



**GRAND RIVER CORRIDOR IMPROVEMENT  
AUTHORITY MEETING**

**Thursday, July 10, 2014 – 8:00 a.m.  
Conference Room A – City Hall  
23600 Liberty Street  
Farmington, MI 48335**

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**AGENDA**

1. **CALL TO ORDER**
  
2. **APPROVAL OF AGENDA**
  
3. **APPROVAL OF MINUTES**  
A. Grand River CIA Minutes of June 12, 2014
  
4. **GRAND RIVER CORRIDOR OVERLAY DISTRICT**
  
5. **PUBLIC COMMENT**
  
6. **BOARD COMMENT**
  
7. **ADJOURNMENT**

**CITY OF FARMINGTON  
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY  
MINUTES  
June 12, 2014**

**CALL TO ORDER**

The Farmington Grand River Corridor Improvement Authority meeting was called to order at 8:05 a.m. by City Manager Pastue.

Members Present: Carron, King, Scott, Thomas, Anthony  
Members Absent: Anthony  
Staff: Pastue

**APPROVAL OF AGENDA**

Motion by Thomas, supported by Scott to approve the agenda as amended. Motion approved unanimously.

**APPROVAL OF MINUTES**

- A. Motion by Thomas, supported by Scott to approve the May 8, 2014 minutes as submitted. Motion approved unanimously.

**GRAND RIVER CORRIDOR OVERLAY DISTRICT**

Pastue reviewed the revised draft Grand River Corridor Overlay District with the CIA Board. The Board made comments and suggestions on the current draft. The Board discussed the current draft and next steps. It was decided that the draft would continue to be reviewed by the individual Board members and brought back at the July meeting. Motion by Scott, supported by Anthony to hold a special study session on the next revised draft once it is completed. Motion approved unanimously.

**DOWNTOWN DEVELOPMENT AUTHORITY (DDA) RETAIL MARKET ANALYSIS**

Pastue discussed the Retail Market Analysis currently being completed by the Downtown Development Authority (DDA) with the assistance of the Gibbs Planning Group. Pastue requested the CIA Board contribute \$5,000 towards the completion of the Retail Market Analysis. Motion by Thomas, supported to approve the contribution of \$5,000 towards the completion of the Retail Market Analysis as requested. Motion approved unanimously.

**PUBLIC COMMENT** – None.

**BOARD COMMENT** – Discussion regarding the status of Farmington Plaza with an update provided by Pastue and Anthony. Scott discussed the need to engage property owners in the Grand River Corridor district.

**ADJOURNED AT 9:34 a.m.**

## ARTICLE 11 GRC GRAND RIVER CORRIDOR DISTRICT

### 35-138 AUTHORITY

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

### 35-139 INTENT

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

- A. High-quality architecture and urban design elements/treatments that create a signature environment along the corridor.
- B. A safe and enjoyable environment for walking and biking, public transit, and automobiles for people of all ages and abilities with minimal conflicts among users.
- C. Economic success of the corridor, enhanced by a supporting balance of retail, office, institutional, and housing in a vibrant and integrated development pattern.
- D. A variety of housing options.
- E. A respect for the river corridor and development that will enhance and complement the environment.
- F. New public spaces that encourage community gathering and outdoor activity.
- G. Connections with surrounding areas that provide travel choices for people to move throughout the corridor, adjoining neighborhoods, centers of commerce, and public spaces.
- H. Best management practices in environmentally responsible planning and construction.

### 35-140 APPLICABILITY

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

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

**35-141 ZONES AND PERMITTED USES**

- A. **Zones.** The GRC District shall be and is hereby divided into Zones as enumerated on the Future Land Use Map in the Corridor Plan.
1. **Medium-Density Residential.** This area is planned for medium density residential at 10-20 u/a. Residential development in this area should be supported by public and green spaces within or adjacent to the development. Residential developments should include sidewalks, street trees, and connections within and outside of the development.
  2. **Residential Mixed Use.** This area is planned for a mix of commercial and medium density residential of 10-20 u/a. Uses may be vertically or horizontally integrated. The overall mix of commercial to residential should have a residential focus. Development in this area should be supported by public and green spaces within or adjacent to the development.
  3. **Mixed Use.** This area is planned for a mix of small to medium sized retail, office, and residential uses both vertically and horizontally. Within pedestrian areas, office uses should be encouraged on the second floor while retail uses should be reserved for the first floor and have a strong street presence. These areas should be carefully planned to complement the streetscape and help to create and define the public realm. Development should be connected via a pedestrian network and include carefully
  4. **Medical Office.** The presence of Botsford Hospital is an opportunity for nearby support uses such as professional medical offices and suppliers, laboratories, hotels, restaurants and residential for seniors and special needs residents and guest. Development should be connected via ADA accessible pedestrian network and include carefully integrated public spaces and transit.

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

- B. **Permitted Uses.** Permitted uses within the districts noted on the Future Land Use Map in the Corridor Plan, shall include the following:
1. Any of the uses permitted as allowed in the underlying zoning districts, as listed in Section 35-140 may be permitted.
  2. Other uses as listed in the table below:

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

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

## 35-142 DEVELOPMENT REQUIREMENTS

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

Required Streetscaping	
Curb Lawn	The owner shall maintain the portion of the street between the lot line and back-of-curb and, if applicable, the portion of the alley between the lot line and the edge of pavement. This typically includes snow and debris removal as well as general upkeep.
Buffers and Screening	See Sections 35-184.C. and Section 35-171.C.
Sidewalks	Sidewalks along Grand River Avenue shall be a minimum of eight (8) feet wide.
	Sidewalks along side streets shall be provided according to Section 35-45.
	Wider sidewalks are encouraged, and when provided, the required setback or build-to line may be adjusted accordingly.
Street Trees	One (1) canopy tree shall be provided along Grand River Avenue, with a typical spacing of twenty-five (25) feet on center. Placement of street trees shall generally be staggered with the street lights, or otherwise arranged as determined by the Planning Commission.
Street Lights	Street lights are required with any new development or redevelopment and must be of the type identified by the City. Placement of street lights shall generally be staggered with the street trees.

B. Site Development Standards. Sites shall be designed and buildings designed according to the following:

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



Parking Location	Per R1 District	Side or rear yard, with one double row allowed in the front yard
Minimum Parking Setback	Per R1 District	10 feet from all property lines
Parking Lot Design	See Sections 35-171 through 35-174 (Article 14 of Ordinance 34)	
<b>G. Windows and Doors</b>		
Entrances	See Section 35-24	At least one functioning door shall be provided for every street-facing storefront Second door for multi-family may face side or rear yard
<b>H. Building Design</b>		
Color	See Section 35-24	Color schemes shall be used that unify buildings with other buildings in the district
Materials		Buildings shall utilize high-quality building materials that are in keeping with traditional architectural styles. Permitted wall materials include, brick, stone, wood, and fiber cement siding. Vinyl siding and EIFS may be used for accent details only, and shall not be permitted on the ground floor of any structure  Exterior building facades, exclusive of required window areas, shall be finished with a combination of two or more of the following: Glass, brick, cut or cast stone, wood, integrally colored concrete units with brick proportions (e.g., half-high "C" brick), split-faced, scored, or fluted block; textured stucco or other material deemed equivalent in quality and/or appearance by the Planning Commission. The amount of such materials shall equal the following: <ul style="list-style-type: none"> <li>▪ Facades facing a public street, park or plaza - at least ninety percent (90%)</li> <li>▪ All other building sides (excluding the rear) - at least seventy percent (70%)</li> </ul>
<b>I. Roof Design</b>		
Flat Roofs	See Section 35-24	A minimum 42 inch tall parapet shall be installed to conceal rooftop mechanical equipment visible from the street level
Pitched Roofs		Minimum 4:12 pitch Maximum 12:12 pitch

### 35-143 General Development Requirements

#### A. Street Classification

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

#### B. Building Elements

1. Corner Buildings. Buildings located at a street corner shall have appropriate architectural features and details that accentuate its prominent corner location through additional building height and /or adding a building peak or tower element at the corner. Other creative techniques may be used, subject to the acceptance of the Planning Commission. Special architectural corner features may be permitted to exceed the maximum building height by up to ten (10) feet if deemed appropriate by the Planning Commission.
2. Canopies and Awnings shall comply with Section 35-40.
3. Balconies and Overhangs. Balconies and overhangs may be added to façades with the following conditions:
  - a. Balconies and overhangs shall not extend more than six feet from the building face.
  - b. Materials shall be compatible with the building and be integrally designed.
4. Outdoor Dining Areas may be allowed pursuant to Section 35-102, Special Provision (b).
5. Exterior lighting.
  - a. Exterior lighting shall comply with Section 35-48, Exterior Lighting. The Planning Commission may grant the same modifications in this District that are allowed in the CBD.
  - b. Illumination. Lighting shall provide illumination levels according to the following:

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

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

- C. **Parking.** Off-street parking shall be subject to the provisions of Article 14, Off-street parking requirements, with the following provisions:
1. The number of off-street parking spaces required may be reduced from ordinance requirements upon submittal of a Shared Parking Study by the Applicant and approval of the study by the body charged with approving the site plan.
  2. All developments shall provide one (1) bike rack for each twenty (20) vehicular spaces.

#### 35-144 Administration

- A. **Development Applications.** Applications shall be processed and reviewed according to Article 10, Planned Unit Development.
- B. **Grand River Corridor Improvement Authority Board Review.** Prior to submittal of a site plan to the planning commission, the owner or lessee shall submit the site plan to the city Grand River Corridor Improvement Authority (CIA) for its review and comment. The CIA shall submit its recommendation to the planning commission within 30 days of the receipt of the site plan documents from the owner or lessee.
- C. **Allowed Flexibility.** It is recognized that certain existing site conditions may prohibit full compliance with this District. The Planning Commission may modify the standards for this District after considering the criteria below:
1. The proposed development is consistent with the Corridor Plan, as amended.
  2. The proposed development is consistent with the Purpose and Development Principles listed in Section 35-139 .
  3. The proposed modification will not prevent or complicate logical extensions of streets, parking, greenspace, or development of adjacent properties consistent with the Corridor Plan.
  4. Such modification is the minimum necessary to allow reasonable development that is consistent with the purpose of the Corridor Plan.
  5. The proposed development will not impair public safety and is not simply for convenience of the development.
- D. **Incentives.** Additional flexibility may be allowed when certain recognized benefits are incorporated into the site or building design. Elements listed on the left are those items the City wishes to encourage. Items listed along the top show the types of regulatory flexibility or financial incentives that may be granted in return.
- E. **Conditions.** Where deemed necessary, the Planning Commission may impose reasonable conditions to further the purpose of, or to ensure compliance with the Corridor Plan.
- F. **Development Agreement.** Approved developments shall enter into a development agreement with the City pursuant to Article 10, Planned Unit Development.

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