



**Regular Planning Commission Meeting  
7:00 PM, MONDAY, SEPTEMBER 12, 2016  
City Council Chambers  
23600 Liberty Street  
Farmington, MI 48335**

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**REGULAR MEETING AGENDA**

**I. ROLL CALL**

**II. APPROVAL OF AGENDA**

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

**A. August 8, 2016 Minutes**

**1. August 8, 2016 Minutes**

**IV. SITE PLAN REVIEW, CONSIDERATION TO APPROVE EXISTING BUILDING FACADE AND SITE IMPROVEMENTS IN CENTRAL BUSINESS DISTRICT - THE GROVES RETAIL CENTER, 33019-33021 GRAND RIVER AVENUE**

**1. Site Plan Review, Consideration to Approve Existing Building Facade and Site Improvements in Central Business District - the Groves Retail Center, 33019-33021 Grand River Avenue**

**V. SITE PLAN REVIEW FOR OUTDOOR STORAGE - THE GROVES RETAIL CENTER, GREAT LAKES ACE HARDWARE, 33021 GRAND RIVER AVENUE**

**1. Site Plan Review for Outdoor Storage - the Groves Retail Center, Great Lakes Ace Hardware, 33021 Grand River Avenue**

**VI. PRE-APPLICATION CONFERENCE WITH PLANNING COMMISSION ON PUD PLANNED UNIT DEVELOPMENT CONCEPT PLAN - OLD 47TH DISTRICT COURTHOUSE PROPERTY**

**1. Pre-Application Conference with Planning Commission on PUD Planned Unit Development Concept Plan - Old 47th District Courthouse Property**

**VII. PUBLIC COMMENT**

**VIII. PLANNING COMMISSION COMMENT**

**IX. ADJOURNMENT**

**Farmington City Council  
Staff Report**

**Council Meeting Date:**  
September 12, 2016

**Reference  
Number  
(ID # 2251)**

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

**Description:** August 8, 2016 Minutes

**Requested Action:**

Approve

**Background:**

**Agenda Review**

**Review:**

Kevin Christiansen      Pending

City Manager      Pending

Planning Commission      Pending      09/12/2016 7:00 PM

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
 City Council Chambers, 23600 Liberty Street  
 Farmington, Michigan  
 August 8, 2016

Vice Chairperson Crutcher called the meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, August 8, 2016.

**ROLL CALL**

Present: Buyers, Chiara, Crutcher, Kmetzo, Waun

Absent: Gronbach, Majoros

A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Christiansen

**APPROVAL OF AGENDA**

MOTION by Chiara, seconded by Buyers, to amend the Agenda to change the order of Items 4 and 5 on the Agenda.

Motion carried, all ayes.

MOTION by Buyers, seconded by Chiara, to approve the amended Agenda as submitted.

Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**a. Minutes of Regular Meeting – July 11, 2016**

MOTION by Chiara, seconded by Buyers, to approve the items on the Consent Agenda.

Motion carried, all ayes.

**FARMINGTON DOWNTOWN AREA PLAN 2015 AMENDMENT -  
 DEVELOPMENT AREA E, EAST GRAND RIVER AREA PLAN**

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

Christiansen stated this item is the latest version of the Downtown Area Plan 2015 Amendment. He indicated the prior version the Commissioners received in July had omitted one property inadvertently and it has now been included in this version. and to include what has now been created by the Grand River Corridor Authority and identified as Development Area E to include the East Grand River Area Plan which the Grand River Corridor Authority has moved on to the Planning Commission for their review.



City of Farmington Planning Commission  
Minutes of August 8, 2016  
Page 2

He stated the Authority has been working with OHM advisors to redevelop East Grand River Avenue from Mayfield to Power Road and incorporate that as an amendment into the Downtown Area Plan 2015. He stated the action requested for this item tonight is to review the amendment as created, approve it, and make recommendations and forward it to City Council for their consideration.

He indicated the Downtown Area Plan 2015 was an effort created by a committee of people from the community which was comprised of representatives of City Council, Planning Commission, the DDA, City Manager's office, Economic and Community Development as well as stakeholders in the community.

He said the description of Area E remains the same and the focus of this area is to look for opportunities for redevelopment with connections to Shiawassee Park. He indicated the Grand River Corridor Improvement Authority developed a series of principles to build on vision to integrate the goal of urban design. Some of the principles to include elements to complement the historic downtown, leveraging the Rouge River as an amenity for development and look at opportunities to realize development along the River Rouge and the Grand River Corridor; to integrate residential into existing downtown and create a continuous stream of pedestrian environments; to complement the downtown and be a gateway to the City and to create opportunity for economic development and an environment with mixed use and to focus on the amenities of Shiawassee Park and the Rouge River to better complement and utilize a cohesiveness between properties and amenities.

He stated the committee developed two concepts for Area E and were adamant that their efforts would not be looking to create or expand but make a unique area that blends into the Grand River corridor as a whole.

He detailed the two concepts developed for the Commissioners and further discussion was held on the different aspects of each of the plans.

He then stated the action requested for the Planning Commission for this item is to review the amendment as created, approve it, and make recommendations and then forward it to the City Council for their review.

MOTION by Buyers, seconded by Chiara, to recommend approval of the Downtown Area Plan 2015 Amendment, and move to forward it to City Council for their review.  
Motion carried, all ayes.

**OUTDOOR DISPLAY AND SALES – FRESH THYME FARMERS MARKET,  
 23300 FARMINGTON ROAD**

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

Christiansen stated that the Applicant, Fresh Thyme Farmers Market, has submitted plans for outdoor display at the front entrance to their store located at 23300 Farmington Road. He indicated that this is a permitted use in the Central Business District it is zoned as. He said there was a site plan provision in the PUD allowing for outdoor displays and sales and that this request was just to formalize it. He presented the floor plan to the Commission and opened the floor for questions.

Crutcher inquired if a year round request was different than seasonal and Christiansen responded not for shopping centers.

MOTION by Chiara, seconded by Waun, to approve the request for outdoor merchandise displays and sales for Fresh Thyme Farmers Market, 23300 Farmington Road, along the front entrance between the normal business hours from 7:00 a.m. to 10:00 p.m.

Motion carried, all ayes.

**PUBLIC COMMENT**

None heard

**PLANNING COMMISSION COMMENTS**

None heard

**ADJOURNMENT**

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

The meeting was adjourned at 7:47 p.m.

Respectfully submitted,

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Secretary

## Farmington City Council Staff Report

**Council Meeting Date:**  
September 12, 2016

**Reference  
Number  
(ID # 2252)**

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

**Description:** Site Plan Review, Consideration to Approve Existing Building Facade and Site Improvements in Central Business District - the Groves Retail Center, 33019-33021 Grand River Avenue

**Requested Action:**

Approve

**Background:**

The City received application to approve façade and site improvements for an existing one story building within the Central Business District. The building is located at 33019-33021 Grand River Avenue and is the commercial building that houses Earned But Not Given Cross Fit and soon to be Great Lakes Ace Hardware east side of The Groves Retail Center). Listed below is a review of the project in relationship to pertinent sections of the Downtown Design Standards.

**Main entrance.** *All buildings shall have a main entrance that is located on at least one (1) street-front. Main entrances shall have design details that enhance the appearance and prominence of the entrance so that it is recognizable from the street and parking areas. The front entranceway shall be inset a minimum of three (3) feet from the front building wall to minimize encroachment on the sidewalk.* **Comment: Currently meets requirement.**

**Awnings.** *Awnings in the CBD may project over the public sidewalk; provided they shall be:*

- a. *Positioned immediately above the ground floor window area of the facade.*
- b. *Provide a minimum eight-foot clearance from the sidewalk.*
- c. *Constructed of a durable, weather-proof material such as canvas or steel.*
- d. *Have a straight shed that projects from the building at a straight angle with open sides.*
- e. *Signage is in conformance with the city sign code.* **Comment: Currently meets requirements.**

**Exterior finish materials.** *The following exterior finish materials are required on the front facade and any facade facing a street, alley, or parking area. These requirements do not include areas devoted to windows and doors.*

a. *All walls exposed to public view from the street, alley, or parking area shall be constructed of not less than seventy-five (75) percent modular brick or stone. Panel brick and tilt-up brick textured paneling shall not be permitted.* **Comments: Currently meets requirement.**

b. *The remaining facade may include wood siding or fiber cement siding. Exterior insulation finish systems (EFIS) may be used for architectural detailing above the first floor.*

c. *Buildings that have upper stories shall be designed to create a distinct and separated ground floor area through the use of accent such as a cornice, change in material or textures, or an awning or canopy between the first and second stories.*

d. *The Planning Commission may permit other alternative exterior finish materials, based upon*

*the recommendation of the DDA Design Committee if the amount, design, and type of materials proposed are consistent with the intended character of the CBD. **Comment: The DDA Design Committee at their September 8, 2016 meeting recommended approval of the proposed façade improvements subject to a few minor modifications.***

**Windows.**

a. *Storefront/ground floor. No less than seventy (70) percent of the storefront/ground floor facade shall be clear glass panels and doorway. Required window areas shall be either windows that allow views into retail space, working areas or lobbies, pedestrian entrances, or display windows set into the wall. Display cases attached to the exterior wall do not qualify. Windows may not be covered or blocked with the back of shelving units. The bottom of the window must be no more than four (4) feet above the adjacent exterior grade. **Comment: The Groves Retail Center is an existing commercial building. It appears from the submitted elevation plans that the existing building and proposed façade improvements (Grove Street/front/east building elevation) meets this requirement. Also, it appears that the bottom of the existing/proposed windows are less than 4' from the sidewalk grade.***

b. *Upper story. Openings above the first story shall be a minimum of fifty (50) percent of the total facade area. The number, shape, size, and spacing of the windows shall be compatible with the established rhythm of adjoining or nearby buildings in the downtown.*

**Modifications.** *The Planning Commission may approve deviations to the building design standards of this subsection 35-104(c), following the recommendation of the DDA Design Committee, in order to achieve the objectives of this subsection through the use of creativity and flexibility in development and design. Each deviation shall require a finding that the design standard sought to be deviated from would, if no deviation was permitted, prohibit an enhancement that would be in the public interest. A front elevation drawing of the proposed building shall be provided superimposed on a color drawing or photograph of the entire block showing the relation of the proposed building design to other buildings along the block, which shall be utilized to evaluate the proposed building design based upon all of the following criteria:*

a. *Innovations in architectural design may be permitted, provided the building design shall be in keeping with the desired character of the CBD, as articulated in the City Master Plan and the Downtown Master Plan, and the proposed building fits within the context of adjacent buildings along the block.*

b. *The building shall be oriented towards the front sidewalk and maintain or enhance the continuity of the pedestrian oriented environment.*

c. *The roof design shall not be out of character with other buildings along the block and shall be within the minimum and maximum height requirements of the district.*

d. *The exterior finish materials shall be of equal or better quality and durability as those permitted above, with the intent to allow for new technologies in building material while maintaining the desired character of the CBD.*

e. *Ground floor windows shall be provided along the front sidewalk to maintain the pedestrian orientation of the streetscape and upper story windows shall not be incompatible with the rhythm and proportions of windows on other buildings along the block.*

**Site improvements.** *The applicant, Charlie Kughn on behalf of Groves Retail Center, LLC, has submitted a site plan for the proposed building and site improvements for the existing commercial shopping center site. The site plan includes proposed site improvements, including a revised parking lot layout, new dumpster enclosures, revised/updated site landscaping, an outdoor storage area, and new site signage (wall and ground/monument signs); proposed exterior building elevations; and colored renderings/building elevations. Also attached is an aerial photo of the site.*

The applicant will be at the September 12, 2016 meeting to present the site plan and proposed building and site improvements to the Commission. The requested action of the Planning Commission is to review the submitted site plan application and site plan for the Groves Retail Center.

Attachments

#### Agenda Review

**Review:**

**Kevin Christiansen      Pending**

**City Manager      Pending**

**Planning Commission      Pending      09/12/2016 7:00 PM**







# CITY OF FARMINGTON

<i>For office use only</i>	
Date Filed:	_____
Fee Paid:	_____

## Site Plan Application

1. Project Name The Groves Center (East Side)

2. Location of Property

Address 33019 Grand River, Farmington, MI 48336

Cross Streets Grand River & Groves

Tax ID Number \_\_\_\_\_

3. Identification

Applicant Groves Center, LLC

Address: 37000 Grand River

City/State/Zip Farmington Hills, MI 48335

Phone 248-770-4944 Fax \_\_\_\_\_

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

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

Property Owner Groves Center LLC

Address 37000 Grand River

City/State/Zip Farmington Hills, MI 48335

Phone 248-770-4944 Fax \_\_\_\_\_

Preparer of Site Plan Nudell Architects

Address 31690 Twelve Mile

City/State/Zip Farmington, MI 48334

Phone 248-324-0800 Fax \_\_\_\_\_



4. Property Information

Total Acres \_\_\_\_\_  
Lot Width \_\_\_\_\_ Lot Depth \_\_\_\_\_  
Zoning District \_\_\_\_\_  
Zoning District of Adjacent Properties to the  
North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

5. Use

Current Use of Property Commercial Retail  
Proposed Use \_\_\_\_\_

G Residential	Number of Units	_____
G Office	Gross Floor Area	_____
G Commercial	Gross Floor Area	<u>78,000 SF</u>
G Industrial	Gross Floor Area	_____
G Institutional	Gross Floor Area	_____
G Other _____	Gross Floor Area	_____

Proposed Number of Employees N/A

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

I, Charles Kughn (applicant), do hereby swear that the above statements are true.

[Signature] Date 9-9-2016  
Signature of Applicant

[Signature] Date 9-9-2016  
Signature of Property Owner

I, Charles Kughn (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.

City Action

Approved/Denied: \_\_\_\_\_  
Date: \_\_\_\_\_  
By: \_\_\_\_\_  
Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

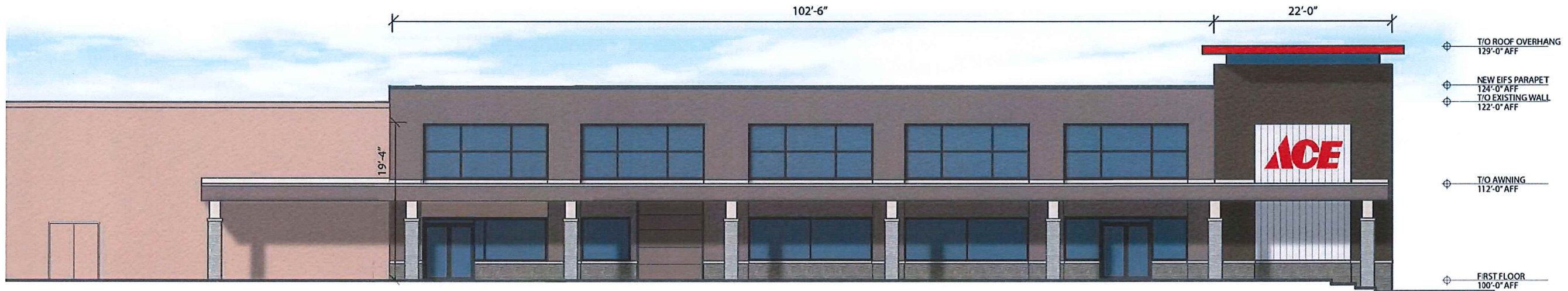






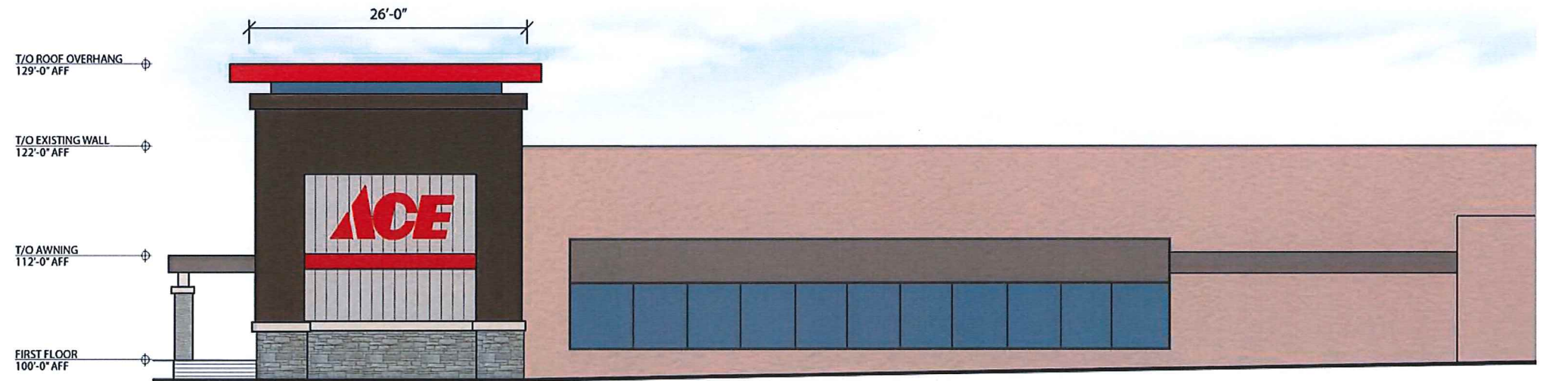


REFERENCE IMAGES



EAST ELEVATION

NOTE: EXISTING CANOPY REMAIN  
-RESURFACE COLUMNS

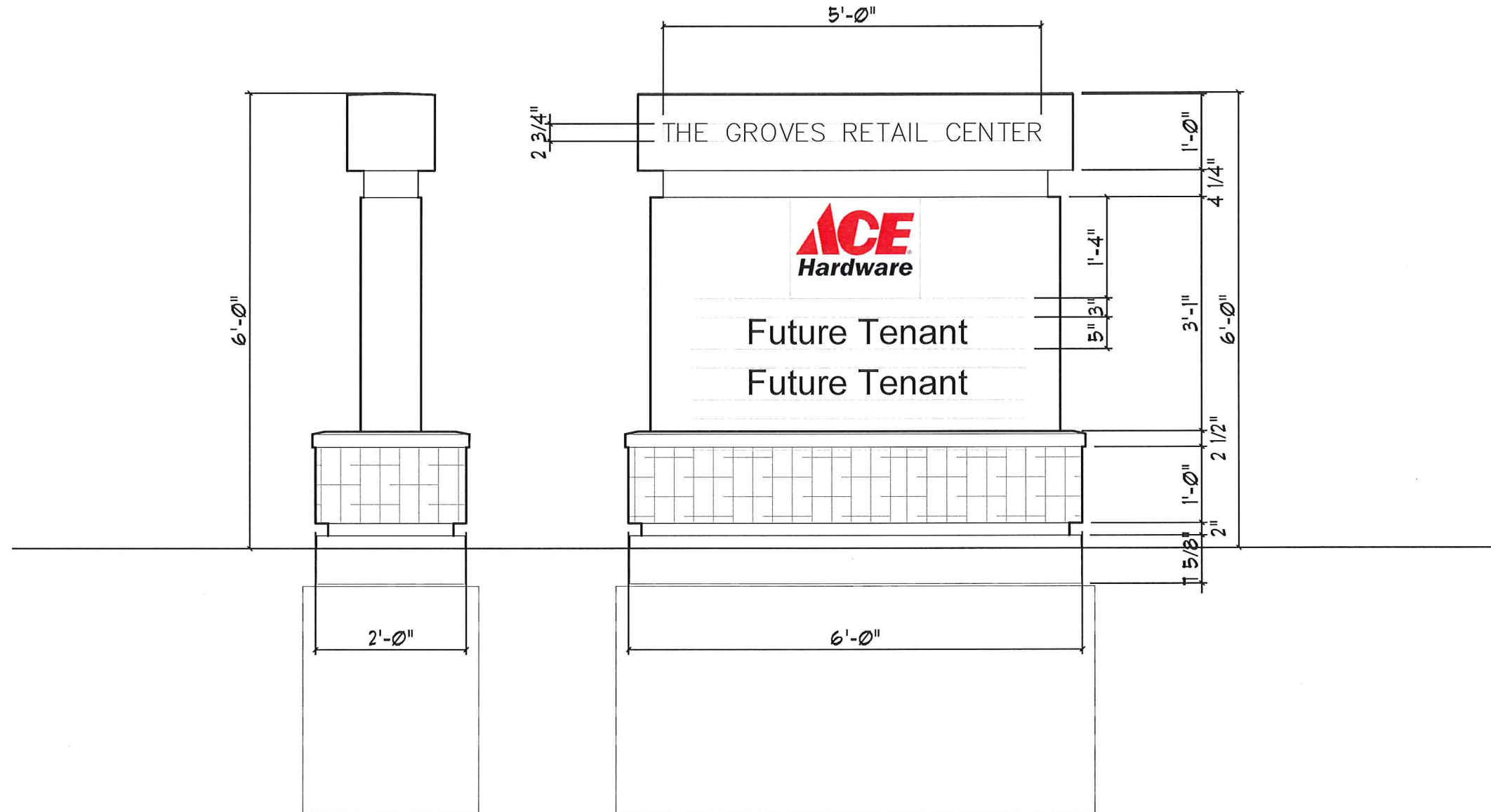


NORTH ELEVATION

The Groves Retail Center, Farmington, MI

GROVES CENTER, LLC

EAST ELEVATION DESIGN CONCEPT | 7  
8.22.16



OPTION #2  
PROPOSED EAST SIDE MONUMENT SIGN - 6'-0" x 6'-0" x 2'-0"

**Farmington City Council  
Staff Report**
**Council Meeting Date:**  
September 12, 2016

**Reference  
Number  
(ID # 2253)**
**Submitted by:** Kevin Christiansen, Economic Community Development Director

**Description:** Site Plan Review for Outdoor Storage - the Groves Retail Center, Great Lakes Ace Hardware, 33021 Grand River Avenue

**Requested Action:**

Approve

**Background:**

The applicant/petitioner has submitted plans for an outdoor storage enclosure to be located along the rear of an existing commercial building/unit at 33021 Grand River Avenue - Great Lake Ace Hardware. The existing shopping center is zoned CBD, Central Business District. Outdoor display, sales, or storage that is permanent or is utilized for more than eight (8) months during a calendar year, such as a garden center, is permitted in the CBD subject to site plan review in accordance with the requirements of Section 35-102, sub-section 12 of the Zoning Ordinance (see attached). No changes regarding the existing commercial building or other site improvements are proposed.

The submitted plans show a 25' x 25' x 6'h chain link fence enclosure with a gate on a concrete pad proposed to be located along the rear of the existing commercial building/unit. The enclosure will have direct access from the building/unit and will have a sliding 8 foot doorway/gate with security locks for access from the outside. A privacy screen for the fence is intended to be provided.

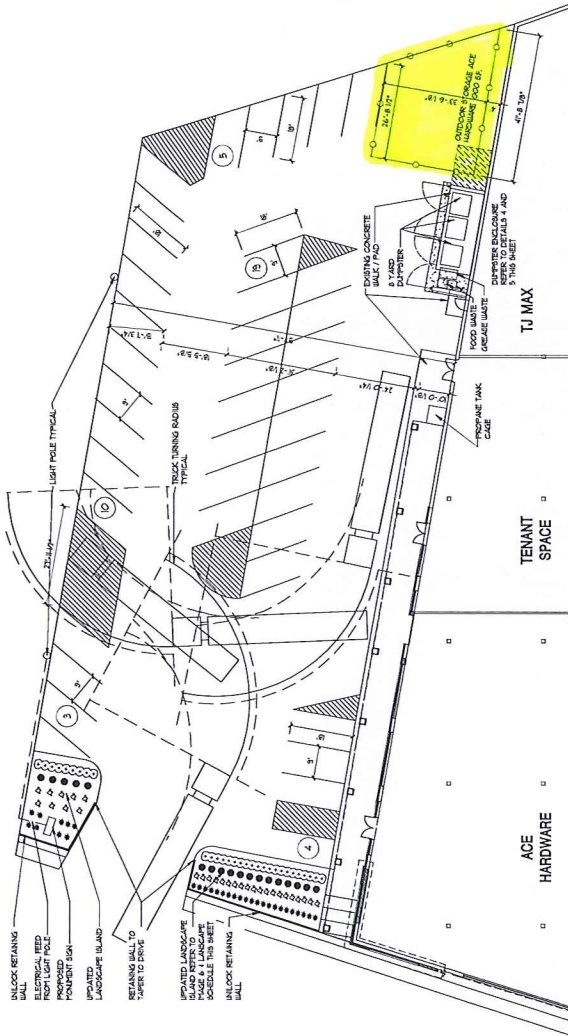
The requested action of the Planning Commission is to review the submitted outdoor sales/display/storage application and site plan for Great Lakes Ace Hardware.

Attachments

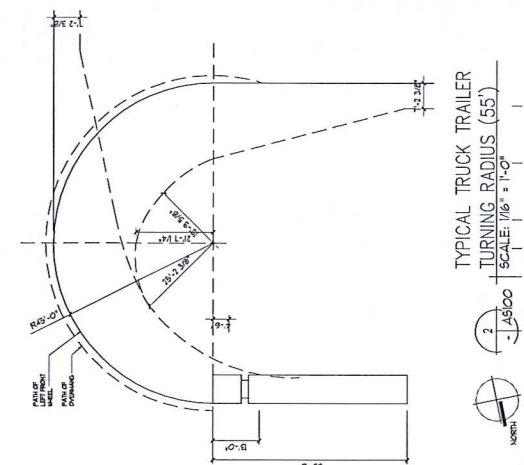
**Agenda Review**
**Review:**
**Kevin Christiansen      Pending**
**City Manager      Pending**
**Planning Commission      Pending      09/12/2016 7:00 PM**



LANDSCAPE SCHEDULE	
SYMBOL	QUANTITY
	30
	5
	75
	22



PROPOSED SITE PLAN  
SCALE: 1/16" = 1'-0"



TYPICAL TRUCK TRAILER  
TURNING RADIUS (55')  
SCALE: 1/16" = 1'-0"

ADDED APPROXIMATELY 700 SQUARE FEET OF LEASABLE SPACE  
4 SPACES PROVIDED  
SPACES 8 DIMED ON FIELD PERMITS AND ASBL PICTOS - ALL  
DIMENSIONS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION

**4N NUDELL ARCHITECT**  
31800 W. Twelve Mile  
Farmington Hills, Michigan  
1240 Sibley Blvd. 1240 22  
OFFICE

CONTRACT NUMBER:  
447 740 0025

**NOTICE**  
THIS PROJECT HAS BEEN APPROVED BY THE BOARD OF ZONING AND PLANNING. ANY CHANGES TO THE PROJECT MUST BE APPROVED BY THE BOARD OF ZONING AND PLANNING. CONTACT DATE: 08/20/2016

project title  
**The Groves Retail Center**  
Farmington, MI

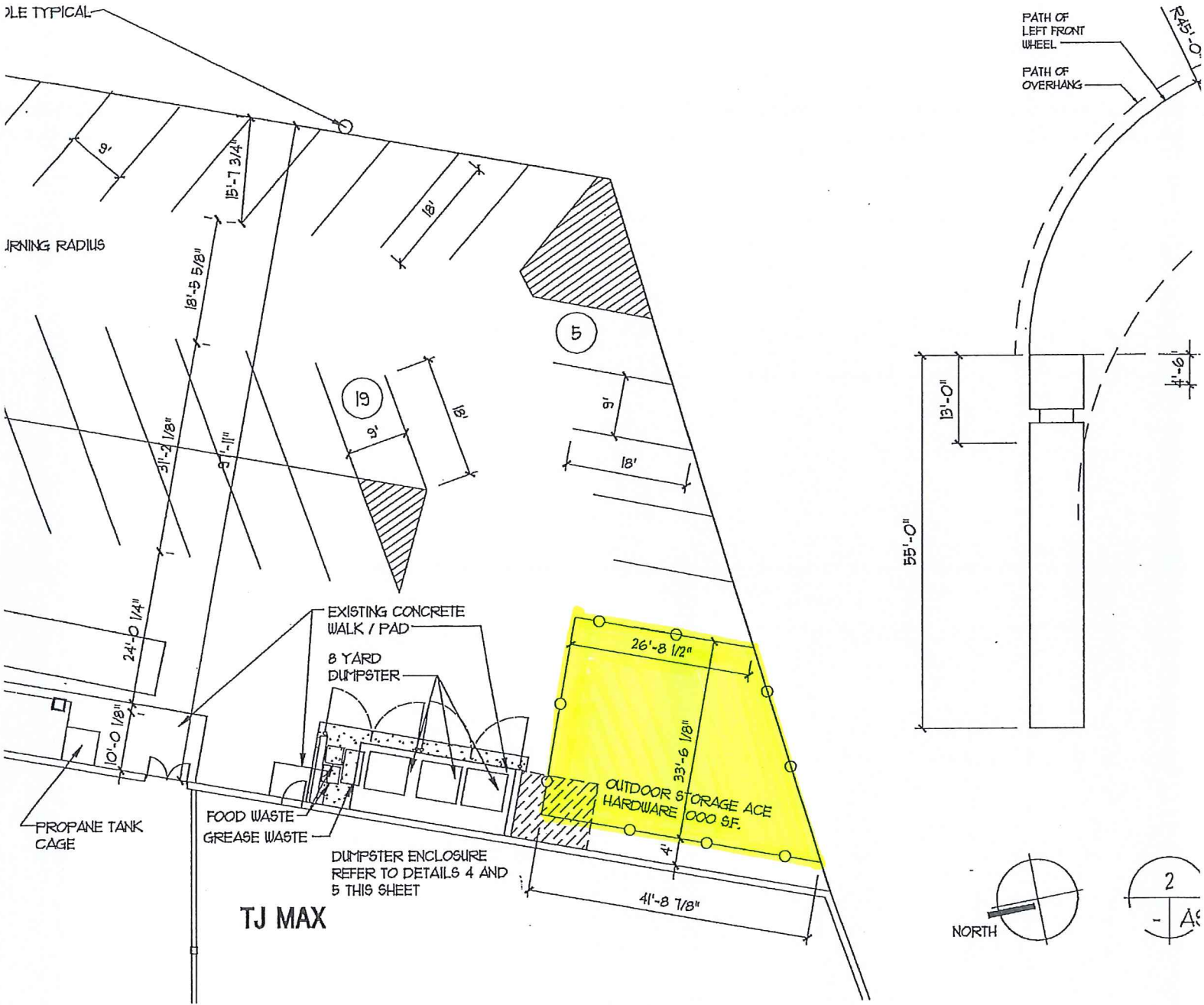
SHEET 110  
**PRELIMINARY S PLAN**

DATE OF NEXT REVIEW:  
USE NUMBER 1000000 TO

project number  
**2016-106**

drawn \_\_\_\_\_  
checked \_\_\_\_\_  
approved \_\_\_\_\_  
issued for \_\_\_\_\_  
OWNER REVIEW: \_\_\_\_\_

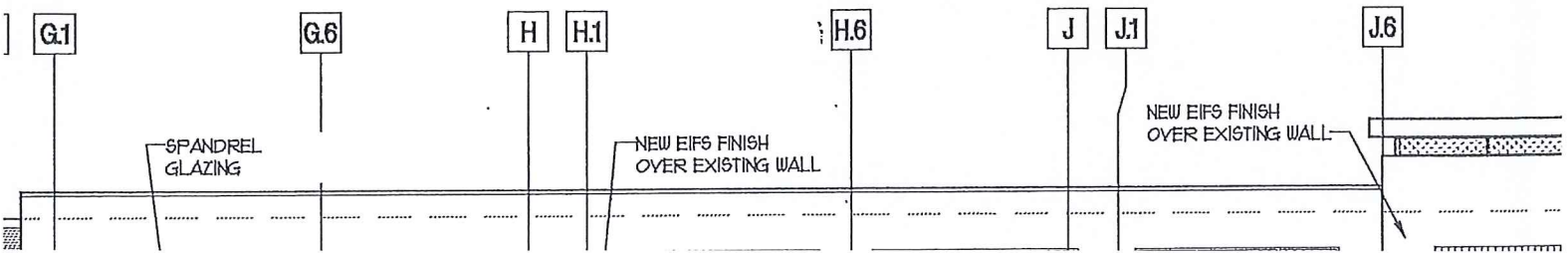
sheet  
**AS-101**



ASSUMED APPROXIMATELY 11060 SQUARE FEET OF LEASABLE SPACE

4 SPACES PER 1000 S.F. OF LEASABLE SPACE = 69 SPACES -  
41 SPACES PROVIDED

\*DRAWING IS BASED ON FIELD MEASURING AND ARIEL PHOTOS - ALL  
DIMENSIONS TO BE FIELD VERIFY PRIOR TO CONSTRUCTION



## Sec. 35-102. - Table of Uses.

Use			
P: Use is permitted by right in district			
SLU: Special Land Use in accordance with Article 12, Special Land Uses	CBD	C2	C3
RETAIL:			
General commercial/retail businesses and shopping centers 50,000 square feet of floor area or less	P	P	P
General commercial/retail business or shopping center exceeding 50,000 square feet of floor area	SLU	SLU	SLU
Drive-through accessory to a retail use, not specified elsewhere		-	SLU (c)
Drive-through accessory to a pharmacy	-	SLU	P
Commercial outdoor display, sales or storage (accessory only)	P (a)	SLU (a)	P (a)
Garden centers and nurseries	P (a)	P (a)	P (a)
Home improvement showrooms and supply stores	SLU	P	P
Wholesale establishments	-	-	P
RESTAURANTS: (see definitions in Article 21, Definitions)			
Standard restaurant	P	P	P
Banquet facilities	P	-	P
Bars, taverns, lounges	P	SLU	SLU
Carry-out	P	P	P



Drive-in	-	-	SLU
Drive-through	-	SLU (c)	SLU (c)
Open front window (when principal or accessory use)	P	P	P
Outdoor seating accessory to a restaurant use	P (b)	P (b)	P (b)
SERVICES/OFFICE:			
Animal grooming and training establishments (without 24-hour services or boarding)	SLU	SLU	SLU
Banks, credit unions and similar financial institutions	P	P	P
Banks with drive-through facilities		SLU (c)	SLU (c)
Banking centers separate from a financial institution (including ATMs)	P	P	P
Bed and breakfasts and boarding houses	SLU	SLU	SLU
Business offices and service establishments	P	P	P
Dry cleaning establishments and laundromats	P	P	P
Drive-through accessory to a dry cleaning establishment	-	SLU (c)	P (c)
Dry cleaning plants	-	-	SLU
Funeral homes and mortuary establishments	P	P	P
Hotels and motels	P (d)	P	P
Medical and dental offices and clinics	P	P	P
Personal service establishments	P	P	P
Professional offices and service establishments	P	P	P



Repair service establishments	P	P	P
Showrooms for contractors	P	SLU	SLU
Studios for photography, dance, music, art and similar uses	P	P	P
Tattoo establishment	-	-	SLU
Tool and equipment rental	-	-	SLU
Veterinary office and clinics (not 24-hour)	P	P	P
Veterinary clinics and hospitals (24-hour)	SLU	SLU	SLU
AUTOMOBILE USES:			
Automobile gasoline stations	-	SLU	SLU
Automobile service/maintenance facilities	-	-	SLU
Automobile wash establishments	-	-	SLU
Automobile and vehicle dealerships, new and used	-	-	SLU
Automobile, vehicle and truck rental and leasing establishments	-	-	SLU
ENTERTAINMENT AND RECREATION:			
Fitness centers and health clubs	P	P	P
Golf courses	-	-	P
Indoor entertainment and amusement establishments	P	SLU	P
Instructional entertainment uses	P (i)	P (i)	P (i)
Recreation facilities (municipal)	P	P	P
Recreation facilities (commercial)	P (e)	P (e)	P (e)

Social clubs, halls and similar uses	SLU	P	P
Theaters (indoor), cinemas and auditoriums	SLU	-	P
INSTITUTIONAL:			
Adult and child care facilities	In accordance with Sec. 35-25, Adult and Child Care Facilities		
Churches, temples and similar places of worship and related facilities	SLU	P	P
Municipal buildings and structures	P (f)	P (f)	P (f)
Public or private primary and secondary schools; colleges and universities; business, trade and vocational schools	SLU	SLU	SLU
Public and quasi-public institutional buildings, structures and uses	SLU	P	P
RESIDENTIAL:			
Single-family attached dwellings/townhouses	P	P (g)	PUD
Multiple-family dwelling units	P	P (g)	PUD
Residential dwellings in upper stories of mixed-use buildings	P	P (g)	PUD
Nursing homes and senior assisted living	P	P (g)	P
OTHER:			
Off-street parking as a principal use, including parking decks	P	-	-
Essential public services	P	P	P
Essential public service buildings	P	SLU	SLU
Accessory buildings, structures and uses	In accordance with Sec. 35-43, Accessory Buildings		

### Special Provisions

- (a) All retail businesses shall be conducted within a completely enclosed building; provided, however, that a site plan may be approved by the planning commission for accessory outdoor display, sales, or storage, including garden centers and nurseries, subject to article 13, site plan approval and the following requirements:
1. Outdoor display, sales, or storage may be considered for the following businesses:
    - a. Businesses located within a shopping center as defined in this section.
    - b. Businesses located within a building that exceeds 10,000 square feet in size.
    - c. Businesses located within the central business district (CBD).
    - d. Service stations located within a "C" commercial district.
  2. Items sold shall:
    - a. Relate and be accessory to the permanent business conducted within the building in which the business is located, such as the sale of flowers at a home improvement store, or sale of ice melt at automobile service stations, and shall be owned and operated by the same merchant operating within the building.
    - b. Not include items that are customarily sold inside the building. For example, furniture stores may not place furniture outside for sale.
    - c. Be located on a durable and dustless surface and shall be graded and drained to dispose of all surface water.
    - d. Be arranged and constructed so as not to pose a hazard to pedestrians and to minimize risk of fire hazard.
  3. Outdoor storage, sales, or display is allowed outside of the required yards and is confined to areas shown on an approved site plan. The planning commission may require that areas where outdoor display, sales, or storage are permitted be clearly marked with pavement markings or other means for purposes of enforcement and ensure maintenance of fire lanes.
  4. Outdoor vending machines and drop boxes or donation bins shall be prohibited. This provision shall not apply to ice machines and newspaper stands.
  5. Display or storage areas shall be limited to ten (10) percent of the gross floor area of the principal building, or that portion of the building occupied by the business.
  6. Display or storage areas shall also maintain adequate clear area for safe pedestrian circulation along the sidewalk in front of the building, which shall be no less than three (3) feet wide in C-2 and C-3; provided, however, that the width of the clear area shall in all events meet all applicable state and federal regulations and building codes, including all barrier-free and ADA requirements.
  7. Displays or sales shall be prohibited on municipally-owned sidewalks, public land, or public right-of-way except as may be allowed by the city council for special events.
  8. Outdoor storage of propane tanks is permitted for service station, hardware store, and convenience store uses, except in the CBD district, provided that:
    - a. The tanks shall not be larger than the standard twenty (20)-pound tank size.
    - b. The tanks are stored in a locked storage container.
    - c. The container does not exceed fifty (50) cubic feet and six (6) feet in height.
    - d. The container complies with all applicable fire and safety codes.
    - e. At least three (3) feet of clearance for pedestrian traffic is provided.

- f. Advertising shall be limited to one (1) square foot.
  9. All loading and truck maneuvering shall be accommodated on-site or on a dedicated easement.
  10. Fencing and lighting for security and aesthetic purposes may be required as determined by the planning commission. Fences shall comply with all lighting shall be shielded from adjacent residential areas in accordance with section 35-48, exterior lighting.
  11. Uncovered items may be displayed or stored outside between April 15<sup>th</sup> and October 31<sup>st</sup>. The building official may extend this time as weather permits. All structures associated with temporary outdoor display shall be temporary and removed at the end of the season for storage indoors.
  12. Outdoor display, sales, and storage may be permitted as part of an approved site plan, under the following terms:
    - a. The permit shall be valid for one (1) calendar year.
    - b. Following the initial planning commission site plan approval, the permit may be renewed annually by the building official, subject to the plan originally approved by the planning commission. If the building official finds any violations of this section or the conditions of the planning commission's original approval, no renewal shall be issued, and any new outdoor display shall require a new permit from the planning commission.
    - c. Approved outdoor display, sales and storage areas may continue until such time as the property ownership changes or a revised site plan is approved. Approval shall not be transferrable to new owners or users. Changes of ownership or use shall be required to return to the planning commission for a renewal of their privileges, to ensure they are aware of the limitations that exist.
  13. The planning commission may allow outdoor display, sales, and storage for businesses that do not meet the criteria listed in subsection 1., provided all other provisions of this section (a) are met and the applicant establishes that compliance with the strict requirements of subsection 1. would unreasonably prevent the use of the property for a permitted purpose; that the proposed display, sales, and/or storage would not adversely affect adjacent or nearby properties and would not adversely affect the public health, welfare, and safety.
- (b) Accessory outdoor seating areas may be permitted by annual license when accessory to a permitted or special land use in the district subject to the following:
1. Whether the seating area is proposed as part of a site plan application or an existing business, it shall require site plan review and approval by the planning commission in accordance with Article 13, Site plan review. Insurance in a form and amount deemed acceptable by the city attorney's office shall be provided with the application. Once initial approval has been granted by the planning commission, an annual license shall be issued by the building official. The license may be renewed annually by the building official, provided that it complies with the original planning commission approval and the requirements of this section. The building official may, at any time, refer an outdoor seating permit to the planning commission for renewal if they feel additional review is necessary.
  2. Outdoor seating shall be permitted between April 15 and October 31, with all furniture and fixtures removed after October 31. All tables, chairs, railings and related fixtures shall be removed when not in use. If weather permits, the building official may extend this time for outdoor seating on privately owned property only.
  3. Outdoor seating shall not be the primary seating of the restaurant, except for carry-out restaurants when approved by the planning commission.
  4. Outdoor seating areas shall be located in a manner to maintain a minimum pathway width of five (5) feet (clear of structures such as light poles, trees and hydrants) along the sidewalk so as not to interfere with pedestrian traffic.
  5. Chairs and tables shall be of quality durable material such as metal or wood.

6. Outdoor seating areas shall be maintained in a clean and sanitary condition. Waste receptacles shall be provided in instances where wait staff does not clear all tables.
  7. Outdoor seating areas shall be enclosed in instances where there is alcohol service. Enclosures shall consist of metal railing, wood railing, brick walls or other suitable material approved by the planning commission and the building official.
  8. For outdoor seating areas located within the public-right-way, approval by the corresponding jurisdiction (i.e., Farmington DPW, MDOT, or Road Commission for Oakland County) is required. Proof of insurance naming the city as an additional insured, in a form and amount deemed acceptable by the city attorney's office, shall be required. A license agreement in a form deemed acceptable to the city attorney's office shall also be required.
- (c) Drive-through uses may be allowed as an accessory to any permitted bank, pharmacy, dry cleaner, or restaurant use, provided the following are met:
1. Drive-through uses shall be designed to minimize conflicts with pedestrian or vehicular circulation and shall meet the following standards:
  2. The number of drive-through lanes shall be limited to the following:
    - a. Drive-through banks and car washes shall have a maximum of three (3) drive-through lanes, including any that are devoted to ATM(s).
    - b. All other drive-through uses shall have a maximum of one (1) drive-through lane.
  3. Stacking Spaces shall be provided as required in Article 14, Off-Street Parking and Loading Standards and Access Design.
  4. Communication and speaker boxes shall meet the following requirements:
    - a. Speakers shall be placed as close as safely possible from the edge of the drive-through lane; in no case may speakers be more than three (3) feet from the drive-through lane.
    - b. Where feasible, speakers shall face away from residential neighborhoods.
    - c. Noise from communication speakers shall not exceed fifty (50) decibels at a nonresidential property line and thirty (30) decibels at any residential property line. Where a screening wall is provided, the noise level shall be measured on the residential side of the screening wall.
  5. Site design for drive-through uses shall use the minimum number of driveways possible. Use of two (2) directional driveways may only be allowed if there are no other reasonable alternatives, such as access to a side street, rear alley, cross-access easement or shared driveway.
  6. Circulation patterns shall separate pedestrian and vehicular traffic where possible. Clear delineation of pedestrian crossings shall be provided in the form of textured concrete or asphalt, striping or other method that clearly draws attention.
- (d) No hotel or motel lodging rooms shall be permitted on the ground floor.
- (e) Outdoor recreation facilities in the CBD, C2 and C3 districts shall not include activities that include automobiles, motorcycles or other motor-driven vehicles.
- (f) All city-owned buildings and uses shall be permitted after a finding that the particular use and development would not be injurious to the surrounding neighborhoods and would not be contrary to the spirit and purpose of this chapter. In the event the planning commission does not approve the use or site plan, city council may grant such approval by an affirmative vote of no less than four (4) members.
- (g) In the C2 district, residential buildings and dwelling units in mixed-use buildings shall be permitted up to a maximum density of twenty-two (22) dwelling units per acre.
- (h) The allowed uses within the RO district shall be the same uses as permitted in the underlying zoning district, provided multiple-family dwelling units may be permitted by special land use.

- (i) Instructional entertainment uses shall meet the following requirements:
1. Such uses may be permitted by the city manager, if determined compliant with this section.
  2. Once initial approval has been granted by the city manager, an annual license shall be issued by the building official. The license may be renewed annually by the building official, provided that it complies with the original approval and the requirements of this section. The building official may, at any time, refer any request to the city manager or planning commission for renewal if they feel additional review is necessary.
  3. Such uses may remain open until 12:00 a.m. (midnight).
  4. All activity associated with the use shall be conducted indoors. Accessory outdoor seating may be permitted by the city manager only if all of the requirements in subsection (b) above are met.
  5. Gambling, gaming, betting, sweepstakes, games of chance, adult regulated uses, or other similar activities may not be conducted in conjunction with such use.
  6. All activity associated with the use shall be conducted in accordance with all local, county, state and federal laws.

(Ord. No. C-746-2010, § 1, 4-19-10; Ord. No. C-765-2012, § 1, 8-20-12; Ord. No. C-775-2014, § 1, 3-14-14)

**Farmington City Council  
Staff Report**
**Council Meeting Date:**  
September 12, 2016

**Reference  
Number  
(ID # 2254)**
**Submitted by:** Kevin Christiansen, Economic Community Development Director

**Description:** Pre-Application Conference with Planning Commission on PUD Planned Unit Development Concept Plan - Old 47Th District Courthouse Property

**Requested Action:**

Approve

**Background:**

This item is a pre-application conference (discussion and review) with the Planning Commission on a proposed PUD planned unit development concept plan for the redevelopment of the Old 47<sup>th</sup> District Courthouse Property. Article X. PUD Planned Unit Development, Section 35-135. Approval Procedure of the Zoning Ordinance provides PUD applicants an opportunity to request an optional pre-application conference with the Planning Commission on a proposed PUD concept plan. The purpose of the pre-application conference is to discuss the appropriateness of a PUD and the concept plan to solicit feedback and to receive requests for additional materials supporting the proposal. An applicant desiring such a conference shall request placement on a Planning Commission agenda.

The applicant, SDC Ventures, LLC of Farmington Hills, MI has submitted a PUD concept plan for the redevelopment of the Old 47<sup>th</sup> District Courthouse Property. The concept plan includes a proposed layout/site plan, proposed floor plans and proposed building elevations. Also attached is an aerial photo and an existing conditions survey of the site. The applicant will be at the September 12, 2016 meeting to present the PUD concept plan to the Commission.

Attachments

**Agenda Review**
**Review:**
**Kevin Christiansen** Pending

**City Manager** Pending

**Planning Commission** Pending **09/12/2016 7:00 PM**



City of Farmington  
CivicSight Map



MAP LEGEND:

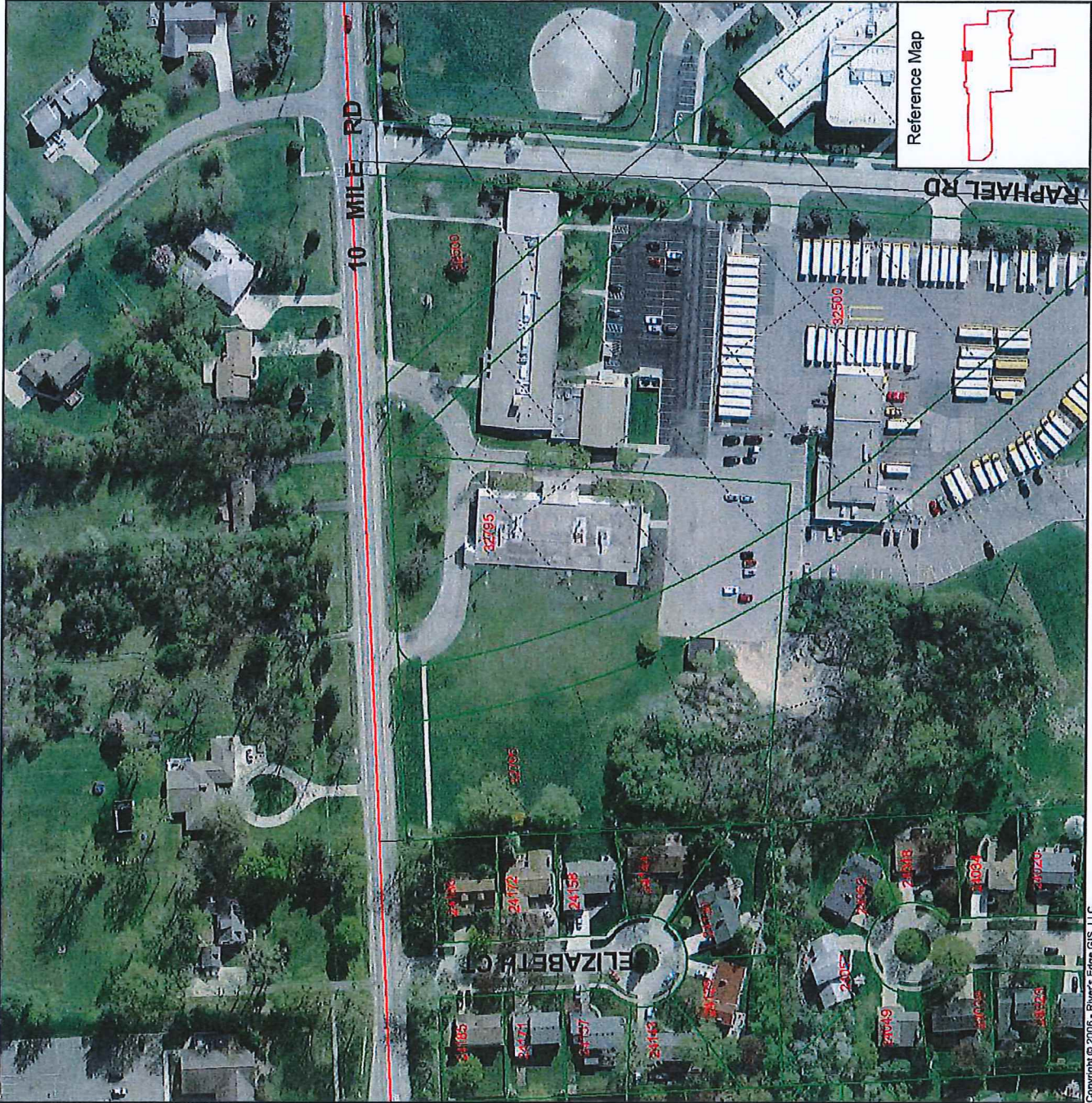
- CITY BOUNDARY
- ~ RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
  - BUILT
  - PROPOSED
- COMM\_INDUST BLDGS
- RAPHAEL STREET(POLY)2
- RAPHAEL STREET(POLY)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAVING
  - ROW/EXTEND
  - // LOT HISTORY
- OPEN WATER (FEATURETYPE)
  - DetentionPond
  - StreamRiver
  - LakePond
  - Channel
  - SwampMarsh
- 2010 AERIAL PHOTOS (Image)

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

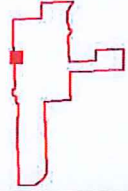


Sources: City of Farmington, Oakland County GIS Utility, River's Edge GIS, LLC.

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

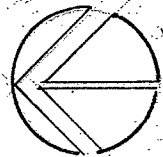
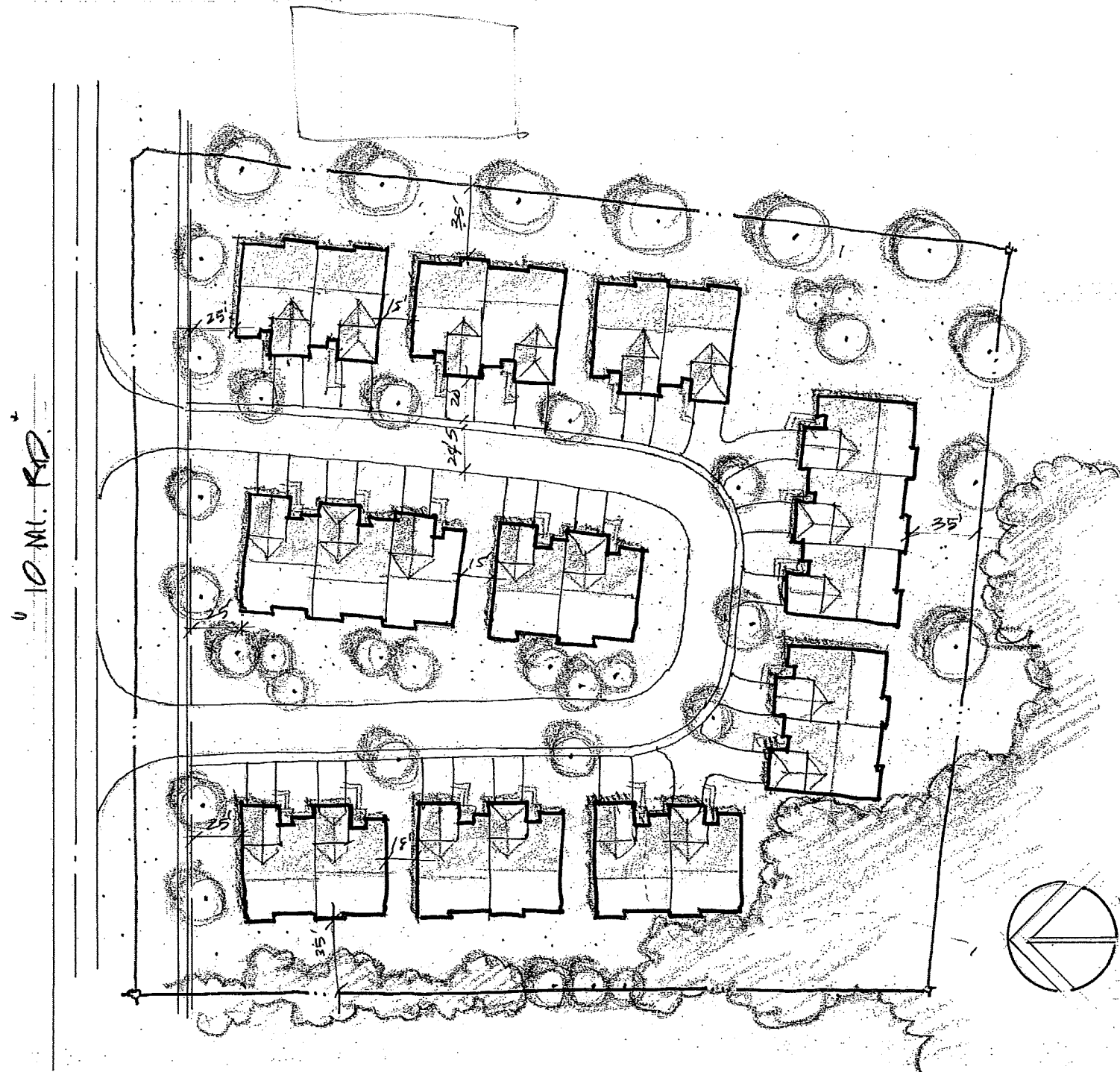


Reference Map





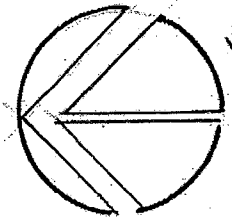
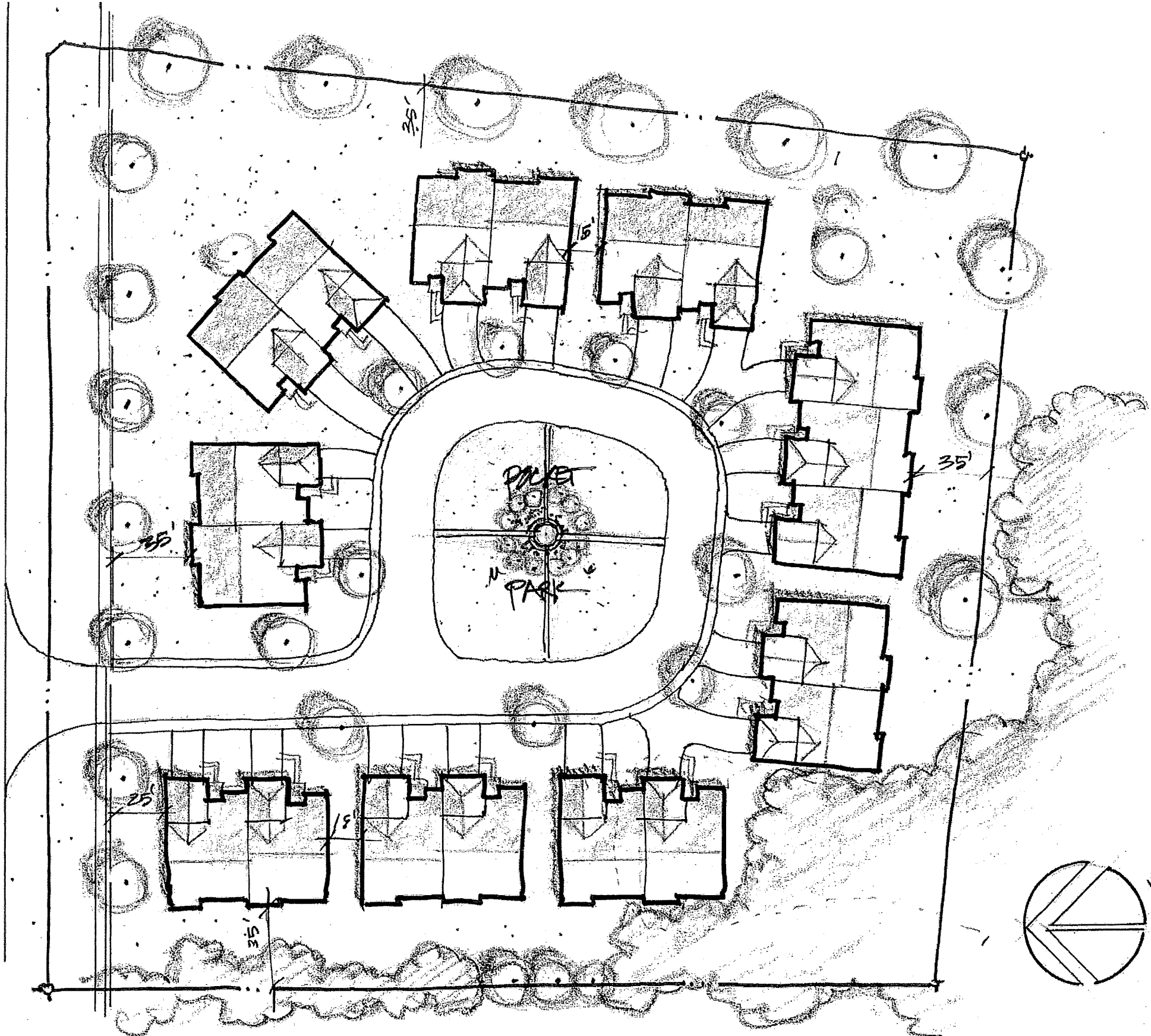




SITE CONCEPT 1" = 50'  
 PROPOSED P.U.D. (PUD) 8-10-16  
 FARMINGTON MI.  
 SHERR DEVELOPMENT  
 (22 UNITS) ± 3.6 AC  
 RANCH ± 1500 ± 284/28  
 (OPTION ER-UP) + 3-400 ±  
 ALEXANDER V. BOEVERTS & ASSOC



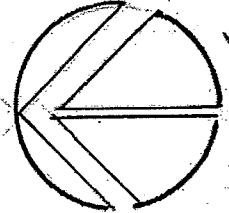
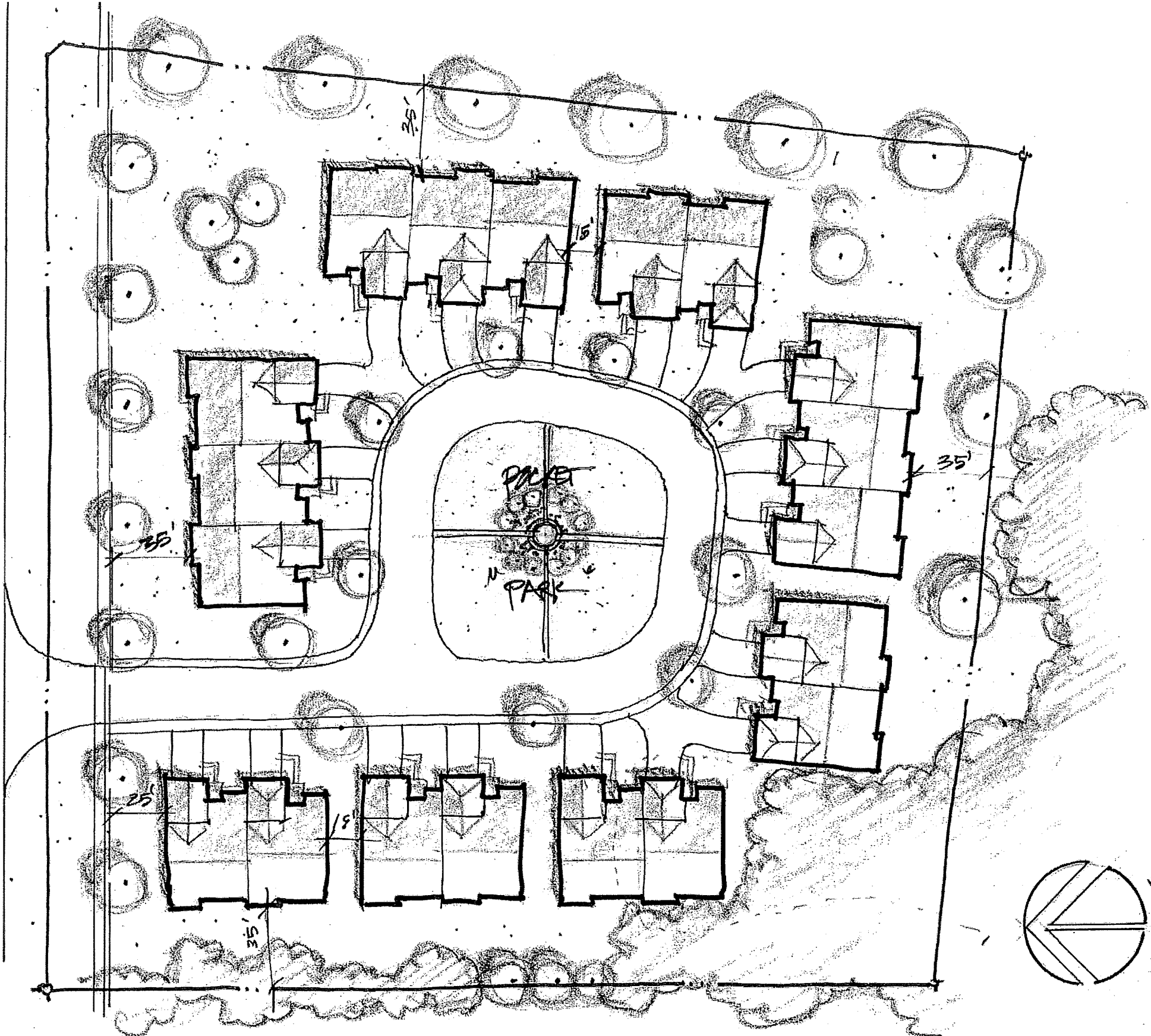
10 MI. RD



**SITE CONCEPT** 1" = 50'  
 PROPOSED P.U.D. (DUPLICATE) B.I.D. 16  
 FARMINGTON MI.

**SHERR DEVELOPMENT**  
 (19 UNITS) ± 3.6 AC SINGLE ENTRY  
 RANCH ± 1500 ± 284/28  
 (OPTION BR UP) + 3-400 ±  
 ALEXANDER V. BOEHAERTS & ASSOC

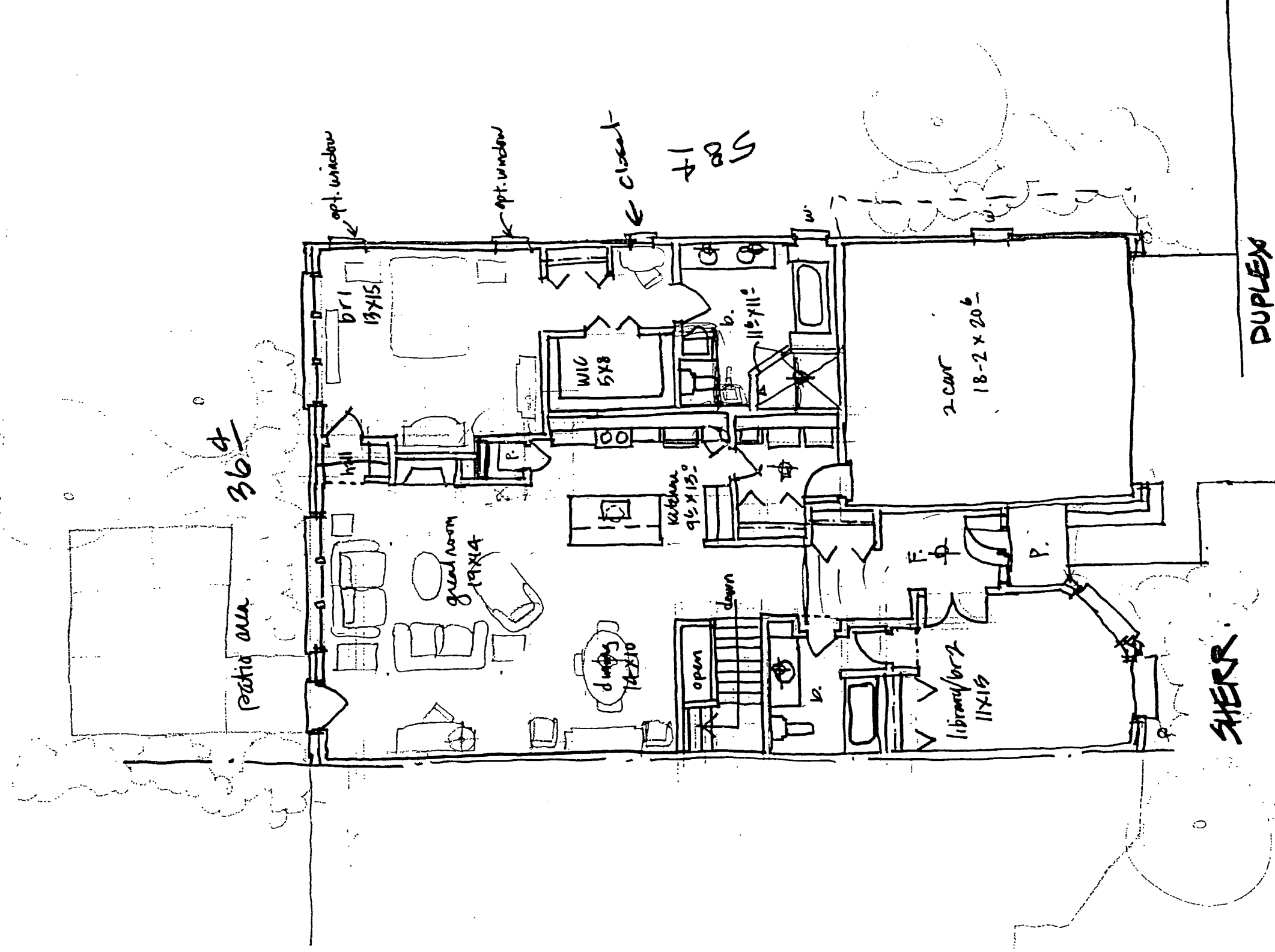
10 MI. RD



**SITE CONCEPT** 1" = 50'  
 PROPOSED P.U.D. (DUPLEX) B.I.D. 16  
 FARMINGTON MI.

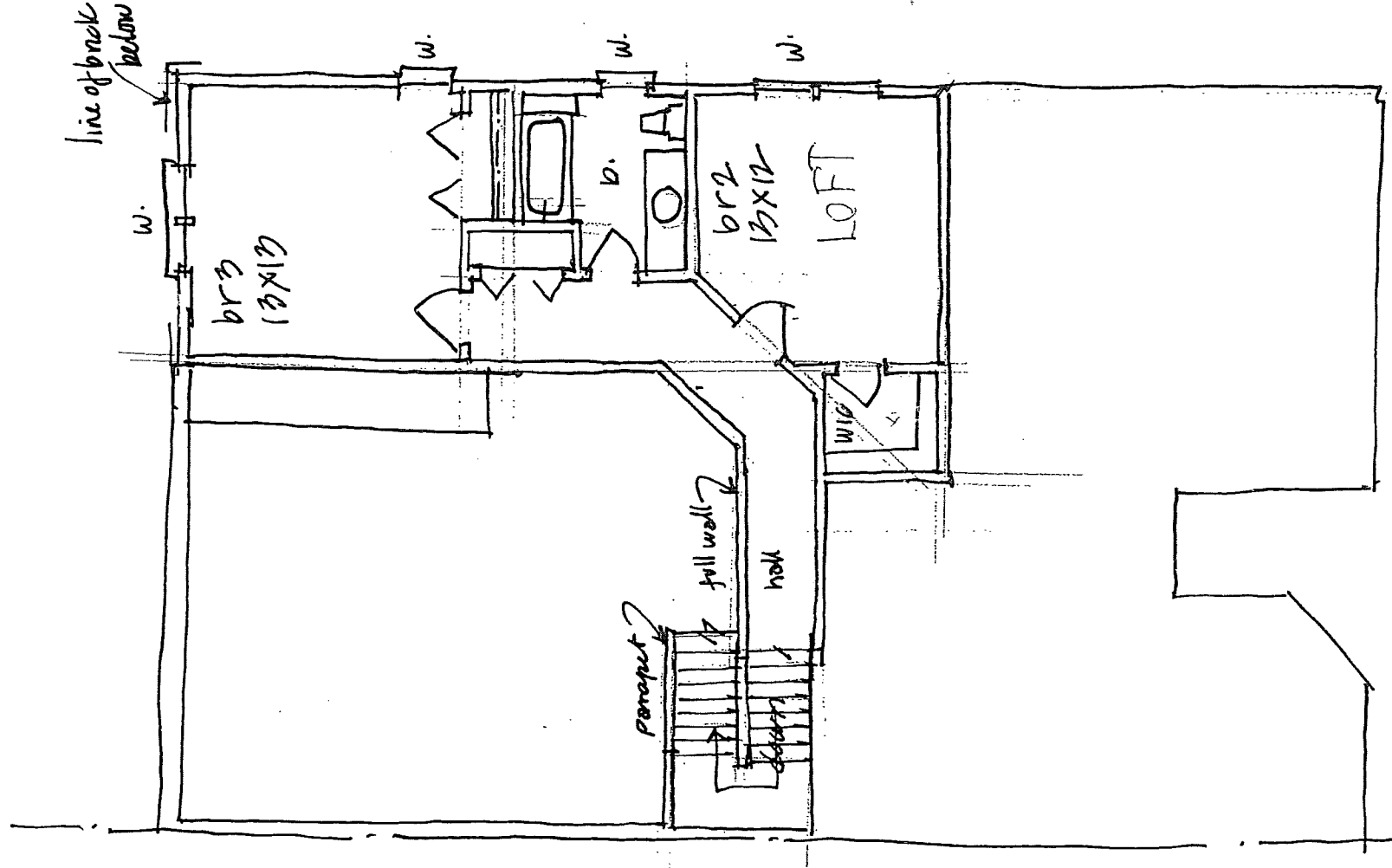
**SHERR DEVELOPMENT**  
 (19 UNITS) ± 3.6 AC SINGLE ENTRY  
 RANCH ± 1500 ± 224/28  
 (OPTION BR UP) + 3-400 ±  
 ALEXANDER V. BOEHAERTS & ASSOC





Alexander J. Bogachuk + associates architects (± 1660 ft<sup>2</sup>)

2

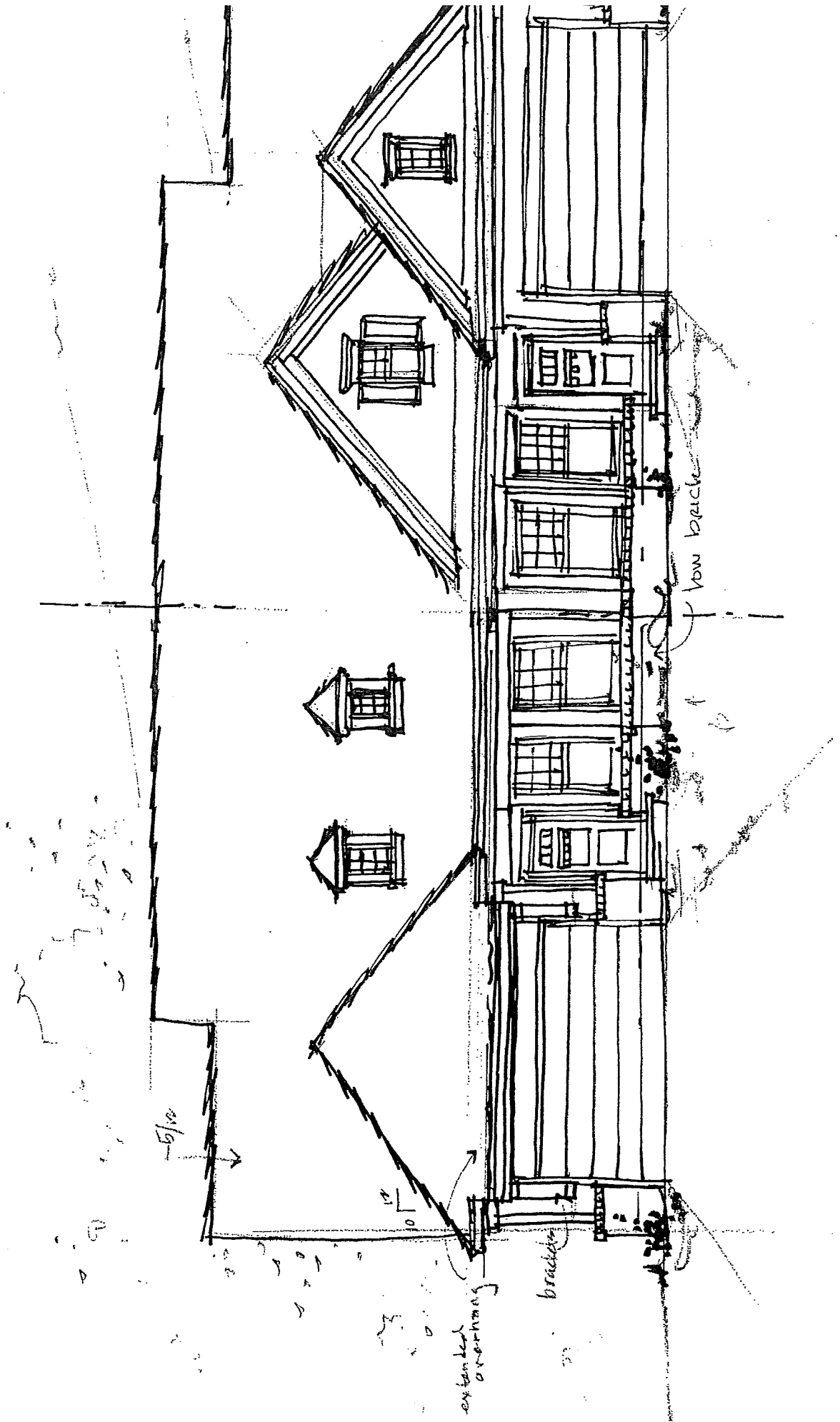


- 1 BR UP OPT. (466±)
- 2 BR UP OPT. (694±)

**SHERR**

**DUPLEX OPT. 2ND FLOOR**

Alexander V. Bogunits + Associates architects



FRONT ELEVATION - DUPLEX  
 SHERS.  $\frac{1}{8}'' = 1'-0''$

Alexander V. Bogardus + Associates Architects





**CONCEPTUAL FRONT ELEVATION** 3/16" = 1'-0"  
 SINGLE FAMILY  
 SHERR  
 ALEXANDER V. BOGAERTS & ASSOCIATES

Alexander V. Bogaerts + Associates, P.C.  
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 Bloomfield Hills, MI 48302  
 248 • 334 • 5000

