

AGENDA



Planning Commission
Wednesday, April 3, 2024 ❖ 7:00 p.m.

LOCATION: Council Chamber
1827 N. Squirrel Road ❖ Auburn Hills, MI

PHONE: 248-364-6900 www.auburnhills.org
Meeting minutes are on file in the City Clerk's office.

1. MEETING CALLED TO ORDER

2. ROLL CALL OF PLANNING COMMISSION

3. PERSONS WISHING TO BE HEARD (regarding items not on the agenda)

4. APPROVAL OF MINUTES – March 6, 2024

5. PETITIONERS

5a. Greystone Pickleball Club - Auburn Hills

Public Hearing / Motion - Recommendation to City Council for combined PUD Step One – Qualification / Step Two – Site Plan approval to construct an indoor recreational facility and event venue

6. UNFINISHED BUSINESS – None

7. NEW BUSINESS – None

8. COMMUNICATIONS

9. NEXT SCHEDULED MEETING – Wednesday, May 8, 2024 at 7:00 p.m. – Council Chamber

10. ADJOURNMENT

➤ **NOTE:** Anyone planning to attend the meeting who needs special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-370-9402 or the City Manager's Office at 248-370-9440 48 hours before the meeting. Staff will be pleased to make the necessary arrangements.

IMPORTANT NOTICE TO PETITIONERS

Items will be presented to the City Council on **Monday, April 15, 2024**. It will be necessary for you to have a representative present to answer any questions from the City Council. ***CITY COUNCIL WILL NOT ACT ON YOUR ITEM IF YOU OR YOUR REPRESENTATIVE ARE NOT PRESENT.***



**CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
NOT YET APPROVED**

March 6, 2024

CALL TO ORDER: Chairperson Ouellette called the meeting to order at 7:00 p.m.

ROLL CALL: Present: **Carolyn Shearer, Sam Beidoun, Dominick Tringali, Jack Ferguson, Ray Saelens, Cynthia Pavlich, Chauncey Hitchcock, Greg Ouellette**
Absent: Laura Ochs
Also Present: Director of Community Development Steve Cohen, Assistant to the Director of Community Development Devin Lang, City Engineer Tim Juidici (OHM), City Engineer Hannah Driesenga (OHM)
Guests: 23

LOCATION: Council Chambers, 1827 N. Squirrel Road, Auburn Hills, MI 48326

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – January 10, 2024

Moved by Saelens to approve the minutes of January 10, 2024.

Second by Ferguson.

VOTE: Yes: Beidoun, Ferguson, Saelens, Pavlich, Shearer, Tringali, Hitchcock, Ouellette

No: None

Motion Carried (8-0)

5. PETITIONERS

5a. Chick-fil-A Restaurant (7:02 p.m.)

Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit, Site Plan, and Tree Removal Permit approval to construct a restaurant with a drive-thru facility and outdoor seating area.

Mr. Cohen explained that this is a request to construct a 5,196-square-foot Chick-fil-A restaurant with a drive-thru facility and outdoor seating area at 2111 N. Squirrel Road. The land is currently vacant. The property is 2.24 acres and is zoned B-2, General Business District. Construction is anticipated to begin this summer, with projected completion in February 2025.

At 2.24 acres, the proposed restaurant will exceed the minimum 1.5-acre site size required by the Ordinance. The drive-thru facility design will exceed the 10-stacking space requirement. The stacking area proposed will hold up to 23 vehicles from the order boards.

Because Chick-fil-A typically generates a higher customer demand than its competitors, the City required the developer and Chick-fil-A, Inc. to provide a *Traffic Study, Drive-Through Lane Queuing Analysis, and Traffic and Circulation Narrative* to determine whether 1) the site could handle the vehicular demand associated with the proposed facility, and 2) the proposed facility would not negatively impact the roadways and surrounding properties. Mr. Juidici reviewed the proposed traffic plan and the applicant's two contingency plans. Based on OHM's technical review of the traffic data provided by Chick-fil-A, Inc. and the site plan design, the City's Administrative Site Plan Review team finds the project will not cause transportation, safety, or congestion problems per the Special Land Use Permit approval requirements.

Chick-fil-A, Inc. has agreed to construct an upgraded version of their typical building, focusing on durable brick and metal building materials. The proposed building's materials, colors, and design features will positively impact the aesthetics of the Five Points "Golden Triangle" area.

Justin Lurk, Chick-fil-A, 5200 Buffington Road, Atlanta, GA, presented Chick-fil-A's business model, reviewed the proposed design, and was available to answer any questions the Commission had.

The Commission asked about the following:

1. At what point the contingency plan will be implemented;
2. Staffing loads and staffing for the implementation of the traffic contingency plans;
3. Stacking issues impacting traffic on Hall Road;
4. The percentage of customers that are drive-thru versus dine-in;
5. How this location was chosen;
6. Potential construction traffic issues;
7. Impact on surrounding businesses at other locations;
8. Construction timeline;
9. The canopies; and
10. Building materials.

Mr. Lurk explained that during high peak times (e.g., the grand opening and time after the opening if needed), corporate and experienced staff will assist the owner/operator and new staff with training in implementing the contingency plans. This will allow new staff to see the contingency plan(s) in action. Per the Police Department's request, the owner/operator will meet with City staff before the store opens to ensure open communication and that operations go as smoothly as possible upon opening. The average shift will have 20-25 employees, and more will be scheduled for the grand opening. The owner/operator will adjust their staffing levels during peak times.

Mr. Lurk stated that the stacking issues experienced at the M-59/Hall Road Chick-fil-A store occur because the natural traffic patterns on Hall Road and Schoenherr Road are much higher than those on N. Squirrel Road. In addition, the Hall Road Chick-fil-A site is significantly smaller than the proposed Auburn Hills location, with fewer stacking spaces. He stated that this site is attractive to Chick-fil-A, Inc. because it is a larger parcel, has a significant surrounding business community, is conveniently located at Squirrel Road and University Drive, and is across from Oakland University.

Mr. Lurk explained that this location is expected to follow typical trends in that 55-60% of the patrons will be drive-thru, and 40-45% will be dine-in patrons.

Mr. Lurk does not expect construction traffic issues, as the site is large enough to contain construction materials and equipment. In addition, he stated that Chick-fil-A, Inc.'s restaurants positively impact surrounding businesses. There will be growing pains, but they are committed to communicating their construction plan to surrounding businesses to ensure an overall positive experience. The building materials will be two different colors of brick and metal to blend into the look of the surrounding area.

Mr. Lurk expects construction to begin before the end of the year, with a timeline of 5-6 months from the start to the store's opening.

The construction will include two canopies – one over the pickup window and the other over the order point. Employees will also be taking orders on iPads during peak operation.

Mr. Ouellette opened the public hearing at 7:38 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:39 p.m.

Moved by Hitchcock to recommend to City Council approval of the Special Land Use Permit, Site Plan, and Tree Removal Permit for Chick-fil-A, Inc. to construct a restaurant with a drive-thru facility and outdoor seating area subject to the conditions of the City's Administrative Review Team. The Chick-fil-A restaurant development shall not cause transportation, safety, or congestion problems per Section 1818, Item 2(C) of the Zoning Ordinance. Vehicle stacking for the drive-through facility shall be confined to the Chick-fil-A restaurant site, as outlined in Chick-fil-A's Traffic and Circulation Narrative dated February 26, 2024. Vehicle stacking for the drive-through facility shall not be permitted to occur within the private access drives of the Five Points Site Condominium, University Drive, N. Squirrel Road, or any adjoining properties. If vehicle stacking for the drive-through facility occurs within the private access drives of the Five Points Site Condominium, University Drive, N. Squirrel Road, or any adjoining properties, the Auburn Hills Police Department will notify Chick-fil-A, Inc. and the restaurant operator. Chick-fil-A, Inc. and the restaurant

operator will have seven (7) days to remedy the situation upon notification. Failure to resolve the situation after the City's request may result in a public hearing and the potential revocation of the project's Special Land Use Permit by the City Council to operate the restaurant's drive-through facility.

Second by Saelens.

VOTE: Yes: Hitchcock, Tringali, Beidoun, Ferguson, Saelens, Pavlich, Shearer, Ouellette

No: None

Motion Carried (8-0)

Mr. Ouellette thanked Mr. Cohen and the City's team for all their hard work and dedication in preparing the Chick-fil-A project for public review.

5b & c. Text Amendment to the Zoning Ordinance and Oakland Community College (7:43 p.m.)

PART ONE - Public Hearing/Motion – Recommendation to City Council for approval of a text amendment to amend Article XII. T&R, Technology and Research Districts of the Zoning Ordinance.

PART TWO - Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit approval to construct two campus identification entry signs with LEG changeable copy, two campus identification roadway wall signs, and one campus identification monument-style sign.

Mr. Cohen explained that this is a request from Oakland Community College (OCC) for Special Land Use Permit approval to install five new identification signs at its Auburn Hills campus at 2900 Featherstone Road. The property is zoned T&R, Technology and Research District. Staff has also drafted a text amendment to the Zoning Ordinance to be considered concurrently with this Special Land Use Permit application, which would facilitate the signs proposed by OCC.

The text amendment has been drafted to incorporate ordinance language that would allow more prominent-sized identification signs to be installed at *“Colleges, universities, and other such institutions of high learning, both public and private, provided the property is located on the land bounded by M-59 and Featherstone Road, between I-75 and Squirrel Road.”*

The signs have been developed as a brand standard for all OCC campuses. Two LED automatic changeable copy signs will replace the three existing digital signs along Featherstone Road and Squirrel Road campus entrances. Two decorative roadway landscape wall signs will be located along Featherstone Road and Squirrel Road, and a tall monument “Stylon” sign will be located along M-59. This monument sign will be 62' 5" in height. It will be designed as a sculptural element to beautify and complement the campus and create awareness for motorists driving along M-59 of OCC's presence in the community.

Chris Schneider, Barton Malow, 1274 Liberty Street, Detroit, MI, Mark Reaves, Integrated Design Solutions, 1441 W. Long Lake Road, Troy, MI, and Bob Kelly, OCC Executive Director of Facility Operations, presented the proposal and were available to answer any questions the Commission had.

The Commission asked about the following:

1. The design of the monument sign;
2. The distance of the monument sign from M-59;
3. Illumination of the monument sign;
4. Sight intrusion of the monument sign for the surrounding residents;
5. Hours of illumination of the monument sign and
6. The use of the changeable copy signs for Amber Alerts and weather warnings.

Mr. Reaves explained that the design of the M-59 monument sign is intended to lend a more sculptural element to the sign. It is designed to be more like a work of art and will be consistent across all OCC campuses.

Mr. Reaves stated that the monument will be approximately 55' from the property line and several hundred feet from M-59. The light will shine up at the monument sign in a narrow beam that will only light the sign itself, similar to OCC's I-696 sign in Farmington Hills.

Mr. Cohen explained that one resident had expressed concern with the height of the monument sign. Mr. Reaves explained that the resident was satisfied after OCC's team created a cross-section diagram showing that two stands of trees surrounding it would block the sign and would not be seen from the resident's 2nd-floor window, nor can it be seen over the roof of the neighboring residence.

Mr. Reaves stated that it is planned that the monument sign will remain lit during nighttime hours but could be scheduled to shut off at a particular time if it is found to be inappropriate. Mr. Kelly also stated that the changeable copy signs will be used only for OCC information and follow all the City's regulations outlined by Mr. Cohen.

PUBLIC HEARING – PART ONE

Mr. Ouellette opened the public hearing at 7:54 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:54 p.m.

PART ONE:

Moved by Beidoun to recommend to City Council approval of the enclosed text amendment to amend Article XII. T&R, Technology and Research Districts of the Zoning Ordinance.

Second by Ferguson.

VOTE: Yes: Beidoun, Ferguson, Pavlich, Shearer, Tringali, Hitchcock, Ouellette

No: Saelens

Motion Carried (7-1)

PUBLIC HEARING – PART TWO

Mr. Ouellette opened the public hearing at 7:56 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:56 p.m.

PART TWO:

Moved by Beidoun to recommend to City Council approval of the Special Land Use Permit to construct two campus identification entry signs with LED changeable copy, two campus identification roadway wall signs, and one campus identification monument-style sign subject to the representations made by Oakland Community College and its representatives, packet materials, and conditions of Mr. Cohen's staff report.

Second by Hitchcock.

VOTE: Yes: Hitchcock, Tringali, Shearer, Pavlich, Ferguson, Beidoun, Ouellette

No: Saelens

Motion Carried (7-1)

6. UNFINISHED BUSINESS – None.

7. NEW BUSINESS – None.

8. COMMUNICATIONS

Mr. Cohen stated that the Commission will consider one case, a new pickleball facility, at its next meeting.

9. NEXT SCHEDULED MEETING

The next scheduled meeting is on Wednesday, April 3, 2024, at 7:00 p.m. in the Auburn Hills Council Chambers.

10. ADJOURNMENT

There being no further business, Chairperson Ouellette adjourned the meeting at 8:01 p.m.

Submitted by:

Susan McCullough, MiPMC III, CMC

Recording Secretary



CITY OF AUBURN HILLS

PLANNING COMMISSION AGENDA

MEETING DATE: APRIL 3, 2024

AGENDA ITEM NO 5a.

COMMUNITY DEVELOPMENT

To: Chairperson Greg Ouellette and the Planning Commission
From: Steven J. Cohen, AICP, Director of Community Development
Submitted: March 28, 2024
Subject: Greystone Pickleball Club - Auburn Hills
Public Hearing / Motion – Recommendation to City Council for combined PUD Step One – Qualification / Step Two – Site Plan approval

INTRODUCTION

This is a request from Greystone Pickleball Club, LLC for Planned Unit Development Option (PUD) approval to construct a 60,528-square-foot indoor recreational facility and event venue on a 4.7-acre site located east of N. Opdyke Road, north of Featherstone Road. The development is proposed to occupy three vacant parcels, currently zoned B-2, General Business District and T&R, Technology and Research District.

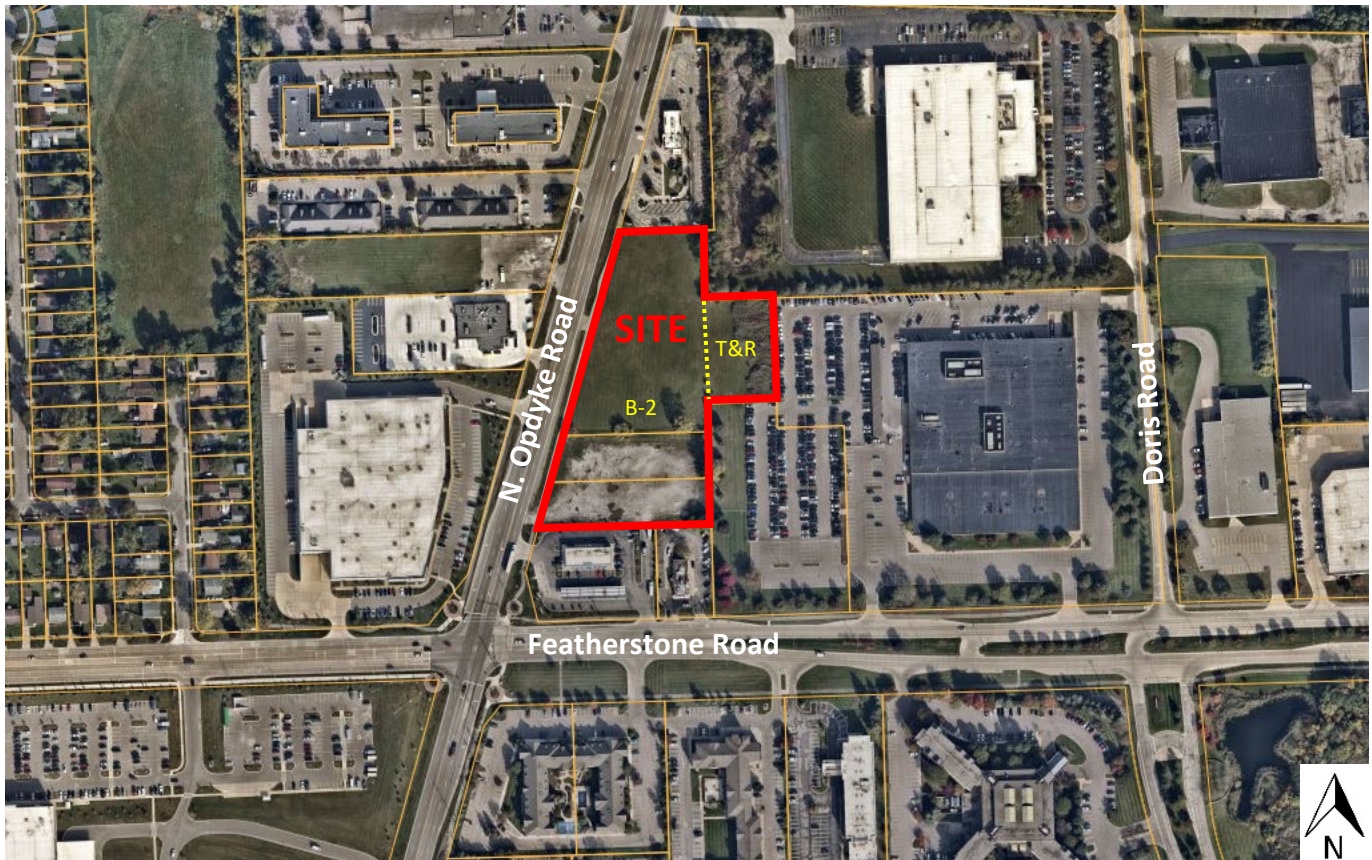


Rendering of the Proposed Building

Greystone Pickleball Club, LLC proposes to construct this state-of-the-art 18-court indoor pickleball facility to serve the growing demand for this recreational activity. The facility will also have the flexibility and amenities to host special events like corporate parties and tournaments since it will have a full kitchen and central gathering area. The project is eligible for PUD consideration and meets several criteria for PUD qualification, as outlined later in this report. In summary, the proposed project will not only redevelop a longtime undeveloped site and place it on the tax rolls at a higher taxable value, but it will also increase the recreational opportunities for the City's residents. The land was previously used as an overflow parking lot for the former Pontiac Silverdome.

The overall investment in the project is estimated at \$13 million. Construction is anticipated to start this Summer, with targeted completion in the Summer of 2025.

INTRODUCTION (cont.)



Aerial Photo of the Site and Surrounding Properties

PUD OPTION USED TO IMPLEMENT THE PROPOSED PROJECT

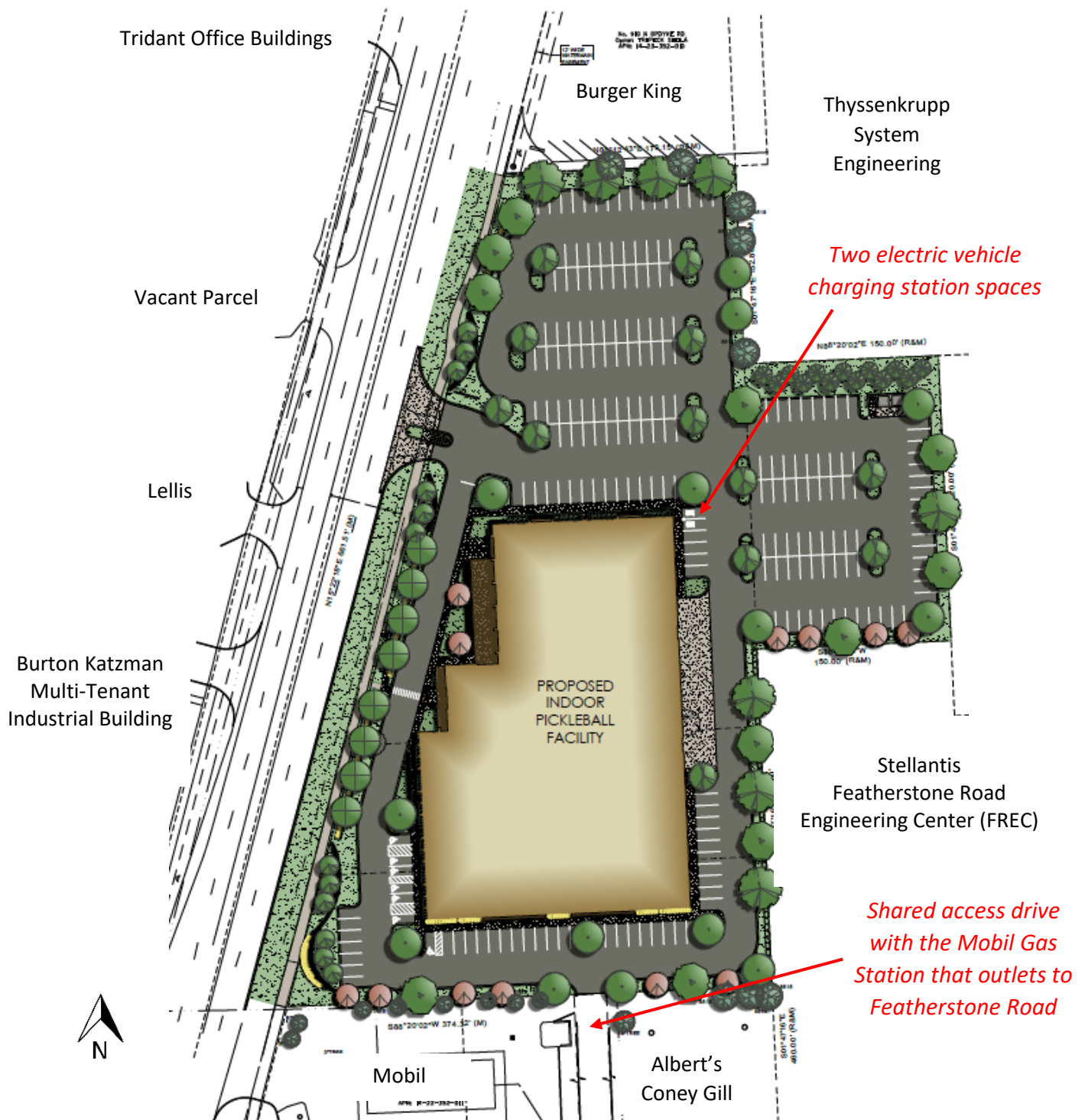
Staff recommends the PUD Option as the best mechanism for implementing the proposed project. The site has two zonings (B-2 and T&R Districts) and three typical Special Land Use Permit components (indoor recreational facility, event venue, and outdoor seating). A deviation from the Zoning Ordinance is needed, as less than 20% of its land area will be dedicated to greenspace.

For the development to become eligible for the PUD Option, it must provide a recognizable net public benefit to the health, safety, and welfare of the City's residents. Staff finds the project would offer numerous net public benefits and meet several of the criteria for PUD qualification, such as:

1. Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions such as topography, shape, etc. *The property has a unique and challenging parcel configuration, making it difficult to develop the site. In addition, the project consolidates three small parcels and creates a single developable site.*
2. Unique factors related to a particular site. *Special footings and foundations will be needed to address the site's poor soil conditions. The Auburn Hills Tax Increment Finance Authority (TIFA) approved a business recruitment incentive grant on March 12, 2024, to assist with extraordinary costs associated with developing the property.*
3. Redevelopment of sites where an orderly change of use is desirable. *The site previously served as a gravel parking lot to support the Pontiac Silverdome and has not been fully utilized since the Detroit Lions last game was played at the stadium on January 6, 2002.*

PUD OPTION USED TO IMPLEMENT THE PROPOSED PROJECT (cont.)

4. Extent and type of landscaping. *The project has been designed with a high-quality landscape plan.*
5. Shared vehicular access between properties or uses. *A shared driveway will allow vehicles to access the Mobil Gas Station and Featherstone Road south of the site.*
6. Install plug-in electric vehicle charging stations for use by employees and visitors per Section 1834 and/or the installation of other infrastructure for alternative fuel vehicles. *Two electric vehicle charging station spaces will be installed near the northeast corner of the building.*



PUD OPTION USED TO IMPLEMENT THE PROPOSED PROJECT (cont.)

7. Architectural design quality and innovation. *The facility will be a unique, customized building with upgraded architectural elements and design.*



Rendering of the Proposed Building

8. Any other factor that contributes to Conditions that Create PUD Eligibility. *Greystone Pickleball Club, LLC has committed to providing a portion of the facility's court capacity at a discounted rate for Auburn Hills residents and Auburn Hills business residents that the City's Recreation staff will administer as a public benefit to the community.*

STAFF RECOMMENDATION

Please be advised that this project has been reviewed by the City's Administrative Site Plan Review Team and has received a recommendation for approval.

We recommend Approval of the PUD Step One – Concept Plan and offer the following discretionary findings of fact:

1. The project is eligible for the PUD option because it provides a recognizable net public benefit to the health, safety, and welfare of the residents of the City of Auburn Hills and accomplishes the following:
 - a) Permits flexibility in the regulation of land development.
 - b) Encourages innovation in land use and variety in design, layout, and type of structures constructed.
 - c) Achieves economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities.
 - d) Encourages useful open space/recreational opportunities.
 - e) Provides better employment opportunities that are particularly suited to the needs of the residents of the City of Auburn Hills.

STAFF RECOMMENDATION (cont.)

2. The concept plan contains sufficient basic information required for a recommendation.
3. The PUD Concept Plan promotes the land use goals and objectives of the City of Auburn Hills.
4. There is an adequate means of disposing of sanitary sewage and supplying the development with water.
5. The road system and stormwater drainage system are adequate.

We recommend Conditional Approval of the PUD Step Two - Site Plan and offer the following discretionary findings of fact:

1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance can be met as follows:
 - a) All requirements and standards of the Zoning Ordinance and other City Ordinances can be met.
 - b) Safe, convenient vehicular and pedestrian ingress/egress has been depicted; primary access will be to N. Opdyke Road, with secondary access via a shared access drive to Featherstone Road.
 - c) Traffic circulation features within the site and the location of parking areas avoid common traffic problems and can promote safety.
 - d) A satisfactory and harmonious relationship will exist between the proposed development and the surrounding area.
 - e) The proposed use will not have an unreasonable, detrimental, or injurious effect upon the natural characteristics of the subject parcel or the adjacent area.
3. Based on the project's occupancy as an indoor recreational facility, 183 parking spaces are required, and 242 parking spaces are depicted. *Note: The surplus 59 parking spaces are provided to accommodate the additional parking needs anticipated for tournaments and special events.*
4. The parking layout meets minimum requirements, and barrier-free parking spaces are provided (Seven are required, and seven are provided). Two spaces are van accessible.
5. Building and parking setback requirements will be met.
6. Greenbelts will be provided.
7. Landscape requirements will be met, except for minimum greenspace requirements, and calculations have been submitted. *Note: A deviation is requested as the site will have 18% greenspace instead of the required 20%. A high-quality landscape with additional trees and shrubs will be provided.*
8. A note indicates that exterior lighting shall meet the requirements of the Zoning Ordinance. Pole and wall-mounted lighting shall be shielded and directed downward. Lamp bulbs and lenses shall not extend below the light fixture shields. Light poles shall not be taller than the proposed height of 25 feet from grade.
9. A note indicates that signs shall meet the requirements of the Zoning Ordinance.
10. A note indicates that parking spaces shall be double-striped.
11. A note indicates that ground-mounted mechanical equipment will be screened.
12. A note indicates that there will be no pallet storage and overnight vehicles.
13. An eight-foot pathway exists along N. Opdyke Road. Complete Streets considerations were made as part of the site design. A sidewalk from N. Opdyke Road to the building's entrance is provided.
14. Two electric vehicle charging station spaces (served by one dual unit) will be installed during construction. Greystone Pickleball Club, LLC shall obtain appropriate permits from the City and comply with City electric vehicle station signage and pavement marking standards.
15. No Tree Removal Permit is required. No regulated trees exist on the property.

Conditions:

1. Greystone Pickleball Club, LLC agrees to enter into a Development Agreement with the City as the project's Developer, which will outline the conditions of PUD approval. Specifically, a provision of that agreement shall include the following:
"The Developer shall provide a portion of the facility's pickleball court capacity at a twenty percent (20%) discounted rate on all "Court Rentals" for Auburn Hills residents and Auburn Hills business residents, as defined by City policy to determine resident rates, that the City's Recreation Department staff will administer as a net public benefit for the PUD approval. All Court Rentals shall be defined as all pickleball-related play, including lessons, open play, leagues, tournaments, and monthly unlimited play, and shall exclude food, beverage, and pro shop items. The portion offered at a twenty percent (20%) discounted rate shall be fifty (50) single-use/single-person passes per month, and the discount program availability shall begin on the first day of the month following the facility's opening. The passes shall not guarantee a court on any certain day or time, but the Developer will make every effort to accommodate usage of the fifty (50) passes each month to include peak and off-peak hours. The Developer shall provide the City's Recreation Department with the physical passes in a design that meets the operation's needs and uses a system of distribution that is easily understandable and achievable by the City's Recreation Department. Each month, the fifty (50) passes shall be given to the City's Recreation Department at least three (3) days before the first day of the next month. The passes shall have the month listed on the pass, and the pass shall be redeemable for the month listed on the pass only. The program shall continue indefinitely or until such time the parties mutually agree upon an alternate net public benefit, should such need arise."
2. A land combination shall be required to create the site via the Assessing Department.
3. Greystone Pickleball Club, LLC shall comply with the requirements of Section 2007. Performance Guarantees of the Zoning Ordinance.
4. Site plan approval shall be based on the representations made by Greystone Pickleball Club, LLC, as documented in this report, submittal materials, and the public meeting minutes.

RECOMMENDED ACTION

"Move to recommend to City Council approval of the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan for the Greystone Pickleball Club – Auburn Hills subject to the conditions of the City's Administrative Review Team."



Development Application



Project Name: Greystone Pickleball Club
General Project Location: N. Opdyke Rd.
North of Featherstone South of Burger King
Parcel Size: 4.77 AC. Zoning: PUD
Sidwell Number(s): _____
Project Description: _____ Indoor
Pickleball Facility
Building Size (sq. ft.): 60,528

City Use Only

Address: _____

14-23-352-002

Date Received: 3/11/24

Fees Paid: 6804.00

SP #: _____

SLU #(s): _____

LD/LE/SUB #: _____

RZ #: _____

PUD #: 240002

ZBA #: _____

Check requested review(s)

☐ Site Plan

☒ Tree Removal Permit No Regulated Trees on Site

☐ Special Land Use Permit(s) _____

☐ Land Division

☐ Land Exchange

☐ Subdivision 14-23-352-009

☒ Planned Unit Development - Step 1/Step 2/Combined

☐ Rezoning _____ to _____

☐ ZBA Variance or Interpretation
(see supplemental application)

☐ Other _____

Applicant

Name: Greystone Pickleball Club LLC Signature: [Signature]

Business Name and Address: 1864 Fairview

City: Birmingham State: MI Zip Code: 48009 Phone Number: 248-761-7792

Fax Number: _____ Alt. Phone Number(s): 407-923-8366

Property
Owner(s)

Name: Auburn Hills Lodging LLC Signature: See Attached Letter

Business Name and Address: 31100 Stephenson Hwy.

City: Madison Heights State: MI Zip Code: 48071 Phone Number: _____

(Provide additional sheet if necessary for multiple property owners)

Please contact the City of Auburn Hills Community Development Department,
1827 N. Squirrel Road, Auburn Hills, MI 48326 / Phone: 248-364-6900 Fax: 248-364-6939
www.auburnhills.org

AUBURN HILLS INN & SUITES, INC.
a Michigan Corporation
Akram Namou, President
31100 Stephenson Hwy., Madison Heights, MI 48071
Phone: (248) 721-8500 E-mail: pnbutleresq@gmail.com

March 25, 2024

VIA EMAIL pat@plcpartnersllc.com

Patrick Chisholm
PLC Partners, LLC

Re: Vacant Land / Opdyke Road, Auburn Hills, MI
Parcel ID Nos.: 02-14-23-352-002/003


Dear Patrick:

This letter authorizes you to proceed with any property proposal in order to proceed with a development application for your property by next Tuesday, March 3, 2024 or Wednesday, March 4th at the latest for the Planning Commission packet.

Should you have any questions, please feel free to call me.

Sincerely,

SELLER: AUBURN HILLS INN & SUITES, INC.,
a Michigan corporation

By: 
Akram Namou
Its: President

AUBURN HILLS LODGING, INC.
a Michigan Corporation
Akram Namou, President
31100 Stephenson Hwy., Madison Heights, MI 48071
Phone: (248) 721-8500 *E-mail: pnbutleresq@gmail.com*

March 25, 2024

VIA EMAIL pat@plcpartnersllc.com

Patrick Chisholm
PLC Partners, LLC

Re: Vacant Land / Opdyke Road, Auburn Hills, MI
Parcel ID Nos.: 02-14-23-352-002/003

Dear Patrick:

This letter authorizes you to proceed with any property proposal in order to proceed with a development application for your property by next Tuesday, March 3, 2024 or Wednesday, March 4th at the latest for the Planning Commission packet.

Should you have any questions, please feel free to call me.

Sincerely,

SELLER: AUBURN HILLS LODGING, INC.,
a Michigan corporation

By: _____

Akram Namou

Its: President



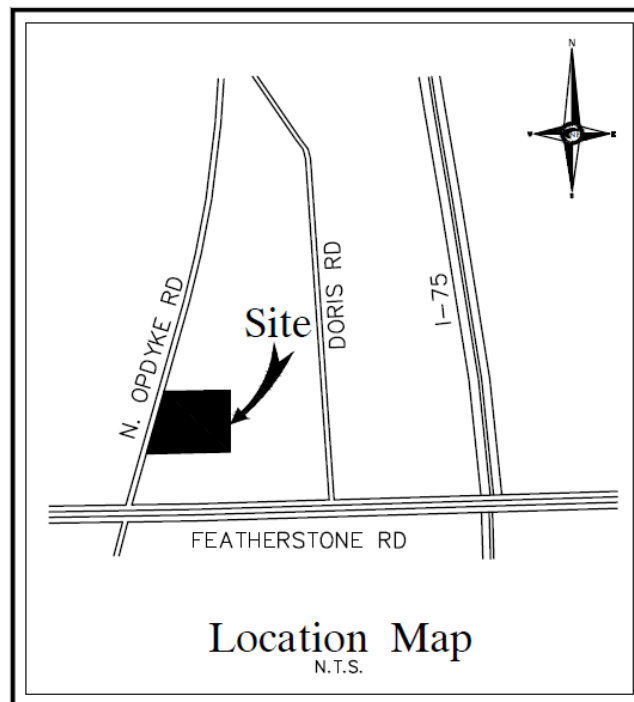
Planning Commission Public Notice

Meeting Date, Time, and Location:	Wednesday, April 3, 2024 at 7:00 p.m. City of Auburn Hills - City Council Chambers 1827 N. Squirrel Road, Auburn Hills, MI 48326
Project Name:	Greystone Pickleball Club - Auburn Hills
General Property Location:	Generally located east of Opdyke Road, north of Featherstone Road Sidwell Nos. 14-23-352-002, 14-23-352-003, 14-23-352-009
Applicant:	Pat Chisholm - 407-923-8366
Nature of the Request:	Recommendation to City Council for combined PUD Step One – Qualification / Step Two – Site Plan approval to construct an indoor recreational facility and event venue
City Staff Contact:	Steven J. Cohen, AICP Director of Community Development - 248-364-6900

Notice will be sent via U.S. Mail to properties within 1,000 feet of the site. The proposed application can be inspected before the meeting at the Community Development Department, located on the municipal campus at 1827 N. Squirrel Road, Auburn Hills, MI 48326, during regular City business hours.

Persons wishing to express their views may do so in person at the meeting or in writing addressed to the Planning Commission c/o Steven J. Cohen, Director of Community Development, at the above address.

Anyone planning to attend the meeting who needs special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-370-9402 or the City Manager's Office at 248-370-9440 48 hours before the meeting. Staff will be pleased to make the necessary arrangements.



March 27, 2024

Mr. Steven Cohen, AICP
Director of Community Development
CITY OF AUBURN HILLS
1827 North Squirrel Road
Auburn Hills, Michigan 48326

RE: Greystone Pickleball Club
Site Plan 1st Review

Dear Mr. Cohen:

We have completed the site plan review for the above referenced project with respect to grading, paving, storm drainage/detention, and availability of municipal utilities to serve the site. The site plan, received by this office on March 26, 2024 was prepared by Nowak and Fraus. The review comments are noted below.

PERMITS:

Various permits will be required for this site, including but not limited to the following:

- Soil erosion permit from O.C.W.R.C.
- Right-of-way construction and signing permit from R.C.O.C.
- Water main extension permit from E.G.L.E.
- Permit or waiver from O.C.W.R.C. for discharge into a county controlled drain
- Water main and temporary grading easement from adjacent property owner

GENERAL:

The site is located north of Featherstone Road and east of North Opdyke Road, in Section 23 of the City of Auburn Hills. The applicant is proposing to construct an approximately 54,000 sq. ft. pickleball facility that will include 18 pickleball courts and other amenities. The site along with the adjacent properties to the north and south are zoned General Business (B-2). The adjacent properties to the east are zoned Light Industrial (I-1) and Technology & Research (T&R). A complete legal description of the parcel is shown on the plan. The City of Auburn Hills Standard Notes and Fire Department Notes are not included on the plan and shall be provided at engineering review. A landscape plan was included in the plan set and appears to be acceptable. Furthermore, a soil erosion and sedimentation control plan is needed for engineering review.

MUNICIPAL UTILITIES:

There is an existing 8-inch water main that extends along the west side of North Opdyke Road and an existing 8-inch water main that extends along the east side of North Opdyke Road but has a 775 foot gap along the frontage of the site. The applicant is proposing to connect to the stub just north of the site and extend new water main south, along the west side of the site, connecting into the stub just south of the site. Due to the alignment of the proposed water main, an easement will need to be granted by the adjacent property owner to the south, prior to installation of the water main. The applicant is then proposing to extend new water main around the proposed building looping back into the proposed water main on North Opdyke Road. Five (5) fire hydrant assemblies are



proposed to provide adequate coverage for the site. The proposed fire suppression and domestic service location was not shown on the plan. These locations along with the size and material type of the proposed water main shall be labeled for engineering review.

There is an existing 10-inch sanitary sewer that extends south along the west side of North Opdyke Road. The sanitary sewer then crosses underneath North Opdyke Road to the east side where it continues south along the west side of the property. The applicant is proposing to tap the existing sanitary sewer on the east side of North Opdyke Road and extend a new sanitary sewer lead to the west side of the building. The size, material type, and slope of the proposed sanitary sewer lead shall be labeled for engineering review.

STORM SEWER AND DETENTION:

The site is located in the Johnson Drainage District, which is under the jurisdiction of the Oakland County Water Resources Commission. The Johnson Drain extends south along the east side of North Opdyke Road, along the west side of the site. Storm water runoff for the site will be collected via a series of catch basins and routed to an underground detention system located underneath the parking lot on the north side of the site. The underground detention system will then outlet to the Johnson Drain. Preliminary proposed underground detention calculations were provided on the plan and appear to meet City requirements. The underground detention system is currently sized for Oakland County's 100 year volume. Additional information on the proposed storm sewer and underground detention system (i.e., material, slope, profile, calculations, etc.) will be required for the engineering submittal. A water quality unit has been provided on the plans prior to the storm water entering the underground detention system. The water quality unit shall conform to City standards and additional details and calculations for the water quality unit will be needed for the engineering review.

TRAFFIC/PAVING:

There are currently two existing drive approaches located off North Opdyke Road, however the applicant is proposing to remove those approaches and construct one boulevard approach. Parking is located around the north, east, and south sides of the proposed building with a drop-off lane located along the west side of the building near the main entrance. The plans indicate concrete curb and gutter throughout the site with 4-inch asphalt pavement proposed for the drive aisles and parking lot and 8-inch concrete pavement proposed for the loading area and dumpster pad. A 9-inch concrete pavement cross-section was also included for the approach off North Opdyke Road which appears to meet the Road Commission for Oakland County's (RCOC's) standards. North Opdyke Road is currently not curbed along the frontage of the site. Per the City and RCOC's request, curb is proposed to be installed along the east side of North Opdyke Road. Additional details and grading will be needed for engineering review.

The applicant is proposing 242 parking spaces including 7 barrier free accessible parking spaces and 2 future electric vehicle parking spaces. A loading area has been provided on the east side of the building and one dumpster enclosure is proposed on the north side of the east parking lot. A 7-foot-wide concrete sidewalk has been provided around the proposed building and there is an existing 8-foot-wide asphalt pathway located on the east side of North Opdyke Road that is to remain.

GRADING:

Existing and proposed grades are shown with contours and spot elevations. The site is mostly flat but there is a small amount of fall towards the west and east side of the site. Perimeter site slopes shall match into existing contours prior to all abutting property lines. Pavement slopes are mostly consistent with City standards and are to remain between 1% and 6% for drive areas and between 1% and 4% for parking areas. Sidewalk slopes shall comply with ADA standards.

A boulder retaining wall is proposed along the drive aisle and parking lot on the east side of the site. Design details and computations (sealed by a licensed engineer) will need to be submitted and approved during the engineering



review for walls greater than one (1) foot in height. A decorative safety fence is proposed where the height of the boulder wall exceeds 2.5 feet.


RECOMMENDATIONS:

The site plan is in substantial compliance with City of Auburn Hills requirements, and has been stamped “Approved” by our office. We ask that the site plan approval acknowledge the following:

1. The site improvement plan, designed in accordance with Ordinance No. 806, shall be submitted to the City for review and approval prior to construction. A detailed cost estimate for the improvements shall be submitted with the plans signed and sealed by the design engineer.
2. The developer must post a performance guarantee, in accordance with the City’s requirements as set forth in the City of Auburn Hills Ordinance No. 372, Section 2007, Performance Guarantees. The estimate of the guarantee shall be submitted with the site improvement plan and must reflect all costs for site improvements, including but not limited to mass grading, roadways, lighting, utilities, pathways, sidewalks, screening, landscaping, driveways, retaining walls, parking lots, drainage, stormwater retention basins, and other similar features.

If you have any questions or are in need of any further information, please feel free to contact our office.

Sincerely,
OHM Advisors



Hannah Driesenga, P.E.

Transmitted via e-mail to Steven Cohen: March 27, 2024
cc: File

P:\0101_0125\SITE_AUBURNHILLSCITY\2024\0120241020_PICKLEBALL COUNTRY CLUB_SITE\GREYSTONE PICKLEBALL_SITE REV#1_APP.DOCX



POLICE DEPARTMENT
1899 North Squirrel Road
Auburn Hills, MI 48326

MEMORANDUM

TO: Steve Cohen, Director of Community Development
FROM: Jeremy Stubbs, Lieutenant
DATE: March 20, 2024
SUBJECT: Greystone Pickleball Club

I have reviewed the site plans for the Greystone Pickleball Club. We have no objections to the project as presented in the site plans.

Respectfully,

Lieutenant Jeremy Stubbs
Auburn Hills Police Department



AUBURN HILLS FIRE DEPARTMENT



Official Memorandum

To: Steve Cohen, City Planner/Director of Community Development
From: Fred Solomon, Fire Inspector
Date: March 22, 2024
Re: Site Plan Review

PROJECT: Greystone Pickleball, N Opdyke

XXX	Approved	
	Approved	Subject to the following revisions:
	Denied	

No Comments

Fred Solomon
Fire Inspector
Auburn Hills Fire Department

March 27, 2024

Steve Cohen, Director Community Development
City of Auburn Hills, Community Development Department
1827 North Squirrel Road
Auburn Hills, MI 48326

Subject: Woodlands Ordinance Review for Greystone Pickleball Club, N. Opdyke Road, Auburn Hills, MI

Dear Mr. Cohen,

The submittals regarding the above-mentioned project were reviewed and site visit made to correlate information. See the tree detail chart below indicating that there are no Regulated trees on-site being removed. However, an existing invasive phragmites infestation in the east property area is noted with calls for treatment, and fencing for protecting trees on the perimeter are included on sheet L-1. The landscape trees on the adjacent gas station property to the south are not listed in survey data because they are >6" DBH, however their protection is paramount.

TREE DATA TABLE

DESCRIPTION	TOTAL TREES	Required/REPLACEMENT TREES
Total Trees Surveyed	11	NA
Removed Regulated Trees	0	0
Off-site Trees Surveyed	8	0
Non-regulated Trees Surveyed/Removed	3	0
Removed Landmark Trees	0	0
TOTAL Required Replacement Trees		0 Trees

Applicant is removing only 3 non-regulated tree species, no regulated trees. Total replacement trees required to satisfy the Woodlands Ordinance is therefore zero. The landscape plans provide 90 trees and satisfies required City Zoning Ordinances.

This project is approved based on the tree data above and set of accompanying landscape plans.

Best regards,


Julie Stachecki
City of Auburn Hills Woodland Consultant



Site Specific, Inc.

JULIE STACHECKI, ISA Certified Arborist MI-0650, TRAQ, MI Oak Wilt Qualified
Howell, MI 48843 ♦ 810.599.0343 ♦ stachec1@me.com



March 11, 2024

CITIZENS PARTICIPATION LETTER

RE: Greystone Pickleball Club – Auburn Hills
Vacant land located east of N. Opdyke Road, north of Featherstone Road.

Dear Neighbor:

In accordance with the City of Auburn Hills Citizen Participation Ordinance, we are notifying you that our company, Greystone Pickleball LLC, has applied to the City of Auburn Hills for approval to develop three vacant parcels of land located east of N. Opdyke Road and north of Featherstone Road, between the Mobil Gas Station and Burger King Restaurant.

We intend to construct a new 60,528-square-foot state-of-the-art indoor recreational facility called Greystone Pickleball Club – Auburn Hills. It will be open to the public, with 18 fully dedicated pickleball courts and an indoor hospitality area to order food and drink. We believe it will be the finest indoor pickleball facility in the State of Michigan, an economic generator for the City of Auburn Hills, and a project the residents of Auburn Hills will be proud to have in their community.

Greystone Pickleball Club—Auburn Hills will be developed in an aesthetically pleasing manner, both in design and site layout. Attention will be paid to the building design, parking areas, landscaping, and the project's overall beauty. The project investment team is based locally in Oakland County and has a vested interest in the success of this one-of-a-kind development.

The City of Auburn Hills Planning Commission is scheduled to review our development application on Wednesday, April 3, 2024. If you have any questions, concerns, or comments, please do not hesitate to contact me at 407-923-8366. If you wish to speak to a City representative, please contact Steve Cohen, Director of Community Development, at 248-364-6900.

Sincerely,

Patrick Chisholm,
Owner – Greystone Pickleball Club, LLC

GREYSTONE PICKLEBALL CLUB, LLC – 1864 FAIRVIEW ST. – BIRMINGHAM, MI. 48009



VIEW OF FRONT DOOR ENTRANCE FACING N. OPDYKE RD.



SOUTHWEST CORNER OF THE BUILDING
FACING N. OPDYKE RD.

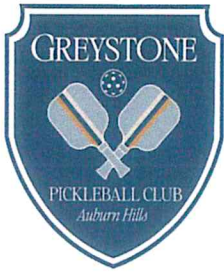
VIEW FROM N. OPDYKE RD. LOOKING EAST



VIEW OF FRONT OF BUILDING FACING N. OPDYKE RD.



VIEW OF NORTH SIDE OF BUILDING
LOOKING SOUTH



N. OPDYKE RD.
N15°22'18"E 661.51' (M)

PROPOSED
INDOOR
PICKLEBALL
FACILITY

S86°20'02"W 374.32' (M)

FEATHERSTONE RD.
N88°12'43"E 179.15' (R&M)

CROSS ACCESS
TO FEATHERSTONE

N88°20'02"E
1988.46' (R&M)

N88°20'02"E 150.00' (R&M)

S86°20'02"W 150.00' (R&M)

S86°20'02"W 150.00' (R&M)

S01°42'20" 20.00' (R&M)

12' WIDE
VETERAN
EASEMENT

20' ACCESS DRIVEWAY
(L 51524 P 1844)



3/28/24

To: Steve Cohen – Director Community Development – Auburn Hills

From: Pat Chisholm – Greystone Pickleball Club – Auburn Hills

RE: Citizen Participation Letter Response

1. We mailed the Citizen Participation Letter out on Tuesday, March 12, 2024.
2. We mailed a total of 75 letters.
3. We have received 1 response to date. The response was from the owner of Albert's Coney Grill located at 2061 Featherstone Rd. which is contiguous and South of our proposed location. He expressed excitement and gratitude that we were building on the vacant property behind him and said that our use will be great for the area and will help his business.

Thank you again for your help in the approval process and we look forward to the Planning Commission meeting on April 3, 2024.



“Not Yet Approved”
CITY OF AUBURN HILLS
TAX INCREMENT FINANCE AUTHORITY MEETING
Excerpt

March 12, 2024

CALL TO ORDER: Chairman Kneffel called the meeting to order at 4:00 PM.

ROLL CALL: Present: Kneffel, Goodhall, Gudmundsen, Eldredge, Fletcher, Waltenspiel, Moniz
Absent:
Also Present: Brandon Skopek, Assistant City Manager & TIFA Executive Director; Andrew Hagge, Assistant to the City Manager; Thomas Tanghe, City Manager; Steve Cohen, Director of Community Development; Tim Wissner, Manager of Municipal Properties; Karen Adcock, Director of Recreation & Senior Services
Guests: Jack McInerney & Pat Chisholm of Greystone Pickleball Club, LLC

LOCATION: Council Conference Room, 1827 N. Squirrel Road, Auburn Hills, MI 48326

NEW BUSINESS

Request to Approve Development Incentive Grant to Greystone Pickleball Club, LLC

Mr. Skopek presented the agenda item related to the development incentive grant to Greystone Pickleball Club, LLC. Mr. Skopek explained that the Greystone Pickleball Club represents both an opportunity for a new development to come onto the City's tax rolls as well as additional recreational chances for our residents. Mr. Skopek explained the several reasons for the development incentive grant, which include the parcel's configuration making it difficult to develop, the quality and type of soils on the property, which require far more expensive footings and foundations, and the need for parking will cause the stormwater detention to be built underground instead of surface detention.

The Board inquired about the timing of the grant payments to Greystone Pickleball Club, LLC. The Board cited a potential concern that the City would award a grant before the construction has taken place. Mr. Skopek and Mr. Tanghe explained that the total grant amount would be broken out into three separate payments, which would be triggered by the progress of the construction.

Additionally, representatives of Greystone Pickleball Club, LLC, Jack McInerney and Pat Chisholm, presented the designs of the development to the Board as well as their intentions for the use of the development, which is not limited solely to the play of pickleball.

Moved by Dr. Fletcher to adopt the attached resolution providing a grant to Greystone Pickleball Club, LLC in the amount of \$946,500 and paid in accordance with the provisions contained therein; and authorize the Chairman and Executive Director to sign the Resolution on behalf of the Board. As this is an incentive grant for the recruitment of the business, any funds not used specifically for the work contained in the March 4, 2024 memo from Kemp Building & Development Company may be applied by Greystone Pickleball Club, LLC toward the overall project. The incentive, and any release of it, shall be subject to Greystone Pickleball Club and the City agreeing upon a discount program for the residents of the city under similar terms and conditions that have already been discussed. Furthermore, authorize the Finance Department to make the necessary budget amendments to the 2024 TIF-B budget in support of this development incentive grant.

Seconded by Mr. Goodhall

Yes: Kneffel, Goodhall, Gudmundsen, Eldredge, Fletcher, Waltenspiel, Moniz
No: None

Motion Carried

Owner / Developer

PLC Partners LLC
343 Passage Lane
Franklin, TN 37064

Contact: Pat Chisholm, President
Tel: (407) 923-8366

Architect

Frank Salamone Architect INC
48701 Hayes Road
Shelby, MI 48315

Contact: Francesco Salamone

Tel: (586) 532-0091

Landscape Architect

Nowak & Fraus Engineers
46777 Woodward Ave.
Pontiac, MI 48342-5032

Contact: George Ostrowski, PLA, LEED AP

Tel: (248) 332-7931

Civil Engineer

Nowak & Fraus Engineers
46777 Woodward Ave.
Pontiac, MI 48342-5032

Contact: Patrick Williams, P.E.

Tel: (248) 332-7931

City of Auburn Hills,
Oakland County County, Michigan
SITE PLAN DOCUMENTS
Prepared For
PLC Partners, LLC



LOCATION MAP
N.T.S.

Project Name

Greystone Pickleball Club
Auburn Hills

LEGAL DESCRIPTION

LAND IN THE CITY OF AUBURN HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN
BEING DESCRIBED AS:

PARCEL 1:
"PARCEL C": PART OF LOT 8, MADDOCK ACRES, AS RECORDED IN LIBER 56 OF
PLATS, PAGE 30, OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED
AS: A PARCEL OF LAND LOCATED IN AND BEING A PART OF THE SOUTHWEST 1/4
OF SECTION 23, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS,
OAKLAND COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS: COMMENCING AT A POINT 1998.46 FEET, SOUTH 88 DEGREES 20
MINUTES 02 SECONDS WEST AND 460.00 FEET, NORTH 01 DEGREE 47 MINUTES
16 SECONDS WEST FROM THE SOUTH 1/4 CORNER OF SAID SECTION 23; AND
THENCE EXTENDING SOUTH 88 DEGREES 09 MINUTES 20 SECONDS WEST 312.91
FEET (313.41 FEET RECORDED), ALONG THE SOUTH LINE OF LOT 8; THENCE
NORTH 15 DEGREES 22 MINUTES 18 SECONDS EAST 453.35 FEET ALONG THE
EASTERLY LINE OF OPDYKE ROAD (120 FEET WIDE); THENCE NORTH 88 DEGREES
12 MINUTES 43 SECONDS EAST 179.15 FEET; THENCE SOUTH 01 DEGREE 47
MINUTES 16 SECONDS EAST 152.866 FEET; THENCE NORTH 88 DEGREES 20
MINUTES 02 SECONDS EAST 150.00 FEET; THENCE SOUTH 01 DEGREE 47 MINUTES
16 SECONDS EAST 220.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 02
SECONDS WEST 150.00 FEET; THENCE SOUTH 01 DEGREE 47 MINUTES 16
SECONDS EAST 60.00 FEET TO THE POINT OF BEGINNING.

PARCEL ID NUMBER: 14-23-352-009

PARCEL 2:
LOT 9, MADDOCK ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
LIBER 56 OF PLATS, PAGE 30, OAKLAND COUNTY RECORDS.

PARCEL ID NUMBER: 14-23-352-002

PARCEL 3:
LOT 10, MADDOCK ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
LIBER 56 OF PLATS, PAGE 30, OAKLAND COUNTY RECORDS

PARCEL ID NUMBER: 14-23-352-003

SHEET INDEX

- SP1 Cover Sheet
- SP2 Tree Survey/Existing Conditions Survey
- SP3 Dimensional Site Plan
- SP4 Engineering Site Plan (Paving and Grading)
- SP5 Engineering Site Plan (Utilities)
- L1 Tree Preservation Plan
- L2 Landscape Plan
- A-1 Floor Plan
- A-2 Elevations Plan
- A-3 Occupant Load Plan

REVISIONS:
03-28-24 SUBMIT FOR SITE PLAN REVIEW

SITE PLAN ONLY
NOT FOR CONSTRUCTION

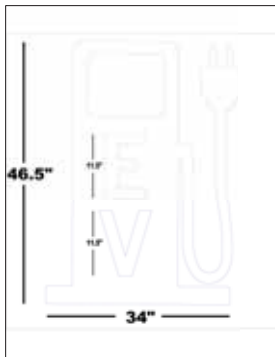


NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

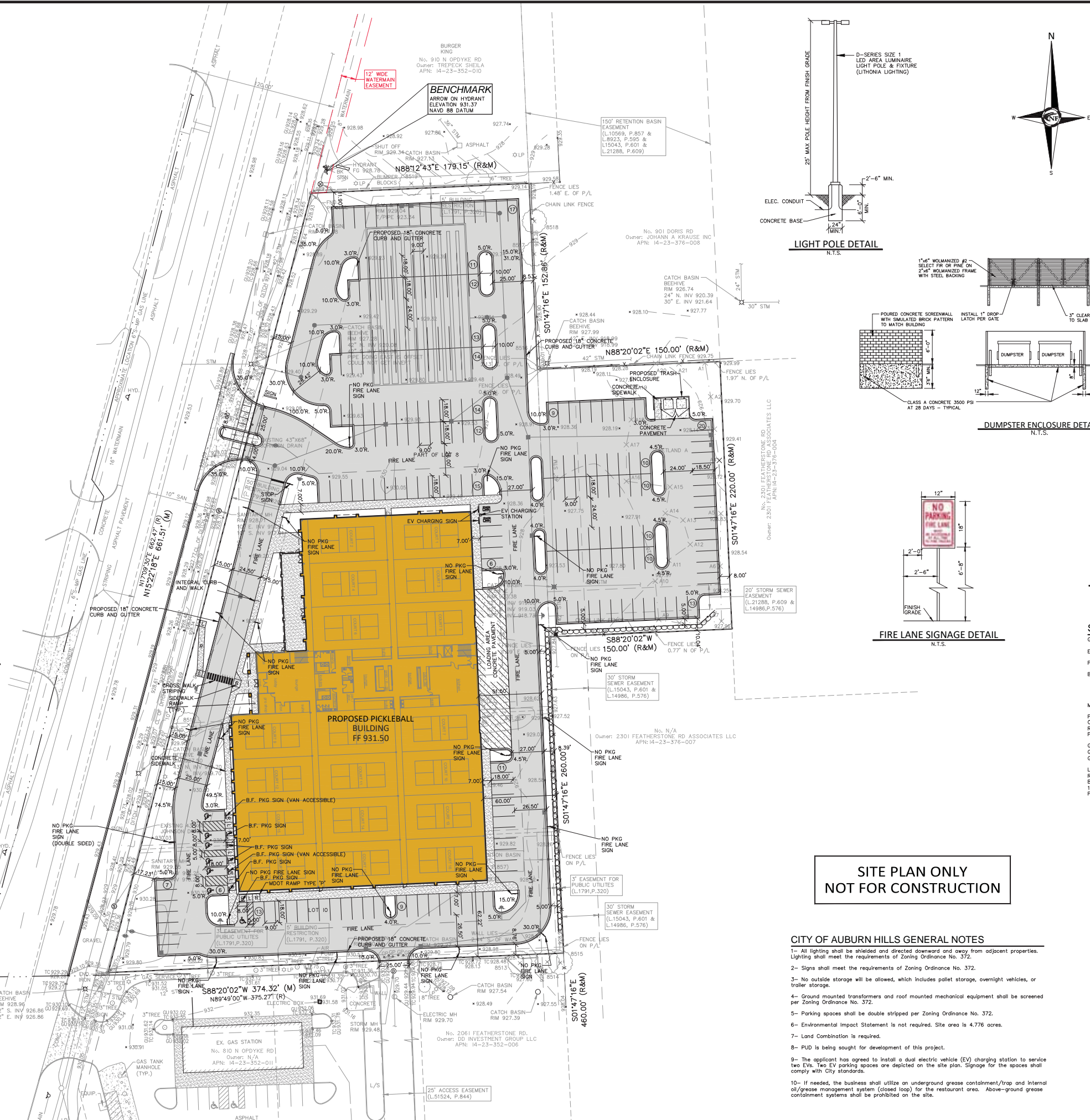
RESERVED
PARKING
ONLY

CHARGING
STATION

EV PARKING SIGN DETAIL
N.T.S.



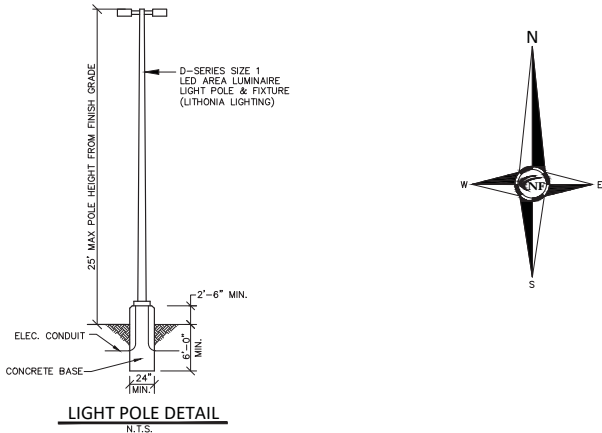
EV PARKING PAVEMENT MARKING DETAIL
N.T.S.



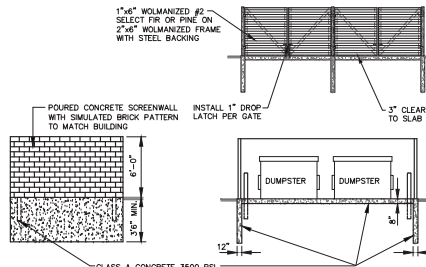
SITE PLAN ONLY
NOT FOR CONSTRUCTION

CITY OF AUBURN HILLS GENERAL NOTES

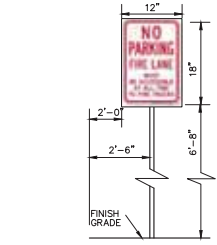
- All lighting shall be shielded and directed downward and away from adjacent properties. Lighting shall meet the requirements of Zoning Ordinance No. 372.
- Signs shall meet the requirements of Zoning Ordinance No. 372.
- No outside storage will be allowed, which includes pallet storage, overnight vehicles, or trailer storage.
- Ground mounted transformers and roof mounted mechanical equipment shall be screened per Zoning Ordinance No. 372.
- Parking spaces shall be double striped per Zoning Ordinance No. 372.
- Environmental Impact Statement is not required. Site area is 4.776 acres.
- Land Combination is required.
- PUD is being sought for development of this project.
- The applicant has agreed to install a dual electric vehicle (EV) charging station to service two EVs. Two EV parking spaces are depicted on the site plan. Signage for the spaces shall comply with City standards.
- If needed, the business shall utilize an underground grease containment/trap and internal oil/grease management system (closed loop) for the restaurant area. Above-ground grease containment systems shall be prohibited on the site.



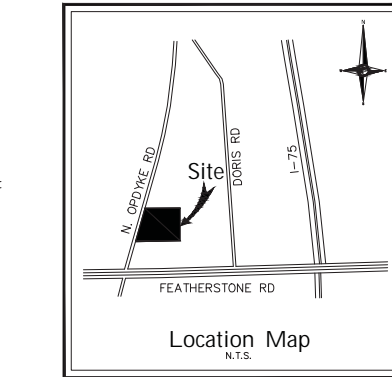
LIGHT POLE DETAIL
N.T.S.



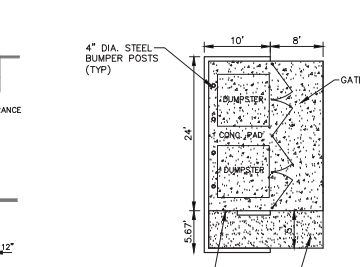
DUMPSTER ENCLOSURE DETAIL
N.T.S.



FIRE LANE SIGNAGE DETAIL
N.T.S.



Location Map
N.T.S.

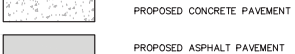


BARrier FREE PARKING SIGN DETAIL
N.T.S.

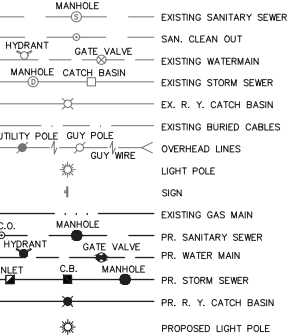
SITE DATA

GROSS LAND AREA: 208,063 SQUARE FEET OR 4.776 ACRES.
EXISTING ZONING: B2 (GENERAL BUSINESS)
PROPOSED ZONING: PUD
BUILDING SETBACKS: B2
FRONT= 25'(Lm)
SIDES= 25'/50' TOTAL(k,m,a,v)
REAR= 20'(k,m,p,v)
MAX. BUILDING HEIGHT PERMITTED: 2(k) STORIES / 30'(K)
PARKING:
OCCUPANCY LOAD = 548 PEOPLE
REQ'D PARKING = 548 / 3 = 183 SPACES
PROVIDED PARKING = 242 SPACES; INCLUDES 7 ADA ACCESSIBLE & 2 EV
GREEN SPACE:
GREEN SPACE PERCENTAGE = (GREEN SPACE / TOTAL AREA OF SITE) X 100%
GREEN SPACE PERCENTAGE = (37,610/208,063) X 100% = 0.18%
LOADING AREA:
REQ'D = 10 SQ. FT. PER 1 FOOT OF BUILDING FRONTAGE
BUILDING FRONTAGE = 303 FT.
10 SQ. FT. X 303 FT. = 3030 SQ. FT. OF LOADING AREA REQ'D
PROVIDED LOADING AREA = 3,316 SQ. FT.

PAVING LEGEND

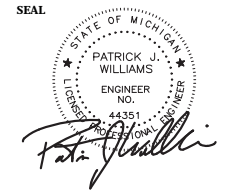


LEGEND



NF
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CIVIL ENGINEERS
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46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM



PROJECT
Greystone Pickleball Club
Auburn Hills

CLIENT
PLC Partners, LLC

PROJECT LOCATION
No. N/A
N. Opdyke Road
Part of the SW. 1/4 of
Section 23, T.3N., R.10E.,
City of Auburn Hills,
Oakland County, MI

SHEET
Dimensional Site Plan



DATE ISSUED/REVISED
03-28-24 SUBMIT FOR SITE PLAN REVIEW

DRAWN BY:
N. Naoum
DESIGNED BY:
M. Kurmas
APPROVED BY:
P. Williams

DATE:
03-06-2024
SCALE: 1" = 40'
NFE JOB NO. SHEET NO.
N943 SP3





CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM



PROJECT
Greystone Pickleball Club
Auburn Hills

CLIENT
PLC Partners, LLC

PROJECT LOCATION
No. N/A
N. Odyke Road
Part of the SW. 1/4 of
Section 23, T.3N., R.10E.,
City of Auburn Hills,
Oakland County, MI

SHEET
Engineering Site Plan
(Utilities)



DATE ISSUED/REVISED
03-28-24 SUBMIT FOR SITE PLAN REVIEW

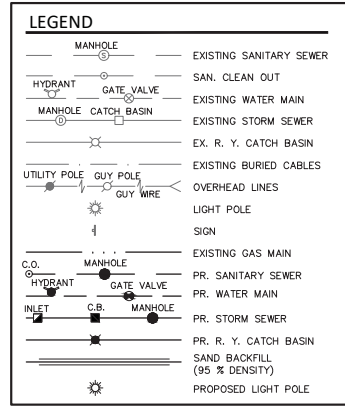
DRAWN BY:
N. Naoum
DESIGNED BY:
M. Kurmas
APPROVED BY:
P. Williams

DATE
03-06-2024

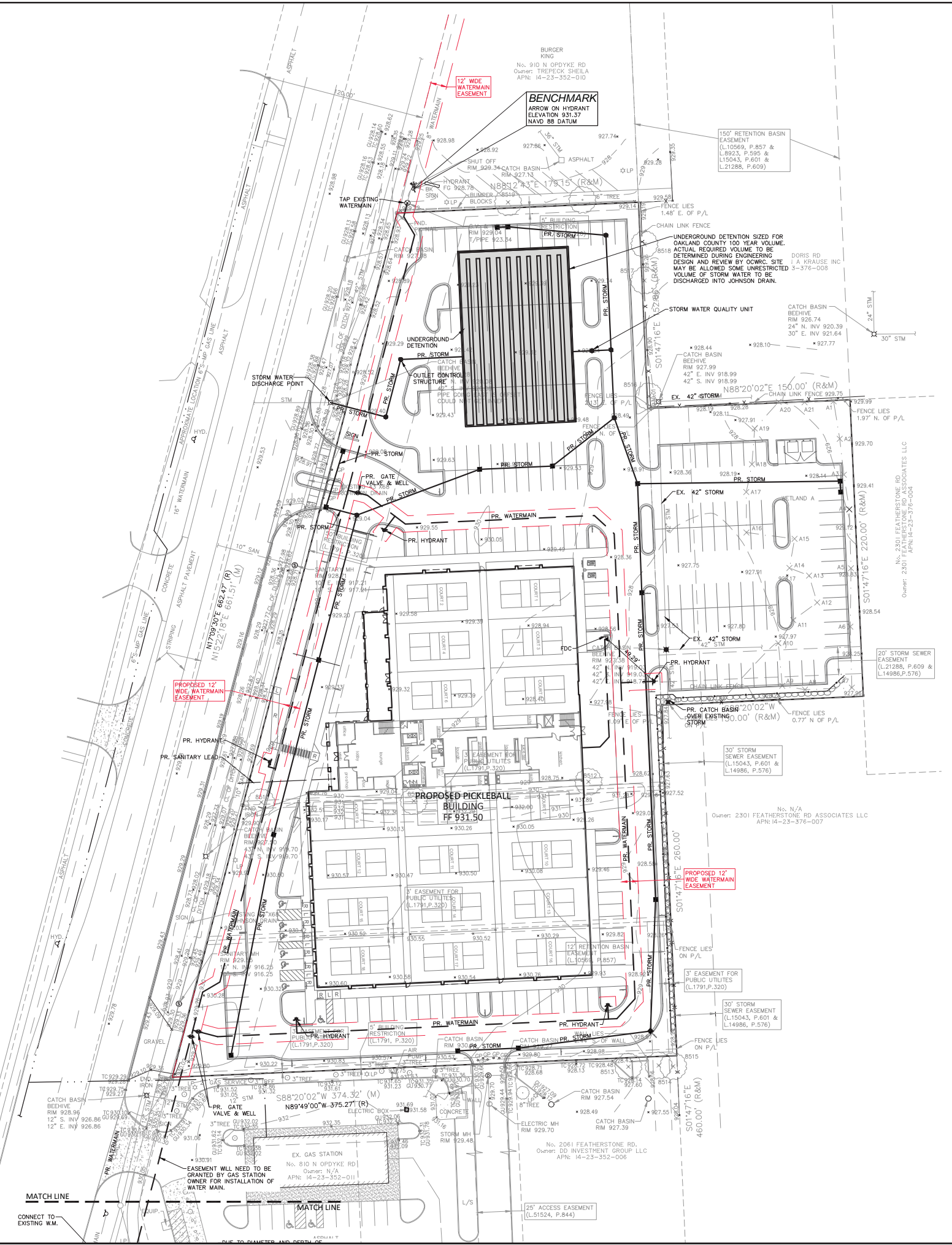
SCALE: 1" = 40'

NFE JOB NO. SHEET NO.
N943 SP5

SITE PLAN ONLY
NOT FOR CONSTRUCTION



REQUIRED DETENTION VOLUME CALCULATIONS		
100 Year Post-Development Detention Volume		
Name of Project:	Pickle Ball	
Location of Project:	Auburn Hills	
NFE Project No.:	N943	
Contributing Acreage "A":	4.776 ac	
Weighted Runoff Coefficient "C":	0.77	
Time of Concentration "Tc":	10.00 min	
1. Calculate Required Water Quality Volume (Vwq) (1" Rainfall Event)	Vwq = 3630[C](A)	13,349 cft
2. Calculate Required Water Quality Rate (Qwq)	Qwq = [C](A)30/(Tc+9.17)^.81	10.15 cfs
3. Calculate Required Channel Protection Volume (Vcp-r) (1.3" Rainfall Event)	Vcp-r = 4719[C](A)	17,354 cft
4. Calculate Required Extended Detention Volume (Ved) (1.9" Rainfall Event)	Ved = 6897[C](A)	25,364 cft
5. Calculate Extended Detention Outlet Rate (Qed) (48 hour discharge)	Qed = Ved / [(48 hr)(60 min)(60 sec)] = Ved/172800	0.15 cfs
6. Calculate 100-year Rainfall Intensity (I100)	I100 = 83.3/[(Tc+9.17)^0.81]	7.52 in/hr
7. Calculate 100-year Storm Inlet Rate (Q100-in)	Q100-in = [C](I100)(A)	28.01 cfs
8. Determine the Variable Release Rate (Qvrr)	Qvrr = 1.1055-(0.206*LN(A))	0.78 cfs/ac
Restricted Outlet rate per local municipality		N/A cfs/ac
9. Calculate Allowable 100-year Storm Outlet Rate (Q100P)	Q100P = [Qvrr](A)	3.74 cfs
10. Calculate Storage Curve Factor (R)	R = 0.205-(0.15)/[LN(Q100P/Q100-in)]	0.508
11. Calculate Required 100-year Storm Volume In (V100R)	V100R = 18,985[C](A)	69,818 cft
12. Calculate 100-year Storm Detention Storage Volume (V100D)	V100D = (V100R)(R)	35,454 cft
Vcp(credit)		0 cft
TOTAL DETENTION VOLUME REQUIRED:		35,454 cft





1. IDENTIFY ON SITE ALL TREES OR AREAS WHICH ARE BEING PROPOSED TO BE PRESERVED WITH FLUORESCENT ORANGE SPRAY PAINT (CHALK BASE) OR BY RED FLAGGING TAPE.
2. ERECT BARRIERS OF FOUR (4) FEET HIGH FENCING STAKED WITH METAL T-POSTS FIVE (5) FEET ON CENTER OR ALL SUCH TREES OR GROUPS OF TREES PROPOSED TO REMAIN.
3. PROTECTIVE BARRIERS ARE TO BE ERECTED PRIOR TO CLEARING OR GRUBBING ON THE SITE, AND BARRIERS ARE TO REMAIN IN TACT UNTIL APPROVED BY THE CITY TO BE REMOVED, OR WHEN A CERTIFICATE OF OCCUPANCY IS ISSUED.
4. KEEP CLEAR ALL DEBRIS OR FILL, EQUIPMENT, AND MATERIAL FROM WITHIN THE REQUIRED PROTECTIVE BARRIER.
5. DURING CONSTRUCTION, THE OWNER, DEVELOPER, OR AGENT SHALL NOT CAUSE OR PERMIT ANY ACTION WHICH WILL DRIP OR LEAK FROM A PROTECTED TREE OR GROUP OF TREES INCLUDING, BUT NOT LIMITED TO, THE STORAGE OF EQUIPMENT, DUMPSTERS, DIRT, AND EXCAVATED MATERIAL, BUILDING WASTE OR MATERIAL, OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE.
6. NO DAMAGING ATTACHMENT, WIRES (OTHER THAN CABLES FOR TREES), SIGNS, OR PERMITS MAY BE FASTENED TO ANY TREE PROTECTED BY THIS ORDINANCE.

ENVIRONMENTAL NOTES

TREE PROTECTION FENCING SHALL BE PLACED AT THE LIMITS OF TREE DRIP LINE TYPICAL. ALL UNDERSTORY VEGETATION SHALL BE PRESERVED WITHIN THE LIMITS OF THE PROTECTED AREA.

ALL TREES TO BE REMOVED SHALL BE REPLACED PER THE CITY OF AUBURN HILLS WOODLANDS PRESERVATION ORDINANCE NO. 483. ALL PROPOSED REPLACEMENT TREES SHALL BE GUARANTEED FOR AT LEAST TWO (2) YEARS.

PROTECTIVE BARRIERS SHALL REMAIN IN PLACE UNTIL THE CITY AUTHORIZES REMOVAL, OR ISSUES A FINAL CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST

ALL TREES BEING RETAINED WILL BE IDENTIFIED BY
PAINTING, TAGGING, OR FLAGGING.



TREE PROTECTION FENCING

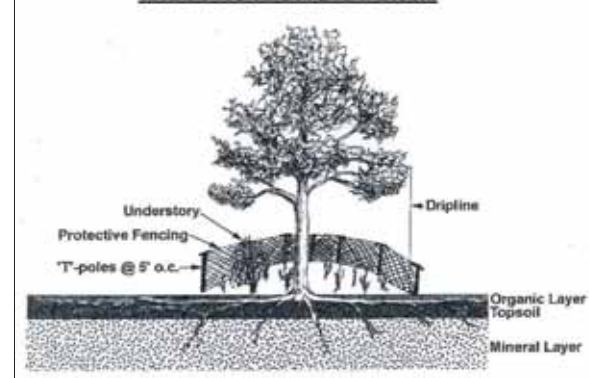
GENERAL TREE PROTECTION NOTES

1. APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE FINAL PLACEMENT OF CONSTRUCTION MATERIALS.
2. ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE REMOVED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
3. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING OR REMOVING CONSTRUCTION MATERIALS, OR ANY EQUIPMENT, OR DEPOSITS WITHIN THE DRIP LINE.
4. WHERE THE CANOPIES OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
5. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR NAIL TO ANY TREE OR FENCING TO BE PROTECTED.
6. ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLATION OF TREE PROTECTION FENCING.
7. ALL UTILITY SERVICE REQUESTS SHALL BE COMPLETED PRIOR TO ANY SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
8. STALLS SHALL BE SITUATED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
9. TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES SHALL BE PROTECTED.
10. ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
11. THE PARKING OF VEHICLES AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINES OF PROTECTED TREES.
12. ALL STUMP REMOVALS SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. STUMP REMOVAL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
13. TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
14. ALL BRANCHES OF TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR OTHER MEANS.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER SPECIFICATION GUIDELINES FOR THE REMOVAL OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EVALUATION AND REPAIR FOR REMOVAL, BY THE LANDSCAPE ARCHITECT OR FORESTER, UNLESS AS DIRECTED OTHERWISE.

TREE PRESERVATION SUMMARY:

TOTAL NUMBER OF UNREGULATED TREES:	3
TOTAL DEAD TREES:	0
TOTAL LANDMARK TREES:	0
TOTAL REGULATED TREES:	0
TOTAL OFF-SITE TREES:	8
TOTAL TREES SURVEYED:	11
TOTAL REGULATED TREES TO BE REMOVED:	0
TOTAL REGULATED TREES TO REMAIN:	0
TOTAL UNREGULATED TREES TO BE REMOVED:	3
TOTAL UNREGULATED TREES TO REMAIN:	0
TOTAL LANDMARK TREES TO BE REMOVED:	0
TOTAL LANDMARK TREES TO REMAIN:	0
TOTAL REGULATED TREES TO BE REPLACED:	0
TOTAL LANDMARK TREES TO BE REPLACED:	0
TOTAL REPLACEMENT TREES REQUIRED:	0 TREES

TREE PROTECTION DETAIL



TREE INVENTORY

Tree Tag #	Off-site	Remove/Save	Replace	Common Name	Scientific Name	# DBHs	DBH1 (inches)	DBH2 (inches)	DBH3 (inches)	DBH4 (inches)	Condition	Landmark	Notes
8510	no	remove	no	Box-elder	<i>Acer negundo</i>	3	13.8	6.0	6.0	0.0	Good		
8511	no	remove	no	Box-elder	<i>Acer negundo</i>	4	9.8	9.0	6.5	6.0	Good		
8512	no	remove	no	Cottonwood	<i>Populus deltoides</i>	1	38.0	0.0	0.0	0.0	Good		
8513	yes	save		Honey Locust (cultivar)	<i>Gleditsia triacanthos</i>	1	13.8	0.0	0.0	0.0	Good		
8514	yes	save		Honey Locust (cultivar)	<i>Gleditsia triacanthos</i>	1	17.0	0.0	0.0	0.0	Good		
8515	yes	save		Austrian Pine	<i>Pinus nigra</i>	1	16.7	0.0	0.0	0.0	Good		
8516	yes	save		Siberian Elm	<i>Ulmus pumila</i>	1	7.7	0.0	0.0	0.0	Good		
8517	yes	save		Cottonwood	<i>Populus deltoides</i>	1	17.2	0.0	0.0	0.0	Good		
8518	yes	save		Cottonwood	<i>Populus deltoides</i>	2	14.8	6.7	0.0	0.0	Good		
8519	yes	save		Apple	<i>Malus pumila</i>	1	7.5	0.0	0.0	0.0	Good		

LOCATION MAP N.T.S.

ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL



PROJECT

GreystonePickleball Club
Auburn Hills

CLIENT

PLC Partners, LLC
343 Passage Lane
Franklin, TN 37064

Contact:
Patrick Chisolm
(O) 615-905-4587
(C) 407-923-8366

PROJECT LOCATION

No. N/A
N. Opdyke Road
Part of the SW. 1/4 of
Section 23, T.3N., R.10E.,
City of Auburn Hills,
Oakland County, MI

SHEET

Tree Preservation Plan



Know what's below
Call before you dig.

REVISIONS

03/26/2024 ISSUED FOR SITE PLAN REVIEW

DRAWN BY:
G. Ostrowski

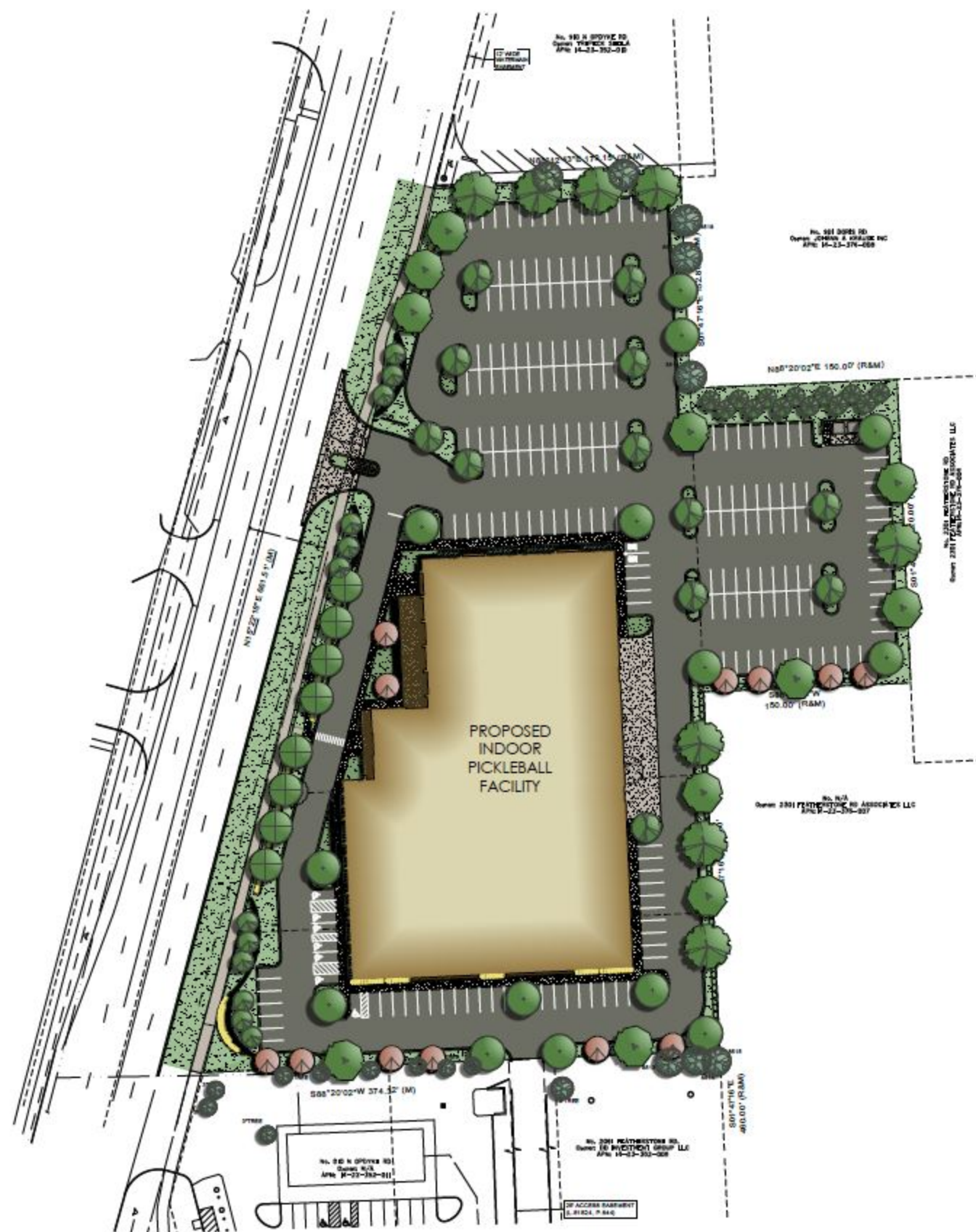
DESIGNED BY:
G. Ostrowski

APPROVED BY:
G. Ostrowski

DATE:
02-27-2024

SCALE: 1" = 40'

NFE JOB NO. N943 SHEET NO. L1



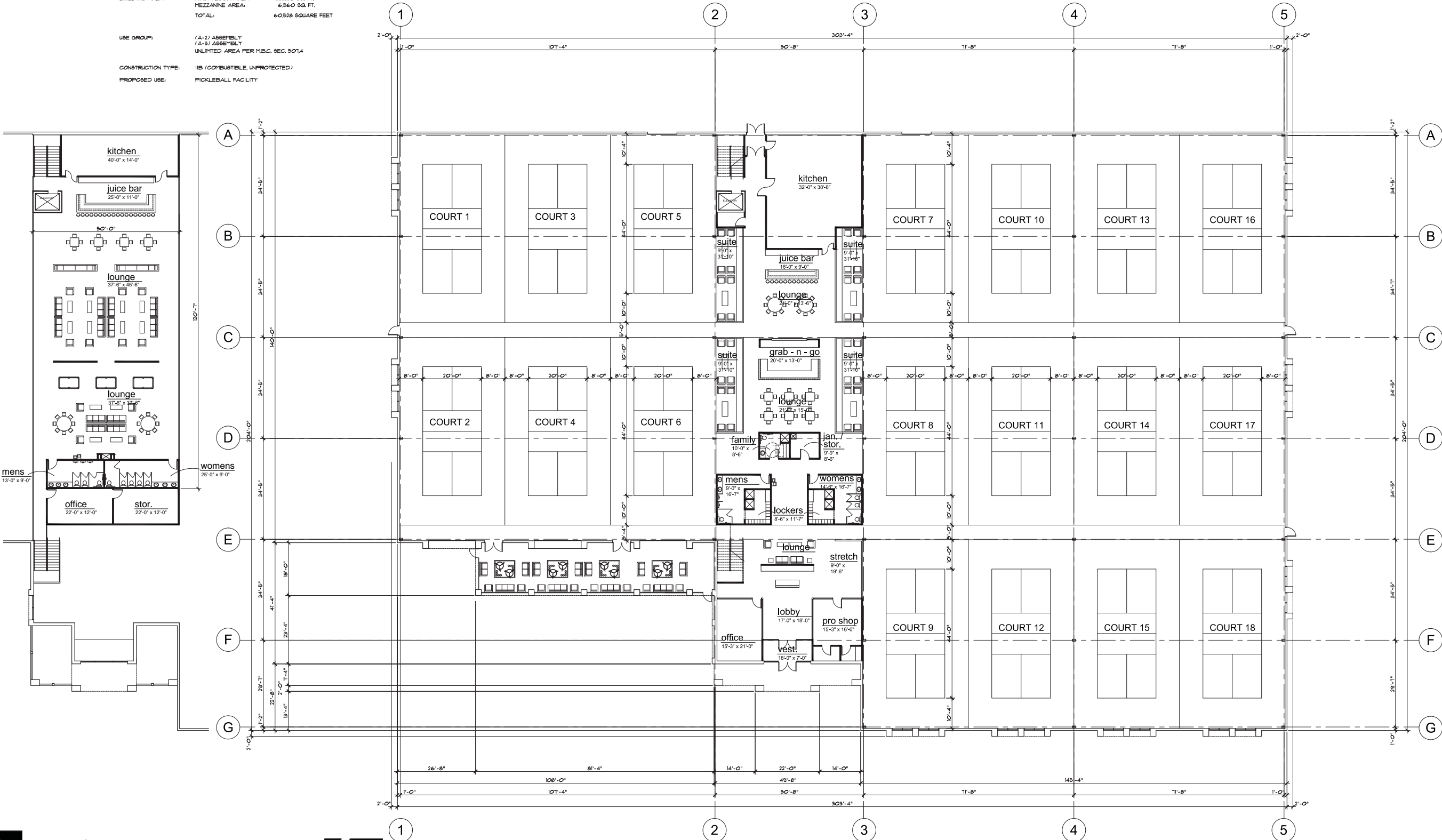
building data

LOCAL AGENCY:	AUBURN HILLS DEPARTMENT OF BUILDING AND SAFETY 1821 N. SQUIRREL RD. AUBURN HILLS, MI 48326
REFERENCE CODE:	2015 MICHIGAN BUILDING CODE WITH STATE AMENDMENTS 2018 MICHIGAN PLUMBING CODE WITH STATE AMENDMENTS 2015 MICHIGAN MECHANICAL CODE WITH STATE AMENDMENTS 2011 NATIONAL ELECTRICAL CODE WITH STATE AMENDMENTS MICHIGAN ENERGY CODE ASHRAE 90.1 - 2013
BUILDING AREA:	FIRST FLOOR AREA: 53,368 SQ. FT. MEZZANINE AREA: 6,560 SQ. FT. TOTAL: 60,328 SQUARE FEET
USE GROUP:	(A-2) ASSEMBLY (A-3) ASSEMBLY UNLIMITED AREA PER M.B.C. SEC. 501.4
CONSTRUCTION TYPE:	IIB (COMBUSTIBLE, UNPROTECTED)
PROPOSED USE:	PICKLEBALL FACILITY

fire suppression system note:

ENTIRE TENANT SPACE TO BE 100% FIRE SUPPRESSED.
FIRE PROTECTION CONTRACTOR TO PROVIDE SHOP
DRAWINGS FOR APPROVAL.

PRIOR TO THE INSTALLATION OF AN AUTOMATIC
SPRINKLER SYSTEM, PLANS SHALL BE SUBMITTED AND
APPROVED BY THE FIRE MARSHAL. A MINIMUM OF
THREE (3) SETS OF COMPLETE SPRINKLER PLANS
SHALL BE SUBMITTED. TWO (2) SETS WILL BE RETAINED
BY THE FIRE DEPARTMENT AND ALL OTHERS WILL BE
RETURNED TO THE SPRINKLER CONTRACTOR. THE
SPRINKLER SYSTEM SHALL BE INSTALLED AND
MAINTAINED IN ACCORDANCE WITH NFPA 13 AND ALL
LOCAL ORDINANCES.



Frank
Salamone
architects
engineers
planners

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586.532.0091

fsalamone@fsarchitect.com

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Date Issued:

S.P.A. 02/xx/24

Project:
Proposed Recreational
Facility for:

Greystone
Pickleball Club
Auburn Hills
Opdyke Road
Auburn Hills, MI

Client:

Patrick Chisholm
343 Passage Lane
Franklin, TN 37064

Sheet Title:
FLOOR PLANS

Project Number:
C23-135

Drawn By:
JFN

Checked By:
F.S.



Issue:

- ☐ preliminary
- ☒ construction
- ☐ record

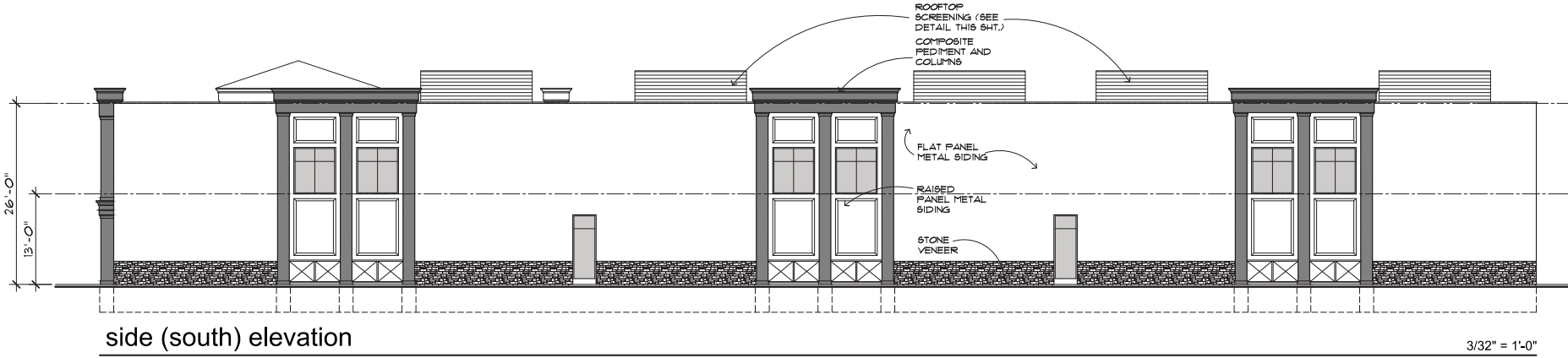
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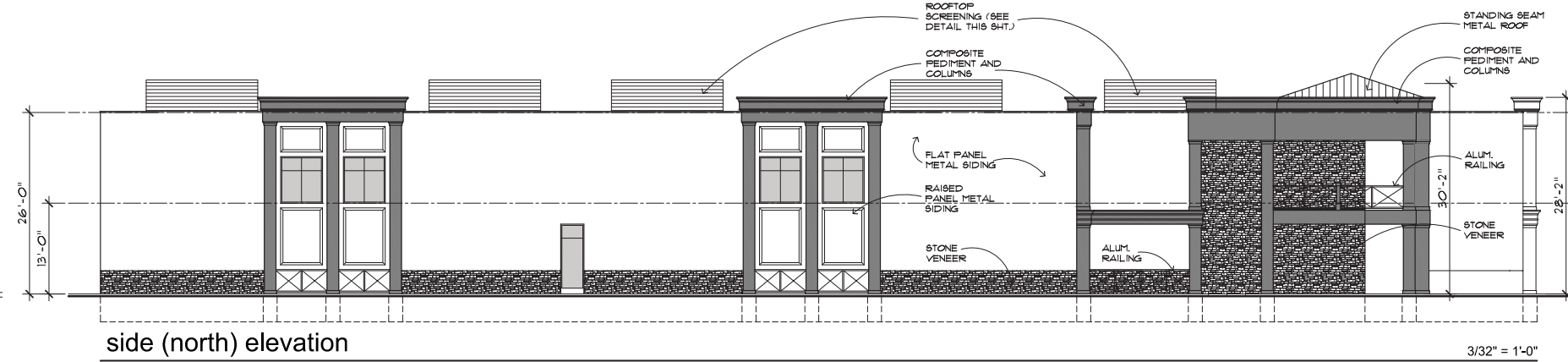

$$3/32'' = 1'-0$$

$$3/32'' = 1'-0$$

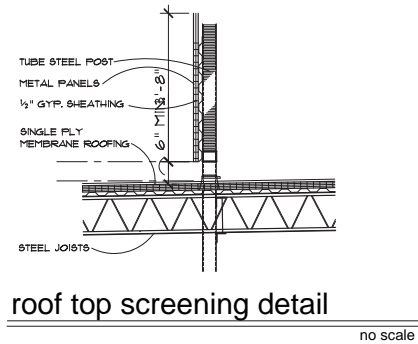
$$3/32'' = 1'-0''$$



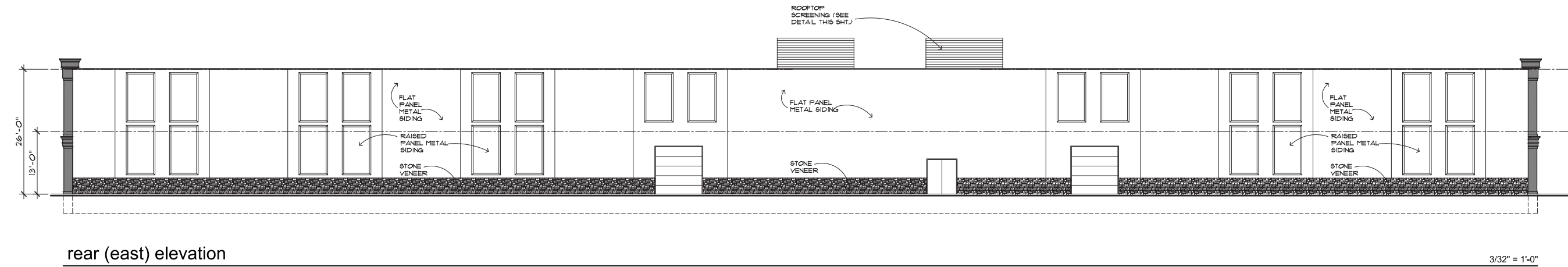
side (south) elevation



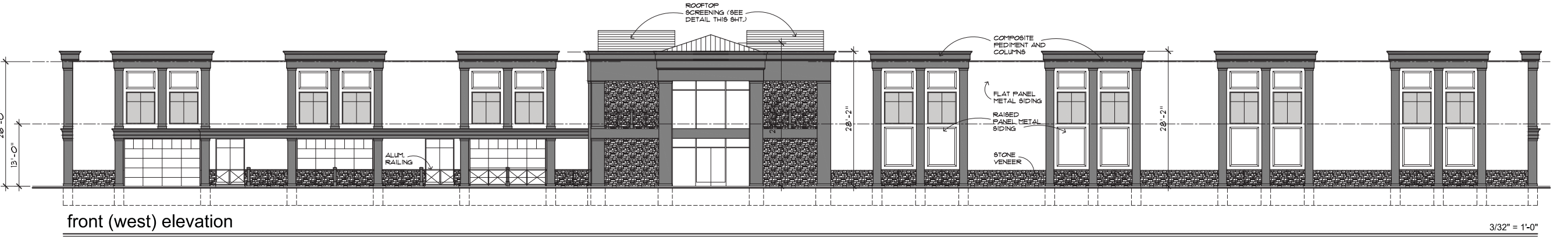
side (north) elevation



roof top screening detail



rear (east) elevation



front (west) elevation



















GREYSTONE
PICKLEBALL CLUB *Auburn Hills*





