



PLANNING COMMISSION MEETING
Monday, August 14, 2023 – 7:00 p.m.
City Council Chambers
23600 Liberty Street
Farmington, MI 48335

AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
 - A. July 10, 2023 Minutes**
- 4. Legion Square - Preliminary PUD Site Plan Review: Cervi Construction, American Legion Hall, 31775 Grand River Avenue**
- 5. Site Plan Review – Proposed Outdoor Seating, Loft Cigar Lounge, 33419 Grand River Avenue**
- 5. Update - Current Development Projects**
- 6. Public Comment**
- 7. Planning Commission Comment**
- 8. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS

23600 Liberty Street
Farmington, Michigan
July 10, 2023

Vice Chairperson Perrot called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, July 10, 2023.

ROLL CALL

Present: Crutcher, Kmetzo, Mantey ,Perrot, Westendorf

Absent: Majoros

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Kevin Christiansen; Recording Secretary Bonnie Murphy, Brian Golden, Director of Media Relations, Brian Belesky, Director of Media Specialist,

APPROVAL OF AGENDA

MOTION by Westendorf, seconded by Crutcher, to approve the agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. June 12, 2023 Minutes

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

LEGION SQUARE - PUBLIC HEARING AND PUD SITE PLAN REVIEW: CERVI CONSTRUCTION, AMERICAN LEGIONAL HALL, 31775 GRAND RIVER AVENUE

Vice Chairperson Perrot introduced this item and turned it over to staff.

Director Christiansen stated this item is a public hearing and preliminary PUD site plan review on a proposed Planned Unit Development Plan for the redevelopment for the former American Legion Hall property located at 31775 Grand River. At the February 13, 2023 Planning Commission meeting the Commission held its preapplication process which is a discussion and review with the Applicant on a proposed PUD Planned Unit Development Concept Plan for the redevelopment of the former American Legion Hall. No action was taken at that meeting. At the May 8, 2023 Planning Commission meeting the Commission review the preliminary PUD plan for Legion Square and scheduled the required Public Hearing. The Applicant, Cervi Construction of Livonia, Michigan, has submitted a preliminary PUD plan for the redevelopment of the former American Legion Hall. The preliminary plan includes a concept preliminary site plan, a preliminary proposed building elevation and project support materials. Also, attached with your staff

City of Farmington Planning Commission

July 10, 2023

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packet additional information to include aerial photos of the site, a PUD site plan planning conceptual design review letter from OHM Advisors, the City's planning and engineering consultant dated May 4th of 2023, and a PUD site engineering and conceptual design review letter from OHM Advisors dated 5th, 2023. The Applicant, Cervi Construction of Livonia, Michigan, is here this evening to present a preliminary PUD plan to the Planning Commission. The requested action this evening, Mr. Chairman, is to hold the required *PH as requested by the Applicant, which was scheduled by the Commission back in May and also then to hold that PH so that you would look to open that PH, hold that PH, and then close that PH. Subsequent to that it is then in the hands of the Planning Commission with your next steps. Part of the PUD process you know you are in an advisory capacity, again holding the PH on the preliminary plan and potential action this evening and maybe consideration of that preliminary plan and action by the Commission forwarding it to the City Council for their review and consideration. The City Council takes your hand-off of the preliminary conceptual plan after you hold the PH and act on the *PP and they'll also consider a draft Planned Unit Development Agreement but that is the next step after this step this evening and any action by you. There is one final step after the City Council and that's a final PUD site plan if and when this project were to get to that point, that comes back to you for that final approval. So, with that, Mr. Chairman, I'll turn that back over to you.

Vice Chairperson Perrot thanked Christiansen and invited the Applicant up to the podium to give a summary and review of the proposal.

Todd Craft, 23040 Gill Road, Farmington, representing Fabio Cervi for Cervi Construction for this PH and PUD site plan approval. We're excited to be here for the PH, in this stage of the process, and excited that we have so many people interested and looking forward to get through this process. Since we've been here last the project was reduced from 32 to 30 units and that was to improve some of the interior design of it. And then also the way it was designed we're two-feet more away from the western side of it. Some of the other changes we made, we had the facades redrawn that face Grand River per the recommendation of the City's engineer, OHM to differentiate it and give it more style since it would be close to the sidewalk. Other than that we did bring some brick and stone samples and if there's any other questions, that's pretty much what's changed since we were here last.

Perrot invited the Applicant, Fabio Cervi, to come to the podium.

Fabio Cervi, 12419 Stark Road, Livonia came to the podium, with Cervi Construction. He stated just to build on what Todd had mentioned, we did reduce the project from 32 units to 30 units. It gives a little more leeway on the westerly side but ultimately the interior design, the layout of the unit improved dramatically by doing that and it was in our best interest to deliver the best product we possibly can even at sacrificing a couple of units.

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So, our color rendering, don't know if you've seen it, we've given you a colored rendering of the project, with materials of stone, the colors and mix. Plus we do have the elevations here, the side elevations in the rear were not in color. Aside from that, if there's any other questions for me.

Crutcher asked for the samples the Applicant brought.

Perrot asked for a visual to be put on screen and the Applicant demonstrated the different materials proposed to be used.

Cervi stated more windows were added and transoms up above, a board and batten style siding as well as Hardee siding. He stated the trim will be white, the overhangs and the trim and the soffits and the siding will be darker blue for the siding with red brick below. And the back side is lap siding, with brick on the first floor.

Christiansen stated it may be helpful for edification and audience members to review the comments in the letters from OHM Advisors and the corresponding updated letters.

Chairperson Perrot invited Austin Downey, OHM Advisors, to the podium. He stated that Kevin gave a great outline when and that right outline and from an engineering perspective there are no showstoppers and the couple other comments they expect to see those addressed on the next site plan. He said there will be more sidewalk in front of the townhouses along GR allowing for more accessibility. Jennifer Morris, planner from OHM was not able to be at the meeting tonight but the biggest question she had in regard to the original planning letter presented to the Commission was the façade facing the Grand River side, but seeing the materials tonight clarified those questions.

Commissioner Kmetzo asked at what point do we expect to see a final site plan from Cervi Construction and Christiansen replied that the PUD process is a five-step process and the third step is where we are at now, the required Public Hearing for the Planning Commission. The fourth step is forwarding the preliminary plan after the PH to the City Council, and they then will act on the preliminary plans, so that is within their purview and what action they will take. After that the final PUD site plan, any changes in the final PUD site plan will come back before the Planning Commission for a final approval. After that final PUD site plan, whenever it is, then the next step if the project is approved is the engineering design and construction documents, all the details for site construction in accordance with the City's requirements and it's put together, a complete package, for permits. So, five steps then that can move forward.

Kmetzo said the preliminary site plan that we are reviewing is the site plan that was presented that incorporates the changes that have been made based on the OHM

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Advisors' recommendations with some open issues and Christiansen replied that is correct.

Commissioner Westendorf asked at what point does this go to the Grand River Corridor Improvement Authority and Christiansen replied it already did in February. Their authority was to review.

Perrot asked about the Pathways Committee and their input as to walkability. He stated there's a grass cut-thru that currently leads to the current American Legion property to the street. So, in the event this comes to fruition we would need to follow their guidance and work with the developer to address accessibility in terms of sidewalk, connectivity to that neighborhood, things like that.

Christiansen said we have had some dialogue on this and on the various boards and commissions in the City and one of the committees is the Pathways Committee created by the City Council and their charge is to look at connectivity throughout the City of Farmington, existing sidewalks, existing pathways, areas where upgrades and improvements can be made, they look at other opportunities, make suggestions and recommendations to various entities including the Planning Commission and City Council. They look at trying to identify areas where there can be connections that might benefit the City, the public, for walkability, for nonmotorized connection throughout the community. One of the things that they were looking at most recently was the GRCIA Vision Plan and you might note there's also an instrument that was created a number of years ago, the Rouge River Nature Trail Project. It was an assessment that was done by the University of Michigan School of Environment, Natural Resources, and a graduate program within that school, graduate students came to Farmington and they conducted a survey and an analysis of the Rouge River that runs through Farmington up in Farmington Hills, so let's go to Ten Mile and Farmington Road that goes down to Heritage Park, it comes into and through Shiawassee Park and comes along the south side of Grand River and crosses underneath Grand River and then comes on the north side of Grand River, south side of Valley View and runs underneath GR and then comes across behind those properties on Brookdale and then adjacent to the west side of Brookdale Condominiums, you'll see there's a little blow out portion, a little elbow is right there at Sherwood, then it continues on and goes through Farmington, Nine Mile Road area and goes out by a connector and into the Botsford area. The Pathways Committee has looked at that plan, the Rouge River Nature Trail Project plan, which again is an evaluation and recommendations from that graduate student group at U of M, the GRCIA certainly references that tool that looks at opportunities for redevelopment and also made comment here with this project, too, because it may be at some point in time the ability to implement that plan, whether it's in part or in its entirety and to achieve some of the connectivity that it's proposing. One of the things that was discussed and that you alluded to, Mr. Chair, is along Sherwood Avenue, particularly the east/west portion from the west end where it ends going towards

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the Farmington branch of the Rouge River. And then as we go east there is a sidewalk there on the south side of this piece, adjacent, and also on the south side of Sherwood and there's sidewalk on Shaw. So there is some unstructured portions including the south side of this property.

There was dialogue about that at the CIA level and the Pathways Committee. If you look to the south end of this drawing which is the site plan package color sheet, you'll see that there is property that goes out to the edge of Sherwood Street and it's vegetated, it doesn't look down, there is a grade right there and currently there is a worn path over time, undefined and unstructured, and you'll see the sidewalk on the adjacent property to the east. So one of the things we take to look at when we're looking at site plans as was discussed here by OHM on the Grand River side, is making sure we have that connectivity to that sidewalk.

MOTION by Crutcher, supported by Westendorf, to open the Public Hearing.

Motion carried, all ayes.

(Public Hearing opened at 7:40 p.m.)

PUBLIC HEARING

James Misaros, 31712 Sherwood, lives in house and adjacent and east of prop addressed the comment regarding the connectivity regarding the parking lot and Sherwood Street, which is only used to provide access for the American Legion Hall to get back and mow the lawn and was always intended as a greenbelt barrier and that the agreement was that the hall would maintain the section that has no sidewalk there.

Doug Stanton 22409 Sherwood, stated his concerns with the close proximity of the proposed units and his house.

Johnny Watson, 31751 Sherwood expressed concerns about construction traffic, garbage and that the project doesn't benefit the neighborhood.

Jordan Meyer, 31831 Brookdale, Unit 103, expressed concerns with parking, the noise and density and height of the project, garbage, as well as it being rentals as opposed to ownership, project will change character of neighborhood, including his view of the sunrise, and strongly opposes the project.

Brendan Ruddy, 31721 Sherwood Street, opposes project, especially a multi-story one and expressed concerns about parking.

Marya Davis, 30105 West Ten Mile, Farmington Hills, Commander of American Legion, spoke to the outstanding character of Cervi Construction and is highly confident in their forthrightness and ability to work out a good resolution for the project.

Kim Campbell, 31622 Shaw, expressed concerns with overall design of project and it not being compatible with the neighborhood.

Allan Appiah, 31731 Sherwood Street, expressed concerns with size and height of project and it not being compatible with neighborhood

MOTION by Kmetzo, supported by Mantey, to close the Public Hearing.
Motion carried, all ayes.

(Public Hearing closed at 8:11 p.m.)

Vice Chairperson Perrot asked if there were further questions or comments from the Commissioners.

Crutcher wants to know how comments and concerns will be addressed by developer.

Perrot invited Cervi back to the podium.

Fabio Cervi returned to the podium. He stated that he has spoken with Mr. Misaros about his concerns and tried to address them with fencing and vegetation to block sound to try and accommodate the site. He stated they own The Orchards in Farmington and as far as parking is concerned seven of the eleven renters at that complex own one car, four of them have two cars. The units are \$2,000 a month, they are young professionals with good paying jobs and smart and he anticipates the proposed development will attract the same clientele. He said as far as damage to property from construction, they build within five feet of homes and there is no heavy trucks intending to be utilized, the building is 14 feet and the walls will be pre-built. He stated he feels trash cans is a much more sanitary way of handling the trash. Another unit he owns where there is City trash is a much more sanitary way of handling trash than dumpsters. He said the building will be 65 feet from Sherwood with a beautiful retaining wall in the back so that will cut off access per se from people coming straight down from the site to Sherwood, they have beautiful landscape design that will enhance the rear of the property as opposed to homes that would probably be 25-30 feet from the curb. These buildings will be set back further and beautiful landscape that will benefit the residents on Sherwood. He stated as far as renters, Brookdale Condos are owner operated and 40% of their complex is rentals. He stated his sites are quiet, they screen their tenants, and he thinks this project will add benefit to the neighborhood.

Crutcher asked if the garbage cans will remain outside or pulled into the garage and Cervi replied pulled into the garage. He then addressed the parking as there is a one-car garage and one can park on the drive, four visitor parking spaces. Crutcher then asked if the units on the main floor will have a patio or deck and no yard area at back of unit and Cervi replied there is a deck not connected by grade or ground.

Kmetzo asked how long they anticipate construction to be and Cervi replied a little over two years as they had a similar project in Farmington Hills during Covid and it came in at a little over two years.

Kmetzo asked how long the American Legion has been vacant, and Christiansen referred the question to Commander Davis.

Commander Davis came to the podium and stated the American Legion is currently occupied and in use. There hasn't been as much activity there since Covid which is the primary reason why we are leaving because that took all of our income, our income cannot maintain a 1947 building so we have decided to downsize. They still use the property and the Hall is used for their own members' use. They continue to look and they want to stay in Farmington, however we may end up having to go a little farther out because the needs we have for parking, etc., are not readily available.

Perrot called for a motion on the item.

MOTION by Kmetzo, supported by Mantey, to table the PUD Site Plan Review for Cervi Construction, American Legion Hall, 31775 Grand River Avenue, so the Applicant can take into consideration the comments heard at the Public Hearing, and in the OHM Advisors review letters, to give the Applicant an opportunity to make any changes based on those comments and the engineering and planning letters and their recommendations proposed in those letters

A roll call vote was taken on the aforementioned motion with the following result:

AYES: Kmetzo, Mantey, Perrot, Westendorf

NAYS: Crutcher

Motion to table carried (4-1).

UPDATE – CURRENT DEVELOPMENT PROJECTS

Director Christiansen gave an update on the current development projects stating the Streetscape is completed, work on Heights Brewery continues and they are hoping for an end of summer/September timeframe for opening. He encouraged people to stop in Jill's

Pharmacy to see the work on the inside. The Castle Dental property has sold, not aware of next step yet. The old Fitness 19 will now be My Salon Suites. Cannelle's is refurbishing the interior and exterior as well as the implementation of outdoor seating. The Big Boy statue is up. There has been interest in the Paramount Health Care and the Winery is under contract with the MEDC and Oakland County and is looking for financial support for the project. Maxfield Training Center is moving along and will go before Council at an August meeting. Savvy Sliders is close to opening and Blue Hat Coffee has completed their work. There has been some repurposing of industrial buildings along Nine Mile and Dagwood Deli might be transferring ownership. He reminded everyone that the Founder's Festival is up and coming the third weekend in July.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

None heard.

ADJOURNMENT

MOTION by Crutcher, supported by Westendorf, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 8:42 p.m.

Respectfully submitted,

Secretary

Farmington Planning Commission Staff Report	Planning Commission Date: August 14, 2023	Reference Number 4
Submitted by: Kevin Christiansen, Planning and Building Department Director		
Description Legion Square - Preliminary PUD Site Plan Review: Cervi Construction, American Legion Hall, 31775 Grand River Avenue		
<p>Background</p> <p>This item is a continuation of the Preliminary PUD Planned Unit Development Site Plan Review with the Planning Commission on a proposed PUD Planned Unit Development Plan for the redevelopment of the former American Legion Hall. At the February 13, 2023 Planning Commission Meeting, the Commission held a pre-application conference (discussion and review) with the applicant on a proposed PUD planned unit development concept plan for the redevelopment of the former American Legion Hall. No action was taken at that meeting. At the May 8, 2023 Planning Commission Meeting, the Commission reviewed the Preliminary PUD Plan for Legion Square and scheduled the required Public Hearing. At the July 10, 2023 Planning Commission meeting, the Commission held the required Public Hearing. No action was taken at that meeting.</p> <p>The applicant, Cervi Construction of Livonia, MI, has submitted a Preliminary PUD Plan for the redevelopment of the former American Legion Hall. The preliminary plan includes a conceptual/preliminary site plan, a preliminary proposed building elevation, and project support materials. Also attached are aerial photos of the site.</p> <ul style="list-style-type: none"> • A PUD site plan planning/conceptual design review letter from OHM Advisors dated May 4, 2023. • A PUD site plan engineering/conceptual design review letter from OHM Advisors dated May 5, 2023. • Additional information since the July 10, 2023 Planning Commission meeting: <ul style="list-style-type: none"> - Letter to the Farmington Planning Commission from Cervi Construction - Additional Response to Comments to the Farmington Planning Commission - Revised/updated right side/Grand River Avenue building elevation <p>The applicant will be at the August 14th, 2023 meeting to present additional information and the Preliminary PUD Plan to the Commission.</p> <p>Attachments</p>		

City of Farmington
CivicSight Map



MAP LEGEND:

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

Map Scale: 1 inch = 251 feet

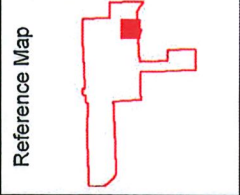
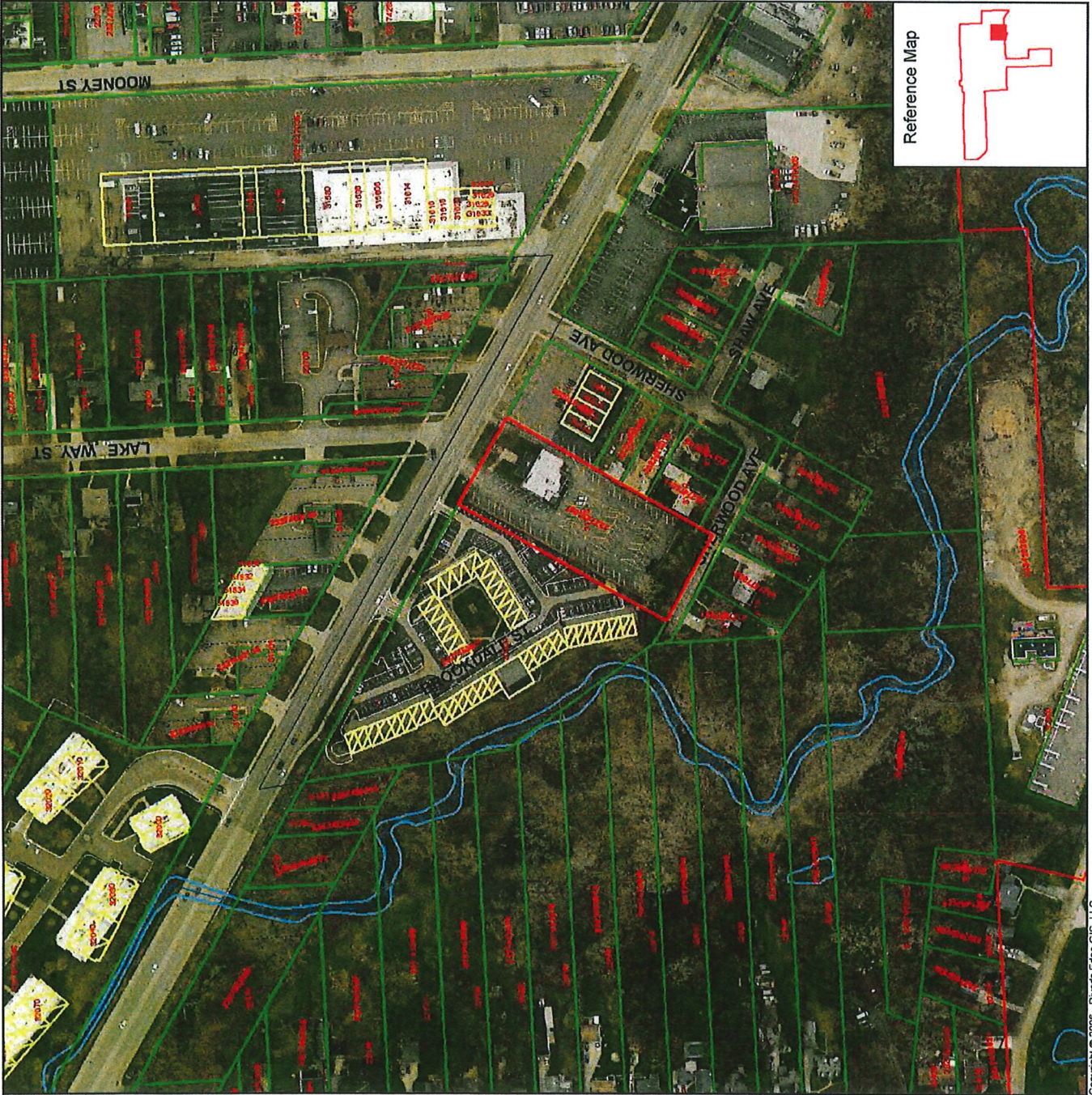
Map Date: 6/09/2023

Data Date: October 30, 2020

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



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



City of Farmington
Civicsight Map



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- SwampMarsh

2017 AERIAL PHOTOS (Image)



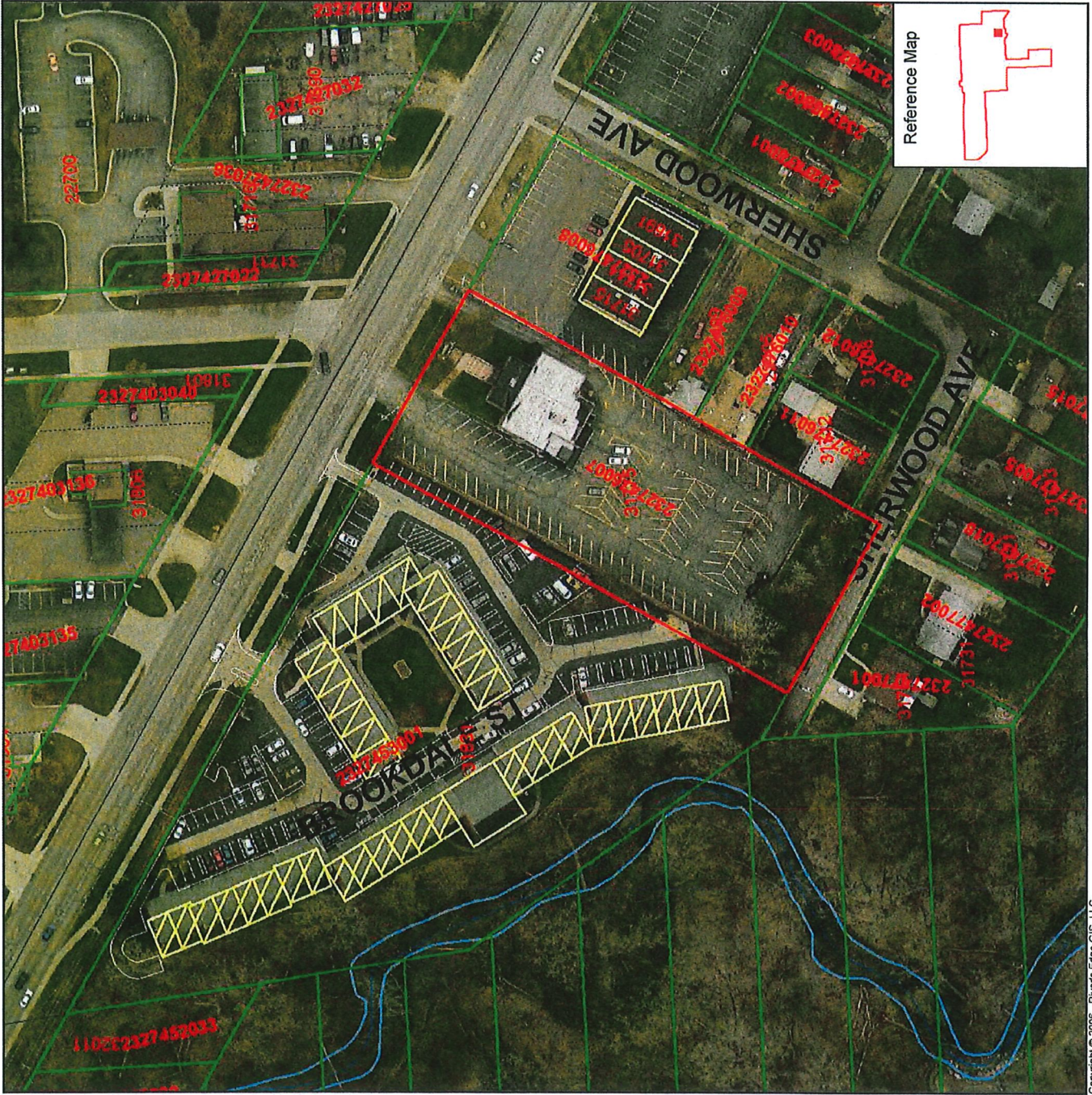
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Map Date: 6/09/2023

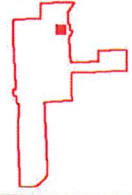
Data Date: October 30, 2020

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

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Reference Map



City of Farmington
CivicSight Map



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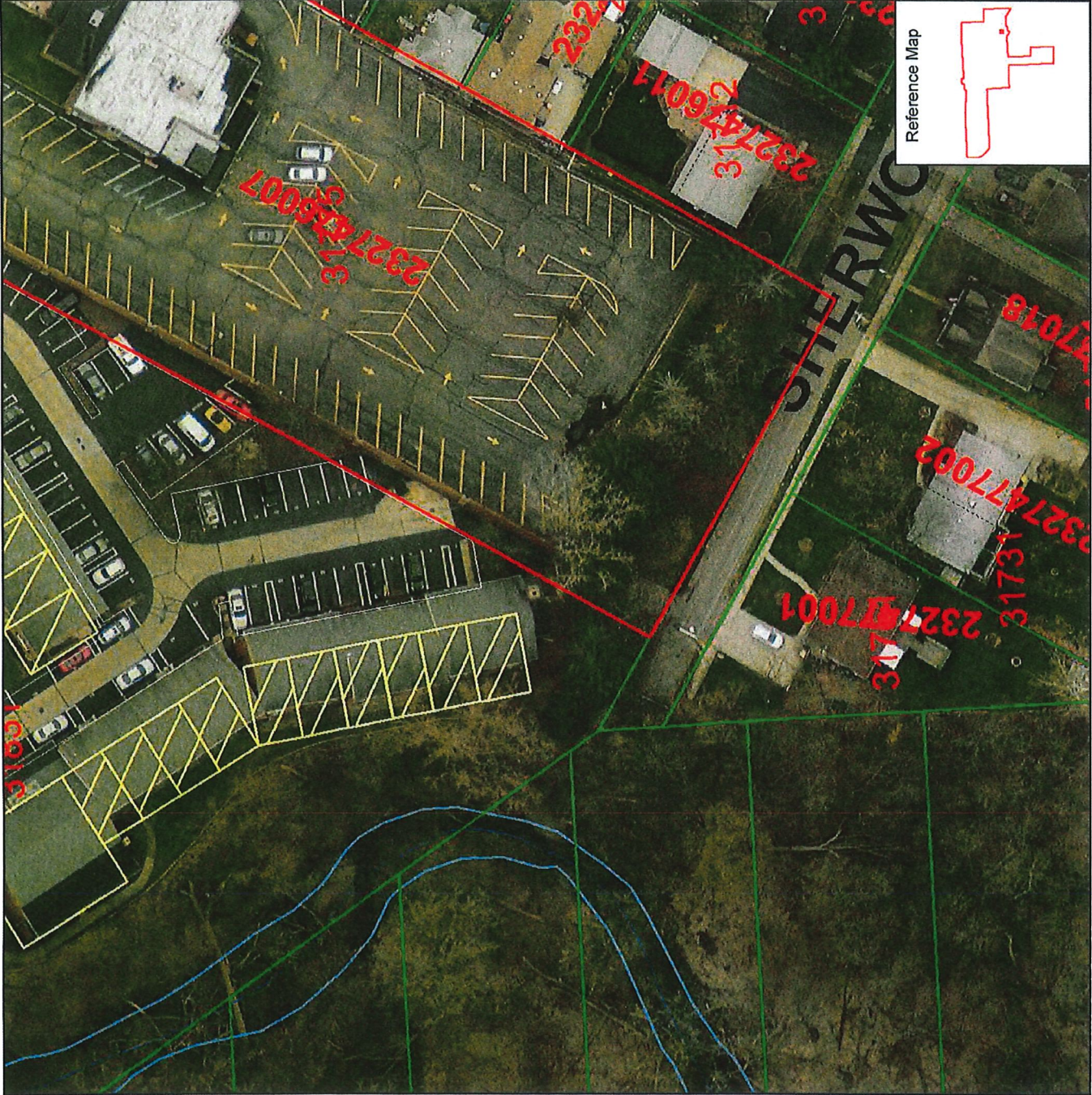
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- StreamRiver
- LakePond
- Channel
- SwampMarsh
- 2017 AERIAL PHOTOS (Image)



Map Scale: 1 inch = 63 feet
Map Date: 6/09/2023
Data Date: October 30, 2020

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

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City of Farmington
Civicsight Map



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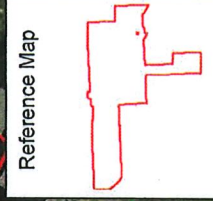
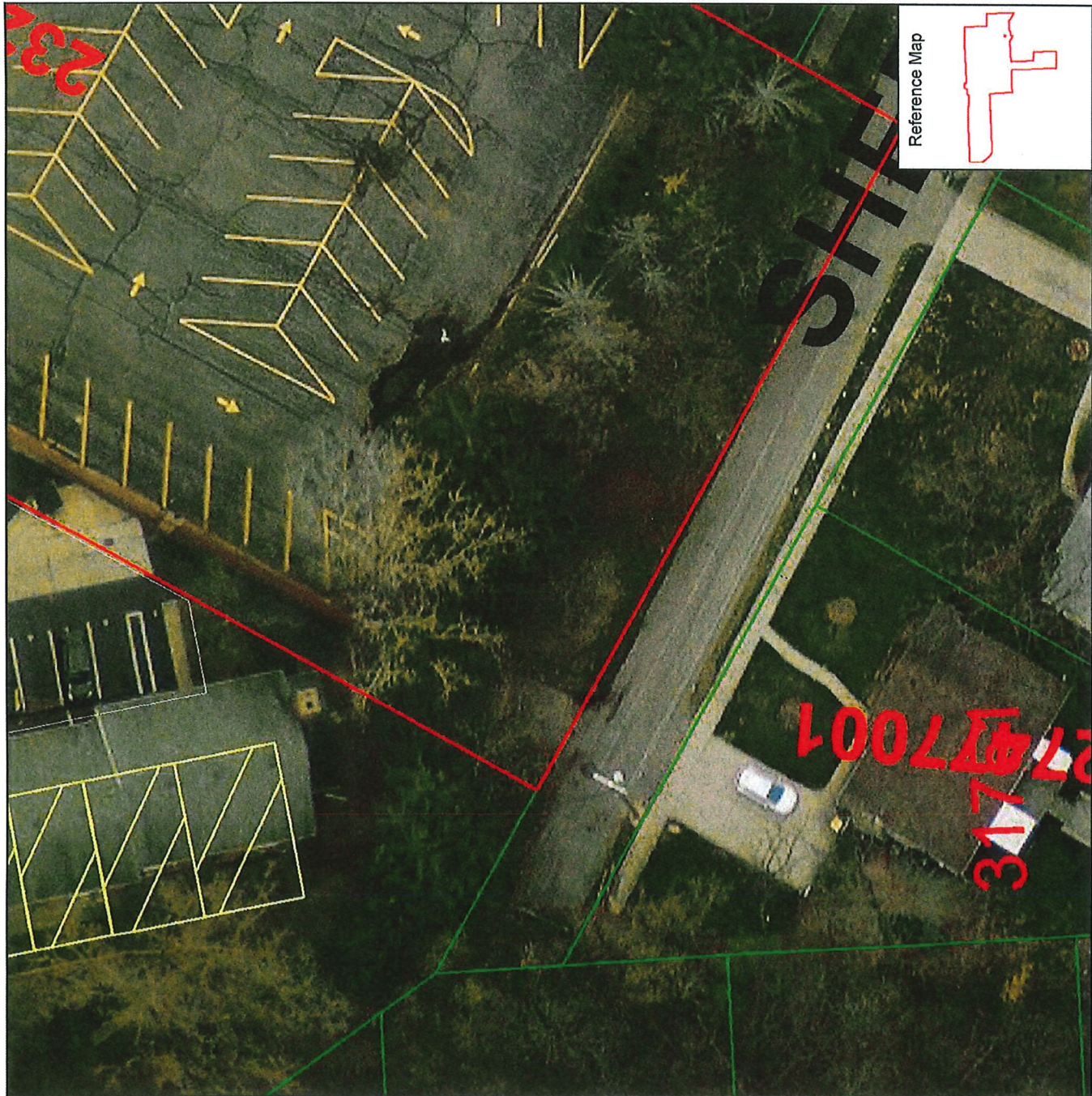
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- LOT HISTORY
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- StreamRiver
- LakePond
- Channel
- SwampMarsh

2017 AERIAL PHOTOS (Image)



Map Scale: 1 inch = 32 feet
 Map Date: 6/09/2023
 Data Date: October 30, 2020
 Sources: City of Farmington, Oakland County GIS
 Utility, River's Edge GIS, LLC.

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CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Planned Unit Development Application

1. Project Name Legion Square

2. Location of Property

Address 31775 Grand River
Cross Streets Orchard Lake, Power Roads

3. Identification

Applicant Cervi Construction, LLC
Address 12419 Stark Road
City/State/Zip Livonia, MI 48150
Phone 734-261-4300 Fax 734-261-4302

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

9 Property Owner 9 Other (Specify) PurchaserProperty Owner American Legion
Address 31775 Grand River
City/State/Zip Farmington, MI 48336
Phone (248) 478-9174 Fax _____Preparer of Site Plan Greentech
Address 51147 W. Pontiac Trail
City/State/Zip Wyom, MI 48393
Phone (248) 668-0700 Fax (248) 668-0701

4. Property Information

Zoning District C3, R1P Area 60,548 SF
Width 150' Depth 400'
Current Use American Legion Post, Banquet Hall
Zoning District of Adjacent Properties to the
North C2 South R1 East C3, R1 West R4

5. Proposed Use

<input type="checkbox"/>	Residential	1.39 Acres	32	Number of Units
<input type="checkbox"/>	Office	Acres	___	Gross Floor Area
<input type="checkbox"/>	Commercial	Acres	___	Gross Floor Area
<input type="checkbox"/>	Industrial	Acres	___	Gross Floor Area
<input type="checkbox"/>	Institutional	Acres	___	Gross Floor Area
<input type="checkbox"/>	Other	Acres	___	Gross Floor Area

6. Planned Unit Development Eligibility Criteria

- Unified Control. Proof that the development is under the control of one owner or group of owners.
- Recognizable Benefit. The applicant must provide written responses to the eligibility criteria as noted on page 3 of this application.

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

I, Fabio Cervi (applicant), do hereby swear that the above statements are true.

Fabio Cervi 4/12/23
Signature of Applicant Date

Maria Davis 4-15-2023
Signature of Property Owner Date

I, MARIA DAVIS (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.

CERVI CONSTRUCTION, LLC

12419 Stark Road

Livonia, MI 48150

Phone (734) 261-4300 Fax (734) 261-4302

February 2, 2023

Dear: Farmington Planning Commission and Grand River Corridor Authority,

Thank you for the opportunity to introduce myself and briefly explain our vision for 31775 Grand River (American Legion Building).

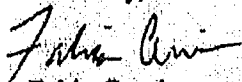
My name is Fabio Cervi and I'm a second generation real estate developer that has primarily worked in the Farmington and surrounding areas. I'm proud to say that I grew up in Farmington and attended Farmington Public schools and spent much of my childhood enjoying the Downtown Farmington. That being said, I feel heavily invested to deliver a quality project to this location and one that will fit into the City's master plan.

Since our family's businesses inception in 1968, we have built thousands homes/condominiums, managed projects for financial institutions, renovated hotels and commercial properties and built ground up apartment sites. Our most recent apartment site was the Brownstones at Eldon Creek, a 32 unit apartment site in Farmington Hills that was completed in November of 2022.

Our vision for this location is to deliver 32 luxury townhomes for lease that are within a walkable distance to Downtown Farmington and that will cater towards young professionals. These townhomes will have 2- bedrooms, 2-baths, high end finishes and attached 1 car garages. We prefer to build this type of product because it promotes a more community feel then the typical apartment buildings with units above and below one another and without garages. Also, its proven to work currently in Downtown Farmington, we presently own the Brownstones at the Orchards which sits directly behind the Fresh Thyme grocery store. That is a 11 unit building with the average rent of \$2000.00 per month. The current and past tenants have been mainly young professionals that own their own businesses, work in the health care industry or in the IT/Automotive industry and they have all really enjoyed living in Downtown Farmington. In fact, when they do eventually move out, its generally because they have decided to buy a home and in many cases because of their experience of being in the area they end up looking to buy a home in Farmington. We hope to expand on marketing Farmington as a great place to live.

We do appreciate the opportunity to discuss this project and would be happy to discuss any additional questions, via by cellular phone (248)388-7436 or email FabioCervi@yahoo.com.

Sincerely,



Fabio Cervi

Cervi Construction, LLC

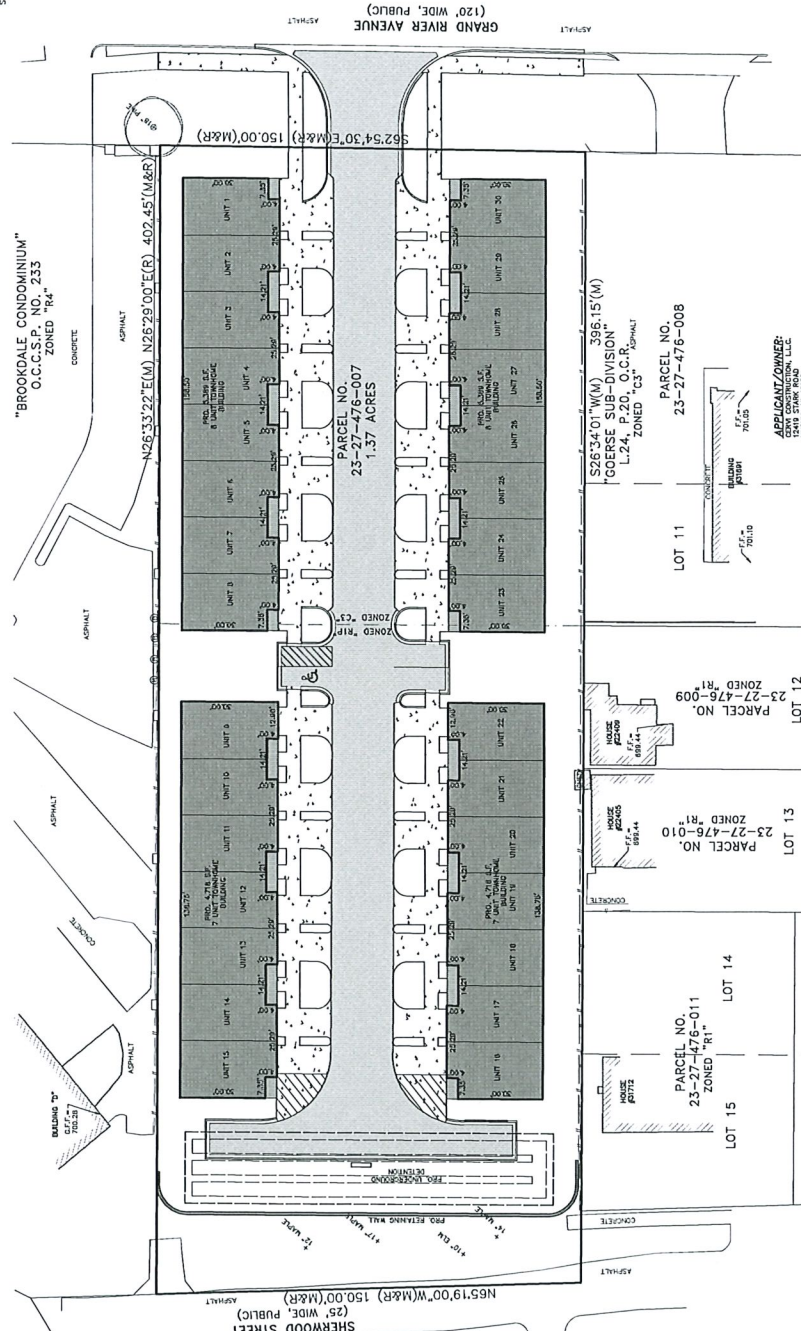
7. **Planned Unit Development Information.** The applicant shall demonstrate to the Planning Commission that the PUD provides **at least three (3)** of the following site design elements that could not be attained through a project designed under conventional zoning:

Criteria	Provided	Comment
Preservation of unique site design features	X	
High quality architectural design beyond the site plan requirements of this chapter	X	
Extensive landscaping beyond the site plan requirements of this chapter	X	
Preservation, enhancement or restoration of natural resources (trees, slopes, non-regulated wetland areas, views to the river)	X	
Preservation or enhancement of historic resources		
Provision of open space or public plazas or features		
Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g. topography, shape etc.);		
Effective transition between higher and lower density uses, and/or between non-residential and residential uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach	X	
Shared vehicular access between properties or uses		
A complementary mix of uses or a variety of housing types		
Mitigation to offset impacts on public facilities (such as road improvements)	X	

* The PUD criteria included above is not the only requirement for PUD applications. For additional information please refer to **ARTICLE 10 PLANNED UNIT DEVELOPMENT** of the City of Farmington Zoning Ordinance.

<p><u>City Action</u></p> <p>Approved/Denied: _____</p> <p>Date: _____</p> <p>By: _____</p> <p>Conditions of Approval: _____</p> <p>_____</p> <p>_____</p>
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SITE PLAN
for
LEGION SQUARE
31775 GRAND RIVER AVENUE
CITY OF FARMINGTON
OAKLAND COUNTY, MICHIGAN



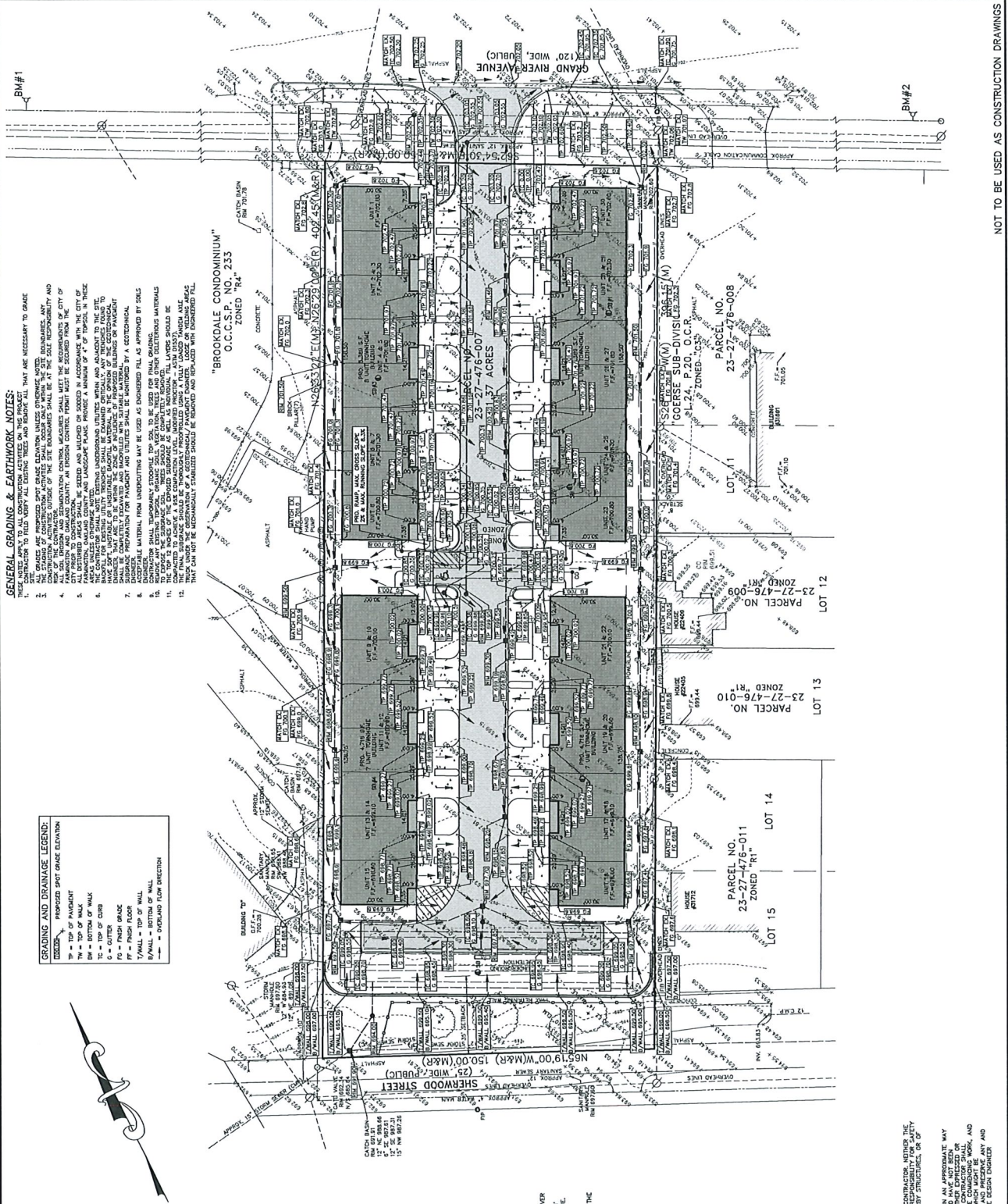
- SHEET INDEX:**
1. DIMENSIONS & PAVING PLAN
 2. EXISTING CONDITIONS
 3. EXISTING UTILITIES
 4. GRADING PLAN
 5. UTILITY PLAN
 6. TRUCK TURNING PLAN
 7. LANDSCAPE PLAN
 - L-1 LANDSCAPE PLAN
 - L-2 LANDSCAPE DETAILS
 - 1 OF 1 PHOTOMETRIC PLAN
 - 1 OF 2 PHOTOMETRIC
- APPLICANT/OWNER:**
CERYV CONSTRUCTION, L.L.C.
11000 W. WILSON
LIVONIA, MI 48150
CONTACT: JIM LECHE, P.E.
- LANDSCAPE ARCHITECT:**
2517 CANTONVILLE
ANN ARBOR, MI 48106
PHONE: (313) 961-4687
FAX: (313) 961-4688
- SURVEYOR/ENGINEER:**
CIVIL ENGINEERS & LAND SURVEYORS
51147 PROVIDE ROAD, MOUNTAIN VIEW, MI 48393
PHONE: (248) 668-0700 FAX: (248) 668-0701

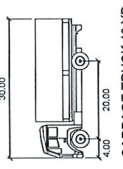
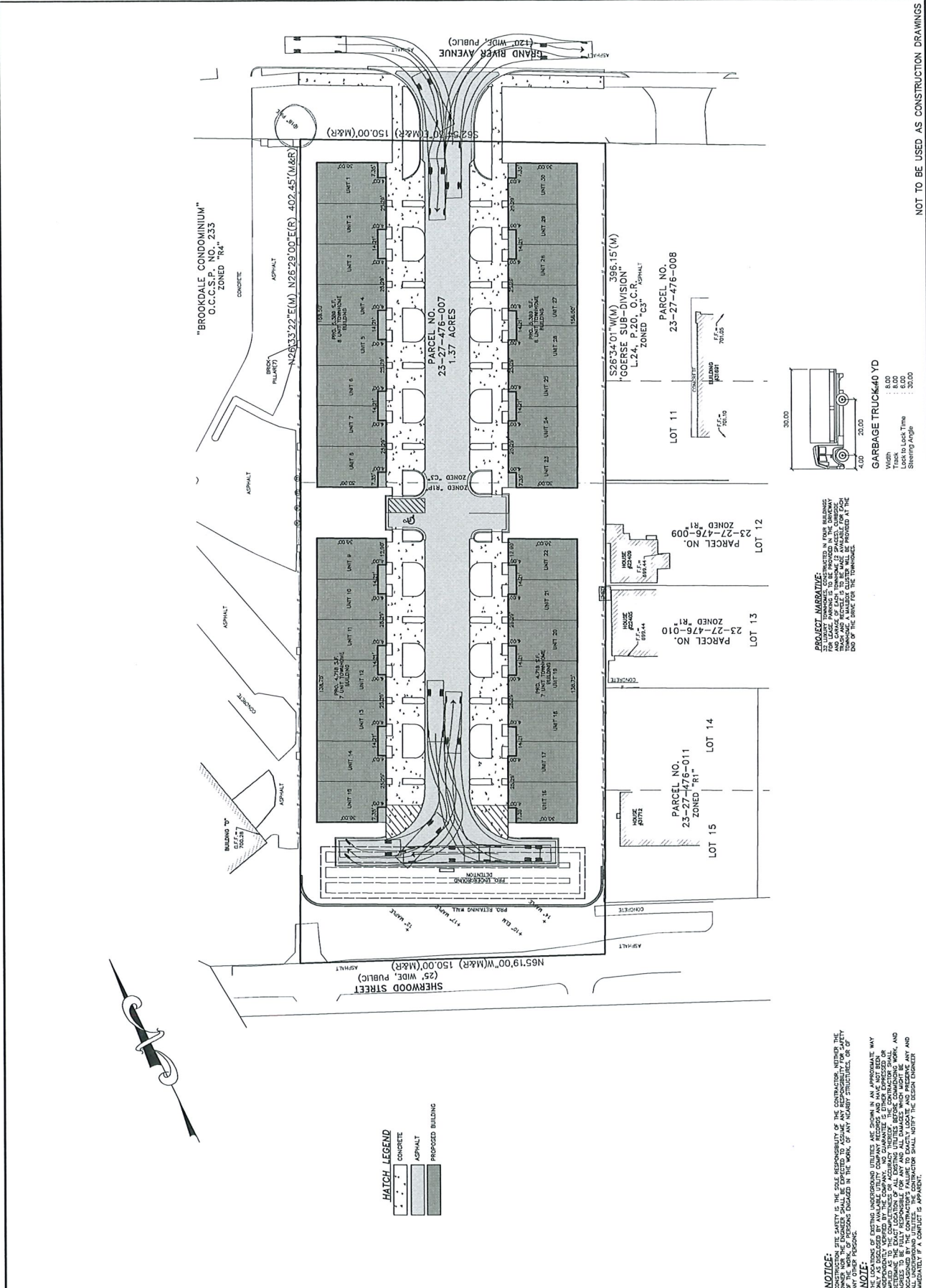
NOTICE:
CONTRACTOR'S SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY NEARBY PERSONS.
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GREENTECH
CIVIL ENGINEERS & LAND SURVEYORS
51147 PROVIDE ROAD, MOUNTAIN VIEW, MI 48393
PHONE: (248) 668-0700 FAX: (248) 668-0701

1818
Know what's below
Call before you dig.

COVER SHEET
CERYV CONSTRUCTION, L.L.C.
CLIENT:
31775 GRAND RIVER AVENUE - PARCEL NO. 23-27-476-007
SECTION 27
CITY OF FARMINGTON
OAKLAND COUNTY
MICHIGAN
DRAWN BY: CDH
DATE: 4-17-2023
CHECKED BY: JPP/DLL
SCALE: 1"=100'





PROJECT NARRATIVE:
 THE INFORMATION SHOWN ON THIS PLAN IS THE PROPERTY OF THE ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. THE ENGINEER SHALL BE RESPONSIBLE TO ASSURE ANY RESPONSIBILITY FOR SAFETY CONCERNING THE DESIGN SHALL BE DELEGATED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



NOTICE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

NOT TO BE USED AS CONSTRUCTION DRAWINGS



Seal:

Title: Woodland Plan

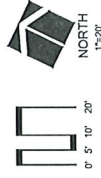
Project: Legion Square Farmington, Michigan

Prepared for: Gen'l Construction
 12419 Stark Road
 Livonia, Michigan 48150

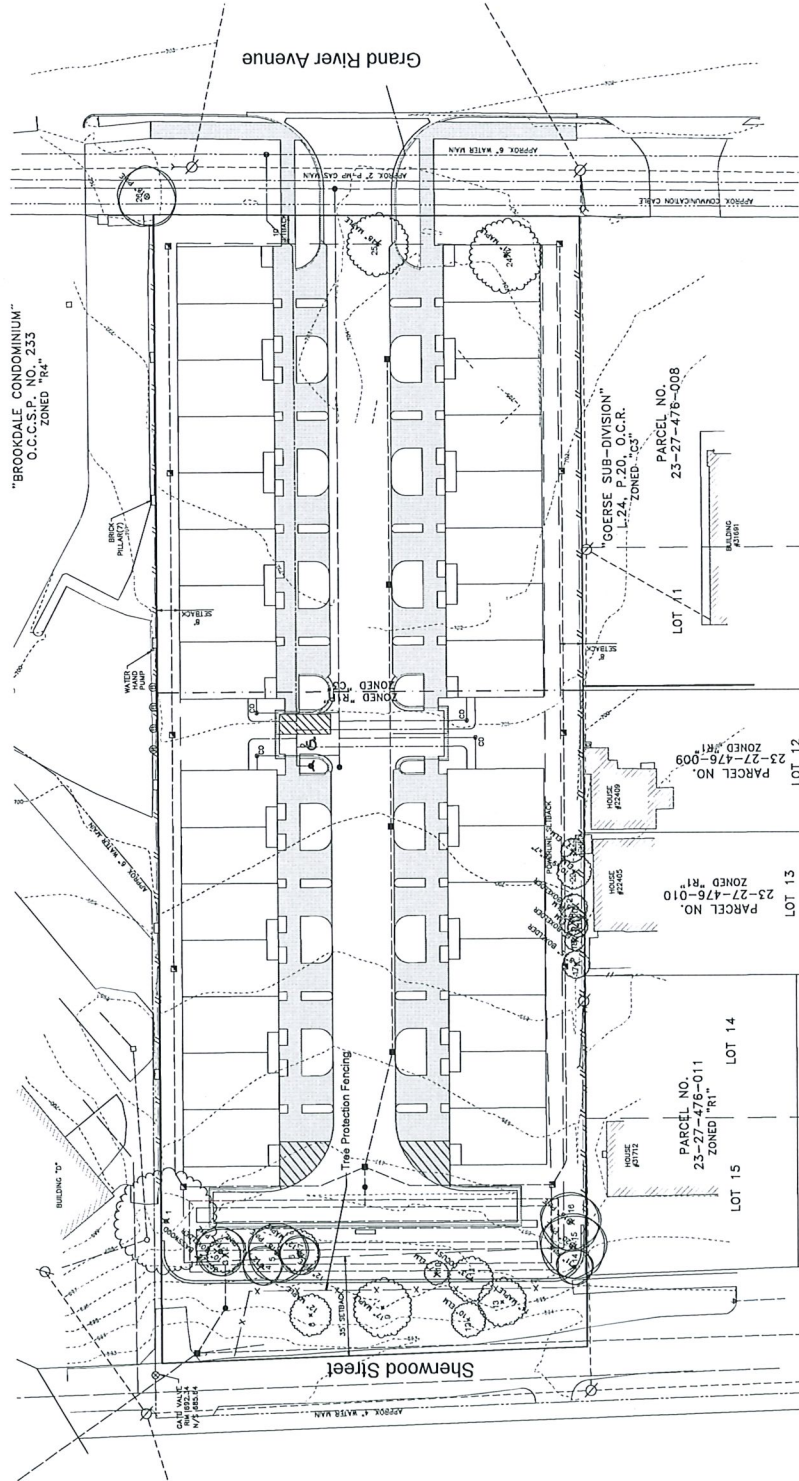
Revision: Issued: April 17, 2023
 Submission: June 15, 2023
 Revised:

Job Number: 23-020

Drawn By: Checked By: JJA

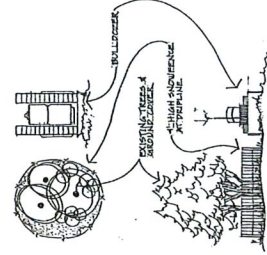


Sheet No. L-3



Tree Protection Fencing

TYPICAL SNOWFENCE INSTALLATION
 CLEAR OF OBSTACLES SHALL BE MAINTAINED THROUGHOUT THE PROTECTIVE PERIOD. SNOWFENCES SHALL BE MAINTAINED AT ALL TIMES TO PREVENT DAMAGE TO TREES AND OTHER PLANTING. SNOWFENCES SHALL BE MAINTAINED AT ALL TIMES TO PREVENT DAMAGE TO TREES AND OTHER PLANTING. SNOWFENCES SHALL BE MAINTAINED AT ALL TIMES TO PREVENT DAMAGE TO TREES AND OTHER PLANTING.



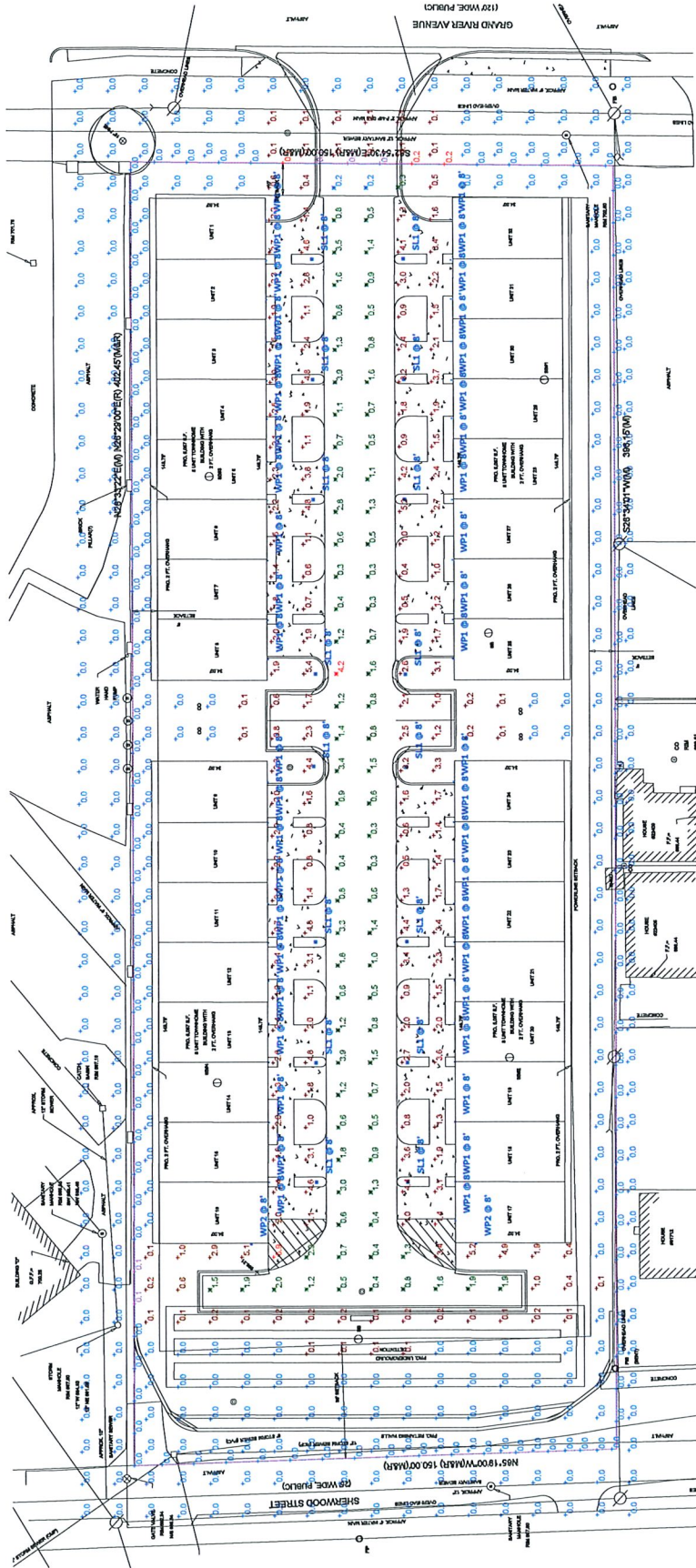
Tree Summary

Total Trees: 26 Trees
 Trees Removed: 21 Trees
 Trees Preserved: 5 Trees (19%)
 Regulated Trees Removed: 15 Trees
 Landmark DBH Removed: 25' Trees (105 + 25%) = 31,25' / 3
 Replacement Required: 26 Trees (15 + 10.4)
 * X * Denotes Removed Tree

Tree List

Tree #	DBH	Common Name	Botanical Name	Condition	Shape	Replacement	Landmark DBH
1	36.32	Eastern White Pine	Pinus strobus	Good	None	1	30
2	10	Red Pine	Pinus resinosa	Good	None	1	15
3	10	Red Pine	Pinus resinosa	Good	None	1	15
4	11.5	Honey Spindle	Eurotia peruviana	Good	None	1	15
5	12	Honey Spindle	Eurotia peruviana	Good	None	1	15
6	12	Honey Spindle	Eurotia peruviana	Good	None	1	15
7	12	Honey Spindle	Eurotia peruviana	Good	None	1	15
8	12	Honey Spindle	Eurotia peruviana	Good	None	1	15
9	12	Honey Spindle	Eurotia peruviana	Good	None	1	15
10	12	Honey Spindle	Eurotia peruviana	Good	None	1	15
11	12	Honey Spindle	Eurotia peruviana	Good	None	1	15
12	12	Honey Spindle	Eurotia peruviana	Good	None	1	15
13	12	Honey Spindle	Eurotia peruviana	Good	None	1	15
14	12	Honey Spindle	Eurotia peruviana	Good	None	1	15
15	12	Honey Spindle	Eurotia peruviana	Good	None	1	15
16	12	Honey Spindle	Eurotia peruviana	Good	None	1	15
17	12	Honey Spindle	Eurotia peruviana	Good	None	1	15
18	12	Honey Spindle	Eurotia peruviana	Good	None	1	15
19	12	Honey Spindle	Eurotia peruviana	Good	None	1	15
20	12	Honey Spindle	Eurotia peruviana	Good	None	1	15
21	12	Honey Spindle	Eurotia peruviana	Good	None	1	15
22	12	Honey Spindle	Eurotia peruviana	Good	None	1	15
23	12	Honey Spindle	Eurotia peruviana	Good	None	1	15
24	12	Honey Spindle	Eurotia peruviana	Good	None	1	15
25	12	Honey Spindle	Eurotia peruviana	Good	None	1	15
26	12	Honey Spindle	Eurotia peruviana	Good	None	1	15





Statistics						
Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Central Drive and Parking	⊗	1.2 fc	4.2 fc	0.2 fc	6.0:1	21.0:1
Overall Grade	+	0.7 fc	5.9 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A

Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp
□	SL1	16	Brownlee Lighting	7080-C17-40K	Black plastic housing, aluminum reflector, frosted plastic lens enclosure	1811
○	WP1	44	Visual Comfort & Co	89936EN3	Bakersville Small One Light Outdoor Wall Lantern	962
□	WP2	2	Lithonia Lighting	WIDGE2 LED P3-40K 80CRI T3M PE	WIDGE2 LED WITH P3 - PERFORMANCE PACKAGE 4000K, 80CRI, TYPE 3 MEDIUM OPTIC	3216
						32,1375

General Note:
 1. ALL LIGHTING FIXTURES MUST BE MOUNTED TO THE EXISTING STRUCTURE.
 2. CALCULATIONS FOR LIGHTING ALTERNATES ARE SHOWN IN FOOTCANDLES AT 0' - 0".
 3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.
 THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURERS MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP. TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.
 UNLESS OTHERWISE NOTED, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6745.
 FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6745.
 THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.
 MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

COMMENTS TO SUPPLEMENT THE PLANNED UNIT DEVELOPMENT PLAN
DESIGN ELEMENTS

This development is to be known as "Legion Square". The proposed community of thirty (30) luxury townhouse apartments will be located in four buildings (the "Development") and will be set on land currently owned by the Groves-Walker Post No. 346 American Legion Memorial Home Association.

The proposed Development will be a benefit to the community through the redevelopment of property that would otherwise be obsolete. The Development will also provide a significant increase in tax base.

The Development will be a residential rental community. The Property is currently zoned "C-2" and "R-1". Upon execution of a Development Agreement, the Property will be rezoned by the City to PUD, Planned Unit Development, with the intent to meet the City's goal of increasing housing in the City.

The Development satisfies the following site design elements as required by Section 7 of the City of Farmington's Planned Unit Development Application.

CRITERIA:

- **High quality architectural design beyond the site plan requirements of this chapter.**
COMMENT: See elevations attached. Steep roof pitches are proposed. Plus, the front of each building will have cultured stone and be accented with brick that will highlight the front of each building.
- **Extensive landscaping beyond the site plan requirements of this chapter.**
COMMENT: Extensive landscaping is proposed to be located on site, off of Sherwood Street, which landscaping will preserve some of the larger trees currently located on the site.
- **Preservation, enhancement or restoration of natural resources (trees, slopes, non-regulated wetland areas, views to the river).**
COMMENT: As indicated above, the plan is to preserve as many of the larger trees currently located on the site.
- **Preservation or enhancement of historic resources.**
COMMENT: The current owner of the property, Groves-Walker Post No. 346 American Legion Memorial Home Association, will be leaving at the site a cannon that has historically graced the front of the existing American Legion Hall. The proposal is to incorporate the cannon in the landscaping plan along the rear of the property and to identify the cannon with an appropriate recognition plaque.
- **Effective transition between higher and lower density uses, and/or between non-residential and residential uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach.**
COMMENT: The use of the property for apartments provides an ideal transition of the current use to the east of single-family homes located and the residential condominium development located to the west of the property. This proposal will eliminate the current commercial zoning of a portion of the property.

- **Mitigation to offset impacts on public facilities (such as road improvements).**
COMMENT: The development is designed for all storm water to be retained on-site via an underground storm detention system so that there is no added stress on the City's existing storm water drainage system. Access to the site will be off of Grand River Avenue which means there will not be any increased traffic on Sherwood Street.



May 4, 2023

Updated July 3, 2023 (plans dated 6/15/2023)

Mr. Kevin Christiansen, AICP, PCP
 Planning and Building Department Director
 City of Farmington
 33720 W. Nine Mile Road
 Farmington, MI 48335

RE: Legion Square – PUD Site Plan Review #2
 31775 Grand River Avenue
 Proposed Zoning: PUD – Planned Unit Development

Dear Mr. Christiansen:

In accordance with Article 10, Planned Unit Development of the City of Farmington Zoning Ordinance, the following is an analysis of the Cervi Construction LLC, Legion Square, revised PUD Site Plan application submitted for 31775 Grand River Avenue. The applicant is proposing to develop a townhouse-style residential development that will consist of four (4), three-story buildings that now include 30 units (page 1 of the site plan still states that in the project narrative) living units. Each building has a ground floor 1-stall garage and 1-space driveway parking along with 4 centrally located guest parking spaces. A single access point is provided via Grand River Avenue but terminates before reaching Sherwood Street.

The following analysis focuses on consistency with the Zoning Ordinance, Grand River Corridor Improvement Authority Plan, and other associated City plans and regulations. Below is a summary of the correlation between the PUD Concept Plan and the associated planning and zoning documents, the details of which follow:

Planning/Zoning Document	Planning/Zoning Land Use Designation	Compliance of Project with Land Use Designation
Zoning Ordinance	Existing: C2 (Community Commercial) and R1P (Single Family Parking) Proposed: PUD (Planned Unit Development)	C2 – multiple family residential is a use that is permitted by right at a max. density of 22 units per acre. R1P – only single family detached, commercial uses if expanded from an adjacent lot under the same ownership, and parking are permitted uses. However, PUD designation allows this departure.
Farmington Master Plan	Mixed Use	Residential is a permitted use within the land use designation provided it includes public amenities and buildings are oriented towards the street with parking to the side/rear. Street facing orientation is unfeasible due to the width of the lot.
Grand River Corridor Improvement Authority Plan	Orchard Lake Focus Area – Residential – Townhouse or Multi-Family	Generally supports the intention of the plan’s concepts with the exception of the development not being street facing. The latter is unfeasible due to the width of the lot.



Existing Site

Located on 1.37 acres on the south side of Grand River Avenue west of Orchard Lake Road, the site is one of very few under-developed parcels within the Grand River Avenue corridor. The property is owned by the Groves-Walker Post No. 346 American Legion Memorial Home Association but has been vacant for upwards of 50 years. While located in a primarily commercial corridor, there are a few residential developments within close proximity to the subject site.



Zoning Ordinance:

The site is currently zoned as a combination of C2 – Community Commercial at the road and R1P – Single Family Parking behind. Multiple family residential is a use permitted by right within the C2 zoning district (restricted to 22 units per acre) while the R1P zoning district only permits single family detached uses, commercial uses if expanded from an adjacent lot under the same ownership, or parking. Thus, the proposed use does not comply with the zoning on the rear 2/3 of the property. However, under the proposed PUD designation, this deviation can be considered, provided the development satisfies the following:

Eligibility Requirements (Sec. 35-132)

- A. Unified Control – The PUD shall be under the control of one (1) owner or group of owners and shall be capable of being planned and developed as one (1) integral unit. As a multi-building project, the applicant needs to clarify whether they will be constructed in one (1) or multiple phases.
- B. Recognizable Benefits – The applicant shall demonstrate to the Planning Commission that the PUD provides at least three (3) of the following design elements that could not be attained through a project designed under conventional zoning:
 - a. Mixed-use development with residential, and non-residential uses or a variety of housing types.
 - b. Redevelopment of brownfield or greyfield sites.
 - c. Pedestrian/transit-oriented design with buildings oriented to the sidewalk and parking to the side or rear of the site.
 - d. High quality architectural design beyond the site plan requirements of this chapter.
 - e. Extensive landscaping beyond the site plan requirements of this chapter.
 - f. Preservation, enhancement or restoration of natural resources (trees, slopes, nonregulated wetland areas, views to the river).
 - g. Preservation or restoration of historic resources.



- h. Provision of open space or public plazas or features.
 - i. Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g., topography, shape etc.).
 - j. Effective transition between higher and lower density uses, and/or between nonresidential and residential uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach.
 - k. Shared vehicular access between properties or uses.
 - l. Mitigation to offset impacts on public facilities (such as road improvements); or
 - m. Significant use of sustainable building and site design features such as: water use reduction, water-efficient landscaping, innovative wastewater technologies, low impact stormwater management, optimize energy performance, on-site renewable energy, passive solar heating, reuse/recycled/renewable materials, indoor air quality or other elements identified as sustainable by established groups such as the U.S. Green Building Council (LEED) or ANSI National Green Building Standards.
- C. Compatibility with Adjacent Uses – the proposed location of uses or structures that are of a significantly different scale or character than the abutting residential districts, such as access drives, parking area, waste receptacles, swimming pools, tennis courts and facilities of a similar natures, shall not be located near the perimeter of the PUD or so as to negatively impact the residential use of adjacent lands.
- D. Public Utilities – All uses with the PUD shall be served by public water and sewer systems.
- E. Master Plan – The proposed PUD shall be consistent with the City of Farmington Master Plan.

In granting the relaxation of any district standard, including use and density, the Planning Commission may require the applicant to further demonstrate, through bona fide documentation, that the project will not be detrimental to the public health, safety, or welfare of the future occupants, the surrounding neighborhood, or the city as a whole. The applicant has provided a summary of how they believe the development satisfies six (6) of these criteria. A summary of the proposal is as follows:

- A colored rendering of the interior façades reflects elevated material choices; however, the black and white renderings appear to reflect different material choices with the road facing elevation still appearing to look like a side instead of a front façade. Therefore, colored renderings of all four elevations (with an emphasis on the road facing elevation), needs to be provided along with a consistent material selection.
- While limited open space remains, with the exception of the eastern and western lawn areas, the areas that can accommodate landscaping have been fairly densely landscaped.
- While limited natural resources exist on the property, the plan preserves several of the large trees along the rear property line.
- The canon that presently sits in front of the American Legion is also proposed to be relocated to the rear of the property and identified with a plaque.
- The proposed density is commensurate with that of the adjacent Brookdale Court apartments but with the lack of commensurate established greenspace, the transition into the adjacent single-family neighborhood may not be as complementary.
- Mitigation of offsite impacts are being addressed through on-site stormwater retention via an underground storm detention system (defer to the Engineering review) and impacts on the abutting residential development are limited due to the proposed dead-end street.

Height, Area, and Bulk Requirements (Sec. 35-134)

To encourage flexibility and creativity consistent with the intent of the PUD, the Planning Commission may permit specific departures from the requirements of this chapter but only through findings that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards.

- A. Modifications to Dimensional Requirements – Being located within the C2 and R1P zoning districts there are distinct dimensional requirements.



	<u>Required</u>	<u>Proposed</u>
C2 Building Height	35 feet/3 stories	32.5 feet/3 stories
C2 Front Yard Setback	0 feet	10.9 feet
C2 Side Yard Setback	10 feet if sidewall is not fire rated or contains windows OR 25 feet when abutting single family use or district	6 feet from overhang (west) 14 feet from overhang (east)
C2 Rear Yard Setback	20 feet or 25 feet when abutting single family use or district	unclear
C2 Min. Parking Setback	See Sec. 35-171	
R1P Building Height	30 feet/2 stories	32.5 feet/3 stories
R1P Front Yard Setback	25 feet	unclear
R1P Side Yard Setback	6 feet (least), 14 feet (total)	6 feet (west), 14 feet (east)
R1P Rear Yard Setback	35 feet	64.3 feet
R1P Max. Lot Coverage	25%	unclear

- B. Residential Density – The C2 zoning district permits 22 units per acre while the Planning Commission can increase the density to up to 47 units per acre for a PUD project. Therefore, the portion of the site zoned C2 (assumed to be 0.46) can accommodate an estimated 10 units under standard zoning and up to an estimated 22 units as a PUD. However, the R1P zoning district only permits single-family residential units that range between a minimum of 1,000 and 1,600 square feet depending on the number of stories. Therefore, the 30 units being proposed are above the maximum density permitted on the C2 zoned portion under both scenarios. However, commensurate with the requirements for the Planning Commission to consider, the dimensional deviations, assuming the Commission concurs that the project will result in a higher quality development, than the use deviation and the additional density (i.e., up to the amount proposed by the applicant) may be considered.

C2 Site Development Requirements (Sec. 35-106)

- A. General Provisions in accordance with Article 2, General Provisions.
- B. Site plan review as may be required in accordance with Article 13, Site Plan Review.
- C. Off-street parking and loading as may be required in accordance with Article 14, Off-Street Parking and Loading Standards and Access Design.
- D. Landscaping and tree requirements as may be required in accordance with Article 15, Landscape Standards.

R1P Site Development Requirements (Sec. 35-124)

- A. General Provisions in accordance with Article 2, General Provisions.
- B. Site plan review as may be required in accordance with Article 13, Site Plan Review.
- C. Off-street parking and loading as may be required in accordance with Article 14, Off-Street Parking and Loading Standards and Access Design.
- D. Landscaping and tree requirements as may be required in accordance with Article 15, Landscape Standards.

Additional design elements to be considered, include the following:

- The applicant has denoted the turning radius for trash collection vehicles to demonstrate that curb carts can be accommodated on site.
- A six (6) foot vinyl privacy fence is being proposed along the easter and western perimeters of the property to screen the A/C condensers from the adjacent properties. Consider adding shrubs along the perimeter to further attenuate the sound. Additionally, denote the color and provide a cut sheet for the proposed perimeter fencing.



- E. Parking – Parking requirements are two (2) parking spaces per dwelling unit. With a total of thirty-two (30) units proposed, sixty-four (60) parking spaces are required. The proposed plan provides the requisite number through the use of one (1) garage space and one (1) driveway space. Additionally, there are three (3) visitor parking spaces (1 being barrier free) in the central portion of the property. The following details also need to be addressed:

- Being that the driveway spaces are only 19 feet long they may not be able to accommodate large vehicles.

- F. Landscaping – The landscaping requirements are divided into the following categories:

Frontage: No less than a 10-foot-wide greenbelt is required in which one (1) canopy tree and six (6) shrubs shall be planted per each thirty (30) linear feet. Ornamental trees may be used to diversity the planting (2 per each 1 required canopy tree). Since Grand River Avenue is the only designated road frontage, only 5 canopy (or 10 decorative) trees and 30 shrubs are required. The applicant has provided 6 canopy trees and 30 shrubs to satisfy this requirement.

Buffer Zones: For property adjacent to residential districts, the requirements for a landscape buffer state that the buffer shall contain at minimum: two (2) canopy trees and four (4) shrubs, or one (1) evergreen and four (4) shrubs per twenty (20) linear feet along the property line, rounded upward. This buffer is required along the southern parcel perimeter and where abutting the R1 zoned property to the east. The southern buffer is more than adequate while the abutting residential parcels are screened via a six (6) foot vinyl privacy fence of unknown color and style.

Parking Lot: One (1) canopy tree per each 100 sq ft of landscape area is required per each eight (8) parking spaces along with a greenbelt when parking is visible from the right-of-way. Parking is partially visible from Grand River Avenue but to ensure that clear space is maintained, no additional buffering should be added.

Condominium and Multiple-Family Residential Developments: No less than one (1) street tree per each 40 linear feet of frontage is required along all interior roads the location of which is to be between the sidewalk and road curb. The requirement equates to an estimated 8-10 trees while 17 trees are proposed.

Waste Receptacle, Mechanical Equipment and Utility Screening: The applicant intends to use curb carts which will be stored in the garage until collection day for which the plans verify adequate space for circulation. location and associated screening of each of these items is presently unknown. Because the plans do not reflect first floor exterior patio space, locating the A/C units within the side yards can work with the 6-foot-tall privacy fence screening them from the neighbors. However, to further attenuate the sound, consider adding shrubs or other landscaping and verify that the fence is a solid material.

Material Size and Spacing Requirements, etc.: The materials, size, and spacing appear adequate, and the notes indicate the intent to provide an underground irrigation system. The notes also indicate that all landscaping will be planted prior to issuance of the final certificate of occupancy with a guarantee being offered in the event the time of year cannot accommodate their planting.

- G. Lighting – The lighting package has been modified so that there are now 16 pole mounted fixtures adjacent to the central road, with all fixtures being mounted at 8 feet. The photometric levels remain at or near 0 along all property lines as required by the ordinance.

PUD Concept Plan (Sec. 35-135(C))

In advance of the Planning Commission holding a public hearing for the PUD concept plan, a specified list of information shall be provided. While much of the information has been included, the following still needs to be addressed:

1. The roads, driveways, parking lots, sidewalks, and pathways within 250 feet of the site need to be added.



- ~~2. Defer to the engineer to evaluate the sanitary sewers, water mains, and storm sewers.~~
- ~~3. A parallel plan or alternative conventional development plan showing the development possible using the underlying zoning has not been provided but would also be of limited value for this development site.~~
4. Provide a table indicating all the deviations from the established zoning district regulations.
5. As a multi-building project, the applicant needs to clarify whether they will be constructed in one (1) or multiple phases.
6. Draft PUD Agreement needs to be provided which addresses the eight (8) requirements outlined in Sec. 35-132.

In summary, the following items still need to be addressed by the applicant:

PUD Criteria

1. Provide detailed and colored renderings for all 4 building facades (not just the interior façade) to ensure compliance with the noted intention to provide enhanced quality of the architecture. Additionally, the materials reflected in the colored renderings need to match those of the black and white elevations.
- ~~2. Mitigation of offsite impacts are being addressed through on-site stormwater retention via an underground storm detention system (defer to the Engineering review) and impacts on the abutting residential development are limited due to the proposed dead-end street.~~

Parking/Access/Circulation

- ~~3. Verify that the visitor parking spaces comply with ADA requirements for barrier free spaces.~~
- ~~4. Being that the driveway spaces are only 19 (previously 18) feet long they may not be able to accommodate large vehicles.~~

Landscaping/Screening

5. Consider adding shrubs along the eastern and western perimeter to further attenuate the sound from the A/C condensers. ~~Denote where the A/C condensers will be located and that they will be screened.~~
6. Denote the color and provide a cut sheet for the proposed 6-foot perimeter privacy fence. ~~The eastern parcel perimeter is screened through the use of a six (6) foot fence, but the material has not been indicated.~~
- ~~7. The plant materials and size appear adequate; however, spacing, irrigation, and timing of planting(s) need to be addressed (see Sec. 35-185 and Sec. 35-186).~~

Lighting

- ~~8. The pole height need to be denoted on the plans.~~

Informational Requirements:

9. The roads, driveways, parking lots, sidewalks, and pathways within 250 feet of the site need to be added.
- ~~10. Defer to the engineer to evaluate the sanitary sewers, water mains, and storm sewers.~~
- ~~11. A parallel plan or alternative conventional development plan showing the development possible using the underlying zoning has not been provided but would also be of limited value for this development site.~~
12. Provide a table indicating all the deviations from the established zoning district regulations.
13. As a multi-building project, the applicant needs to clarify whether they will be constructed in one (1) or multiple phases.
14. Draft PUD Agreement needs to be provided which addresses the eight (8) requirements outlined in Sec. 35-132.
15. Verify that the site plan notes always reference the correct number of units.

In summary, the following items still need to be considered by the city:

- Consider the required input from the Grand River Corridor Improvement Authority.
- At present, these are the only requested deviations, each of which can be considered if the Planning Commission deems the resulting project a higher quality that would be provided under the standard zoning:



	<u>Required</u>	<u>Proposed</u>
C2 Side Yard Setback	10 feet if sidewall is not fire rated or contains windows OR 25 feet when abutting single family use or district	6 feet from overhang (west) 14 feet from overhang (east)
C2 Rear Yard Setback	20 feet or 25 feet when abutting single family use or district	unclear
C2 Density	10 -22 units	16 units
R1P Front Yard Setback	25 feet	unclear
R1P Max. Lot Coverage	25%	unclear
R1P Density	0 multiple family units	16 units

While the applicant has addressed many of the noted concerns, before moving forward we recommend that the Planning Commission provide the necessary guidance related to the requested PUD consideration.

Sincerely,
OHM Advisors

Jennifer Morris, AICP
Client Representative/Project Manager

- cc: Fabio Cervi, Cervi Construction LLC, 12419 Stark Road, Livonia, MI 48150
Jim Allen, Allen Design, LLC, 557 Carpenter, Northville, MI 48167
Dan LeClair, Greentech Engineering, Inc., 51147 Pontiac Trail, Wixom, MI 48393
Dimensional Design LLC, 30489 Munger Drive, Livonia, MI 48154
Matthew Parks, OHM Advisors
Austin Downie, OHM Advisors
File

P:\0101_0125\SITE_FarmingtonCity\2023\0111231000_Legion Square\MUNI\01_SITE\Review #2 (not formal)\Planning\0111-23-1000_Legion_Square_Planning_SP2.docx



May 5, 2023

Updated July 3, 2023 (plans dated 6/15/2023)

Kevin Christiansen
Planning & Building Department Director
City of Farmington
33720 9 Mile Road
Farmington, MI 48335

RE: Legion Square – PUD/Site Plan Review #2
31775 Grand River Avenue

Dear Mr. Christiansen:

Our office has completed the first site plan review of the plans, dated April 17, 2023, for the proposed Legion Square Planned Unit Development (PUD). The plans, prepared by Greentech Engineering, were received by OHM Advisors on April 24, 2023, and reviewed with respect to the City of Farmington Engineering Standards and Design Specifications. At this time, we recommend site plan approval contingent upon the following site plan comments being addressed prior to future submittals.

A brief description of the project has been provided below, followed by our site plan comments and a list of required permits/approvals. Please note preliminary detailed engineering comments have been provided as a courtesy to the applicant in order to help minimize future comments. Furthermore, future submittals may contain additional detailed engineering comments as our office reviews additional information that is submitted. However, these comments are not necessary to address prior to Planning Commission review.

PROJECT AND SITE DESCRIPTION

The applicant is proposing to demolish the existing American Legion building and parking lot in order to construct **thirty (30)** new single-family townhomes on the same piece of property. The proposed site will include all new storm sewer (including a stormwater management system and underground detention area), sanitary sewer, and water main. Access to the site is limited to one (1) entrance/exit off of Grand River Avenue. No offsite improvements are being proposed/shown at this time.

SITE PLAN REVIEW COMMENTS

The following site related comments shall be addressed by the applicant:

1. It appears that the site proposes an inverted crown in the roadway pavement area. We recommend that the applicant utilize a concrete valley gutter or add additional roadway underdrain under the road to improve drainage and improve the life cycle of the proposed roadway.

The applicant is now proposing a roadway with a superelevation directing runoff to the east. Therefore, storm structures are now placed along the east edge of the roadway. We still recommend that underdrain be utilized around storm structures.



2. It appears that the applicant is proposing to remove and replace most, but not all of the existing sidewalk along the frontage of the property adjacent to Grand River Ave. We recommend that the applicant removes and replaces all of the sidewalk along Grand River Ave within the property frontage.

This comment has now been addressed on the plans.

- a. Additionally, we recommend that the applicant connects the sidewalks in front of the townhomes to the public sidewalk located in the right-of-way and, also, the sidewalks between the northern and southern proposed townhomes.

This comment has now been addressed on the plans.

3. A representation of how a garbage truck, or the largest anticipated vehicle, will access the proposed site shall be provided. It is recommended an AutoTurn turning template be added to the plans prior to future submittals. The applicant may want to consider dumpster enclosure(s) versus roll off pick up.

This comment has now been addressed on the plans.

4. The applicant shall include water main and sanitary sewer easements, per the City Engineering Standards, on the plans as the utilities servicing the site are not entirely proposed to be located within the public right-of-way.

This comment still stands.

5. The proposed water and sanitary main sizes and materials shall be shown on the utility plan.

This comment still stands.

6. The applicant shall revise the locations of the proposed water services and sanitary leads. Per the City Engineering Standards, the minimum horizontal distance between water services and sanitary sewer leads is 3-feet. However, we recommend more than that minimum in the event future construction is required on either.

This comment still stands.

7. The location of the proposed curb stop boxes shall be shown on the utility plan.

This comment still stands.

8. A stormwater narrative shall be included on the plans including the description of all BMPs.

This comment still stands.

9. Per ADA guidelines, at least one of the proposed onsite parking spaces shall meet the requirements of a van accessible parking space.

This comment has now been addressed on the plans.

10. The applicant shall provide further elevation details for the proposed retaining wall on the southern side of the site.

This comment still stands.



11. It appears the plans only provide one (1) benchmark. The applicant shall include a minimum of two (2) benchmarks and their descriptions on the plans. The applicant shall note that all elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD '88).

This comment has now been addressed on the plans.

12. It appears that the proposed mailbox cluster is proposed to be constructed over the top of the underground stormwater detention system. The applicant shall verify that this mailbox location will not impact access to or the function of the system.

This comment still stands, however, we will assume that this current mailbox cluster location will not cause any issues with the stormwater detention system unless it's plan location changes in future submittals.

PRELIMINARY DETAILED ENGINEERING COMMENTS

The following preliminary detailed engineering comments are being offered to the applicant in advance of the detailed engineering plan review. **These comments are intended solely as a courtesy reminder and are not necessary for this stage in the review process. We are noting that these comments are not expected to be entirely addressed yet due to the level of this review.**

1. The applicant shall provide spot elevations at all four corners of all proposed barrier-free parking spaces, access aisles, ramps, and level landings, as well as at 50-foot intervals along all sidewalks (proposed and existing) to ensure ADA compliance. The applicant shall note that the cross slope shall not exceed 2%.

This comment still stands.

2. The applicant shall provide profiles for all utilities (water, sanitary, and storm sewer) on the plans. These profiles shall include invert elevations, pipe sizes, proposed materials, lengths, and slopes. In addition, the hydraulic grade lines shall be clearly indicated on all storm sewer profiles.

This comment still stands.

3. The applicant shall provide a detail of the proposed stormwater treatment structure and underground detention system which shall include a maintenance plan and appropriate access points for cleaning. The plans should identify if this detention system will allow for infiltration and how that will work with the geotechnical data collected to date. Additionally, stormwater calculations in accordance with Oakland County standards shall be provided.

This comment still stands.

4. The applicant shall provide structural calculations for the proposed retaining wall.

This comment still stands.

5. The applicant shall provide City of Farmington standard details in the plan set. OHM can provide these upon request.

This comment still stands.



PERMITS/APPROVALS

The following outside agency reviews and permits may be required for the project. Copies of any correspondence between the applicant and the review agencies, as well as the permit or waiver, shall be sent to both the City and this office. **All permits listed below still apply to the project.**

- A building permit will be required by the City Building Department.
- The final PUD agreement will need to be reviewed and approved by the City Council following all administrative reviews by the City and its consultants.
- An MDOT Permit will be required for any work proposed in the Grand River Avenue right-of-way.
- An OCWRC soil erosion and sedimentation control permit will be required as the total site disturbance is greater than 1 acre.
- An EGLE (ACT 399) Permit will be required for all proposed water main improvement work.
- An EGLE (Part 41) Permit will be required for the new public sanitary sewer being proposed.
- A preconstruction meeting shall be held prior to the start of construction. A preconstruction requirements letter will be sent under separate cover and will outline provisions for insurance, bonds, and inspection deposits necessary prior to scheduling the preconstruction meeting.
- Any other permits necessary (through the City or other agency) shall be obtained prior to starting construction.

It shall be noted that additional comments may be generated from information presented in future submittals. If you have any questions, please feel free to contact us by phone at (734) 522-6711 or by email at austin.downie@ohm-advisors.com.

Sincerely,
OHM Advisors

Matthew D. Parks, P.E.

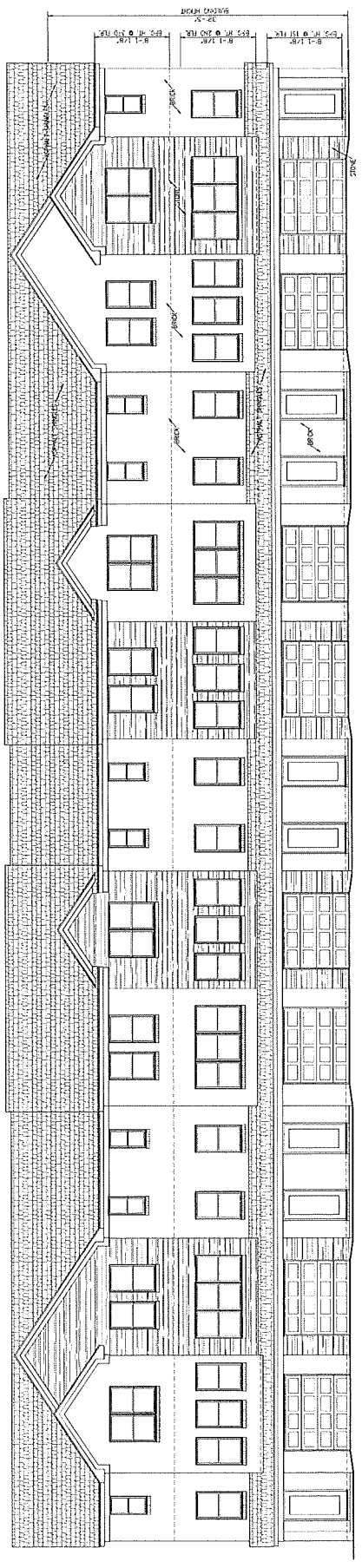
Austin Downie

cc: Jeff Bowdell, City of Farmington
Chuck Eudy, City of Farmington
Dan LeClair, P.E., Greentech Engineering, Inc.
Fabio Cervi, Cervi Construction, LLC
File

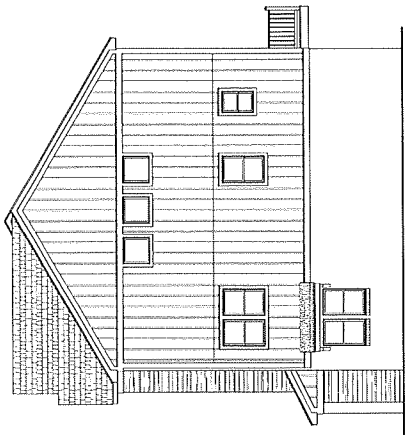
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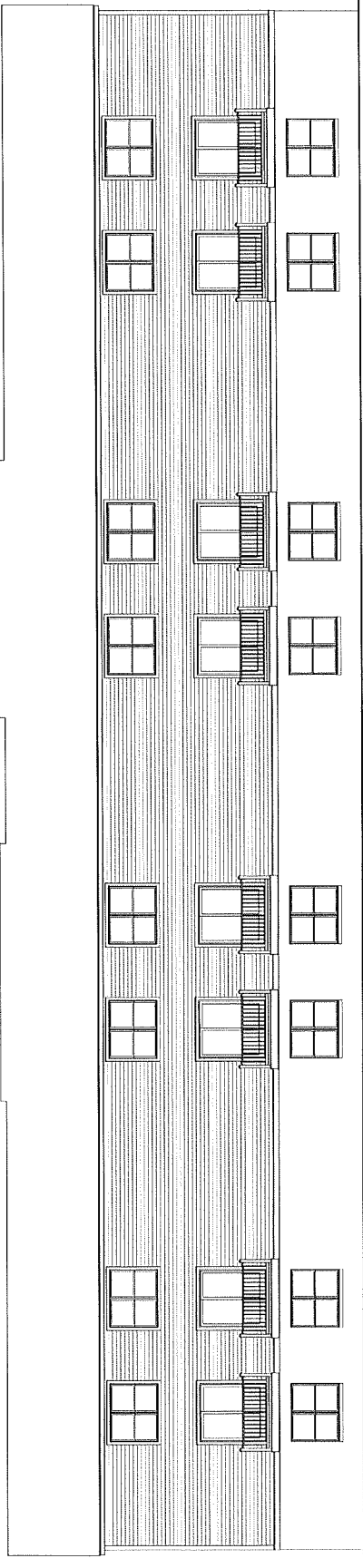
FRONT ELEVATION - 8 UNIT BUILDING
SCALE: 3/16" = 1'-0"



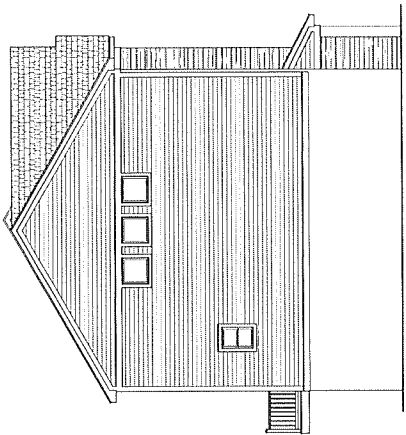
RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION - 8 UNIT BUILDING



LEFT SIDE ELEVATION
SCALE 3/16" = 1'-0"



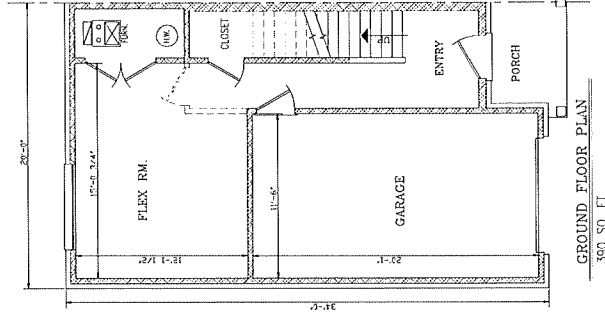
Project: 390 SQ. FT.
Krebs Signs
1175 2nd Ave
Forest, WI 5333

Builder:
Ostra Construction, LLC
1411 5th St
Forest, WI 5333
Phone: (920) 431-1400

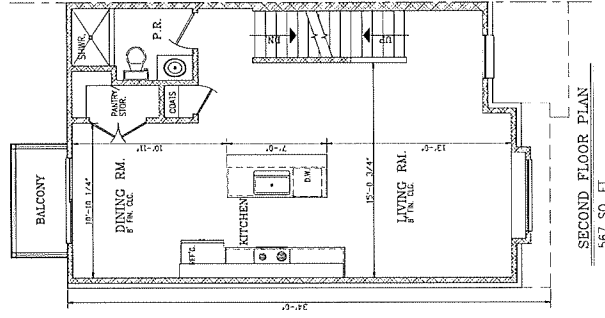
Architect:
CROSS
4700 N. 21st St
P.O. Box 1000
Forest, Wisconsin



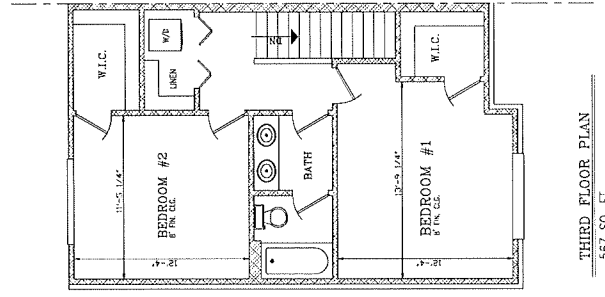
2013 KREBS SIGN
4700 N. 21ST
(715) 472-0000



GROUND FLOOR PLAN
390 SQ. FT.



SECOND FLOOR PLAN
567 SQ. FT.



THIRD FLOOR PLAN
567 SQ. FT.

Letter to Farmington Planning Commission

It was a pleasure meeting with the planning commission on July 10th for the public hearing regarding the PUD application for the American Legion [Post](#). We would also like to thank the planning commission for allowing us the opportunity to listen to the neighbors feedback and tabling the project to allow us time to address any concerns. During that meeting we heard comments from the neighbors and commissioners, and we would like to take this opportunity to address them.

Comments related to proximity of construction to a home on East property line. Our team has carefully reviewed the plans and feel comfortable that our construction practices which include panelized construction will minimize any potential disruptions to that property or any of the properties that are close to the lot line. Specifically, to the east, we currently have a side setback of 14' to the property which is further away than the existing zoning allows for. We also will be installing silt fence along the property lines to prevent dirt run off on the neighbors property along with temporary 4' fence to prevent debris from encroaching on those properties and serve as a construction barrier for the contractors that will be working on the site.

Comments related to connectivity. This was discussed with the neighbors during our meeting May 3, 2023 where they unanimously indicated that they would prefer not to have connectivity from this site to Sherwood as this would encourage pedestrian traffic through the community and could impose an undue burden on the neighborhood. While we support connectivity throughout the community, we concluded that this project better serves the surrounding neighborhood and the community as a whole, by being a private community. We have agreed to upgrade the existing sidewalk along Grand River and have connectivity from this site to that sidewalk per OHM's recommendation.

Comments related to parking: As this project is designed, and as stated by OHM project review letter, this project meets The City of Farmington's parking requirements, as well as the visitor parking provided.

Comments related to trash pickup: We currently own sites that have individual trash pickup and centralized dumpster locations. We feel that the individual trash pickups have worked best for our residents and the surrounding neighborhood. Centralized dumpsters can potentially lead to more waste accumulation, are more attractive to pests and allow for odors to linger. Individual unit trash pick up reduces those potential issues while allowing for separate bins for better recycling and waste management practices.

Comments related to facades that face Grand River Ave. The most recent letter from OHM had requested the facades be changed to look less like a side elevation. In response to this we had a conference call with Jennifer at OHM. She ask to have it drawn to look more like the front facades. This recommendation has been sent to the project architect to make this change. Unfortunately, we will not have it by the submittal deadline for the August 14th meeting.

Letter to Farmington Planning Commission

Our goal is to create a project that enhances the community while being sensitive to the needs and preferences of our neighbors. Our project will provide new housing that according to housing study done in 2013 is needed in the downtown and the further community, contribute to the tax base enhancement along the Grand River corridor and further community, and serve as great new construction gateway project to the downtown from the East end.

We believe this project meets the goals of the city's Master Plan and the Grand River Corridor Improvement Vision Plan as it was recommended for approval by the CIA. Our community at The Brownstones at the Orchards in downtown Farmington has served as an incubator for homeownership. Multiple tenants have purchased in Farmington after enjoying the quality of life that is available here. We look forward to your review and recommendation of approval to the City Council of our Preliminary PUD Plan at the August 14th meeting.

Thank you,

Fabio Cervi

Cervi Construction

To Farmington Planning Commission- Additional Response to Comments

Comments related to landscaping/screening: In the most recent review conducted by OHM, we were asked for clarification of the privacy fence material and to potentially add more landscaping along that fence to further help attenuate sound. We intended on using a solid white privacy fence and will add landscaping along that fence as OHM asked us to consider.

Thank you,

A handwritten signature in blue ink, appearing to read 'Fabio Cervi', written in a cursive style.

Fabio Cervi

Cervi Construction



RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

Farmington Planning Commission Staff Report	Planning Commission Date: August 14, 2023	Reference Number 5
Submitted by: Kevin Christiansen, Planning and Building Department Director		
Description Site Plan Review – Proposed Outdoor Seating, Loft Cigar Lounge, 33419 Grand River Avenue		
<p><u>Background</u></p> <p>The City has received a Site Plan Application for a proposed outdoor seating area for the existing Loft Cigar Lounge located at 33419 Grand River Avenue in Downtown Farmington. The subject property is currently zoned CBD Central Business District. The Downtown Development Authority (DDA) Design Committee reviewed and recommended approval of the submitted site plan for the proposed outdoor seating for Loft Cigar Lounge at their 8/3/23 meeting.</p> <p>Attached for your review and consideration is a copy of the Site Plan Application and a proposed site plan submitted by the applicant/petitioner. Proposed modifications/improvements to the existing site include an enclosed outdoor seating area and upgrades/enhancements.</p> <p>Attachments</p>		



City of Farmington
CivicSight Map

MAP LEGEND:

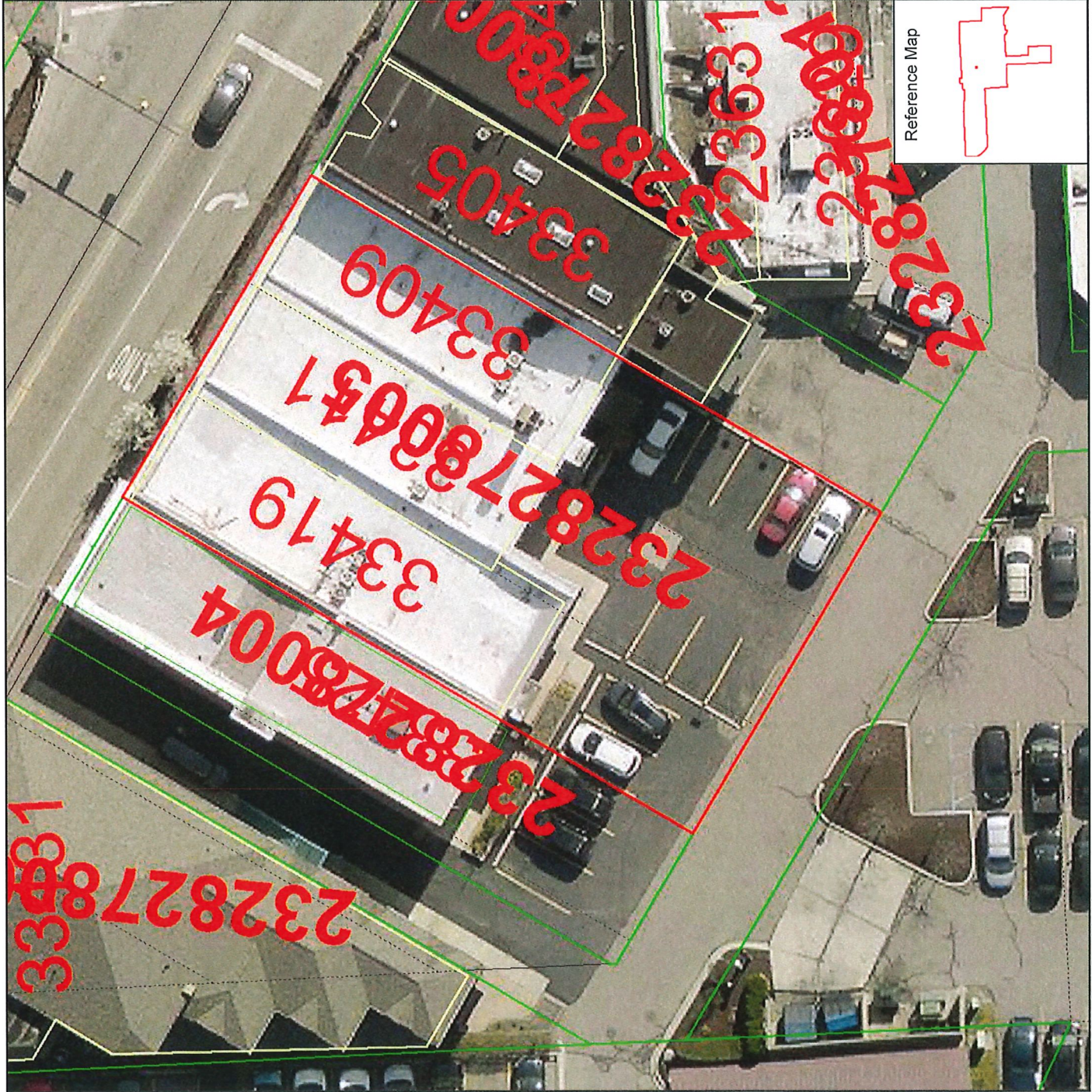
- CITY BOUNDARY
- / RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
- BUILT
- PROPOSED
- COMM_INDUST BLDGS
- RAPHAEL STREET (POLY)2
- RAPHAEL STREET (POLY)1
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAVING
- ROW EXTEND
- LOT HISTORY
- OPEN WATER (FEATUERTYP)
- DetentionPond
- StreamRiver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



Map Scale: 1 inch = 30 feet
 Map Date: 8/1/2023
 Data Date: October 30, 2020

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 provided is for informational purposes only and does not constitute a representation of the information. Once again, USE AT YOUR OWN RISK !!!





CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Site Plan Application

1. Project Name Loft Cigar Lounge Patio (Bella Nora Holdings, LLC)

2. Location of Property

Address 33419 Grande River Ave, Farmington, MI 48335 (Rear)

Cross Streets Grand River Ave, Farmington Rd

Tax ID Number 88-1698979

3. Identification

Applicant Bella Nora Holdings, LLC

Address 29764 Harrow Dr

City/State/Zip Farmington Hills, MI 48331

Phone 313-451-0441 Fax _____

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

9 Property Owner 9 Other (Specify) Property Owner

Property Owner Donovan Singleton

Address 29764 Harrow Dr

City/State/Zip Farmington Hills, MI 48331

Phone 313-451-0441 Fax _____

Preparer of Site Plan Property Owner

Address _____

City/State/Zip _____

Phone _____ Fax _____

4. Property Information

Total Acres N/A
Lot Width N/A Lot Depth N/A
Zoning District CBD
Zoning District of Adjacent Properties to the
North CBD South CBD East CBD West CBD

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	588 sf
G Industrial	Gross Floor Area	_____
G Institutional	Gross Floor Area	_____
G Other _____	Gross Floor Area	_____

Proposed Number of Employees 2

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

I, Donovan Singleton (applicant), do hereby swear that the above statements are true.

[Signature] 7/19/23
Signature of Applicant Date

[Signature] 7/19/23
Signature of Property Owner Date

I, Donovan Singleton (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: _____



CITY OF FARMINGTON

Site Plan Review Checklist

a. Site Plan Descriptive and Identification Data	Provided	Not Provided
Site plans shall consist of an overall plan for the entire development, drawn to an engineer's scale of not less than 1 inch = 50 feet for property less than three acres, or one inch = 100 feet for property 3 acres or more in size	_____	_____
Sheet size shall be at least 24 x 36 inches	_____	_____
If a large development is shown in sections on multiple sheets, then one overall composite sheet shall be included	_____	_____
Title block with sheet number/title; name, address and telephone number of the applicant and firm or individual who prepared the plans; and date(s) of submission and any revisions (month, day, year)	_____	_____
Scale and north-point	_____	_____
Location map drawn to a separate scale with north-point, showing surrounding land uses, water features and streets within a quarter mile	_____	_____
"Not to be Used as Construction Drawings" must be noted on the site plan	_____	_____
Legal and common description of property	_____	_____
Identification and seal of registered or licensed architect, civil engineer, land surveyor, landscape architect or community planner who prepared drawings	_____	_____
Zoning classification of petitioner's parcel and all abutting parcels	_____	_____
Proximity to section corner and major thoroughfares	_____	_____
Net acreage (minus rights-of-way) and total acreage	_____	_____
b. Site Data	Provided	Not Provided
Existing lot lines, building lines, structures, parking areas and other improvements on the site and within 100 feet of the site	_____	_____

Where grading is proposed, topography on the site and within 100 feet of the site at two-foot contour intervals, referenced to a U.S.G.S. benchmark

Proposed lot lines, lot dimensions, property lines, setback dimensions, structures and other improvements on the site and within 100 feet of the site

Location of existing drainage courses, floodplains, rivers and MDEQ regulated wetlands with elevations

All existing and proposed easements

Details of exterior lighting including locations, height, fixtures, method of shielding and a photometric grid overlaid on the proposed site plan indicating the overall lighting intensity of the site (in footcandles)

Location of waste receptacle(s) and mechanical equipment and method of screening

Location, size, height and lighting of all proposed freestanding and wall signs

Location, size, height and material of construction for all walls or fences with cross-sections

Extent of any outdoor sales or display area

Location, height and outside dimensions of all storage areas and facilities

c. Access and Circulation	Provided	Not Provided
----------------------------------	-----------------	---------------------

Dimensions, curve radii and centerlines of existing and proposed access points, roads and road rights-of-way or access easements

Driveways and intersections within 250 feet of site

Cross section details of existing and proposed roads, driveways, parking lots, sidewalks and pathways illustrating materials, width and thickness

Dimensions of acceleration, deceleration and passing lanes

Dimensions of parking spaces, islands, circulation aisles and loading zones

Radii for driveways and parking lot islands

Calculations for required number of parking and loading spaces	_____	_____
Designation of fire lanes	_____	_____
Traffic regulatory signs and pavement markings	_____	_____
Shared parking or access easements, where applicable	_____	_____

d. Landscape Plans (city reserves the right to require plans be prepared and sealed by a registered landscape architect)	Provided	Not Provided
---	-----------------	---------------------

The general location, type and size of all existing plant material, with an identification of materials to be removed and materials to be preserved	_____	_____
Limits of grading and description of methods to preserve existing landscaping	_____	_____
The location of proposed lawns and landscaped areas	_____	_____
Landscape plan, including location, of all proposed shrubs, trees and other plant material	_____	_____
Planting list for proposed landscape materials with caliper size or height of material, spacing of species, botanical and common names, and quantity	_____	_____
Calculations for required greenbelts, buffer zones, parking lot trees, detention ponds and interior landscaping	_____	_____
Method of installation and proposed dates of plant installation	_____	_____
Landscape maintenance program	_____	_____

e. Building and Structure Details	Provided	Not Provided
--	-----------------	---------------------

Location, height, and outside dimensions of all proposed buildings or structures	_____	_____
Building floor plans and total floor area	_____	_____
Details on accessory structures and any screening	_____	_____
Building facade elevations for all sides, drawn at an appropriate scale	_____	_____
Method of screening for all ground-, building- and roof-mounted equipment	_____	_____

Description of exterior building materials including colors (samples or photographs may be required)

f. Information Concerning Utilities, Drainage and Related Issues	Provided	Not Provided
--	----------	--------------

Location of sanitary sewers and septic systems, existing and proposed

Location and size of existing and proposed water mains, water service, storm sewers and drains, and fire hydrants

Storm water retention and detention ponds, including grading, side slopes, depth, high water elevation, volume and outfalls

Location of above and below ground gas, electric and telephone lines, existing and proposed

Location of utility boxes

g. Additional Information Required for Multiple-family Residential Development	Provided	Not Provided
--	----------	--------------

The number and location of each type of residential unit (one bedroom units, two bedroom units, etc.)

Density calculations by type of residential unit (dwelling units per acre)

Garage and/or carport locations and details, if proposed

Mailbox clusters

Location, dimensions, floor plans and elevations of common building(s) (e.g., recreation, laundry, etc.), if applicable

Swimming pool fencing detail, including height and type of fence, if applicable

Location and size of recreation and open space areas

Indication of type of recreation facilities proposed for recreation area

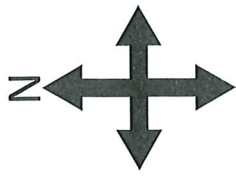
h. Miscellaneous	Provided	Not Provided
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A general operations plan including description of the nature of the proposed use or activity, noise impacts, hours of operation, the number of employees, etc

Assessment of potential impacts from the use, processing, or movement of hazardous materials or chemicals, if applicable

For additions and expansions, a clear distinction between existing buildings, structures and impervious surface areas and any proposed development must be made

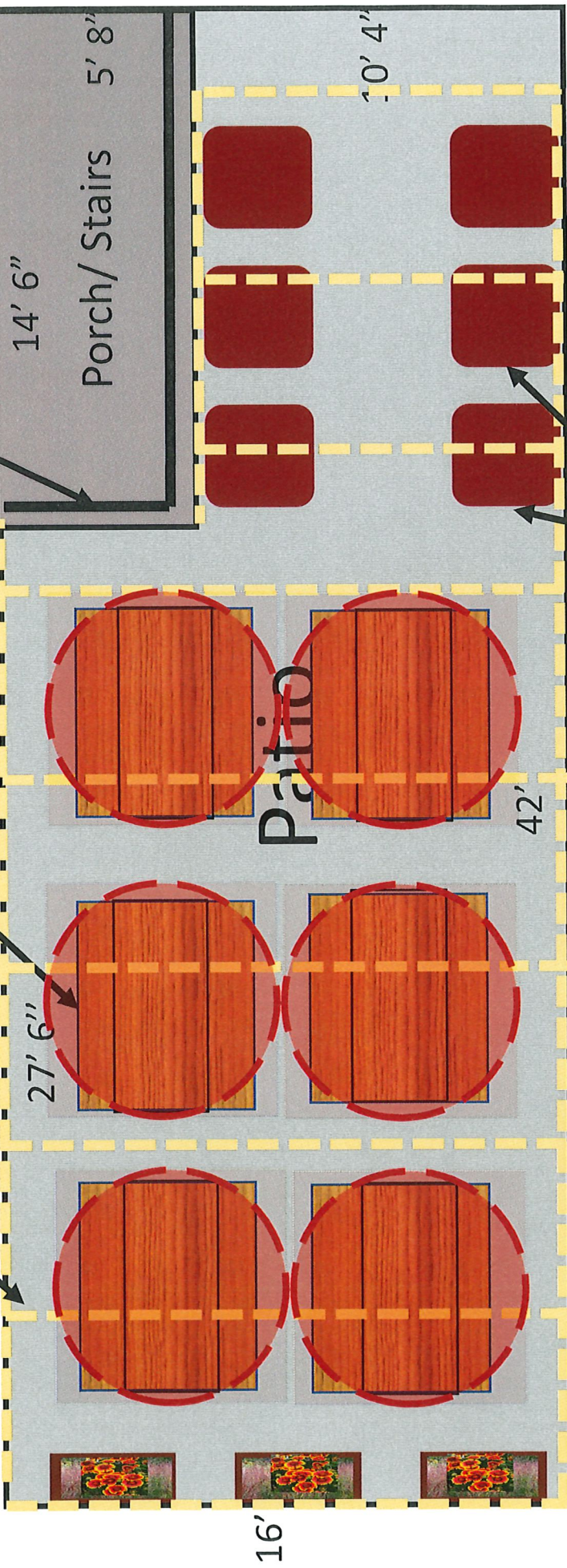
Any additional graphics or written materials requested by the planning commission to assist in determining the compliance with site plan or special land use standards, such as but not limited to: aerial photography; cross-sections which illustrate impacts on views and relationship to adjacent land uses; photographs; traffic impact studies and parking demand studies; and environmental impact studies; such information shall be prepared by a qualified individual or firm with experience in the specific discipline



4 Top Tables w/ Solar LED light umbrellas

Solar power string lights

Metal Railing



Chairs

Metal Planters

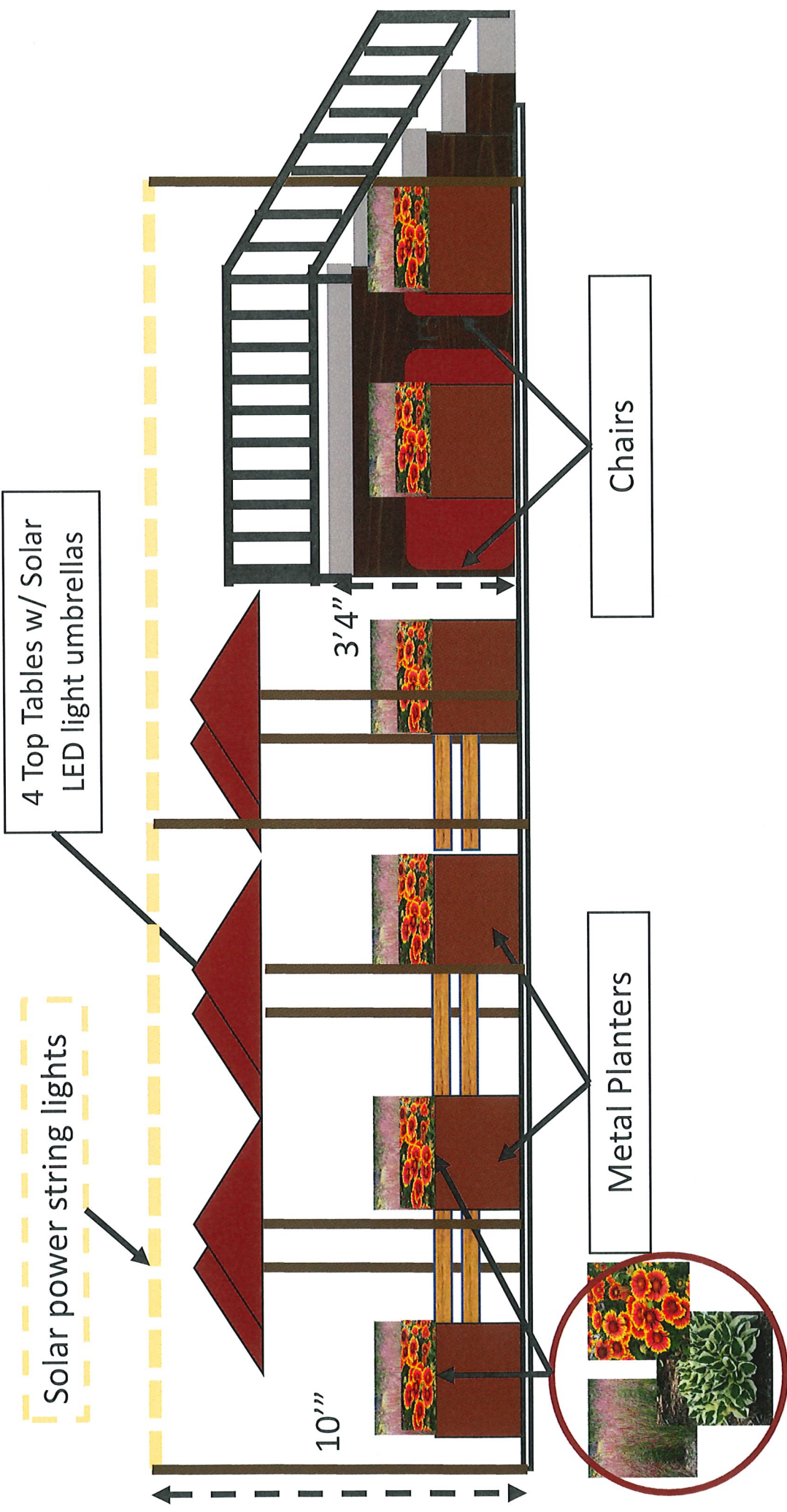


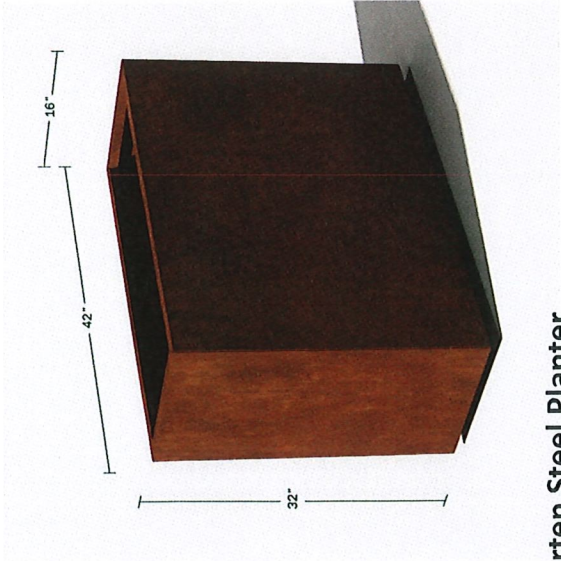
Scale 1:56.0623

Not to be used as construction drawings

Loft Cigar Lounge Patio Site Plan
 Donovan Singleton, 33419 Grand River Ave,
 Farmington, MI 48335/ P. 313-451-0441

7/25/23





Corten Steel Planter

- 32"H x 16"W x 42"L, Rust
- Crack resistant in Winter
- Rated for use in temps ranging from -30 to +125 degrees Fahrenheit
- Commercial grade construction
- 16 Gauge Corten Steel
- Heavy-duty thick insulation
- Drainage hole and plug
- 86 Pounds



A-Frame Recycled Plastic Picnic Table - 6', Brown

- 61.5"D x 72"W x 30"H
- 2400 lb capacity



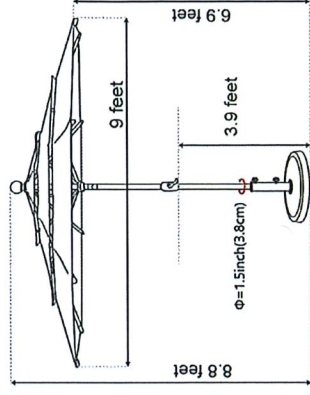
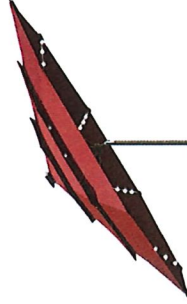
All-Weather Adirondack Chair - Red Faux Wood

- 350 lb capacity
- 35H x 33.5D x 29.5W



Solar Powered LED String Outdoor Lights

- Waterproof & Shatterproof
- 100 FT/ 50 Bulbs
- Shatter proof
- Water Proof



10-Year-Non-Fading Sunumbrella Solar 9ft 3 Tiers Market Umbrella with 80 LED Lights Patio Umbrellas Outdoor Table with Ventilation

Loft Cigar Lounge Patio Site Plan/ Donovan Singleton, 33419 Grand River Ave, Farmington, MI 48335/ P. 313-451-0441



Hostas



Shenandoah Red Switchgrass



Blanket Flowers

