



**Regular Planning Commission Meeting  
7:00 PM, MONDAY, NOVEMBER 10, 2014  
City Council Chambers  
23600 Liberty Street  
Farmington, MI 48335**

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**REGULAR MEETING AGENDA**

**I. CALL TO ORDER**

**Roll Call**

**II. APPROVAL OF AGENDA**

**III. APPROVAL OF ITEMS ON THE CONSENT AGENDA**

- 1. Planning Commission Minutes, September 22, 2014**
- 2. Planning Commission Minutes, October 13, 2014**

**IV. FINAL SITE PLAN REVIEW**

- 1. Final Site Plan Review - PUD Planned Unit Development: Balfour Senior Living**

**V. PUBLIC PORTION**

**VI. PLANNING COMMISSION COMMENT**

**VII. ADJOURNMENT**

**Farmington City Council  
Staff Report**

**Council Meeting Date:**  
November 10, 2014

**Reference  
Number  
(ID # 1720)**

**Submitted by:** Vincent Pastue, City Manager

**Description:** Planning Commission Minutes, September 22, 2014

**Requested Action:**

**Background:**

**Agenda Review**

**Review:**

Vincent Pastue      Pending

City Manager      Pending

Planning Commission      Pending      11/10/2014 7:00 PM

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
 Maxfield Education Center, 32789 Ten Mile Road,  
 Farmington, Michigan  
 September 22, 2014

Chairperson Bowman called the meeting to order at 7:00 p.m. in the Maxfield Education Center, 32789 Ten Mile Road, Farmington, Michigan.

**ROLL CALL**

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

Absent: Babcock

A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Christiansen, Building Inspector Koncsol, City Attorney Saarela

**APPROVAL OF AGENDA**

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

Motion carried, all ayes.

**PUBLIC HEARING – PUD PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN AND PUD AGREEMENT – GRAND RIVER – HALSTED PLAZA**

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

Director Christiansen stated that at the September 8<sup>th</sup> Planning Commission Meeting there was a preapplication conference on this item and that the matter was scheduled for a Public Hearing for tonight. He indicated the Applicants submitted a plan, a survey, elevations and attached an aerial photo of the site. He stated that attached with the Commissioners' packets was also a report from LSL Planning dated 9-17-14. He indicated Brad Strader from LSL was present and would go over the report.

Bowman thanked Christiansen for the introduction and asked Brad Strader from LSL to come forward.

Strader came to the podium and stated that he had provided a report to the Planning Commission on the submitted information from the applicant. He stated that a PUD gives flexibility for use of a particular property in return for the City getting benefit from it such as higher quality architecture, etc. He went over some of the details for the southern part of the site that Suburban Collection will occupy for new car prep. He then stated the tile store will be renovated and there will be a new three story building constructed with retail on the first floor and offices on the second and third. He pointed out a couple key areas of the proposed plan stating a driveway is being removed and the existing buffer from the multiple family on the southeastern part, they will be adding to the landscape. He stated that this initial plan, conceptual plan, if approved, will go

forward to City Council and if approved there, the site plan will come back before the Planning Commission to work out the details.

He further went on to state that he felt the standards of the ordinance had been met, that one of the benefits is that they are reusing a largely vacant site, putting in extensive landscaping in front along Grand River and other areas on the site, and the shared vehicular access and getting rid of the driveway are three recognizable benefits. He also indicated that they don't have enough details about the architecture to know that it is of higher quality for them to include that in their lists of benefits. He went on to detail the key things on this project including building design, satisfying the city wanting a welcome to Farmington gateway sign at western edge of site as you enter Grand River, adding greenery where the driveway was removed, he felt the eastern driveway should be tightened up. He also states that LSL is recommending that the three-story building should be pushed closer to Grand River and that pedestrian sidewalks be implemented into the plan. According to parking calculations, they meet the ordinance unless a restaurant is put in where they require more parking. He also addressed the timing of the project and its emphasis on the southern end of the parcel and would like to see a commitment from the Applicant as to timelines on the entire project.

Lonnie Zimmerman, architect for the project, introduced Tom Duke, property owner, the Farrar Group, and Suburban Collection representatives.

He went over the history of the site, stating K-Mart had 160,000 square feet of retail space and opened for business in the 1960's. It is a 14.04 acre site and almost totally abandoned. He explained that Mr. Duke is the owner of the Lotus Bank Building which is located across Grand River and had spent years trying to find uses for it and eventually ended up purchasing it in order to protect his own interests and to develop it as a viable site for Farmington as well. He stated they are aware of the Vision Plan of the city and knows this is a gateway to the City and want to make it a focus for the developers.

He went on to state the two front parcels will be retail/office, that the Tile Store's entrance will be turned to face Grand River and detailed the parking requirements for the retail stores. He explained the reasoning behind wanting two rows of parking in front.

Heavy landscaping will be put in throughout and they will be utilizing flowering cherry trees, similar to those at the Lotus Bank Building, so as to have a colonnade effect of trees as you enter Farmington to west.

Tom Duke stated he built the Lotus Bank Building in 1986 which has 90,000 square feet and has 90-95 percent occupancy. He stated he had watched the old Kmart site deteriorate over the years and when the owner decided to sell it, he bought it as a defensive move so he can control it and monitor its use.

He explained that dividing the site the way they have here, makes it quite productive on the front and rear of the parcel. He stated the new businesses will bring jobs to the city.

He went on to state that he had tried to purchase the Shell Station but that it cannot be bought as it is under contract to bankruptcy court.

He addressed the items pointed out in the LSL report, stating he disagrees with LSL as to the location of the new building and also the width of the truck path. He then responded to the issue of timing of the development of the site.

Zimmerman went through the Power Point presentation of the plans for the project briefly for the Commission and audience.

Gronbach questioned how many square feet the retail part of the building is and Zimmerman responded a little under 10,000 and that had no preleasing had been done.

Zimmerman also pointed out there could be space for restaurants and other interesting uses and flexibility of the first floor tenants. He went on to detail the variety of architecture intended for the building that would give a dynamic feeling to Farmington.

Bowman opened the floor to questions from the Commission; hearing none, the Public Hearing was then opened.  
Motion by Gronbach, seconded by Buyers, to move to open Public Hearing.  
Motion carried, all ayes.

### **PUBLIC HEARING**

Tom Buck, 23848 Whitaker Street, stated he is excited to see development happening on this corner.

Sara Scott, who lives in downtown Farmington, and her home faces Fitness 19, addressed the issue of storefront parking.

Motion by Buyers, seconded by Crutcher, to close the public hearing.  
Motion carried, all ayes.

(Public Hearing closed)

Brad Strader addressed some of the applicants comments and indicated that perhaps a compromise would be to put in street scape along Grand River frontage.

Duke responded that it doesn't sound unreasonable, is probably doable and could be attractive

Christiansen summarized the dialogue between LSL and the Applicants, as being an issue of timing of the development of the site and stated that repurposing The Tile Shop is of top priority as well as getting the Suburban Collection on line and by addressing the Grand River frontage by putting in a streetscape could pacify the delay of the new construction.

Crutcher expressed some concern with the Suburban Collection and the site plan showing the truck unloading area and Zimmerman indicated revised site plan had been submitted and the building will be moved further west. He then asked about the landscaping wall being replaced with concrete and Zimmerman stated that the current wall has many elevations and that they are going to put an 8 foot high wall extending the length of the Tile Shop to the driveway and all rear lighting will be removed and put on the wall side. The balance of the east property line will be maintained with a 6-foot high wall and an additional buffer of 20 feet of landscape with trees.

Crutcher raised questions about sidewalks and bus stops and Zimmerman responded that the LSL report mentioned possibly adding a sidewalk to the landscape strip along Grand River that can take you into the property which can be addressed in the final site plan.

Gronbach asked for more detail on the landscaping plan as far as the buffer zone between the auto part and the front and suggested that brick pavers could be worked into some of the crosswalks.

Zimmerman responded they do not have a landscape architect on board yet, but will have one by the next step of the plan.

MOTION by Gronbach, seconded by Crutcher, that the Planning Commission move the proposed PUD for the Grand River – Halstead Plaza forward to City Council for review. Motion carried, all ayes.

**PUBLIC HEARING – PUD - PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN AND PUD AGREEMENT – DOWNTOWN FARMINGTON CENTER: FRESH THYME**

Chairperson Bowman introduced this agenda item and indicated it was before the Planning Commission in April and then turned it over to staff.

Christiansen stated the item is before the Planning Commission for a Public Hearing for a proposed PUD plan for a portion of the Downtown Farmington Center, also known as the Kimco Center. A preapplication conference was held at the April 14<sup>th</sup> Planning Commission Meeting and the applicants subsequently met with members of Administration and went through various plan changes and then the Public Hearing was set and all property owners within 300 feet of the property were notified as well as a notice published in the Observer.

He indicated the preliminary plan includes a survey, a proposed site plan, proposed building floor plan and elevations and perspective of the proposed building façade. There is also an aerial photo attached with the plans.

LSL Planning did a review and sent a letter dated 9/17/14. Brad Strader was present to go through the findings of the review. He stated he had worked with the City on the Downtown plan and was excited for a new tenant, a specialty grocer, to become a part of the revitalized center. He said most comments in his report were positive, they felt it was a good use, met standards of PUD ordinance.

He stated the proposal was to take the old Office Depot space and put in a Fresh Thyme grocer. Orchard Street has an existing service drive in the back and they propose putting an inset area for unloading of trucks within the store so to take traffic off of Orchard. All angled parking would be taken out and they would be cleaning up the front and change the site with landscaping. He went over the Power Point presentation with the Commission and audience. He indicated they would like to see more improvements to the rear by adding more landscaping and improve the transition from residential to the north. And as far as the front, they would like to see more prominent streetscape with wider sidewalks. He went over the pros and cons of a video provided of the Columbus, Ohio store and discussed parking issues, signage, providing a buffer in rear and updating lighting as well as cart storage.

Chiarperson Bowman opened the floor up for questions from the Commissioners.

Chiara commented that in order to utilize parking in the rear that a secondary door for customers in the back would work very well.

The applicants were invited to come to the podium

Rob Nadler of Kimco Realty, owner of shopping center, and Scott Tucker, Vice President of Kimco, as well as Joe Volpe of Herschman Architects, were introduced.

Nadler stated that this is a special opportunity having Fresh Thyme come into the downtown. He said they have three leases with Fresh Thyme at present in Kimco's portfolio, that they are a specialty grocery store, featuring fresh produce from local growers with value pricing. He cited a success story wherein Fresh Thyme was brought into a recently revitalized shopping center in Ohio and occupancy went from 50 to 90 percent with them as anchor. He indicated Kimco is ready to make a financial commitment with this multimillion dollar project but at this time is not prepared to commit to a secondary entrance.

Joe Volpe with Herschman Architects stated that some of the information provided is the same as the previous presentation with modifications of parking and building façade. He stated they plan on removing the existing building and put tenant in new building in existing footprint. He went over the details of their plans, to remove angle parking in front and islands and improve access of carts to parking lot. They widened

roof over sidewalk in front of Fresh Thyme and added planting beds to help improve streetscape. They worked with the City Engineer to get truck access to rear of building without requiring any truck access coming down Grove Street. He went into the reasoning for the signage proposed, to provide Fresh Thyme with a presence. He stated they are proposing a new façade, different than the last version the Planning Commission had seen. He indicated the rear of the store would be dressed up to improve rear exposure and the path between Fitness 19 and Fresh Thyme, they will be adding new landscape beds in that aisleway.

Chairperson Bowman opened the floor up to questions from the Commissioners.

Gronbach inquired what the red front façade was and Volpe responded vertical metal siding. He then asked if it was accurate as to what is being proposed and the Applicant responded in the affirmative. Gronbach also stated that the signage should be reviewed with the DDA and the Design Committee of the DDA.

Nadler indicated they are very cognizant of the importance of this project to downtown and respect that.

Crutcher inquired of the number of employees and Nadler indicated he would get that information and provide it at a later date. The required employee parking in the rear was discussed and there being 88 spaces as well as the need for a crosswalk.

Majoros asked of staff about the consistency of the look of Grove Street and Kimco and Christiansen responded they are separate sites and that consistency of elements is desirable but variety also is desirable. He stated the Planning Commission has latitude in the detail and material types utilized.

Buyers asked why the cut thru is described as future and Nadler responded Kimco is not prepared to offer that up at this time but would continue to evaluate it.

Buyers inquired as to ownership of the two parking lots to rear and further discussion was held as to the entire parking area surrounding the Kimco Center and how to collectively make it work.

Nadler stated that the timing of this is fairly critical and that they are successful getting through City Council by the end of year.

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

### **PUBLIC HEARING**

Sandra McArthur, 33264 Slocum, lives behind parking lot and will be concerned about trash.



Al Bennett, 33125 Orchard, has concern of does this truck route provide opportunity to get rid of trash, congestion and all of the unpleasantries that come along with the back of a grocery store that has a lot of fresh produce and so forth. He cited truck traffic also being an issue with TJ Maxx trucks on Orchard Street.

Tom Buck, 23848 Whitaker, resident, and member of DDA board. He stated this is another solid project here and that we will most likely getting rid of a few trees if the parking lot is going to be restructured up front. Wants to see constructive dialogue on events and encourage more design and inviting graphics on south side of building on rear wall. He appreciated comment on recognizing downtown.

Dan Lugeran, Woodale in Farmington Hills, asks for support on this proposal as he is working on filling other buildings in downtown.

Sara Scott, 33317 Orchard Street, talked about the history of garbage collection from A & P and there not being garbage outside.

Christiansen responded that that Health Department Regulations for internal storage have changed since the center was built.

Al Bennett stated that three speakers have addressed the issue of garbage on Orchard Street.

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

(Public Hearing closed)

Strader reiterated the items that should be addressed by the applicants, making sure there are provisions dealing with the dumpsters and garbage in rear, better screening and lighting in the rear, upgrade the rear and south façade, make it easier to walk from the rear to the front both for residents to the south but also people that may park in the western end of the rear parking lot so they could walk through the pass thru for Fitness 19 into the grocery store, to have the DDA review the signs and give input on the signs as it goes to City Council, and detail the streetscape on front and limits of where produce will be displayed and the applicant is going to provide information on the number of employees in working times to see how much parking will be utilized in the rear and continue discussions with the City on uniform control of the parking lot and dealing with events and parking for events.

Nadler stated that before it went to Council it was his understanding that two key documents would be in place, the development agreement and the operating agreement.

Christiansen replied that he had spoken to City Manager Pastue and City Attorney Schultz and that those items would be addressed this week.

MOTION by Buyers, seconded by Chiara, to move the Preliminary PUD Plan and Agreement for the Downtown Farmington Center: Fresh Thyme, forward to City Council for consideration and review.

Gronbach moved to amend the motion to include the items highlighted by LSL, the follow through by the City Administration to review with the City Council.

MOTION by Buyers, supported by Crutcher, to move the Preliminary PUD Plan and Agreement for the Downtown Farmington Center: Fresh Thyme, forward to City Council for consideration and review, with the following conditions: making sure there are provisions dealing with the dumpsters and garbage in rear, better screening and lighting in the rear, upgrade the rear and south façade, make it easier to walk from the rear to the front both for residents to the south but also people that may park in the western end of the rear parking lot so they could walk through the pass thru for Fitness 19 into the grocery store, to have the DDA review the signs and give input on the signs as it goes to City Council, and detail the streetscape in the front and limit where produce will be displayed and the applicant is going to provide information on the number of employees in working times to see how much parking will be utilized in the rear and continue discussions with the City on uniform control of the parking lot and dealing with events and parking for events.

Motion carried, all ayes.

### **PUBLIC HEARING – GRAND RIVER CORRIDOR OVERLAY DISTRICT**

Chairperson Bowman introduced this agenda item and indicated that included in the Commissioners' packets there was a proposed text amendment relating to the Grand River Corridor and it had been reviewed and recommended to the Planning Commission by the Grand River Corridor Authority at their last meeting on August 11 and then turned it over to staff.

Christiansen stated the Planning Commission had reviewed a draft of the proposed text amendment prepared by LSL back at the August 11<sup>th</sup> meeting and scheduled a Public Hearing for this evening on this item. He indicated the action required tonight would be to hold the Public Hearing on the text amendment and then forward it to City Council for their review.

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

(No one heard)

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

MOTION by Gronbach, seconded by Crutcher, to forward the proposed text amendment to City Council for their review.

Motion carried, all ayes.

### **PUBLIC COMMENT**

None heard.

### **PLANNING COMMISSION COMMENTS**

Chiara inquired about the fruit store behind Dress Barn and whether there were any Code Enforcement issues related to the property.

### **STAFF COMMENTS**

Christiansen stated there will be full agendas in the coming Planning Commission Meetings and likely will have continued review for Exxon Mobil on October 13<sup>th</sup> as well as the Flanders site.

Buyers commented on the parking on the south side of Fresh Thyme and the possibility of expanding same by eliminating the park.

Crutcher asked if the potential new tenants were aware of the Farmer's Market and Christiansen responded in the affirmative.

### **ADJOURNMENT**

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

The meeting was adjourned at 9:23 p.m.

Respectfully submitted,

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Secretary

**Farmington City Council  
Staff Report**

**Council Meeting Date:**  
November 10, 2014

**Reference  
Number  
(ID # 1721)**

**Submitted by:** Vincent Pastue, City Manager

**Description:** Planning Commission Minutes, October 13, 2014

**Requested Action:**

**Background:**

**Agenda Review**

**Review:**

Vincent Pastue      Pending

City Manager      Pending

Planning Commission      Pending      11/10/2014 7:00 PM

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
Farmington Public Library, 23550 Liberty Street  
Farmington, Michigan  
October 13, 2014

Chairperson Bowman called the Meeting to order at 7:00 p.m. in the Farmington Public Library, 23550 Liberty Street, Farmington, Michigan.

**ROLL CALL**

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

Absent: Babcock

A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** City Manager Pastue, Director Christiansen

**APPROVAL OF AGENDA**

MOTION by Buyers, seconded by Crutcher, to approve the agenda as submitted.  
Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**a. Minutes of Regular Meeting – August 11, 2014**

Gronbach noted at the bottom of page 3 there appears to be a sentence missing.  
The recording secretary noted the correction and stated she would amend the minutes.

MOTION by Chiara, seconded by Buyers, to approve the Consent Agenda as amended.  
Motion carried, all ayes.

**SITE PLAN REVIEW – EXXON MOBIL SERVICE STATION, 32410 GRAND RIVER AVENUE**

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

Director Christiansen indicated this was the second time this item was before the Planning Commission. He stated at the September 8<sup>th</sup> meeting the site plan was reviewed as well as the upgrades for 32410 Grand River and that after the presentation and review the request was tabled until the October meeting so the Applicant could provide the missing materials.

He stated that the agenda item is back before the Commission tonight with a revised site plan showing the parking lot and landscape improvements and that the Applicant has submitted color renderings of façade improvements.

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Christiansen went over the plans on the overhead showing the revised site plan. He stated the dumpster has a new location with an enclosure for accessibility and also screening. He indicated that he and Building Inspector Koncsol had visited the site and that there will be eleven parking spaces provided, not eighteen as originally planned. He stated that there are changes in the landscape plan along Grand River off of Power Road to the north, the asphalt there is going to be removed and that will be re-sodded.

He went over the interior modifications indicating the Applicant wants to expand the small vestibule and take two of the bays and convert that area to a C-store, leaving the two west bays for service. The exterior façade will be renovated as well as the existing canopy and a picture of the proposed canopy was presented and a new ground sign will be located on the corner at the landscaped area which was shown to the Commission.

The Commissioners were provided with a picture of the stone that will be utilized along the base of the façade.

Chairperson Bowman thanked the Applicant for addressing the issues brought up at the prior Planning Commission Meeting and opened the floor up for questions from the Commissioners.

Majoros raised questions about the existence of oil on the site and if the dumpster would be utilized for its removal and Christiansen responded that it is all self-contained and dealt with environmentally.

Majoros also inquired about the existence of underground storage tanks and if anything being proposed on this site is inconsistent with the station across the street and Christiansen responded in the negative.

Crutcher asked the Applicant how many overhead doors there would be and Mr. El-Baba stated three at the end and one bay for the store and further discussion was held.

Buyers stated on the modified floor plan it indicates a window at the cooler there the third bay door was and El-Baba responded in the affirmative.

Gronbach inquired about the color of the stone and El-Baba responded that the cultured stone has a purple line in it and the upper colors would be light beige and light brown.

Gronbach commented that he felt the red brick face for the monument sign would look a lot better if cultured stone was used and El-Baba responded that he can ask the sign contractor to match the color and Gronbach indicated he should match material, too.

Buyers stated that the initial floor plan had two bay doors and El-Baba responded that after the first meeting, the Applicant reduced it to one bay door instead.

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Buyers asked staff in light of issues raised about parking of vehicles and duration of same, if the Petitioner had proposed anything to alleviate those concerns and Christiansen responded that that is an operational issue and that the Codes and Ordinances of the City would deal with that aspect.

Buyers then inquired about the sod on the eastern part of the site and how far it would extend and Christiansen referred him to the aerial photo of the site.

Motion by Majoros, supported by Crutcher, to approve the site plan proposed at the Exxon Mobil Service Station, 32410 Grand River Avenue, with the condition that the revised floor plan represent the three doors as opposed to the two depicted, and to have cultured stone on the monument sign match the building.

Motion carried, all ayes.

### **PUBLIC HEARING – PUD PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN AND PUD AGREEMENT – RIVEWALK II**

Chairperson Bowman introduced this agenda item and stated it had been before the Planning Commission before and turned it over to staff. She explained the process of the Public Hearing.

Christiansen stated this is the time for the Public Hearing scheduled for the proposed redevelopment of the Flanders School site. He stated at the June 9<sup>th</sup> Planning Commission Meeting, the Commission held a Pre-application Conference, discussion and review with the Applicant on the proposed PUD concept plan for the Flanders site. The Public Hearing that was scheduled for July 14<sup>th</sup> was postponed and the Applicant is now before the Commission with a new site plan, utility plan, a parallel site plan, a boundary and topographic survey of the site and a landscape planting plan and landscape notes and details. An aerial photo of the site was also shown on the screen.

Brad Strader, from LSL Planning, was present to go over his report of October 7, 2014 which he was asked to prepare in response to the Riverwalk II PUD Agreement. He stated the PUD is a provision in the Zoning Ordinance that says there can be some flexibility in terms of setbacks and other items if the proposed project brings three or more benefits to the City, i.e. better architecture, removing nuisances, etc., in exchange for that flexibility.

He stated the proposal is for 33 single family lots and one of the key provisions that the City was looking for ways to preserve open space for parkland, seeing that the former school site had a playground which was utilized by the neighborhood, so the Petitioner is proposing a 2.26 acre park on the southeast corner.

He indicated that the project has met two of the three criterion; that is the redevelopment of a gray field or brownfield or former obsolete site, another criterion met is they are providing open space.

He went over other criterion that may be looked at as a benefit, including higher quality architecture, over and above what the City requires, extensive landscaping, sustainable design of the building or the site, i.e., low impact storm water design along the park that is more natural, and the fourth one being to make the site very walkable, by including a pathway from Clark Street to provide access so park can be used by neighborhood.

He discussed that in looking at the plan in detail, the placement of buildings and setbacks imply a better quality architecture being utilized. He summarized it by saying that it is a fairly straightforward project.

Chairperson Bowman opened the floor up for questions by the Commissioners.

Chiara inquired if the water level is still an issue and asked what material the walk-thrus would be as far as maintenance was concerned.

The Applicants were invited to come forward. Stuart Michaelson, partner Sam Harb and Evan Friess, engineer were present.

Michaelson gave a history of the Riverwalk project and now continuing on with Riverwalk II. He stated the homes will feature high end architecture and that they have a good relationship with all communities they have built in, having done four in Farmington Hills.

Harb addressed the issue of the walkway and architecture.

Michaelson responded to the issue of the high water table by indicating that the houses will be built in areas where there is not a high water table.

Majoros asked if they will be fundamentally modifying topography, or raising grade level of new houses higher than surrounding and Harb responded there will be minor modifications, maybe a foot or so.

Christiansen pointed out that the utility plan provided calls for rear yard storm water management system and has to go through the approval and permit process from the City.

Gronbach asked Administration if City was satisfied with the revised park layout plan and comfortable with being able to maintain the larger park area.

Christiansen responded by stating the four step process the project must go through and stated that Council will address that issue when it gets there.

Crutcher asked if there would be samples provided of the architectural character and Christiansen responded that they are included in the project portfolio.



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Chiara inquired if parking was required for a park of this size and Christiansen responded that is up to the City, and seeing that this is a neighborhood park, parking would be in front of homes and on street parking.

Buyers stated for full disclosure that his property is proximate to this property and that he had discussed it with Attorney Schultz as far as conflict of interest and they concurred that it did not pose a prohibitive conflict of interest problem.

He then asked the Applicants if the modified plan for the park that was done due to high water conditions and water table problems prohibited the placement of the park towards the southwest and Harb replied in the affirmative. He expressed concern with the location of Lots 32 and 33 as the park has been sort of a magnet for bad activities since the school closed down, with graffiti and large fireworks being lit off and police having been called to the site, and felt it would prohibit access to the park and suggested those lots be moved to the southeast portion of the site and provide a more open park like setting.

Bowman explained the rules of the Public Hearing to the audience.

### PUBLIC HEARING

Tim Wardle, who lives on Meadowlark and Flanders, asked why the residents in Farmington received Notice of Public Hearing and those that live on Whitlock bordering the property did not. He then inquired as to the completion time of the Riverwalk I project.

Michael Schantz, 21326 Whitlock, asked Strader what some of the minuses might be on the project since he discussed the pluses and he indicated they had asked for shorter front yard setbacks which the City is considering changing the requirement to 15, so that could be considered a modification. He then raised a question about the water issue and further discussion was held. He also discussed the details of the sidewalk.

Strader explained that on the final site plan, engineering details will be incorporated into it.

Garrett Easter, 21265 Whitlock, raised questions about the park area and what it is intended to be. He then inquired if a ball diamond was being considered and Michaelson responded that the park will be donated to the City and they will make that determination. He then asked for price range of the homes in the Riverwalk II and the Applicants responded from the low 200's to the high end of \$250,000.

Steve Bombeck, 21144 Robinwood Street, expressed his appreciation to the developers for proportioning the area for the park. He then asked when construction would start and Harb responded if things go well, they would start this winter and perhaps put up a

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model. He then asked if the park will be accessible during construction and Michaelson responded the new park area will be accessible during construction.

Michael Dunnan, 21193 Whitlock, inquired if the trees would be left on the property and Harb responded there is one in poor condition that will come down. He stated he liked the plans.

Christiansen pointed out on the landscape plan that there is a tree inventory list which identifies the trees, their size, their condition, and whether they are going to be removed.

Susan Prism, 21210 Robinwood, raised a question on the run off. She asked if the proposed homes were single family and Bowman responded in the affirmative. The different types of proposed homes were detailed by Michaelson. Strader indicated a booklet with the different elevations is available to look at.

Bowman thanked the audience for their participation.

MOTION by Buyers, seconded by Majoros, to close the Public Hearing.  
Motion carried, all ayes.

(PUBLIC HEARING CLOSED)

Chiara asked the Applicants about the projects they developed in Farmington Hills and he welcomed them to Farmington.

Majoros inquired about the landscaping between the existing homes and new homes and Michaelson responded it would be up to each individual homeowner.

MOTION by Gronbach, seconded by Chiara, that the Planning Commission forward the PUD Plan for the Riverwalk II Development to City Council for their review, incorporating the review letters by LSL and OHM and the Draft Development Agreement that was provided by the City Attorney.  
Motion carried 5 – 1 (Buyers).

### **PUBLIC COMMENT**

None heard

### **PLANNING COMMISSION COMMENTS**

None heard.

### **STAFF COMMENTS**

Christiansen updated the many projects going on in the City and reminded the Commissioners that they will be back before the Planning Commission after they move through City Council.

Buyers inquired about the opening of the Farmington Brewery and further discussion was held.

Discussion was held on Commissioner Babcock's absence.

### **ADJOURNMENT**

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

The meeting was adjourned at 8:27 p.m.

Respectfully submitted,

---

Secretary

**Farmington City Council  
Staff Report**
**Council Meeting Date:**  
November 10, 2014

**Reference  
Number  
(ID # 1719)**
**Submitted by:** Kevin Christiansen, Economic Community Development Director

**Description:** Final Site Plan Review - PUD Planned Unit Development: Balfour Senior Living

**Requested Action:**
**Background:**

This item is a Final Site Plan Review on a proposed PUD Planned Unit Development Plan for the redevelopment of the Old 47<sup>th</sup> District Courthouse Property. At the June 9, 2014 Planning Commission Meeting, the Commission held a pre-application conference (discussion and review) with the applicant on a proposed PUD planned unit development concept plan for the redevelopment of the Old Courthouse Site. At the July 14, 2014 Planning Commission meeting, the Commission held the required PUD Public Hearing and recommended approval of the preliminary/conceptual PUD Plan to the City Council. At their September 15, 2014 meeting, the City Council approved the preliminary/conceptual PUD plan and PUD agreement for Balfour Senior Living.

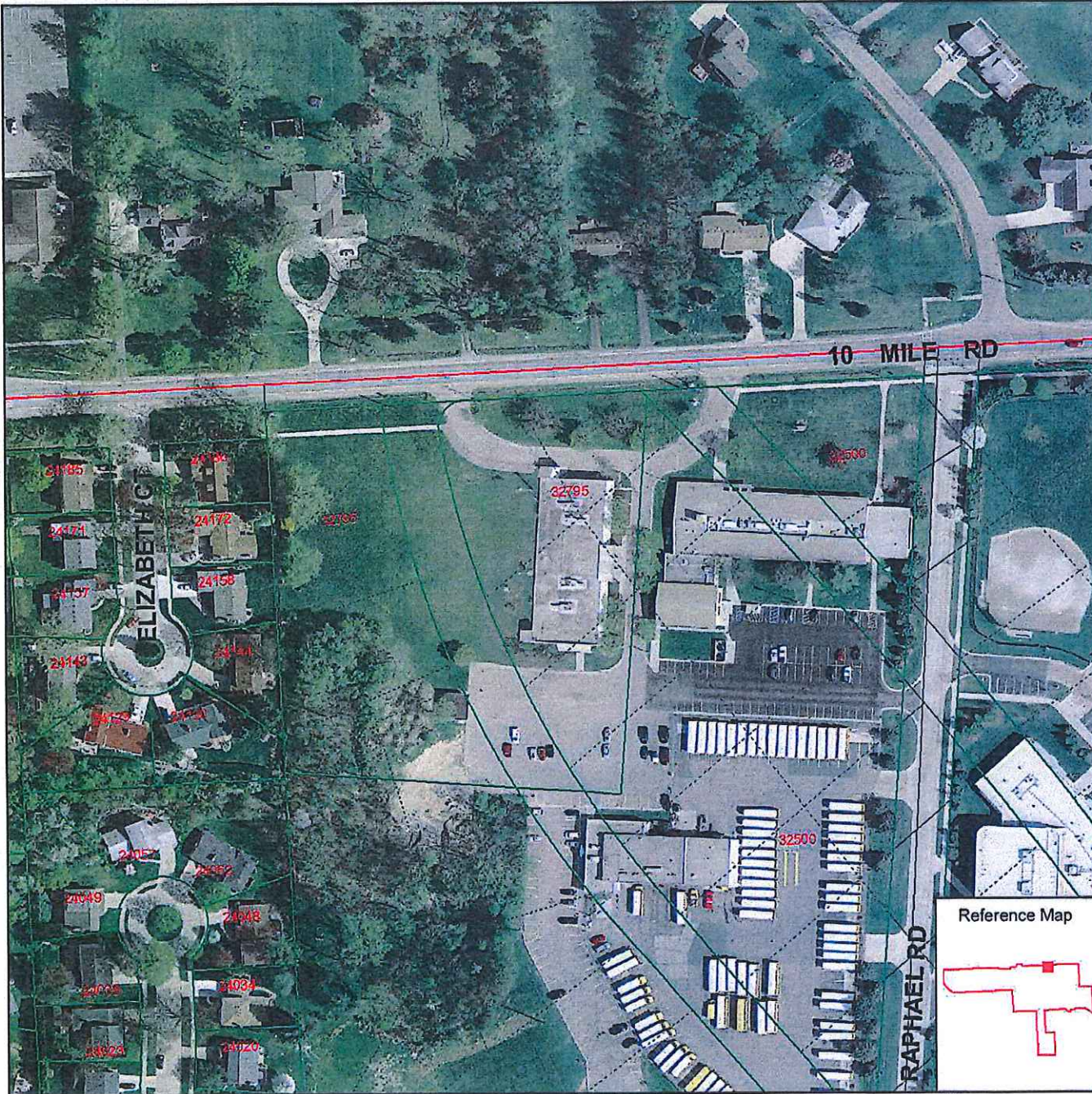
The applicant, Balfour Farmington, LLC of Louisville, CO has submitted a Final PUD Site Plan for the redevelopment of the Old 47<sup>th</sup> District Courthouse Property. The final site plan includes a conceptual plan, an existing conditions survey of the site, a final site plan, a landscape planting plan, proposed floor plans and proposed building elevations. Also attached is an aerial photo of the site. The following additional information is attached:

- A Final PUD Site Plan review letter from LSL Planning dated 11/6/14.
- A Final PUD Site Plan review letter from City engineering consultant OHM dated 11/15/14.
- Colored renderings of the final site plan, floor plans, building elevations and landscape plan submitted by the applicant.

The applicant will be at the November 10, 2014 meeting to present the Final PUD Site Plan to the Commission.

**Attachments**
**Agenda Review**
**Review:**

<b>Kevin Christiansen</b>	<b>Pending</b>	
<b>City Manager</b>	<b>Pending</b>	
<b>Planning Commission</b>	<b>Pending</b>	<b>11/10/2014 7:00 PM</b>



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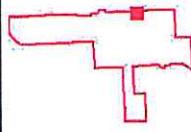


City of Farmington  
CivicSight Map

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
- / 2010 AERIAL PHOTOS (Image)

Reference Map

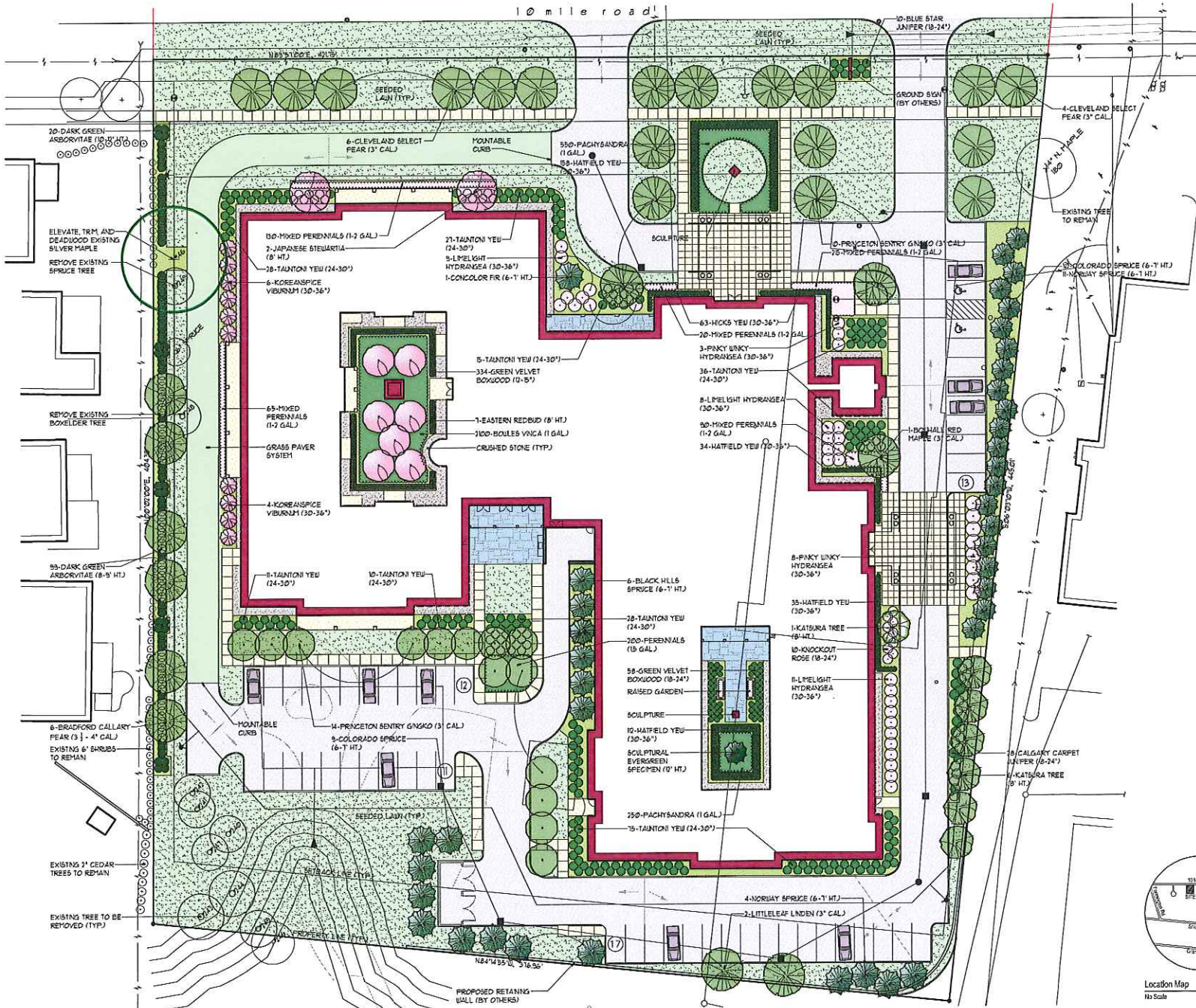


Map Scale: 1 inch = 165 feet  
 Map Date: 6/07/2014  
 Data Date: May 30, 2014



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 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 !!!



LANDSCAPE ARCHITECTURE

**MICHAEL J. DUL**  
 & ASSOCIATES, INC.

212 CHARLES STREET  
 BIRMINGHAM  
 MICHIGAN 48009

P 248-644-3410  
 F 248-644-9810

www.mjdul.com  
 info@mjdul.com

**Balfour Senior Living**  
 10 Mile Road  
 Farmington, Michigan

**PROJECT**

Landscape Development

**Planting Plan**

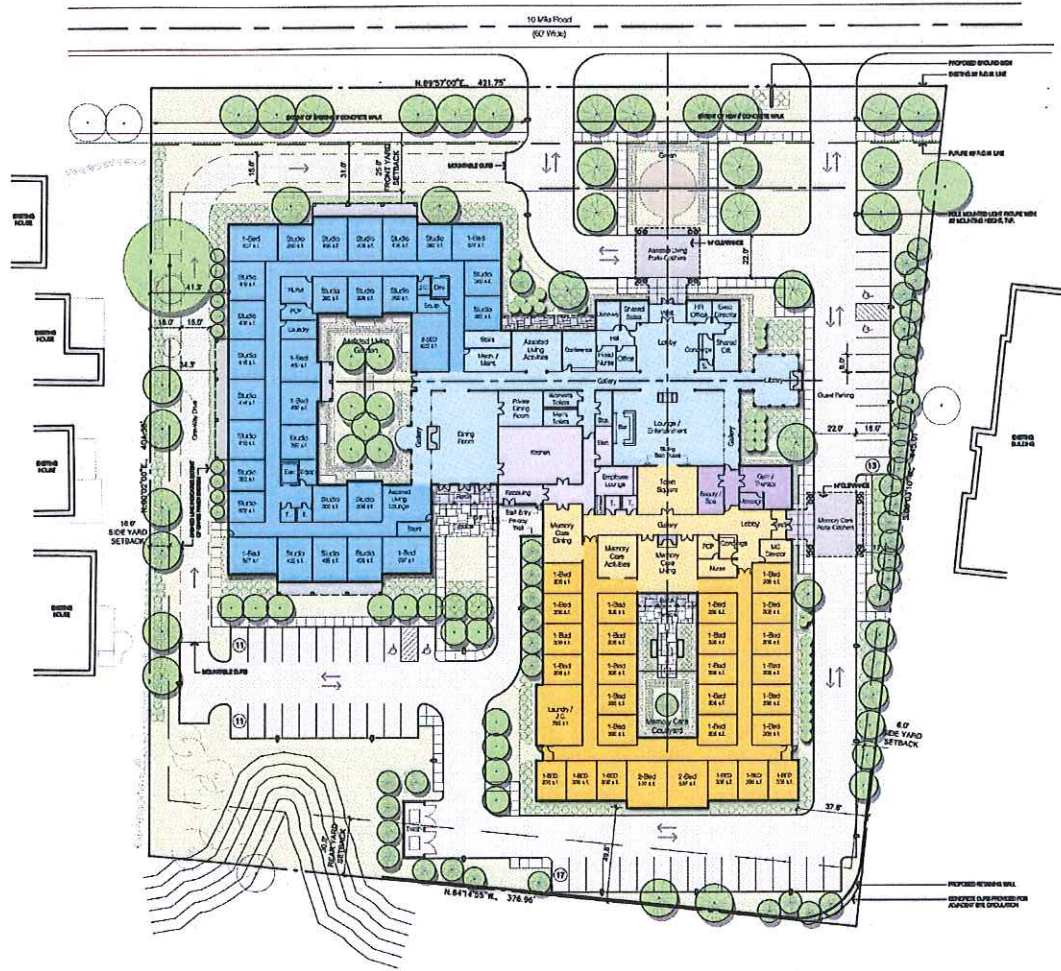
**SHEET TITLE**

1" = 20'-0"  
 NORTH

**SCALE**

PROJECT NUMBER:	1115	PLD SITE PLAN
DATE:	06-20-2014	
DESIGNER:	08-05-14	
CHECKER:	08-05-14	
DATE:	08-05-14	
DATE:	08-05-14	

**L1**



Assisted Living Room Breakdown:

Room Type/S.F.	1st Floor	2nd Floor	Total
Studio 360	8	8	16
Studio 398	2	2	4
Studio 400	4	4	8
Studio 410	3	3	6
Studio 435	6	6	12
1-Bed 460	2	2	4
1-Bed 507	4	4	8
2-Bed 620	1	1	2
<b>Total Rooms:</b>	<b>30</b>	<b>30</b>	<b>60*</b>

\* (62 total beds)

Memory Care Room Breakdown:

Room Type/S.F.	1st Floor	2nd Floor	Total
1-Bed 336	26	N/A	26
2-Bed 537	2	N/A	2
<b>Total Rooms:</b>	<b>28</b>	<b>-</b>	<b>28*</b>

\* (30 total beds)

Building Square Footage Breakdown:

<b>Assisted Living:</b>	
1st Floor Residential:	18,178 S.F.
2nd Floor Residential:	19,417 S.F.
<b>Total Residential:</b>	<b>37,595 S.F.</b>
Support/Amenities:	12,826 S.F.
<b>Total Assisted Living:</b>	<b>50,421 S.F.</b>
<b>Memory Care:</b>	
1st Floor Residential:	13,702 S.F.
Support/Amenities:	5,158 S.F.
<b>Total Memory Care:</b>	<b>18,860 S.F.</b>
Shared AL / MC Amenities:	
Beauty/Spa/Gym:	1,153 S.F.
Shared AL / MC Support:	
Kitchen/Employees:	2,880 S.F.

Total Building Square Footage: 73,314 S.F.

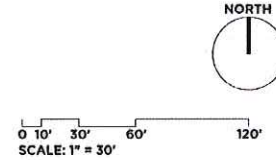
Parking Provided: 48 spaces + 4 Barrier Free spaces  
Total Parking Provided: 52 spaces

**SAROKI**  
ARCHITECTURE  
430 N. OLD WOODWARD  
BIRMINGHAM, MI 48009  
P. 248.258.5707  
F. 248.258.5515  
SarokiArchitecture.com

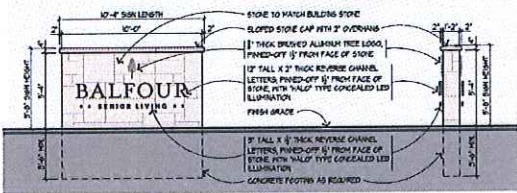
Project:  
Balfour Senior Living  
Farmington  
10 Mile Road  
Farmington, Michigan  
Date: Issued For:  
05-20-2014 PRELIMINARY PUD SUBMITTAL  
08-20-2014 PUD SUBMITTAL  
07-16-2014 CITY MEETINGS  
07-31-2014 REVIEW  
08-11-2014 ON-SITE MEETING  
08-19-2014 REVISED  
08-28-2014 REVISED  
10-04-2014 FINAL SITE PLAN REVIEW

Sheet No.:

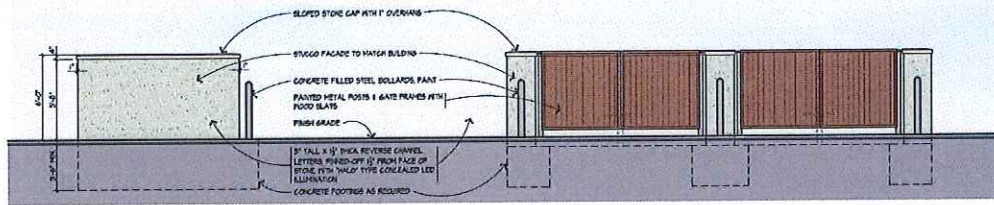
**A010**  
CONCEPT SITE PLAN -  
CSP.05



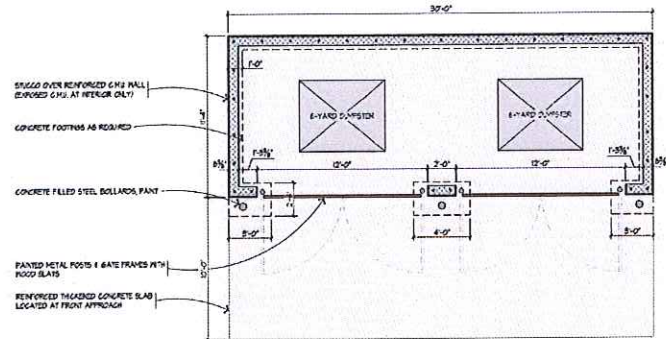
- NOTES
1. ALL LETTERS TO BE BRUSHED ALUMINUM WITH DARK BRONZE ANODIZED FINISH
  2. ALL SIGNAGE IS TYPICAL FOR 2 SIDES OF BRASS SIGN
  3. SEE BALFOUR SIGNAGE STANDARDS FOR FONTS AND ADDITIONAL INFORMATION ON TOTAL SIGN AREA AS COMPUTED PER CITY OF FARMINGTON SIGN ORDINANCE FOR GRAND SIGN + \$9.95 SF (NO SF MAXIMUM ALLOWED)



Ground Sign  
Elevation Details  
NO A020 SCALE: 1/4" = 1'-0"



Trash Enclosure  
Plan & Elevation Details  
NO A020 SCALE: 1/4" = 1'-0"



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430 N. OLD WOODWARD  
BIRMINGHAM, MI 48009  
P. 248.258.5707  
F. 248.258.5515  
SarokiArchitecture.com

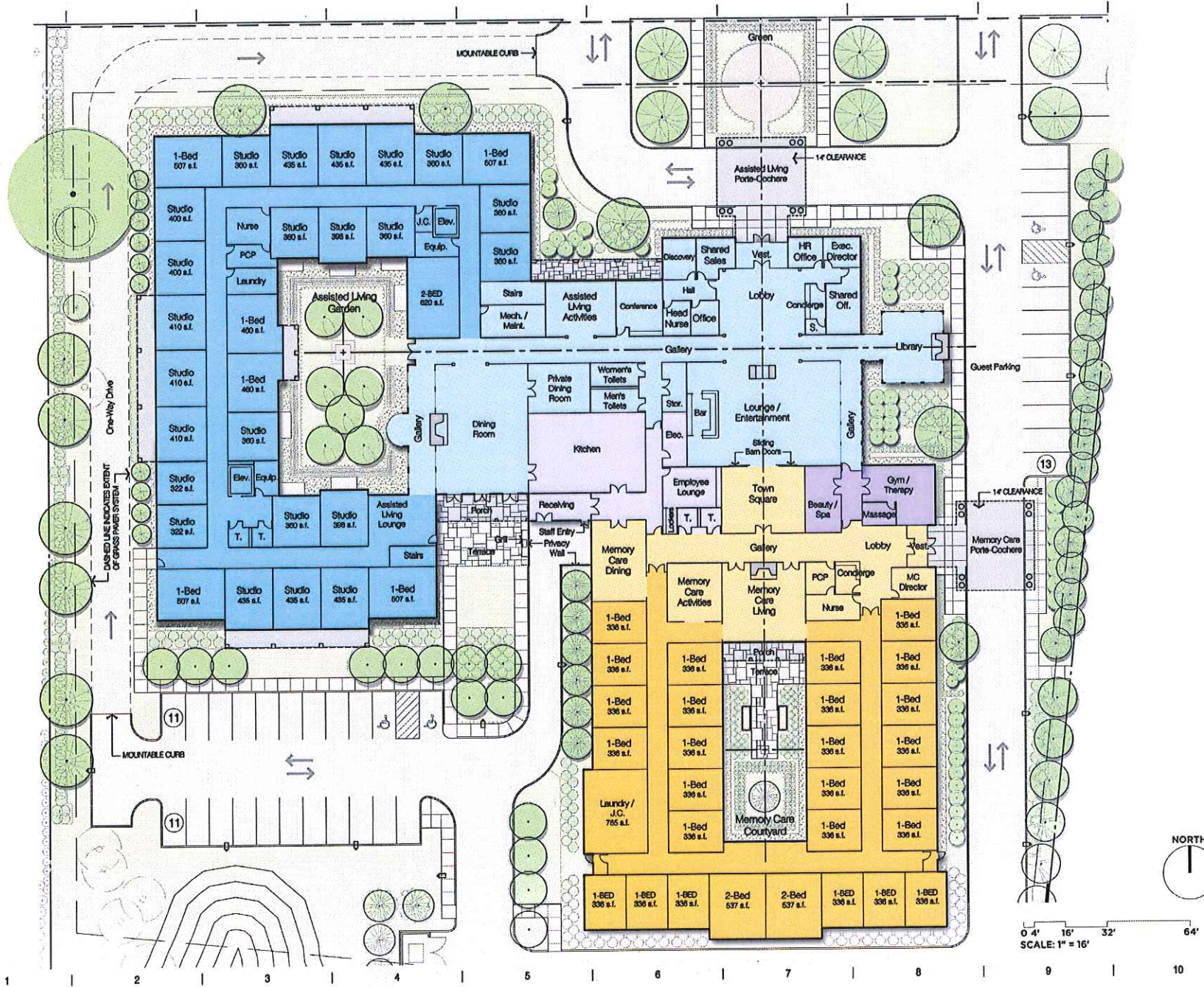
Project:  
Balfour Senior Living  
Farmington  
10 Mills Road  
Farmington, Michigan  
Date: Issued For:  
10-24-2011 FINAL SITE PLAN REVIEW

Sheet No.:

A020

SITE DETAILS - GROUND SIGN AND TRASH ENCLOSURE



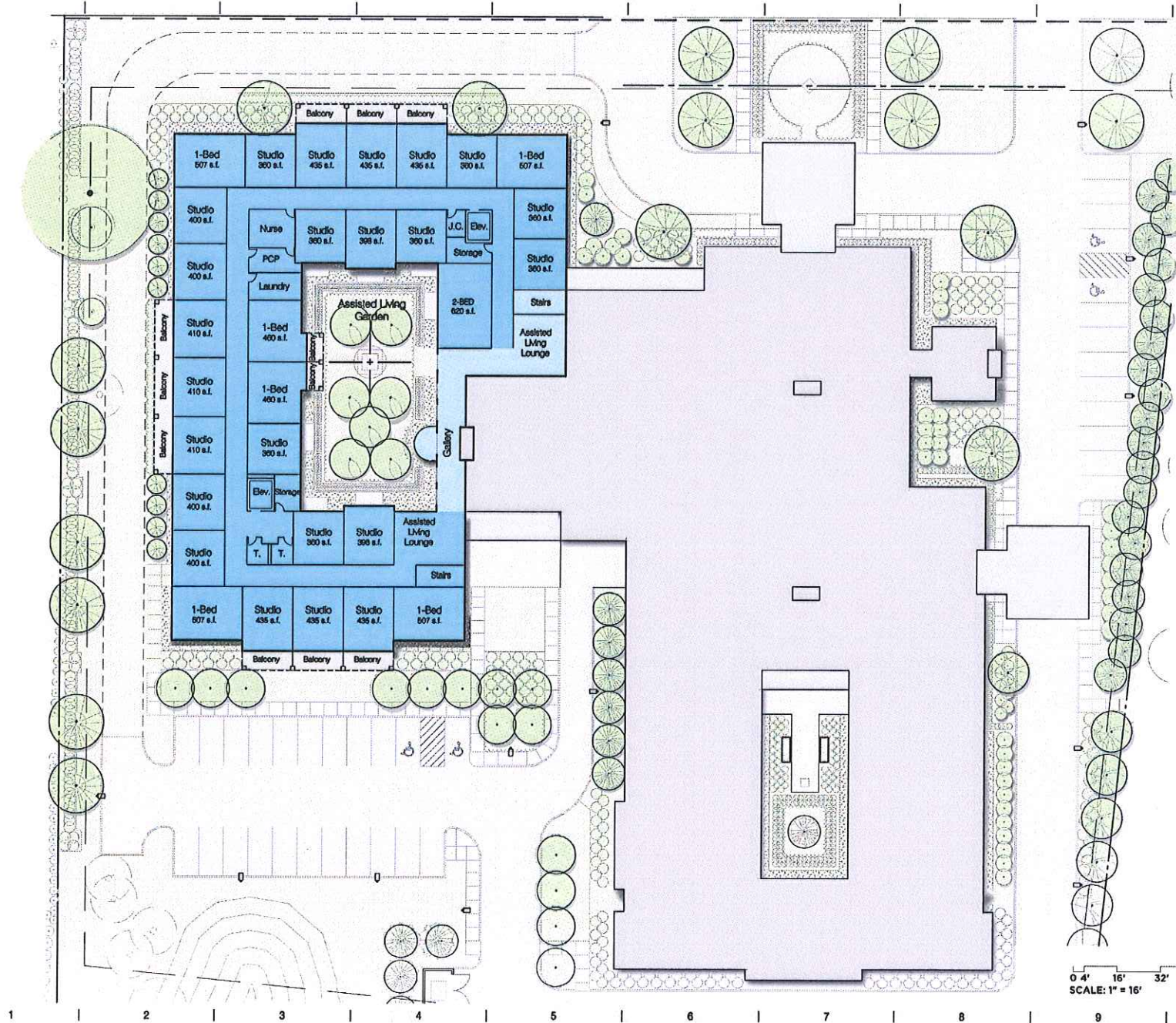


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ARCHITECTURE  
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BIRMINGHAM, MI 48009  
P. 248.258.5707  
F. 248.258.5515  
SarokiArchitecture.com

Project:  
Balfour Senior Living  
Farmington  
10 Mile Road  
Farmington, Michigan  
Date: Issued For:  
05-20-2014 PRELIMINARY PUD SUBMITTAL  
06-25-2014 PUD SUBMITTAL  
07-16-2014 CITY MEETING  
08-11-2014 ON SITE MEETING  
09-19-2014 REVISED  
09-29-2014 REVISED  
10-04-2014 FINAL SITE PLAN REVIEW

Sheet No.:  
**A110**  
CONCEPT 1st FLOOR PLAN-  
1FP.05

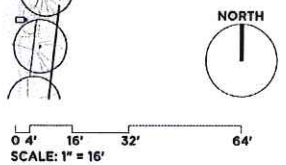
A  
B  
C  
D  
E  
F  
G  
H



**SAROKI**  
ARCHITECTURE  
430 N. OLD WOODWARD  
BIRMINGHAM, MI 48009  
P. 248.258.5707  
F. 248.258.5515  
SarokArchitecture.com

Project:  
Balfour Senior Living  
Farmington  
10 Aliso Road  
Farmington, Michigan  
Date: Issued For:  
06-30-2014 PRELIMINARY PUD SUBMITTAL  
08-20-2014 PUD SUBMITTAL  
07-14-2014 CITY MEETING  
08-11-2014 ON SITE MEETING  
08-19-2014 REVISED  
08-28-2014 REVISED  
10-24-2014 FINAL SITE PLAN REVIEW

Sheet No.:  
**A120**  
CONCEPT 2nd FLOOR PLAN -  
2FP.05



A  
B  
C  
D  
E  
F  
G  
H



D6 North Elevation  
A200 SCALE: 3/8" = 1'-0"



H6 Partial North Elevation  
A200 SCALE: 3/8" = 1'-0"

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10

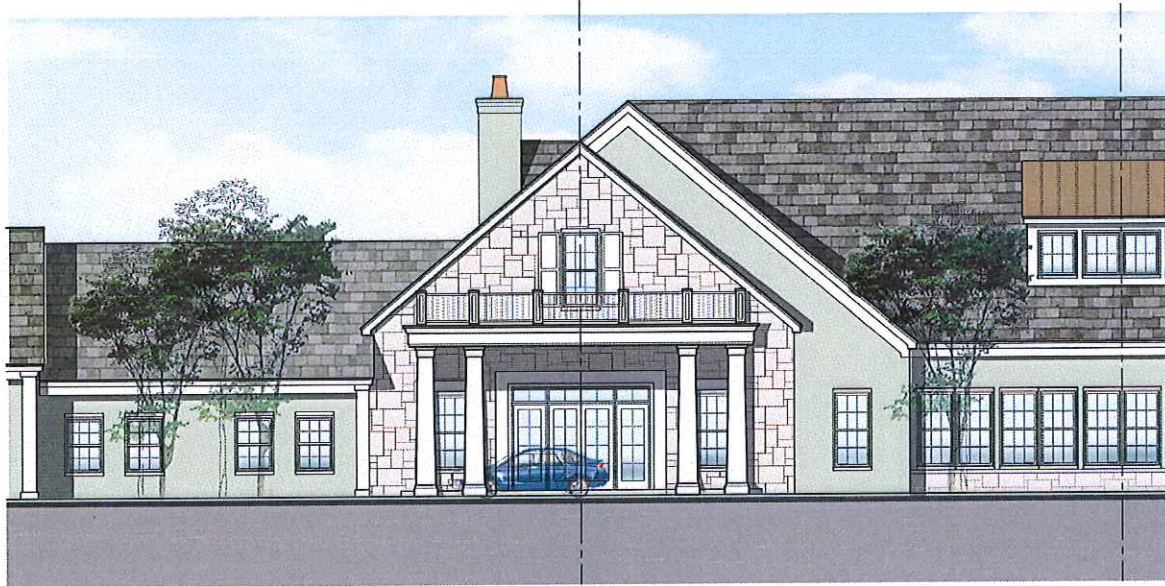
**SAROKI**  
ARCHITECTURE  
430 N. OLD WOODWARD  
BIRMINGHAM, MI 48009  
P. 248.258.5707  
F. 248.258.5515  
SarokiArchitecture.com

Project:  
Balfour Senior Living  
Farmington  
10 Mile Road  
Farmington, Michigan  
Date: Issued For:  
05-30-2014 PRELIMINARY PUD SUBMITTAL  
08-29-2014 PUD SUBMITTAL  
07-14-2014 CITY MEETING  
10-24-2014 FINAL SITE PLAN REVIEW

Sheet No.:  
**A200**  
NORTH ELEVATION



D6 East Elevation  
SCALE: 3/32" = 1'-0"



H6 Partial East Elevation  
SCALE: 3/16" = 1'-0"

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ARCHITECTURE  
430 N. OLD WOODWARD  
BIRMINGHAM, MI 48009  
P. 248.258.5707  
F. 248.258.5515  
SarokiArchitecture.com

Project:  
Balfour Senior Living  
Farmington  
10 Mile Road  
Farmington, Michigan  
Date: Issued For:  
05-20-2016 FIELD/REVISED PUD SUBMITTAL  
05-25-2016 PUD SUBMITTAL  
07-14-2016 CITY MEETING  
10-24-2016 FINAL SITE PLAN REVIEW

Sheet No.:

A201  
EAST ELEVATION

A  
B  
C  
D  
E  
F  
G  
H

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10



D6 South Elevation  
A302 SCALE: 3/8" = 1'-0"



H6 Partial South Elevation  
A302 SCALE: 3/8" = 1'-0"

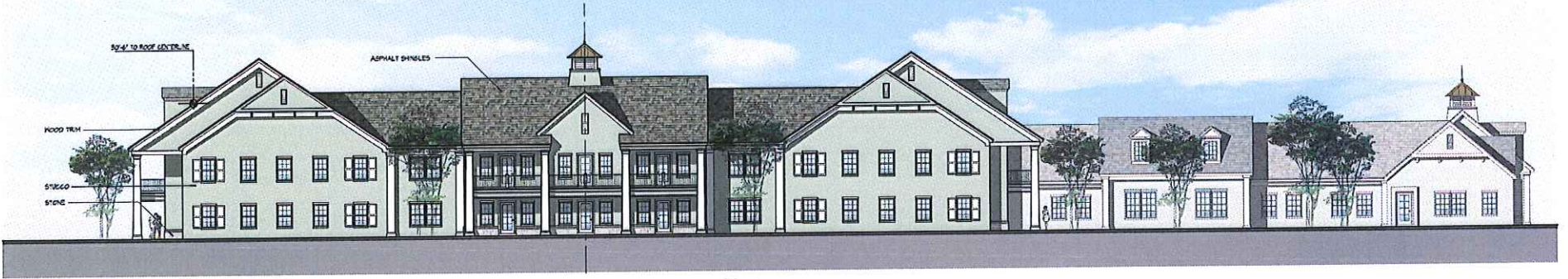
**SAROKI**  
ARCHITECTURE  
430 N. OLD WOODWARD  
BIRMINGHAM, MI 48009  
P. 248.258.5707  
F. 248.258.5515  
SarokiArchitecture.com

Project:  
Balfour Senior Living  
Farmington  
10 Mile Road  
Farmington, Michigan  
Date: Issued For:  
06-05-2014 PUD SUBMITTAL  
07-16-2014 CITY MEETINGS  
10-24-2014 FINAL SITE PLAN REVIEW

Sheet No.:  
**A202**  
SOUTH ELEVATION

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |

A  
B  
C  
D  
E  
F  
G  
H



D6  
A203  
West Elevation  
SCALE: 3/16" = 1'-0"



H6  
A203  
Partial West Elevation  
SCALE: 3/16" = 1'-0"

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10

**SAROKI**  
ARCHITECTURE

430 N. OLD WOODWARD  
BIRMINGHAM, MI 48009  
P. 248.258.5707  
F. 248.258.5515

SarokiArchitecture.com

Project:  
Balfour Senior Living  
Farmington  
10 Mile Road  
Farmington, Michigan

Date: Issued For:  
06-09-2014 PUD SUBMITTAL  
09-14-2014 CITY MEETING  
10-24-2014 FINAL SITE PLAN REVIEW

Sheet No.:

**A203**  
WEST ELEVATION



November 6, 2014

City of Farmington  
23600 Liberty Street  
Farmington, Michigan 48335

**Attention:** Mr. Kevin Christiansen, Economic and Community Development Director  
**Subject:** **Balfour Senior Living PUD**  
**Location:** 32795 W. 10 Mile Road (Old 47<sup>th</sup> District Courthouse property)

Dear Mr. Christiansen:

As requested, we have reviewed the final site plans for the proposed Senior Living facility on 10 Mile Road. The City Council recently approved the PUD Concept Plan at their October 20, 2014 meeting. Their approval mirrors the Planning Commission's finding that this development meets PUD standards in the city's Zoning Ordinance and that it can move forward with final site plan review and a PUD Development Agreement. This report provides the Planning Commission with our review comments and recommendations for final site plan approval.

**A. Applicant Response to Previous Recommendations.** Prior to City Council approval of the PUD concept plan, numerous changes and conditions were suggested and/or placed as conditions of PUD approval by the Planning Commission and City Council. Some of those were discussed in detail at the Planning Commission's public hearing on the PUD concept plan. Below we describe how the final site plan reflects those changes:

1. **Previous Comment:** *The Landscape Plan should be revised to show that the columns will be 8 feet in height— or taller if agreed upon (the Concept Plan did not distinguish between the 6 foot and 8 foot heights).*
  - The final site plan now shows columns along the west property line as 8 to 9 foot tall dark green arborvitae. We believe that the revised landscape plan is consistent with the Landscape Design Standards in Section 35-184 of the Zoning Ordinance.
2. **Previous Comment:** *Additional barrier-free parking shall be shown at both entrances (visitor and employee).*
  - Two (2) barrier free parking spaces have been added to the rear entrance of the facility.
3. **Previous Comment:** *Details of the proposed decorative pavers at building entrances shall be added to the site plan.*
  - The final site plan includes details for the proposed decorative pavers at the building entrances.
4. **Previous Comment:** *Concern over visitor parking volumes during peak times.*
  - Section 35-172 of the ordinance requires 132 spaces to serve the 88 senior housing units proposed. The site plan shows only 52 spaces are provided. We understand that a parking management program has been included in the PUD Agreement to mitigate parking volumes during peak times using either a valet system or off-site parking for employees during those times through a shared parking agreement. We believe this is an acceptable solution provided an agreement is endorsed by the city attorney.
5. **Previous Comment:** *The proposed grass paver Fire Lane should include appropriate location signs. The design materials, width and maintenance should be endorsed by the Farmington Fire Department and city engineer and maintenance addressed in the PUD Agreement.*

- As you recall, the adjacent neighbors had concerns over a proposed circulation driveway along the west property line due to noise, lights and traffic volumes. Due to these concerns we made a site visit with the applicant and city staff to address the concerns. In response, the final site plan includes a one-way grass paver along the west side of the building restricted to only fire access. A grass paver is brick pavement laid out in a particular pattern to allow grass to grow between the cracks to maintain a natural and green feel while providing sufficient support for emergency vehicle access. Our comments are as follows:
  - a. We defer to the city engineer to ensure pavement and base materials are sufficient to support fire truck weight.
  - b. A typical fire lane is 18 feet wide. We recommend that the Fire Chief review and endorse the grass paver fire lane width and signs to ensure it can be used by emergency response vehicles if needed.
  - c. We understand that the PUD Agreement will address snow removal, maintenance, and adequate signage requirements for the fire lane to help ensure year round access of the fire.

**B. Final Site Plan Review Comments.** In addition to consistency with prior comments, we have reviewed the plans per the Zoning Ordinance site plan review standards in Article 13: Site Plan Review. Below are our comments on the final site plans, along with recommended conditions of approval:

1. **Lighting.** The final site plan includes a lighting plan with a photometric grid as required. We recommend specific details of the fixtures with cut-off design be provided for administrative review.
2. **Pedestrian Right of Way.** The final site plan shows the future 60 foot right-of-way with a public sidewalk within that area. The donation or dedication of right-of-way should be included in the PUD Development Agreement.
3. **Sample Building Material.** The final site plan includes details on building elevations. We recommend that the applicant provide sample building materials for Planning Commission review.
4. **PUD Development Agreement Approval.** If approved by the Planning Commission, final site plan approval is contingent upon City Council review and approval of the PUD Development Agreement.

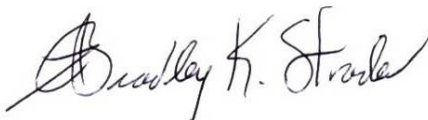
**Final Site Plan Approval:** Based on approval by the City Council, we recommend the Balfour Senior Living PUD for final site plan approval by the Planning Commission contingent upon the above changes and recommendations.

**Next Steps.** If the final site plan is approved by the Planning Commission, the project will proceed through the following additional steps:

- City Council review and approval of PUD Development Agreement
- Finalize and execute the Development Agreement
- Final Permitting Process

We look forward to reviewing this application at the November 10th, 2014 City Council meeting. If you have any questions, please do not hesitate to contact us.

Sincerely,  
LSL PLANNING, INC. A SAFE BUILT COMPANY



Bradley K. Strader, AICP, PTP  
Planning Division Manager





ARCHITECTS. ENGINEERS. PLANNERS.

## memorandum

**Date:** November 5, 2014

**To:** Kevin Christiansen, Economic and Community Development Director  
City of Farmington

**cc:** City of Farmington Planning Commission

**From:** Matthew Parks, P.E.  
OHM Advisors

**Regarding:** Balfour Senior Living – PUD Final Site Plan Review

The applicant is proposing to construct a senior living home that will provide 88 rooms (92 beds). The site will also provide 50 parking spaces. The site will be serviced by public water and sanitary sewer. A private stormwater collection and underground detention system will be installed onsite.

We recommend the Final Site Plan for Planning Commission approval. However, many site plan comments listed in this letter will need to be addressed as well as completing a full detailed engineering review. This will need to occur prior to holding a preconstruction meeting. These comments are not expected to significantly alter the overall site layout. If significant layout changes do occur, we will review with the applicant and the City to see if these changes warrant further Planning Commission involvement.

### SITE PLAN COMMENTS

#### Site Utilities

- ▼ As referenced in our July 11, 2014 review memorandum, the applicant shall include preliminary calculations for the sanitary sewer basis of design on the plan set. The applicant shall also include preliminary calculations for the water main basis of design on the plan set. The existing utilities will be adequate to service the proposed use based on our estimates, but a basis of design shall be provided by the applicant.
- ▼ The applicant has been sent sanitary sewer easement information via email on November 4, 2014. This shall be shown on the site plan.
- ▼ There appear to be conflicts between the water main and the proposed trees. It shall be noted that trees shall not be planted directly on top of any of these utilities.

#### Stormwater Management

- ▼ The applicant shall provide a drainage narrative that clearly describes how the stormwater will flow across the site, how the collection and underground detention system will operate, and where the stormwater ultimately outlets once it leaves the site.
- ▼ The applicant shall provide preliminary storm sewer calculations and sizing for the proposed collection and detention system. Additional slope stabilization and/or riprap may be needed near the proposed outlet to prevent erosion.

#### Parking Lot Layout

- ▼ The applicant shall provide parking calculations to clarify if the 52 parking spaces, including 2 ADA compliant spaces, provided will adequate for the 92 beds contained within the building. If there is a parking agreement with the parcel to the east, that should be noted on the plans and



- submitted once executed. In addition, clarification should be provided where the two sidewalks on the east side of the site lead to as they currently appear to be dead ends that lead offsite.
- ▶ The applicant shall clearly indicate the purpose of the 12-foot wide asphalt drive located on the south side of the proposed building.
  - ▶ The applicant shall note that all proposed sidewalks must have no more than a 2% cross-slope in any direction in order to be ADA compliant. It shall also be noted that all pedestrian ramps must also be ADA compliant.
  - ▶ All pedestrian crosswalks must be clearly marked by either a change in pavement material or pavement markings.
  - ▶ It is recommended that a concrete pad be constructed under and in front of the proposed dumpster enclosure. We defer to the City Planner on the proposed dumpster enclosure being located within the rear yard setback.

### Ingress/Egress

- ▶ The applicant shall provide an auto-turn template for the largest vehicle that will enter the site (i.e. fire truck) to ensure that the vehicle can navigate throughout the site without conflict. The applicant shall also provide a turning template for the garbage truck showing how the truck will access the proposed dumpster enclosure.

### General

- ▶ The applicant shall provide a removal sheet that indicates what parts of the existing building onsite will be remained and what parts, if any, will remain.
- ▶ The applicant shall clearly note what off-site demolition will be required, specifically in the area of the existing eastern curb cut on 10 Mile Road.

## DETAILED ENGINEERING COMMENTS

- ▶ The applicant shall provide a utility plan sheet and profiles for each of the utilities (water, sanitary, and storm). In addition, a water main easement shall be shown over the proposed main and depicted on the plan set.
- ▶ The applicant shall provide detailed stormwater calculations for both the collection system and the underground detention system.
- ▶ The applicant shall provide a detail drawing and structural calculations for the proposed retaining wall along the south property line of the site.
- ▶ Detailed grading sheets shall be included in the plan set.
- ▶ The plan set shall include construction details, notes, legend, and index of sheets.
- ▶ Soil Erosion and Sedimentation Control plans shall be added to the plan set.
- ▶ It shall be noted that additional comments may be generated from information presented in future submittals.

## PERMITS

The following permits/approvals are expected to be required prior to construction commencing on the site:

- ▶ A Michigan Department of Environmental Quality (MDEQ) Act 399 Permit will be required prior to construction for the proposed water main loop through the site.
- ▶ A Soil Erosion and Sedimentation Control (SESC) permit will be required from the Oakland County Water Resources Commissioner (WRC) prior to construction.
- ▶ Approval from the City of Farmington and a permit from the City of Farmington Hills will be required for the construction of the curb cuts on 10 Mile Road.

Based on our preliminary site plan reviews, and the amount of infrastructure and coordination required for this site, it is anticipated that an initial detailed engineering review, meetings, and preparation of a review letter will take approximately 20 hours to complete. Additional reviews will take about half of the effort of an initial



review. Therefore, we would recommend an escrow deposit of \$2,500 for the initial detailed engineering review, and \$1,250 for each additional review. These reviews would be billed hourly through the City and against the established escrow account. This does not include inspection or construction services effort. Those services will be calculated after final approval and addressed under separate cover. If you have any questions, please feel free to contact me by phone at (734) 522-6711 or by email at [matt.parks@ohm-advisors.com](mailto:matt.parks@ohm-advisors.com).

Sincerely,  
OHM Advisors

Matthew D. Parks, P.E.

MDP/jlh