



**GRAND RIVER CORRIDOR IMPROVEMENT  
AUTHORITY MEETING**

**Thursday, April 7, 2022 – 8:00 a.m.  
Conference Room A – City Hall  
23600 Liberty Street  
Farmington, MI 48335**

---

**AGENDA**

- 1. CALL TO ORDER**
  
- 2. APPROVAL OF AGENDA**
  
- 3. APPROVAL OF MINUTES**
  - A. February 10, 2022 Minutes**
  
- 4. Site Plan Amendment/Façade Modification – Bellacino's, 22424 Orchard Lake Road**
  
- 5. Discussion – Proposed Site Plan Amendment, Farmington Plaza, Grand River Avenue and Mooney Street**
  
- 6. PUBLIC COMMENT**
  
- 7. BOARD COMMENT**
  
- 8. ADJOURNMENT**

**CITY OF FARMINGTON  
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY  
MINUTES  
February 10, 2022**

**CALL TO ORDER**

The Farmington Grand River Corridor Improvement Authority meeting was called to order at 8:08 a.m. by Chairman King.

Members Present: Bowman, Carron, King, Thomas  
Members Absent: Acceturra, Graham, O'Dell  
Staff: Christiansen, Morris (OHM Advisors)

**APPROVAL OF AGENDA**

Motion by Carron, supported by Thomas to approve the agenda. Motion approved unanimously.

**APPROVAL OF MINUTES**

Motion by Bowman, supported by Carron to approve the January 13, 2022 minutes. Motion approved unanimously.

**GRAND RIVER CORRIDOR VISION PLAN UPDATE**

Director Christiansen discussed the current status of the Grand River Corridor Vision Plan Update. Jennifer Morris with OHM Advisors reviewed the current/final draft Grand River Corridor Vision Plan Update 2021 (now 2022) with the Board. Discussion and review of the final draft included the implementation section. Motion by Thomas, Supported by Bowman to approve the Grand River Corridor Vision Plan Update 2022 and forward it to the Joint CIA Boards for their review and consideration. Motion approved unanimously.

**PUBLIC COMMENT**

None.

**BOARD COMMENT**

None.

**ADJOURNMENT AT 9:26 am**

<b>Farmington Grand River Corridor Improvement Authority Staff Report</b>	<b>Grand River Corridor Improvement Authority</b> <b>Date:</b> April 7, 2022	<b>Reference Number</b> <b>4</b>
<b>Submitted by:</b> Kevin Christiansen, Economic and Community Development Director		
<b>Description</b> Site Plan Amendment/Façade Modification – Bellacino’s, 22424 Orchard Lake Road		
<p><b>Background</b></p> <p>The City has received a Site Plan Application for proposed modifications/improvements to the existing Bellacino’s located at 22424 Orchard Lake Road (former Dan’s Subs) within the Grand River Corridor. The subject property is currently zoned C-2 Community Commercial and is within the Mixed Use (MU) Zone in the GRC Grand River Corridor Overlay District (see attached).</p> <p>Attached for your review and consideration is a copy of the Site Plan Application and a proposed site plan submitted by the applicant/petitioner. Proposed modifications/improvements to the existing building and site include an enclosed outdoor seating area and building façade upgrades/enhancements.</p> <p>Attachments</p>		



# CITY OF FARMINGTON

For office use only

Date Filed: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

## Site Plan Application

1. Project Name Bellacino's D-Dawgs

2. Location of Property

Address 22424 Orchard Lake Rd. Farmington, MI, 48336

Cross Streets Orchard Lake RD & Grand River Ave

Tax ID Number 27-1828966

3. Identification

Applicant S3 Architecture

Address 33610 Grand River Ave

City/State/Zip Farmington, MI, 48336

Phone 248.427.0007 Fax NA

Interest in the Property (e.g. fee simple, land option, etc.)

Property Owner  Other (Specify) \_\_\_\_\_

Property Owner ~~Steve Schneemann~~ Grand orch, L.L.C / Joe TALLA

Address 22424 Orchard Lake

City/State/Zip Farmington, MI 48336

Phone (248) 910-4820 Fax \_\_\_\_\_

Preparer of Site Plan Steven Schneemann - S3 Architecture

Address 33610 Grand River Ave

City/State/Zip Farmington, MI, 48336

Phone 248.427.0007 Fax \_\_\_\_\_

4. Property Information

Total Acres 1.65 acres  
Lot Width 80'-0" Lot Depth 100'-0"  
Zoning District C2  
Zoning District of Adjacent Properties to the  
North C2 South C2 East C2 West C3

5. Use

Current Use of Property Parking  
Proposed Use

G Residential	Number of Units	_____
G Office	Gross Floor Area	_____
G Commercial	Gross Floor Area	<u>2,388 sf (Unchanged)</u>
G Industrial	Gross Floor Area	_____
G Institutional	Gross Floor Area	_____
G Other _____	Gross Floor Area	_____

Proposed Number of Employees Same, maybe more - 2 P

A copy of the complete legal description of the property and proof of property ownership should accompany this application.

I, Joe TAMLA (applicant), do hereby swear that the above statements are true.

[Signature] 3/17/22  
Signature of Applicant Date

[Signature] 3/17/22  
Signature of Property Owner Date

I, Joe TAMLA (property owner), hereby give permission for City of Farmington officials, staff, and consultants to go on the property for which the above referenced site plan is proposed for purposes of verifying information provided on the submitted application.

<p>City Action</p> <p>Approved/Denied: _____</p> <p>Date: _____</p> <p>By: _____</p> <p>Conditions of Approval: _____</p> <p>_____</p> <p>_____</p>
---



City of Farmington  
CivicSight Map

MAP LEGEND:

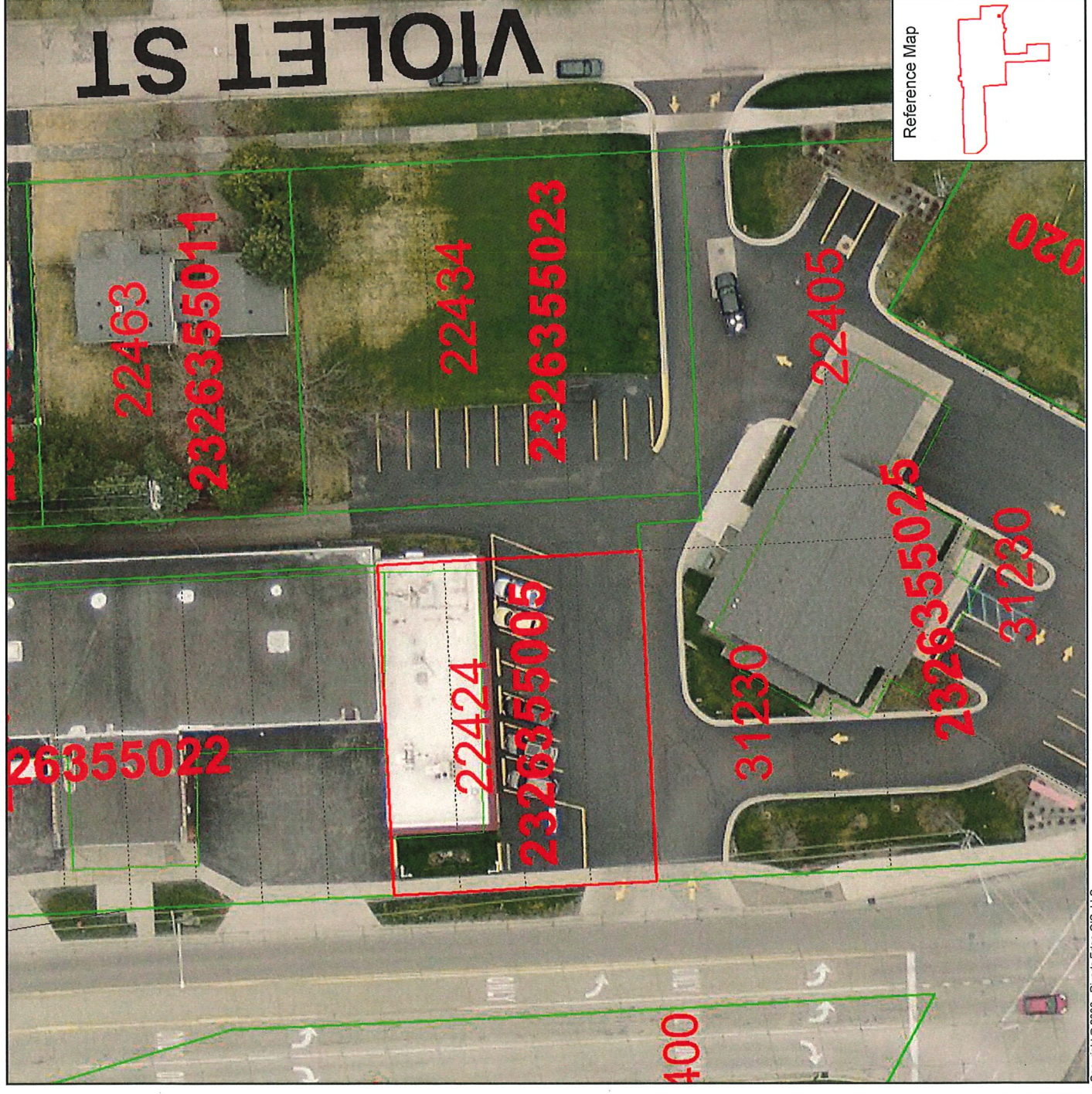
- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
  - BUILT
  - PROPOSED
  - COMM\_INDUST BLDGS
  - RAPHAEL STREET (POLY)2
  - RAPHAEL STREET (POLY)1
  - PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAVING
  - ROW EXTEND
  - LOT HISTORY
- OPEN WATER (FEATURETYPE)
  - DetentionPond
  - StreamRiver
  - LakePond
  - Channel
  - SwampMarsh
- 2017 AERIAL PHOTOS (Image)



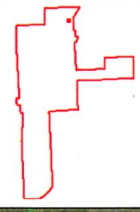
Map Scale: 1 inch = 45 feet  
 Map Date: 4/05/2022  
 Data Date: October 30, 2020

Sources: City of Farmington, Oakland County GIS  
 Utility, River's Edge GIS, LLC.

Disclaimer: Information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and data. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are hereby notified that the information sources mentioned above should be consulted for verification of the information. Once again, USE AT YOUR OWN RISK !!!



Reference Map





City of Farmington  
CivicSight Map

MAP LEGEND:

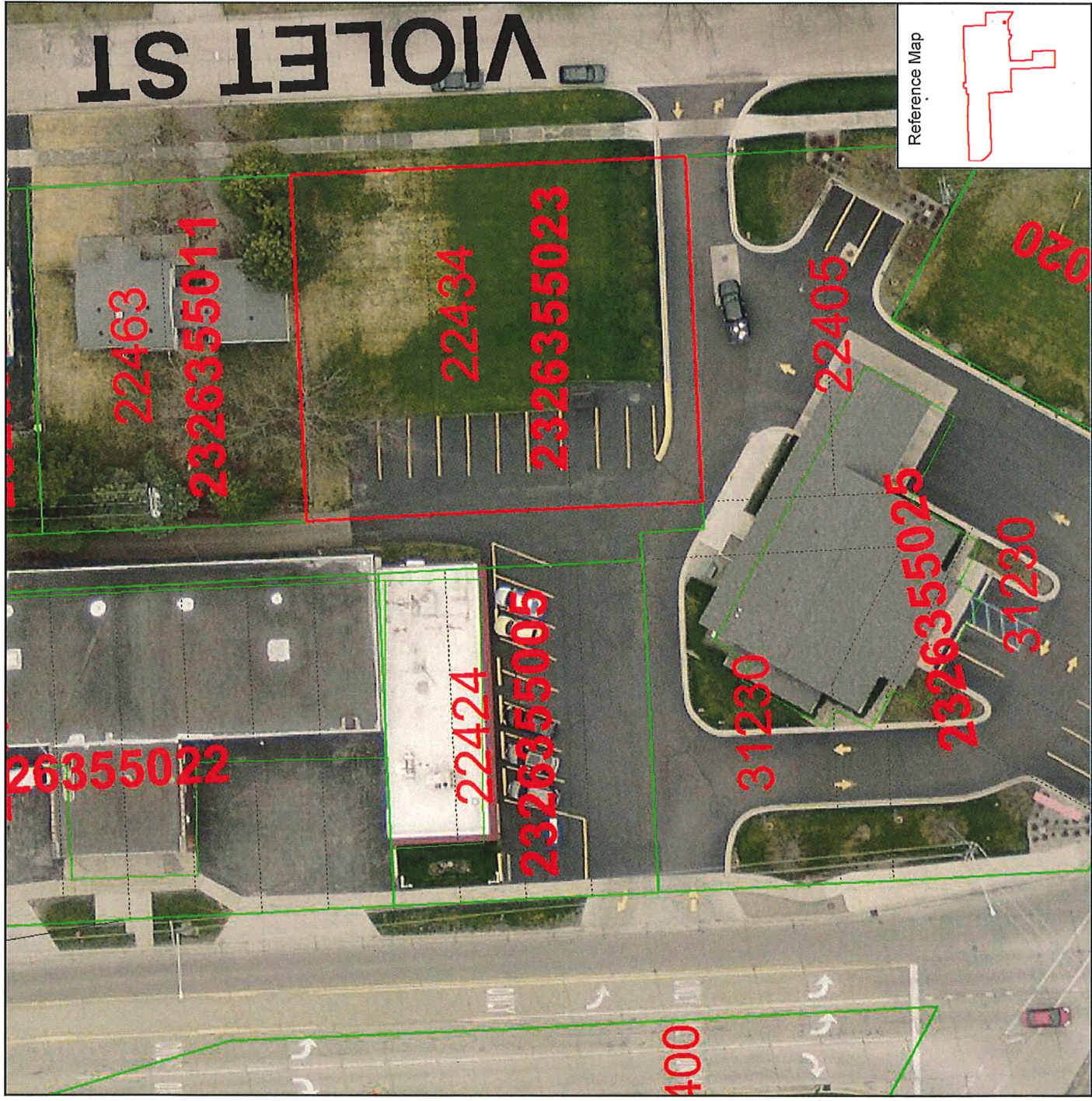
- CITY BOUNDARY
- / RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
  - BUILT
  - PROPOSED
- COMM\_INDUST BLDGS
- RAPHAEL STREET(POLY)2
- RAPHAEL STREET(POLY)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAVING
  - ROW EXTEND
  - LOT HISTORY
- OPEN WATER (FEATURETYP)
  - DetentionPond
  - StreamRiver
  - LakePond
  - Channel
  - SwampMarsh
- 2017 AERIAL PHOTOS (Image)



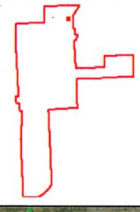
Map Scale: 1 inch = 45 feet  
 Map Date: 4/05/2022  
 Data Date: October 30, 2020

Sources: City of Farmington, Oakland County GIS  
 Utility, River's Edge GIS, LLC.

Disclaimer:  
 Information provided by this program has been compiled from  
 recorded deeds, plats, taxmaps, surveys, and other public records and  
 data. It is not a legally recorded map or survey and is not intended to be  
 used as one. Users of this data are hereby notified that the information  
 sources mentioned above should be consulted for verification of the  
 information. Once again, USE AT YOUR OWN RISK !!!



Reference Map







## ARTICLE 11. - GRC GRAND RIVER CORRIDOR OVERLAY DISTRICT

*Footnotes:*

--- (3) ---

**Editor's note**— Ord. No. C-778-2015, § 1, adopted Aug. 24, 2015, set out provisions intended for use as Art. 11 §§ 35-138—35-144. Inasmuch as there were already provisions so designated, in part, Ord. No. C-778-2015 has been codified herein as §§ 35-141—35-147 at the discretion of the editor.

## Sec. 35-141. - Authority.

Pursuant to authority granted in Section 125.3503 of the Michigan Zoning Enabling Act, this overlay district is written to permit flexibility in the regulation of development of land located within the boundary established in the Grand River Corridor Vision Plan, which is herein referenced in its entirety.

(Ord. No. C-778-2015, § 1, 9-21-15)

## Sec. 35-142. - Intent.

This overlay district is intended to implement the Grand River Corridor Vision Plan, which is adopted as part of the city Master Plan, hereinafter referred to as the "Corridor Plan". The Corridor Plan articulates the following design principles and site development elements that support the vision for the corridor and gives examples of how sites along the corridor could redevelop. The regulations contained in this overlay district enumerate the principles of the Corridor Plan inasmuch as possible; however, reference to the published Corridor Plan is highly recommended. The purpose of this overlay district is to promote high-quality development that will provide the following:

- A. High-quality architecture and urban design elements/treatments that create a signature environment along the corridor.
- B. A safe and enjoyable environment for walking and biking, public transit, and automobiles for people of all ages and abilities with minimal conflicts among users.
- C. Economic success of the corridor, enhanced by a supporting balance of retail, office, institutional, and housing in a vibrant and integrated development pattern.
- D. A variety of housing options.
- E. A respect for the river corridor and development that will enhance and complement the environment.
- F. New public spaces that encourage community gathering and outdoor activity.
- G.

Connections with surrounding areas that provide travel choices for people to move throughout the corridor, adjoining neighborhoods, centers of commerce, and public spaces.

H. Best management practices in environmentally responsible planning and construction.

(Ord. No. C-778-2015, § 1, 9-21-15)

Sec. 35-143. - Applicability.

- A. *Application of Regulations.* Within the district, all requirements of the City of Farmington Zoning Ordinance with respect to the underlying zoning district shall apply, except as modified by this overlay district.
- B. *Interpretations and Modifications.* This overlay district is based in part on the Grand River Corridor Vision Plan adopted by the City. To implement the plan, flexibility on the mixture of uses, site layout or other dimensional modifications as part of the site plan review may be allowed, depending on the timing, location and nature of redevelopment. Modifications are discussed in section 35-144.
- C. *Compliance with Overlay Regulations as to Building Requirements and General Development Requirements.* It is acknowledged that implementation of the Corridor Plan is likely to occur gradually. The intention of this overlay district is that eventually, the requirements of the overlay district will be fully implemented as properties develop or redevelop. Use and development of land developed within this district shall be regulated as follows:
1. *Existing Buildings and Uses.* The following activity shall be allowed according to the regulations of the underlying district:
    - a. Uses in existence on the date of the ordinance amendment from which this article derives.
    - b. Changes in use from one use to another use where the underlying zoning district does not require additional parking or building requirements.
    - c. Maintenance of existing site and building conditions as of the date of the ordinance amendment from which this article derives.
    - d. Additions of a size equal or less than ten (10) percent of the gross square footage of the building as it exists at the time of adoption of this article.
    - e. Additions of a size greater than ten (10) percent but equal to or less than twenty-five (25) percent of the gross square footage of the building as of the date of adoption of the ordinance from which this article derives, provided they meet the

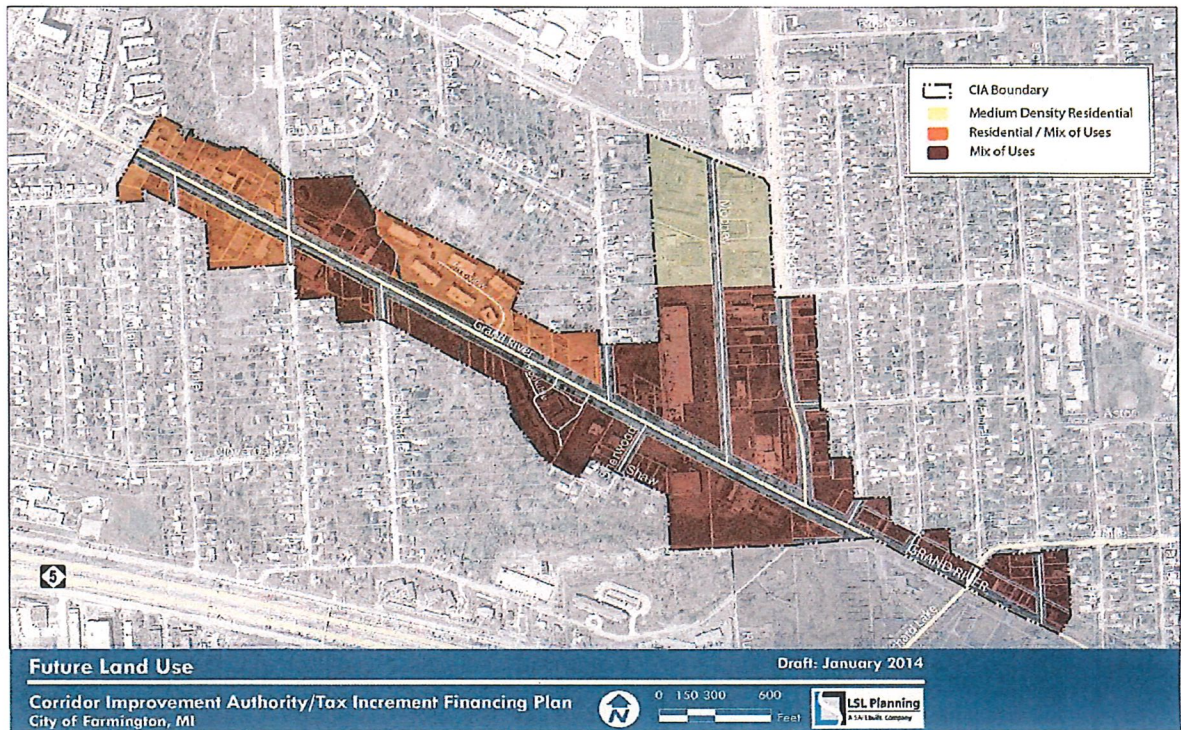
requirements for lot size and coverage, setback, building height, transitions from abutting single-family residential uses, as listed in sections 35-145 and 35-146, unless modifications are allowed in accordance with section 35-147.

2. *New Buildings and Development and Major Expansions/Additions.* New development projects and major expansions or additions (greater than twenty-five (25) percent of existing gross square footage at the time of adoption of the ordinance from which this article derives) proposed under this overlay district shall meet all requirements of this district, except as otherwise provided for in this article.

(Ord. No. C-778-2015, § 1, 9-21-15)

Sec. 35-144. - Zones and permitted uses.

- A. *Zones.* The GRC district shall be and is hereby divided into zones as enumerated on the zone map in subsection B below.
  1. *Medium-Density Residential (MDR).* This area is planned for medium density residential at 10-20 u/a. Residential development in this area should be supported by public and green spaces within or adjacent to the development. Residential developments should include sidewalks, street trees, and connections within and outside of the development.
  2. *Residential Mixed Use (RMU).* This area is planned for a mix of commercial and medium density residential of 10-20 u/a. Uses may be vertically or horizontally integrated. The overall mix of commercial to residential should have a residential focus. Development in this area should be supported by public and green spaces within or adjacent to the development.
  3. *Mixed Use (MU).* This area is planned for a mix of small to medium sized retail, office, and residential uses both vertically and horizontally. Within pedestrian areas, office uses should be encouraged on the second floor while retail uses should be reserved for the first floor and have a strong street presence. These areas should be carefully planned to complement the streetscape and help to create and define the public realm. Development should be connected via a pedestrian network.
- B. *Zone Map.* The Grand River overlay district boundary is hereby established as shown on the zoning map on file in the office of the city clerk. The boundary for each zone described above is hereby established as shown on the district zoning map below:



C. *Permitted Uses.* Permitted uses within the zones noted on the zone map, shall include the following:

1. Any of the uses permitted as allowed in the underlying zoning districts, as listed in their respective articles of the zoning ordinance, may be permitted.
2. Uses allowed by the planning commission pursuant to section 35-30. Determination of similar use.
3. Other uses as permitted in the table below, certain of which may require the use of the Planned Unit Development process in Article 10 of this zoning ordinance as set forth in section 35-147C below:

**Table 35-142**

**Permitted Uses**

P = Permitted Use

PUD = Planned Unit Development

Zone

	MDR	RMU	MU
Multi-family			
One-Family Dwelling	PUD	PUD	—

Two-Family Dwelling	PUD	PUD	—
Multiple-Family Dwelling	PUD	P	—
<b>Office</b>			
Medical	—	P	P
Professional	—	P	P
Financial	—	P	P
Drive-Through	—	—	PUD
<b>Civic</b>			
Schools	PUD	PUD	P
Universities	PUD	PUD	P
Public buildings	PUD	P	P
<b>Retail</b>			
Personal and Professional Service	—	PUD	P
General Retail	—	P	P
Pharmacy	—	P	P
Studios of fine arts	—	P	P
Sit Down Restaurants	—	P	P
Carry Out Restaurants	—	P	P

Drive-Through	—	—	PUD
<b>Institutional</b>			
Hospitals	PUD	PUD	PUD
Churches	PUD	PUD	PUD
Adult and Child Care Facilities	PUD	PUD	P
<b>Hotel</b>			
Hotel/Motel	—	PUD	P
Bed and Breakfast	—	PUD	P
Lodging facilities as an accessory to a principal use	—	—	P

(Ord. No. C-778-2015, § 1, 9-21-15)

Sec. 35-145. - Building requirements.

A. *Streetscaping*. The following shall be installed along all property lines that abut Grand River Avenue, as part of a comprehensive road and streetscape network:

<p><b>Table <u>35-142 A</u></b>  <b>Required Streetscaping</b></p>
--

1.	Curb Lawn	A ten-foot landscaped buffer strip shall be provided between the parking area and all public rights-of-way. The owner shall maintain the portion of the street between the lot line and back-of-curb and, if applicable, the portion of the alley between the lot line and the edge of pavement. This typically includes snow and debris removal as well as general upkeep.
2.	Buffers and Screening	See sections 35-184.C. and section 35-171.C.
3.	Sidewalks	Sidewalks along Grand River Avenue shall be a minimum width of five (5) feet, or as specified in the city's Comprehensive Plan. Sidewalks along side streets shall be provided according to <u>Section 35-45</u> . Wider sidewalks are encouraged, and when provided, the required setback or build-to line may be adjusted accordingly.
4.	Street Trees	One (1) canopy tree shall be provided along Grand River Avenue, with a typical spacing of twenty-five (25) feet on center. Placement of street trees shall generally be staggered with the street lights.
5.	Street Lights	Street lights are required with any new development or redevelopment and must be of the type identified by the City. Placement of street lights shall generally be staggered with the street trees.

B. *Building Requirements.* Sites and buildings shall be designed according to Table 35-143:

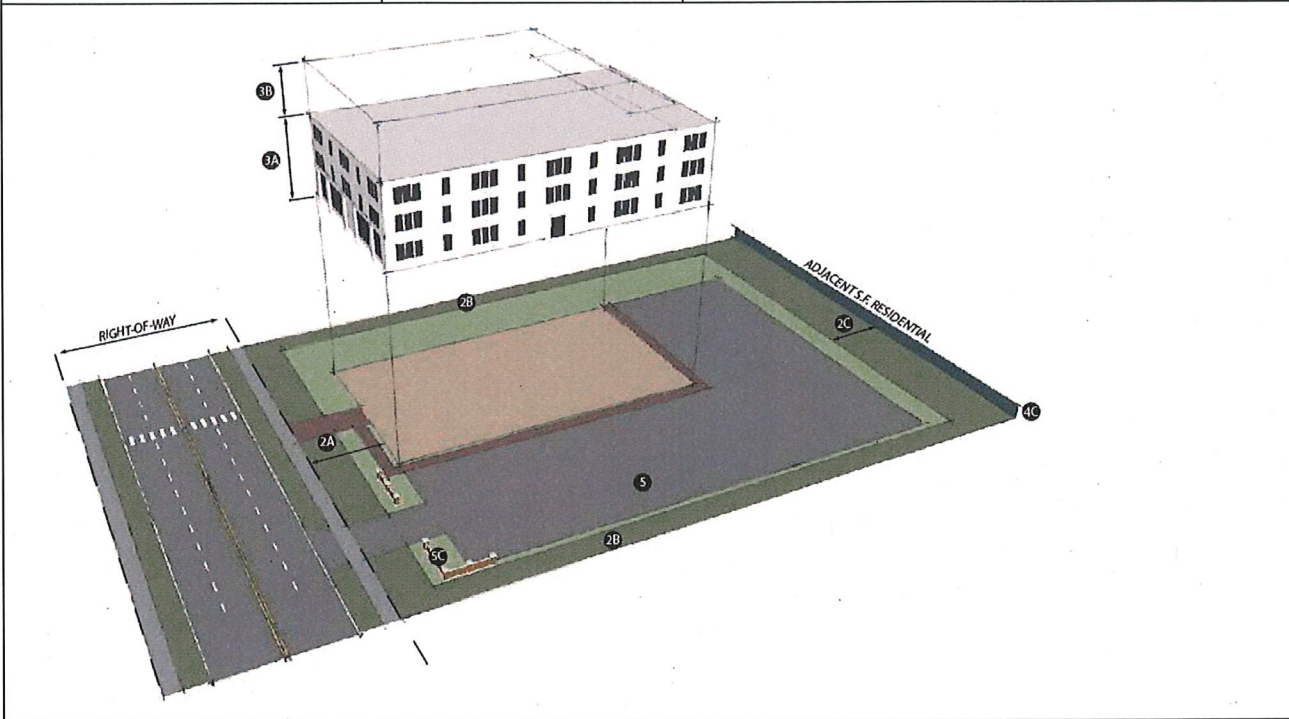
**Table 35-143**  
**Building Requirements**

	MDR	RMU	MU
<b>1. Lot Size and Coverage</b>			
a. Minimum Lot Size	8,500 sq. ft.	There are no minimum or maximum lot sizes	
b. Minimum Lot Width	70 ft.	There are no minimum lot widths	
c. Maximum Building Coverage	35%	There are no maximum coverage requirements, provided stormwater requirements are met	
<b>2. Minimum Setbacks</b>			
a. Front Yard Setback	30 ft.	0 ft.	
		Upper floors may project into right-of-way pursuant to <u>Section 35-147</u>	
b. Side Yard Setback	15 ft.	5 ft.	0 ft.
c. Rear Yard Setback	30 ft.	As needed to achieve proper Transition (see below)	
<b>3. Building Height</b>			
a. Maximum	42 ft. (3 stories)	42 ft. (3 stories)	54 ft. (4 stories)
		Additional height per <u>Section 35-147</u>	

**4. Transitions from Abutting Single-Family Residential Uses**



a. Building Step Backs	Subject to Section 35-171.C.	Buildings taller than 42 ft. shall include step backs back a distance equal to its height for each floor
b. Screen Wall		6 ft. screening wall required along the property line. Also subject to <u>section 35-49</u>



**5. Parking Circulation and Driveways (see also section 35-142)**

a. Parking Location	Subject to <u>Article 14</u> of Ordinance <u>34</u>	Side or rear yard preferred. One single row of parking may be allowed in the front yard, provided there are no other reasonable alternatives that are more consistent with the Corridor Plan
---------------------	---	--

<p>b. Parking Lot Design</p>	<p>Subject to <u>Article 14</u> of Ordinance <u>34</u>. Parking Structures that front Grand River Avenue shall include storefront liner buildings on the ground floor along the frontage that are at least 30 ft. in depth</p>
	<p>A 36 in. high knee wall shall be installed along frontages where parking lots occupy any portion of the front yard</p>

<p>c. Driveway/Access Location</p>	<p>Subject to <u>Article 14</u> of Ordinance <u>34</u></p>	<p>Where a public alley or shared access is possible, driveway access to Grand River Avenue may only be granted upon demonstration that such is needed to provide reasonable access to the site</p>
------------------------------------	--	---

**6. Windows and Doors**

a. Entrances At least one functioning door shall be provided for every street-facing storefront

Second door for multi-family may face side or rear yard. Connection to public sidewalk must be provided pursuant to section 35-45

**7. Building and Roof Design**

<p>a. Flat Roof Design</p>	<p>A minimum 42 inch tall parapet shall be installed to conceal rooftop mechanical equipment visible from the street level</p>
----------------------------	--

(Ord. No. C-778-2015, § 1, 9-21-15)

## Sec. 35-146. - General development requirements.

A. *Street Classification.*

1. A site's primary, secondary (side) and service street frontages shall be designated by the city planner or his/her designee. In making a determination the city planner shall consider the following standards:
  - a. When a site abuts only one street, that street is the primary street frontage.
  - b. In all cases, any frontage on Grand River Avenue shall be considered primary street frontage.
2. On corner sites, one street is a primary street frontage and the other street or streets may be designated a primary street or a secondary street frontage. In determining the required primary street frontage, the city shall consider the following conditions:
  - a. The street with the highest street classification;
  - b. The existing and planned context of the built environment;
  - c. The street abutting the longest face of the block; and
  - d. The street parallel to an alley within the block.
3. When a site runs from one street to another and has a double frontage, one street may be designated a service street frontage provided the following standards are met:
  - a. The applicant controls the land along an entire block face;
  - b. A site with a service street must have at least two street frontages and one street frontage must be a primary street; and
  - c. Only one service street frontage may be designated abutting any block.
4. When a site abuts four or more streets, two service street frontages may be designated provided that two or more primary street frontages are also designated.

B. *Building Elements.*

1. Corner buildings. Buildings located at a street corner shall have appropriate architectural features and details that accentuate its prominent corner location through additional building height and/or adding a building peak or tower element at the corner. Other creative techniques may be used, subject to the acceptance of the planning commission. Special architectural corner features may be permitted to exceed the maximum building height by up to ten (10) feet if deemed appropriate by the planning commission.
2. Canopies and awnings shall comply with section 35-40.
3. Balconies and overhangs. Balconies and overhangs may be added to façades with the

following conditions:

- a. Balconies and overhangs shall not extend more than six (6) feet from the building face.
- b. Materials shall be compatible with the building and be integrally designed.
- 4. Outdoor dining areas may be allowed pursuant to section 35-102, special provision (b).
- 5. Exterior lighting.
  - a. Exterior lighting shall comply with section 35-48. The Planning commission may grant the same modifications in this district that are allowed in the CBD.
  - b. Illumination. Lighting shall provide illumination levels according to the following:

<b>Table 35-143</b>			
<b>Exterior Lighting Level Requirements</b>			
Use	Minimum Level	Maximum Level	Maximum at Residential property Lines
Residential or institutional uses	0.2 fc	5 fc	1.0 fc
Office, recreation, and entertainment uses	0.6 fc	5 fc	1.0 fc
Commercial uses	0.9 fc	5 fc	1.0 fc
Sidewalks and Walkways	0.6 fc	5 fc	1.0 fc
Parking lots, bicycle parking areas	3 fc	10 fc	1.0 fc

**Note**— fc = footcandles

- 6. Activity within the right-of-way. Upon approval by all applicable road agencies, the city may allow upper floors of buildings to project over or one row of front yard parking to encroach into the public right-of-way in consideration of the following:

- a. The projection/encroachment is necessary to accommodate reasonable redevelopment of the site due to other constraints such as size, shape, depth or presence of natural features.
  - b. The projection/encroachment will allow the development to better achieve the purpose of this district and the vision stated in the Grand River Corridor Vision Plan.
  - c. The city has received all necessary insurance that indemnifies the City within the area of projection/encroachment.
- C. *Parking.* Off-street parking shall be subject to the provisions of Article 14, Off-Street Parking Requirements, with the following provisions:
1. The number of spaces shall be as required in Article 14, Off-Street Parking and Loading Standards and Access Design. Notwithstanding the flexibility allowed in Article 14, the amount of parking may be reduced based on a determination that adequate parking for peak periods is provided for the mixture of proposed and future uses. In making its determination, the planning commission shall consider the expected amount of bicycle or transit travel to the site, the nature of the proposed land use, different peak hour parking demands, shared parking agreements, on-site parking management, employee transit incentives, provision of transit or bike amenities, bicycle parking, or other means that will otherwise reduce vehicular trips to the site that would otherwise be expected. The planning commission may require a parking study, prepared by a qualified professional, from the applicant to assist with making a determination.
  2. The city may allow one single row of parking in the front yard in consideration of the following:
    - a. Such parking is necessary to accommodate reasonable redevelopment of the site due to other constraints such as size, shape, depth or presence of natural features.
    - b. The additional parking is necessary to accommodate reasonable redevelopment of the site.
    - c. The parking will allow for development that is generally more consistent with the purpose of this district and the vision stated in the Grand River Corridor Vision Plan than the development that would otherwise result.
  3. All developments shall provide one (1) bike rack for each twenty (20) vehicular spaces.
- D.

*Rouge River Frontage.* For properties with frontage along the Rouge River, all buildings and structures shall be setback at least twenty-five (25) feet from the river's edge, with additional setback as determined by the city engineer on the basis of soil conditions and other such factors affecting the suitability of the land for placement of a structure. However, applicants are encouraged to orient the buildings such that the river will effectively be the street frontage for the property. In order to facilitate such alternative orientation, the planning commission may adjust (reduce or increase) the required front and rear yard setbacks to allow such orientation, giving due consideration to the impact on views along the river, including from across the river, and consistency with the setbacks of existing development on either side and across the street. The planning commission may also allow parking in the front or rear yard, or both, where it would best meet objectives for orientation toward the river and also for a consistent design along the street and the riverfront.

(Ord. No. C-778-2015, § 1, 9-21-15)

Sec. 35-147. - Administration.

- A. *Corridor Improvement Authority Review.* Applications shall be sent to the Grand River Corridor Improvement Authority for its review and recommendation.
- B. *Deviations from Building Requirements (Section 35-145) and General Development Requirements (Section 35-146).* It is recognized that certain existing site conditions may prohibit full compliance with this overlay district. The Planning commission may modify the standards for this overlay district as applicable to new development projects and expansions or additions after considering the criteria below:
  1. The proposed development is consistent with the Corridor Plan, as amended.
  2. The proposed development is consistent with the purpose and development principles listed in section 35-142.
  3. The proposed modification will not prevent or complicate logical extensions of streets, parking, greenspace, or development of adjacent properties consistent with the Corridor Plan.
  4. Such modification is the minimum necessary to allow reasonable development that is consistent with the purpose of the Corridor Plan.
  5. The proposed development will not impair public safety and is not simply for convenience of the development.
- C. *Planned Unit Development (PUD) for New Development Projects and Expansions or*

*Additions.*

1. To promote redevelopment and stimulate reinvestment along the corridor, the additional uses listed in table 35-142 above are permitted, subject to the requirements of this Section 35-144.
2. *As to any new development projects and expansions or additions, the Planning Commission may grant additional flexibility or development options where one or more of the Recognized Benefits, listed below, are provided.* Elements listed in Table 35-144 on the left are those items the City wishes to encourage. Items listed along the top show the types of regulatory flexibility or financial incentives that may be granted in return. One incentive must be provided in order to be considered for one incentive. More than one incentive may be granted when more than one Recognized Benefit is provided. In addition to other incentives that may be authorized by the City Council, the following incentives shall be considered:
  - a. *Lot Coverage or Setback Flexibility.* Flexibility may be granted of the minimum lot coverage, building frontage, or setbacks (rear or side only) provided the resulting layout will not negatively impact nearby residences or the vision for the corridor as enumerated in the Grand River Corridor Vision Plan.
  - b. *Additional Building Height.* The maximum building height may be increased by a maximum of two additional stories, provided all other provisions of this article and proper transitions are provided as required in section 35-145.
  - c. *Reduced Parking.* The city may allow development with fewer parking spaces than is required upon proof that such reduction will not create negative impacts upon adjacent businesses or local residential streets.
  - d. *Stormwater/Utility Improvements.* Where endorsed by the city's Public Works Department, reduced user and benefit fees may be granted.
  - e. *TIF Funding.* Eligibility for tax increment financing, where the subject site falls within an established TIF district.

<p><b>Table <u>35-144</u></b></p> <p><b>Incentives</b></p>
--

Incentives		1. Lot Coverage	2. Setback Relief	3. Additional Bldg. Height	4. Reduced Parking	5. Stormwater/Utility Improvements	6. TIF Funding
<b>Recognized Benefit</b>							
1.	Public Open Space	X	X			X	X
2.	LID	X	X			X	X
3.	Mixed-Use			X	X		
4.	Higher Quality Architecture						X
5.	LEED/Green Building	X		X		X	X
6.	Enhanced Buffer		X			X	X
7.	Pedestrian Facilities	X	X		X		X
8.	Integrated Parking	X	X	X	X		X

D. *Recognized Benefits.* Additional building height or flexibility may be granted during the project review when one or more of the following recognized benefits are provided:



1. *Open Space or Public Space.* Inclusion of five (5) percent of the total building area for civic or public spaces.
  2. *Low Impact Development (LID) Applications.* Use of alternative stormwater management design that includes green roofs, natural retention systems, porous pavement alternatives, or other energy or water conserving applications.
  3. *Mixed Use.* Development that includes a mix of different but compatible use types within the same building, and which are designed to accommodate predominantly retail uses on the ground-floor with offices or residential use on upper floors.
  4. *Higher Quality Architecture.* Application of architectural design above what is required.
  5. *LEED/Green Buildings.* Significant use of sustainable building and site design features such as: water use reduction, water efficient 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.
  6. *Enhanced Buffer.* Inclusion of design elements such as additional landscaping, architectural amenities, or other improvements that are designed to benefit the general public.
  7. *Pedestrian Facilities.* Provision of public plazas, additional walkways, wider sidewalks or pedestrian-oriented features beyond those required.
  8. *Integrated Parking.* Where structured parking is provided as part of the development, the city may allow one additional story of building height.
- E. *Contributions in Lieu.* The city recognizes that certain physical elements may be best developed in a coordinated fashion rather than piecemeal as development occurs. Therefore, when requested by the applicant or where required by the city, payments in lieu of those improvements may be made in accordance with the following.
1. Contributions in lieu may be accepted for the following improvements:
    - a. Streetscaping as listed in Section 35-145A.
    - b. Parking as discussed in Section 35-146.
  2. In cases where the elements above cannot reasonably be developed on a parcel, or for those where coordinated installation (parking and access, for example) is needed for logical development, the city may allow developers to defer construction in one of the following ways:

- a. Payment into a dedicated fund, of an amount equal to the cost to install all deferred improvements on the subject site. Improvement costs must also consider off-site improvements and utilities needed to serve the site. The developer shall submit to the city an estimate of costs to construct these items for verification by the city's engineer.
  - b. The city may facilitate, through a special assessment district or other means, construction of streetscaping as development progresses. Developments who defer parking under this article shall agree to participate in a special assessment district, and agree to pay back the costs to serve their portion of the development. The assessment district may be created to install or replace some or all of the items listed above, the costs of which will be distributed amongst developed parcels consistent with the standards listed.
- F. *PUD Process*. New development projects and expansions or additions that are either designated "PUD" in table 35-145 or that utilize the additional flexibility or development options in this subsection shall comply with the requirements of Article 10, Planned Unit Development, of this zoning ordinance.

(Ord. No. C-778-2015, § 1, 9-21-15)

Secs. 35-148—35-150. - Reserved.

**Farmington Grand River Corridor  
Improvement Authority  
Staff Report**

**Grand River Corridor  
Improvement Authority**  
Date: April 7, 2022

**Reference  
Number  
5**

**Submitted by:** Kevin Christiansen, Economic and Community Development Director.

**Description** Discussion – Proposed Site Plan Amendment, Farmington Plaza, Grand River Avenue and Mooney Street

**Background**

This item is discussion of proposed improvements/upgrades to the existing Farmington Plaza shopping center located on Grand River Avenue and Mooney Street within the Grand River Corridor. The subject property is located within the Orchard Lake Focus Area in the Grand River Corridor Vision Plan (see attached). It is currently zoned C-3 General Commercial and is within the Mixed Use (MU) Zone in the GRC Grand River Corridor Overlay District.

Attached for your review and consideration is a copy of concept plans submitted by Stonefield Engineering & Design on behalf of property owner Farmington Plaza, LLC (Mr. James Garmo).

Attachments



# City of Farmington Civicsight Map

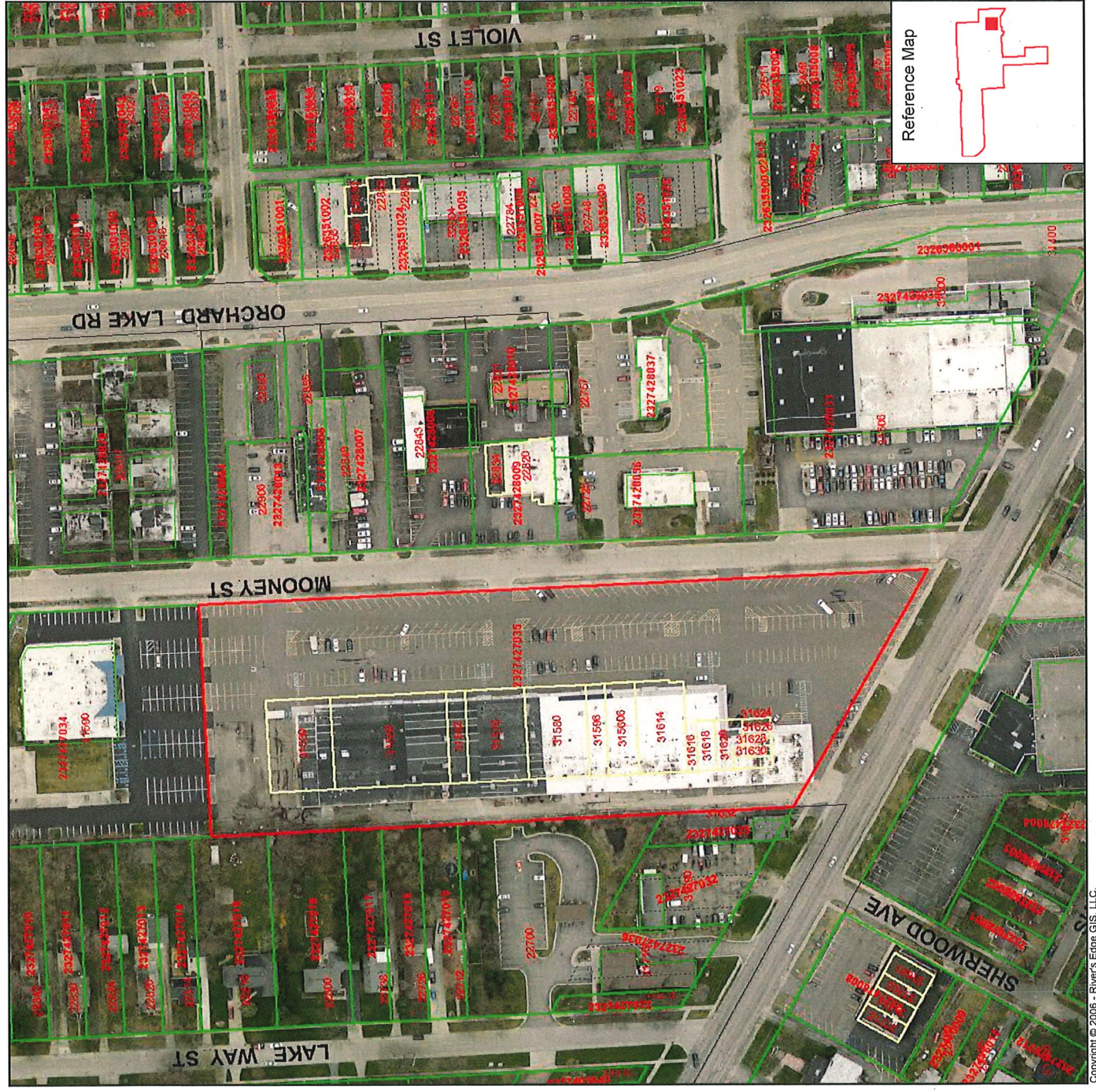
### MAP LEGEND:

- CITY BOUNDARY
- / RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
- BUILT
- PROPOSED
- COMM\_INDUST BLDGS
- RAPHAEL STREET (POLY)2
- RAPHAEL STREET (POLY)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAYING
- ROW EXTEND
- LOT HISTORY
- OPEN WATER (FEATURETYP)
- DetentionPond
- StreamRiver
- LakePond
- Channel
- SwampMarsh
- 2017 AERIAL PHOTOS (Image)

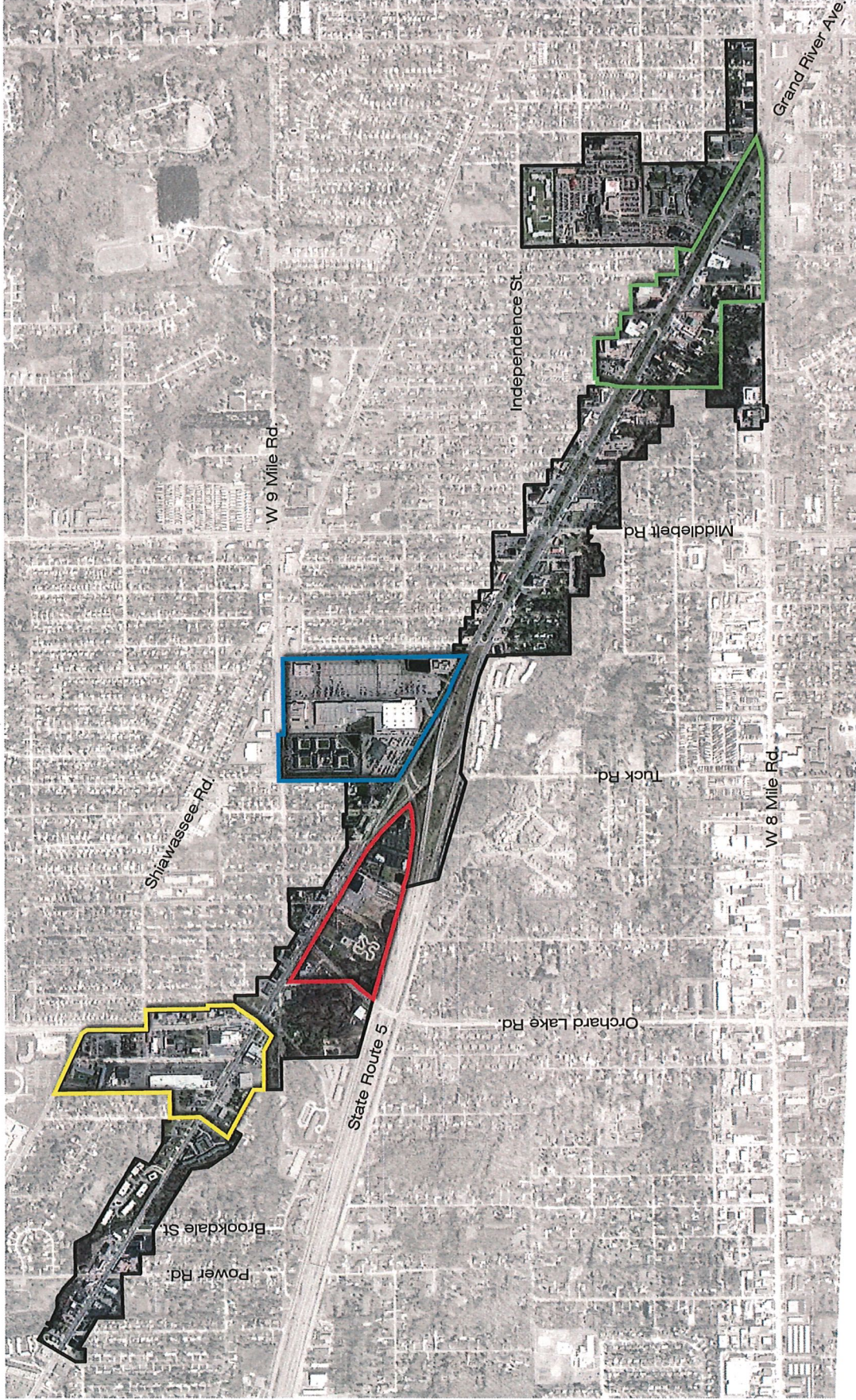


Map Scale: 1 inch = 194 feet  
 Map Date: 4/06/2022  
 Data Date: October 30, 2020  
 Sources: City of Farmington, Oakland County GIS  
 Utility, River's Edge GIS, LLC.

Disclaimer: Information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and data. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are hereby notified that the information sources mentioned above should be consulted for verification of the information. Once again, USE AT YOUR OWN RISK !!!

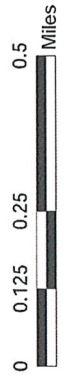


STUDY AREA & FOCUS AREA MAP



- Borsford Focus Area
- Orchard Lake Focus Area

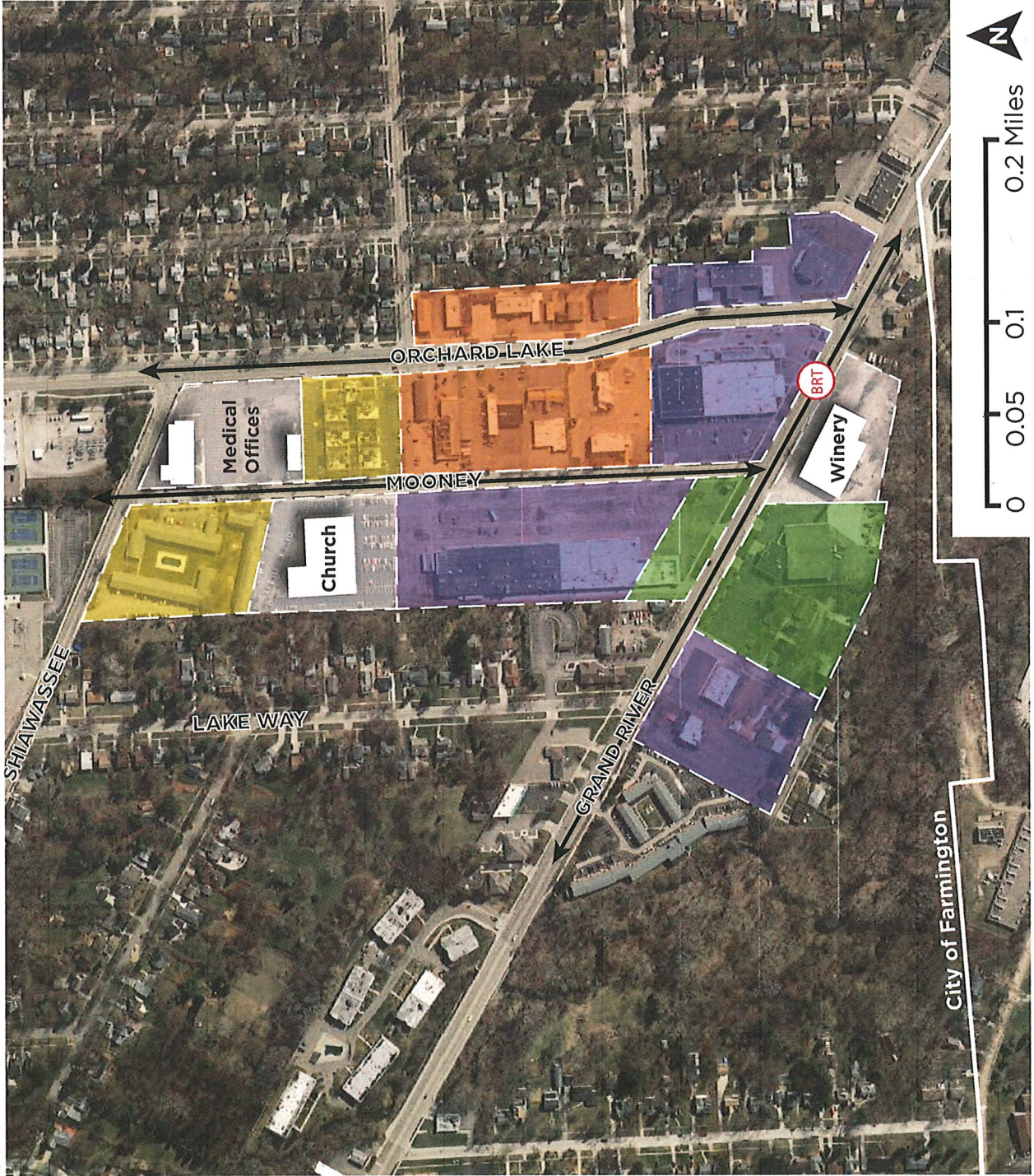
- Grand River North Focus Area
- Grand River South Focus Area



01

**ORCHARD  
LAKE  
FOCUS AREA**

ORCHARD LAKE FOCUS AREA CONCEPT PLAN



The original focus area concept for Orchard Lake aimed to create a pedestrian-friendly experience that offered significant public space, a mixture of uses, and celebrated the historic winery. While the intent remains valid today, a slight reconfiguration of the proposed uses is needed. The road layout shown in the original concept has also been eliminated, reverting back to the existing layout, shown here.

The winery remains the catalyst for the area, and is slated for mixed use development. The area surrounding the winery should offer public space for gathering and both community-wide and winery-related events and activities. The buildings shown in white are to remain in future plans, as they are also anchors to the development area.

The key shown on the subsequent page outlines the character guidelines for each land use in this plan.

# ORCHARD LAKE FOCUS AREA CHARACTER GUIDELINES

## MIXED USE



### DESIRED FORMS

Development on a block level
Medium to large footprint
Buildings placed at or near the right-of-way
Primary frontage types: No blank walls or planes; diverse mix of frontages (storefronts, patios, active corners); public spaces should compliment.
Small to no setbacks
Parking in the rear or side of the building
3 to 5 stores (step back typology)

### GENERAL USES

Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.

### INTENT

To create a vibrant, walkable, mixed use development that serves the community, compliments existing structures and enhances the corridor. A variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages. Integrate a mix of housing rates supported by outdoor active and passive spaces.

## RESIDENTIAL - TOWNHOUSE



### DESIRED FORMS

Attached or detached
Medium to small lot width
Medium to small footprint and lot coverage
Primary frontage types: stoop, forecourt, porches, and active corners
Buildings placed at or near the right-of-way
Small to medium setbacks
Parking in the rear or side of the building
2 to 3 stories

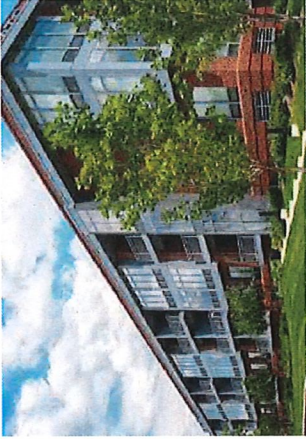
### GENERAL USES

Primarily multi-unit, townhome, and single family detached residential uses.

### INTENT

To establish a residential fabric nearby walkable mixed use districts which links existing residential neighborhoods to a more dense mixed use development. Building types should have small to medium footprints and medium density to achieve a compact form that accommodates a variety of housing choices.

## RESIDENTIAL - MULTI FAMILY



### DESIRED FORMS

Attached or detached
Development at the block scale
Primary frontage types: stoop, forecourt, porches, and active corners
Buildings placed at or near the right-of-way
Small to no setbacks
Parking in the rear or side of the building
Small to no setbacks
2 to 3 stories

### GENERAL USES

Primarily multi-unit residential uses which could also function as work or studio spaces.

### INTENT

A variety of residential types including high and medium density development. A variety of building types with active pedestrian street frontages to help link together adjacent developments. Development should be supported by open and public green spaces.

## OPEN/GREEN SPACE



### PARK & GREEN SPACE

Parks can range from small to larger-scale, formal or informal designed to provide a variety of active and passive recreational opportunities to the general public. Spaces may include natural areas, green infrastructure and public art. Forms can vary but should be defined by streets, neighborhoods or natural features. Landscaping should compliment and enhance the overall space and program.

### PLAZA & OPEN SPACE

Plazas are primarily hardscaped open spaces and should be designed to promote opportunities for gathering and resting areas for area users and residents. Building frontages and streets should define the edges of these spaces. Landscaping should compliment and enhance the overall space and program, with appropriate planting materials and types.

### INTENT

To compliment and enhance the surrounding development types and provide spaces for both formal and informal gathering spaces with an appropriate level of landscaping and features.

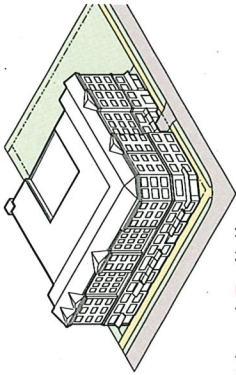


ORCHARD LAKE FOCUS AREA FORM TYPOLOGY

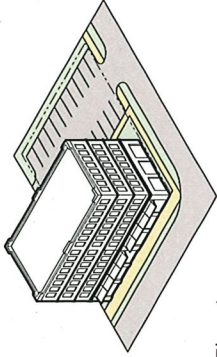
The following section outlines the form typologies which should be incorporated as redevelopment, and new development occurs within the Orchard Lake Focus Area. The vignettes provide context for the type of forms desired to promote growth, aligning with the vision and recommendations. These, combined with the character guidelines, should help guide implementation.

The intent is to guide investment by providing clear standards and regulations that promote high-quality development desired within the focus area. Building scale, height, placement, parking, access, the relationship between the public and private realms, and public spaces are addressed to achieve the desired vision.

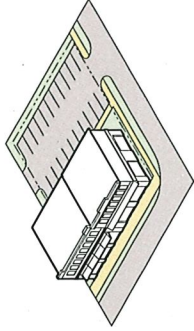
Further details of each of the form typologies can be found in the Reference chapter.



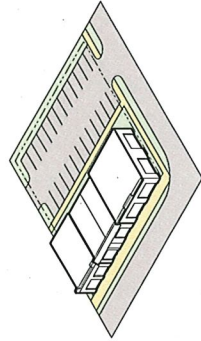
Lined Building



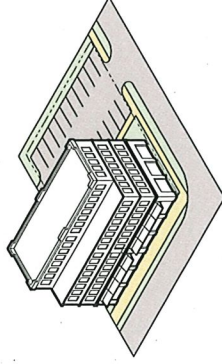
Flex Large



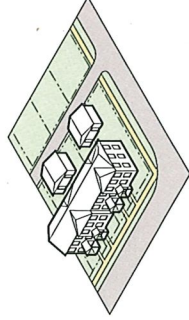
Flex Medium



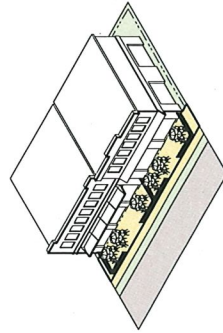
Flex Small



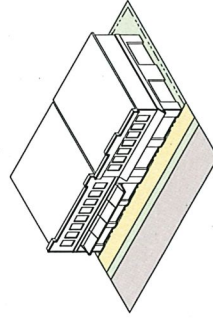
Step Back Building



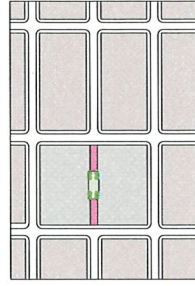
Townhome



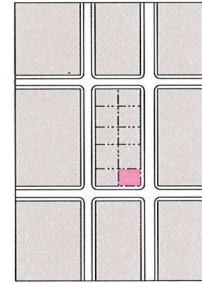
Restaurant/Patio



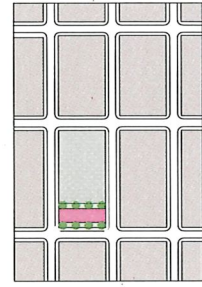
Shopfront



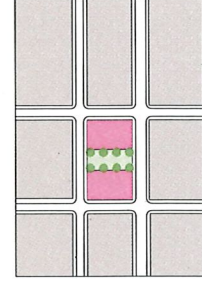
Passage



Pocket Plaza



Plaza



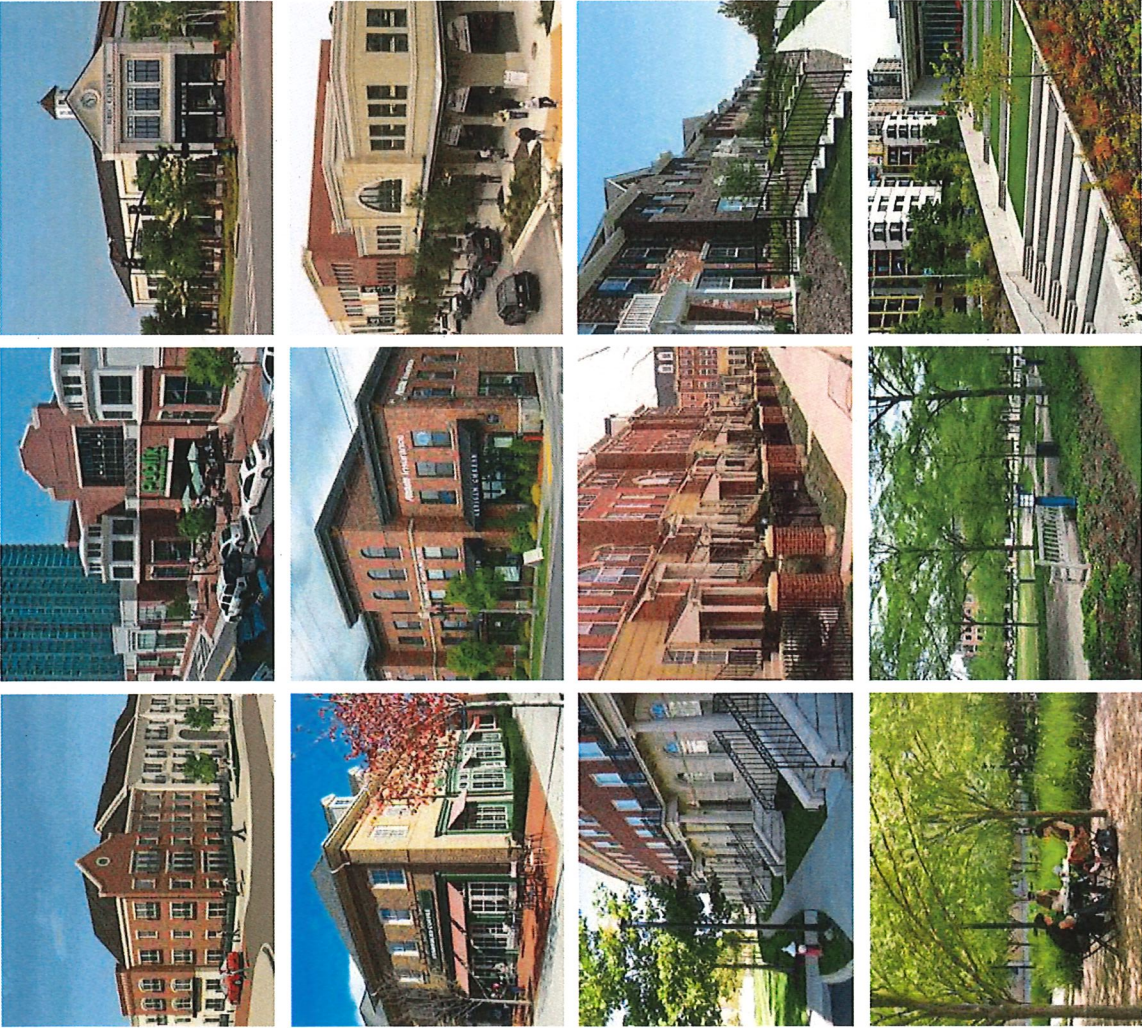
Square

ORCHARD LAKE FOCUS AREA CHARACTER IMAGES

IMPLEMENTATION

With recent initiatives and development of the winery site, the first step in achieving the concept plan for Orchard Lake should address the winery and adjacent proposed open space. This site serves as the catalyst for the focus area, helping to set the design standards and character of future surrounding development.

The first priority is to secure an investor(s) and work with developers to ensure plans incorporate adequate open space and fulfill the character area guidelines listed above.



ORCHARD LAKE FOCUS AREA IMPLEMENTATION MATRIX

TIME FRAME KEY:

Short Term = 0-3 years

Mid Term = 4-6 years

Long Term = 6+ years

STRATEGIES	TIME FRAME	RESPONSIBLE PARTIES
<p><b>Strategy 1.1</b>  <i>Update and maintain the inventory of focus area properties, including property owners, specs, and pictures, to present to future investors.</i></p>	ONGOING	<ul style="list-style-type: none"> <li>• City of Farmington</li> <li>• Grand River CIA</li> <li>• Local Business Owners</li> <li>• Private Developers</li> </ul>
<p><b>Strategy 1.2</b>  <i>Evaluate the overlay district regulations to consider an expedited review process as an incentive for redevelopment.</i></p>	SHORT TERM	<ul style="list-style-type: none"> <li>• City of Farmington</li> </ul>
<p><b>Strategy 1.3</b>  <i>Create pop up parks with seasonal activities to determine the viability of the recommended park location, size, etc. as outlined in the concept plan.</i></p>	MID TERM	<ul style="list-style-type: none"> <li>• City of Farmington</li> <li>• Grand River CIA</li> </ul>
<p><b>Strategy 1.4</b>  <i>Evaluate the creation of a grant program to assist in offsetting private development expenses.</i></p>	MID TERM	<ul style="list-style-type: none"> <li>• City of Farmington</li> </ul>
<p><b>Strategy 1.5</b>  <i>Evaluate the existing guidelines to encourage compatible architectural character to achieve the outlined focus area vision.</i></p>	SHORT TERM	<ul style="list-style-type: none"> <li>• City of Farmington</li> <li>• Private Developers</li> </ul>
<p><b>Strategy 1.6</b>  <i>Pursue state and federal grant opportunities to offset any public expenditures.</i></p>	ONGOING	<ul style="list-style-type: none"> <li>• City of Farmington</li> <li>• Grand River CIA</li> </ul>

**Strategy 1.7**

*Evaluate the existing streetscape design guidelines for the corridor which includes concepts to help unify the corridor and develop the street edge to complement the desired vision of the focus area.*

SHORT TERM

- City of Farmington
- Grand River CIA
- Local Business Owners
- Private Developers

**Strategy 1.8**

*Work with DTE to offer the Grand River corridor as a test area for utilization of alternative energy resources.*

MID TERM

- City of Farmington
- Grand River CIA

**Strategy 1.9**

*Create a cohesive strategy to upgrade all of the utilities within the corridor.*

LONG TERM

- City of Farmington
- Grand River CIA
- Local Business Owners
- Private Developers

**Strategy 1.10**

*Continue to assess the leadership and organizational structure of the Grand River Corridor Improvement Authority.*

ONGOING

- City of Farmington
- Grand River CIA

**Strategy 1.11**

*Evaluate the creation of a funding guidance/assistance program to offset expenditures associated with the development review process.*

SHORT TERM

- City of Farmington

**Strategy 1.12**

*Evaluate the current marketing strategy/plan for the corridor with an emphasis on the focus area.*

ONGOING

- Grand River CIA
- City of Farmington

**Strategy 1.13**

*Organize community events in the focus area that complement the citywide and/or downtown events in an effort to promote the district.*

SHORT TERM

- City of Farmington

**Strategy 1.14**

*Create a design plan for the road corridor which can be presented to MDOT for consideration of future road/gateway improvements.*

LONG TERM

- City of Farmington
- Grand River CIA

**TABLE OF LAND USE AND ZONING**

PARCEL ID: 23-27-427-035

PROPOSED USE	PERMITTED USE
GENERAL RETAIL (<50,000 SF)	PERMITTED USE
MULTI-FAMILY DWELLING	PERMITTED USE
GENERAL COMMERCIAL (>50,000 SF)	SPECIAL LAND USE
OUTDOOR STORAGE	ACCESSORY USE

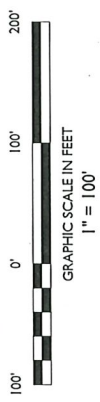
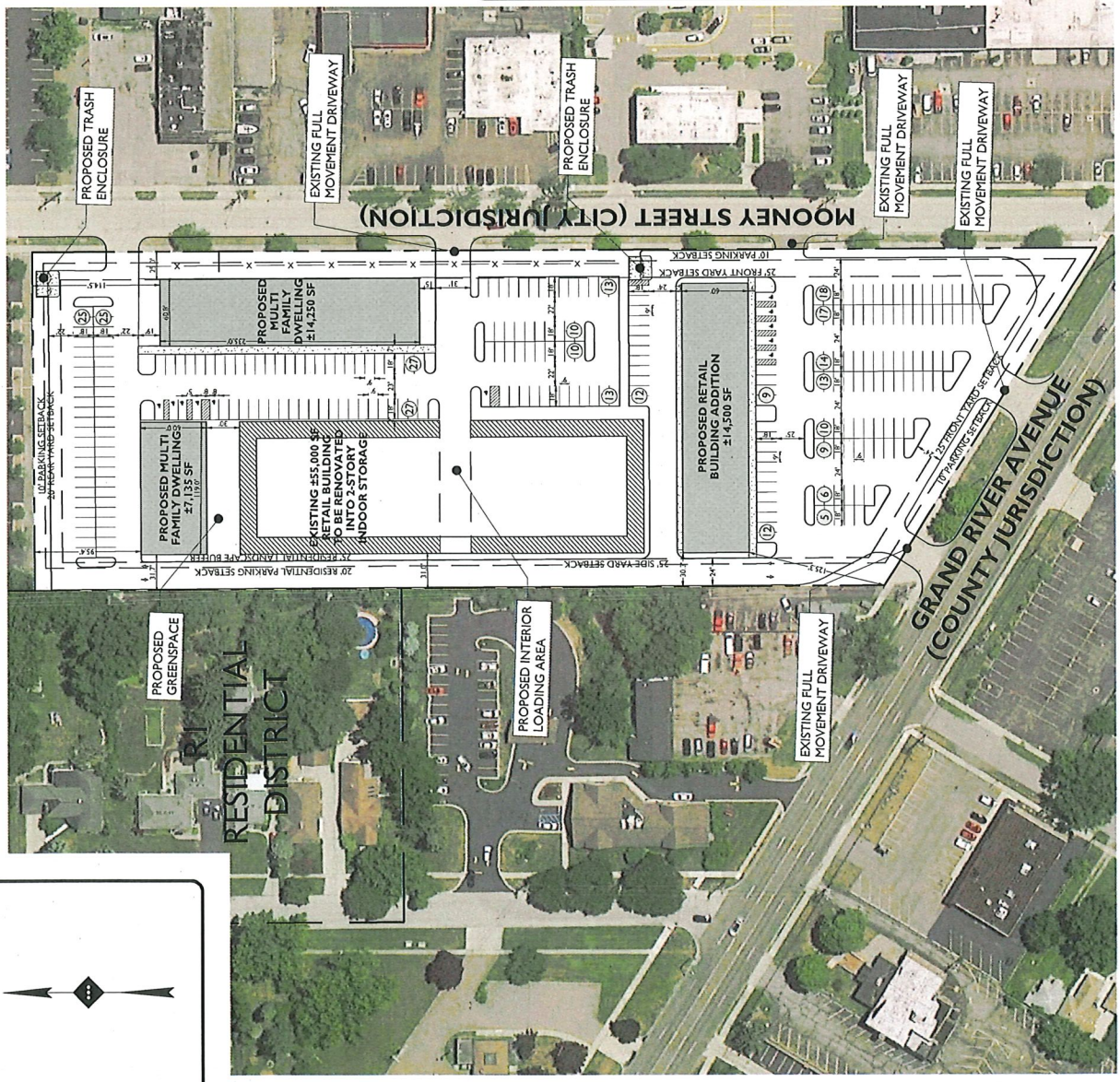
  

ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	N/A	261,416 SF (6.0 AC)
MINIMUM BUILDING SIZE	800 SF	14,500 SF
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT (1 STORY)
MINIMUM FRONT YARD SETBACK	25 FT	125.3 FT
MINIMUM SIDE YARD SETBACK (ONE)	25 FT	30.3 FT
MINIMUM REAR YARD SETBACK	20 FT	95.4 FT
MINIMUM RESIDENTIAL PARKING SETBACK	20 FT	0 FT (EN)
10 FT R.O.W. PARKING SETBACK	10 FT	0 FT (EN)

(EN) EXISTING NON-CONFORMITY

**OFF-STREET PARKING REQUIREMENTS**

CODE SECTION	REQUIRED	PROPOSED
§ 35-172	RETAIL:	275 SPACES
	4 SPACES PER 1,000 SF OF FLOOR AREA (14,500 SF)/(4 SPACES/1,000 SF) = 58 SPACES	
	INDOOR STORAGE FACILITY:	
	1 SPACE FOR EACH 20 STORAGE UNITS	
	2 SPACES FOR MANAGERS RESIDENCE (120 UNITS) (100 UNITS) + 2 SPACES) = 7 SPACES	
§ 35-174-C	LOADING SPACE:	PROVIDED
	10 FT X 70 FT	
	90° PARKING:	9 FT X 18 FT
§ 35-173	9 FT X 18 FT W/ 22 FT AISLE	9 FT X 18 FT
	9 FT X 18 FT W/ 24 FT AISLE	W/ 24 FT AISLE



**STONFIELD**  
 engineering & design  
 607 State Street, Suite 200, Newark, NJ 07102  
 Phone: 201.261.1115  
 www.stonfield.com  
 Princeton, NJ Tampa, FL + Rochester, NY

**PROPOSED RETAIL BUILDING ADDITION**  
 CONCEPT PLAN  
 PROJECT ID: 23-27-427-035  
 CITY OF FARMINGTON  
 1525 GRAND RIVER AVENUE  
 FARMINGTON, CONNECTICUT 06031  
 PROJECT ID: 23-27-427-035  
 CITY OF FARMINGTON  
 1525 GRAND RIVER AVENUE  
 FARMINGTON, CONNECTICUT 06031  
 NOT APPROVED FOR CONSTRUCTION  
 DRAWN BY: HCN  
 CHECKED BY: BWB  
 DATE: 09/16/2023  
 SCALE: (A) 1" = 100'  
 PROJECT ID: H19227  
 TITLE: CONCEPT E  
 SHEET: E-1

**TABLE OF LAND USE AND ZONING**

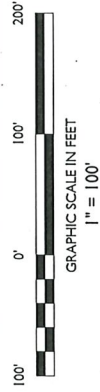
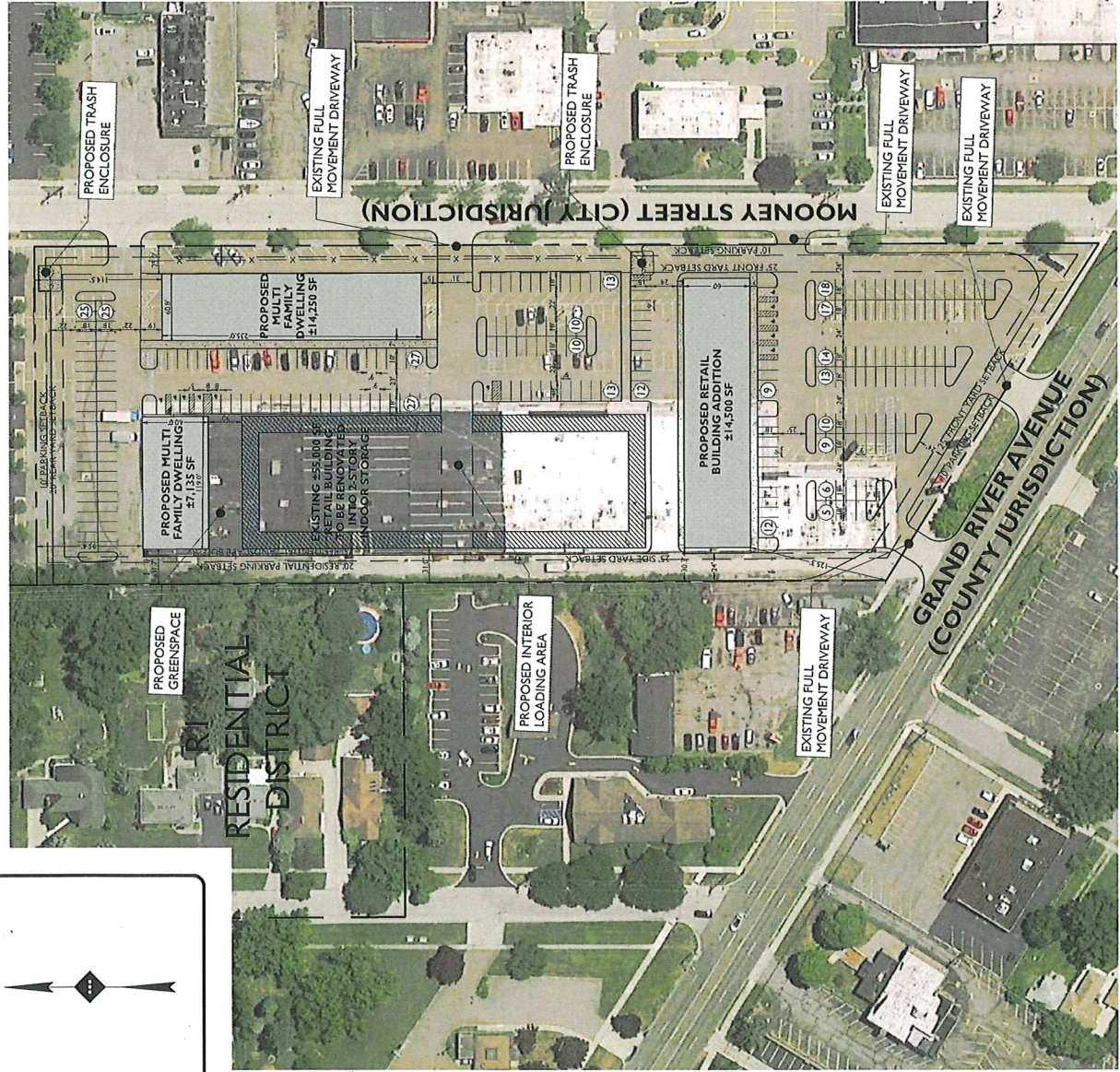
PARCEL ID: 23-27-427-035

PROPOSED USE	PERMITTED USE	
GENERAL RETAIL (<50,000 SF)	PERMITTED USE	
MULTI-FAMILY DWELLING	PERMITTED USE	
GENERAL COMMERCIAL (>50,000 SF)	SPECIAL LAND USE	
OUTDOOR STORAGE	ACCESSORY USE	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	N/A	261,416 SF (6.0 AC)
MINIMUM BUILDING SIZE	800 SF	14,500 SF
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT (1 STORY)
MINIMUM FRONT YARD SETBACK	25 FT	125.3 FT
MINIMUM SIDE YARD SETBACK (ONE)	25 FT	30.3 FT
MINIMUM REAR YARD SETBACK	20 FT	95.4 FT
MINIMUM RESIDENTIAL PARKING SETBACK	20 FT	0 FT (EN)
10 FT R.O.W. PARKING SETBACK	10 FT	0 FT (EN)

(EN) EXISTING NON-CONFORMITY

**OFF-STREET PARKING REQUIREMENTS**

CODE SECTION	REQUIRED	PROPOSED
§ 35-172	RETAIL: 4 SPACES PER 1,000 SF OF FLOOR AREA (14,500 SF / 4 SPACES / 1,000 SF) = 58 SPACES	275 SPACES
	INDOOR STORAGE FACILITY: 1 SPACE FOR EACH 20 STORAGE UNITS (1/20 UNITS) (100 UNITS) + 2 SPACES) = 7 SPACES	
§ 35-174-C	MULTI-FAMILY DWELLING 2 SPACES PER DWELLING UNIT (2 UNITS) (45 UNITS) = 90 SPACES	PROVIDED
	TOTAL: 58 + 70 + 90 = 155 SPACES	
§ 35-173	LOADING SPACE: 10 FT X 70 FT	9 FT X 18 FT W/ 24 FT AISLE
	90° PARKING: 9 FT X 18 FT W/ 22 FT AISLE	



**STONFIELD**  
engineering & design

607 Shady Side Ave, Suite 200, Dayton, OH 45424  
Phone: 292-247-1115  
www.stonfieldeng.com

**PROPOSED RETAIL BUILDING ADDITION**  
CONCEPT PLAN

NOT APPROVED FOR CONSTRUCTION  
DRAWN BY: HSN  
CHECKED BY: EHW  
DATE: 09/10/2021  
SCALE: (H) 1" = 100'  
PROJECT ID: H-10327

TITLE: **CONCEPT E (AERIAL)**  
SHEET: **E-2**

**DRAFT**

PARCEL ID: 23-27-427-035  
1122 GRAND RIVER AVENUE  
OKLAHOMA CITY, OKLAHOMA