



**PLANNING COMMISSION MEETING**  
**Monday, July 8, 2024 – 7:00 p.m.**  
**Farmington Community Library**  
**Meeting Room**  
**23500 Liberty Street**  
**Farmington, MI 48335**

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## **AGENDA**

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
  - A. June 10, 2024 Minutes**
- 4. Planned Unit Development Pre-Application Conference for “The Library Lofts” Proposed Development at 23333 Farmington Road**
- 5. Public Comment**
- 6. Planning Commission Comment**
- 7. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
City Council Chambers  
23600 Liberty Street  
Farmington, Michigan  
June 10, 2024

Chairperson Perrot called the meeting to order in City Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, June 10, 2024.

**ROLL CALL**

Present: Gray, Kmetzo, Majoros, Mantey, Perrot  
Absent: Crutcher, Westendorf  
A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Christopher Weber; Recording Secretary Bonnie Murphy; Brian Golden, Media Specialist. Beth Saarela, City Attorney

Chairperson Perrot welcomed Chris Weber. He thanked Kevin Christiansen for his dedicated leadership in championing the City forward in his tenure as Director of Planning and Economic Development.

**APPROVAL OF AGENDA**

MOTION by Kmetzo, seconded by Mantey, to approve the agenda.  
Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**A. March 11, 2024 Minutes**

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

**SITE PLAN REVIEW – SITE PLAN CHANGE – FREEDOM PLAZA, GRAND RIVER AND FREEDOM UD – PARCELS 2 & 4, 37085 GRAND RIVER AVENUE**

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

Director Weber stated that the Planning Commission is being asked to review and approve a change in the site plan for the Grand River and Freedom PUD, for the removal of eighteen spaces and addition of landscaping. Approval will be subject to landscape materials being reviewed for sustainability, similarity to existing materials and ease of maintenance prior to permit issuance.

Perrot invited the Petitioner to the podium.

Jack Knowles, representing Grand Convenience who is the owner of the service station, gas station next door. And I was in front of you many months ago on the site plan for that matter. And at that time we were looking at replacing the retaining wall that was crumbling and as part of our overall project. Not long ago I received a call from Mr. Bowdell who had been approached by Mr. Potlouri, owner of the office building. And Mr. Potlouri was interested in was there a different alternative to the retaining wall. So, with our property, there was no alternative. But Mr. Potlouri was looking at eliminating the parking spaces along the west side of his property for us to be able to effectuate a slope from our property to his property in lieu of a 6 to 8-foot high retaining wall. So, after several discussions, a couple meetings, we thought it was a better solution, much more attractive, he didn't really want to be looking at a retaining wall no matter how much landscaping might be there so it was agreed that we were totally on board to eliminate the retaining wall and to do whatever pavement modifications were necessary to eliminate the parking and also to put in new curbing and so forth and quite honestly it was a savings to us and a much better solution for everyone overall. So that has brought us to where we are tonight and I guess in some ways if you've been out there you've seen that there's work going on, it's a bit of a mess right now, it's going to get cleaned up, so we're quite embarrassingly although after the fact, I think we probably jumped the gun on it, we weren't really thinking, we didn't have our planning hats on when these discussions were going on and we just thought boy, what a great idea. And Mr. Potlouri was anxious to get it going, so it got going. And that's where we are this evening. We've put together the landscape plan for that area and in basic terms Mr. Potlouri has the affinity for Yoshino cherry trees which he had some out in front of his building so we tried to kind of continue that theme on the slope and now there's four cherry trees, there's some screening at the very top of the slope opposite our loading area, some shrubs that will get 4-5 feet tall, they'll help screen whatever delivery trucks are in the loading zone. And then there's some other landscape material. We do have a low retaining wall, a 2-foot high retaining wall right at the bottom of the slope and that was really to be able to have a slope that was maintainable. The maximum on that is 3-1 and most of it is 4-1, so it's a very maintainable slope, mowable slope if needed. But at the bottom of the slope right behind the wall we have some different, a couple different materials. We have some low, native grasses and we have a few groupings of shrubs that happened to be called grow low sumac and that will help kind of just give it a more finished appearance behind the wall. So, with that, I'm open for questions.

Perrot thanked the Petitioner. He then asked Building Inspector Bowdell if he had anything to add.

City of Farmington Planning Commission

June 10, 2024

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Bowdell stated the only thing that he would add is after we were just about done with the design Mr. Potlouri asked if he could have a landscaped looking stairway because everybody from his business goes to that store every day. So, rather than walk up the

grassy hill, if you notice near the front there's a like a landscaped area incorporated, that's the only thing I didn't hear Mr. Knowles mention.

Knowles replied that is accurate and the stairway will be, the lower 2-foot wall will be a modular concrete prefabricated material and the stairs will be fabricated out of that also.

Perrot opened the floor for questions from the Commissioners.

Majoros stated I think this is a nice looking proposal, it looks good, it seems to work, drainage, I'm assuming drainage is being managed, you had an issue problem before, you had a wall and however, but all the appropriate drainage is being done so a heavy rainstorm, but I assume that the 2-foot wall and grade that it's on, but also stormwater management.

Knowles replied yes, and the former wall, part of what did that wall in was the hydrostatic pressure on that wall, so yes, that is being accomplished.

Majoros asked where the property line between Shell and Mr. Potlouri's.

Knowles replied it's a very light line on the plan, if you look at the southeast corner of the building, take a 45 off that southeast corner and you see a little circle, with a line going to the west and a line going to the north, that's the property line. And all of the work is being done by our forces at our expense.

Majoros said I think it was referenced but loss of parking spaces for that building is all within compliance of number of parking spaces for the building facility.

Knowles stated it's a PUD, so there's latitude there. I have been to that site, I can't tell you how many times, I've never seen that parking bay with more than a couple cars in it and I know it's Mr. Potlouri's feeling that he's overparked. And the building is full, and those bays are never full. The lot is never totally full, a lot of people park in the back, a lot of people park in the front, nobody has really parked at the side.

Majoros stated as occupied now, you've got they're a let's call them a Monday through Friday, 9 to 5 business. And others, you've got Vindu which Vindu does a lot of business, they do a lot of banquets, so it's overparked perhaps for the tenant structure as it exists today but it could be a different structure.

Knowles stated he is working on another project in Livonia right now, we have a similar, on this project we performed a parking study and where by ordinance over 600 spots are required, by going to different criteria by other organizations like the ULI, Urban Land Institute, and others that take into account, they look at things a little bit differently is what

It is. In our case down there it amounted to over 150 spaces less than the city requirement and the city is so far at least is going to look at that. And I think if we did that on this property, I think we would end up with a similar result. I'm sure you're familiar, you see a lot of communities that are going back and they're looking at their parking requirements. Because you look at, especially in the retail end, a lot of these retail centers, strip centers, the only time their parking lot is full is at Christmas or the day before Christmas. And a lot of them are looking at their parking lot and changing their ordinances. The city of Ann Arbor, it's a bit crazy over there, they eliminated any parking requirements for any projects in the city of Ann Arbor. There are no parking requirements.

Majoros said I forgot you've got that whole stub of parking that abuts Freedom and that's fifty, whatever, forty spaces.

Knowles said there's a lot of parking out there, there's also parking south of this site, you know it extends to the south behind the service station, there's probably twenty spots there and no one is ever in those parking spaces.

Perrot said this is one part of town as far out from the downtown that it is that has dramatically changed, dramatically changed over the years. And the glaring thing for me is that we're gaining greenspace versus just a row of parking spaces.

Perrot asked for further questions from the Commission.

Mantey asked with the loading/unloading at the edge, with that retaining wall no longer providing support to that is there any concern about the weight load there and disintegration over time?

Knowles replied, never, there's a flat area on top, we're not concerned.

Perrot calls for a motion from the Commission.

MOTION by Majoros, seconded by Mantey, to approve site plan change for Freedom Plaza/Grand River and Freedom PUD parcels 2 & 4, located at 37085 Grand River Avenue as outlined in materials submitted. I would Also note this would incorporate the removal of eighteen spaces and the addition of landscaping , the materials of which would

City of Farmington Planning Commission

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be reviewed for sustainability, similar to existing materials and ease of maintenance prior to permit issuance.

Motion carried, all ayes.

### **PUBLIC COMMENT**

None heard.

### **PLANNING COMMISSION COMMENT**

Majoros asked for an update on Maxfield as far as timewise with the demolition.

Bowdell replied we've had a couple of meetings with the project Robertson Brothers and their demo contractor. As of last week there was still a couple of disconnects that they had to obtain, like gas and electric and so on. So, we're going to be issuing three separate demo permits, one for each home and one for the school. It's Robertson Brothers to get the school out of the way as soon as possible. They're going to try to demo the northern house first and then with the hopes of getting it out, backfilled and then demoing the south house on Grand River from the back side so there's no disruption. So naturally there's a bunch of permitting that has to go on with the State in order to make the grandiose entryway there and that's not complete anyway so they're going to stay out of the right-of-way on Grand River until the houses are gone and they hope to start that by the end of the month.

Commissioner Gray thanked the Planning Commission, at the end of March he took his Planning Commission training, it was a two-day online training, very insightful, very informative and he thanked everyone and for their support in training him to become more accustomed as to how we do business here.

Weber stated the City and the Planning Commission over the next couple of months will be looking at updating our Master plan, we're getting into the time to do that as well as updating our five-year Parks & Recreation Plan and our Downtown Master Plan. So, we're having some internal dialogue right now about putting out an RFP for those plans, what we're going to include in that scope, so I wanted to let the Planning Commission know.

Gray inquired about the results of the Plaza crowd funding efforts and Weber replied they exceeded the goal.

### **ADJOURNMENT**

MOTION by Majoros, supported by Mantey, to adjourn the meeting.

City of Farmington Planning Commission  
June 10, 2024  
Page 6  
Motion carried, all ayes.

The meeting was adjourned at 7:21 p.m.

Respectfully submitted,

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Secretary

<b>Farmington Planning Commission Staff Report</b>	<b>Planning Commission</b> <b>Date:</b> July 8, 2024	<b>Reference Number</b>
<b>Submitted by:</b> Chris Weber, Assistant City Manager		
<b>Agenda Topic:</b> Planned Unit Development Pre-Application Conference for “The Library Lofts” Proposed Development at 23333 Farmington Road		
<b>Proposed Motion:</b> There is no proposed motion. The Planning Commission is being asked to provide feedback and request any additional materials.		
<b>Background:</b>  Initech Development has requested a pre-application conference to discuss the appropriateness of their PUD and their concept plan, in order to solicit feedback and to receive requests for additional materials supporting the proposal. Attached are the materials submitted by Initech.  The proposal is for a mixed-use development, with first floor commercial/retail and 3 stories of residential above that. From staff’s brief initial review, there are a couple notable aspects about the plan: the extent of lot coverage—the building covers essentially the entire existing lot, with limited setbacks—and the proposed use of neighboring property (currently part of the CVS parking lot) for access and parking. The height also appears to be slightly more than allowed in the district.  If the Planning Commission deems that adequate information has been provided, it may decide to schedule a preliminary hearing on the full plan, and then, depending on the outcome of that meeting, the Commission will schedule a public hearing on the PUD request, after which it will make a recommendation to the City Council.		
<b>Materials:</b> <b>PUD Cover Letter</b> <b>Farmington PUD Application</b> <b>Library Lofts PUD Pre Application Package</b>		





JOHN TAGLE ASSOCIATES, INC. ARCHITECTS & PLANNERS 309 N. Main Street, Suite 213 Royal Oak, MI 48067-1810 248.542.0400 www.jtai.net

June 17, 2024

Mr. Chris Weber, Treasurer-Finance Director  
City of Farmington  
23600 Liberty  
Farmington, MI 48335

VIA: Email: [cweber@farmgov.com](mailto:cweber@farmgov.com)

RE: PUD - Pre-Application Submittal  
Initech Development of Farmington, LLC  
Mixed-Use Development  
23333 Farmington Road  
Farmington, Michigan

Dear Mr. Weber,

Please accept the attached digital power-point presentation to schedule a pre-application conference with the Planning Commission and City staff for the referenced Planned Unit Development. The power point includes the following;

- Completed and signed application form
- Aerial + Site Plan of the proposed Development
- Eligibility Criteria – Recognizable Benefits (Section 35-132) listed on the Site Plan
- Parallel Plan and a Table of Deviations from the CBD Zoning requirements
- Building Floor Plans and Exterior Elevations
- Property Survey

Last September Initech and JTAI met with City staff to discuss the requirements for the project. Part of the discussion involved the water pressure available in Farmington Road for the building’s fire suppression system. Since that meeting a flow test was conducted by and outside contractor and observed by a member of the Farmington Fire Department. We will submit the results of the test in a report at the appropriate time in the PUD approval process.

Based upon the schedule included in the City’s PUD application packet, we are requesting to be placed on the Planning Commission’s July 8<sup>th</sup> agenda for the pre-application conference.

We look forward to this opportunity to work with the city and develop an exciting and vibrant development in downtown Farmington!

Best Regards,

JOHN TAGLE ASSOCIATES, INC.

John J. Tagle, AIA, NCARB  
Principal-in-Charge

- c. J. Mikols, Initech Development
- D. Goodman, Initech Development
- B. Hernandez, Initech Development
- C. Findley, Nowak & Fraus
- R. Day II, AIA, NOMA





# CITY OF FARMINGTON

## Planned Unit Development

The Planned Unit Development (PUD) is a design option offered to encourage innovation in land development by permitting flexibility in the regulations for development. Variations in housing types, preservation of natural and historic features, creative use of open space, efficient use of public services and utilities, and the development of convenient recreational facilities are objectives of the PUD development technique. The PUD is accomplished through variation in design and dimensional requirements as determined by the Planning Commission. Please refer to *ARTICLE 10 PLANNED UNIT DEVELOPMENT* of the Zoning Ordinance for details of specific standards and procedures required for PUDs.

The following steps are necessary for PUD review and approval:

1. **Pre-application Conference with the Planning Commission (Optional).** The applicant may request a pre-application conference with the Planning Commission to discuss the appropriateness of a PUD and to solicit feedback on the proposal.
  - A. A PUD application must be submitted to the Planning and Building Department located at 33720 W. Nine Mile Road according to the following schedule:

Pre-Application Submittal Date	Planning Commission Meeting Date
December 18, 2023	January 8, 2024
January 22, 2024	February 12, 2024
February 19, 2024	March 11, 2024
March 18, 2024	April 8, 2024
April 22, 2024	May 13, 2024
May 20, 2024	June 10, 2024
June 17, 2024	July 8, 2024
July 22, 2024	August 12, 2024
August 19, 2024	September 9, 2024
September 23, 2024	October 14, 2024
October 21, 2024	November 11, 2024
November 18, 2024	December 9, 2024

All Planning Commission meetings are held the second Monday of the month at City of Farmington Offices, Council Chambers, 23600 Liberty Street and begin at 7:00 p.m.

A special meeting may be requested by the applicant. Special meetings are held the fourth Monday of the month and subject to administrative scheduling. A fee of \$500.00 is required.

B. The following items must be submitted with the pre-application request:

Pre-Application Concept Plan
One (1) copy of a completed and signed application form
One (1) digital copy of a parallel plan or development plan showing the development possible based on current zoning district standards
One (1) digital copy of a concept plan illustrating the general arrangement of buildings, parking, access and landscaping; alternatives for site arrangement and building architecture are also suggested
Documentation supporting the qualification criteria outlined in <i>SECTION 35-132 B</i>
A table which details all deviations from zoning district requirements
Any additional information requested by the Planning Commission to better assist in the PUD determination including market studies, traffic impact studies, environmental impact assessments, etc.
Payment of the required fee as determined by the City Council

C. The Planning Commission shall discuss the PUD concept with the applicant, offer feedback and request additional information if necessary. If adequate information has been provided, the Planning Commission may schedule a public hearing on the PUD request.

2. PUD Site Plan Review

A. Prior to the public hearing, a PUD concept plan in accordance with the schedule above and including the following items, must be provided:

PUD Site Plan
Information as noted in the table above if not already provided or if the information has changed
One (1) digital copy of a site plan in accordance with <i>SECTION 35-165</i>
A draft PUD Agreement
Payment of the required fee as determined by the City Council

B. The PUD application will be reviewed by the Planning and Building Department-including the Planning and Building Department Director and Building Official-and any consultants as deemed necessary by the City. Reports to be forwarded to the Planning Commission for their consideration.

C. The Planning Commission shall review the application, offer comments and set a public hearing. Notice of the hearing shall be given not less than fifteen (15) days before the date of the hearing by publication in a newspaper of general circulation. Residents within 300 feet of the subject property will also receive notice of the hearing from the City.

- D. The Planning Commission shall hold the public hearing as noticed. After comments from the public are received, the Commission shall review the PUD application in consideration of the criteria outlined in *SECTION 35-135 C.4*. The Commission can recommend approval, approval with conditions, or denial of the request to the City Council at the meeting or defer the decision until the next regularly scheduled Planning Commission meeting.
  - E. The City Council shall review the concept plan and draft PUD agreement. The City Council shall then either approve, approve with conditions or deny the PUD agreement.
3. **Final Site Plan Review.** A final PUD site plan shall be submitted which addresses all conditions imposed by the Planning Commission and PUD agreement. The PUD final site plan will be reviewed in accordance with city site plan review procedures. Upon approval of any PUD by the Planning Commission, the approved plans along with any conditions imposed by the Commission, shall be initialed and dated by the Planning Commission chairperson and forwarded to the Planning and Building Department.



# CITY OF FARMINGTON

*For office use only*

Date Filed: \_\_\_\_\_  
Fee Paid: \_\_\_\_\_

## Planned Unit Development Application

1. Project Name The Library Lofts

2. Location of Property

Address 23333 Farmington Road

Cross Streets State Street (north) and Alta Loma Drive (south), project site located on the west side of Farmington Road

3. Identification

Applicant Initech Development of Farmington, LLC

Address 32455 W. 12 Mile Rd

City/State/Zip Farmington Hills, MI 48333

Phone 3135503782 \_\_\_\_\_ Fax \_\_\_\_\_

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

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

Property Owner Initech Development of Farmington, LLC

Address 32455 W. 12 Mile Rd

City/State/Zip Farmington Hills, MI 48333

Phone 3135503782\_\_ Fax \_\_\_\_\_

Preparer of Site Plan John Tagle Associates, Inc

Address 309 N Main Street, Suite 213

City/State/Zip Royal Oak, MI 48067

Phone 248.542.400 Fax N/A



CITY OF FARMINGTON

**Planned Unit Development (PUD) Review Checklist**

**2. PUD Site Plan Review**

a. Site Plan Descriptive and Identification Data	Provided	Not Provided
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4. Property Information

Zoning District CBD Area 15,669 SF / .36 acres

Width 72.5' Depth 216'

Current Use The single story building is a former dental lab building

Zoning District of Adjacent Properties to the

North CBD South CBD East CBD (across Farmington Rd.) West R1P

5. Proposed Use

- Residential Acres .36 25 Units total on 3 floors
- Office Acres    Gross Floor Area
- Commercial Acres .36 4,180 GSF
- Industrial Acres    Gross Floor Area
- Institutional Acres    Gross Floor Area
- Other    Acres    Gross Floor Area

6. Planned Unit Development Eligibility Criteria

Unified Control. Proof that the development is under the control of one owner or group of owners.

Recognizable Benefit. The applicant must provide written responses to the eligibility criteria as noted on page 3 of this application.

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

I, Jairus Mikols (applicant), do hereby swear that the above statements are true.

Jairus Mikols Date 6-17-24

Jairus Mikols Date 6-17-24

I, Jairus Mikols (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		
High quality architectural design beyond the site plan requirements of this chapter	■	
Extensive landscaping beyond the site plan requirements of this chapter		
Preservation, enhancement or restoration of natural resources (trees, slopes, non-regulated wetland areas, views to the river		
Preservation or enhancement of historic resources		
Provision of open space or public plazas or features	■	
Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g. topography, shape etc.);		
Effective transition between higher and lower density uses, and/or between non-residential and residential uses: or allow Incompatible adjacent land uses to be developed In a manner that is not possible using a conventional approach	■	
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>Approves/Denied: _____</p> <p>Date: _____</p> <p>By: _____</p> <p>Conditions of Approval: _____</p> <p>_____</p> <p>_____</p>
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# 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	■	
Concept plan (including general arrangement of landscaping and building architecture)	■	
Documentation of PUD qualifications	■	
Table of all Zoning Ordinance deviations	■	
Market studies, fiscal impact analysis, traffic impact analysis, environmental impact assessments if requested		



# LIBRARY LOFTS

PUD PRE-APPLICATION CONFERENCE  
CONCEPTUAL PLANS + ELEVATIONS

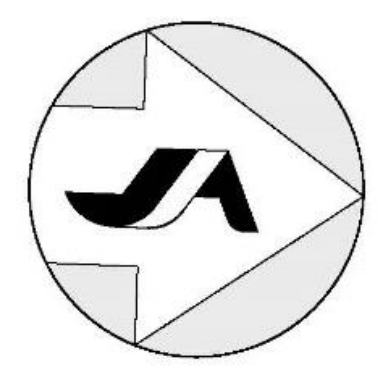
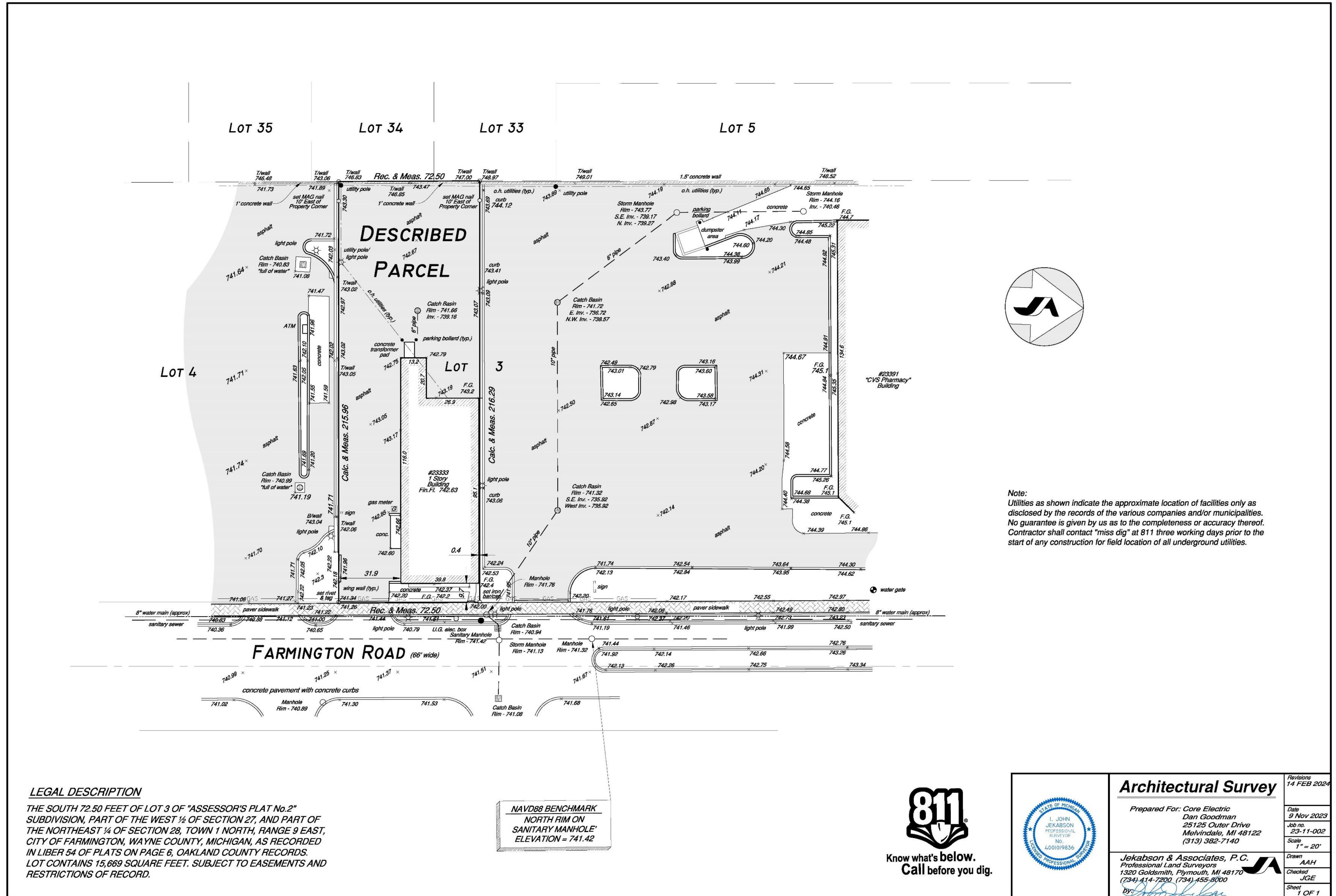
23333 Farmington Road ■ Farmington, MI



17 June 2024

# AERIAL SITE PLAN





Note:  
 Utilities as shown indicate the approximate location of facilities only as disclosed by the records of the various companies and/or municipalities. No guarantee is given by us as to the completeness or accuracy thereof. Contractor shall contact "miss dig" at 811 three working days prior to the start of any construction for field location of all underground utilities.

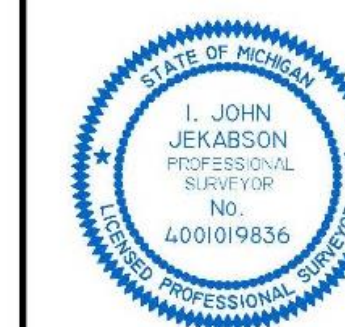
**LEGAL DESCRIPTION**

THE SOUTH 72.50 FEET OF LOT 3 OF "ASSESSOR'S PLAT No. 2" SUBDIVISION, PART OF THE WEST 1/2 OF SECTION 27, AND PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 54 OF PLATS ON PAGE 6, OAKLAND COUNTY RECORDS. LOT CONTAINS 15,669 SQUARE FEET. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NAVD88 BENCHMARK  
 NORTH RIM ON  
 SANITARY MANHOLE  
 ELEVATION = 741.42



Know what's below.  
 Call before you dig.



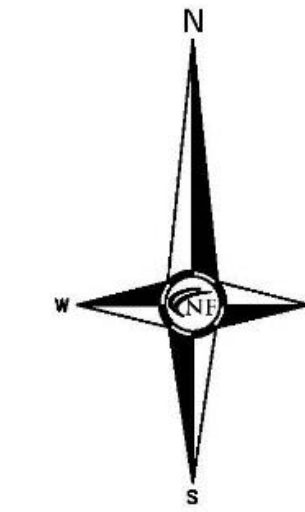
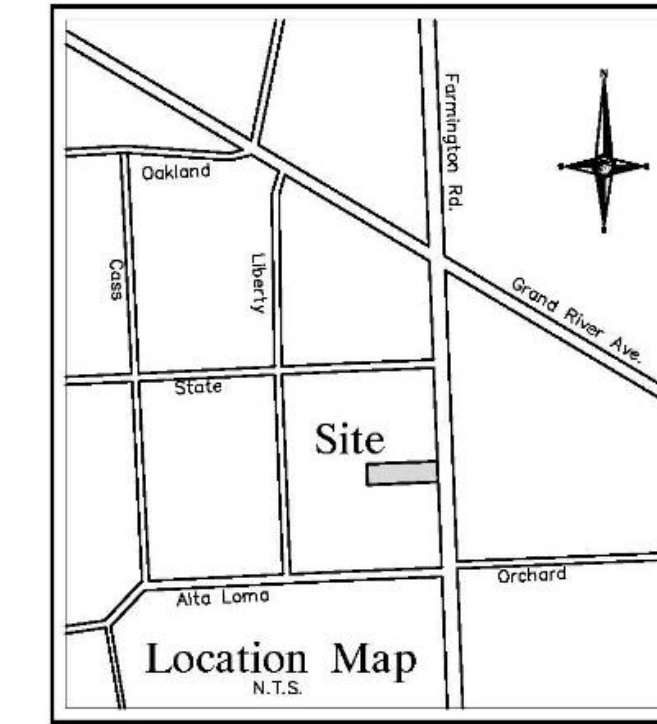
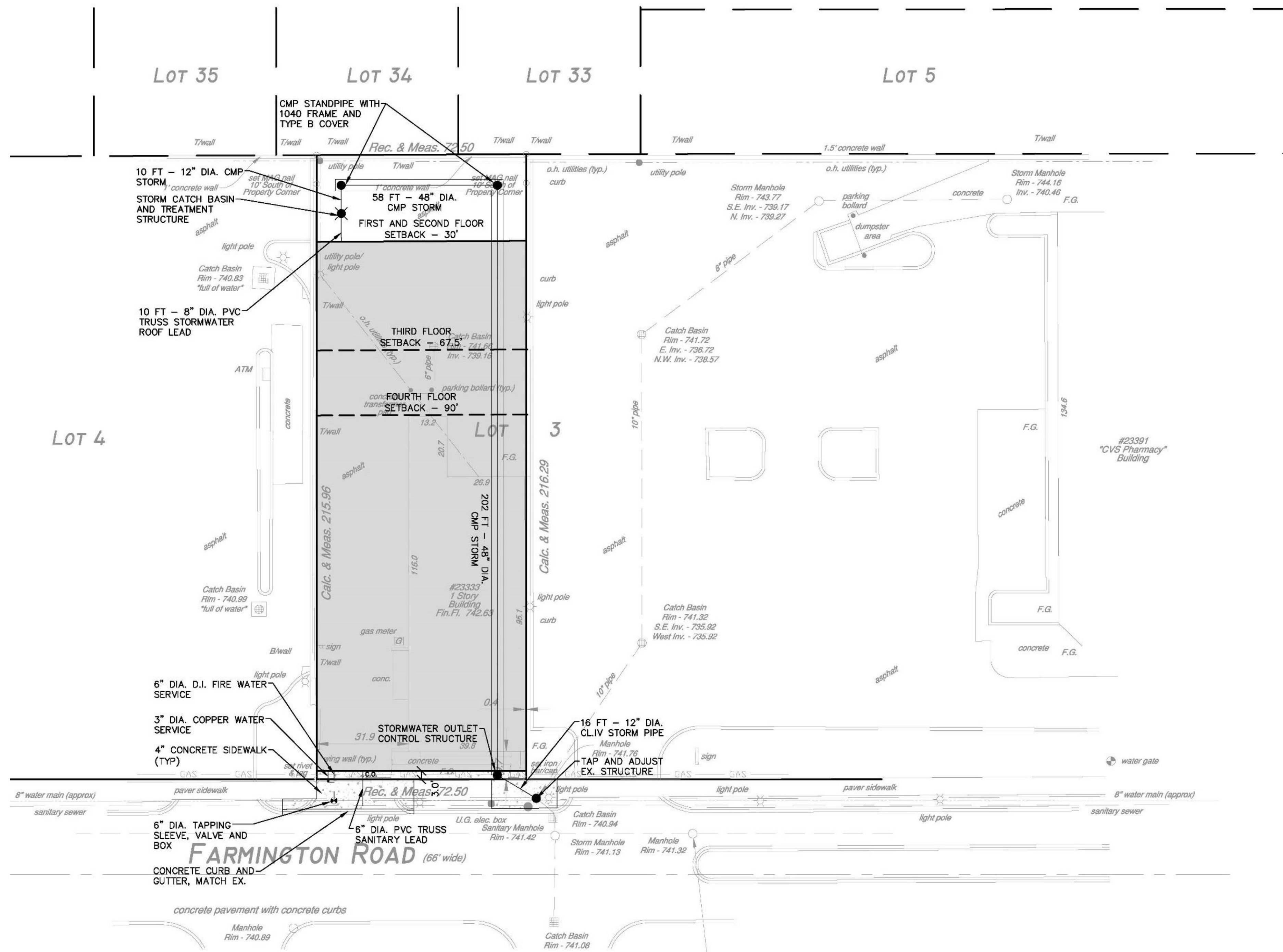
**Architectural Survey**

Prepared For: Core Electric  
 Dan Goodman  
 25125 Outer Drive  
 Melvindale, MI 48122  
 (313) 382-7140

Jekabson & Associates, P.C.  
 Professional Land Surveyors  
 1320 Goldsmith, Plymouth, MI 48170  
 (734) 414-7200 (734) 455-8000

Revisions	14 FEB 2024
Date	9 Nov 2023
Job no.	23-11-002
Scale	1" = 20'
Drawn	AAH
Checked	JGE
Sheet	1 OF 1

SITE PARALLEL PLAN



CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
28 WEST ADAMS, SUITE 210  
DETROIT, MI 48226  
TEL (313) 965-2444  
FAX (248) 332-8257  
WWW.NFE-ENGR.COM



CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

Library Lofts PUD  
23333 Farmington Road  
Deviation from Zoning District Requirements  
Zoning: CBD – Central Business District

Nonresidential and Mixed-Use Development:

	Setbacks	
	Required	Provided
Front:	3 Feet	12 Feet
Side:	0 Feet	0 Feet (East), 5.2 Feet (West)
Rear:	0 Feet	11.5 Feet
Lot line abutting a residential zone:	30 Feet	11.5 Feet

Note: The rear property line abuts RIP – Single Family Parking zoning.

	Building Height Requirement	
	Required	Provided
Minimum:	24 Feet / 1 Story	
Maximum:	45 Feet / 4 stories	48 Feet / 4 Stories

For buildings with more than two (2) stories adjacent to a single-family residential zone, the floors above the second story of the building shall be tiered back such that the highest point of the building is set back a distance at least equal to twice the height of the building from the adjacent single family residential lot.

Required Third Floor Setback: 67.5 Feet  
Provided Third Floor Setback: 11.5 Feet

Required Fourth Floor Setback: 90.0 Feet  
Provided Fourth Floor Setback: 11.5 Feet

SEAL

PROJECT

Library Lofts PUD  
23333 Farmington Rd.

CLIENT

John Tagle Associates, Inc.  
Suite 213  
309 W. Main St.  
Royal Oak, MI 48067

Tel: 248-542-0400  
Email: jtagle@jtai.net

PROJECT LOCATION

Part of the Northeast 1/4  
of Section 28  
T.1 North, R.9 East  
City of Farmington,  
Oakland County, Michigan

SHEET

Parallel Site Plan  
DRAFT



Know what's Below  
Call before you dig.

DATE ISSUED/REVISED

DRAWN BY:  
J. Klenk

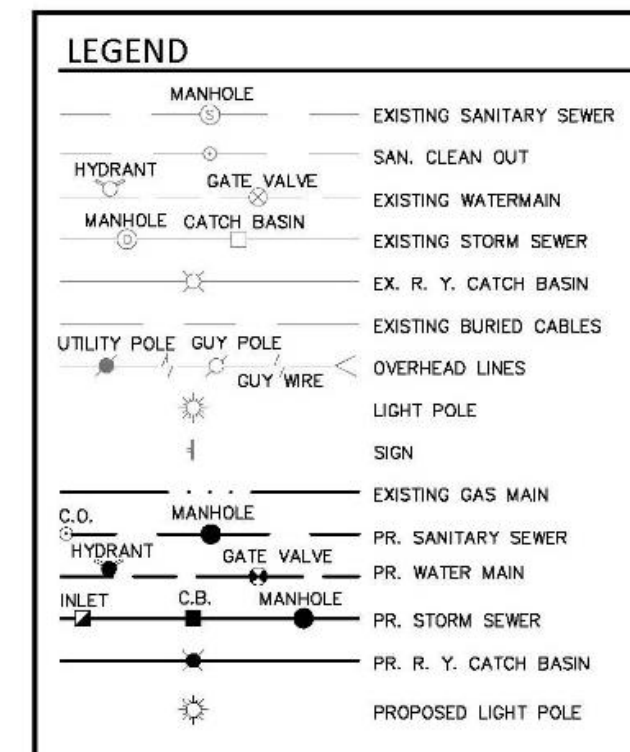
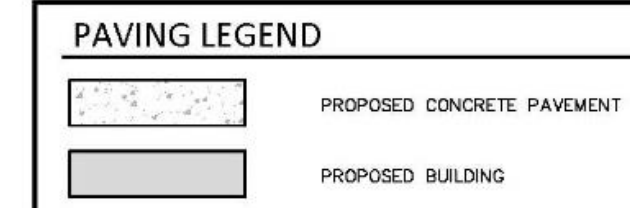
DESIGNED BY:  
J. Klenk

APPROVED BY:  
C. Findley

DATE:  
June 9, 2024

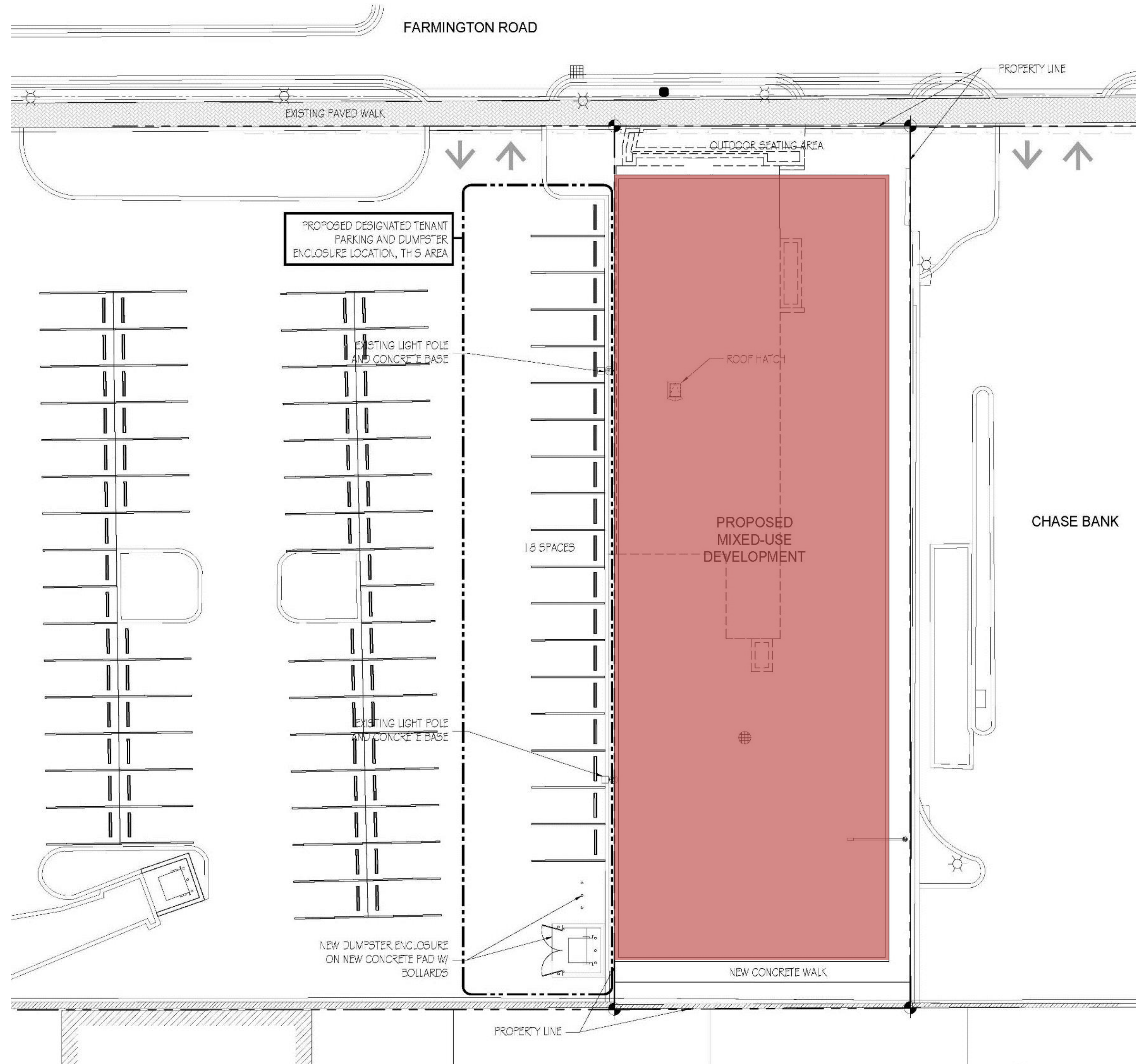
SCALE: 1" = 20'

NFE JOB NO. SHEET NO.  
0088 C1



# ARCHITECTURAL SITE PLAN

SECTION 35 -132 ELIGIBILITY CRITERIA - RECOGNIZABLE BENEFITS



B-1a Mixed -use development with residential and non-residential uses

A mixed-use development on Farmington was noted as a "target project" in the 2016 Master Plan. The Initech project embraces this development concept and "connection" goal with 60% of the ground level for retail/commercial space (NSF) fronting on Farmington Road and at the end of the open-air public plaza. Twenty-five (25) residential units are located on floors 2-4.

B-1c Pedestrian/transit-oriented design with the building oriented to the sidewalk and parking to the side or rear of the site

As noted above the retail/commercial spaces front on Farmington Road and offer visual access to the retail/commercial spaces inside, attracting passersby and enhancing the building's appeal as a vibrant, transparent, and accessible urban hub. Adjacent to the retail space is a wide and covered landscaped pedestrian plaza for use by the public and building residents. The plaza is envisioned as an "activity space" to further enhance the recent streetscape improvements on Farmington Road.

In the existing adjacent parking lot, Initech is negotiating a shared parking agreement for approximately 18 spaces and dumpster pad with CVS. If an agreement is reached, there is an opportunity to install an electrical vehicle charging station, which is one of the "High-Tech" goals noted in the Master Plan. These spaces will be accessed from an existing entrance on Farmington Road and have pedestrian access to the covered plaza.

B-1d High quality architectural design beyond site plan requirements

The proposed architectural design incorporates a stone base with brick construction above which offers several notable benefits. The robust stone base provides a strong and durable visual foundation, enhancing one's sense of the building's stability and longevity while exuding a timeless aesthetic that appeals to historical sensibilities. Above the stone base, the use of brick adds a complementary texture and warmth promoting a harmonious blend of traditional and modern elements. The inclusion of interior balconies and French balconies for the residential units further enhances the design allowing residents to enjoy fresh air and additional natural light and fostering a healthier and more enjoyable living unit. Along Farmington Road and on the north elevation, large expanses of windows are strategically integrated to maximize natural light thereby reducing energy consumption and creating bright, inviting interiors. These windows also afford panoramic views connecting occupants with the surrounding environment.

B-1h Provision of open space or public plazas or features

Refer to item B-1c

B-1j Effective transition between higher and lower density uses and/or between non-residential and residential uses

In the area of the development, the Farmington streetscape is populated predominantly with single-story commercial buildings. Adjacent to the development, the CVS building is approximately 200 feet to the north and Chase Bank is approximately 60 feet to the south. Between the buildings is a large parking lot and drive aisles. The Chase property also has a tall signage tower. To the west of the site is a Single-Family Parking district (R1P) and Single-Family Residential (R1) further west of the parking district.

This private development will initiate the City's goal of "vibrancy - people living, working and doing business" with this mid-rise mixed-use building. One of the long-term goals of the project is to kick-off additional mixed-use development along the Farmington Road corridor as depicted in the Master Plan.

B-1k Shared vehicular access between properties or uses

Refer to item B-1c. Parking for the residence can also be accommodated across Farmington Road in a public lot.

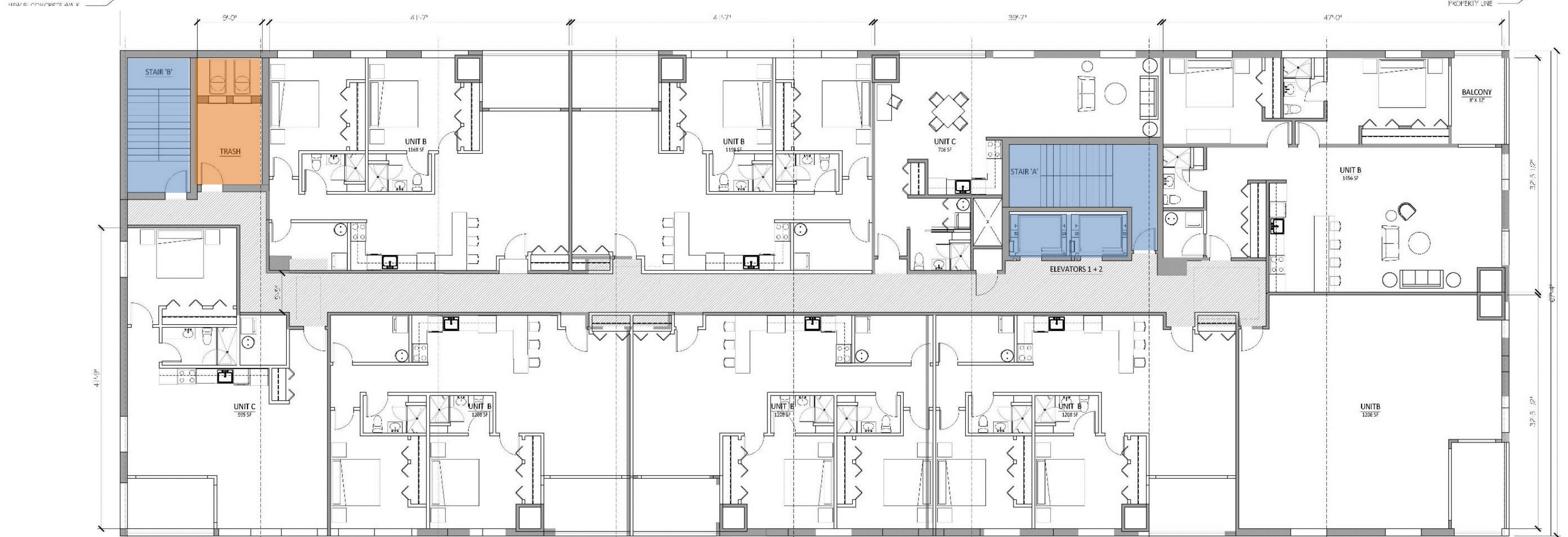
B-1m Significant use of sustainable building and site design features

The building and site design will use passive solar strategies to reduce energy usage and enhance occupant comfort. The strategies include recessed balconies to shade this outdoor space, the upper floors covering and shading the public plaza and outdoor seating area, and an electric charging station. In addition to the building envelop meeting the Michigan Energy Code, the roof membrane will be white, LED lights, energy efficient appliances and low-flow plumbing fixtures will be used throughout the development and recycling will be available for the residents.

# FIRST + SECOND FLOOR PLANS



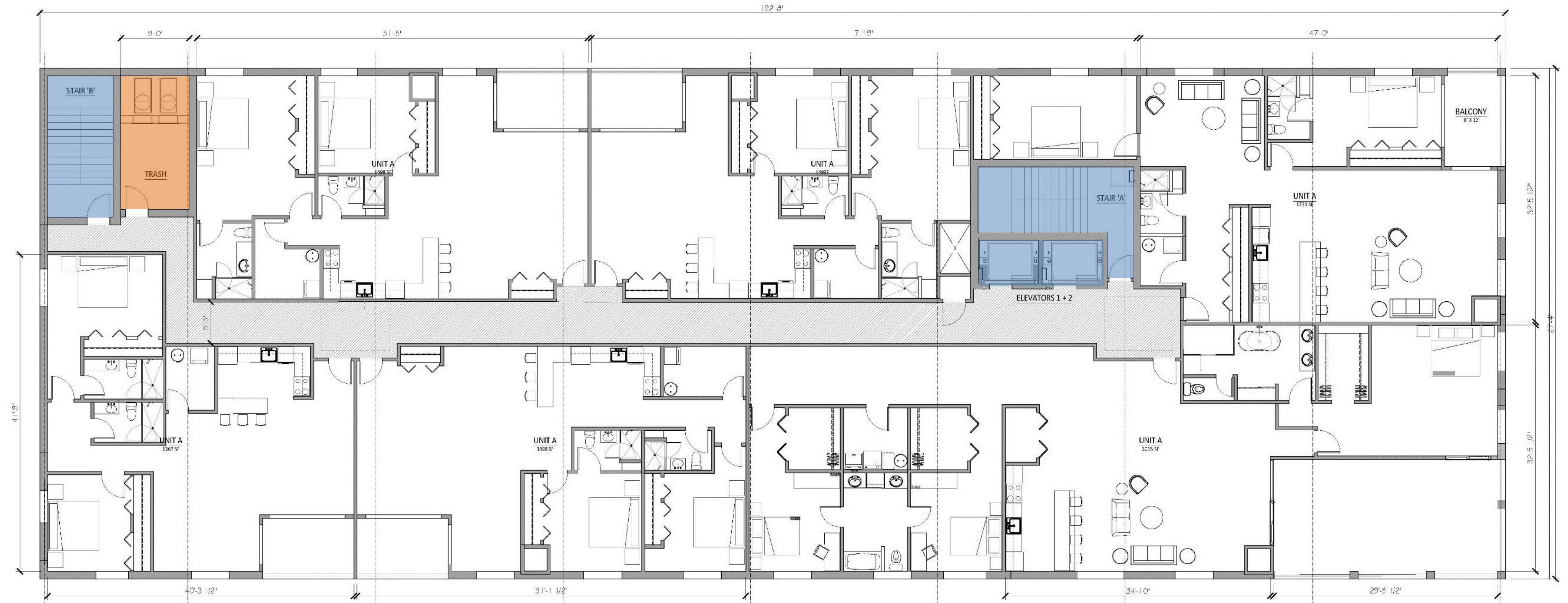
## GROUND FLOOR PLAN



## SECOND + THIRD FLOOR PLANS

17 June 2024

# FOURTH FLOOR PLAN



## FOURTH FLOOR PLAN



# ELEVATIONS



**EAST ELEVATION**



**NORTH ELEVATION**



***THANK YOU!***

