



PLANNING COMMISSION MEETING
Monday, August 11, 2014 – 7:00 p.m.
Farmington Public Library
23600 Liberty Street
Farmington, MI 48335

AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
 - A. July 14, 2014 Minutes**
- 4. Site Plan Review – Total Sports Complex, 22777 Farmington Road**
- 5. Zoning Ordinance Text Amendment – Grand River Corridor Overlay District**
- 6. Public Comment**
- 7. Planning Commission Comment**
- 8. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers 23600 Liberty Street
Farmington, Michigan
Monday, July 14, 2014

Chairperson Bowman called the meeting to order at 7:00 p.m. in the Farmington City Council Chambers, 23600 Liberty Street, Farmington, Michigan.

ROLL CALL

Present: Babcock, Bowman, Chiara, Crutcher, Gronbach, Majoros

Absent: Buyers

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Koncsol, City Manager Pastue, City Attorney Schultz

APPROVAL OF AGENDA

MOTION by Gronbach, seconded by Crutcher, to approve the agenda as submitted.

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – June 9, 2014

MOTION by Crutcher, seconded by Majoros, to approve the Consent Agenda as submitted.

Motion carried, all ayes.

PUBLIC HEARING – PUD PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN AND PUD AGREEMENT – RIVERWALK II (Requested to be Postponed)

Chairperson Bowman introduced this agenda item and indicated that the Petitioner had requested a postponement of the Public Hearing. She stated that letters had been sent out initially to property owners within 300 feet informing them of the Public Hearing and when it was postponed, those property owners were sent letters indicating same. She then turned it over to staff.

Christiansen thanked everyone for coming to the meeting at the alternative venue which was needed so there would be enough space to accommodate people for the two Public Hearings that were originally scheduled.

Christiansen stated that the Riverwalk II PUD had a preliminary review and discussion at the June 9th Planning Commission Meeting. The Public Hearing was then scheduled as required, and a copy of the Public Notice was sent to property owners within 300 feet of the Flanders site and an ad ran in the Farmington Observer. When the Petitioner requested a postponement, a letter was then sent to the property owners advising them of the cancellation.

Bowman indicated that if anyone were present in the audience and wished to speak on the matter, that they would be allowed to as a courtesy to them.

George Wright, 21492 Birchwood, stated he had found out about the cancellation earlier that day. He indicated he lives in Farmington Oaks, just north of where the site is. He said he called City Hall and talked to Kevin at length who provided a great amount of information which he was grateful for. He cautioned the Commission that when Windmill comes back with changes, that they should ensure the original plan for the 1.62 acre playground space will be honored and if they have to reconfigure the street or housing plan that they would try to avert placing houses where there's moving water.

MOTION by Gronbach, seconded by Crutcher, to grant request of Petitioner to postpone the Public Hearing for the Riverwalk II PUD.
Motion carried, all ayes

PUBLIC HEARING: PUD PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN AND PUD AGREEMENT – BALFOUR SENIOR LIVING

Chairperson Bowman introduced this agenda item and indicated it had been reviewed and approved at a prior meeting. The Public Hearing was then scheduled for this evening and Notice sent to property owners within 300 feet. She turned the agenda item over to staff.

Christiansen stated that there was a pre-application conference on the proposed PUD for the Old 47th District Courthouse Property held on June 9th and the Public Hearing was then scheduled for this evening. Notice was given to property owners within 300 feet of the site. He indicated Balfour Senior Living of Louisville, Colorado had submitted a preliminary PUD plan for the redevelopment of this site and the preliminary plan includes a conceptual plan of the existing conditions, survey of the site, preliminary site plan, landscaping/planting plan, proposed floor plans, proposed building elevations and an aerial photo was also included of the site.

New material for the meeting included a PUD site plan review letter from LSL Planning, a PUD site plan review letter from city engineer consultant OHM, and a draft PUD agreement prepared by City Attorney.

Bowman welcomed consultant Brad Strader from LSL Planning to the podium.

Brad Strader from LSL Consulting, gave a history of his tenure with the City as its planning consultant. He detailed what a Planned Unit Development is and how it came into effect back in the '70s, allowing flexibility in redeveloping properties in return for a benefit back for the City. He further explained that he was asked to review the Petitioner's submittal for consistency with the City's PUD Ordinance.

According to his report, the Petitioner meets at least three criteria. One, they are providing a transitional use between the single family residential to the west of the site and the school property and a good transitional use with the topography to the south, the school property to the south, going towards a more institutional use to the east. He stated under the City's Master Plan a redevelopment of this site was contemplated.

High quality architecture is another criteria that was met, being greater than what is usually seen or required by ordinance.

The landscape plan is the third criteria, which shows much more extensive landscaping than typically seen in a development in Farmington.

He indicated that generally the standards of the ordinance of the site were met for setbacks and height, etc., but a few exceptions need to be looked at and discussed with the Applicants. One is the use, right now the underlying zoning being single family residential although it has not been used for single family residential in the past, it was an institutional use so it really wasn't zoned for what the actual use was. This would be a transitional use to have a combination of assisted care and nursing care housing. The Master Plan for the City indicates there is a need for new housing types in the City that can allow a resident of all ages to live in Farmington.

Strader went on to indicate when there is a Planned Unit Development there is a site plan but also a Planned Unit Development Agreement, which is a written agreement between the City and the Applicant that outlines where there's a modification, the reasons for same and it gives additional ability to the City to enforce the plan as proposed.

The second item mentioned was the amount of parking. He stated it's very difficult to determine how much parking is needed for senior housing. The ordinance was written for old style senior housing and the Applicant is proposing a lot less parking than what the ordinance will typically require. Senior housing parking is dependent on the nature of the senior housing use. He indicated the numbers shown are probably adequate but has some questions to raise with the Applicant such as how the 52 parking spaces was derived and how they see it being managed when the facility opens, how many of the spaces are for employees and how many employees will they have during the turnover of employees between shifts. He asked for further explanation for parking during high demand times such as Mother's Day and Holidays.

He went on to state the landscaping plans were very well done with a lot of details and their concern being on the western property line where there usually is a 20 foot wide buffer with approximately 20 trees, with the Applicant's proposal showing a 10 foot buffer with four trees. He suggested widening the setback out from 10 feet to 15 or 20 feet or put in a wall or other landscaping that will supply a compatible buffer for residential to the west.

He indicated that the OHM engineers also did a report and most of the comments included in that are reminders of what is to be included in the final site plan regarding engineering, storm water and so forth. They also felt that some of the landscaping proposed is in conflict with the utilities. The only difference of opinion is that the OHM report indicated where there are pedestrian crossings in the drives, that they should be identified with a crosswalk or change in pavement type. Strader did not endorse change of pavement due to occupants in wheelchairs or with walkers and canes, and suggested just putting in identifiable crosswalk markings. OHM also wanted clarification of the two sidewalk stubs that go off the property and what they're connected to.

Bowman thanked Strader and asked Commissioners for questions for LSL. Hearing none, she asked the Proponent to come forward.

Victor Saroki, architect for the proposed development, came forward. He introduced Michael Chambrain, CEO of Balfour Senior Housing from Colorado, and also Michael O'Doule, landscape architect and Pat Williams, Civil Engineer with Nowack and Fraus.

He stated the proposal is very similar to what was shown at the June 9th Planning Commission Meeting. He provided a brief background on Balfour and their expertise in the senior housing field, citing their facilities as being "upper end" in terms of services, esthetics and the like.

He went into the approach used to design housing to best utilize the site, fit the components of assisted living and memory care and all common areas appropriately on the site. He stated the sequence of approach and design is important.

The details of the project were then gone over with the drawings on a Power Point presentation. He stated there are 50 parking spaces, two barrier-free and a parking area in front for visitors, and parking for employees and visitor parking in the back. He addressed the question of parking by stating that there was sufficient parking for every day usage by employees and visitors and that during the high usage times, valet parking could be provided as a convenience.

When addressing the question of having a wall or continuous landscape, he stated it would be more appropriate to have a continuous arborvitae hedge, 6 feet tall, planted very tightly to provide a larger canopy.

Bowman asked for comments from the Commissioners.

Babcock stated she was concerned with parking. There are only two barrier-free spaces which is deficient by ADA guidelines for senior assisted living facilities and indicated there should be more.

Saroki addressed the question by stating they tried to place the handicapped parking spaces as close to the front as possible and further discussion was held.

Chiara inquired about the lower southwest portion of the property and Saroki stated that is the area where swail is rendering it impossible to build into it or park into it.

Michael O'Doule, landscape architect, came to the podium. He stated he was very excited to be involved with this very high end project with high end architecture and landscaping and they worked very hard to develop it. He went over the details of the landscaping proposed for the project.

Bowman opened the floor for questions from the Commissioners and consultants.

Strader stated parking can be addressed in PUD agreement which can include a landscape agreement stating Applicant is responsible to replace a tree if one dies.

Bowman addressed the comment in the OHM report regarding trees interfering with the utility lines and waterway and O'Doule responded they would not plant trees on top of them.

Crutcher questioned Petitioner on the number of parking spaces and how they would handle the overflow and Saroki stated they felt that 50 spaces was adequate for their daily needs but perhaps they could enter into a shared parking agreement with neighboring properties during the high usage times.

Christiansen asked the Petitioner if there would be shuttle service provided to its residents to go into the community and Chambrain responded in the affirmative and further discussion was held.

Majoros questioned the landscape abutting the residential properties to the west and its proximity to the existing backyards. He also inquired about the possibility of moving the two story portion of the facility to the nonresidential side.

Chiara questioned the accessibility of delivery trucks to the facility as well as snow removal.

MOTION by Gronbach, seconded by Crutcher, to move to open Public Hearing.
Motion carried, all ayes.

PUBLIC HEARING

Jared Smith, 24171 Elizabeth Court, spoke about make-up of surrounding homes being 50 percent brick and asked Petitioner to consider a brick façade. He also stated that on the west side 10 feet does not seem sufficient and the installation of asphalt drives will create water problems for residents on the west side and asked Petitioner to consider concrete solution with curbs and eliminating the west side drive entirely and look at possibility of secondary southeast entrance and increase size of green transition space to the west. He also spoke on burying the utilities on north side on Ten Mile. He asked Petitioner to consider Aspens on the north and west side of the property to help with mosquito control. He cautioned that the wall of arborvitaes would deny residents on the west side use of their backyards. He suggested placing a berm on the west side with Aspens on top of the berm to create a more natural barrier.

Bud Holzknacht, 24172 Elizabeth Court, whose home backs up to the property, spoke on the greenery along the property line as well as truck traffic coming in along west road. He asked for consideration to be given to the four homes existing on the west side and their view. He also expressed concern with sewage problems. He asked that residents be updated on the project as it goes on.

Jim Dunfee, 24144 Elizabeth Court, spoke about utility lines and accessibility of same.

Janice Hall, 24157 Elizabeth Court, questioned the Petitioner about capacity of facility both with residents and employees. She also inquired about the ADA parking compliance with handicapped accessible vans being larger.

Flo Holzknacht, 24172 Elizabeth Court, stated she lives in the second house and all the homes have bedrooms in back and feels the accessory road is totally unnecessary and would like the Petitioners to somehow widen the other road and skip the road on the west side.

Mike Decenso, 24180 St. Mary Court, questioned the ability of residents walking in the neighborhood due to the hilly nature of the area. He also questioned if residents would be cooking in their rooms and with the amount of laundry being done in the facility, if it would create an odor issue in the neighborhood. He also asked for clarification on the lighting that will be on the building and Saroki indicated that the lighting will have no spill off, they will be dark fixtures that all shine down with cut off shields. A photometric study will be submitted to the Planning Commission for the site.

Decenso also commented on the two nearby churches and parking during holidays and indicated that his street is used as overflow.

Laura Myers, 33601 Shiawasse, questioned the number of staff to parking space ratio for a 24 hour business and if it would be ample enough during shift changes and for visitor parking.

Bowman asked the Petitioner if based on his experience in the senior housing field if he felt the number of parking spaces for running the facility is appropriate and he responded in the affirmative.

MOTION by Babcock, seconded by Crutcher, to close the Public Hearing.
Motion carried, all ayes.

(Public Hearing closed at 8:48 p.m.)

Chiara questioned staff on how the project will effect taxes in the City and Christiansen responded that although that is not necessarily in the purview of the Planning Commission, but that the site is owned by the City and the property has been closed for eleven years and fell under Institutional use which is a nontax generating use, and that the redevelopment of the site will put the property back on the tax rolls and further discussion was held.

MOTION by Gronbach, seconded by Chiara, to move that the Planning Commission recommend that the PUD be moved forward for review by the City Council with the understanding that the issues raised this evening will be worked on and upon Council approval will be returned to the Planning Commission for full site plan approval.
Motion carried, all ayes.

Christiansen thanked the residents for their input at the meeting.

PLANNING COMMISSION COMMENT

(None heard)

STAFF COMMENTS

(None heard)

ADJOURNMENT

MOTION by Chiara, seconded by Majoros, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Secretary

Farmington Planning Commission Staff Report	Planning Commission Date: August 11, 2014	Reference Number
Submitted by: Kevin Christiansen, Economic and Community Development Director		
Description Site Plan Review – Total Sports Complex, 22777 Farmington Road		
<p><u>Background</u></p> <p>The applicant/petitioner has submitted plans to expand the existing parking and to construct a new entrance for the existing Total Sports Complex located at 22777 Farmington Road. The existing office/commercial recreation property is zoned O-1, Office.</p> <p>The project includes the removal of an existing storage shed, expansion of the existing on-site parking and construction of a new entrance on the north side of the existing indoor recreation facility. The existing parking area of the site will be resealed and restriped, with new parking spaces being added to be the north side and also to the south end of the existing property. A new dumpster at the south end of the site is also proposed.</p> <p>Attachments</p>		



CITY OF FARMINGTON

For office use only

Date Filed: _____
Fee Paid: _____

Site Plan Application

1. Project Name TOTAL SPORTS COMPLEX

2. Location of Property

Address 22777 FARMINGTON RD. FARMINGTON, MI 48336

Cross Streets FARMINGTON RD & FREEDOM RD

Tax ID Number 38-3381968

3. Identification

Applicant TOTAL SPORTS COMPLEX

Address 22777 FARMINGTON RD.

City/State/Zip FARMINGTON, MI 48336

Phone 248-957-8391 Fax _____

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

9 Property Owner 9 Other (Specify) PROPERTY OWNER

Property Owner MTM Ventures

Address 382 Crombrook Ct

City/State/Zip Bloomfield Hills MI 48304

Phone 248 647-2269 Fax 888 462-3095

Preparer of Site Plan S3 ARCHITECTURE

Address 23629 LIBERTY #200

City/State/Zip FARMINGTON, MI 48335

Phone (248) 427-0007 Fax (248) 427-0077

4. Property Information

Total Acres 5.09
Lot Width VARIABLES Lot Depth VARIABLES
Zoning District OFFICE
Zoning District of Adjacent Properties to the
North OS South O East R1 West O / R5

5. Use

Current Use of Property RECREATION

Proposed Use

G Residential	Number of Units	_____
G Office	Gross Floor Area	_____
G Commercial	Gross Floor Area	_____
G Industrial	Gross Floor Area	_____
G Institutional	Gross Floor Area	_____
G Other _____	Gross Floor Area	_____

Proposed Number of Employees 10

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

I, Erich Shrawsbury (applicant), do hereby swear that the above statements are true.

[Signature]
Signature of Applicant _____ Date _____

[Signature] 8/5/14
Signature of Property Owner _____ Date _____

I, Mike Moscone (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.

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



City of Farmington CivicSight Map

MAP LEGEND:

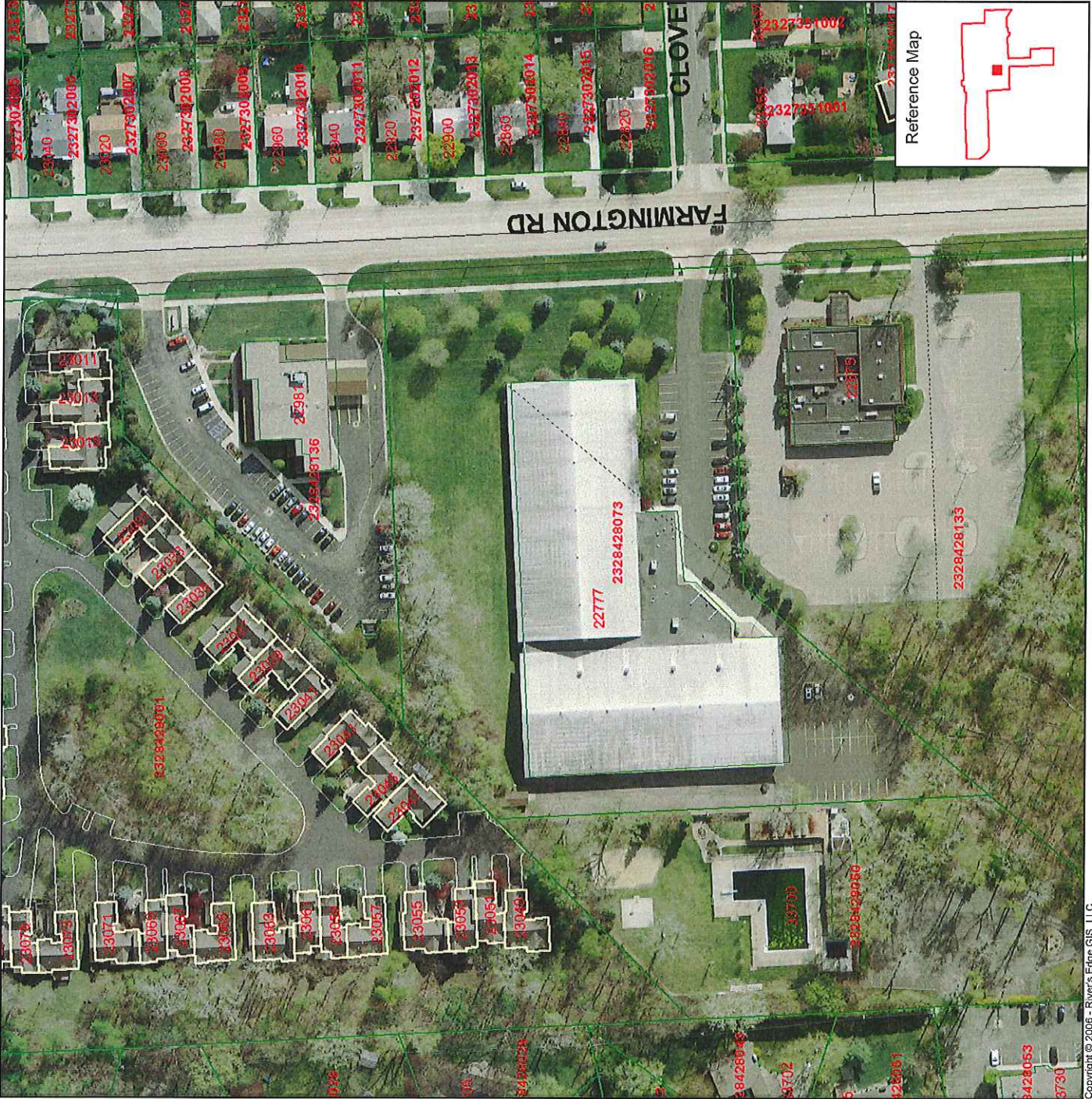
- CITY BOUNDARY
- / RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
 - BUILT
 - PROPOSED
 - COMM_INDUST BLDGS
 - RAPHAEL STREET (POLY)2
 - RAPHAEL STREET (POLY)1
 - PARCELS
 - ROADS OUTSIDE FARMINGTON
 - RIGHTOFWAY
 - MULTITENANTPAYING
 - ROW EXTEND
 - LOT HISTORY
- OPEN WATER (FEATURETYP)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2010 AERIAL PHOTOS (Image)



Map Scale: 1 inch = 153 feet
 Map Date: 8/07/2014
 Data Date: July 11, 2014

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

Disclaimer:
 Note: The information provided by this program has been compiled from
 various sources and is not intended to be used as 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 !!!



KENNEDY SURVEYING, INC.

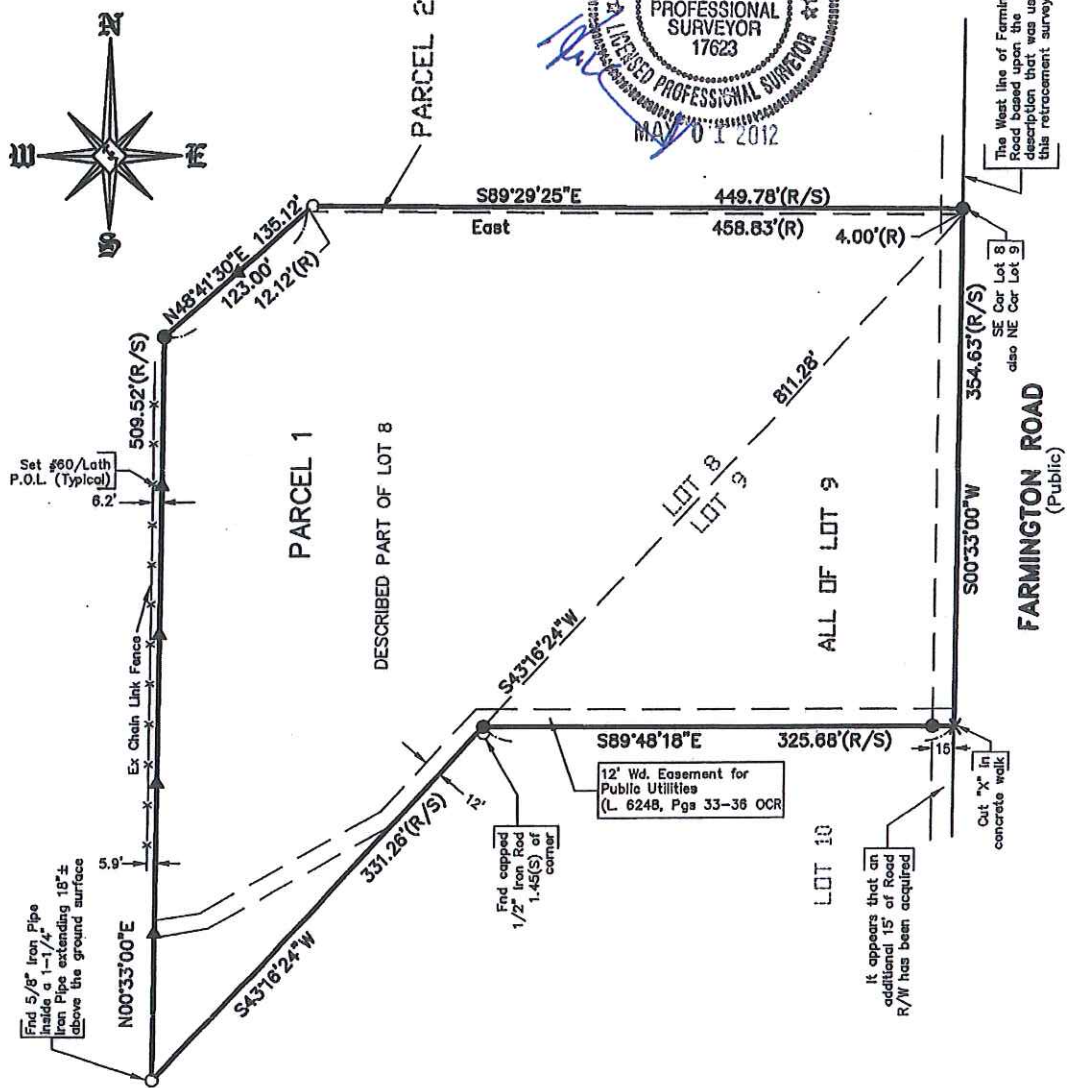
105 N. Washington St.
Oxford, Michigan 48371
Staked Survey

Phone (248) 628-4241
Fax (248) 628-7191

Certified Exclusively To: Farmington Tennis Club (George Kurtz) Date: April 30, 2012
Address: 22772 Farmington Road, Farmington, Michigan 48024 Job No. 12-6884 Page 1 of 2

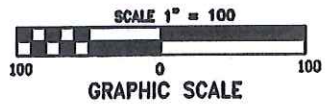
This is to certify that I, [Signature], Licensed Professional Surveyor, on this date have surveyed and mapped the land described as follows:

See Page 2 for Description.



P.O.L. = Point On Line

LEGEND	
○	= Found 1/2" Iron Rod Unless Otherwise Noted
●	= Set 1/2" Iron Rod W/Cap
⊙	= Found Concrete Monument
M	= Measured Distance
R	= Recorded Distance
S	= Set Distance
P.O.B.	= Point of Beginning
—x—	= Ex. Fence Line
DWG No. 12-68841	
Drawn By: DKS	



This survey was done without the benefit of a Title Policy, therefore, all easements of record and other factors relevant to title may not be shown.

When Recorded Please Return Original(s) To:
Kennedy Surveying, Inc.
105 N. Washington St.
Oxford, Michigan 48371

KENNEDY SURVEYING INC.

105 NORTH WASHINGTON STREET
OXFORD, MICHIGAN 48371
(248) 628-4241 FAX (248) 628-7191

May 1, 2012

Farmington Tennis Club
22772 Farmington Road
Farmington, Michigan 48024
Job No. 12-6884, Page 2 of 2

PROPERTY DESCRIPTION PARCEL "1"

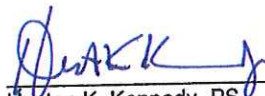
A parcel of land being a part of Lot 8 and all of Lot 9 of "ASSESSOR'S PLAT NO. 1", being a subdivision of part of the East ½ of the Southeast ¼ of Section 28, Town 1 North, Range 9 East, City of Farmington, Oakland County, Michigan, as recorded in Liber 54 of Plats, on Page 5 of Oakland County Records, and is more particularly described as: Beginning at the most Southeasterly corner of said Lot 8 said Southeasterly corner being coincident with the Northeasterly corner of Lot 9 of said "ASSESSOR'S PLAT NO. 1"; thence proceeding; South 43°16'24" West 811.28 feet along the Southeasterly line of said Lot 8; thence North 00°33'00" East 509.52 feet to a point on the Northwestern line of said Lot 8; thence North 48°41'30" East 123.00 feet along said Northwestern line; thence East 458.83 feet to the Point of Beginning, subject to a 12.00 foot wide easement lying 6.00 feet on either side of an existing sanitary sewer as constructed and subject to other easements of record.

PROPERTY DESCRIPTION PARCEL "2"

A parcel of land being a part of Lot 8 of "ASSESSOR'S PLAT NO. 1", being a subdivision of part of the East ½ of the Southeast ¼ of Section 28, Town 1 North, Range 9 East, City of Farmington, Oakland County, Michigan, as recorded in Liber 54 of Plats, on Page 5 of Oakland County Records, and is more particularly described as follows: Beginning at the most Northeasterly corner of Lot 9 of "ASSESSOR'S PLAT NO. 1"; thence proceeding West 458.83 feet to a point on the Northwestern line of said Lot 8; thence North 48°41'30" East 12.12 feet along said lot line; thence South 89°29'25" East 449.78 feet to a point on the easterly line of said Lot 8; thence South 00°33'00" West 4.00 feet to the Point of Beginning.

NOTES:

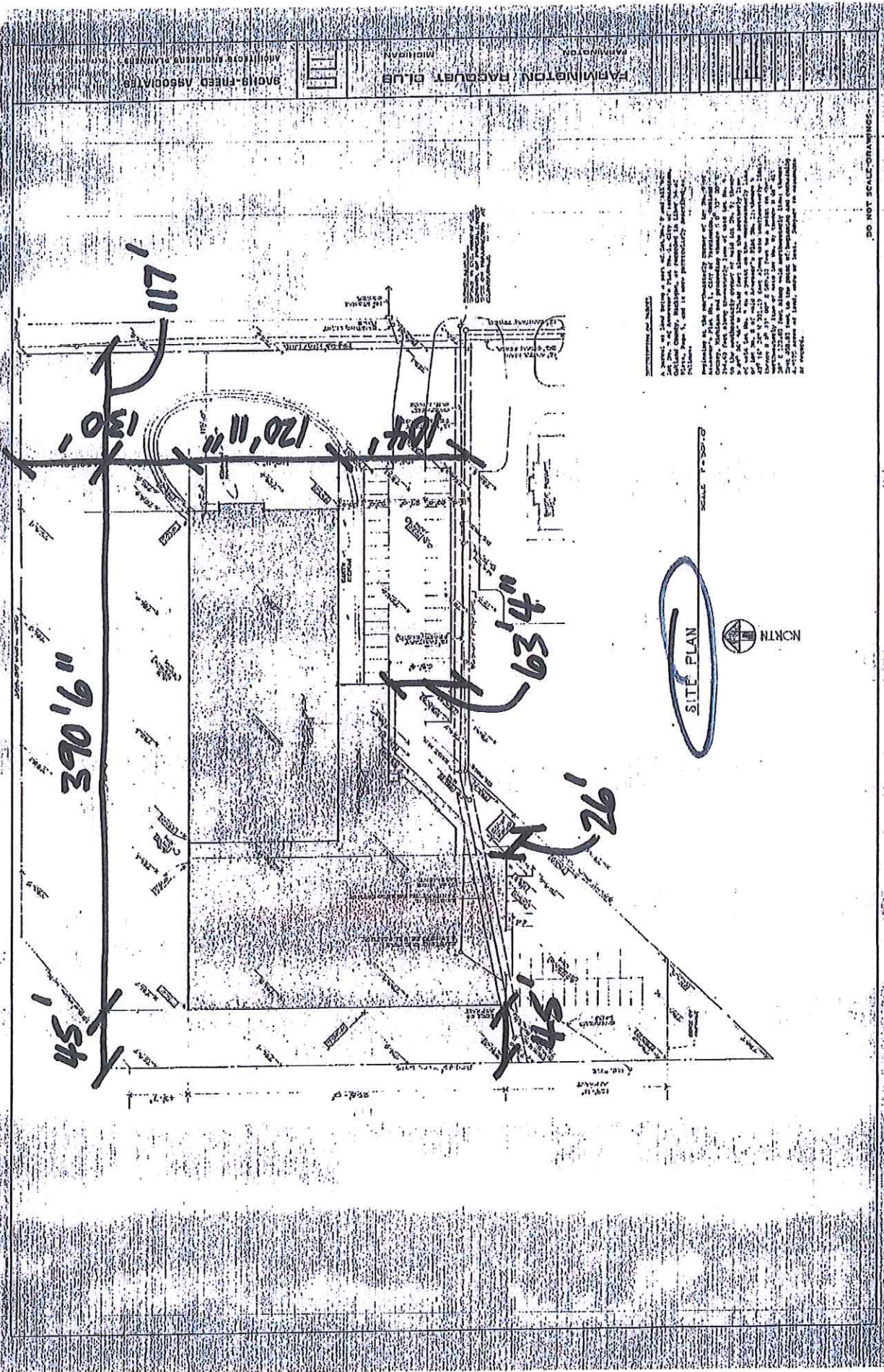
- 1.) The bearings as expressed on this Staked Survey are related to the bearing as cited on "ASSESSOR'S PLAT NO. 1".


Huston K. Kennedy, PS
Kennedy Surveying, Inc.



HKK/clh

MAY 01 2012



BACHS-FREED ASSOCIATES
 REGISTERED PROFESSIONAL ENGINEERS
 10000 W. 10th Street, Suite 100
 Overland Park, Kansas 66211
 (913) 241-1100

FARMINGTON PARQUET CLUB
 FARMINGTON, MISSOURI

DO NOT SCALE DRAWINGS

THIS SITE PLAN IS THE PROPERTY OF BACHS-FREED ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BACHS-FREED ASSOCIATES, INC. THE CITY OF FARMINGTON, MISSOURI, HAS REVIEWED THIS SITE PLAN AND HAS GRANTED A PERMIT FOR THE CONSTRUCTION OF THE PROJECT DESCRIBED HEREON. THIS PERMIT IS VALID FOR THE PROJECT DESCRIBED HEREON AND IS NOT VALID FOR ANY OTHER PROJECT. THE CITY OF FARMINGTON, MISSOURI, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS SITE PLAN. THE USER OF THIS SITE PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS SITE PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS SITE PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SCALE 1" = 300'-0"

NCRTN

SITE PLAN

45'

390'6"

130'

117'

120'11"

104'

63'4"

45'

26'

ISSUED	DATE
SPA	08.25.14

S3

ARCHITECTURE
1425 W. WASHINGTON
ANN ARBOR, MI 48107
734.769.2000
ANNARBOR@S3ARCHITECTURE.COM
S3ARCHITECTURE.COM

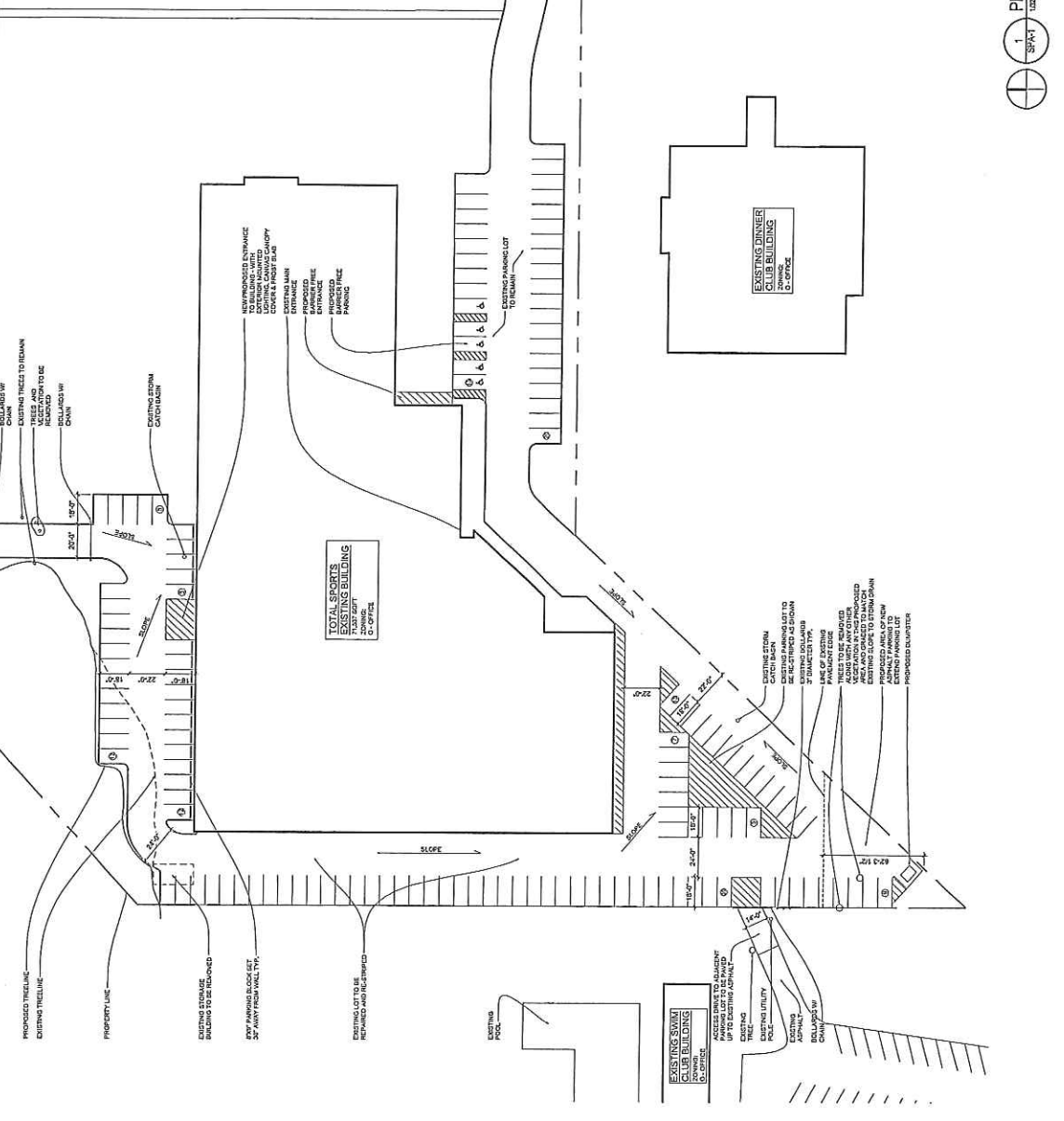
22777 FARMINGTON RD, FARMINGTON, MI 48335

TOTAL SPORTS COMPLEX NEW PARKING

337 SPACES	TOTAL SPACES REQUIRED PARKING PER FARMINGTON ORDINANCE:
86 SPACES	TOTAL SPORTS EXISTING PARKING:
45 SPACES	TOTAL SPACES PROPOSED NOT REQUIRING BARRICADE FREE PARKING:
133 SPACES	TOTAL SPACES PROPOSED REQUIRING BARRICADE FREE PARKING:
3 SPACES	EXISTING SPACES AVAILABLE TO SWIM CLUB TO THE WEST:
4 SPACES	EXISTING SPACES AVAILABLE TO SWIM CLUB TO THE WEST:
2 SPACES	EXISTING SPACES AVAILABLE TO SWIM CLUB TO THE WEST:
2 SPACES	EXISTING SPACES AVAILABLE TO SWIM CLUB TO THE WEST:
2 SPACES	EXISTING SPACES AVAILABLE TO SWIM CLUB TO THE WEST:
45 SPACES	EXISTING SPACES AVAILABLE TO SWIM CLUB TO THE WEST:
	NOTE: SLOPE TO DOWN DRAIN FOR RAINFALL

NOTES:
 TOTAL SPACES REQUIRED PARKING PER FARMINGTON ORDINANCE:
 TOTAL SPORTS EXISTING PARKING:
 TOTAL SPACES PROPOSED NOT REQUIRING BARRICADE FREE PARKING:
 TOTAL SPACES PROPOSED REQUIRING BARRICADE FREE PARKING:
 EXISTING SPACES AVAILABLE TO SWIM CLUB TO THE WEST:
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 EXISTING SPACES AVAILABLE TO SWIM CLUB TO THE WEST:
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 EXISTING SPACES AVAILABLE TO SWIM CLUB TO THE WEST:

SCALE: 1" = 20' (MULTIPLE FAMILY RESIDENTIAL)



1 PROPOSED SITE PLAN
 132' x 120'

Date	05.13.14
Scale	As Shown
Drawn by	ANMSB
Approved by	CS
Job	1411
Sheet Name	PROPOSED SITE PLAN
Sheet No.	SPA-1

Farmington Planning Commission Staff Report	Planning Commission Date: August 11, 2014	Reference Number
Submitted by: Kevin Christiansen, Economic and Community Development Director		
Description Zoning Ordinance Text Amendment – Grand River Corridor Overlay District		
<p><u>Background</u></p> <p>Attached is a proposed Zoning Ordinance Text Amendment related to the Grand River Corridor prepared by LSL and reviewed and recommended to the Planning Commission by the Farmington Grand River Corridor Improvement Authority (CIA). The Planning Commission discussed this item late last year in review of the recently adopted Grand River Corridor Vision Plan.</p> <p>The requested action of the Planning Commission is to review the proposed Zoning Ordinance Text Amendment for the Grand River Corridor Overlay District and to schedule a public hearing.</p> <p>Attachments</p>		

kchristiansen@ci.farmington.mi.us

Date: Thu, 10 Apr 2014 08:51:15 -0400

From: Bradley Strader <strader@lsiplanning.com>

Subject: proposal

To: "kchristiansen@farmington.mi.us" <kchristiansen@farmington.mi.us> ,
"kchristiansen@ci.farmington.mi.us" <kchristiansen@ci.farmington.mi.us>

Kevin,

As you may recall, LSL Planning prepared a model overlay code for the Grand River Corridor. Once Farmington Hills staff stated a preference to develop their own code, we modified the model to fit Farmington's segment of the Corridor. I believe the following steps would be involved in moving toward code adoption and use.

1. A meeting to confirm the boundaries and review the draft code regulations and especially the triggers for compliance. We may need a more graduated approach for changes in use, v expansion v redevelopment. Assume 8 hours on our end.
2. Addition of some references to the Plan along with a few new graphics in the code where we need more precision such as dimensions. I assume 10 hours.
3. I recommend meetings with select property owners and potential developers and "test" the code to see how it works before the adoption. We have found this to be very valuable for corridors where a transformation is desired. I would look to you to set up those meetings. Our fee would be hourly but assume 8 hours of meetings, 6-8 hours per "case study" to test the code and a few hours to discuss/make any refinements.
4. A simple user guide - a summary of the code, how it works, etc. This would help you explain the code to current property owners, potential developers and the public. Assume 8-10 hours including one set of revisions.
5. Adoption process - LSL could attend meetings with the CIA, Planning Commission Public Hearing and City Council, along with follow-up clarifications and revisions. If we assume three meetings and a few hours for changes, I estimate 15 hours.

The total fee for the package above would be around \$5000 + expenses, which includes 1 case study.

Brad Strader



April 15, 2014

Mr. Kevin Christiansen
City of Farmington
23600 Liberty Street
Farmington, MI 48335

Dear Kevin:

Thank you for yet another opportunity to serve the City of Farmington. This project is a follow-up to much of our past work in the City, including ongoing zoning assistance and recently, the development of the Grand River Corridor Vision Plan and the Farmington Corridor Improvement Authority's Development and TIF Plans. As part of those projects, LSL Planning prepared a model overlay code for the Grand River Corridor. We have already modified the model to fit Farmington's segment of the Corridor, and will use that model as a basis for revisions. We propose the following steps would be involved in moving that code toward adoption and use.

1. **Meeting One with Farmington CIA Board.** At this meeting, we will review the draft code regulations and especially the triggers for compliance. We may need a more graduated approach for changes in use, expansion, and/or redevelopment. Initial decisions regarding changes to the code will be agreed at this meeting.
2. **Draft One.** We will prepare a revised draft with the addition of some references to the Plan along with one or two new graphics in the code, if needed to convey important regulations like building and site dimensions.
3. **Meeting Two with Focus Group.** This meeting will involve property owners and potential developers selected by the City to "test" the Draft One of the code to see how it works before the adoption. This can be very valuable for corridors where a transformation is desired, especially those like Farmington, where redevelopment proposals are imminent. We assume this meeting will be arranged by the City.
4. **Case Study.** We will prepare a simple review of an example site, as determined by the City, to determine how the draft code would apply to an actual site on the corridor. This will help to identify any final revisions needed for the next draft.
5. **Draft Two.** Using input from the Focus Group and Case Study we will prepare a second draft for review and discussion by the Planning Commission. We assume one set of revisions will be made. More significant changes to the text, maps or graphics, not anticipated with this proposal would be additional.
6. **Meeting Three with Planning Commission.** We will facilitate discussion of Draft Two at a Planning Commission meeting. We suggest the City combine this meeting with a public hearing on Draft Two if major changes to the code are not anticipated. We assume one meeting with the Planning Commission, for this task; therefore, if two meetings are needed for this task, the City may decide whether our attendance is needed at the review meeting or public hearing. Attendance at both meetings would be additional.
7. **Final Draft.** This version will be provided for adoption by the City Council.
8. **Meeting Four with City Council.** If desired, we will attend a meeting of the City Council to introduce the Final Draft and respond to questions.
9. **Simple User Guide.** We will prepare a simple one to two page summary of the code, how it works, etc. This would help you explain the code to current property owners, potential developers and the public.

We propose a fee of \$5,000 to complete the above tasks, which represents a discounted rate in recognition of our longstanding relationship with the City. Project expenses, and any additional revisions or meetings will be charged at an additional fee.

Again, we appreciate the opportunity to assist with this important step in the process to revitalize the Grand River Corridor. Please feel free to contact me with any questions or if you require additional information.

Sincerely,

A handwritten signature in cursive script that reads "Bradley K. Strader".

Bradley K. Strader, AICP, PTP
Planning Division Manager
LSL Planning/SAFEbuilt



City of Farmington CivicSight Map

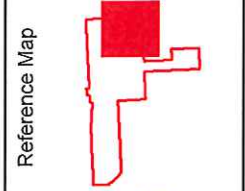
MAP LEGEND:

- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
- BUILT
- PROPOSED
- COMM_INDUST BLDGS
- MULTITENANTPAVING
- RAPHAEL STREET(POLY2)
- RAPHAEL STREET(POLY)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- ROW EXTEND
- LOT HISTORY
- OPEN WATER (FEATUERTYP)
- DetentionPond
- StreamRiver
- LakePond
- Channel
- SwampMarsh

Map Scale: 1 inch = 750 feet
 Map Date: 1/11/2013
 Data Date: December 14, 2012
 Sources: City of Farmington, Oakland County GIS
 Utility, River's Edge GIS, LLC.



Disclaimer:
 Note: The information provided by this program has been compiled from various sources and is not guaranteed to be accurate. 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 !!!



ARTICLE 11GRC GRAND RIVER CORRIDOR DISTRICT

35-138 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.

35-139 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 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 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.

35-140 APPLICABILITY

- A. **Application of Regulations.** Within the District, all requirements of the City of Farmington Zoning Ordinance shall apply, except as modified by this District. Where such regulations conflict or appear to conflict with the regulations in this District, the regulations of this District shall apply.
- B. **Interpretations and Appeals.** This District relies, in part, on the Corridor Plan adopted by the City. As such, certain flexibility is required to implement the Corridor Plan, depending on the timing, location and nature of redevelopment within the corridor, is expected. Therefore, the Planning Commission shall have the authority to act on appeals, interpretations or modifications as part of the site plan review, in order to ensure they are consistent with the overall vision. Modifications are discussed in Section 35-144 .
- C. **Underlying Zoning.** Where the term "underlying zoning" is used, it shall refer to the zoning of the subject property as designated on the official Zoning Map for the City of Farmington and any applicable regulations that apply to that zoning district. Underlying Districts for the Grand River Corridor include the following:
 1. C2, Community Commercial
 2. C3, General Commercial
 3. R4, Multiple-Family Residential (1 bedroom)
 4. R3, Multiple-Family Residential
 5. R1P, Single-Family Parking
 6. OS, Office Service

- D. **Triggers for Compliance.** Use and development of land developed within this District shall be regulated as follows:
1. Existing Uses. An existing use shall be permitted to continue.
 2. Changes in Use. Changes in use from one use to another use that does not require additional parking or building additions shall be permitted.
 3. Site Improvements. Site and building maintenance shall be allowed.
 4. Building Expansions.
 - a. Exempt Expansions. Additions of a size equal or less than 10% of the gross square footage of the existing buildings may be permitted and may be constructed according to the requirements of the District or the underlying zoning, at the property owner's discretion.
 - b. Minor Expansions. Additions of a size greater than 10% but equal or less than 25% of the gross square footage of the existing building, shall be permitted, but shall meet the Site Layout Requirements for the Zone in which it is located, unless modifications are allowed in accordance with Section 35-144 .
 - c. Major Expansions. Additions of a size greater than 25% of the gross square footage of the existing building shall meet the requirements of this Overlay District.
 5. New Buildings and Development. New development projects proposed under this Overlay District shall meet all requirements of this District.
 6. Modifications of the requirements in this Overlay District may be approved when consistent with the Corridor Plan, and as discussed in Section 35-144 .

35-141 ZONES AND PERMITTED USES

- A. **Zones.** The GRC District shall be and is hereby divided into Zones as enumerated on the Future Land Use Map in the Corridor Plan.
1. **Medium-Density Residential.** 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.** 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.** 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 and include carefully
 4. **Medical Office.** The presence of Botsford Hospital is an opportunity for nearby support uses such as professional medical offices and suppliers, laboratories, hotels, restaurants and residential for seniors and special needs residents and guest. Development should be connected via ADA accessible pedestrian network and include carefully integrated public spaces and transit.

OPTION:

- A: Keep underlying zoning and expand the list of uses
- B: Rezone property according to the FLU map in the Corridor Study

B. Permitted Uses. Permitted uses within the districts noted on the Future Land Use Map in the Corridor Plan, shall include the following:

1. Any of the uses permitted as allowed in the underlying zoning districts, as listed in Section 35-140 may be permitted.
2. Other uses as listed in the table below:

OPTION:

Article 10, Planned Unit Development, of the Zoning Ordinance, Section 35-133 already allows the city to approve any uses in the underlying zoning districts, or others deemed appropriate in the Master Plan. The City could simply refer to that Section to provide the flexibility in uses, or maintain a separate table, similar to that provided below.

P = Permitted Use S = Special Land Use	Zone (See the Future Land Use Map in the Corridor Plan)			
	Medium-Density Residential	Residential Mixed Use	Mixed Use	Medical Office
<i>Multi-family</i>				
One-Family Dwelling	S	S		
Two-Family Dwelling	S	S		
Multiple-Family Dwelling	S	P		
<i>Office</i>				
Medical		P	P	P
Professional		P	P	P
Financial		P	P	P
Drive-Through			S	S
<i>Civic</i>				
Schools	S	S	P	S
Universities	S	S	P	S
Public buildings	S	P	P	S
<i>Retail</i>				
Personal and Professional Service		S	P	P
General Retail		P	P	P
Pharmacy		P	P	P
Studios of fine arts		P	P	P
Sit Down Restaurants		P	P	P
Carry Out Restaurants		P	P	P
Drive-Through			S	S
<i>Institutional</i>				
Hospitals	S	S	S	P
Churches	S	S	S	S
Adult and Child Care Facilities	S	S	S	P
<i>Hotel</i>				
Hotel/Motel		S	P	P
Bed and Breakfast		S	P	P
Lodging facilities as an accessory to a principal use			P	P

35-142 DEVELOPMENT 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:

Required Streetscaping	
Curb Lawn	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.
Buffers and Screening	See Sections 35-184.C. and Section 35-171.C.
Sidewalks	Sidewalks along Grand River Avenue shall be a minimum of eight (8) feet wide.
	Sidewalks along side streets shall be provided according to Section 35-45.
	Wider sidewalks are encouraged, and when provided, the required setback or build-to line may be adjusted accordingly.
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, or otherwise arranged as determined by the Planning Commission.
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. Site Development Standards. Sites shall be designed and buildings designed according to the following:

	Medium-Density Residential (R1)	Residential Mixed Use	Mixed Use	Medical Office/Office
A. Lot Size and Coverage				
Minimum Lot Size	8500 sq. ft.	There are no minimum or maximum lot sizes.		
Minimum Lot Width	70 ft.	There are no minimum lot widths.		
Maximum Building Coverage	35%	There are no maximum coverage requirements, provided stormwater requirements are met.		
B. Minimum Setbacks				
Front Yard Setback	40 ft.	0 ft.	0 ft.	0 ft.
Side Yard Setback	20 ft.		5 ft.	5 ft.
Rear Yard Setback	35 ft.			
Clear Vision Area	Trees shall not be placed closer than thirty feet (30') from intersections, nor be placed in the clear vision triangle. Also subject to Section 35-56			
C. Building Height				
Maximum	3 stories	4 stories with additional height per Section 35-144.	66 feet (5 stories) with additional height per Section 35-144.	54 feet (5 stories) with additional height per Section 35-144.
D. Transitions from Abutting Single-Family Residential Uses				
Required Step Backs	See Section 35-171.C.		Stories over three shall be stepped back a distance equal to the story height.	
Minimum Setback		15 ft.	25 ft.	25 ft.
E. Fences, Walls and Garden Walls				
Required	See Section 35-49	A knee wall shall be installed along all Grand River frontages not occupied by a principal building or driveway access		See Section 35-49
Minimum Height		36 in. where adjacent to streets, sidewalks, and parks		
Design		Must meet requirements of Section 35-49		
F. Parking Circulation and Driveways				

Parking Location	Per R1 District	Side or rear yard, with one double row allowed in the front yard
Minimum Parking Setback	Per R1 District	10 feet from all property lines
Parking Lot Design		See Sections 35-171 through 35-174 (Article 14 of Ordinance 34)
G. Windows and Doors		
Entrances	See Section 35-24	At least one functioning door shall be provided for every street-facing storefront Second door for multi-family may face side or rear yard
H. Building Design		
Color		Color schemes shall be used that unify buildings with other buildings in the district
Materials	See Section 35-24	Exterior building facades, exclusive of required window areas, shall be finished with a combination of two or more of the following: Glass, brick, cut or cast stone, wood, integrally colored concrete units with brick proportions (e.g., half-high "C" brick), split-faced, scored, or fluted block, textured stucco or other material deemed equivalent in quality and/or appearance by the Planning Commission. The amount of such materials shall equal the following: <ul style="list-style-type: none"> ▪ Facades facing a public street, park or plaza - at least ninety percent (90%) ▪ All other building sides (excluding the rear) - at least seventy percent (70%)
I. Roof Design		
Flat Roofs	See Section 35-24	A minimum 42 inch tall parapet shall be installed to conceal rooftop mechanical equipment visible from the street level
Pitched Roofs		Minimum 4:12 pitch Maximum 12:12 pitch

35-143 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 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, Exterior Lighting. 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:

Use	Minimum Level	Maximum Level	Maximum at Residential property Lines
<i>Residential or institutional uses</i>	0.2 fc	5 fc	1.0 fc
<i>Office, recreation, and entertainment uses</i>	0.6 fc	5 fc	1.0 fc

<i>Commercial uses</i>	0.9 fc	5 fc	1.0 fc
<i>Sidewalks and Walkways</i>	0.6 fc	5 fc	1.0 fc
<i>Parking lots, bicycle parking areas</i>	3 fc	10 fc	1.0 fc

- 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 off-street parking spaces required may be reduced from ordinance requirements upon submittal of a Shared Parking Study by the Applicant and approval of the study by the body charged with approving the site plan.
 2. All developments shall provide one (1) bike rack for each twenty (20) vehicular spaces.

35-144 Administration

- A. **Development Applications.** Applications shall be processed and reviewed according to Article 10, Planned Unit Development.
- B. **Grand River Corridor Improvement Authority Board Review.** Prior to submittal of a site plan to the planning commission, the owner or lessee shall submit the site plan to the city Grand River Corridor Improvement Authority (CIA) for its review and comment. The CIA shall submit its recommendation to the planning commission within 30 days of the receipt of the site plan documents from the owner or lessee.
- C. **Allowed Flexibility.** It is recognized that certain existing site conditions may prohibit full compliance with this District. The Planning Commission may modify the standards for this District 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 35-139 .
 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.
- D. **Incentives.** Additional flexibility may be allowed when certain recognized benefits are incorporated into the site or building design. Elements listed 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.
- E. **Conditions.** Where deemed necessary, the Planning Commission may impose reasonable conditions to further the purpose of, or to ensure compliance with the Corridor Plan.
- F. **Development Agreement.** Approved developments shall enter into a development agreement with the City pursuant to Article 10, Planned Unit Development.

Incentives →	Lot Coverage	Setback Relief	Additional Bldg. Height	Reduced Parking	Stormwater/Utility Improvements	TIF Funding
Recognized Benefit ↓						
Public Open Space	x	x			x	
Low Impact Design	x	x			x	x
Mixed-Use			x	x		
Higher Quality Architecture						x
Green Building (LEED)	x		x		x	x
Additional Buffer		x			x	x
Pedestrian Facilities	x	x		x		x