



PLANNING COMMISSION MEETING
Monday, August 13, 2018 – 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 9, 2018 Minutes**
- 4. Public Hearing and Conceptual/Preliminary PUD Site Plan Review –
Samurai Steakhouse Restaurant, 32905 Grand River Avenue**
- 5. Public Comment**
- 6. Planning Commission Comment**
- 7. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
July 9, 2018

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, July 9, 2018.

ROLL CALL

Present: Chiara, Crutcher, Gronbach, Kmetzo, Majoros, Perrot, Waun
Absent: None

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary Murphy

APPROVAL OF AGENDA

MOTION by Gronbach, seconded by Perrot, to approve the Agenda.
Motion carried, all ayes.

Chairperson Crutcher stated that anyone who wishes to participate in Audience Communication should fill out a form and hand it to Recording Secretary Murphy who will give it to the Chair to call that person up.

APPROVAL OF ITEMS ON CONSENT AGENDA

- A. June 11, 2018 Minutes
- B. June 25, 2018 Minutes

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

REQUEST TO SCHEDULE PUBLIC HEARING – SAMURAI STEAKHOUSE RESTAURANT, 32905 GRAND RIVER AVENUE

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

Christiansen stated this item is a request to schedule a Public Hearing with the Planning Commission for a proposed PUD, Planned Unit Development, for the redevelopment of the former Ginger's Café site located at 32905 Grand River Avenue in the Central Business District. Article X, PUD, Planned Unit Development, Section 35-135 through procedure of the Zoning Ordinance requires that a Public Hearing to review the requested PUD and concept plan be scheduled in accordance with the Michigan Zoning Enabling Act.

The Applicant has submitted a PUD concept plan for the redevelopment of Ginger's Café, again located at 32905 Grand River Avenue, which was reviewed by the Planning Commission at the June 11, 2018 meeting and minutes of that meeting are attached with your staff report.

The Applicant is requesting the Planning Commission this evening to schedule a Public Hearing to be held at the August 13, 2018 meeting to review the conceptual preliminary PUD plan.

MOTION by Majoros, supported by Chiara, to schedule the required Public Hearing for the Samurai Steakhouse Restaurant, 32905 Grand River Avenue, at the August 13, 2018 Planning Commission meeting.

Motion carried, all ayes.

PUBLIC HEARING AND REVISED CONCEPTUAL/PRELIMINARY PUD PLAN REVIEW – AC ACQUISITIONS, LLC, MAXFIELD TRAINING CENTER, 33000 THOMAS STREET

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

Director Christiansen stated this item is a Public Hearing and revised conceptual/preliminary PUD plan review with the Planning Commission on a proposed PUD planning and development plan for the redevelopment of the former Maxfield Training Center.

At the March 13, 2017 Planning Commission meeting the Commission held a preapplication conference, a discussion and review with the Applicant on a proposed PUD Planned Unit Development concept plan for the redevelopment of the former Maxfield Training Center. A copy of the minutes from that meeting are attached with your staff packet.

The Planning Commission scheduled and held the required PUD Public Hearing at the April 10, 2017 meeting as requested. A copy of those minutes from that meeting are also attached with your staff packet.

A second Public Hearing was held at the May 8, 2017 Planning Commission meeting, minutes from that meeting are also included.

The Applicant, AC Acquisitions, LLC, of Farmington Hills, Michigan, has submitted a revised conceptual preliminary PUD plan for the redevelopment of the former Maxfield Training Center site. The revised plan includes a conceptual preliminary site plan,

preliminary proposed floor plans, preliminary proposed building elevations and a preliminary proposed landscape plans. Also attached with your staff report and packet are aerial photos and surveys of the site. The following additional information is also attached: The PUD site plan, planning/conceptual plan review letter from OHM Advisors dated July 3, 2018; a PUD site plan engineering conceptual design review letter from OHM Advisors dated July 3, 2018. The Applicant is in attendance this evening at tonight's meeting to present the conceptual PUD plan to the Commission.

Chairperson Crutcher thanked Christiansen and called the Applicant to the podium.

David Cohen, representing AC Acquisitions, came to the podium. He spoke about the company's background and some recent developments that they have done,

He indicated the Maxfield Training Center site is very interesting to them as it is an urban core which is something that they look for in a lot of their developments, where people want to live, to stay in urban settings where they have walkability and access to retail shopping and food.

He stated the site is rectangular in site and is approximately three acres and what they are proposing are three buildings that comprise a total of 115 units. In an effort to maintain the urban feel of the downtown Farmington, two of the buildings will be very close to the street on Warner and the back building will be at the back end of the site which will allow views overlooking the park and the landscaping on the back side of the site. What they didn't want to have was the feeling of a large asphalt parking lot in an urban area and that is how the plan evolved.

In addition he indicated they have a robust landscape plan that provides a lot of landscape for not only along the front end of the property in addition to a pathway that will be landscaped and lit which allows public access to the park.

The property will consist of 115 units ranging from studios all the way up to two bedrooms, with square footages running from 450 square feet up to 993 square feet. This will offer a lot of different living options for many different types of people, whether there's a roommate situation, couples, married people, single people and also allow the ability to offer a wider range of pricing options that multiple income levels can also live in this property. He stated their goal was to create in an urban area that allows multiple income types and people at different places in their lives which most urban areas have.

The units will include large windows. He pointed out the front, back and side elevation of one of the buildings on the screen, indicating they are four story buildings with surface level parking, ample parking where there is at least one parking spot for every bedroom

within the development. The units will have large windows to allow natural light, gourmet kitchens, high end fixtures, an open, efficient modern floor plan with washers and dryers in every single unit which he things will provide a very nice living environment for people who want to live in downtown Farmington.

He indicated the floor plans are very efficient, there aren't a lot of wasted corridors or walls, they are open floor plans which maximize the living area for the residents' enjoyment.

He stated that that is a good overview of what they're proposing on the site and thanked everyone for their time.

Chairperson Crutcher thanked the Applicant for his presentation.

He then called Matt Parks from OHM Advisors to the podium to discuss the engineering report prepared by his firm.

He stated that this being a conceptual site plan they will be doing a brief overview of what they find and that detail will be better described in the next phase.

He indicated the letter is broken up into site plan comments and some preliminary detailed engineering comments. In general he stated there were no major showstoppers from an engineering standpoint. He indicated they've been through the site before as far as utilities, water, sewer, storm water, road access and the developer did a fairly good job of laying things out, however they did find a couple items pertaining to circulation, trash receptacles and general auto turn templates that need to be attended to.

One of the big things that stood out is that they would like to look to the Applicant to improve on is the proposed connection or lack thereof in the plan for the church parking lot on the west side. Right now the Applicant has just shown the improvements on their property and bifurcating the church parking lot and they felt there needs to be an effort made to look into how to maximize or ways to improve that space, further buffering to the west and just helping the general circulation and he feels there needs to be some coordination that needs to happen with the parking lot on the west side.

Utilities were in generally good shape, the Applicant did a good job in laying out both water, sanitary sewer as well as storm water management, the Applicant shows an extensive detention system on site underground, that storm water is collected, detained and then released at a restricted rate to the City's storm sewer south which will prevent any storm water runoff going to the north, that there are ongoing erosion issues to the north.

Parks stated he did make a recommendation that the Applicant look at looping the water main a little bit different, that there is a potential opportunity to extend the looping a little further and extend it to the existing water main on the east side.

He indicated the renderings did show a pretty good visual, that there are a lot of existing utility poles along Thomas Street in the frontage and he thinks need to be relocated and would be looking for more information on that.

As far as the pedestrian sidewalk, that they are looking for a little bit more defined walkways, that they are hoping as far as the public benefit and part of the community plan in general, a little bit more of an obvious connection to Shiawassee Park, and that it absolutely needs to be ADA compliant and more well defined and more pedestrian friendly.

He stated there are additional comments in their letter that are more detailed but that those are the high points.

Crutcher thanked Parks for his presentation.

Marguerite Novak, planner at OHM Advisors, came to the podium to discuss the site plan aspect. She stated there are some areas that need to be addressed according to the Zoning Ordinance. In terms of zoning, in general with a PUD designation and underlying zoning being Central Business District, the site plan generally meets requirements with the exception of a few minor discrepancies on the landscaping design and the building design as well as accessory structure design.

In terms of plan compliance, the largest point to be made here was compliance to the Downtown Area Plan, the Downtown Master Plan.

The proposed development supports the vision in terms of land use to the site as high density residential, but falls short of meeting the goals to improve the pedestrian orientation environment of the site.

The proposed layout includes the existing pedestrian connection already to Shiawassee Park but does not include accessibility enhancement to Shiawassee Park nor the connection to Riley Park that was outlined in the Downtown Area Plan and the Downtown Master Plan.

She stated that they would defer to the Planning Commission on the determination of all of the recognized benefit of the development and the comments in the letter are intended to provide direction to the Planning Commission.

Chairperson Crutcher thanked Novak and opened the floor to questions from the Planning Commission.

Majoros asked before they open the Public Hearing he would like clarification from Director Christiansen as to whether the Planning Commission would be moving something forward to Council tonight or what is the action required from the Planning Commission.

Director Christiansen replied the item before the Commission this evening is a two-part item, it is the presentation/consideration of a revised updated conceptual updated PUD plan submitted by the Applicant for consideration by the Planning Commission, that plan having been reviewed by City consultants, OHM Advisors, and they provide their engineering and planning review which is open for questions. The second part of the purpose of the item this evening is the required Public Hearing. The PUD Ordinance requires the third step in the PUD process in the City of Farmington, a Public Hearing be held. He stated a Public Hearing was held back in April 2017 requested by the Applicant. A second Public Hearing was held in May as well, the Applicant was not able to make that May meeting but it was held anyways and the Applicant agreed to have another Public Hearing and due to the substantive changes with respect to the revised, updated, conceptual PUD plans submitted by the Petitioner, another Public Hearing is required. So the second portion of this meeting is to hold that Public Hearing, to take public comment and at the end of that public comment there is no further action required this evening by the Commission. Those comments will be taken by the Commission, by the City, by the developer and continue then to move forward in the process but no action is required on the part of the Planning Commission this evening. It would at the end most likely a postponement of any further action to allow those comments to be considered and for re-engagement either at the next available meeting or at a date unspecified at this time.

Majoros stated that if there are enough substantive changes, is this going to require Public Hearings until eternity or when is it deemed that this needs to move forward.

Director Christiansen replied that there is an application submitted by the Petitioner to the City as required and the Commission considering that application can take action on that application when they feel that they want to because they deem it necessary. He stated this is the third step and this is the conceptual plan and Public Hearing and that the Commission can take action on the plan before you if you so choose and that the Planning

Commission's action on the preliminary plan would move forward to the City Council for their consideration and also their consideration of the draft PUD agreement. He stated again the purpose this evening is for Public Hearing as the second part and probably the primary and if the Planning Commission chooses to take action that is up to them, but there is no request for action this evening, just the Public Hearing.

Chairperson Crutcher then opened the floor for further questions from the Commissioners.

Perrot asked the Applicant if it was their intention to develop this site and then sell it or to develop it and then manage it.

Cohen responded that their primary goal would be to develop the property and then manage it and hold it for a long period of time, develop the property and place what they would call a permanent or long term debt on it at a level that could be serviced by the property's income and then hold it for, typically they hold properties for over a decade, would be their track record.

Majoros then asked if public comment would be taken first and then the Commission be allowed to question staff and develop and OHM.

Director Christiansen stated it might be more prudent for the Commission to ask questions right now with the developer and the consultants prior to the Public Hearing but that is totally up to the Commission.

Chairperson Crutcher stated he would like to open the floor for questions from the Commission first and then proceed with the Public Hearing.

Majoros asked the Petitioner to come to the podium and stated there is a lot of dialogue from the public about homes, condo versus apartment, and being the developer there is obviously a lot of economics behind what is being proposed and asked the Petitioner to give a succinct answer to the Commission and the public about how the economics work of apartment versus condominium and what you see in the market, why these aren't owned versus rented.

Cohen stated to address it from a highest and best use standpoint which is how they typically approach a development as far as what's the best thing we can put here, what's the highest and best use, the two products looked at were multi-family rental and condominiums for sale, and that was a discussion that was held with their advisors. After doing a lot of market research, they did feel either one would be successful at that location

but felt that the overall need and ability for long term success or lack of short term failure would be with a multi-family rental development.

Majoros asked if the Petitioner had any sense what his company is investing from today to when this project is done, what is the costs that will be invested in this project.

Cohen responded that the total cost would be between 14 and 15 million dollars.

Majoros then stated that from the May 2017 meeting until today, that the architectural style of the development has changed from a contemporary look to a more traditional, and what is the rationale for that change.

Cohen replied first of all that the scope of the development changed drastically as they were looking to do a large parking structure and building on top of that, and when they came back with this plan the main reason for this change of the architectural design was actually due to some of the public comments received at that meeting where there was a lot of expression of trying to mix in better with the existing product type in the historic neighborhood so the main purpose of that was to fit in with the neighbors.

Majoros asked if he felt that architectural style would be a help or a hindrance in getting occupancy and Cohen stated he felt it plays a part, that the design of any building plays a part in what occupants are looking for. Some of the color schemes and material used in the renderings showcased today were preliminary, that they are still working through some of the color issues and so forth. Cohen went on to state from an exterior point of view, it certainly has a little more traditional feel sitting with the properties but the interior is going to have a very modern layout, high ceilings, big windows, that he thinks will be very attractive to many different renters.

Majoros asked if there had been any consideration given to the previous public comment concerning the step down from residential one to two-story homes to now four-story, was there any consideration given to that or was it just did not work economically for the developer, that there couldn't have been a larger structure bordering the existing apartments which are five-stories or maybe a two-story at the further end to have a more harmonious blend to what abuts it on the west side.

Cohen asked for clarification of Majoros' question.

Majoros then asked instead of all four-story, could there have been some esthetic step down so that as it sits on the far west side where you've residents and buildings that are one to two-story, you wouldn't have the perceived big monolithic structure over here and then something else right next to it.

Cohen replied that they could have designed the building that had step down which they consciously did not partially in an effort to give it an urban feel, an extension of the downtown, part of the PUD was systemized behind that.

Kmetzo asked Cohen if he had received a copy of the OHM reports and he replied in the negative.

Kmetzo then asked Christiansen if they would be provided a copy of the OHM letters and he responded that their consultants were given a copy and that was shared with them when it was completed and when it was distributed.

Kmetzo wanted to know if any of the recommendations in those letters had an impact on the developer's plans and decisions to be made.

Cohen responded the main takeaway specifically was enhancing the path back to the park, that that is something they do intend to implement, make it ADA compliant and well-lit and landscaped because it's important for the entire community that there is a quality passage of access from that side of the property to the park and doing it in a way that it's more difficult for them to put that right through the middle of their site plan, so putting it on the end allows them to maintain the integrity of the development without having a walking path going right down the middle. But certainly elaborating more on the specific lighting, signage, landscaping, benches that will go along that path is certainly something they will incorporate into further development of their site plan.

Chairperson Crutcher stated that this is conceptual at this point and Cohen replied that they will look to their landscape architect to see exactly where they are placing exactly benches and lights on the path and will probably increase the scope of it to help everybody in providing quality access to the park.

Crutcher then stated that the parking issue with the church lot is not incorporated into the concept plan and Cohen replied that is correct, that the site plan presented today is solely focusing on the land that they're acquiring, not taking into account any landscape additions to their property. Typically they will do some sort of joint landscape divider providing an esthetically pleasing dividing structure, whether it be landscaping, what has to be done with neighboring properties, but that they haven't approached that yet with the church and that they will do so to make sure the transition looks the way it should.

Crutcher stated that that is an opportunity if those things are combined, that that may help alleviate some of the traffic concerns that are coming up.

Cohen agreed and stated they would want to meet with the church to discuss that further.

Crutcher asked if this is going to be a market rate development and Cohen replied correct, 100 percent.

Gronbach stated that before this moves forward the circulation plan should be looked at in much more detail and that this is the first time they have seen the consultants' comments and they really haven't had a chance to sit down and go over the drawings either, that this was a general presentation and typically a developer would present the plans that the Commission would go over in much more detail and specifically with regard to the parking and the circulation.

Crutcher stated that and in addition to the connection with Shiawassee Park.

Majoros stated that the assumption is that would be a lot of discussion with the City just about not just the church parking lot but Warner Street, you know a lot of the public comment from before was about traffic flow and has there been a more formal parking study. He said looking at this as a distinct property, look at the church parking lot, look at Warner, look at comments, look at school, look at flow, you could do one-way, I assume these are all things that are questions for the public about traffic flow or safety and parking. And you assume that you get to the point where it is ready for more in depth study that there would be a look at parking and traffic flow in a more aggregate look is what I think I would want to see and I think what the public would want to see as well.

Crutcher asked if there were any more questions or comments from the Commissioners.

Waun stated that with the parking and using Descharmes as an example of this, your one bedroom and your loft apartments, can you give us any data or statistics on how many residents there would be per unit. I would imagine the lofts would be a single person with one car, so something that could alleviate the concerns over parking.

Cohen responded that typically they look at it as one bedroom per person so obviously in some cases you could have a one-bedroom unit with two people sharing one bedroom and then there are cases where you have a person with a two-bedroom unit and is there alone, and maybe has a home office or something. And typically we see numbers like that cancel each other out and end up with about one person per bedroom. And we have more parking spaces on our site than we have bedrooms. So in our opinion we have ample parking on our site for any potential resident that would be living in our building. In addition to that with a development like this where parking is a little bit tight and you don't have acres to put additional parking and no one would want that on this site, we also have assigned parking so every unit will have an assigned spot so they'll be tracked and then we do have approximately 32 carports that we do offer some covered parking options. You lose some parking spots when you put in carports, that's why we didn't make the

entire parking lot a carport, we wanted to be able to maximize the amount of parking we had.

Chairperson Crutcher then asked that he is assuming some of the parking would be available for visitors and Cohen responded yes, there will be some additional parking for visitors.

Crutcher then asked if any of that would be available to the public and Cohen responded the on-site parking is not meant for individuals who are not either a guest or resident of the building. There is not a mechanism in place today to necessarily police that. There are parking spots but we want to make sure that we offer our residents and their guests parking.

Crutcher asked if part of the Applicant's calculation included on street parking and Cohen responded that none of their parking numbers took into account on street parking.

Crutcher then stated that the church parking lot as well as the Maxfield Training Center are being used by the public and that is our existing parking situation.

Cohen replied that parking has been a big discussion with this development.

Crutcher stated that parking and traffic is going to be an issue.

Cohen responded that one thing he can say is that in their original development plan they had over 200 units so from a traffic standpoint, cutting down the amount of bedrooms and people living there should decrease the traffic in that area substantially.

Crutcher then suggested addressing the connection with the church parking lot may be another way to alleviate the problem with parking.

Chairperson Crutcher then asked if there were any further comments or questions from the Commission. Hearing none, he asked if there was a motion to open the Public Hearing.

MOTION by Majoros, supported by Waun, to open the Public Hearing.
Motion carried, all ayes.

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

PUBLIC HEARING

The following people spoke at the Public Hearing against the project:

Donald Munter, 33309 Oakland, Farmington, Michigan
Doug Gress, 42912 Cardinal Way, Novi, Michigan, representing First United Methodist Church.
Joyce Hagen, 24091 Tana Court, Farmington, Michigan
Rick Gundlach, 23700 Warner, Farmington, Michigan
David Judge, 23708 Warner Street, Farmington, Michigan.
Jill Keller, 23617 Warner, Farmington, Michigan.
Kathy Steinke, 33221 Shiawassee, Farmington, Michigan
Jane Gundlach, 23700 Warner, Farmington, Michigan
Chris Schroer, 23620 Warner, Farmington, Michigan
David Simowski, 23625 Warner Street, Farmington, Michigan.
Cathy Rozenberg, 33218 Oakland Avenue, Farmington, Michigan
Greg Collins, 33632 State Street, Farmington, Michigan

The following people spoke at the Public Hearing in favor of the project:

Susan Lightner, 34503 Lytle, Farmington Hills, Michigan
Tom Buck, 23848 Whittaker, Farmington, Michigan
Dr. Natalie Nedanovski, 23334 Farmington Road, Farmington, Michigan

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

(Public Hearing closed at 8:45 p.m.)

Chairperson Crutcher declared the Public Hearing closed.

Director Christiansen stated that there is no further action being sought by the Planning Commission this evening and what is most prudent for the Planning Commission to move to take no further action or to postpone further action on the proposal to the next available meeting and/or date uncertain.

MOTION by Majoros, supported by Kmetzo, that the Planning Commission postpone any further activity on the Maxfield Training Center until a further meeting can be formally scheduled at the next meeting or subsequent thereto when staff and City feel it's appropriate, and would also add that as we did as the May 2017 Planning Commission meeting, acknowledge the comments made by the public at the hearing today, that

responses will be prepared that are either from OHM, from staff or from the developer, so that the Planning Commission can either agree to move forward or deny this project.
Motion carried, all ayes.

PUBLIC COMMENT

None heard

PLANNING COMMISSION COMMENTS

None heard.

ADJOURNMENT

MOTION by Gronbach, supported by Majoros, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 8:47 p.m.

Respectfully submitted,

Secretary

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** August 13, 2018

**Reference
Number
4**

Submitted by: Kevin Christiansen, Economic and Community Development Director

Description Public Hearing and Conceptual/Preliminary PUD Planned Unit Development Plan Review – Samurai Steakhouse, 32905 Grand River Avenue

Background

This item is a scheduled Public Hearing and Conceptual/Preliminary PUD Planned Unit Development Plan review with the Planning Commission on a proposed PUD Planned Unit Development Plan for the redevelopment of the former Ginger's Café site. At the June 11, 2018 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 Ginger's Café site. At the July 9, 2018 meeting, the Planning Commission scheduled the required PUD Public Hearing for the August 13, 2018 meeting as requested (see attached copy of public notice).

The applicant, Xie Zheng, LLC, has submitted a Preliminary PUD Plan for the redevelopment of the former Ginger's Café site. The preliminary plan includes a conceptual/preliminary site plan, preliminary proposed floor plans and preliminary proposed building elevations. Also attached is an aerial photo of the site and a copy of the June 11, 2018 Planning Commission Pre-Application Conference staff report and meeting minutes. The following additional information is attached:

- A PUD site plan planning/conceptual design review letter from OHM Advisors dated August 6, 2018.
- A PUD site plan engineering/conceptual design review letter from OHM Advisors dated August 6, 2018.

The applicant will be at the August 13, 2018 meeting to present the Preliminary PUD Plan to the Commission.

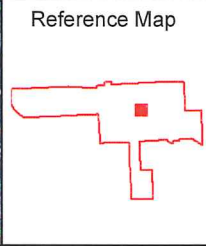
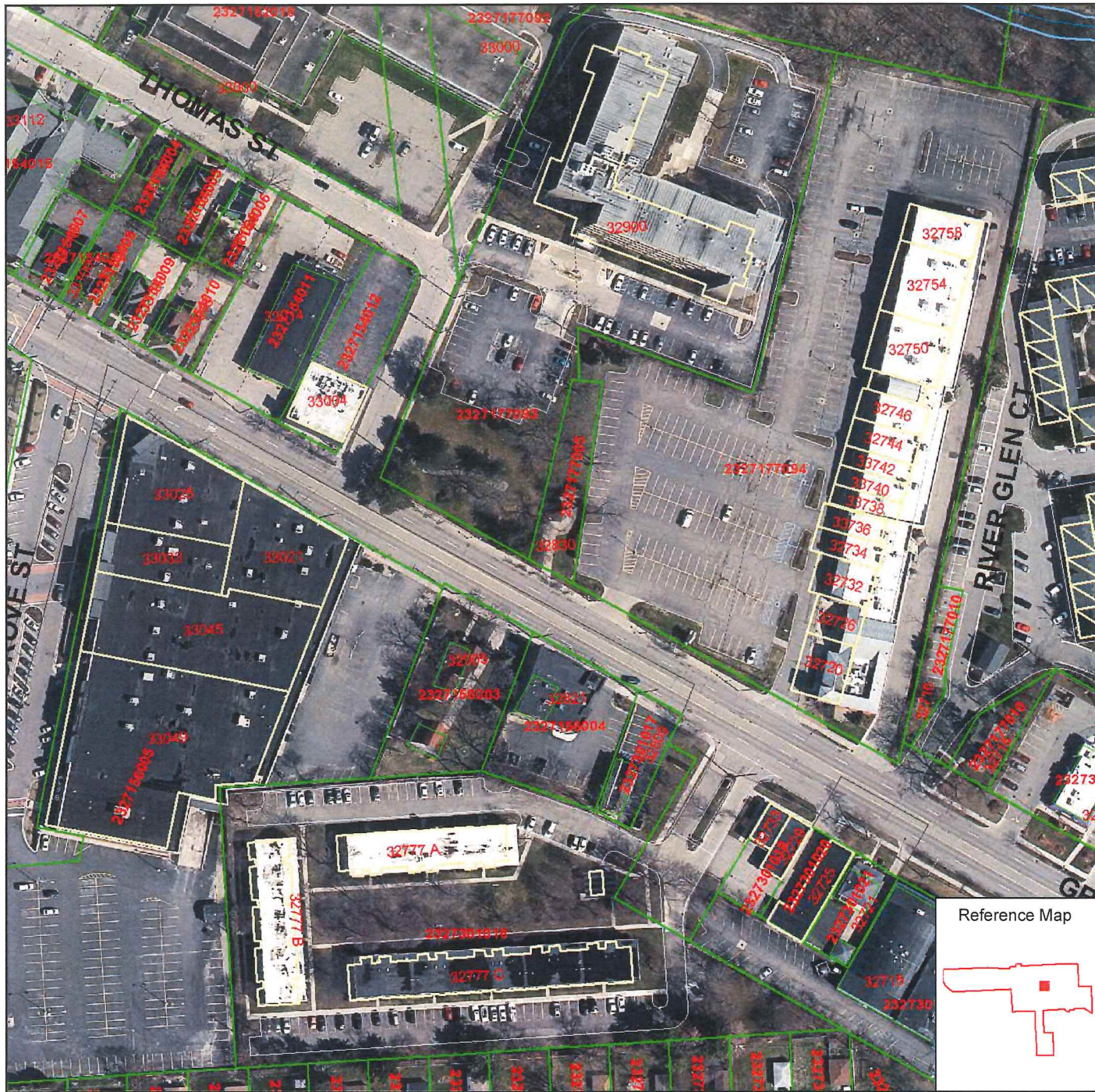
Attachments



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
- 2015 AERIAL PHOTOS (Image)



Map Scale: 1 inch = 149 feet

Map Date: 4/18/2018

Data Date: April 13, 2018



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

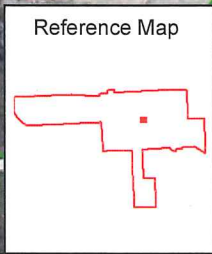
Disclaimer:
Note: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and data. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are hereby notified that the information sources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



City of Farmington CivicSight Map

MAP LEGEND:

- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
 - BUILT
 - PROPOSED
 - COMM_INDUST BLDGS
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 - RAPHAEL STREET(POLY)
 - PARCELS
 - ROADS OUTSIDE FARMINGTON
 - RIGHTOFWAY
 - MULTITENANTPAVING
 - ROW EXTEND
 - LOT HISTORY
- OPEN WATER (FEATURETYP)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2015 AERIAL PHOTOS (Image)



Map Scale: 1 inch = 74 feet

Map Date: 4/18/2018

Data Date: April 13, 2018



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

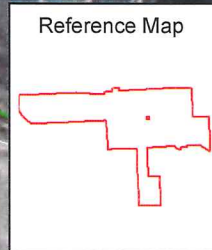
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City of Farmington CivicSight Map

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- RAPHAEL STREET(POLY)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAVING
- ROW EXTEND
- / LOT HISTORY
- OPEN WATER (FEATURETYP)
- DetentionPond
- StreamRiver
- LakePond
- Channel
- SwampMarsh
- 2015 AERIAL PHOTOS (Image)



Map Scale: 1 inch = 37 feet
 Map Date: 4/18/2018
 Data Date: April 13, 2018



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 Samurai Steak House

2. Location of Property

32905 Grand River Ave

Address Farmington, MI 48336

Cross Streets _____

3. Identification

Applicant

6586 Heather Heath

Address

EN XIE & Michael KEMSLEY

City/State/Zip

West Bloomfield, MI 48322

Phone 734-637-0014 Fax _____

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

9 Property Owner 9 Other (Specify) _____

Property Owner

~~6586 Heather Heath~~ EN XIE

Address

6586 Heather Heath

City/State/Zip

West Bloomfield, MI 48322

Phone _____ Fax _____

Preparer of Site Plan D'Anna Associates, LTD

Address 1055 E South Blvd - Suite 200

City/State/Zip Rochester Hills, MI 48307

Phone 248-852-7702 Fax _____

4. **Property Information**

Zoning District CBD Area TOTAL 0.76 Ac. (see site plan)
Width 100.00' Depth 204.72'
Current Use Vacant / to be combined with 32821 Grand River Ave. (Restaurant / Apts.)
Zoning District of Adjacent Properties to the
North CBD South R3 East CBD West CBD

5. **Proposed Use**

		12 units / 3 flrs (12,111 sf)	
G	<u>Residential</u>	Acres <u> </u>	Number of Units <u> </u>
G	Office	Acres <u> </u>	Gross Floor Area <u> </u>
G	<u>Commercial</u>	Acres <u>4.037</u>	Gross Floor Area <u>SF</u>
G	Industrial	Acres <u> </u>	Gross Floor Area <u> </u>
G	Institutional	Acres <u> </u>	Gross Floor Area <u> </u>
G	Other <u> </u>	Acres <u> </u>	Gross Floor Area <u> </u>

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, Michael KEMSLEY (applicant), do hereby swear that the above statements are true.

[Signature]
Signature of Applicant _____ Date _____

Ew Xie
Signature of Property Owner _____ Date _____

I, Ew Xie (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.

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	preservation of urban context - extension of downtown
High quality architectural design beyond the site plan requirements of this chapter	x	pedestrian oriented
Extensive landscaping beyond the site plan requirements of this chapter		architecture / public space
Preservation, enhancement or restoration of natural resources (trees, slopes, non-regulated wetland areas, views to the river		
Preservation or enhancement of historic resources		patio is intended to create public
Provision of open space or public plazas or features	x	'urban' space while providing site
Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g. topography, shape etc.);	x	connectivity through to street
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		maximization of difficult site shape to provide as much required off-street parking as possible - necessitating zone buffer encroachments
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		

* 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>



CITY OF FARMINGTON

Planned Unit Development (PUD) Review Checklist

1. Concept Plan (Pre-Application)

a. Pre-application data: to be submitted for Pre-Application and/or Preliminary Planning Commission review	Provided	Not Provided
Parallel plan showing development based on current zoning standards	x	
Concept plan (including general arrangement of landscaping and building architecture)	x	
Documentation of PUD qualifications	x	
Table of all Zoning Ordinance deviations	x	
Market studies, fiscal impact analysis, traffic impact analysis, environmental impact assessments if requested		



CITY OF FARMINGTON

Planned Unit Development (PUD) Review Checklist

2. PUD Site Plan Review

a. Site Plan Descriptive and Identification Data	Provided	Not Provided
	<input checked="" type="radio"/>	

July 20, 2018

Attention: Farmington - Planning Commission

Regarding: 32905 + 32821 Grand River Ave

Sir/Miss,

This letter serves to support the qualification of the above named site and proposed project to be considered for PUD as current zoning conditions hinder the ability to create the ideal development. This is especially true given the context of the site which necessitates flexibility in order to successfully provide continuation and enhancement to downtown Farmington.

The goal of the project is to insert a successful restaurant into downtown Farmington (Samurai Steakhouse), whilst using the opportunity to create a mixed use development and provide pedestrian oriented design. The project will continue the existing architecture of the building located at 32821 and provide a public feature (patio space between buildings) to encourage vibrant pedestrian street life while providing connectivity between the front, street side of the property and the rear - both as a visual enhancement and functionality for patrons / residents from the parking lot. Architecturally the patio shall incorporate openness, with retractable glazing systems and Asian inspired trellising, creating a break in the formal facades of buildings. This space will be a gathering location for Samurai's restaurant culture and vibrancy to meet the Grand River streetscape.

As currently designed, the site, although oddly shaped, is maximized for building facade street frontage, and balances use of site for allowable proposed building square footage and required parking. However, the following deficiencies exist with respect to the current zoning district requirements:

Height requirements. Maximum for CBD zone is 45' - the building is currently designed at 50' to properly accommodate floor to floor heights of the proposed 1st floor hibachi restaurant and 3 levels of apartments above.

Side Setback. The building as designed has fenestration on the facade facing west (towards downtown). As the configuration of the site allows, this facade has major visibility along Grand River. These window units are to dwelling units above the ground floor and the building will lack in aesthetics at that facade.

Parking. Required number of parking spaces is unable to be obtained given the site area. The parallel site plan (attached) demonstrates an attempt to satisfy the required parking needed. This is not ideal because it minimizes building frontage to less than the required 60% as per the CBD zone in order to accommodate parking and provides no contribution to the city - namely the pedestrian friendly culture of the downtown.

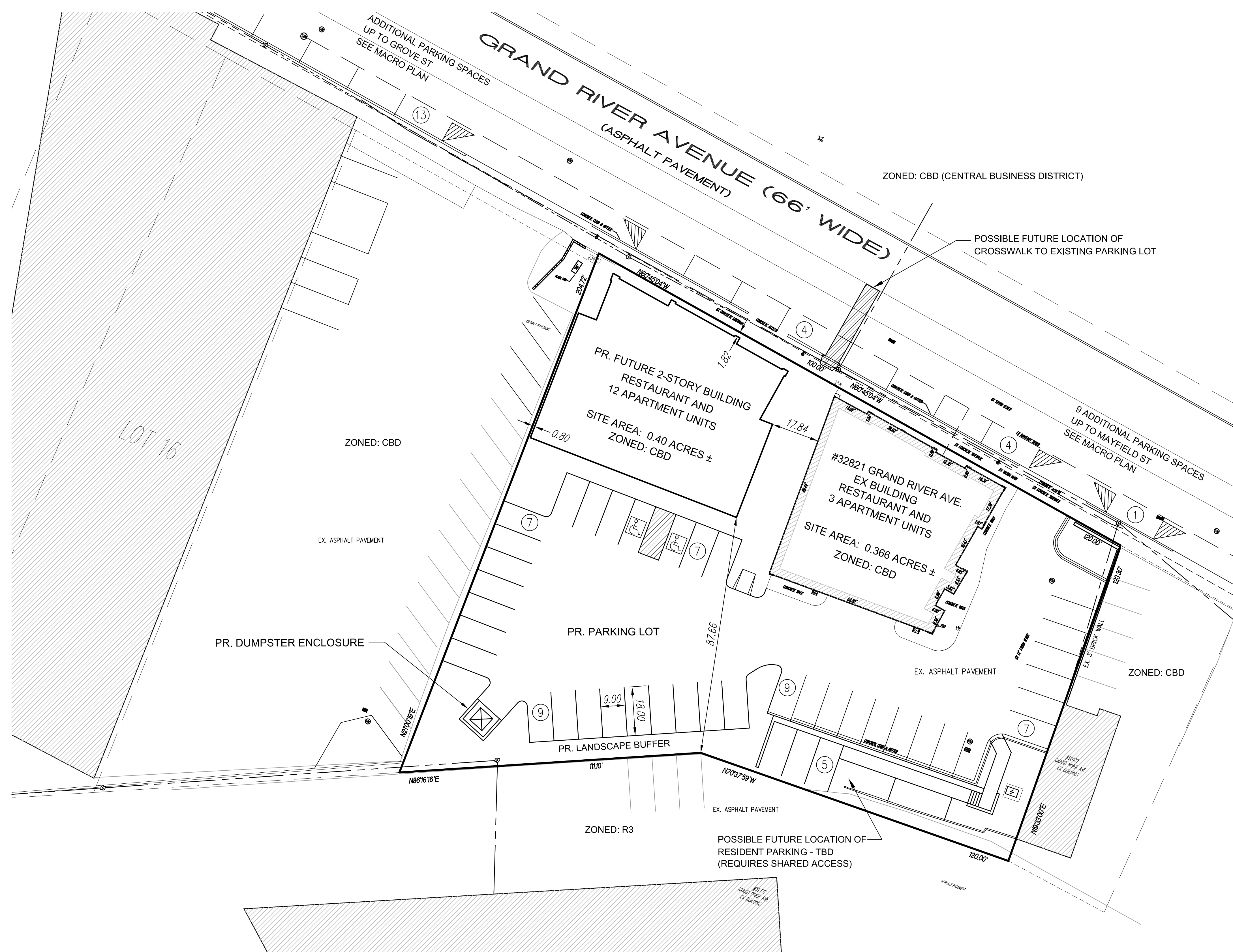
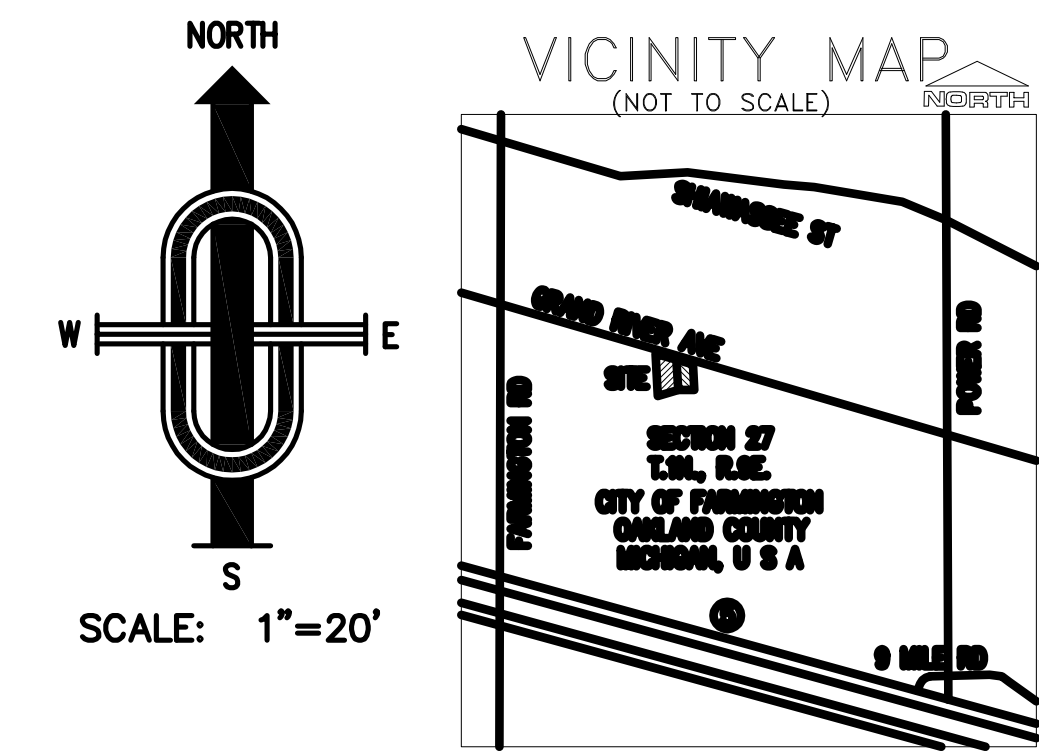
As the attached proposed site plan shows, the deficiency in parking can be accommodated via a mixture of street parking. Furthermore the owner's willingness to open access to the site with adjacent properties to share pedestrian access, drive access and parking spaces would be a beneficial contribution to city wide connectivity.

If you should have any questions or concerns, feel free to contact me at your earliest convenience.

Respectfully,

Salvatore S. D'Aleo, RA

"SAMURI STEAKHOUSE" PRELIMINARY SITE PLAN - PUD



SITE DATA:

EXISTING ZONING	CBD
COMBINED SITE AREA	±0.76 Ac.

PARKING:

#32821 GRAND RIVER AVE (EXISTING)	
RESTAURANT: 1/3 SEATS @ 61 SEATS =	21 SPACES
APARTMENTS: 1/UNIT @ 3 UNITS =	3 SPACES
TOTAL SPACES REQUIRED:	24 SPACES

#32905 GRAND RIVER AVE (PROPOSED FUTURE)

RESTAURANT: 1/3 SEATS @ 100 SEATS =	34 SPACES
APARTMENTS: 1/UNIT @ 12 UNITS =	12 SPACES
TOTAL SPACES REQUIRED:	46 SPACES

TOTAL SPACES REQUIRED: 70 SPACES

SPACES PROVIDED:

PARKING ON-SITE:	39 SPACES
STREET PARKING:	31 SPACES
TOTAL SPACES PROVIDED:	70 SPACES

(BARRIER FREE PARKING: 2 SPACES)

RESIDENTIAL DENSITY

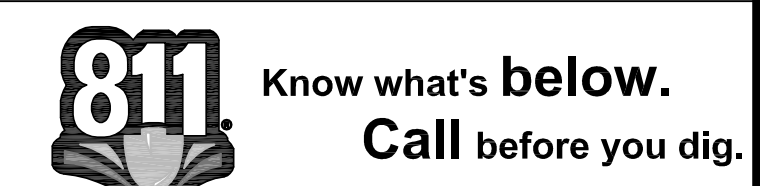
EXISTING APARTMENT UNITS: 3	
PROPOSED APARTMENT UNITS: 12	
DENSITY: 15 UNITS PER 0.766 ACRES=	20 UNITS/ACRE

LEGAL DESCRIPTION

#32905 Grand River Avenue, City of Farmington, MI, 48336
Part of the W 1/2 of Section 27, Town 1 North, Range 9 East, City of Farmington, Oakland County, Michigan, being more particularly described as follows:
Lot 18 of "Assessor's Plat No. 2", as being recorded in Liber 54 of Plats, on Page 6, Oakland County Records.
Containing: 17,435 Square Feet--0.400 Acres, more or less.
Parcel Identification Number: # 23-27-156-003.
Subject to the rights of a public and any easements and/or restrictions of record or otherwise.

#32821 Grand River Avenue, City of Farmington, MI, 48336
Part of the W 1/2 of Section 27, Town 1 North, Range 9 East, City of Farmington, Oakland County, Michigan, being more particularly described as follows:
Lot 19 of "Assessor's Plat No. 2", as being recorded in Liber 54 of Plats, on Page 6, Oakland County Records.
Containing: 15,926 Square Feet--2.204 0.366 Acres, more or less.
Parcel Identification Number: # 23-27-156-004.
Subject to the rights of a public and any easements and/or restrictions of record or otherwise.
Note: Since our survey DOES NOT include a Title Search there could be easements and/or encumbrances upon the subject property that are not shown at this time.

NOTE:
NOT TO BE USED AS CONSTRUCTION DRAWINGS.



D'Anna Associates
Architecture | Engineering
1055 SOUTH BLVD. E. SUITE 200
ROCHESTER HILLS, MI 48307
P 248-852-7702 F 248-852-7707
dannaassoc.com

DATE	REV. DATE	DESCRIPTION
07/20/2018		

DATE: 07/20/2018
DRAWN BY: S.L.
CHECKED BY: S.D.

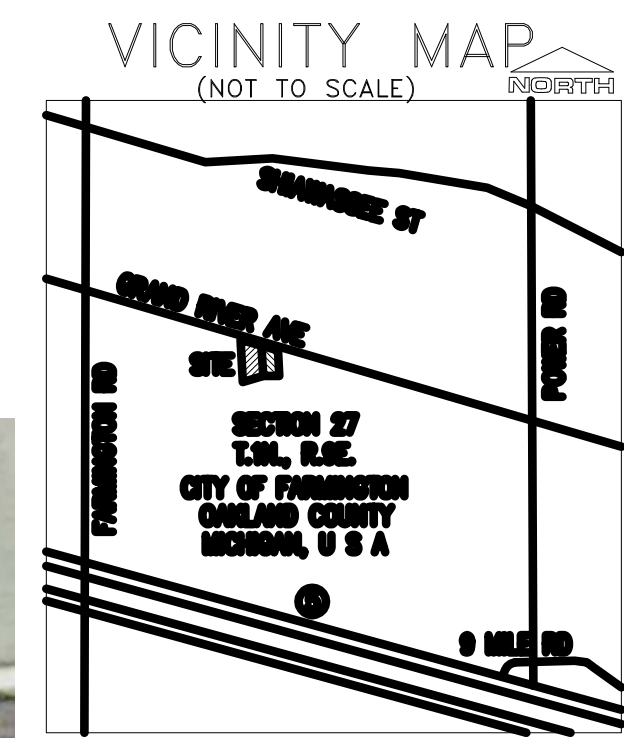
"SAMURI STEAKHOUSE"
PART OF THE SW 1/4 OF SECTION 28, T. 3N., R. 11E.,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.

PRELIMINARY SITE PLAN - PUD

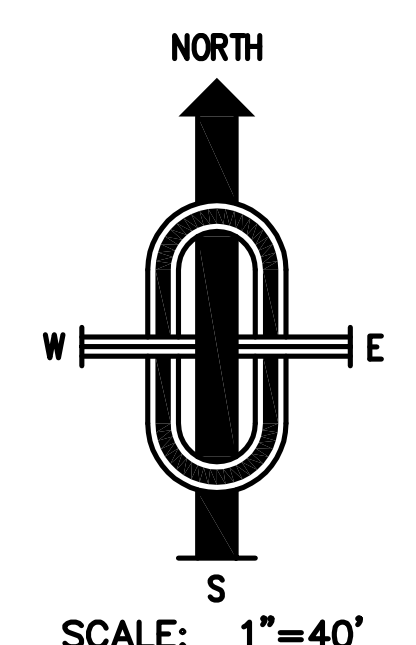
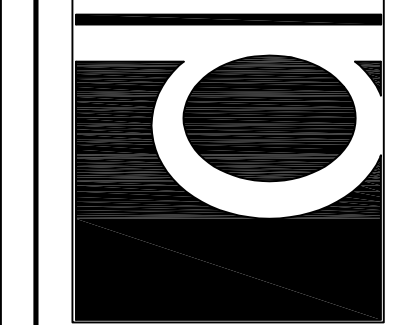
SCALE 1"=20'

SP100

"SAMURI STEAKHOUSE" MACRO SITE PLAN WITH STREET PARKING



D'Anna Associates
Architecture | Engineering
1055 SOUTH BLVD., E. SUITE 200
ROCHESTER, HILLS, MI 48307
P 248-852-7702 F 248-852-7707
dannaassoc.com

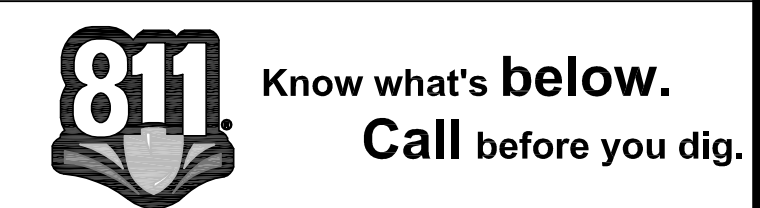


DATE	REV. DATE	DESCRIPTION
07/20/2018		
DRAWN BY		
S.L.		
CHECKED BY		
S.D.		

"SAMURI STEAKHOUSE"
PART OF THE SW 1/4 OF SECTION 28, T. 3N., R. 11E.,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.
MACRO SITE PLAN WITH STREET PARKING

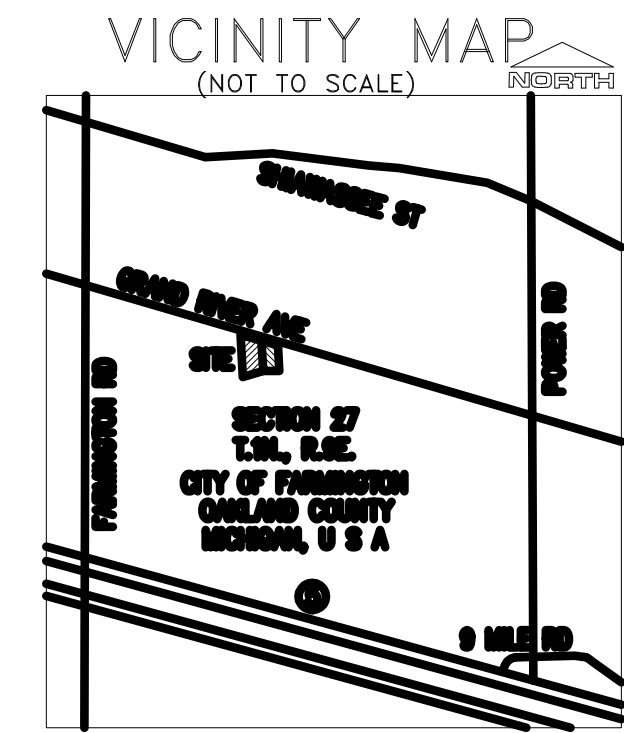
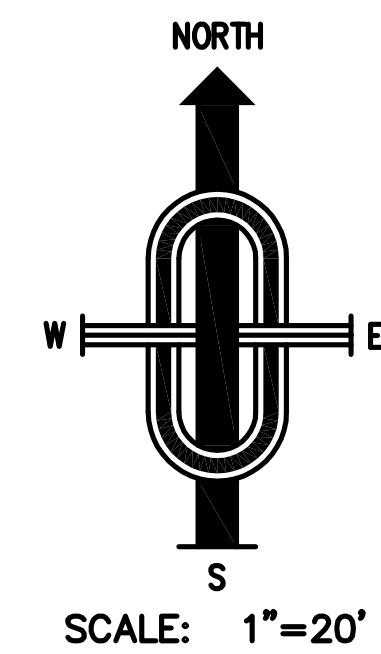
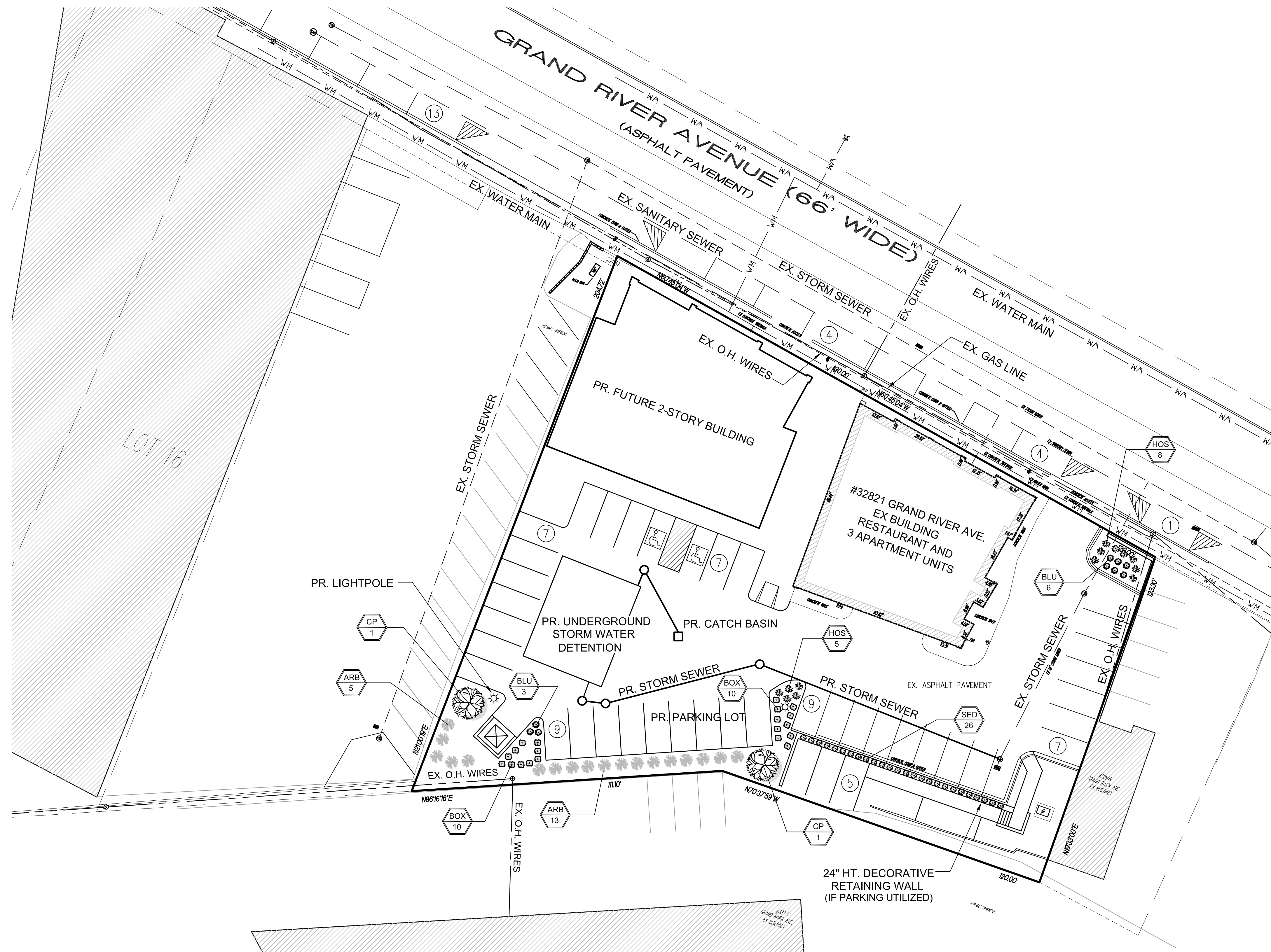
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SP101

NOTE:
NOT TO BE USED AS CONSTRUCTION DRAWINGS.

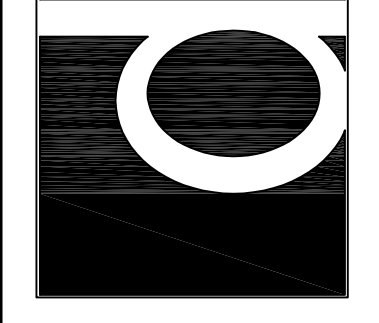


"SAMURI STEAKHOUSE"

UTILITY AND LANDSCAPE PLAN



D'Anna Associates
 Architecture | Engineering
 1055 SOUTH BLVD., E. SUITE 200
 ROCHESTER HILLS, MI 48307
 P. 248-852-7702 F. 248-852-7707
 dannaassoc.com



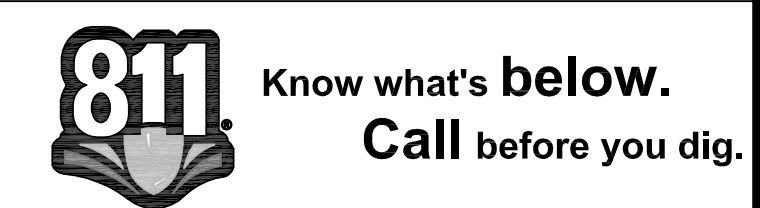
DATE	DESCRIPTION
07/20/2018	REV. DATE
DRAWN BY	DATE
S.L.	DATE
CHECKED BY	DATE
S.D.	DATE

"SAMURI STEAKHOUSE"
 PART OF THE SW 1/4 OF SECTION 28, T. 3N., R. 11E.,
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.
UTILITY AND LANDSCAPE PLAN

PLANT LIST:

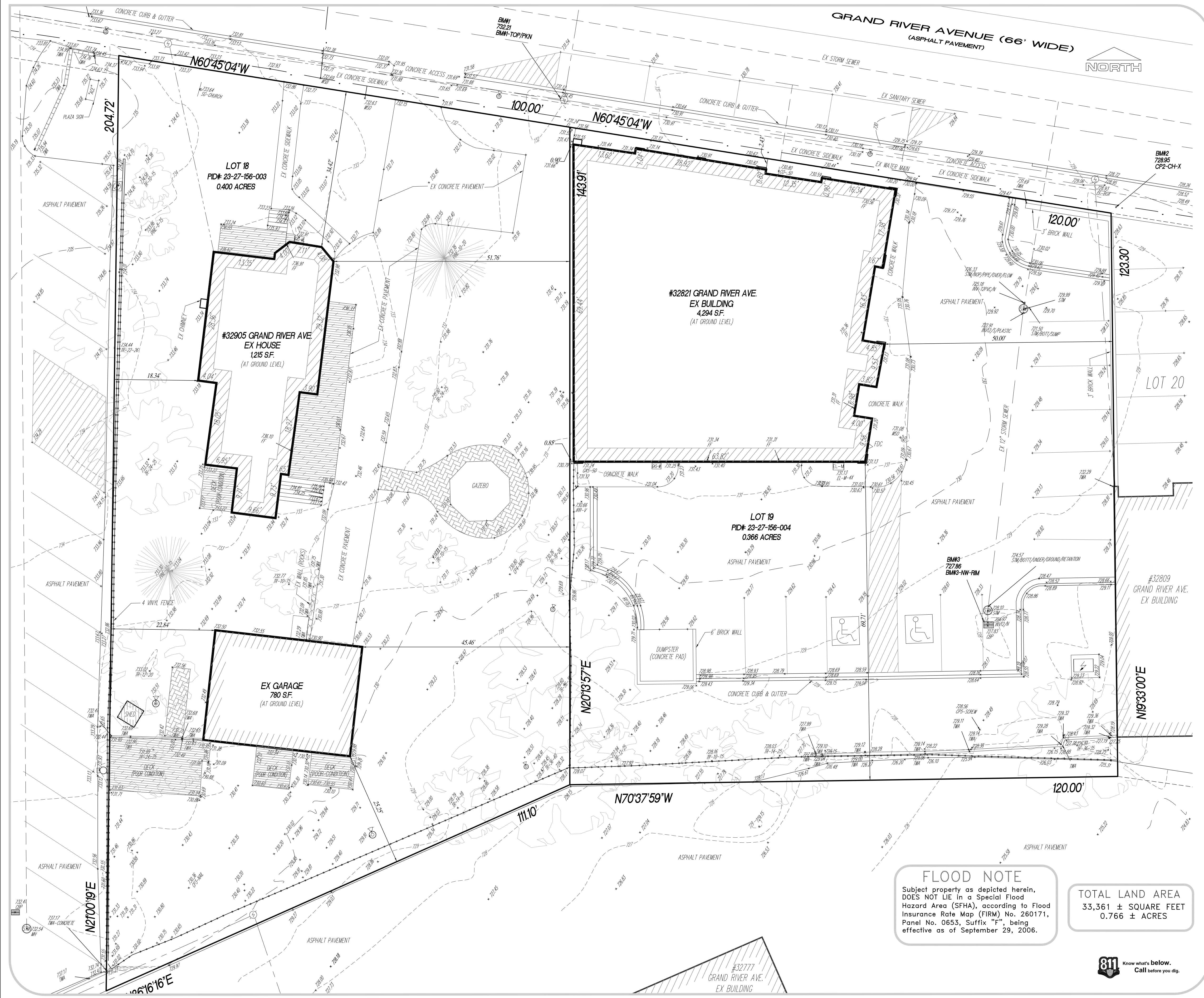
NO.	COMMON NAME	BOTANICAL NAME	SIZE	SYMBOL
20	GREEN VELVET BOXWOOD	BUXUS 'GREEN VELVET'	24" HT. B&B	BOX
18	MISSION ARBORVITAE	THUJA OCCIDENTALIS 'TECHNY'	7' TALL B&B	ARB
2	CALLERY PEAR	PYRUS CALLERYANA	2-1/2" CAL. B&B	CP
PERENNIALS:				
NO.	COMMON NAME	BOTANICAL NAME	SIZE	SYMBOL
13	PATRIOT HOSTA	HOSTA 'PATRIOT'	6" POT	HOS
9	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	6" POT	BLU
26	AUTUMN JOY SEDUM	HYLOTELEPHIUM 'HERBSTFREUDE' AUTUMN JOY	6" POT	SED

SCALE 1"=20'



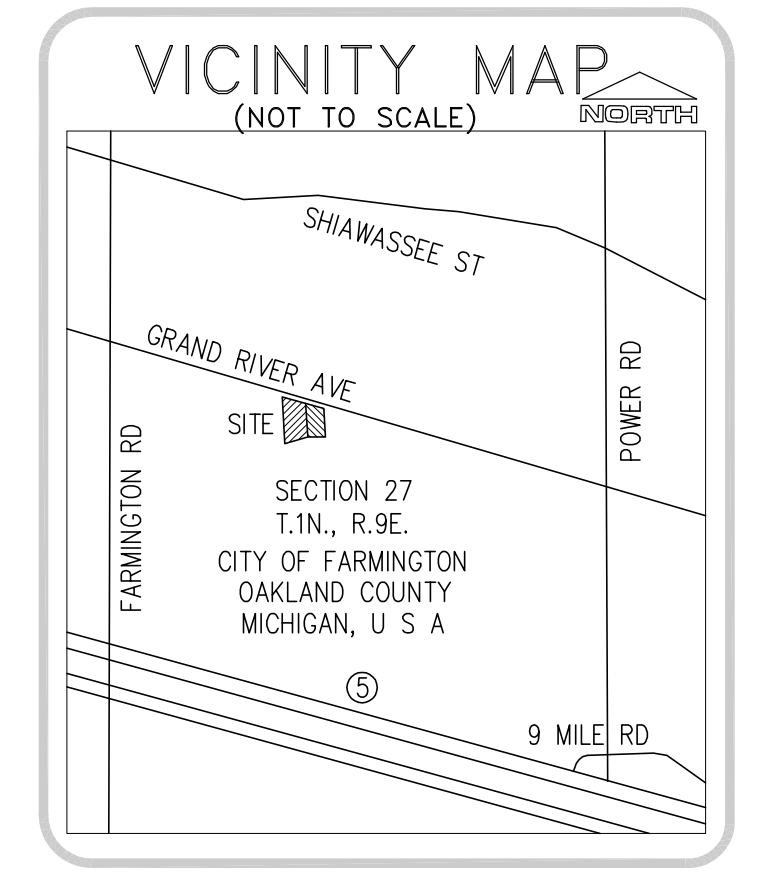
SP103

TOPOGRAPHIC SURVEY



LEGEND

- = UTILITY POLE
- = OVER HEAD WIRE
- = CHAIN LINK FENCE
- = PRIVACY FENCE
- = PAVEMENT CATCH BASIN/CBP
- = EX. SANITARY M.H.
- = EX. GATE VALVE & WATER
- = EX. HYDRANT
- = EX. STORM M.H.
- = WATER SHUT OFF
- = GAS METER
- = ELECTRIC METER
- = TRANSFORMER
- = HANDICAP STALL/SIGN
- = GAS VALVE
- = PARKING STALL
- = ELEVATION
- = FINISH FLOOR
- = PARCEL IDENTIFICATION NUMBER
- = TREE - 8\"/>



GENERAL NOTES

- Utility information as shown herein are compilation of field observation and City's records, therefore no guarantee could be given as to their exact location and depth. An excavation might be needed in order to determine utility position.
- All measurements as shown herein are existing.
- All symbols as shown herein are not to scale.
- All measured elevations are expressed in North American Vertical Datum as of 1988. (NAVD88)
- AB-SB Land Survey, P.C retains the sole ownership of this document as an instrument of service and it can not be reused nor reproduced without written permission and additional compensation.
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LEGAL DESCRIPTION

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 Lot 19 of "Assessor's Plat No. 2", as being recorded in Liber 54 of Plats, on Page 6, Oakland County Records.
 Containing: 15,926 Square Feet---2.204 0.366 Acres, more or less.
 Parcel Identification Number:# 23-27-156-004.
 Subject to the rights of a public and any easements and/or restrictions of record or otherwise.
 Note: Since our survey DOES NOT include a Title Search there could be easements and/or encumbrances upon the subject property that are not shown at this time.



Mende Bezanovski, P.S. 49430
 Professional Surveyor in the State of Michigan

FLOOD NOTE

Subject property as depicted herein, DOES NOT LIE in a Special Flood Hazard Area (SFHA), according to Flood Insurance Rate Map (FIRM) No. 260171, Panel No. 0653, Suffix "F", being effective as of September 29, 2006.

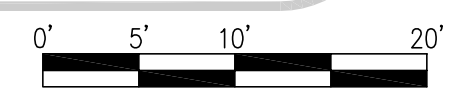
TOTAL LAND AREA
 33,361 ± SQUARE FEET
 0.766 ± ACRES



36636 North Pointe Dr. New Baltimore, MI 48047
 TEL (586) 822-4964, FAX: (586) 591-5930
 info@ab-sb-landsurvey.com;
 www.ab-sb-landsurvey.com

SCALE: 1" = 10'
 JOB NUMBER: 2017-10-03-229-MK
 FIELD: MB
 REVISIONS:
 CLIENT: Mr. Michael Kemsley
 ADDRESS: 32905 & 32821 Grand River Avenue
 City of Farmington

PAGE: 1 OF 1
 DRAWN: MB
 CHECKED: MB
 DATE: 10-12-2017





August 6, 2018

Mr. Kevin Christiansen
Economic and Community Development Director
City of Farmington
23600 Liberty Street
Farmington, MI 48335

RE: Samurai Steakhouse – Preliminary PUD Site Plan Review
32821 Grand River Ave.
Proposed Zoning: PUD – Planned Unit Development

Dear Mr. Christiansen:

At your request, we have reviewed the preliminary design for the proposed project on at 32821 Grand River Avenue. The applicant is proposing to develop a multiple-family residential development that will consist of a 4-story, mixed use buildings that include 12 apartment units above a restaurant with 100 seats. Vehicular access will be provided by one curb-cuts on Grand River Avenue. The proposed parking is located to the south of both parcels, to the east of the existing building, and along the south side of Grand River Avenue as on-street parking. The plans show the potential addition of a crosswalk leading to an existing off-site parking location. In addition, an alternative parking plan is provided showing the existing building and parking, along with additional parking in the west parcel. While this plan is being acknowledged, our review primarily focuses on the PUD plan submitted.

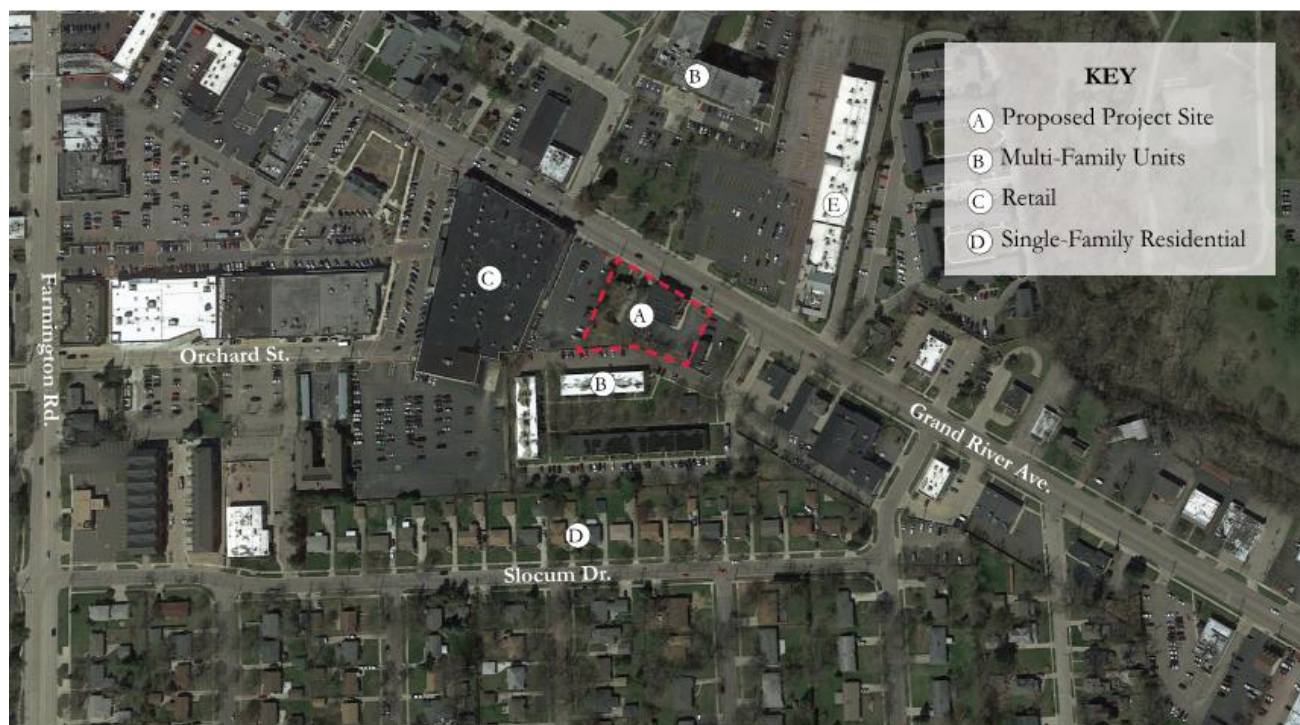
Executive Summary

In terms of compliance with the zoning ordinance, the proposed design meets land use requirements. While the design does not comply with current parking requirements, the utilization of adjacent lots may potentially provide opportunity to increase parking spaces. Further adjustments to the design should be made to meet landscaping, building design, and pedestrian oriented design. The proposed design supports all plans and reports for the area in terms of land use and general site objectives.



Existing Site

The proposed site is 0.76 acres in size and is comprised of two (2) parcels. Surrounding zoning districts include Central Business District to the east and west, and Multiple Family Residential to the south. The westernmost parcel currently contains two structures while the easternmost parcel, 32821 Grand River Ave., contains one (1) structure housing a restaurant and three (3) apartment units.



Overall Land Use Compliance Summary:

Planning/Zoning Document	Planning/Zoning Land Use Designation	Compliance of Project with Land Use Designation
Zoning Ordinance	Existing: CBD – Central Business District Proposed: PUD	Use permitted by right. Pedestrian oriented design, building design, parking, and landscaping adjustments are needed.
Farmington Master Plan (future land use map)	Central Business District - Mixed Use	Supports the intention of the mixed-use district by providing development with residential on the upper floors.
2015 Downtown Area Plan	Site does not include land use designation	N/A
2004 Downtown Master Plan	Site does not include land use designation	N/A
2016 Downtown Master Plan	Site does not include land use designation	N/A
Downtown Farmington Parking Study	Site does not include land use designation	N/A

Zoning:

The site is currently zoned as CBD – Central Business District, where restaurants and residential dwellings in upper stories of mixed-use buildings are permitted by right. As a property proposed for PUD designation, the development is required to meet select underlying zoning district regulations and specific eligibility criteria to validate the deviation from traditional zoning.

To fully meet the zoning requirements, the site plan will need to address the following:



PUD Requirements

In order to grant PUD designation, the site design must include at least three (3) of the following elements that cannot be executed under CBD zoning regulations:

- 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.

The applicant shall demonstrate to the Planning Commission that the PUD provides at least three of the aforementioned site design elements that could not be attained through a project design under conventional zoning. If relaxation of the above criteria is granted, further studies are needed to demonstrate that the project will not negatively impact public health, safety, or welfare.

Pedestrian Oriented Design

Requirements for residential development within the CBD District call for an interconnected street and sidewalk network that unifies neighborhoods and provides more convenient access to business and community facilities. The proposed design includes a possible future location of a crosswalk to the existing parking lot across Grand River Avenue. While the addition of the crosswalk promotes pedestrian connectivity and accessibility, further investigation of feasibility and updated plans showing all sidewalk improvements (i.e. ramps, level landings) that are consistent with all other drawings should be provided prior to approval.

Setbacks

The guidelines for mixed use buildings within the CBD require a front setback of no greater than three (3) feet, no minimum rear setback, and no minimum side setback; provided a side wall of a building that is not a fire rated wall or contains windows shall be set back a minimum of ten (10) feet from the side lot line. The proposed building provides a side along the west border wall that contains windows with a setback of eight-tenths (0.80) of a foot.

Under PUD designation, deviation from with conventional development regulations is permitted. This is intended to promote and encourage development on parcels of land which are suitable in size, location and character for the uses proposed while ensuring compatibility with adjacent land uses. While the proposed



design does not meet side setback requirements of the CBD district, the reduced setback is compatible with current development along the property's border.

Landscaping

For commercial uses 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. It also states that the buffer should be equal to the required setback. With the proposed two-hundred and thirty-one point one (231.1) linear feet adjacent to a residential district, they are required twelve (24) canopy trees and forty-six (46) shrubs or twelve (12) evergreen trees and forty-six (46) shrubs. Provided is two (2) ornamental trees, and eighteen (18) evergreen shrubs, and ornamental plant material.

Frontage landscaping requirements allow for the addition of street trees as substitution for traditional greenbelt frontage landscaping requirements. As there are no proposed landscaping elements beyond flower boxes, and no existing street trees, the Planning Commission may require the installation of a trees.

Parking

Parking requirements call for two (2) parking spaces per dwelling unit, one (1) parking space per outdoor table, and one (1) parking space for every three (3) indoor seats. With a total of fifteen (15) units, eight (8) outdoor tables, and one-hundred and fifty-three (153) interior seats proposed, ninety-one (91) parking spaces are required. The proposed plan provides a total of seventy (70) spaces, with thirty-nine (39) spaces being off-street and thirty-one (31) spaces consisting of on-street parking. Further clarification is needed regarding the alternative plan with parking in order to determine feasibility.

While the proposed plan does not meet parking requirements, utilization of surrounding lots should be considered. Cross access easements and shared parking agreements with adjacent property owners should be in place prior to plan approval.

Building Design

Main entrance design requirements state that the building entrance must be inset a minimum of three (3) feet from the front building wall. As the proposed design currently stands, the entrance is pushed forward. All other building design elements shown in the proposed plans are acceptable. Moving forward, further drawings and details of the resident balcony, awnings, signage, lighting, and the patio should be given to show compliance with design standards listed in the zoning ordinance.

Plans & Reports:

The proposed concept directly complies with suggestions in the City Master Plan. The comments below offer suggestions on how to better support the intentions of these plans.

Downtown Farmington Parking Study

The parking study does not directly propose anything for this project site. Village Commons parking area observed to be largely empty. The proposed plan suggests the potential of using the Village Commons parking area under a shared parking agreement. Such an agreement would support objectives outlined in the Downtown Farmington Parking Study.

2016 Downtown Farmington Master Plan

The proposed design helps support meeting city's goals to increase residential and commercial opportunities by promoting mixed use development within the downtown. The inclusion of the crosswalk would also help meet the goal of increasing the number of pedestrian crossings along Grand River Avenue.



Our comments are provided to help direct the Planning Commission discussion, and to explain the benefits that may be derived from this project. Additional input from the City's Engineer and Attorney should also be considered during the City's review.

Sincerely,
OHM Advisors


Marguerite Novak, Planner

cc: Jeff Bowdell, City of Farmington
Chuck Eudy, City of Farmington
D'Anna Associates, 1055 South Blvd. E, Suite 200, Rochester Hills, MI 48307
Matthew Parks, OHM Advisors
Jessica Howard, OHM Advisors
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August 6, 2018

Kevin Christiansen
Economic & Community Development Director
City of Farmington
23600 Liberty Street
Farmington, MI 48335

RE: Samurai Steakhouse – PUD Site Plan Review
Engineering Review #1
32821 Grand River Ave and (future) 32905 Grand River Ave

Dear Mr. Christiansen:

Our office completed the first preliminary Planned Unit Development (PUD) site plan review of the plans with a date of July 20, 2018 for the proposed Samurai Steakhouse PUD located between 32821 Grand River Ave and 32905 Grand River Ave. The plans were prepared by D'Anna Associates, received by OHM Advisors on July 24, 2018, and were reviewed with respect to the City of Farmington Engineering Standards and Design Specifications.

The applicant shall review and address our comments prior to future administrative submittals. A brief description of the project has been provided below; followed by our PUD site plan comments, and a list of required permits/approvals that will eventually be required. Based on our review, these comments do not necessarily impact the intent, density, or layout of the site plan; however, we do feel that these items need to be addressed prior to resubmitting. Preliminary Detailed Engineering Plan Comments were not included in this review due to the information submitted and the number of site plan comments. At this time, we recommend that the preliminary PUD site plan be resubmitted to address our comments or the Planning Commission could make a motion to move this forward contingent on all of these comments being addressed during the next review phase.

PROJECT AND SITE DESCRIPTION:

The applicant is proposing improvements to the existing building located on the adjacent property to the east at 32821 Grand River Ave, which include a 61-seat restaurant as well as three (3) residential units. The applicant is also proposing a future 4-story building at 32905 Grand River Ave as a PUD. This building will house a 100-seat restaurant as well as twelve (12) residential units. The proposed 4-story building will be serviced by water and sanitary services connecting to public lines along Grand River Ave. Both properties are zoned CBD.

In addition, the applicant is proposing an underground stormwater detention basin that will connect to the existing stormwater management system. The applicant is proposing the possible future location for a crosswalk along Grand River Avenue that would allow pedestrians and customers to easily access the project site and other off-site parking locations downtown. The applicant is also proposing to utilize existing on-street parking along the south side of Grand River Avenue.

The applicant included an alternative plan with parking (Sheet SP102) in the plan set. This plan includes the existing building and parking lot, as well as a proposed parking lot in the neighboring parcel (located at 32905 Grand River Ave). This alternative plan includes thirty (30) proposed parking spaces, including two (2) barrier-free spaces, in the neighboring parcel. While this plan is being acknowledged, our review primarily focuses on the PUD plan submitted.



PRELIMINARY PUD SITE PLAN COMMENTS:

The following comments shall be addressed by the applicant:

1. A preliminary grading sheet shall be provided in the plan set. This sheet shall include, but is not limited to, spot elevations at 50-foot intervals along all existing and proposed sidewalks, property lines (specifically where there are proposed grade changes), building finished floors, dumpster enclosures, etc.
2. A removal plan sheet shall be included in the plan set. This sheet shall provide clarification on if the applicant is removing a portion of the existing parking lot to install the proposed stormwater management system or if the entire parking lot will be removed and replaced. This will aid in determining what will be salvaged, rehabilitated, or reconstructed (specifically on the east side of the proposed development).
3. Clarification is needed for what is proposed between the two buildings. The architectural drawings that were provided illustrate proposed dining areas while the site plan does not. Clarification is also needed on if a walkthrough is proposed between the buildings to facilitate pedestrian connectivity from Grand River to the rear parking lot. In addition, it is recommended that sidewalk connectivity is proposed between the two buildings to ensure pedestrians and residents can easily access both businesses and residences. All sidewalks shall include appropriate level landings and ramps. Sidewalks, level landings, and ramps shall have a maximum cross-slope of 2%.
4. Coordination with MDOT is required for all work on Grand River and in the ROW. During 2016 road diet efforts with MDOT, the City had discussed adding numerous crossings along Grand River, including mid-block crossings. If a mid-block crossing is approved at the proposed location the following comments shall also be considered for the site plan:
 - a. The maximum number of on-street parking spaces shall be preserved;
 - b. The potential crosswalk shall be extended across the entire road and shown on Sheet SP103;
 - c. All existing and proposed sidewalk improvements (i.e. ramps, level landings) along Grand River shall be shown on the plans;
 - d. A rapid flashing beacon may be necessary and should be coordinated with the City and MDOT.
5. The number of off-street parking spaces shall be verified in the field, it appears that the number of spaces shown on the plans is greater than what there actually is.
6. Turning templates and truck dimensions shall be provided for the largest vehicles proposed to access the site (e.g. fire truck, garbage truck, etc.) to ensure the vehicles can access the site without conflict (both the main site plan and the alternative site plan).
7. An ingress/egress agreement will be required for the possible parking on the adjacent property to the south (apartments). A maintenance agreement will also be required for the proposed stalls on the adjacent property. It appears that there is a grade change between the possible parking spaces and the project site. Clarification is needed if a retaining wall will be proposed or how the grade change will be addressed.
8. A stormwater narrative shall be included on the plans including the description of all BMPs. In addition, the locations of BMPs shall be clearly shown on the plans. On-site pretreatment of all stormwater runoff will be required.
9. A drainage area map shall be provided in the plan set. According to the Topographic Survey, there is off-site runoff onto the project site. The map shall define the area tributary to catch basins and inlets. Preliminary design calculations shall include the determination of the weighted runoff coefficients (C-factors) of the areas tributary to each inlet.
10. An underground detention basin is being proposed and, while acceptable, it is recommended that preliminary calculations are provided to identify the existing and proposed impervious versus pervious surface areas of the site to identify the overall net increase of impervious surface area. These preliminary calculations would allow it to be determined if the BMP/Stormwater Management footprint provided is adequate. All stormwater management will need to follow the Oakland County WRC rules using a pre vs post construction method.
11. The existing and proposed water and sanitary services and their sizes shall be shown on Sheet SP103 (both the main site plan and the alternative site plan).
12. Clarification is needed on how separation (i.e. fence, landscaping, etc.) will be defined between the western edge of 32950 Grand River and the adjacent parcel to the west (Ace Hardware).



13. It appears there is an existing fence along the south side of the properties. The applicant shall assess the appearance and durability of the fence and shall consider removing and replacing it.
14. Clarification is needed if any barrier-free parking spaces are existing or proposed near the eastern restaurant and residential unit.
15. Dimensions of all parking spaces, including barrier-free spaces and access isles, shall be provided on the plans.
16. The main entrance to the buildings, specifically the building located at 32821 Grand River Ave, shall be clearly labeled on both site plans and parking lot layouts.

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.

- Final PUD Agreement will need to be reviewed and approved by City Council following all administrative reviews by the City and its consultants.
- A building permit will be required by the City of Farmington Building Department.
- An OCWRC soil erosion and sedimentation control permit will be required prior to starting this work.
- The Michigan Department of Transportation (MDOT) will require review, approval, and permitting for all work proposed within the Grand River Avenue ROW.
- 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 matt.parks@ohm-advisors.com.

Sincerely,
OHM Advisors

Matthew D. Parks, P.E.

Jessica Howard

MDP/JLH/sls

cc: Jeff Bowdell, City of Farmington
Chuck Eudy, City of Farmington
D'Anna Associates, Architect, 1055 South Blvd. E, Suite 200, Rochester Hills MI 48307
Marguerite Novak, OHM Advisors, Planner
File

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**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** June 11, 2018

**Reference
Number
4**

Submitted by: Kevin Christiansen, Economic and Community Development Director

Description Pre-Application Conference with Planning Commission on PUD Planned Unit Development Concept Plan – Samurai Steakhouse Restaurant, 32905 Grand River Avenue

Background

This item is a pre-application conference (discussion and review) with the Planning Commission on a proposed PUD planned unit development concept plan for the redevelopment of the former Ginger's Cafe site located at 32905 Grand River Avenue in the Central Business District (CBD). Article X. PUD Planned Unit Development, Section 35-135. Approval Procedure of the Zoning Ordinance provides PUD applicants an opportunity to request an optional pre-application conference with the Planning Commission on a proposed PUD concept plan. The purpose of the pre-application conference is to discuss the appropriateness of a PUD and the concept plan to solicit feedback and to receive requests for additional materials supporting the proposal. An applicant desiring such a conference shall request placement on a Planning Commission agenda.

The applicant, Xie Zheng, LLC, has submitted a PUD concept plan for the redevelopment of Ginger's Cafe, 32905 Grand River Avenue. The concept plan includes an existing conditions survey of the site, a proposed layout/site plan, proposed floor plans, and elevations/perspective of the proposed building. Also attached are three aerial photos of the site and the surrounding properties. The applicant will be at the June 11, 2018 meeting to present the PUD concept plan to the Commission.

Attachments

FARMINGTON PLANNING COMMISSION PROCEEDINGS
City Council Chambers, 23600 Liberty Street
Farmington, Michigan
June 11, 2018

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, June 11, 2018.

ROLL CALL

Present: Chiara, Crutcher, Gronbach, Kmetzo, Majoros, Perrot, Waun
Absent: None
A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Recording Secretary Murphy

APPROVAL OF AGENDA

MOTION by Chiara, seconded by Majoros, to approve the Agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. May 14, 2018 Minutes

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

**PRE-APPLICATION CONFERENCE WITH PLANNING COMMISSION ON PUD
PLANNED UNIT DEVELOPMENT CONCEPT PLAN - SAMURAI STEAKHOUSE
RESTAURANT - 32905 GRAND RIVER AVENUE**

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

Christiansen stated this item is a pre-application conference, discussion and review, with the Planning Commission on a proposed PUD, Planned Unit Development Concept Plan, for the redevelopment of the former Ginger's Café site, located at 32905 Grand River Avenue in the Central Business District. Article X, PUD, Planned Unit Development, Section 35-135, approval procedures of the Zoning Ordinance provides PUD applicants an opportunity to request an optional pre-application conference with the Planning Commission on the proposed PUD concept plan. The purpose of the pre-application conference is to discuss the appropriateness of a PUD and the concept plan and to solicit feedback and to receive requests for additional materials supporting the proposal. An applicant desiring such a conference shall request placement on a Planning Commission Agenda.

The Applicant has submitted a PUD Concept Plan for the redevelopment of Ginger's Café, located at 32905 Grand River Avenue. The Concept Plan includes an existing

condition survey of the site, a proposed layout site plan, proposed floor plans and elevations perspectives of the proposed building. Also attached are three aerial photos of the site, showing the property from different proximities and the surrounding properties are also shown on the aerial photographs as well.

The Applicant is here this evening to present the PUD Concept Plan to the Commission and there are attachments with your staff report. Christiansen put one of the three aerial photographs attached with the staff report and pointed out the details of the picture on the screen. He pointed out the subject properties and the adjacent properties. He stated that next door to the former Ginger's Café site, is the former Grand Cleaners which became the Grand Bakery and Café, which also has residential units upstairs. That has been closed for a period of time now, has been marketed, and actually has been acquired by the Petitioners and they have worked with City Administration, with the Economic and Community Development Department, and the City's Building Official, to acquire permits for interior modification to establish their new sushi bar restaurant, Samurai Sushi, in the former Grand Bakery site. He stated that permit has been issued and that work is going on now.

What's proposed this evening is an expansion of that area, the adjacent property, Ginger's Café site, and a proposed PUD for Samurai Steakhouse which is intended to enjoin the Samurai Sushi which is new being repurposed in the former Grand Bakery and Café site. Adjacent to the west is a parking lot and then there is the Groves Retail Center, the east side of the Groves Retail Center is where Great Lakes Ace and Earned Not Given Crossfitter are at currently, and the Farmington West Apartments to the south here and you see the adjacent retail development which includes Mother Mary's Toffee and then development down back to the east down Grand River. Across to the north is Village Commons and Farmington Place Senior Center and then properties that front along Grand River just to the west of School Street. He stated this is a broad based view.

He described the next aerial photograph is in a little bit closer, 32905, Ginger's Café site, the Grand Bakery and Café site to the east, and Great Lakes Ace to the west and Farmington West Apartments. He stated all of these properties are in very close proximity, share property boundaries, and are such to where they've been developed for quite a period of time. So with this we are looking at repurposing, redevelopment of this site but we also have to be mindful of what we are looking at that exists on adjacent properties.

The last aerial is the site in question here, the site has an existing home, a former Victorian type home that is going to be removed to accommodate the redevelopment of the site. The historic barn is depicted that exists on the site, the Petitioner has worked very closely with the City, with the Downtown Development Authority and with interest to obtain that barn and what is actually happening is the owner has coordinated the dismantling of the barn and the packaging of that barn and the moving of that packaged barn to an historic property in Pontiac. There was also a former gazebo on the site that has been removed. So they are in the process of cleaning up this property and staging it for its redevelopment.

He put the application on the screen as well as the elevations submitted by the Applicant showing the Grand Bakery Café site which is now Samurai Sushi, which is going to be on the first level, and the second level which is three apartment units and that currently exists. What is also shown on the screen is an outdoor seating area, that enjoins the existing building and the proposed building, and then the proposed building which is a complementary building to the existing Grand Bakery and Café in its style, architecture and design and that is intended to have the Samurai Steakhouse on the main level and three apartments upstairs.

He stated that using the existing Grand Bakery Café building, now Samurai Sushi, and connecting it with the outdoor seating area and connecting the access and the parking together to create a comprehensive property that will include both the sushi bar and the steakhouse.

He put the plans on the screen for the Commissioners and stated that he would let the Petitioners go through them and explain what their proposal is.

Crutcher thanked Christiansen and called the Petitioners to the podium.

Michael Kemsley, one of the Petitioners, came to the podium. He thanked the Commissioners for their help since obtaining the properties and trying to assist with what he is proposing.

He went through the pictures that were put on the screen showing what they are proposing next to the Grand Bakery. He pointed out the existing Grand Baker and also where the Victorian Style and historic barn are currently. He stated what they are proposing is to put their second restaurant in the main floor of the "future building" and the additional parking spots below. He pointed out the patio area that was on the rendering and indicated there is a pass-through existing and he is working with the owners of that building to allow access for a pass-through to the parking lot.

He put on the screen a depiction of the new building, pointing out the hibachi tables, with the seating at about 120 seating capacity. He pointed out the outdoor patio with tables and chairs and they would also like to put an outdoor hibachi table outside as well if the City allows it.

He pointed out the residents' entrance for the additional floor above and indicated they actually reconstructed it to make four apartment units in that upstairs floor. He showed where the elevator was located as well as the bar area. He said the four units will be 800 square feet to 1,000 square feet, very modern, that they are currently redoing those units and invited the Commissioners to come by and view them.

He put the outside elevations on the screen and stated that the colored renderings depict what they are trying to accomplish.

He stated he would be open to questions from the Commissioners.

Chairperson Crutcher opened the floor to questions from the Commissioners.

Chiara asked how many parking spaces are on the site and the Petitioner asked Christiansen to respond.

Christiansen stated one of the challenging issues in any downtown is infrastructure and vehicular parking. He said within the built environment of the City they try and look for and find parking and utilize parking, they certainly try to do that. He said that the existing Grand Bakery and Café has fourteen spaces available on the site for the user of the building and for the three residential units upstairs. Based upon the parking requirements in the Central Business District, there is a deficiency with respect to the number of spaces required for the residential with the sushi bar. The sushi bar is somewhat limited based upon the parking available and with the number of tables. Parking for restaurants in the downtown are based upon the number of chairs. So, it's one space for every three chairs in a restaurant and the residential is two spaces for every unit. One of the things in the Central Business District that is unique is that there is public parking. There is public parking throughout the various locations in the City. He said the Groves Retail Center and the downtown Farmington Center, they utilize the public parking that is out front adjacent to Riley Park/Sundquist Pavilion, all of that parking is public parking and that is utilized through the CBD regulations how parking is provided, so there is a shared parking scenario there and can be counted in for those uses. He stated that the City went through a test program to reduce some of the lanes on Grand River and that includes the curb lane in front of these properties and that there is now a provision of on-street parking where there used to be a travel lane, so some of that can be calculated in.

He stated with that and the parking on site for the sushi bar. For the steakhouse there is parking provided with twenty-one spaces being proposed, and based upon the number of seats for the tables, plus the outdoor seating, and with the sushi bar, the parking provided there, what's being provided at the steakhouse site, there is still a deficiency in parking. He indicated right now the owners are working with the adjacent property owners to find opportunities for additional parking, shared parking, reciprocal parking agreement that includes the adjacent property to the west, which is the Great Lakes Ace property and what the Petitioner indicated, there is a proposed connection creating an opening between the two properties and connecting the two parking areas and sharing parking so there's opportunity for the steakhouse to utilize shared parking on the Great Lakes Ace site. That is a work in progress with the owners and that is intended to be put in place. There has also been dialogue with the owners of the apartment complex about sharing some of their parking and along the rear property line there is currently fencing that is in need of repair and the owners have indicated they are willing to work with the property owner to upgrade and improve that fencing, create a pedestrian access, and they are seeking shared parking there as well.

They have also been talking with the adjacent property owner across on the north side, Village Commons, about the opportunity to share parking there as well. The City has been working very closely with the Downtown Development Authority, the City Administration Management, Economic Community Development, the owners of the two properties that are part of the PUD, also to the adjacent properties to the south, east, west and north, and looking to see what alternatives are available to put together to move forward with this PUD.

He responded to Chiara by saying that parking is a key issue here with the redevelopment of this site.

Chiara stated he would be concerned about people that are tenants in the building, making sure they have a place to park when they come, which has always been a problem behind Page's.

Petitioner Kemsley responded that he and his partner had just left a meeting with the Mother Mary's Toffee, and have offered to purchase their building and essentially tear it down and put a parking lot there. So that they are trying to do whatever they can to make this plan come to fruition.

Chiara inquired of Christiansen if it would be possible to put signage that designates that parking is for tenants only or something to that effect.

Christiansen stated there are a number of alternatives addressing the parking or whatever the issue of parking may be. He asked through the Chair if he could be allowed to ask the Petitioner to speak on the structure of the residential units, whether they are apartments for rent, for lease, are they condominiums for ownership, which will play into the equation.

Petitioner Kemsley responded that they are going to be available for lease, and that actually they had wanted to go higher and put in more units but that the parking situation limited their ability to do so.

Christiansen responded that one of the things that the City looks to try to do is look to see where the City can provide parking where possible but again there are public parking Areas that serve all of these uses. He stated that on Grand River there are uses on the north side that have a public parking field behind them but they also have residential units up on the second floor and there isn't any designation or exclusivity for parking. It's a matter of utilizing parking that is available. Part of the strategy the City has implemented is time limited parking so that parking doesn't become used for long durations by individuals, someone parking in a space for an all day situation. He indicated this is part of the dialogue and that certainly there has to be a strategy, it can't be where the City doesn't have the ability to provide parking alternatively in some way, whether it's on site, whether it's shared parking via reciprocal easement agreement, etc., whatever the tool is with adjacent properties or properties across the street or the ones adjacent south or east and that is all being worked on right now. It does limit somewhat what is able to be done. The reason the City is working with the Petitioner is the City is on a PUD and utilizing the PUD process is to provide flexibility in design, in layout, in infrastructure, in support services including parking and how that will all work. So again, exclusivity becomes a little bit of a challenge, designating parking becomes a little bit of a challenge, but all of these things need to be spelled out with a final PUD agreement.

Majoros asked through the Chair to Director Christiansen, that the box says 24 spaces required for the one property, 31 spaces required for the other, that adds up to 55 but below it says 59, so what number is the required number?

Christiansen stated he actually has the calculations on his desk and can go and get them and give him the numbers.

Majoros stated at a minimum there are 12 to 13 and Christiansen replied the parking standards are spelled out as one to three seats and that apartments require two.

Majoros stated the delta that Christiansen is talking about seems like a reasonable solution but that he has two other questions. One of them being making a left turn out of the Ace parking lot, whether that is easily accomplished.

Chiara responded that he frequently turns left out of Chicken King which is right down the road and doesn't have a problem.

Perrot stated that there are no cars usually parked out in front of the Ace parking lot.

Majoros stated that if across the street parking is a solution, should there be consideration of a crosswalk so that there are not just people darting across Grand River, and that public safety should be of utmost concern, if overflow parking should be across the street.

Christiansen responded to Majoros' questions by saying if there is access to the Great Lakes Ace site, if that works out, left hand turns will have to be looked at. He responded to the question asked about crossing Grand River, that likely that issue will be readdressed and brought back so that there is a crossing at School Street across to Great Lakes Ace to provide access north and south to this property.

Christiansen went on to say he now has his calculations for parking and that total quick numbers that there are actually 187 seats total in the sushi, steakhouse and outdoor seating with three seats per space at 63 spaces for the restaurants together and the outdoor seating and the six residential units, two per is twelve, so there's a total of 75 spaces that are necessary and required right now and will be part of the PUD agreement.

Chairperson Crutcher asked with the potential of getting the other property would that also be part of the PUD?

Kemsley responded yes, if they do acquire the property, that they are diligently working to get more parking spots. He stated that they also can revisit the print and take away a couple of tables within the restaurant and outdoor seating and fluctuate the calculations for parking. He stated that as restaurant owners they really don't want to do that, but if that's what makes everything work, they are willing to do that. He stated he is willing to work with the City to come up with a solution for this issue.

Christiansen stated that his bottom line numbers are 75 required, 35 provided, and that is the deficiency right now and what needs to be looked at. There is the opportunity for shared parking which is a common theme in the downtown so they are looking for alternatives. He referenced the site plan with Mother Mary's Toffee providing another five spaces, but stated it is still a work in progress.

Waun stated what they haven't addressed is the issue of employee parking and where they are going to park.

Kemsley replied that he had addressed this issue with Christiansen to see if it was possible for the employees to park in the lot south of the Great Lakes Ace parking lot with either some type of walkway.

Christiansen put the aerial photograph on the screen depicting that there is a pedestrian walkway that goes from the Great Lakes Ace parking lot to the big parking field that is just south of T.J. Maxx but that that is all private so there has to be agreements in place in order to accommodate that.

Chiara confirmed that the parking spots per seat includes employees and Christiansen responded in the affirmative and stated it was an industry standard and in the Zoning Ordinance.

Chairperson Crutcher asked if the PUD approach was better than a variance request and Christiansen stated that the PUD allows for not only the flexibility in design and layout and creativity for combining parking and access and sharing parking, but the easement agreements and everything else, there is an ending agreement, a PUD agreement that is part of the overall project that spells out every aspect of the project including parking. So not only does it allow for the flexibility but it's specific as to how the project is established and how it functions.

Chairperson then asked if the PUD included only the two parcels and Christiansen responded that the Petitioner's interest is in the Grand Bakery Café, now Samurai Sushi and the Ginger's Café property that they've also acquired which is proposed to be Samurai Steakhouse.

Kmetzo asked the Petitioner if he has restaurants in other parts of Michigan and Petitioner Kemsley responded they currently have a restaurant in West Bloomfield at Haggerty north of 14 Mile Road which is a Samurai Steakhouse as well.

Kmetzo then asked why the Petitioner chose Farmington as their next location and Kemsley responded that they did look at the property which was the former Bellacino's location but that it was too small for what they wanted to do with it and he stated that downtown Farmington and the surrounding community is a little underdeveloped and that they are trying to help them redevelop this site.

Christiansen stated that the staff has had an opportunity to visit the restaurant in West Bloomfield and had lunch there and that it was awesome and that they are very excited

to bring this opportunity to the City and it has been a pleasure to work with the owners of the property to continue make this project come to fruition.

Chairperson Crutcher stated it sounds like it's a matter of how close to the required parking they are going to get and Christiansen responded that in most downtowns this is very typical where you don't have individual stand-alone sites that stand alone and provide all of that themselves. They have to share infrastructure. They have to share access. They have to share sewers and water and other infrastructure elements and it becomes part of a cohesive downtown environment.

Kmetzo expressed her concerns with the issue of parking and how it effects residents and customers in that area.

Christiansen responded that they have had this discussion as a Commission that development and redevelopment in our community and downtown has now moved down Grand River to the east, after Groves Street they knew they were going to get to this point and so they're now in this location dealing with this issue. And parking has been a topic of conversation for quite a long time and that they need to keep working on what is the most viable alternative and what they can make work.

Chairperson Crutcher asked if there's a way if they can get the other parcel added and also looking at a way to reconfigure the Ace parking and do more than just do a pass-through but if they could reconfigure both of those lots they could increase the parking.

Christiansen responded that that requires cooperation between both parties and that Great Lakes Ace and there is a new owner of Groves Retail Center, and they've engaged the new owner several times and he has a willingness to work together and that is a continuing work in progress.

Chairperson Crutcher stated that the parking lot is a little problematic in how you navigate through it but if they could work with you to reconfigure it, it may be beneficial.

Petitioner Kemsley stated that they were actually sitting in the parking lot the other day and someone was trying to make the turn into the Ace parking lot and actually hit the car that was parked, she didn't have a big enough radius to do it. He said the second thing is, and he didn't know if it was a good time to ask but he was wondering about the Mexican restaurant and the parking behind that, was it public parking, and that he was kind of wondering where their actual parking was going in correlation to how they were seeking parking. He indicated they were willing to go above and beyond to acquire another piece of property to put parking there and was hoping the Commission takes that into consideration also.

Christiansen responded that what is unique about that situation is the former Dimitri's Restaurant was acquired and became Los Tres Amigos and the DDA bought the property,

they leased the building to the restaurant but they kept the parking and the parking became a public parking lot that still provided parking to Los Tres Amigos and then the restaurant of Los Tres Amigos bought the building from the DDA. So, what is there now is a former completely private site that is owned private, the restaurant is, but the parking is public parking but if you look at the CBD regulations where you don't have parking on site but there is public parking adjacent to the parking fields, municipal lots, convenient parking, and on the street, that gets to be counted in. So that is that scenario with that property.

In this case here you don't have a public parking field adjacent. You do have public parking in the streets so that's going to offset and provide some public parking, if you will.

Another thing too, that happens here, if this works, the way the discussions are going and the plans are showing, is there's greater connectivity and access from property to property and that also bodes well because it connects downtown businesses together physically with shared parking and access and circulation.

Waun thanked the Petitioner for choosing Farmington and investing in our community.

Kemsley stated that he appreciated the open arms from Farmington and thanked the City and its Administration for working with him.

Chairperson Crutcher asked if any action was required from the Planning Commission and Christiansen responded that this is an optional pre-application conference prior to completion of the formal application and moving forward with the preliminary conceptual plan step in the PUD and the next step is conceptual plans and a Public Hearing.

Chairperson Crutcher thanked the Petitioner.

PRELIMINARY SITE PLAN AMENDMENT REVIEW FOR PROPOSED OUTLOT BUILDING AND EXISTING BUILDING FAÇADE AND SITE IMPROVEMENTS – WORLD WIDE CENTER, LLC 34701-34801 GRAND RIVER AVENUE

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

Christiansen stated that this is a preliminary site plan amendment review for a proposed out lot building and existing building façade and site improvements for the World Wide Shopping Center which is located 34701-34801 Grand River Avenue.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE FARMINGTON PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE FARMINGTON CITY HALL, 23600 LIBERTY STREET, FARMINGTON, MICHIGAN 48335 ON MONDAY, AUGUST 13, 2018 AT 7:00 P.M; ALL PROPERTY OWNERS WITHIN 300 FEET OF THE SITE IN QUESTION ARE NOTIFIED.

LOCATION: 32905 Grand River

PARCEL NO.: 23-27-156-003

REVIEW: Consideration of a planned unit development proposal to construct a new two-story 6,740 square foot mixed-use commercial/residential building with outdoor seating on the former Ginger's Café property.

APPLICANT: Xie Zheng, LLC, Samurai Steakhouse Restaurant

Kevin P. Christiansen, AICP, PCP, Economic and Community Development Director

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Mail: July 27, 2018

PROPERTY OWNER
32718 GRAND RIVER
FARMINGTON, MI 48336

XIE ZHENG, LLC
6586 HEATHER HEATH
WEST BLOOMFIELD, MI 48322

LEITRIM-GROVES, LLC
28400 NORTHWESTERN HIGHWAY
SUITE 400
SOUTHFIELD, MI 48034

PROPERTY OWNER
32721 GRAND RIVER
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT A1
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT A2
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT A3
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT A4
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT B1
FARMINGTON, MI 48336

THOMAS SANDERSON
KATHRYN SANDERSON
44890 EXETER COURT
NOVI, MI 48375

KATHLEEN BANFIELD
23044 LAKEWAY
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT B4
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT B5
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT B6
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT B7
FARMINGTON, MI 48336

CHAIYASATE HOLDINGS II, LLC
3865 STONECREST ROAD
WEST BLOOMFIELD, MI 48322

PROPERTY OWNER
32718 GRAND RIVER, APT B9
FARMINGTON, MI 48336

MICHAEL REILLY
201 CANAL STREET
METAIRIE, LA 70005

PROPERTY OWNER
32718 GRAND RIVER, APT B11
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT B12
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT B13
FARMINGTON, MI 48336

JOHN FIORE III
PATRICE FIORE
115 BOGEY DRIVE
ABINGDON, VA 24211

PROPERTY OWNER
32718 GRAND RIVER, APT B15
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT B16
FARMINGTON, MI 48336

32718 BDCS PROPERTIES, LLC
5122 OAK BARK COURT
HOWELL, MI 48843

TARA MCCLURE JOHNSON
110 GROSSE PINES DRIVE
ROCHESTER HILLS, MI 48309

PROPERTY OWNER
32718 GRAND RIVER, APT B19
FARMINGTON, MI 48336

MICHAEL BARGERSTOCK
11089 HILLCREST STREET
LIVONIA, MI 48150

RAMESH RAJASUNDRAM
5469 ALLISON DRIVE
TROY, MI 48085

PROPERTY OWNER
32718 GRAND RIVER, APT B22
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT B23
FARMINGTON, MI 48336

MANU MISRA
SHEFALI DUBEY
23324 HILLVIEW COURT
FARMINGTON, MI 48335

KAMOUNI PROPERTIES, LLC
6708 PINE EAGLE LANE
WEST BLOOMFIELD, MI 48322

PROPERTY OWNER
32718 GRAND RIVER, APT B32
FARMINGTON, MI 48336

SERGEI BOIKOV
DINA BOIKOV
5593 STRATFORD DRIVE
WEST BLOOMFIELD, MI 48322

PROPERTY OWNER
32718 GRAND RIVER, APT C7
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT C10
FARMINGTON, MI 48336

EDJIE KARANFILI
7718 WINDSOR LANE
LAMBERTVILLE, MI 48144

PROPERTY OWNER
32718 GRAND RIVER, APT C16
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT C19
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT B24
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT B27
FARMINGTON, MI 48336

MANAL SHAKARNA
5052 W. POND CIRCLE
WEST BLOOMFIELD, MI 48323

TED PATRICK
CAROL PATRICK
24915 LAKELAND STREET
FARMINGTON HILLS, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT C5
FARMINGTON, MI 48336

INESSA GOLDRING
16040 HOMESTEAD CIRCLE
NORTHVILLE, MI 48168

BRHETT BUTLER
2302 SW 39TH STREET
CAPE CORAL, FL 33914

PROPERTY OWNER
32718 GRAND RIVER, APT C14
FARMINGTON, MI 48336

CARL MANNING, JR
MICHELLE MANNING
23138 W. LEBOST STREET
NOVI, MI 48375

PROPERTY OWNER
32718 GRAND RIVER, APT C20
FARMINGTON, MI 48336

MANSOUR RESIDENTIAL PROPERTIES
6775 DALY ROAD
WEST BLOOMFIELD, MI 48322

MING LI
YAN CHENG
28272 WOLCOTT DRIVE
NOVI, MI 48377

PROPERTY OWNER
32718 GRAND RIVER, APT B31
FARMINGTON, MI 48336

FRANCINE KOEHN
1110 FIDLER LANE
SILVER SPRING, MD 20910

PROPERTY OWNER
32718 GRAND RIVER, APT C6
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT C9
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT C12
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT C15
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT C18
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT C21
FARMINGTON, MI 48336

DANNY CHEE
33234 KINGSLANE COURT, #9
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT C23
FARMINGTON, MI 48336

TIM TROWBRIDGE
13665 BREEZY DRIVE
STERLING HEIGHTS, MI 48313

NING ZHAO
41 ADDISON PLACE
CLIFTON, NJ 07012

PROPERTY OWNER
32718 GRAND RIVER, APT C27
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT C28
FARMINGTON, MI 48336

WALTER GAJEWSKI
34002 SHIAWASSEE
FARMINGTON, MI 48335

PROPERTY OWNER
32718 GRAND RIVER, APT C30
FARMINGTON, MI 48336

VIVIAN WALTZ
JULIEN LAMONGIE
118 RUE VINOLLY
PERTUIS 84120, FRANCE

DAVID BECKS
LAURA BECKS
28253 FARMINGTON
FARMINGTON HILLS, MI 48334

PROPERTY OWNER
32718 GRAND RIVER, APTE D1
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT D2
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT D3
FARMINGTON, MI 48336

MARK SHIBLAQ
23162 VIOLET
FARMINGTON, MI 48336

GERALDINE MITCH
35620 HERITAGE LANE
FARMINGTON, MI 48335

PROPERTY OWNER
32718 GRAND RIVER, APT D6
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT D7
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT D9
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT D10
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT D11
FARMINGTON, MI 48336

PROPERTY OWNER
32718 GRAND RIVER, APT D12
FARMINGTON, MI 48336

FARMINGTON VILLAGE COMPLEX
NU-VEST ASSOC, INC.
31000 NORTHWESTERN HIGHWAY
SUITE 200
FARMINGTON HILLS, MI 48334

SHEEBA KHAN
ZAFAR KHAN
23411 MISSION LANE
FARMINGTON, MI 48335

JOSEPH INVESTMENT HOLDINGS, LLC
30116 WALNUT COURT
FARMINGTON HILLS, MI 48331

PROPERTY OWNER
32725 GRAND RIVER
FARMINGTON, MI 48336

PROPERTY OWNER
32721 GRAND RIVER
FARMINGTON, MI 48336

OAKLAND ONE, LLC
17187 N. LAUREL PARK DRIVE, SUITE 160
LIVONIA, MI 48152

PROPERTY OWNER
32948 SLOCUM
FARMINGTON, MI 48336

PROPERTY OWNER
32936 SLOCUM
FARMINGTON, MI 48336

KELLY RYAN
30657 OLD PLANK ROAD
WIXOM, MI 48393

PROPERTY OWNER
32912 SLOCUM
FARMINGTON, MI 48336

PROPERTY OWNER
32900 SLOCUM
FARMINGTON, MI 48336

ROSE MARIE STEINMEYER
16820 GOLFVIEW STREET
LIVONIA, MI 48154

PROPERTY OWNER
32832 SLOCUM
FARMINGTON, MI 48336

PROPERTY OWNER
32820 SLOCUM
FARMINGTON, MI 48336

C-4 LEASING, LLC
45872 ASHFORD CIRCLE
NOVI, MI 48374

PROPERTY OWNER
32900 GRAND RIVER
FARMINGTON, MI 48336

PROPERTY OWNER
33006 SLOCUM
FARMINGTON, MI 48336

PROPERTY OWNER
32960 SLOCUM
FARMINGTON, MI 48336