will all be part of the planning process and that the whole purpose of tonight's presentation is to bring questions out and initiate dialogue and that nothing is finalized until the final plan and many things can change in the interim.

Majoros inquired about the School Street door access and stated concerns about managing traffic flow from refuse collection and delivery trucks and the impact on the residents around it.

Waun queried the Petitioner on guest parking for the tenants of the building.

Buyers asked the Petitioner if there will be screening on the east and west sides of the building for the parking and the Petitioner stated that architectural screens will be used in the parking area to allow ventilation. Buyers then inquired if all sides of the building are all brick and the Petitioner responded that Thomas Street is all brick and the rest is metal material with brick trim and fiber cement.

Buyers then asked if the Petitioner had seen the Downtown Area Plan with the embellishment of Shiawassee Park and the Petitioner responded in the affirmative and further discussion was held.

Christiansen described the need for Farmington Place to have complete traffic circulation for Public Safety and residents.

The Petitioner stated that they want to do everything they can to maintain and enhance the entranceway to downtown and the park and make it special.

Gronbach suggested to the Petitioner that they consider a nice residential look on the side of the building that faces the historical area and not industrial and the Petitioner agreed.

Further discussion was held on the design of the building.

Gronbach then inquired if the current parcel designated as church parking lot will remain the same. Christiansen responded that the lot is owned by the church and the City and the church have had an agreement in place for the City to use that lot for public parking during nonchurch peak periods in exchange for the City maintaining the lot.

The Petitioner stated that at this point in time they are not looking to engage for that lot with this project.

Further discussion was held in reference to parking and traffic flow.

Gronbach then brought up streetscape improvements extending to the front of this complex to tie in with the whole downtown theme.

The Petitioner reassured the Commission that their company is engaged in a lot of urban redevelopment that impacts a lot of people with parking, pedestrian traffic and so forth and that they want to work with the City to find the best resolution and maintain the vitality of the downtown.

MOTION by Majoros, supported by Waun, to move forward with the redevelopment of the Maxfield Training Center, 33000 Thomas, by AC Acquisitions, and schedule the Public Hearing for the next regular Planning Commission Meeting of April 10, 2017. Motion carried, all ayes.

Buyers thanked the Petitioner.

#### PUBLIC COMMENT

Doug Gress stated he was present with Carl Miller representing First United Methodist Church and that they are concerned with municipal parking in the area. He indicated the church has been there since 1920 and has enjoyed the opportunity to park another 100 cars in and around the church as well alongside the Maxfield Training Center and that things will be much tighter with the development going in.

Chris Schroer, a 29 year resident on Warner Street and a member of the Historical Commission, stated his concerns about the façade of the building that faces Warner Street, that it not look brand new or industrial as it faces the Historical District, and also stated he is excited to see something happen with the building but has some concerns with traffic to the area.

#### PLANNING COMMISSION COMMENTS

None heard.

#### STAFF COMMENTS

Director Christiansen updated the Commissioners on the Capital Improvement Program and the City Master Plan Update which falls under the jurisdiction of the Planning Commission and the repaying of parts of Grand River by MDOT.

MOTION by Majoros, supported by Chiara, to move to approve the request for Outdoor Seating Site Plan Review submitted by the Browndog Dessert Bar, 33314 Grand River Avenue, based on the following conditions: 1. That it be subject to the financial arrangements and implications by the four entities involved, those being the Browndog Dessert Bar, Basement Burger Bar, the Downtown Development Authority and the City; 2. to ensure consistency with the character of the Streetscape; 3. Continued discussion by staff with the Petitioner concerning the potential safety implications. Motion carried, all ayes.

#### <u>REQUEST FOR SPECIAL LAND USE – DOGWOOD VETERINARY REFERRAL</u> CENTER, 33300 NINE MILE ROAD

- A. Introduction
- B. Schedule Public Hearing

Chairperson Crutcher introduced this item and turned it over to staff.

Director Christiansen noting the Petitioner not being in attendance asked that this item be moved to the end of the Agenda.

## REQUEST TO SCHEDULE PUBLIC HEARING FOR 2018-2023 CAPITAL IMPROVEMENT PROGRAM

Chairperson Crutcher introduced this item and turned it over to staff.

Director Christiansen stated that the Capital Improvement Program Steering Committee has been working diligently to present their final draft and they are asking that the Public Hearing for this item be scheduled for the May 8, 2017 Planning Commission Meeting.

MOTION by Chiara, supported by Buyers, to schedule the Public Hearing for the 2018-2023 Capital Improvement Program for the May 8, 2017 Planning Commission Meeting. Motion carried, all ayes.

#### PUBLIC HEARING AND PRELIMINARY PUD REVIEW – AC ACQUISITIONS, LLC, MAXFIELD TRAINING CENTER, 33000 THOMAS STREET

Chairperson Crutcher introduced this agenda item and turned it over to staff.

Director Christiansen again stated apologies from the developer regarding his absence from tonight's meeting. He then gave the history of the project stating that the Petitioner,

AC Acquisitions, LLC, had presented a pre-application preliminary PUD review at the March 13, 2017 Planning Commission Meeting. He detailed the contents of the Commissioner packets regarding this agenda item and indicated that all of this information can be found online at <u>www.farmgov.com</u> for the public. He also stated a representative from OHM is present tonight to go over their recommendations included in their letter. He indicated comments from the Design Committee were also included in the background. He stated that the Maxfield Training Center is a very unique property in its location and configuration and will be the cornerstone project of redevelopment in the downtown area with impact now and for many years. He pointed out two platted but unconstructed roads from 1850 which have been vacated. He indicated that Farmington Public Schools has owned this property from the mid 1800's. He said the Maxfield Training Center has been closed for approximately six years and that Farmington Public Schools has been looking to sell and repurpose the site for some time.

He stated the graphics and plans are the beginning of moving forward with the redevelopment of this property. He talked about the Vision Plan that was created in 2012 identifying four focus areas for redevelopment, with the Maxfield Training Center being one. He indicated that the Downtown Area Plan created in 2015 is very specific in evolution to the Vision Plan and is focused just on the Maxfield Training Center site and surrounding area and has five sub area components to it and that there are six conceptual plans included in that as far as redevelopment and what the City is looking to achieve with redevelopment of this site. He stated FPS put out an RFP in November of 2015 and it was tweaked and republished in 2016 which garnered four replies. AC Acquisitions was selected to purchase and submit plans for what they propose in the redevelopment. He detailed the parties that were included in the discussion for the redevelopment.

He stated this is the beginning, it is not a decision making time but a time of questioning and discussion concerning goals and objectives for the site. He went over the conceptual plans for the site on the screen, which included a rendering, materials they are proposing to utilize, proposed elevation of contemporary urban loft style apartments from the developer. He indicated the first level of this project is for podium parking. They are proposing 189 units from studio to three-bedroom units and 236 parking spaces in the podium parking. He stated the second level are residential units, that there will be elevators and terrace areas and a pool in one of the green areas on the site. He stated that a representative from OHM is present to go over engineering and planning letters.

Chairperson Crutcher called Matt Parks from OHM to the podium.

Parks stated they reviewed the package and plans and one of the key sides is looking at utilities and water and that three years ago a water reliability study was performed and

they looked at the ability to provide water with standard pressure and said that further work needs to be done by the developer to satisfy the needs of the proposed development. Sanitary sewers with it being a school at one time said it should be adequate but will need to be looked at by developer with utility based design. Stormwater management was looked at and they want the developer to look at that and have a stormwater quality review. With the number of units and parking structure OHM wants to make sure traffic flow and logistics of delivery trucks and parking on street and take into consideration access to Shiawassee Park, ADA compliance, and construction vehicles. They also need details of terraces and engineering details of proposed pool. OHM is requesting that there be a PUD agreement in place as well.

Heather Seyfarth, senior planner, did review of site and looked at zoning ordinance as a regulatory tool and looked at four different plans and recent parking study done. She stated the use is permitted, multi-family, but height can be worked on and density and parking will need to be addressed.

Commissioner Majoros stated that in the notes there are some significant items that need to be addressed like the elimination of a story and questioned Christiansen on the general footprint such as setback and number of floors and Christiansen responded that there are a number of planning tools that are in place that relate to and effect this property. And there are also specific regulations in this area and rules what you can and can't do to this property because it is in the Downtown, including the Downtown Master Plan, that is before Council to be adopted. The City has an overall Master Plan for its land use and that identifies existing land use, goals and objectives and proposed land use for what the City would like to see if things changed. The second is the Downtown Master Plan that is part of the City Master Plan and the existing plan and update was looked at along with the 2013 Vision Plan that looks at what the City's goals and objectives are in terms of redevelopment and that was looked at and reviewed by OHM. And then there is the Downtown Area Plan that is specific to the Maxfield Training Center site area and five sub areas apart of it, all of those things were looked at in terms of their planning approach. There is a Zoning Ordinance that has rules and the CBD that has specific rules. The City has different review processes and the PUD approach is one that is flexible and allows for more flexibility as far as building height etc. He stated the developer has had conversations with City concerning mass and its effect on the existing building environment.

The floor was opened for questions by the Commissioners.

Commissioner Waun questioned the flexibility aspect of the project.

MOTION by Chiara, seconded by Buyers, to move to open the Public Hearing. Motion carried, all ayes.

(Public Hearing opened at 8:26 p.m.)

#### **PUBLIC HEARING**

Christiansen detailed the guidelines for speaking at the Public Hearing.

Chariperson Crutcher invited anyone who wished to speak to the podium.

Darlene Allen, who has lived on Warner Street for the last year and a half, spoke about her concern for safety of children due to traffic volume and also the height of the structure.

Chris Schroer, Warner Street, and was present at the last Planning Commission Meeting when this subject was addressed, indicated that he and his wife want to see some development on the property but not this development. He would like to see a different kind of transition and that this doesn't match the character of the community.

Doug Peterson, who lives on Oakland Street, stated this development is not what he was expecting but would look to more of a medium density project and this is not what was envisioned.

Shana Mulcahy, who lives on Farmington at Oakland and has three young children, cited her concern with traffic and the number of accidents they have witnessed and feels the apartment complex will not benefit the school system nor the esthetics of the neighborhood.

David Simowski, Warner Street, expressed his concerns with the developer not being present at tonight's Public Hearing and also addressed the issue of the number of parking spaces required for a structure of this size. He then questioned if there have been studies done of other communities who have put in this type of structure and its effect on the community citing rental versus owner.

Christiansen responded to Simowski's inquiry about parking studies and other communities.

Carol McGee, 23609 Warner Street, directly across from Maxfield Training Center, born and raised in Farmington stated the always aspired to live in the old village due to its special character, that she pays high taxes to live there and would like to see ownership

and not rental properties coming to the community in order to protect the historical aspects of it. She also questioned the agenda of the Farmington Public Schools and their engaging in real estate transactions without community involvement.

Christiansen responded about the relationship the City has with Farmington Public Schools and that he felt they acted in good faith in their transactions.

Doug Gress from United Methodist Church stated his concern with the parking and the impact it would have on the church.

Janie Gundloch, Warner Street, indicated that her property is adjacent to the Maxfield Training Center and shares a 239 foot property line. She stated she feels the proposed complex is out of character with the neighborhood, that it would degrade her quality of life, would be an eyesore and disturb her privacy and decrease the value of her home. She asked the Planning Commission members to envision the proposed development going in in their backyard to grasp the impact it would have on their neighborhood.

Jim White, who lives at Oakland and Warner, stated his concerns about the increased traffic the development would create and its impact on the neighborhood.

Susan Black, Oakland Street, spoke about her concerns with traffic and parking as well as the blockading of streets.

Nicole, Oakland Street, expressed concerns about the density affecting the neighborhood in a negative way and that the developer is not taking into consideration the Master Plan which dictates the direction the community wants the City to go in.

David Judge, commented on the developer and the reason for his absence, he also stated that the developer for DuCharme Place in Detroit has a different name. He went on to state his concerns about traffic, that he would like to see less density and would prefer ownership to rentals, and stated his concerns about parking as well.

Cathy Stienke, Shiawassee Street, commented on the impact this project will have on the neighborhood negatively and that it doesn't fit the character of the City.

Rick Gundloch, Warner Street, handed out photos, stated his concerns about erosion from the hill behind the Maxfield Training Center to the river as well as on his property.

John Pierini, Cass Street, stated he is not in support of this project as it is not in line with the City's Master Plan.

Mike Ritenour, stated he is neither for or against project, that it's part of the Vision Plan process to attract more young people, and that non-owner occupied is more attractive to millennials.

MOTION by Gronbach, supported by Waun, to close the Public Hearing. Motion carried, all ayes.

(The Public Hearing closed at 9:28 p.m.)

Christiansen thanked everyone for their comments and their presence at the meeting. He then read into the record the comments from the Downtown Development Design Committee on their suggestions for the project.

A correspondence from Robert Cook, 33115 Shiawassee, speaking against the proposed project, was noted to have been received.

Commissioner Majoros suggested that the developer be made aware of the comments presented at tonight's meeting before the scheduling of the next Public Hearing on this issue.

MOTION by Majoros, supported by Buyers, to move to schedule a Public Hearing on the Preliminary PUD Review – AC Acquisitions, LLC, Maxfield Training Center, 33000 Thomas Street, for the May 8, 2017 Planning Commission Meeting, with the appropriate notice being mailed out and a copy of the minutes of tonight's meeting being provided to the Applicant for his review.

Motion carried, all ayes.

(Brief recess held 9:35 p.m. to 9:45 p.m.)

#### <u>REQUEST FOR OUTDOOR SEATING SITE PLAN AMENDMENT – FARMINGTON</u> BREWERY COMPANY, 33336 GRAND RIVER AVENUE (RECALLED)

Commissioner Buyers recused himself from this agenda item due to a conflict of interest and left Council Chambers.

Chairperson Crutcher introduced this agenda item and turned it over to staff.

Director Christiansen stated the outdoor seating for Farmington Brewery Company was granted in 2014 by the Planning Commission. He put the newly submitted plans on the screen for the Planning Commission and indicated the owners want to expand the seating to the east which is approved by the Civic Theater and the City.

Chairperson Crutcher inquired about the sidewalk and asked if there is another building further east and Isaacs responded there is an electrical business but that the sidewalk does not extend to them.

Director Christiansen stated that the project does satisfy the Special Land Use requirements.

MOTION by Gronbach, supported by Majoros to open the Public Hearing on Dogwood Veterinary Referral Center, 33300 Nine Mile Road, Motion carried, all ayes.

(The Public Hearing was opened at 7:15 p.m.)

#### **PUBLIC HEARING**

No comments were heard.

MOTION by Gronbach, supported by Chiara, to close the Public Hearing. Motion carried, all ayes.

(The Public Hearing was closed at 7:15 p.m.)

MOTION by Majoros, supported by Chiara, to move to approve 1., the Special Land Use for Dogwood Veterinary Referral Center, 33300 Nine Mile Road, having satisfactorily addressed the issues in the Petitioner's application; and to approve 2., the Site Plan Review as submitted by the Petitioner, for Dogwood Veterinary Referral Center, 33300 Nine Mile Road, and to continue working with the City on the sidewalk issue Motion carried, all ayes.

Chairperson Crutcher thanked the Petitioner.

#### PUBLIC HEARING AND PRELIMINARY PUD REVIEW – AC ACQUISITIONS, LLC, MAXFIELD TRAINING CENTER, 33000 THOMAS STREET - CONTINUATION

Chairperson Crutcher introduced this agenda item and invited the Applicant to the podium

Walter Cohen, General Manager of AC Acquisitions, thanked the Chairman and Commission for having him here this evening and apologized for his absence from the last meeting.

He stated that on the screen was an overview of what they are proposing for the project.

He indicated that the site is the old Maxfield Training Center and went through the various renderings on the screen. He said School is currently not being utilized for vehicular traffic but under the plans they are proposing they will be utilizing it as one which they will rebuild and make pedestrian friendly from School Street down to Shiawassee Park.

He stated along Thomas Street there will be front entry townhouses the full length of the property with no commercial, only residential along the street.

He indicated set back from Thomas Street are an additional two stories of apartments, all having balconies and/or balconies. He said currently parking is allowed on both sides of Thomas Street and that he is hoping that remains.

He went through the plans that were on the screen and pointed out adjacent buildings and structures. He showed where the podium parking will be located and egress and ingress into and out of it.

He put a survey of the original parcel on the screen and showed where roads were vacated and stated that the current Maxfield Training Center will be demolished.

Chairperson Crutcher thanked the Petitioner and opened the floor for questions from the Commissioners. He stated Commissioner Majoros made a summary of comments from the first part of the Public Hearing and would like to give a recap of them.

Majoros stated that he made this summary as the Petitioner could not attend the prior hearing and wanted to let the citizens know that the Commission is listening to their comments.

He went through the issues in no particular order:

1. Traffic issues, i.e. overall volume, noise, peak time, demand by both occupants and visitors; flow issues, shortcuts through the historic district, implications and inconveniences on Warner/Oakland Streets; safety issues, i.e., speeding, visibility, more cars, more parked cars, general congestion.

2. Parking, parking spaces based on unit load, general issues with sprawl parking, effect on homeowners and businesses and inability to manage it, comments from church as the parking they have enjoyed using over the years will be tremendously impacted negatively.

3. Design and harmony of structure, esthetics are somewhat inconsistent with the historic character of the neighboring community, building height, sunlight, view, etc., a little too

abrupt a transition from the historic architectural character into what is less historic going east down Grand River and the potential impact on property values.

4. Density, number of units and occupants.

5. Concerns about rentals versus ownership, desirability and mindset of a rental tenant versus commitment of ownership.

6. Rationale and fit with City vision and City needs and whether it aligns with current plans in place for the City.

7. Revenue impact on tax and school.

8. Not having developer present at first public hearing to hear concerns.

MOTION by Majoros, supported by Gronbach, to open the Public Hearing.

(Public Hearing opened at 7:30 p.m.)

#### PUBLIC HEARING

Chairperson Crutcher asked speakers to limit comments to three minutes if possible.

Al Feria has lived in Historic District for 48 years and has seen a big change in Farmington during that time. He questioned if there will be cluster mailboxes and the Petitioner responded the mailboxes will be located inside the building. He then asked if there will be elevators and the Petitioner responded yes and he stated concern with number of parking spaces and indicated he'd rather see another senior structure put in at the site.

David Judge, 23708 Warner Street, 33212 Grand River for my business. He stated that many of the members of community met to discuss this project and out of the respect for everybody's time there are specific items that they will speak on that that believe will mitigate redundancies. He asked that responses from the Commission be treated with the same respect.

He said in reviewing the PUD requirements in the Master Plan for proposed projects a better understanding was gained of what the Planning Commission does for the community and wanted to thank them for their time.

He indicated based on PUD Article 10, the application and the meeting packet from the March meeting, the Planning Commission is being asked to make decisions without the requirements that the PUD concept plan and draft PUD agreement and public hearing require. The application incomplete, the project not ready for public comment or for hearing or for Planning Commission review under the PUD standards. Based on the PUD which is a process, they're asking for two things: 1, the standards have not been met, they're asking to deny the application as it stands or if the applicant would like to continue on, postpone their application until those standards are met under PUD. Citizens have a right to speak on what the PUD requires. The process is set up so we will see a parallel plan and know what it looks like under normal zoning. Right now they don't know what the plan would look like there. We don't know if there's a reason to grant a PUD and many of the reasons or all of the reasons listed under this PUD can simply be given under normal zoning ordinances. We don't see under PUD how they have to be granted.

He pointed to page 3 of the applicant's application, the page after that does not have any number on it and lists three elements, one, the parallel plan, it says there is one but there is no public record of one. He said there are ten speakers who will speak during the process. He then reiterated his request that based on the requirements of PUD, a legal document, either deny it or if you continue on to postpone it so they can speak on those issues.

Kevin Gromley, Warner Street, gave a handout to the Planning Commission. He stated he supports redevelopment of the Maxfield Training Center, just not this project. He indicated he was part of the review of the concept plan and Article 10 of the PUD requirements, He said they have seen no parallel plan, a demonstration that the design elements, the benefits that can't be attained with conventional zoning. Compatibility with adjacent use, that suggests there should be a buffer from high to low density in the surrounding area. There is a requirement of proposed variances for parking, density, maybe height and he has not seen one. One of the requirements is no detriment to the surrounding area and there are concerns about traffic, parking, noise and so forth.

Article 10 suggests the Planning Commission can require or request traffic and environmental studies and in the letter from Matthew Parks, OHM, dated April 5<sup>th</sup>, 2017, there should be a traffic impact study as well as a geotechnical and soil report and also an environmental impact study. He stated that would be prudent to have before their recommendation. Article 10 also suggests there should be details on how sewer and stormwater will be handled and his letter states we should have more details on that. There should be density calculations in the preliminary plan. He also addressed that it appears from the site plan that there's limited or no vehicle access to the back of the building so it begs the question of a fire truck or emergency vehicle access. He also

stated that many of the millennials who are renters may use Uber or Lyft and there may be cars lined up for the riders.

David Simowski, 23625 Warner, wants to see the site developed but not sure this is the right one. His specific concern was with parking and asked if there was a standard ratio utilized as to how many spaces are required per unit.

Christiansen stated that the ordinance in the Central Business District is two per unit but can be modified under the PUD.

Simowski indicated that two spaces per unit would indicate 378 parking spaces and there are currently 236 in the diagram and stated he talked to the manager of Farmington Place, the senior residence next door and asked how he felt about tenants and visitors from this proposed complex using their parking lot and the manager of Farmington Place was against it. He stated he was not speaking on behalf of the church but felt they would not be encouraging parking in their lot. He spoke of parking congestion on Oakland Street when Heeney Sundquist had a large funeral and spoke of his concern over emergency vehicles getting down the street with this new project and lack of parking for it.

He questioned if a variance is given, when will the public know its parameters and its effect on the neighborhood. He asked the Commissioners if a variance will be granted and Gronbach responded that during a Public Hearing, the Planning Commission is not obligated to respond or give answers, just to hear public comments. Gronbach then indicated it hasn't been determined yet in this case. Simowski then inquired if a variance is granted, will there be a public hearing on that.

Christiansen stated that variances are a modification of ordinance requirements typical when there is a request, an application made to the Zoning Board. In this case the PUD allows flexibility but turned the question over to City Attorney Saarela to answer.

Attorney Saarela stated that this project is not that far along in the planning process to answer that question or what may be involved.

Simowksi reiterated his concerns about being able to speak out on any proposed variances.

Judge stated that by going ahead with this process, the right of disputing variances is eliminated and he asked that the matter be tabled or another public hearing held.

Saarela stated there is no intention is recommending or denying approval tonight.

Judge stated this project does not follow a PUD process so it can't be a PUD.

Saarela stated that they are just trying to get early comment on the project.

Donald Munter, 33309 Oakland, stated he would like to discuss traffic flow. He discussed his issues of concern, citing that a traffic study has not been done, and stated that Oakland Street is the narrowest paved street and further discussion was held.

Darlene Allen, 23724 Warner Street, stated that everyone shares the same views and that her topic is the safety of the children. She said she moved to the neighborhood 2.5 years ago because she is raising her 6-year old grandson. She stated she obviously didn't pick a deliberately busy thoroughfare to raise a child but she found because of the traffic situation that others have described between Farmington and Oakland and Warner, there are only so many ways to go and that people are going to use Warner. She said that as it is used today, it's used as a thoroughfare to avoid Farmington and a lot of cars go very, very fast and to her the thought of another three or 400 cars in the whole square of Shiawassee, Warner, Oakland and Farmington is already at capacity. She stated she can't imagine what it's going to be like with the additional cars. She stated that she felt that things that were conveyed at the prior public hearing would have been conveyed to the builder before this evening.

Chairperson Crutcher responds that's what the meeting is for tonight.

Jane Gundloch, 23770 Warner, stated she spoke last month and indicated that she and her husband Rick live in an 1860s Victorian home that sits on an L-shaped lot that backs up to the Maxfield Training Center facility and that they share a 229 foot lot line. Their property covers almost 2 acres and includes a portion of hill that runs down to the Rouge River. She stated that is a significant fact because her husband will be talking about problems with erosion on the big hill. She stated the character and design is what she is going to address of the proposed development and how it fits in with its surroundings and the fact is that it does not fit. The huge, bulky structure is totally out of scale for the site and its surroundings, that it is crammed onto a 3 acre parcel of property and would tower over everything in sight. At 48 feet, the monstrous building would stand out on the hill and in the downtown and it would block out light. She stated this is an urban phenomenon which requires light studies. In addressing the issue of scale in the CBD, the Master Plan, which is a legal basis on which the City makes its plans, says that development and redevelopment needs to be consistent with the historic architecture, the mixture of uses and the compact layout of a traditional small town. In terms of character, the flat, boxy, pseudocontemporary building is not at all compatible with its surroundings. It does not fit into the existing community, neither our traditional downtown nor the classic 1920s Methodist Church nor the valued Historic District it borders. The Master Plan also states

that development or redevelopment in the Historic District and CBD should be designed in keeping with the existing building character. The proposed project does not incorporate any traditional design elements and makes no attempt to fit in with the existing character of its surroundings and the bit of bricks on the sides of the building as was mentioned by the DDA Design Committee does not make this building look historic. In fact, the houses in the adjoining Historic District, consist primarily of plat board sided houses, some stucco and a few brick bungalows. She reiterated that the Master Plan states as a goal to encourage development and redevelopment that embraces the historic character of Farmington. She closed by saying that Farmington is a wonderful community which has become attractive to residents and visitors alike. People like to walk through the quaint, well maintained neighborhood with its sidewalks and tree-lined streets as they walk dogs or strollers as they sip their coffee as they head through Starbucks or to Shiawassee Park. She is hoping the Commission realizes the value of the area to the City and how valuable it is that it is protected and enhanced. Building a huge contemporary apartment complex on the premier cornerstone property in downtown Farmington would be a mistake. She said that is not what the PUD is about, it should be something special and high quality and that will enhance the community now and for years to come.

John Tierney, 23700 Cass, listened to comments made and is finding it difficult to make a leap from the 2009 Master Plan that promotes home ownership as a key to grow our community to the 2015 vision which promotes high density, low cost, transient rental apartments as a way to grow our family oriented community. The 1998 - 2009 Master Plan said home ownership is the way we want to grow our neighborhoods and the 2009 said "Providing opportunities for home ownership is perhaps the best way to increase local awareness and improve our neighborhood conditions so imp in Master Plan developers gave us a road map to achieve it with three things. First, it recognized there was a significant amount of apartments in the area and stated they should be converted to owner/occupied condos. Two, infill new development with owner occupied homes. Three, to seek out opportunities to promote home ownership.

Studies show by 2020 that 37% of millennials will be renters. The housing study done in 2015 stated it was a thorough analysis of existing and potential residential conditions and opportunities. The housing study was an apartment study, a public feasibility study developed to answer one simple question, if Farmington builds 150 apartments, will they be occupied, and the answer was yes. He stated the stakeholders of Farmington, communities, neighbors, families, deserve much, much more and that together as a community we will achieve better than this plan.

He then asked if a representative of OHM was at the meeting tonight. Heather Seyfer, stated she was present and from OHM. He then asked why Farmington hired her to do an apartment feasibility study and she responded the study was done for the Vision Plan.

Director Christiansen stated the study was done by Danter.

Attorney Saarela stated that OHM is the City's consultant and that they are at liberty to hire subconsultants.

Tierney then stated that the study seems shortsided as they're looking at a Vision Plan based on an apartment feasibility study.

Rich Gundloch, 23700 Warner, indicated he spoke at the last meeting and that he'd like to say that he appreciates the summary Majoros gave of the prior hearing regarding comments heard.

He then gave a handout to the Commissioners with some comments he has about process and stated he realizes the Planning Commission did the public a favor in allowing them to see the plan prior to it going forward and thanked them for being allowed to speak out on various items before the plan is complete.

He then indicated he would be speaking on problems with erosion on the property, that he owned a piece of property that borders Maxfield Training Center with 229 feet in common and is a major border and they also own a long section along the river feet, 100 feet. He gave photos to the Commissioners on erosion that's occurring on the water's edge on his property and also at Maxfield Training Center and stated that it is a serious problem. He stated his concerns of the building and design on this property that has two components, a big level plat of land and a hillside that drops down to the riverfront. He is concerned that ground won't support the building, that there is already instability and the Farmington Public Schools tried to slow erosion of hill with crushed limestone and limestone boulders, wants to know if engineering study has been done to determine how to stabilize the hill and if not would request the Planning Commission to order one.

Chris Schroer, who lives next door to parking lot of church and Training Center, first off thanked the Commission for the synopsis of the comments from last month. He commended the Petitioner on a job well done on Ducharme Place but that he didn't think that would work in Farmington. He stated he spoke with a heavy heart at the last meeting as his father had passed away earlier that day. He indicated his father gave him tidbits of wisdom, one of them being that people don't know how much you care until you show them. He stated the neighborhood and some other residents in the community are showing how much they care about their community and the finished product and that he will be looking at it every day for the rest of his life. He also indicated that they care about the process, that there was a great deal of time and effort put into the City Master Plan and that they should stick with it and follow its direction and cited sections of it. He asked the Planning Commission to do their due diligent and stick with the Master Plan.

Nicole Goodwin, 3224 Oakland Street, addressed the issue of connectivity to Shiawassee Park.

Bob Cook, 33115 Shiawassee, spoke on erosion and also compromising the wildlife that runs through the area from the proposed development.

David Livingston, 33906 State Street, stated that he moved to Farmington from Ferndale for the quality of life that it offered and hoped that it would not be compromised from this new development.

Maria Taylor, 23750 Gill Road, stated she is concerned about the character of the proposed development at the Maxfield Training Center and hoped that the Commission would get a little more community input this time around.

James Gallagher, 22746 Power, stated he was present to support the project, that the site has been vacant for seven years and that it will be developed at some point in time and would the City promote putting two houses on the site or bringing 500 more people to the City contributing to the tax base and bringing their dollars into the City. He also spoke on the comments made about transient people living in the community.

Carol McHee, 23609 Warner Street, stated she grew up in Farmington and her family was low income and qualified for free lunch at school and that she worked very hard to educate herself to enable her to raise her family in a community with the values that Farmington offers.

Two letters were acknowledged being received from David Livingston and Douglas Peterson.

MOTION by Chiara, supported by Majoros, to close the Public Hearing. Motion carried, all ayes.

(Public Hearing closed at 8:36 p.m.)

Attorney Saarela provided a handout to the Planning Commission regarding the proposed resolution.

MOTION by Gronbach, supported by Chiara, in the matter of the PUD Plan submitted by AC Acquisitions, LLC, for the Maxfield Training Center, to move to postpone to a date uncertain to allow the applicant to address:

a. The comments of the City's planning consultant, OHM, in its letter dated April 6, 2017 particularly related to building height, density, parking, circulation, traffic and landscaping;

b., the comments of OHM with regard to engineering in the letter dated Apriil 6, 2017; and

c., comments during the public hearing and by Commissioners regarding parking, building design and massing, façade, and location on the parcel. Motion carried, all ayes.

Majoros commented to staff the importance of these items being on the City website and to have a consistent point of view developed by staff about the Vision Plan and Master Plan.

Chairperson Crutcher stated there will be a brief recess before the next item is heard.

(Recess taken at 8:35 p.m.)

(Meeting reconvened at 8:44 p.m.)

#### PUBLIC HEARING - 2018-2023 CAPITAL IMPROVEMENT PROGRAM

Chairperson Crutcher introduced this item and turned it over to staff.

Majoros suggested and asked for staff's counsel on this that they had spent two hours for the hearing on the PUD and that this item is of equal importance and requested that consideration be given this item be adjourned to either the June meeting or until such time that would allow a dedicated session to focus on the document that took months to prepare to allow for equal scrutiny and discussion on same.

Director Christiansen responded that he would concur with Commissioner Majoros' statement.

MOTION by Majoros, supported by Waun, to adjourn the formal Public Hearing on the 2018/2023 Capital Improvement Program until such time that the topic could be addressed at a Planning Commission Meeting that would allow ample time to discuss the document.

Motion carried, all ayes.

#### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE FARMINGTON PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE FARMINGTON CITY HALL, 23600 LIBERTY STREET, FARMINGTON, MICHIGAN 48335 ON MONDAY, JULY 9, 2018 AT 7:00 P.M; ALL PROPERTY OWNERS WITHIN 300 FEET OF THE SITE IN QUESTION ARE NOTIFIED.

- LOCATION: 33000 Thomas Street
- PARCEL NOs.: 23-27-152-016 and 23-27-177-092
- REVIEW: Consideration of a revised/updated planned unit development proposal to construct 115 residential rental apartments divided among three (3) buildings with surface parking on the former Maxfield Training Center site.
- APPLICANT: AC Acquisitions, LLC of Farmington Hills

Kevin P. Christiansen, AICP, PCP, Economic and Community Development Director

Publish: June 24, 2018 in the Farmington Observer Mail: June 22, 2018 PROPERTY OWNER 33205 SHIAWASSEE FARMINGTON, MI 48336

PROPERTY OWNER 33208 OAKLAND AVENUE FARMINGTON, MI 48336

PROPERTY OWNER 33215 OAKLAND AVENUE FARMINGTON, MI 48336

PROPERTY OWNER 23617 WARNER STREET FARMINGTON, MI 48336

GEORGE & JANET CAUDLE 253 MOULIN ROUGE DRIVE BONNE TERRE, MO 63628

PROPERTY OWNER 23734 WARNER STREET FARMINGTON, MI 48336

PROPERTY OWNER 23620 WARNER STREET FARMINGTON, MI 48336

PROPERTY OWNER 23708 WARNER STREET FARMINGTON, MI 48336

THIBAULT ENTERPRISES, INC 21021 KELLY ROAD EASTPOINTE, MI 48021

PROPERTY OWNER 33212 GRAND RIVER AVENUE FARMINGTON, MI 48336 PROPERTY OWNER 33218 OAKLAND AVENUE FARMINGTON, MI 48336

PROPERTY OWNER 33204 OAKLAND AVENUE FARMINGTON, MI 48336

PROPERTY OWNER 33209 OAKLAND AVENUE FARMINGTON, MI 48336

FARMINGTON VILLAGE COMPLEX NU-VEST ASSOC, INC 31000 NORTHWESTERN HIGHWAY, SUITE 200 FARMINGTON HILLS, MI 48334

FARMINGTON PLACE 32900 GRAND RIVER AVENUE FARMINGTON, MI 48336

PROPERTY OWNER 23700 WARNER STREET FARMINGTON, MI 48336

FIRST UNITED METHODIST CHURCH OF FARMINGTON 33112 GRAND RIVER AVENUE FARMINGTON, MI 48336

PROPERTY OWNER 33115 SHIAWASSEE FARMINGTON, MI 48336

Q CO, LLC 23848 WHITTAKER FARMINGTON, MI 48335

LOS TRES AMIGOS FARMINGTON, LLC 1322 RENSEN STREET, SUITE B LANSING, MI 48910 PROPERTY OWNER 33212 OAKLAND AVENUE FARMINGTON, MI 48336

PROPERTY OWNER 33221 OAKLAND AVENUE FARMINGTON, MI 48336

PROPERTY OWNER 23625 WARNER STREET FARMINGTON, MI 48336

PROPERTY OWNER 33300 THOMAS STREET FARMINGTON, MI 48336

PROPERTY OWNER 23609 WARNER STREET FARMINGTON, MI 48336

PROPERTY OWNER 23626 WARNER STREET FARMINGTON, MI 48336

PROPERTY OWNER 23724 WARNER STREET FARMINGTON, MI 48336

FARMINGTON PUBLIC SCHOOLS 32500 SHIAWASSEE FARMINGTON, MI 48336

MANOEIL & MARIE AGHOBJIAN 16284 KAMANA ROAD APPLE VALLEY, CA 92307-1310

FC FARMINGTON PLACE, LLC C/O FOREST CITY CAPITAL CORP 50 PUBLIC SQUARE, SUITE 1170 CLEVELAND, OH 44113 PROPERTY OWNER 33023 THOMAS STREET FARMINGTON, MI 48336

PROPERTY OWNER 33103 THOMAS STREET, UPPER FARMINGTON, MI 48336

PROPERTY OWNER 33106 GRAND RIVER AVENUE FARMINGTON, MI 48336

CARL THOMPSON GAISER 23030 HAWTHORNE FARMINGTON, MI 48336

FARMINGTON VILLAGE COMPLEX NU-VEST ASSOC., INC. 31000 NORTHWESTERN HIGHWAY, SUITE 200 FARMINGTON HILLS, MI 48334 Leitrim-Groves, LLC Attn: Farbman Group 28400 Northwestern Highway, Suite 400 Southfield, MI 48034

WOJNAROSKI PROPERTIES, LLC P.O. BOX 722 FARMINGTON, MI 48332

PROPERTY OWNER 33110 GRAND RIVER AVENUE FARMINGTON, MI 48336

PROPERTY OWNER 33004 GRAND RIVER AVENUE FARMINGTON, MI 48336 PROPERTY OWNER 33103 THOMAS STREET FARMINGTON, MI 48336

STATE OF MICHIGAN DEPARTMENT OF NATURAL RESOURCES P.O. BOX 30028 LANSING, MI 48909

PROPERTY OWNER 33023 THOMAS STREET, UPPER FARMINGTON, MI 48336

C-4 LEASING, LLC 45872 ASHFORD CIRCLE NOVI, MI 48374



July 3, 2018

Mr. Kevin Christiansen Economic and Community Development Director City of Farmington 23600 Liberty Street Farmington, MI 48335

RE: Maxfield Training Center – PUD Conceptual Plan Review 33000 Thomas Street Proposed Zoning: PUD – Planned Unit Development

#### Dear Mr. Christiansen:

At your request, we have reviewed the conceptual design for the proposed project on the Maxfield Training Center Site. The applicant is proposing to develop a multiple-family residential development that will consist of three 4-story buildings that include 115 living units and 175 parking spaces. Vehicular access will be provided by two curb-cuts on Thomas Street.

#### Executive Summary

In terms of compliance with the Zoning Ordinance, the proposed design meets land use and PUD designation requirements. While the design does not comply with parking requirements, the number of spaces in relation to the proposed unit types support deviation from the Ordinance. Further adjustments to the design should be made to meet landscaping requirements and design standards for accessory structures.

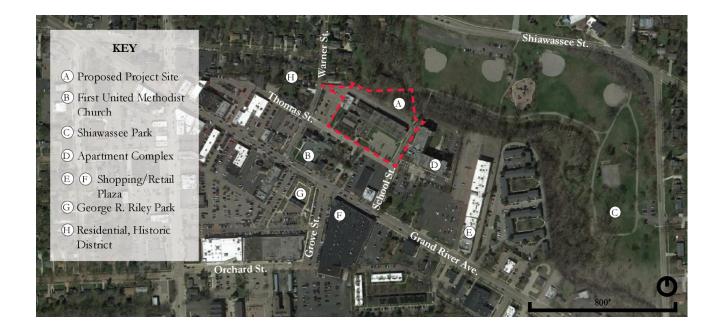
The proposed design meets plans and reports for the area in terms of land use and general site objectives; however, it does not reflect the pedestrian connection laid out by the City's Downtown Master Plan and Downtown Area Plan. The plans suggest a design concept be created for this site to expand housing choices, enhance the economic competitiveness of the downtown, create new opportunities for entertainment and gathering, bridge the gap between Grand River Avenue and Shiawassee Park, and complement Riley Park. In order to fully comply with these plans, the applicant's proposed design should further develop and strengthen the existing pedestrian connection to create a continuous district environment.

Mr. Kevin Christiansen July 3, 2018 Page 2 of 7



#### Existing Site

Located on three acres just north of Grand River Avenue in downtown Farmington, the former school building and training center measures nearly 60,000 square feet and has been a key focus area in the City's redevelopment plans. The City and the Farmington Public Schools have worked in partnership to facilitate the redevelopment of this longstanding institution to meet today's community goals of bringing vibrancy and more living/work opportunities into the downtown.





#### **Overall Land Use Compliance Summary:**

Planning/Zoning Document	Planning/Zoning Land Use Designation	Compliance of Project with Land Use Designation
Zoning Ordinance	Existing: CBD – Central Business District Proposed: PUD	Use permitted by right. Pedestrian oriented design, building design, and landscaping adjustments are needed.
Farmington Master Plan (future land use map)	Central Business District - Mixed Use	Supports the intention of the mixed-use district by providing dense residential among commercial uses.
2015 Downtown Area Plan	Development Concept – Option 3: Multiple- Family Residential	Generally supports the intention of the plan's concepts. Enhanced connections to the park and a pedestrian/circulation plan would better support this plan.
2004 Downtown Master Plan	Site does not included designation	N/A
2016 Downtown Master Plan	Deferred to Downtown Area Plan	Generally supports the intention of the plan's concepts. Enhanced connections to the park and a pedestrian/circulation plan would better support this plan.
Downtown Farmington Parking Study	Multiple-Family Residential	Land use is compatible with study.
2016 Recreation Master Plan	Recommended prioritized access improvement between Shiawassee Park and downtown, including switchbacks and pedestrian bridge.	Adjustments may be needed in the plan layout to support the goals of park access.

#### Zoning:

The site is currently zoned as CBD – Central Business District, where multiple-family dwelling units are permitted by right. As a property proposed for PUD designation, the development is required to meet select underlying zoning district regulations and specific eligibility criteria to validate the deviation from traditional zoning.

To fully meet the zoning requirements, the site plan will need to address the following:

#### PUD Requirements

In order to grant PUD designation, the site design must include at least three (3) of the following elements that cannot be executed under CBD zoning regulations:

- a. Mixed-use development with residential, and non-residential uses or a variety of housing types;
- b. Redevelopment of brownfield or greyfield sites;
- c. Pedestrian/transit-oriented design with buildings oriented to the sidewalk and parking to the side or rear of the site;
- d. High quality architectural design beyond the site plan requirements of this chapter;
- e. Extensive landscaping beyond the site plan requirements of this chapter;
- f. Preservation, enhancement or restoration of natural resources (trees, slopes, nonregulated wetland areas, views to the river);
- g. Preservation or restoration of historic resources;
- h. Provision of open space or public plazas or features;

- i. Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g., topography, shape etc.);
- j. Effective transition between higher and lower density uses, and/or between nonresidential and residential uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach;
- k. Shared vehicular access between properties or uses;
- 1. Mitigation to offset impacts on public facilities (such as road improvements); or
- m. Significant use of sustainable building and site design features such as: water use reduction, waterefficient landscaping, innovative wastewater technologies, low impact stormwater management, optimize energy performance, on-site renewable energy, passive solar heating, reuse/recycled/renewable materials, indoor air quality or other elements identified as sustainable by established groups such as the U.S. Green Building Council (LEED) or ANSI National Green Building Standards.

This plan meets the requirements by addressing items c, h, and j. If adjustments are made, the plans should maintain the inclusion of at least three of the elements listed above. If relaxation of the above criteria is granted, further studies are needed to demonstrate that the project will not negatively impact public health, safety, or welfare.

#### Pedestrian Oriented Design

Requirements for residential development within the CBD District call for an interconnected street and sidewalk network that unifies neighborhoods and provides more convenient access to business and community facilities. While the proposed plan incorporates the existing pedestrian connection to Shiawassee Park, the Downtown Area Plan calls this area out as a priority connection and suggests a more enhanced pedestrian streetscape connection.

#### Landscaping

For property adjacent to residential districts, the requirements for a landscape buffer state that the buffer shall contain at minimum: two (2) canopy trees and four (4) shrubs, or one (1) evergreen and four (4) shrubs per twenty (20) linear feet along the property line, rounded upward. While a buffer exists in the proposed plans, it falls short of meeting these requirements.

Frontage landscape requirements include the utilization of canopy trees. Ornamental trees may be used to diversify greenbelt planting requirements, provided they are provided two (2) ornamental trees are provided for every one (1) canopy tree. Requirements for this site are fifteen (15) canopy trees and eighty-eight (88) shrubs. The proposed design provides seventeen (17) ornamental trees and ninety (90) shrubs. The proposed design utilizes ornamental trees due to presence of overhead utilities, but does not meet the requirement for substitution of ornamental trees.

#### Parking

Parking requirements are two (2) parking spaces per dwelling unit. With a total of one-hundred and fifteen (115) units proposed, 230 parking spaces are required. The proposed plan provides a total of one-hundred and seventy-five (175) spaces (1.52 spaces per unit), with the majority of parking provided off street and fourteen (14) head-in spaces accessed from School Street. The proposed unit types consist of studio, one bedroom, and two bedroom units. These unit sizes along with potential reciprocal parking agreements with adjacent lots, support a reduced parking ratio.

#### Building Design

Building design requirements for residential dwellings state the following:

a. Residential buildings shall utilize high-quality traditional architecture, such as but not limited to: Arts and Crafts, Colonial, Gothic Revival, Italianate, Tudor, Victorian and other



traditional styles characteristic of the Midwestern United States and with historic buildings in the city, including modern variations of traditional styles.

- b. All residential units shall provide a pedestrian door facing the front lot line.
- c. The front facade of all residential units shall be at least fifteen (15) percent windows or doors.
- d. All dwellings shall include a front porch or front stoop with steps or an accessible ramp.
- e. All buildings shall utilize high quality building materials that are in keeping with traditional architectural styles of the downtown. Permitted wall materials include, brick, stone, wood and fiber cement siding. Vinyl siding shall not be utilized, except the planning commission may permit limited use of vinyl siding on facades not visible from the street.
- f. Garage doors shall be located on the side or rear of the building. Garage doors shall not be visible from Farmington Road or Grand River Avenue. The planning commission may prohibit or limit visibility from other side streets as determined appropriate when considering visibility from the public right-of-way and orientation of the front of the proposed units.

The proposed plan stays true to traditional style characteristics of the Midwest and includes modern variations of the downtown's traditional architectural style. It is oriented towards the street with centralized entryways and lobbies and includes individual patios and balconies. Building materials consist of cast stone, brick, and fiber cement trim and siding.

Additional design elements to be considered, include the following:

- General provisions for waste receptacles and their screening location shall be subject to Planning Commission approval. Due to close proximity of the dumpster to the pathway, it is recommended that the dumpsters be moved away from all pedestrian pathways. Exterior screening materials should utilize the same brick as the building, incorporate a cast-stone cap consistent with building materials, and the wood gate finish color should match the corresponding siding color on the building.
- General requirements also state that carports shall have a maximum height of fifteen (15) feet. They shall be enclosed or obscured at least twenty-five (25) percent along all sides visible from public streets, residential districts or vehicular drives within the site. Interior carport materials and elevations should be shown to assure consistency with building materials and dimension requirements.

#### Plans & Reports:

The proposed concept generally complies with the City Master Plan, Downtown Area Plan, Downtown Master Plan and the Downtown Farmington Parking Study. The comments below offer suggestions on how to better support the intentions of these plans.

#### City of Farmington Master Plan

The future land use map designates this site within the Central Business District. The Master Plan defines this district as including retail, restaurants, personal service establishments, office and residential uses. This plan also encourage mixeduse buildings, with retail and restaurants on the first floor with residential below. While this is encouraged, it is not required for development.

#### Downtown Area Plan and Downtown Master Plan

The Downtown Area Plan conceptual design options for the specific project site that propose multi-family residential, which this proposed concept generally meets. However, the concepts found in the Downtown Area Plan and Downtown Master Plan also include a strong pedestrian connection to Grand River Ave and Riley Park, and pedestrian accessibility improvements to Shiawassee Park. These are proposed to help keep the area's amenities well connected and support a pedestrian-oriented environment.

Mr. Kevin Christiansen July 3, 2018 Page 6 of 7



The proposed plan does not provide that strong pedestrian connection toward Riley Park. The proposed building and parking layout also does not appear compatible with the conceptual design for the Shiawassee pedestrian access as illustrated in the image to the right.

The city and the applicant should work together to explore ways in which the pedestrian access down into the park from the northeast corner of the site can be improved in a way that is consistent with the goals and intent of the Downtown Area Plan studies.

#### Downtown Farmington Parking Study

The parking study identifies the Maxfield Training Center site as a potential site for multi-family residential redevelopment. It suggests a total of one hundred and fifty-five (155) apartment units and two hundred and thirty-eight (238) parking spaces (a ratio of 1.5 parking spaces for every living unit), with guest

Development Area A+B - Option 3, 2015 Downtown Area Plan



parking noted as a future projected parking demand. This ratio implies that guest parking be provided as on-street parking. The proposed development generally supports the intent of the concepts suggested in the parking study.

Our comments are provided to help direct the Planning Commission discussion, and to explain the benefits that may be derived from this project. Additional input from the City's Engineer and Attorney should also be considered during the City's review.

Sincerely, **OHM** Advisors

Margnuite Maak Marguerite Novak, Planner

cc: John Koncsol, City of Farmington Chuck Eudy, City of Farmington McIntosh Poris Associates

Mr. Kevin Christiansen July 3, 2018 Page 7 of 7

> Matt Parks, OHM Advisors File





July 3, 2018

Mr. Kevin Christiansen Economic and Community Development Director City of Farmington 23600 Liberty Street Farmington, MI 48335

RE: Maxfield Training Center Site Redevelopment – Conceptual Design Review #1

Dear Mr. Christiansen:

We have completed our first review of the conceptual design documents provided for the proposed Maxfield Training Center site redevelopment as prepared by Nowak & Fraus and Hobbs + Black. The concept plan was received by this office on June 25, 2018. We have previously reviewed this site with a different conceptual design, most recently in April 2017. The comments in this letter are provided to aid the applicant with what is needed for the pending final site plan review and the forthcoming PUD process. This letter is specific to engineering and infrastructure issues.

A brief description of the project has been provided below, followed by our comments and a list of anticipated required permits and approvals.

#### PROJECT AND SITE DESCRIPTION

The applicant is proposing a 135,947 square-foot site with three (3) 4-story multiple-family dwellings and associated 175 parking spaces. The complex will provide 115 units comprised of 12 studio units, 71 one-bedroom units, and 32 two-bedroom units. In addition, the site will provide a storm water management system, connections to the existing water and sanitary mains, as well as internal sidewalk, some of which leads to Shiawassee Park. No business offices or retail spaces are currently proposed as part of the complex.

#### SITE PLAN COMMENTS

The following comments should be addressed by the applicant prior to submitting plans for final site plan review. It should be noted that this is not an all-inclusive list and additional comments may be generated as new information is presented. It is recommended that the applicant's engineer meet with this office prior to resubmittal for final site plan to discuss these items as well as address other questions the applicant may have in regard to relevant ordinances and engineering standards.

#### Site Layout/Circulation:

- 1. It is recommended that additional topographic survey and site data be added to the northern/northeastern sections of the parcel in which the development is proposed. This data is required to be collected a minimum of 50-feet past the property line.
- 2. Provisions to maintain and protect the steep slope and vegetated slope leading down to the river shall be provided on the plan set. Details of fences, railing, walls, and/or other amenities separating this site and other adjacent properties should be detailed on future plan submittals. Slope stabilization shall be considered as a potential public benefit.
- 3. It appears that there is no easement for the proposed sanitary sewer shown. A sanitary sewer easement will be required for the main that runs through the site.

- 4. It appears that the trash enclosures on both ends of the proposed parking lot are in between two proposed parking spaces. For improved site vehicle circulation, we recommend that the proposed locations of both trash enclosures be relocated. These enclosures shall be accessible for trash collection vehicles, but not be positioned directly adjacent to parking stalls or pedestrian walkways that lead to Shiawassee Park.
- 5. Additional information will need to be provided for vehicular circulation of the site. AutoTurn templates should be provided for the largest vehicle(s) accessing the site (e.g. delivery truck, garbage/recycling collection vehicles, fire truck, etc.). In addition, ingress and egress points shall be clearly labeled and identified on the plans.
- 6. The proposed parking on the far eastern side of the side, along proposed Building #2, is in an area where the existing asphalt is in poor condition. We recommend that the proposed pavement in this area be extended to its limits, rather than just the parking spots as currently proposed.
- 7. It appears that there will be a separation between the existing church parking lot and the proposed residential parking lot using curbs in the southwest corner of the site. It is recommended the applicant work on attaining a shared parking agreement between the entities. The applicant shall modify the layout of the area to maximize parking and facilitate better overall circulation. The current design greatly impacts the number of spaces and circulation available for the church parking lot.

#### Utilities:

- 8. The proposed storm water management system and layout appears to be acceptable for this site; however, additional pre-treatment information shall be provided. In addition, a storm water narrative explaining the system, including its Best Management Practices (BMPs), is required.
- 9. It appears the site has access to public water main and sanitary sewer along Thomas Street, School Street, and Warner Street. This office performed preliminary checks of the water and sewer system, but would like to verify the proposed demands (as required by the developer) against the City's water model at this preliminary stage to ensure no offsite improvements will be required. The applicant shall, also, include how the site will connect to the existing public utilities. In addition, basis of design calculations for both the water main and sanitary sewer will need to be provided to ensure the existing public water supply and sanitary sewer systems have sufficient capacity to serve this development.
- 10. The applicant shall consider looping the water main on the east side of the site to connect to the existing 6-inch water main located near the northeast corner of the site. This will allow for better circulation as well as redundancy and may reduce the amount of onsite utilities. In addition, the applicant shall also show the existing 6-inch water main that runs along Thomas Street. Connections should be proposed to the existing 8-inch along Thomas.
- 11. The applicant shall outline what the intent is for the existing utility poles along the north side of Thomas Street. It appears that there will be conflicts with these poles and the proposed development.

#### Pedestrian/Sidewalks:

- 12. Currently, the site provides access to the Shiawassee Park located north of the river via an existing pedestrian path. Plans will need to include how the applicant will maintain access to Shiawassee Park during and after construction. As part of the required public benefit for this PUD, it is recommended that the applicant consider a clear, delineated route (with signage) to Shiawassee Park.
- 13. It appears the applicant will be proposing sidewalk along Thomas Road and the existing alleyway along the east property line. ADA compliance will be required for all pedestrian facilities. In addition, ramp upgrades for connecting pedestrian facilities in the public right-of-way will also be required.

#### PRELIMINARY DETAILED ENGINEERING COMMENTS

The following comments should be addressed by the applicant during the detailed engineering drawing submittal, but do not affect the recommendation to the City of Farmington Planning Commission. It should be noted that this is not an all-inclusive list and additional information may be generated as new information is presented.

1. A complete geotechnical investigation and soils report is required. Soil boring logs shall be provided on future construction plan sheets. More specifically, geotechnical information is desired around the proposed Building #3

due to the heavily wooded area, changes in elevation, and slope erosion. Ultimately, the developer will need to indicate that a safe building foundation is attainable.

- 2. The applicant should consider parking and circulation of traffic entering and exiting the site and how to minimize traffic flow from using Warner and Oakland Street as a means of ingress and egress. For example, aligning access points with School Street, or other design strategies, shall be considered to help facilitate these movements.
- 3. It is anticipated that impacts to the existing Thomas Street and other adjacent streets, as well as the church parking lot to the west, will occur during the construction of this site. Provisions shall be coordinated with the City in the PUD Agreement regarding the staging of construction and the restoration of these paved surfaces (as needed). The parties responsible for these repairs shall be agreed upon and documented in the PUD agreement.
- 4. Construction traffic should be limited to School Street and Thomas Street. No construction traffic should be allowed on Warner Street or permitted to access the historic district neighborhood north of Thomas Street along Warner and Oakland Streets.
- 5. It appears the proposed number of parking spaces does not meet the City's Code of Ordinances and off-street parking requirements for multiple-family dwellings (Article 14, Section 35.172). The applicant will need to work with the City as part of the PUD Agreement on how to resolve potential parking issues.

#### **REQUIRED PERMITS/APPROVALS**

- A Traffic Impact Study may be required as part of the future plan submittal.
- A MDEQ Act 399 permit may be required depending on the design of the proposed water system.
- A MDEQ Part 41 permit may be required depending on the design of the proposed sanitary sewer system.
- The storm water management system may require review and permitting from the Oakland County Water Resources Commissioner's office (OCWRC).
- A Soil Erosion and Sedimentation Control permit will be required by OCWRC.
- All sidewalk and paving improvements shall meet current Americans with Disabilities Act requirements.

Should you have any questions or comments, please don't hesitate to contact us at (734) 522-6711.

Sincerely, OHM Advisors

Matthew D. Parks, P.E.

MDP/jlh/abd

Jessica Howard

cc: John Koncsol, City of Farmington Chuck Eudy, City of Farmington Heather Bowden, OHM Advisors Marguerite Novak, OHM Advisors Walter Cohen, Owner, AC Acquisitions LLC, <u>wcohen@arco1952.com</u> Brad Brickel, P.E., Nowak & Fraus Engineers, 46777 Woodward Ave., Pontiac, MI, 48342 Steve Dykstra, Hobbs + Black Architects, 100 N. State St., Ann Arbor, MI, 48104 File

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