

AGENDA



Special Planning Commission Meeting
Thursday, November 16, 2023 ❖ 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** - September 13, 2023
5. **PETITIONERS**
- 5a. **AM General**
PART ONE – Public Hearing / Motion – Recommendation to City Council for Special Land Use Permit approval for the outside storage of vehicles on the east side of the building

PART TWO – Public Hearing / Motion – Recommendation to City Council for Revised Special Land Permit approval for the outside storage of vehicles, containers, and trailers on the south side of the building
- 5b. **3295 Lapeer Road West Industrial Building**
Public Hearing / Motion – Recommendation to City Council for Site Plan and Tree Removal Permit approval to construct a light industrial building
6. **OLD BUSINESS** – None
7. **NEW BUSINESS** – None
8. **COMMUNICATIONS**
9. **NEXT SCHEDULED MEETING** – Wednesday, December 6, 2023 at 6:30 p.m. – Auburn Hills Community Center
10. **ADJOURNMENT**
➤ **NOTE:** Anyone planning to attend the meeting who has need of 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 prior to 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, December 4, 2023**. 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**

September 13, 2023

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

ROLL CALL: Present: **Carolyn Shearer, Dominick Tringali, Cynthia Pavlich, Brian Marzolf, Chauncey Hitchcock, Greg Ouellette**
Absent: Sam Beidoun, Ray Saelens, Laura Ochs
Also Present: Director of Community Development Steve Cohen, City Planner Shawn Keenan
Guests: 7

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

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – August 9, 2023

Moved by Hitchcock to approve the minutes of August 9, 2023.

Second by Tringali.

VOTE: Yes: Pavlich, Shearer, Tringali, Hitchcock, Marzolf, Ouellette
No: None

Motion Carried (6-0)

5. PETITIONERS

5a. Five Points Community Church (7:01 p.m.)

PART ONE - Public Hearing/Motion – Recommendation to City Council for approval of rezoning from R-4, One Family Residential and RM-1, Multiple Family Residential (Low Rise) to B-2, General Business District, or any other appropriate zoning district.

PART TWO - Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit, Site Plan, and Tree Removal Permit approvals to construct a building addition.

Mr. Keenan explained that this is a request from Cunningham-Limp Company on behalf of Five Points Community Church, located at 3411 E. Walton Boulevard, requesting the rezoning of the portions of their property and for the construction of a 10,220 sq. ft. building addition.

PART ONE - REZONING REQUEST

Five Points Community Church is requesting approval to rezone the northwest corner of their parcel zoned RM-1, Multiple Family Residential (Low Rise) District, and the eastern portion of their parcel zoned R-4, One Family Residential District to B-2, General Business District. The rezoning would result in the entire parcel having the same zoning designation of B-2, General Business District, bringing the corner site more in line with the City Master Land Use Plan's Non-Residential Land Use Classification.

The adopted City of Auburn Hills *Master Land Use Plan* depicts the northeast corner as "Non-Residential land use." Therefore, we recommend approval of the rezoning from R-4, One Family Residential District, and RM-1, Multiple Family Residential (Low Rise) District to B-2, General Business District, based on the Master Land Use Plan.

PART TWO - SITE PLAN APPROVAL

This is a request from Five Points Community Church to construct a 10,220 sq. ft. building expansion to their existing building located at 3411 E. Walton Boulevard. The site is 8.36 acres in size and zoned R-4, One-Family Residential, RM-1, Multiple-Family Residential, and B-2, General Business District.

The plans call for the demolition of the existing multi-purpose wing of the building to make room for the expansion that includes a new nave, sanctuary, commons area, green room, usher room, restroom, cry room, and hallway. Once the proposed project is complete, the overall building size will equal 45,780 sq. ft.

On March 19, 2018, Five Points Community Church completed its first expansion, which the City Council approved on March 27, 2017. That plan accommodated this proposed addition's anticipated parking and stormwater management needs. Construction for this project is expected to begin in the spring of 2024, with completion taking place sometime in the winter of 2024.

Nick Devlin and Sam Ashley, Cunningham Limp, 28970 Cabot Drive, Suite 100, Novi, MI 48377, and Tony Antone from Five Points Community Church were available to answer any questions of the Commission and presented the proposal.

The Commission asked about the following:

1. Is this the final expansion of the church;
2. Does the design allow for flexibility of use in the future if necessary;
3. Seating capacity;
4. The location of the three parcels.

Mr. Ashley explained that this is the last part of the church's master plan that was designed years ago. He also stated that the design could easily be adapted to any use that is compatible with the rezoning. The facility has a seating capacity of 362 total.

Mr. Keenan explained that the three parcels have been combined into a single parcel. That single parcel has three different zoning designations. Approval of the rezoning request would give the single parcel one zoning designation.

Mr. Ouellette opened the public hearing for PART ONE at 7:13 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:13 p.m.

PART ONE:

Moved by Hitchcock to recommend to City Council approval of the rezoning of the portions of parcel 14-12-376-010 from R-4, One Family Residential District and RM-1, Multiple Family Residential (Low Rise) District to B-2, General Business District.

Second by Tringali.

VOTE: Yes: Hitchcock, Tringali, Shearer, Marzolf, Pavlich, Ouellette

No: None

Motion Carried (6-0)

Mr. Ouellette opened the public hearing for PART TWO at 7:16 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:16 p.m.

PART TWO:

Moved by Hitchcock to recommend to City Council approval of the Special Land Use Permit, Site Plan and Tree Removal Permit for Five Points Community Church subject to the conditions of the City's Administrative Review Team.

Second by Tringali.

VOTE: Yes: Hitchcock, Tringali, Shearer, Marzolf, Pavlich, Ouellette

No: None

Motion Carried (6-0)

5b. Pacific and Taylor – Light Industrial Speculative Building (aka Pacific Drive Industrial (7:19 p.m.)

Public Hearing/Motion – Recommendation to City Council for Site Plan and Tree Removal Permit approvals to construct a light industrial building

Mr. Keenan explained that this is a request from Pacific Drive Ventures, LLC, to construct a 47,728 sq. ft. Light Industrial building at the northeast corner of Pacific Drive and Taylor Road. The 3.7-acre parcel is within the Metro

North Technology Park and zoned I-1, Light Industrial. Approximately 4,880 sq. ft. of the building will be used as office space, and the remaining 42,848 sq. ft. will be utilized as manufacturing space.

City Council approved plans for a 50,000 sq. ft. light industrial building back on February 27, 2017; however, that project never moved forward because the previous land owner could not secure a tenant.

Once completed, Pacific Drive Ventures intends to lease the building to an industrial business compatible with the uses specified in the City's Zoning Ordinance Light Industrial district.

Construction is expected to begin in the spring of 2024, with completion in the summer of 2025.

Christopher Cousino, Pacific Drive Ventures, LLC, 12955 23 Mile Road, Shelby Township, MI 48315 and Dave Hunter, PEA Group, 1849 Pond Run, Auburn Hills, MI 48326 were available to answer any questions of the Commission and presented the proposal.

The Commission asked about the following:

1. The type of tenant anticipated;
2. Features of the building;
3. Commitment to construction of the project;
4. How the city can be more attractive to industrial developers;
5. Adequacy of the water detention basin.

Mr. Cousino stated that they anticipate the building to attract a light tech industrial user – possibly an automotive supplier, but will be flexible. He also explained that the type of windows included in the design allow a lot of natural light. They have also added a truck well, as well as two overhead bays with a door at grade.

Mr. Cousino assured the Commission that they are committed to the project and expect it to attract a good tenant. PEA has already begun the process of securing permits, in order to begin construction as soon as possible. He also explained that the detention basin was initially designed to handle the full development of the site. They are also proposing a pre-treatment water filtration system.

Mr. Cousino stated that tax incentives would increase the attractiveness of Auburn Hills to industrial developers.

Mr. Ouellette opened the public hearing at 7:25 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:25 p.m.

Moved by Pavlich to recommend to City Council approval of the Site Plan and Tree Removal Permit for Pacific Drive Industrial Speculative Building subject to the conditions of the City's Administrative Review Team.

Second by Shearer.

VOTE: Yes: Pavlich, Shearer, Tringali, Marzolf, Hitchcock, Ouellette

No: None

Motion Carried (6-0)

6. UNFINISHED BUSINESS – None.

7. NEW BUSINESS

The October 3, 2023 Planning Commission meeting has been cancelled.

8. COMMUNICATIONS

8a. Age Friendly Community Conversation Meetings

- Meeting 1 will be held on Thursday, September 28, 2023, from 6:00 p.m. to 8:00 p.m. in the Auburn Hills Community Center.
- Meeting 2 will be held on Wednesday, October 11, 2023, from 6:00 p.m. to 8:00 p.m. at Avondale High School.

8b. Notice from the City of Troy regarding Master Plan Update

The City of Troy has provided notice that they have prepared an update to their existing Master Plan. This second notice initiates a 63-day comment period, which will conclude with a public hearing at an upcoming Planning Commission meeting.

Mr. Marzolf thanked the Planning Commission for all their hard work on these complicated reviews. He also stated that he would like to see the annual report of the Planning Commission provided to the City Council. Mr. Keenan stated that the report will be on the next City Council agenda.

Mr. Tringali asked if there would be any follow-up information from the previous study meeting. Mr. Keenan explained that follow-up information will be provided at the December 6th study meeting of the Planning Commission.

9. NEXT SCHEDULED MEETING

The next scheduled meeting is on Wednesday, November 8, 2023 at 7:00 p.m. in the City Council Chambers.

10. ADJOURNMENT

There being no further business, Chairperson Ouellette adjourned the meeting at 7:34 p.m.

Submitted by:
Susan McCullough, CMC, CMMC
Recording Secretary



CITY OF AUBURN HILLS

PLANNING COMMISSION AGENDA

MEETING DATE: NOVEMBER 16, 2023

AGENDA ITEM NO 5a.

COMMUNITY DEVELOPMENT

To: Chairperson Greg Ouellette and the Planning Commission
From: Steven J. Cohen, AICP, Director of Community Development
Submitted: November 9, 2023
Subject: AM General
Public Hearing / Motion – Recommendation to City Council for Special Land Use Permit (Part One) and Revised Special Land Use Permit (Part Two) Approval for Outside Storage

INTRODUCTION

This is a request from AM General for approval to revise and expand their existing Special Land Use Permit to allow the overnight storage of vehicles, containers, and trailers at their business located at 1399 Pacific Drive. The facility serves as AM General's engineering, advanced technology, and prototype development center. The property is zoned I-1, Light Industrial District. *Note: AM General's request has been divided into two separate applications due to the expiration dates proposed for each outside storage area.*

HISTORY

AM General received approval from the City Council to create an outside storage area for only military vehicles on May 22, 2017. The 30,180-square-foot storage area is currently located on the south side of the building. As part of the 2017 permit application, AM General installed an eight-foot-high vinyl fence along a portion of the south and east property lines, to screen the storage area from motorists traveling along Taylor Road, Pacific Drive, and I-75.



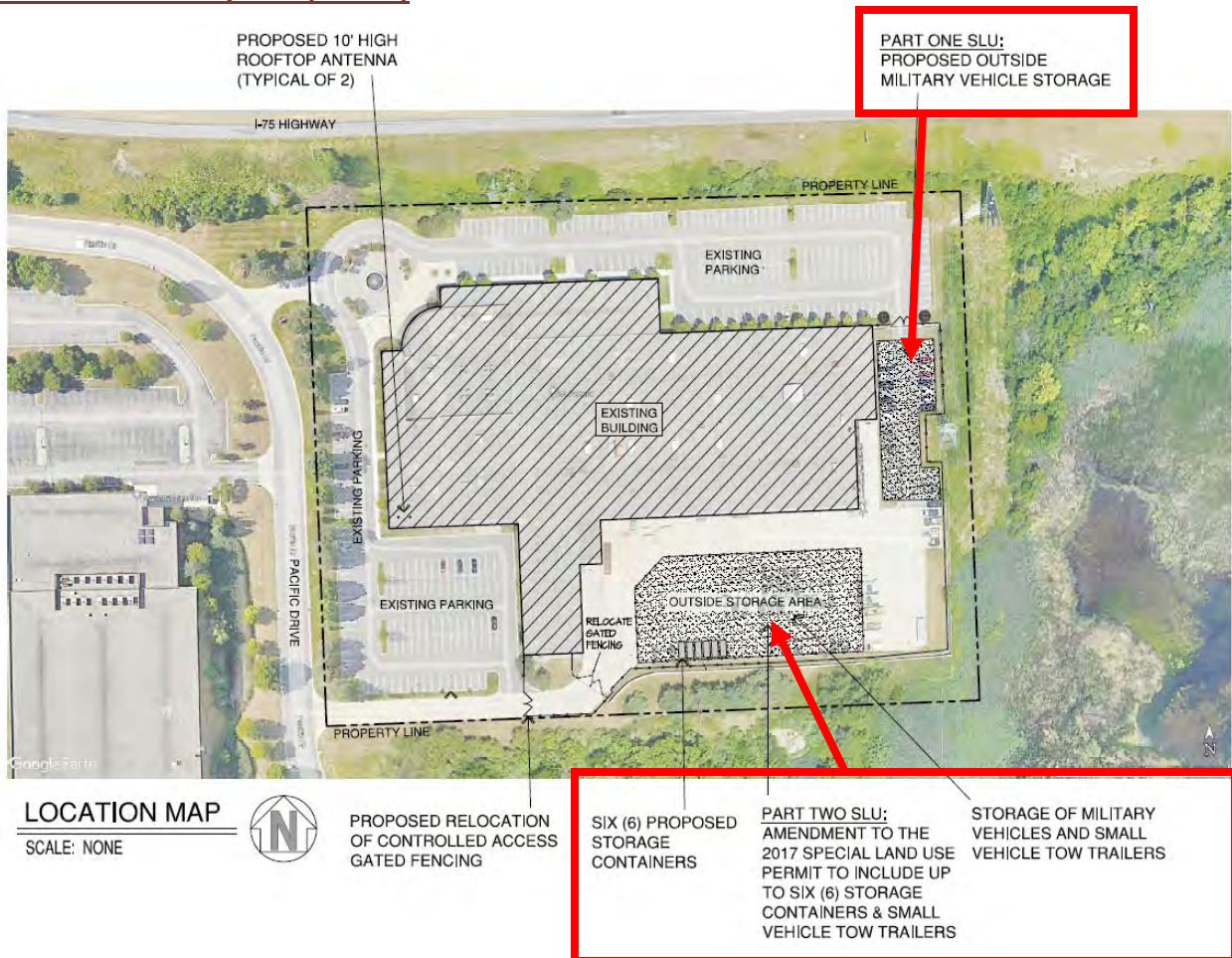
Site Location

REQUEST FROM AM GENERAL

AM General's request has two parts based on the growth of their business:

Part One: A request for a new Special Land Use Permit to allow 25 R&D/test military vehicles to be added within the current screened fenced-in area on the east side of the building. This permit is only being requested for the life of the test program, which is five years. This new permit shall expire on November 20, 2028.

Part Two: A request to amend the Special Land Use Permit previously approved by the City Council on May 22, 2017, to allow the storage of military vehicles, up to six (6) storage containers (8'W x 20'L x 8'-6"H), and small vehicle tow trailers within the previously approved designated and screened outside storage area on the south side of the building. The storage containers shall be painted white without markings, or a light color approved by the Community Development Department. This revised permit will only apply to AM General and shall expire if AM General vacates the building.

UPDATED PERMIT REQUEST (CONT.)**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 Conditional Approval of the Special Land Use Permit request and offer the following discretionary findings of fact:

1. The location of the use will not negatively impact adjacent areas, which are zoned non-residential.
2. The land will be used in accordance with its immediate character, which is planned and zoned for non-residential development.
3. The requirements Section 1818 in the City's Zoning Ordinance will be met.
4. The use will promote the purpose and intent of the City's Zoning Ordinance.
5. The use will be consistent with the health, safety, and general welfare of the City of Auburn Hills, and purpose and intent of the City's Zoning Ordinance
6. The intent of Section 1807, Item 3 in the City's Zoning Ordinance will be met.

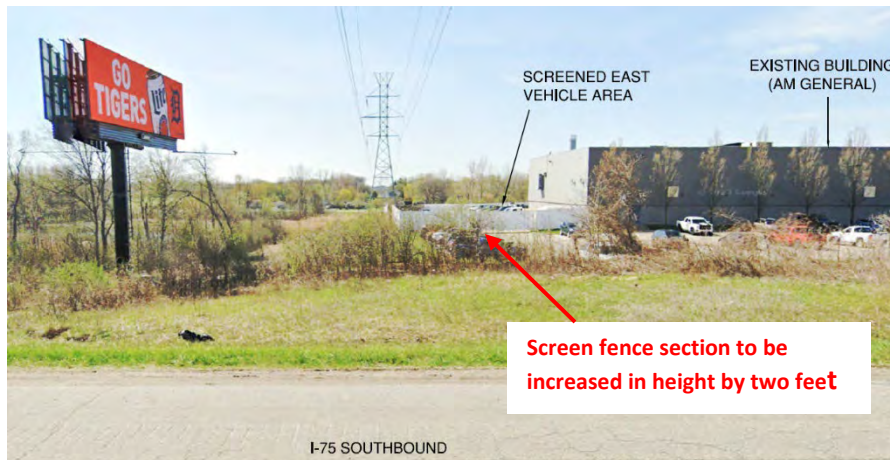
Conditions:

1. The Special Land Use Permit for the east side of the building (Part One) shall expire on November 20, 2028.
2. The Revised Special Land Use Permit for the south side of the building (Part Two) will only apply to the building tenant AM General and shall expire if AM General vacates the building in the future.

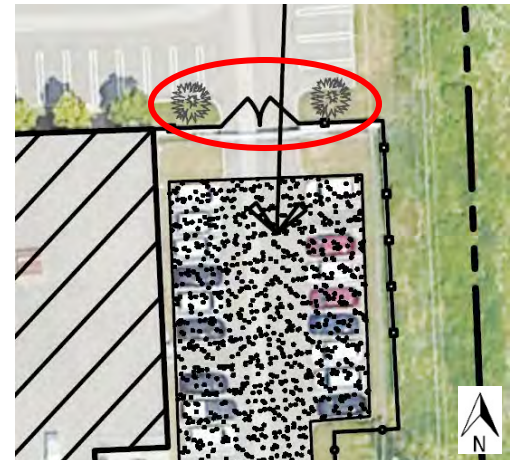
STAFF RECOMMENDATION (cont.)

Conditions (cont.):

3. AM General has agreed to increase the height of the existing eight-foot-high vinyl fence and gate in the section directly facing I-75 (shown in photo below) with a ten-foot-high vinyl fence and gate, along with adding two evergreen trees to improve the screening of the military test vehicles in that location.



View of the storage area looking south from I-75



Plan view of improved screen area

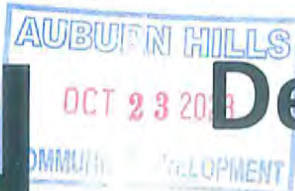
RECOMMENDED ACTION

PART ONE

“Move to recommend to City Council approval of the Special Land Use Permit for the outside storage of up to 25 R&D/test military vehicles for AM General on the east side of the building located at 1399 Pacific Drive subject to the representations made by AM General, packet materials, and conditions of Mr. Cohen’s staff report. The Special Land Use Permit shall expire on November 20, 2028.”

PART TWO

“Move to recommend to City Council approval of the Revised Special Land Use Permit for the outside storage of military vehicles, up to six (6) storage containers, and small vehicle tow trailers within the previously City approved area for AM General on the south side of the building located at 1399 Pacific Drive subject to the representations made by AM General, packet materials, and conditions of Mr. Cohen’s staff report. The Revised Special Land Use Permit will only apply to the building tenant AM General and shall expire if AM General vacates the building in the future.”



Development Application

Project Name: AM General - PART ONE

General Project Location: _____

1399 Pacific Drive, Auburn Hills 48326

Parcel Size: 10.048 acres Zoning: I-1

Sidwell Number(s): 14-03-351-006

Project Description: SLU for outside storage of
military vehicles (5-years)

Building Size (sq. ft.): 139,270 sf (existing)

City Use Only

Address: 1399 Pacific

Date Received: 10-23-23

Fees Paid: 1250.00

SP #: _____

SLU #(s): 230004

LD/LE/SUB #: _____

RZ #: _____

PUD #: _____

ZBA #: _____

Check requested review(s)

- ☐ Site Plan
- ☐ Tree Removal Permit
- ☒ Special Land Use Permit(s) _____

- ☐ Subdivision
- ☐ Planned Unit Development - Step 1/Step 2/Combined
- ☐ Rezoning _____ to _____
- ☐ ZBA Variance or Interpretation
(see supplemental application)
- ☐ Other _____

☐ Land Division

☐ Land Exchange

Applicant

Name: David McLane, AIA, NCARB Signature: [Signature]

Business Name and Address: AMAG, LLC (4488 West Bristol Road)

City: Flint State: MI Zip Code: 48507 Phone Number: O: (810) 230-9311

Fax Number: _____ Alt. Phone Number(s): Cell: (810) 560-1082

Name: Fadi Nassar Signature: [Signature]

Business Name and Address: Nassar Companies Management, LLC (110 Willitis Street)

City: Birmingham State: MI Zip Code: 48009 Phone Number: (248) 787-7070

(Provide additional sheet if necessary for multiple property owners)

Property Owner(s)

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

2-14-18 Version

Inv 68192
\$1,250.00



Development Application

Project Name: AM General - PART TWO

General Project Location: _____

1399 Pacific Drive, Auburn Hills 48326

Parcel Size: 10.048 acres Zoning: I-1

Sidwell Number(s): 14-03-351-006

Project Description: Amendment to the 2017 SLU Permit
(to specifically include the words 'Outside Storage')

Building Size (sq. ft.): 139,270 sf (existing)

City Use Only

Address: _____

1399 Pacific

Date Received: _____

10-23-23

Fees Paid: _____

1250.00

SP #: _____

SLU #(s): _____

236003

LD/LE/SUB #: _____

RZ #: _____

PUD #: _____

ZBA #: _____

Check requested review(s)

☐ Site Plan

☐ Tree Removal Permit

☒ Special Land Use Permit(s) _____
Amendment to the 2017 SLU Permit

☐ Land Division

☐ Land Exchange

☐ Subdivision

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

☐ Rezoning _____ to _____

☐ ZBA Variance or Interpretation
(see supplemental application)

☐ Other _____

Applicant

Name: David McLane, AIA, NCARB

Signature: _____

Business Name and Address: AMAG, LLC (4488 West Bristol Road)

City: Flint State: MI Zip Code: 48507 Phone Number: Office: (810) 230-9311

Fax Number: _____ Alt. Phone Number(s): Cell: (810) 560-1082

Name: Fadi Nassar

Signature: _____

Business Name and Address: Nassar Companies Management, LLC (110 Willitis Street)

City: Birmingham State: MI Zip Code: 48009 Phone Number: (248) 787-7070

(Provide additional sheet if necessary for multiple property owners)

Property Owner(s)

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

2-14-18 Version

Inv 68191
\$1,250.00



Planning Commission Public Notice

Meeting Date, Time, and Location:	Thursday, November 16, 2023 at 7:00 p.m. City of Auburn Hills - Council Chamber 1827 N. Squirrel Road, Auburn Hills, MI 48326
Project Name:	AM General
General Property Location:	1399 Pacific Drive Sidwell No. 14-03-351-006
Applicant:	David McLane – 810-230-9311
Nature of the Request:	Recommendation to City Council for: <u>Part One:</u> Special Land Use Permit approval for the outside storage of vehicles on the east side of the building. <u>Part Two:</u> Revised Special Land Permit approval for the outside storage of vehicles, containers, and trailers on the south side of the building.
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 is available for inspection prior to the meeting at the Community Development Department, located in 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, AICP, Director of Community Development at the above address.

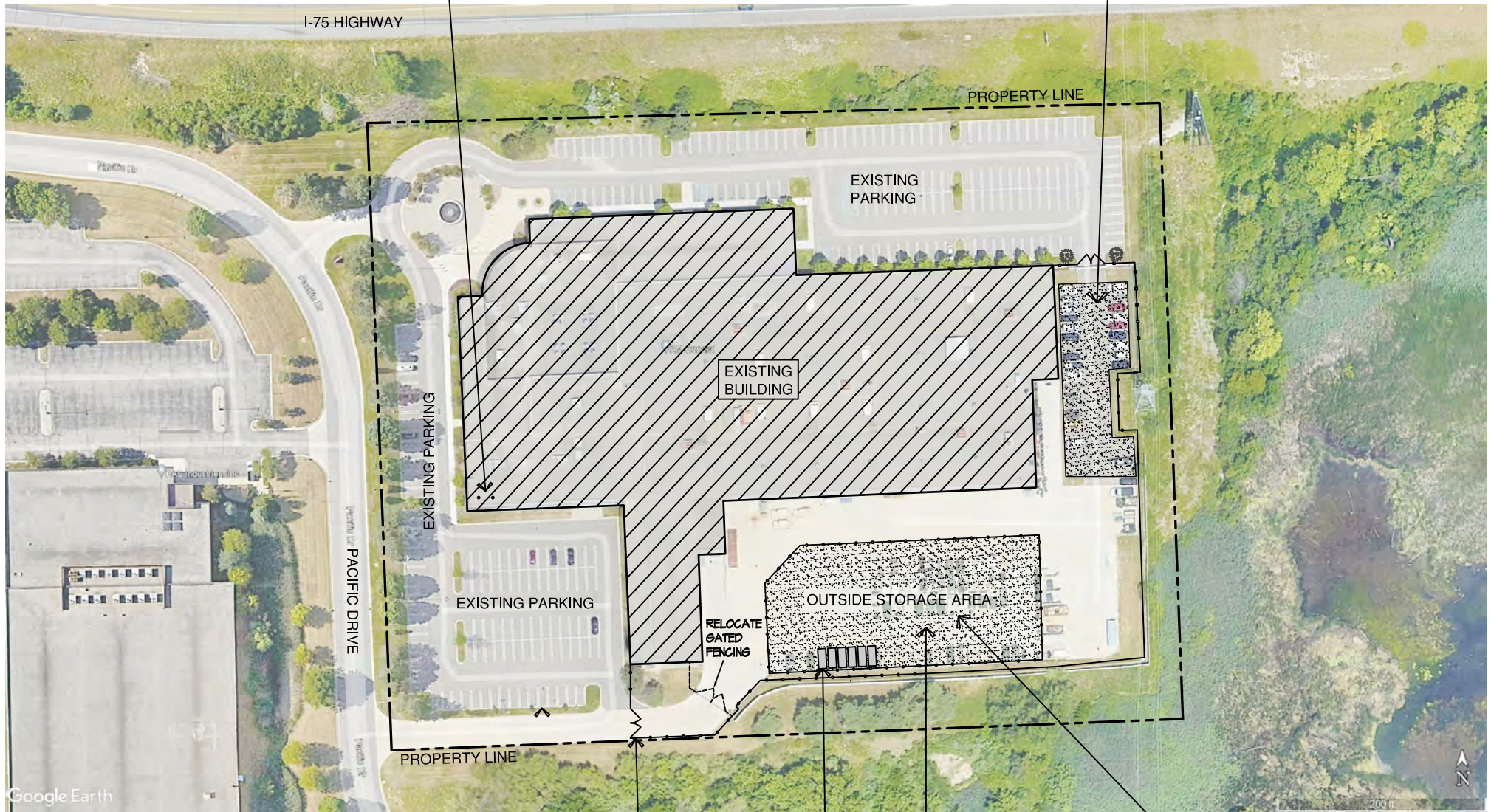
Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-370-9402 or the City Manager's Office at 248-370-9440 - 48 hours prior to the meeting. Staff will be pleased to make the necessary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



LOCATION MAP

PROPOSED 10' HIGH
ROOFTOP ANTENNA
(TYPICAL OF 2)

PART ONE SLU:
PROPOSED OUTSIDE
MILITARY VEHICLE STORAGE



LOCATION MAP

SCALE: NONE



PROPOSED RELOCATION
OF CONTROLLED ACCESS
GATED FENCING

SIX (6) PROPOSED
STORAGE
CONTAINERS

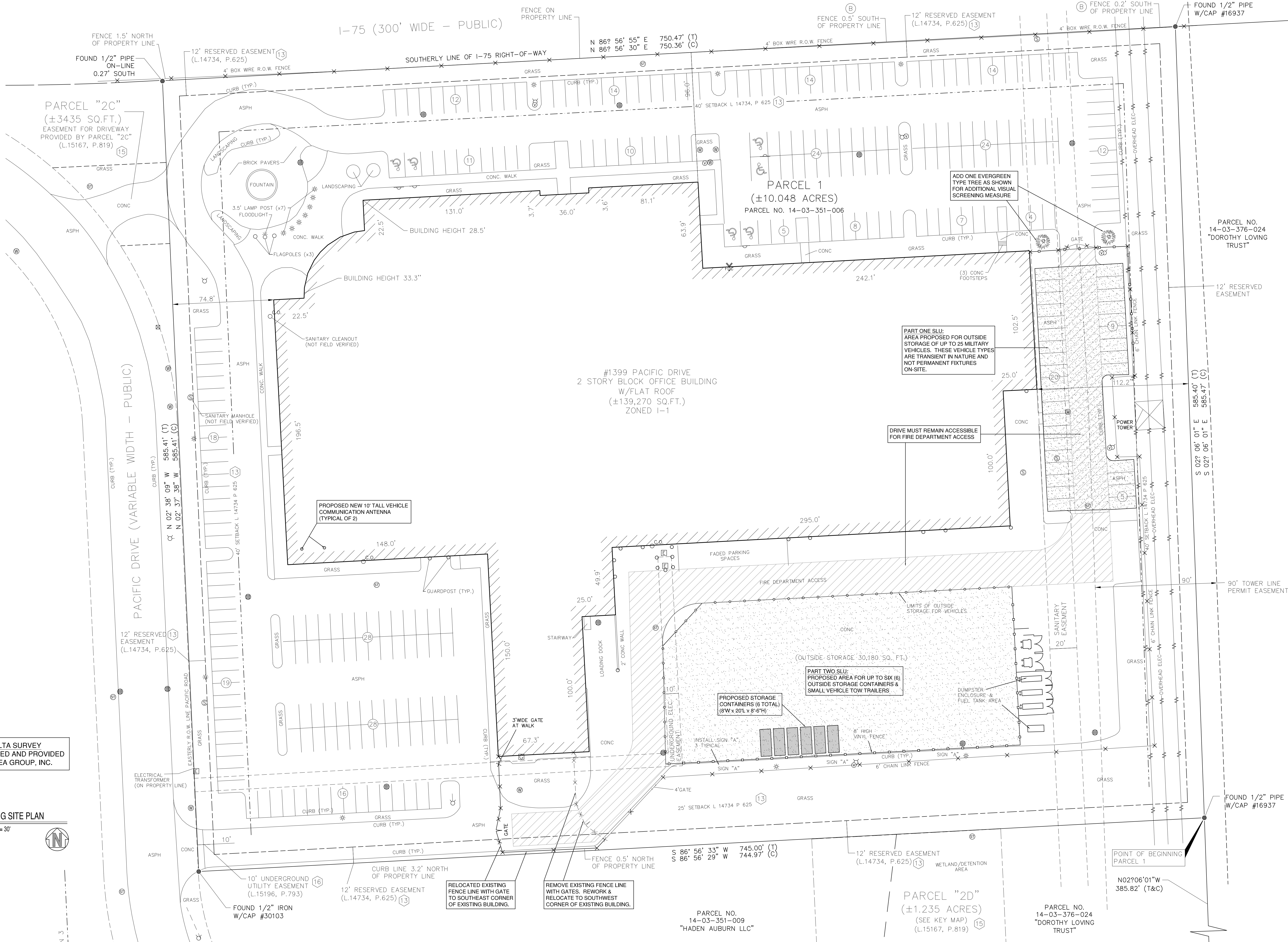
PART TWO SLU:
AMENDMENT TO THE
2017 SPECIAL LAND USE
PERMIT TO INCLUDE UP
TO SIX (6) STORAGE
CONTAINERS & SMALL
VEHICLE TOW TRAILERS

STORAGE OF MILITARY
VEHICLES AND SMALL
VEHICLE TOW TRAILERS

ALTA SURVEY
PRODUCED AND PROVIDED
BY PEA GROUP, INC.

EXISTING SITE PLAN

SCALE: 1" = 30'



Contractor:

EXISTING SITE MODIFICATIONS FOR:

Project Phase:

Design
Permit
Construction

Date:
8/2/23
8/30/23
9/5/23
10/23/23

Rev. Description
OWNER MEETING
CITY SUBMISSION FOR MEETING
22 PART SPECIAL LAND USE APPLICATION SUBMITTAL

Project # 2327

Drawn by: DM

Checked by: DM

Revised Last Issue: 10/23/2023

BUILDING MOUNTED ANTENNA VIEW DESCRIPTION:
THESE TWO IMAGES BELOW SHOW THE REQUEST FOR INSTALLATION OF TWO (2) NEW VEHICLE COMMUNICATION ANTENNAS. EACH ANTENNA IS TEN (10) FEET TALL AND HAS A DIAMETER OF ROUGHLY 2 INCHES.



A ROOF ANTENNA - SW PARKING LOT
SCALE: NONE (GROUND VIEW)



B ROOF ANTENNA - SW PARKING LOT
SCALE: NONE (AERIAL VIEW)



8 VIEW NORTHEAST FROM PACIFIC DR. & TAYLOR RD.
SCALE: NONE

VIEW DESCRIPTION:
THIS IS THE VIEW LOOKING ACROSS THE EAST PARCEL ADJACENT TO THE AM GENERAL PROPERTY FROM THE WEST CORNER OF THE INTERSECTION OF PACIFIC DRIVE & TAYLOR ROAD. ELEMENTS ON THE AM GENERAL SITE ARE OBSCURED BY TREES & VEGETATION.

AERIAL VICINITY MAP

SCALE: NONE

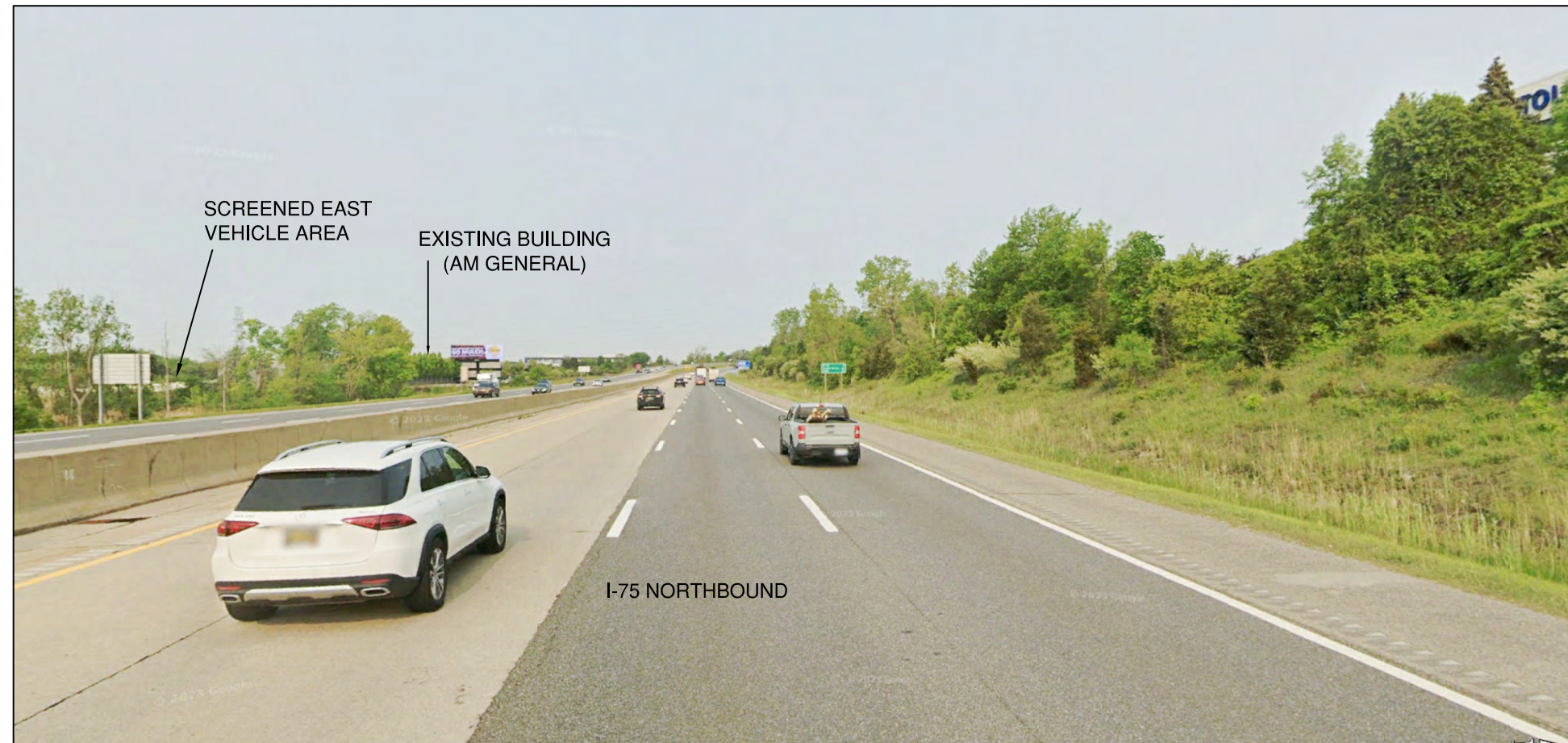
X REFERENCED VIEWS



2 SOUTHBOUND I-75 - 90° HEAD TURN
SCALE: NONE



1 SOUTHBOUND I-75 - WEST APPROACH
SCALE: NONE



3 NORTHBOUND I-75 - EAST APPROACH
SCALE: NONE

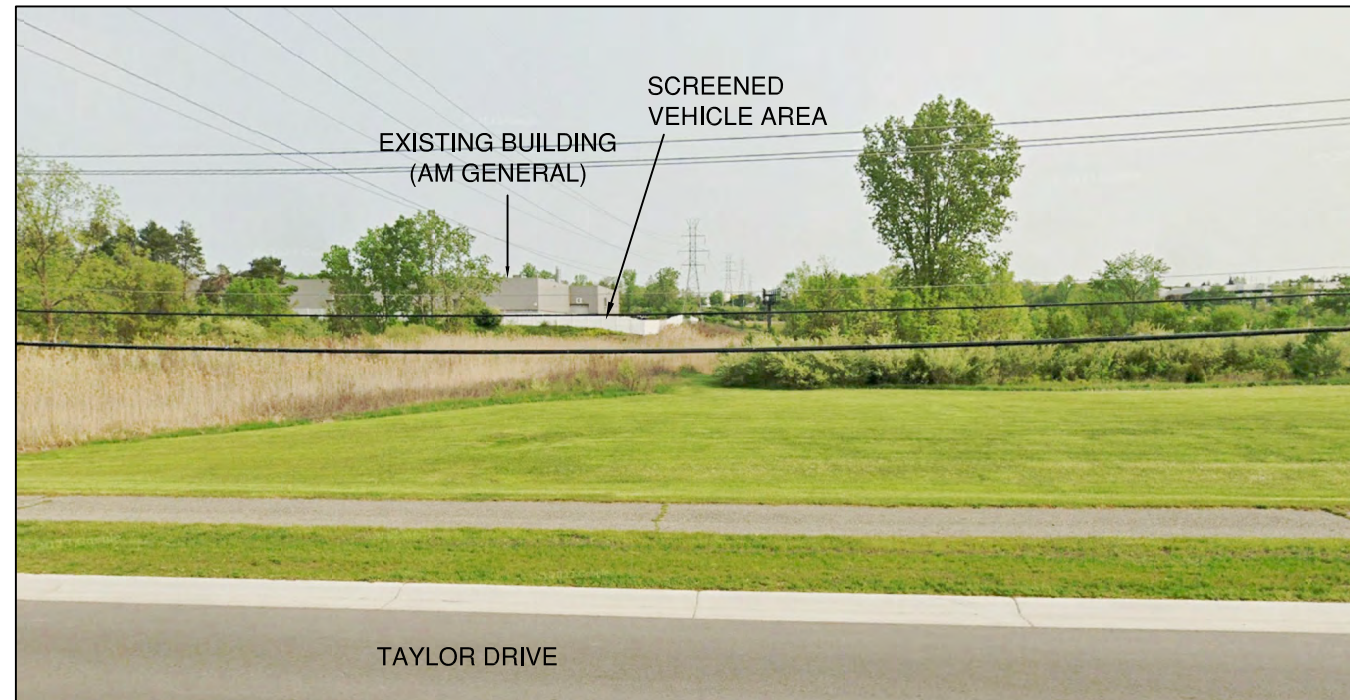


4 NORTHBOUND I-75 - 90° HEAD TURN
SCALE: NONE



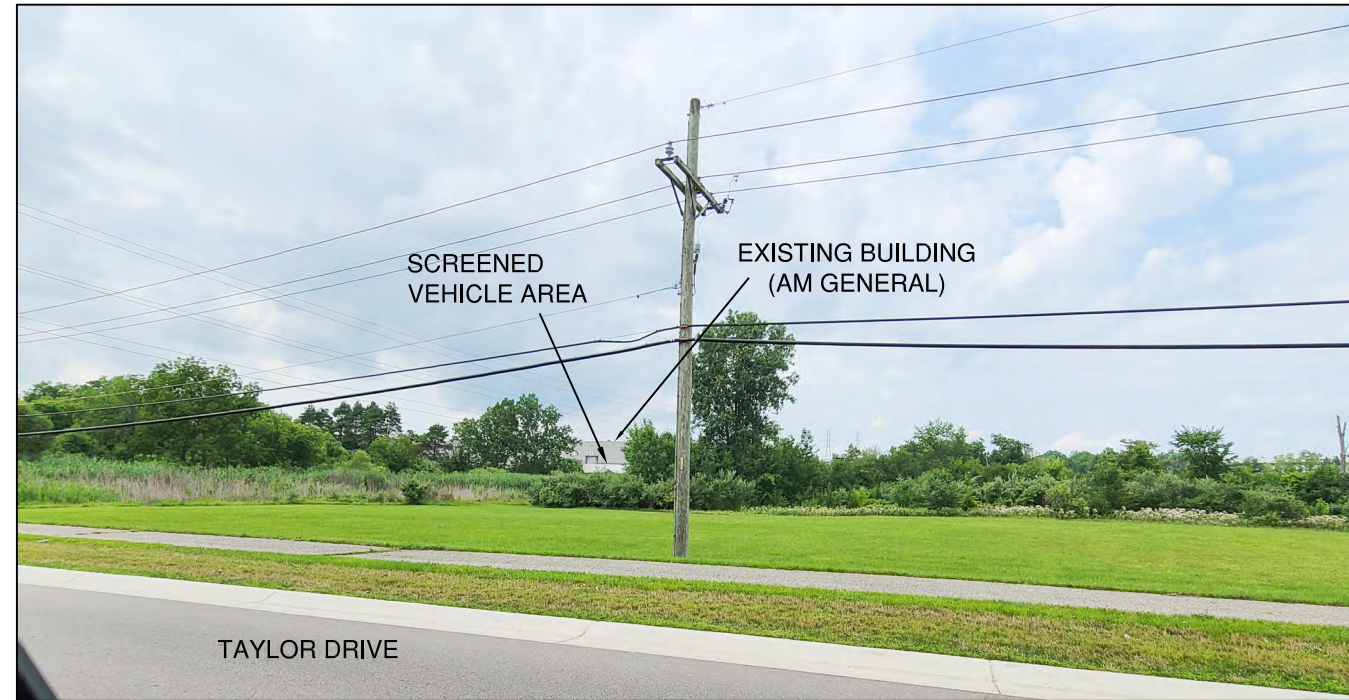
5 VIEW WEST FROM TAYLOR DRIVE
SCALE: NONE

VIEW DESCRIPTION:
THIS IS THE VIEW LOOKING ACROSS THE EAST PARCEL ADJACENT TO THE AM GENERAL PROPERTY. VIEW AS SEEN FROM THE RESIDENTIAL PROPERTY AT 1600 TAYLOR ROAD. (PARCEL #: 14-10-102-016)



6 VIEW WEST FROM TAYLOR DRIVE
SCALE: NONE

VIEW DESCRIPTION:
THIS IS THE VIEW LOOKING ACROSS THE EAST PARCEL ADJACENT TO THE AM GENERAL PROPERTY. VIEW AS SEEN FROM THE RESIDENTIAL PROPERTY AT 1640 TAYLOR ROAD. (PARCEL #: 14-10-126-012)



7 VIEW WEST FROM TAYLOR DRIVE
SCALE: NONE

VIEW DESCRIPTION:
THIS IS THE VIEW LOOKING ACROSS THE EAST PARCEL ADJACENT TO THE AM GENERAL PROPERTY. VIEW AS SEEN FROM THE RESIDENTIAL PROPERTY AT 1654 TAYLOR ROAD. (PARCEL #: 14-10-126-014)



4488 WEST BRISTOL ROAD | FLINT | MI | 48507 PHONE: [810] 230-9311 FAX: [810] 230-2831

August 29, 2023

City of Auburn Hills Zoning Department

Attn: Devin Lang, Community Development Director Assistant
1827 North Squirrel Road
Auburn Hills, Michigan 48326

Project

AM General
1399 Pacific Drive
Auburn Hills, Michigan 48326

RE: Screened Parking Lot Area Viewing.

Mr. Lang:

AMAG, LLC is submitting this analysis to address and help with understanding the existing building's east screened parking space area as it pertains to the viewing time associated with traveling both north and south bound on I-75. In calculating the viewing time of the screened parking area, the distance associated with each traveling direction start and stop is delineated between the two red lines on the attached aerial. The ability to view the screened parking area was determined by actually driving north and south bound I-75 in both a car and SUV. Aerial maps and Google Earth were additionally utilized for visual and distance determination.

Northbound I-75: $70\text{mph} \times [1\text{hr}/3600\text{sec}] \times [5280\text{ft}/\text{mile}] = 103\text{ft}/\text{sec}$. At roughly 970 feet of viewable travel distance, this equates to $970\text{ft}/103\text{ft}/\text{sec} = 9.4$ seconds of viewing time.

Southbound I-75: $70\text{mph} \times [1\text{hr}/3600\text{sec}] \times [5280\text{ft}/\text{mile}] = 103\text{ft}/\text{sec}$. At roughly 595 feet of viewable travel distance, this equates to $595\text{ft}/103\text{ft}/\text{sec} = 5.8$ seconds of viewing time.

For local travelers that pass by the facility on a regular or daily basis, the attention given to alertly noticing this screened parking area will most likely diminish as the repetitive frequency of travel occurs over time. The ten foot high screening fence currently impedes the view of parked vehicles from traveling vehicles that pass by the property along I-75. SUV and trucks on the northbound lanes of I-75 have a view of the screened parking and those riding in a car are sitting low enough that their views are blocked by the center concrete barrier that separate the northbound and southbound lanes.

Please contact our office if there are any further questions or if additional information is needed. Thank you in advance for your time and plan review.

Respectfully,

David McLane, AIA, NCARB
Architect / Partner
Cell: (810) 569-1082
E-mail: dmclane@amagarch.com

Raymond R. Mann

*Director – Vehicle Capabilities & System
Integration*

Dear Neighbor,

We are notifying you, in accordance with the City of Auburn Hills' Citizen Participation Ordinance, that our company has submitted an application to the City of Auburn Hills to update and amend our current Special Land Use Permit approval for outside storage at our property located at 1399 Pacific Drive.

Our application to the City has two parts:

1. A request for a new Special Land Use Permit to allow the addition of 25 R&D/test military vehicles within our current screened fenced-in area on the east side of our building. This permit is only being requested for the life of the test program, which is five years.
2. Amend our May 2017 Special Land Use Permit to allow the storage of military vehicles, up to six (6) outside storage containers (8'W x 20'L x 8'-6"H), and small vehicle tow trailers within the previously City approved designated and screened outside storage area on the south side of our building.

AM General's legacy goes back to 1852 as a horse-drawn wagon producer to the Jeep as part of American Motors, and for more than fifty years, the design, manufacturing, and delivery of some of the most iconic vehicles, to include the ever-popular HUMVEE used by the US Military for more than forty years. Since moving into our Technology and Engineering Center, AMG has continued designing, innovating, and building pre-production military vehicles.

As an organization, we are proud of our ability to support and be supported by a continually evolving community. It means a great deal to our organization, and it is imperative to business operations to have access to additional storage space that supports business operations. We seek City approval to allow us to continue doing business at our current location and be part of this great community.

The City of Auburn Hills Planning Commission is scheduled to review our development application on Thursday, November 16, 2023. If you have any questions or concerns, please contact our office at 248-836-1239. If you wish to speak to a City Representative regarding this project, feel free to call Steve Cohen, Director of Community Development, at 248-364-6900.

Sincerely,



Raymond R. Mann

Raymond R. Mann

*Director – Vehicle Capabilities & System
Integration*

Dear Mr. Cohen,

As requested by the City of Auburn Hills, I wrote a letter to include maps and pictures explaining our need to expand outside storage at 1399 Pacific Drive, Auburn Hill, MI 48326.

On October 24, 2023, at 2:30 PM, I mailed 52 letters (to include AMG) from labels created and provided by your office. We at AM General haven't heard from any of the 52 recipients (I received our letter Monday, October 30), so we've not responded to anyone regarding our request to expand outside storage.

We look forward to the Planning Commission Meeting on Thursday, November 16 at 7:30 PM.

Sincerely,

A handwritten signature in black ink, appearing to be 'RMM', with a horizontal line extending to the right.

Raymond R. Mann



The City of Auburn Hills

City Council Meeting

Minutes - **EXCERPT**

May 22, 2017

CALL TO ORDER: Mayor McDaniel at 7:00 p.m.

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

Present: Mayor McDaniel, Council Members Burmeister, Hammond, Kittle, Knight, Mitchell, and Verbeke.

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Grice, City Attorney Beckerleg, Police Chief Olko, Deputy Clerk Pierce, Assistant City Planner Keenan, Senior Services Director Adcock, DPW Director Melchert, Recreation Director Marzolf, Management Intern Thomas.

18 Guests

9. NEW BUSINESS

9b. Motion - Approve Special Land Use Permit / AM General

Mr. Keenan explained the request for the outside storage of vehicles. The site is zoned I-1 Light Industrial and will serve as the home of their new engineering advanced technology and prototype development center where they will manufacture heavy duty military equipment and civilian vehicles. The proposed outside storage area is approximately 30,000 square feet in size. To ensure the fire lane remains clear, the boundaries of the storage area will be outlined with a two-foot wide black line. It will also be striped with yellow paint and labeled "No Parking, Fire Lane". The storage area will be screened with an eight-foot high vinyl fence along the southern and eastern portion of the property line. A letter was provided from the applicant that they would comply with all state and federal regulations related to fuel storage and recycling. He stated that the City's Administrative Review Team and the Planning Commission recommend approval of this project.

Jim Butler, representing PEA, clarified that there is no manufacturing done at this facility. Nancy Lurch, representing AM General, confirmed that it is a prototype R&D technologies. All manufacturing is done down south.

Mr. Knight commented that they have proprietary military related designs. He expressed concern with the security of the facility from a police standpoint. Ms. Lurch stated that in order to keep a certain level of clearance with the Department of Defense, they have many guidelines that they must adhere to and part of their build-out plan is how they keep items secure.

Mr. Kittle questioned if the height of the fence would be an issue due to the variety of vehicles that may be parked there. Ms. Lurch explained that they have taken it into consideration and do not believe it will be an issue when the vehicles are positioned.

Moved by Knight, Seconded by Burmeister:

RESOLVED: To accept the Planning Commission's recommendation and approve the Special Land Use Permit for the outside storage of vehicles for AM General subject to staff and consultants' conditions

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell, Verbeke

No: None

Resolution No. 17.05.087

Motion Carried (7 - 0)



Excerpt
CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES

May 10, 2017

1. **CALL TO ORDER:** Planning Commission Chairperson Ouellette called the meeting to order at 7:00 p.m.
2. **ROLL CALL:** Present: Beidoun, Burmeister, Ouellette, Mendieta, Pederson, Pierce
Absent: Hitchcock, Ochs, Shearer
Also Present: Assistant City Planner Keenan and Recreation Director Marzolf
Guests: 13

Location: City Council Chamber, 1827 N. Squirrel Roads, Auburn Hills, MI 48326

5. PETITIONERS

5a. AM General (7:03 p.m.)

Public Hearing/Motion - Recommendation to City Council for Special Land Use Permit approval for the outside storage of vehicles.

Mr. Keenan introduced the request from AM General for Special Land Use Permit approval to allow the outside storage of vehicles. The business is located at 1399 Pacific Drive on a 10 acre parcel zoned I-1, Light Industrial District. The site will serve as home to their new engineering, advanced technology and prototype development center, where they will manufacture heavy duty military and civilian vehicles. In 1994 the Haden company was granted a special land use permit for outside storage however the permit does not transfer, which is why AM General is here today.

The proposed outside storage area is approximately 30,180 square feet in size. To address the first key issue of assuring the Fire Lane remains clear, the boundaries of the outside storage area will be outlined with a two-foot wide black line. To further assure the Fire Lane remains clear of items, it will be striped with yellow paint labeled "No Parking Fire Lane".

To address the second key issue of screening the outside storage area, an eight-foot high vinyl fence along a portion of the south and east property line. The building will also provide screening of the outside storage area for motorist traveling along Pacific Drive and I-75. The applicant will be able to go into more detail on what will be stored outside.

The third issue relates to the fuel storage tank and recycling operation. The applicant is proposing a 2,000 gallon above ground fuel storage tank and dumpsters for recycling to the east of the vehicle storage area. The size of the fuel tank will require the applicant to obtain an Industrial Stormwater Permit from the MDEQ, as might the recycled material operation. The permit will require AM General to develop a Stormwater Pollution Prevention Plan. The applicant has provided a letter stating they will comply with all applicable Federal and State regulations and provide the City with a copy of their Stormwater Pollution Prevention Plan.

AM General's new facility on Pacific Drive will be home to their new engineering, advanced technology and prototype development center, where they will manufacture heavy duty military and civilian vehicles.

Mr. Jim Butler of PEA, Inc, 2430 Rochester Court Suite, 100, Troy, MI, 48083 and Ms. Kathleen Doherty of AM General 12200 Hubbard St, Livonia, MI, 48150 were present to take questions.

Mr. Butler stated that the dumpsters for waste and recycled materials will be enclosed a masonry wall and with gates. There will also be an above ground fuel storage tank that will be screened by the eight foot high vinyl fence along the south and east property line. He also stated that there will be some vegetation to help with the visual appearance and screening of the property.

Mr. Keenan added that there is currently a row of mature evergreen trees on the property that will stay and help to maintain a positive visual appearance.

Ms. Doherty stated that the purpose for the eight foot high vinyl fence is to help screen the military vehicles, Humvees, trailers and possible other vehicles.

Mr. Burmeister questioned the need to screening along the East side.

Mr. Keenan clarified that the screening is to help with the visual appearance along I-75 and more importantly for the residents along Taylor Road.

Mr. Beidoun questioned the conditions from the Fire Marshall to ensure safety on the property.

Mr. Keenan clarified that the Fire Marshall wants to ensure accessibility around the building is maintained should there be any reason for the Fire Department to respond. The striping should help assure the fire lane will be kept clear. Mr. Keenan stated that AM General went above and beyond with the safety on this property.

Mr. Ouellette asked for clarification regarding the traffic patterns and security for the outside storage.

Ms. Doherty stated that some contents will be kept confidential due to the nature of the project however there will be secure gates that will be monitored. There will be no assembly on this property, which will take place at another location out of State.

Mr. Ouellette also questioned the items that will be recycled on this property.

Ms. Doherty clarified that any materials that will be recycled will be done per regulations. She also stated that the only recycling on this property will be done for the materials on this property.

Mr. Ouellette opened the Public Hearing at 7:16 p.m.

Hearing no comments, Mr. Ouellette closed the Public Hearing at 7:16 p.m.

**Motion made by Mr. Mendieta to recommend to City Council approval of the Special Land Use Permit for the outside storage of vehicles for AM General subject to staff and consultants' conditions.
Supported by Mr. Beidoun.**

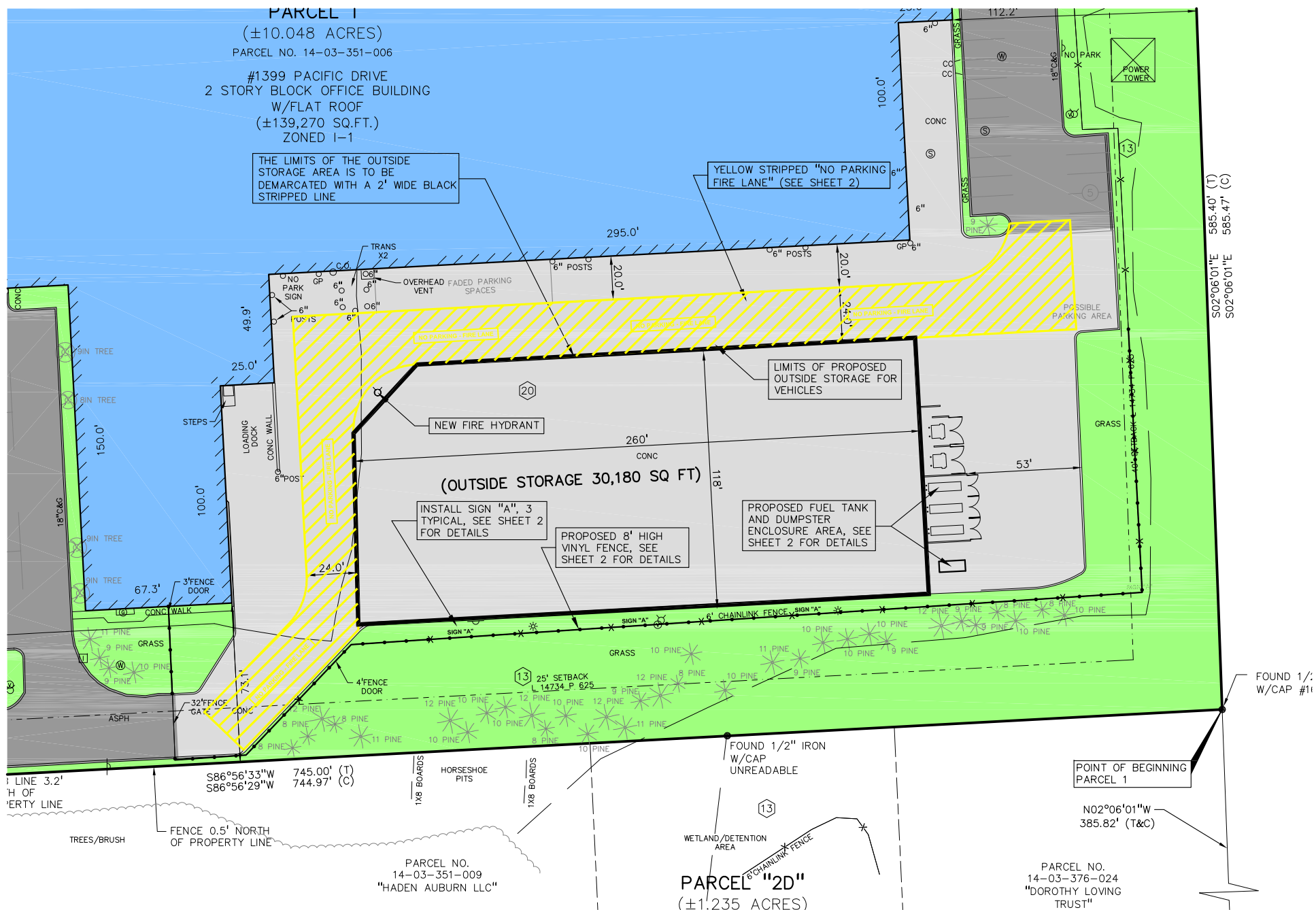
**VOTE: Yes: Beidoun, Burmeister, Ouellette, Mendieta, Pederson, Pierce
No: None**

Motion Carried (6-0)

#1399 PACIFIC DRIVE
2 STORY BLOCK OFFICE BUILDING
W/FLAT ROOF
(±139,270 SQ.FT.)
ZONED I-1

THE LIMITS OF THE OUTSIDE
STORAGE AREA IS TO BE
DEMARCATED WITH A 2' WIDE BLACK
STRIPPED LINE

YELLOW STRIPPED "NO PARKING
FIRE LANE" (SEE SHEET 2)





CITY OF AUBURN HILLS

PLANNING COMMISSION AGENDA

MEETING DATE: NOVEMBER 16, 2023

AGENDA ITEM NO 5b.

COMMUNITY DEVELOPMENT

To: Chairperson Greg Ouellette and the Planning Commission
From: Steven J. Cohen, AICP, Director of Community Development
Submitted: November 9, 2023
Subject: 3295 Lapeer Road West Industrial Building
Public Hearing / Motion – Recommendation to City Council for Site Plan and Tree Removal Permit approval

INTRODUCTION

This is a request from Auburn Hills Realty Ventures, LLC, to construct a 149,170-square-foot light industrial building at 3295 Lapeer Road West, which is located at the terminus of Lapeer Road West, south of the M-24 Connector. The 19.79-acre parcel is zoned I-1, Light Industrial District.

The proposed building will be a speculative facility intended for a single or duplex tenant, offering space for office, warehouse, and light assembly operations.

It is noted that a similar-sized speculative light industrial facility called the *Palace Technology Center* was previously approved by the City Council for the site on June 4, 2001. However, that project stalled after the property was mass-graded and prepared for development due to the economic shock and slowdown caused by the September 11, 2001 terrorist attacks.



Site Location



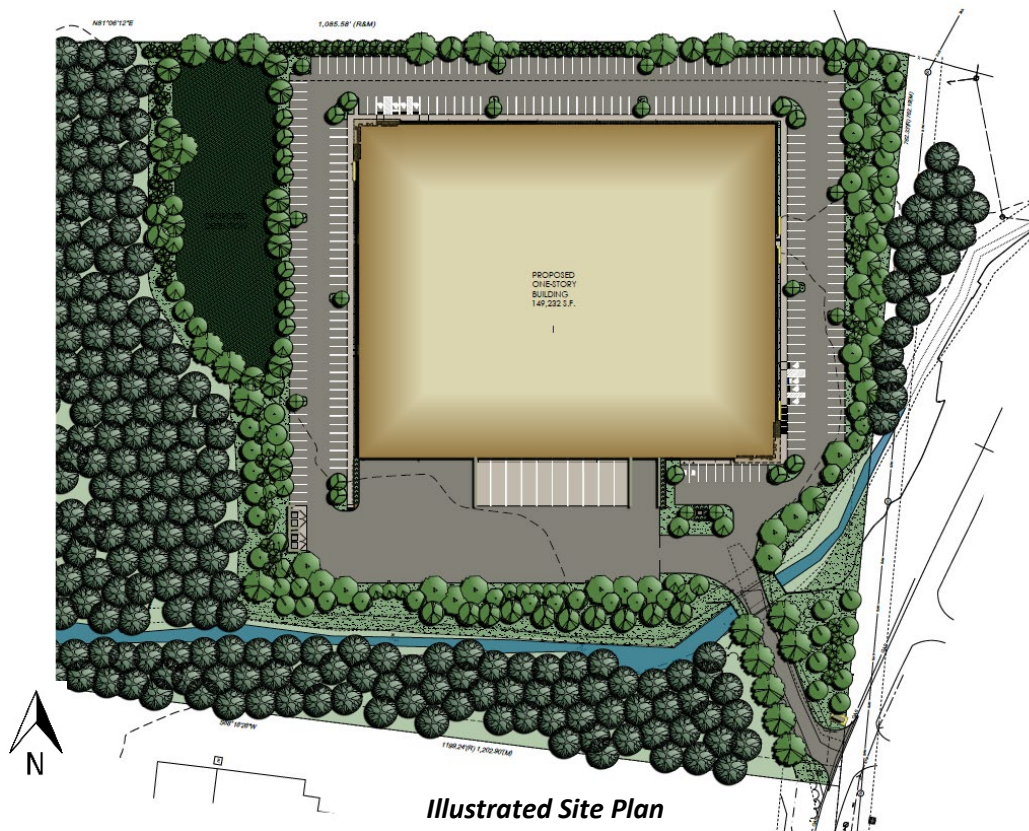
Rendering of the Proposed Industrial Building – View from the Site Entrance

INTRODUCTION (cont.)

Auburn Hills Realty Ventures, LLC will be the developer of this new project, and once completed, they intend to lease the building. The cost to construct the proposed building is estimated at \$18.7 million. The company intends to begin construction in Summer 2024, with completion in Fall 2025.



Proposed Project Overlaid on Aerial Photo



Illustrated Site Plan

STAFF RECOMMENDATION

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

We recommend Conditional Approval of the Site Plan and Tree Removal Permit 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 Lapeer Road West.
 - 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 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 total square footage, 198 parking spaces are required, and 264 parking spaces are depicted.
4. The parking layout meets minimum requirements, and barrier-free parking spaces are provided (seven spaces are required, and eight spaces 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, and calculations have been submitted.
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 exceed 25 feet in height from the finished 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. Ground-mounted and roof-mounted mechanical equipment will be screened.
12. A note indicates that no outside storage will be allowed, including pallet storage, overnight vehicles, or trailer storage.
13. A Tree Removal Permit is required. 406 replacement trees are required (9 new trees + 397 trees from the 2001 approval), and 253 replacement trees are proposed. Auburn Hills Realty Ventures, LLC has elected to pay \$58,140 (153 trees x \$380 per tree) into the City's Tree Fund for the required replacement trees not planted due to lack of space on the site.

Tree Removal Permit History: 1366 replacement trees were required for the site when the original project was approved in 2001. 969 trees were paid into the Tree Fund by the previous developer before the mass grading of the site in 2001. Thus, 397 replacement trees are still required for the site (297 trees on-site + 100 trees previously proposed off-site along Lapeer Road West). *Note: It has been agreed by all parties that the off-site tree planting, originally envisioned in 2001, is not feasible along Lapeer Road West (private road) due to property ownership, vegetation, and utility conflicts.*

STAFF RECOMMENDATION cont.

14. No pathway or sidewalk connection is required in this location per the City's Parks and Recreation Master Plan.
15. Auburn Hills Realty Ventures, LLC has agreed to prepare the parking lot for two electric vehicle charging stations. They will install electrical stubs at planned station locations and will run conduits from the power source to the stubs at the time of construction to support the future installation of the charging stations when needed.

Conditions:

1. Auburn Hills Realty Ventures, LLC agrees to meet the requirements of Article XX Administration and Enforcement, Section 2007. Performance Guarantees.
2. Auburn Hills Realty Ventures, LLC agrees to pay \$58,140 into the City's Tree Fund prior to the start of construction.

RECOMMENDED ACTION

"Move to recommend to City Council approval of the Site Plan and Tree Removal Permit for 3295 Lapeer Road West Industrial Building subject to the conditions of the City's Administrative Review Team."



Development Application



Project Name: 3295 Lapeer Road West

General Project Location: I-75 and M-24 Connector

Parcel Size: 19.78 acres Zoning: I-1

Sidwell Number(s): 14-11-126-005

Project Description: PROPOSE SINGLE OR DUAL
TOWNHOMES INDUSTRIAL BUILDING W/ OFFICE

Building Size (sq. ft.): _____

City Use Only

Address:

3295 Lapeer Rd W

Date Received: 8/2/23

Fees Paid: 4800.00

SP #: 230011

SLU #(s): _____

LD/LE/SUB #: _____

RZ #: _____

PUD #: _____

ZBA #: _____

Check requested review(s)



Site Plan



Tree Removal Permit



Special Land Use Permit(s) _____



Land Division



Land Exchange



Subdivision



Planned Unit Development - Step 1/Step 2/Combined



Rezoning _____ to _____



ZBA Variance or Interpretation
(see supplemental application)



Other _____

Applicant

Name: CHRISTOPHER COSIMO Signature: CHC

Business Name and Address: AUBURN HILLS REALTY VENTURES LLC

City: SWANSEA TWP State: MI Zip Code: 48315 Phone Number: 586 254 2040

Fax Number: _____ Alt. Phone Number(s): _____

Property
Owner(s)

Name: SAME AS ABOVE Signature: _____

Business Name and Address: _____

City: _____ State: _____ Zip Code: _____ 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



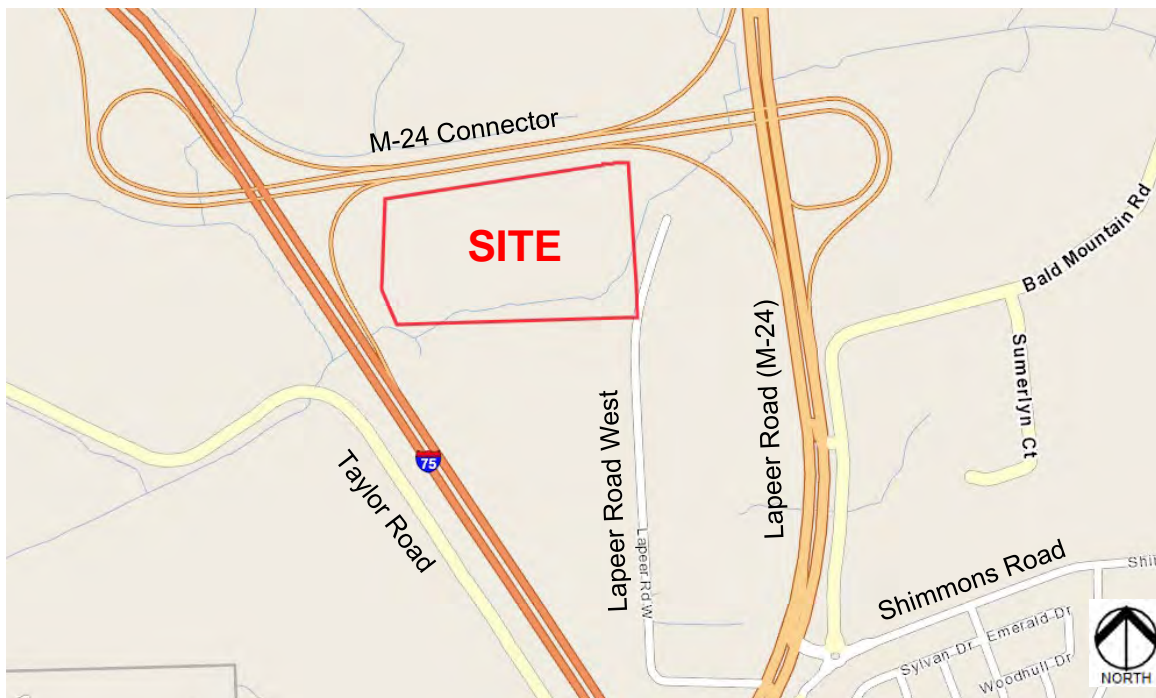
Planning Commission Public Notice

Meeting Date, Time, and Location:	Thursday, November 16, 2023 at 7:00 p.m. City of Auburn Hills - Council Chamber 1827 N. Squirrel Road, Auburn Hills, MI 48326
Project Name:	3295 Lapeer Road West Industrial Building
General Property Location:	3295 Lapeer Road West Sidwell No.14-11-126-005
Applicant:	Christopher Cousino, Auburn Hills Realty Ventures LLC – 586-254-2040
Nature of the Request:	Recommendation to City Council for Site Plan and Tree Removal Permit approval to construct an industrial building.
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 is available for inspection prior to the meeting at the Community Development Department, located in 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, AICP, Director of Community Development at the above address.

Anyone planning to attend the meeting who has need of 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 prior to the meeting. Staff will be pleased to make the necessary arrangements.



LOCATION MAP

November 7, 2023

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

RE: 3295 Lapeer Road West Industrial Building
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 November 3, 2023, was prepared by Nowak & Fraus Engineers. 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.
- N.P.D.E.S. permit from E.G.L.E.
- Water main extension permit from E.G.L.E.
- Wetland construction permit from E.G.L.E.
- Floodplain Letter of Map Change from F.E.M.A.
- Drain crossing permit from O.C.W.R.C.
- Temporary grading easement from adjacent property owner

GENERAL:

The site is located at 3295 Lapeer Road West, south of the I-75/M-24 interchange, in Section 11 of the City of Auburn Hills. The applicant is proposing to construct an approximate 150,000 sq. ft. industrial building that will consist of approximately 18,000 sq. ft. of office space and 132,000 sq. ft. of shop/warehouse space. The new facility will house a single tenant or dual tenant in the automotive or related industry. The site along with the adjacent properties to the south and east are zoned Light Industrial (I-1). A complete legal description of the parcel is shown on the plan. The City of Auburn Hills Standard Notes and Fire Department Notes are included on the plans. 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.

It should be noted that this parcel was previously mass graded for a development around 20 years ago, but the development was never completed. As part of that process, a conservation easement was placed over the western (currently wooded/wetland) area of the site as well as the southern portion of the site, south of the Galloway Drain. The current proposed development does not appear to impact these conservation easements; however, several small wetland areas will be impacted, as indicated on the plan. The wetland impacts will require a permit from E.G.L.E. and mitigation accordingly. In addition, a portion of the site is located within the 100-year



floodplain for the Galloway Drain. The plans indicate a new proposed 100-year floodplain location, which will require a Letter of Map Change (LOMC) from F.E.M.A.

MUNICIPAL UTILITIES:

There is an existing 8-inch water main that extends along the east side of Lapeer Road West. The applicant is proposing to connect to the stub north of the existing gate valve and extend new water main northwest onto the site. It should be noted that the proposed water main will cross the Galloway Drain and a permit from O.C.W.R.C. will be needed for this crossing. From there, new water main will loop around the proposed building. Eight (8) fire hydrant assemblies are proposed to provide adequate coverage for the site. Fire suppression and domestic service lines are proposed to extend north from the new water main to the southeast side of the building. The size and material type of the proposed water main shall be labeled for engineering review.

There is an existing 21-inch sanitary sewer that extends along the west side of the adjacent parcel to the east. The applicant is proposing to construct a new manhole over the existing sanitary sewer and extend a new sanitary sewer lead to the east 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 Galloway Drainage District, which has a maximum discharge rate of 0.097 cfs/acre. The Galloway Drain extends along the east and southern portion of the site. Storm water runoff for the site will be collected via a series of catch basins and routed to a forebay and detention basin at the west side of the site. The detention basin will then outlet to the existing wetland area on the west portion of the site, and ultimately flow to the Galloway Drain. Preliminary proposed detention calculations were provided on the plan and appear to meet City requirements. Additional details of the stormwater management system will be needed for the engineering review including storm sewer calculations, profiles, and hydraulic grade lines. The size, material, and slope of the storm sewer shall be labeled for engineering review.

TRAFFIC/PAVING:

Access to the site consists of one (1) existing approach off Lapeer Road West. Parking is located to the north, east, and west of the proposed building. The plans indicate concrete curb and gutter throughout the site with 6-inch concrete pavement proposed for the parking spaces and 8-inch concrete pavement proposed for the drive aisles, loading area, and dumpster pads. Concrete pavement for light industrial sites shall be 8-inch concrete on an approved base. Additional cross-sections for the concrete sidewalk and approach off Lapeer Road West shall be provided for engineering review.

The applicant is proposing 264 parking spaces including 8 barrier free accessible parking spaces and 2 future electric vehicle parking spaces. A loading area with truck wells is located at the south side of the building. Two (2) dumpster enclosures are proposed at the southwest corner of the parking lot. A 7-foot-wide concrete sidewalk has been provided along the north, southeast, east, and west sides of the building providing access to the parking lot. An auto turn analysis for the Auburn Hills Ladder Truck and a Single Unit Truck has been included in the plan set.

GRADING:

Existing and proposed grades are shown with contours and spot elevations. The site is sloped towards the east and south sides of the parcel. Slopes exceeding 1:4 are proposed on the east, south, and west sides of the site. Perimeter site slopes appear to match into existing contours prior to all abutting property lines. The proposed forebay and detention basin slopes exceed 1:6 and are proposed to be enclosed with a 4-foot high ornamental fence. 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.



There are no retaining walls proposed as part of this project; however, retaining walls may be needed at engineering review for areas where the slope exceeds 1:4. 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. Any retaining walls over 2.5 feet in height are required to be fenced and the retaining wall detail shall include the fence.

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

MaryKate Kirksey for Hannah Driesenga, P.E.

Transmitted via e-mail to Steven Cohen: November 7, 2023
cc: File

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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: October 20, 2023
SUBJECT: **3295 Lapeer Road**

I have reviewed the site plans for 3295 Lapeer Road. We have no objections to the project as presented in the site plans.



AUBURN HILLS FIRE DEPARTMENT



Official Memorandum

To: Steve Cohen, City Planner/Director of Community Development
From: Fred Solomon, Fire Inspector
Date: October 24, 2023
Re: Site Plan Review PSP230011

PROJECT: 3295 Lapeer West

XXX	Approved	
	Approved	Subject to the following revisions:
	Denied	

No Comments

Fred Solomon
Fire Inspector
Auburn Hills Fire Department

November 3, 2023

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

Subject: Woodlands Ordinance Review for 3295 Lapeer West Road, Auburn Hills, MI

Dear Mr. Cohen,

The submittals regarding the above-mentioned project were reviewed and a site visit made to correlate information. This site was cleared of trees/mass graded in 2001. At that time, removed trees were partially compensated for by paying into the City's Tree Fund (1366 replacement trees; 969 trees paid into Tree Fund; Balance 397). The current project is responsible for the balance of trees removed from site and a small number of newly inventoried trees. See the tree detail chart below regarding the proposed project.

TREE REQUIREMENT TABLE – EV Parts Assembly, Distribution & Office Facility

DESCRIPTION	TOTAL TREES	Required/REPLACEMENT TREES
Total Trees Surveyed (2023)	114 (15 off site)	---
Removed Regulated Trees	403 (6 current + 397 from 2001)	403
Removed Landmark Trees 2023 - 1	(1 current Landmark tree Total of 25.3" DBH)	3
Removed Non-regulated Trees	92	0
Saved Regulated Trees	0	0
TOTAL Req. Replacement Trees		406 Trees

Applicant is responsible for 406 regulated/replacement trees. One tree being removed is a Landmark tree and replacement is compensated for in the 406 total replacement tree figure. The landscape plans provide 253 trees. The balance of 153 required replacement trees will be paid into the City's Tree Fund to satisfy the Woodlands Ordinance as follows: 153 replacement trees x \$380 = \$58,140. This project is approved based on the landscape design and Tree Fund fulfillment stated above.

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

AUBURN HILLS REALTY VENTURES, LLC
12955 23 MILE ROAD
SHELBY TOWNSHIP, MI 48315
586-254-4367

October 24, 2023

RE: Citizen Participation Letter
3295 Lapeer Road West Industrial Building

Dear Neighbor:

In accordance with the City of Auburn Hills' Citizen Participation Ordinance, we are notifying you that Auburn Hills Realty Ventures, LLC has submitted a development application to the City of Auburn Hills to construct a new single story 149,232 square feet industrial building on the currently vacant 19.79 acre parcel of land located at 3295 Lapeer Road West. In addition to the construction of the building, a parking area will be constructed to accommodate 279 total parking spaces which will be located predominately on the north, west and east sides of the building.

The proposed building will be a speculative building that is intended either for a single or duplex tenant which will offer space office, warehouse, and light manufacturing operations.

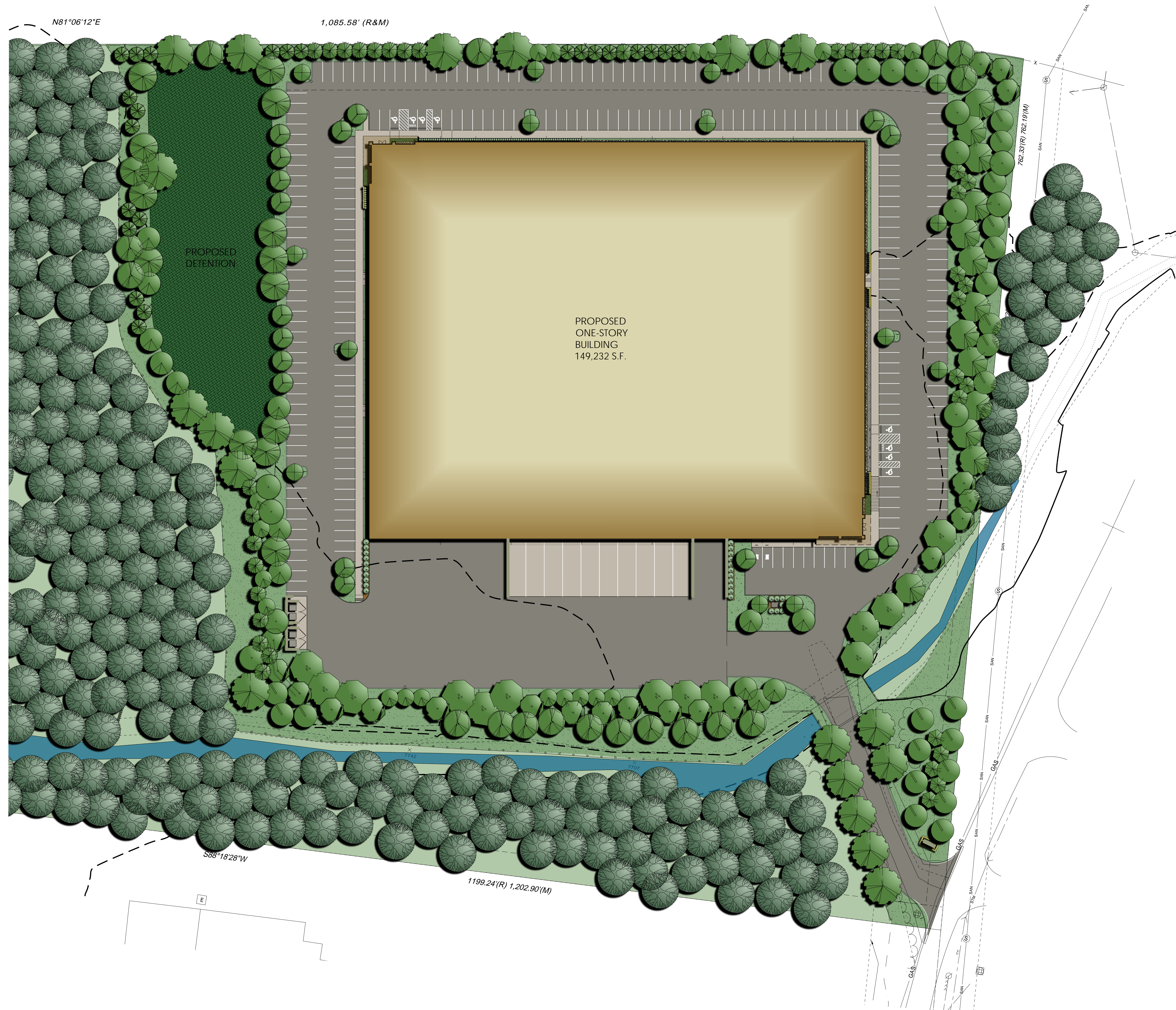
We feel that this project has been designed in such a manner to be aesthetically pleasing and will be in keeping with the character of other developments within the City of Auburn Hills and Lapeer Road West with attractive elevations from both the 1-75/Lapeer Road interchange and the terminus of Lapeer Road West.

The City of Auburn Hills Planning Commission is scheduled to review the development application on November 16, 2023. If you should have any questions, concerns, or comments, please do not hesitate to contact me at 586-254-4367. If you wish to speak to a City Representative, please contact Steve Cohen, Director of Community Development at 248-364-6900.

Sincerely,
Auburn Hills Realty Ventures, LLC



Chris Cousino







November 7, 2023

City of Auburn Hills
Mr. Steven Cohen
1827 N. Squirrel Road
Auburn Hills, MI 48326

Re: 3295 Lapeer Road West/ Citizens Participation Response

Dear Steve:

This letter is to inform you the required Citizen's Response Letter was mailed on October 26, 2023 to 34 adjacent property owners as provided by your office. As of today's date, I have not received any communications from any recipients regarding the above referenced project. I will be prepared to update the Planning Commission on November 16th in the event I receive any communications in this regard.

Thank you for your attention to this matter.

Sincerely,
AUBURN HILLS REALTY VENTURES, LLC

A handwritten signature in blue ink, appearing to read 'Chris Cousino', is written over the typed name.

Christopher Cousino

EXCERPT

**CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING**

June 4, 2001

CALL TO ORDER: Mayor McMillin called the City Council Meeting to order at 7:30 p.m. with the Pledge of Allegiance

ROLL CALL: Present. Mayor McMillin, Mayor Pro Tem Cooper, Council Members Harvey-Edwards, Knight, McDonald, Pillsbury, Sendegas
Absent. None
Also Present. City Manager Ross, Assistant City Manager Tanghe, Clerk Venos, Community Development Director McBroom, Director of Public Works Culpepper, Police Chief Olko, Police Lt. Hardesty, Assistant Fire Chief Wyatt, District Fire Chief-Station 3, Moniz, Fire Lt. Toss, Fire Lt. Farrell, Firefighter Nassar, eight Fire Department representatives, City Engineer Westmoreland, Brownfield Redevelopment Authority Chair Capen, Tax Increment Finance Authority Chair Bennett, City Attorney Hampton
42 Guests

LOCATION: Civic Center, 1827 N. Squirrel Road, Auburn Hills MI 48326

7. CONSENT AGENDA

- All items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

Mr. McMillin referenced consent agenda items. The following item was requested to be removed from the consent agenda: 7j by Mr. Knight, Mrs. Cooper and Mr. McMillin.

Mrs. Cooper moved to approve consent agenda items as follows:

7a. Announcement of Meetings

Planning Commission Study Meeting, June 7, 7:30 p.m., Civic Center
Brownfield Redevelopment Authority, June 12, 6:30 p.m., Civic Center
Tax Abatement Review Committee, June 13, 6:00 p.m., Civic Center
Tax Increment Finance Authority, June 14, 4:30 p.m., Civic Center
Zoning Board of Appeals, June 14, 7:30 p.m., Civic Center
City Council, June 18, 7:30 p.m., Civic Center

7b. Receive Board and Commission Minutes

7b.1. Public Safety Advisory Committee, May 22
7b.2. Library Board, May 22
7b.3. Planning Commission, May 24
7b.4. Compensation Commission, May 29

7c. LD01-02, Oakland Building Materials - to accept the Planning Commission's recommendation and approve LD01-02, Oakland Building Materials, proposed land division of 3.39 acres (including 0.36 acres of right-of-way to be dedicated), zoned I-1, Light Industrial, located at 1099 Doris Road, to create three (3) new parcels consisting of Parcel "A", 1.47 acres, Parcel "B", 0.64 acres, and Parcel "C", 0.92 acres (Sidwell No. 14-23-326-012), subject to any conditions as recommended by all appropriate agencies and the recording of all appropriate documents at the Oakland County Register of Deeds.

7d. SP00-37, Oakland Building Materials, Buildings A and B - to accept the Planning Commission and the Community Development Department's recommendation and approve SP00-37, and the tree removal permit, for Oakland Building Materials, Buildings A and B, request to construct an 8,000 square foot light industrial building (Building "A") and a 12,000 square foot light industrial building (Building "B") on property zoned I-1, Light Industrial, located at 1099 Doris Road (part of Sidwell No. 14-23-326-012), including the discretionary findings of fact from Mr. Steve Cohen, subject to any conditions as recommended by all appropriate agencies.

7e. SP01-04, Automated Systems, Inc.-Building Addition - to accept the Planning Commission's recommendation and approve SP01-04, Automated Systems, Inc. - Building Addition - request to construct an 11,329 square foot addition to an existing industrial building on property zoned I-1, Light Industrial, located at 2400 Commercial Drive (Sidwell No. 14-14-126-014), including the discretionary findings of fact from Mr. Steve Cohen, subject to any conditions as recommended by all appropriate agencies.

7f. SP01-06, Palace Technology Center - to accept the Planning Commission and the Environmental Review Board's recommendation and approve SP01-06, and the tree removal permit, for Palace Technology Center - request to construct a 149,887 square foot industrial building on property zoned I-1, Light Industrial, located at the terminus of West Lapeer Road, south of the M-24 Connector (Sidwell No. 14-11-126-005), including the discretionary findings of fact from Mr. Steve Cohen, subject to any conditions as recommended by all appropriate agencies.

7g. PCP01-02, Loctite Technical Center - to accept the Environmental Review Board's recommendation and approve PCP01-02, Loctite Technical Center, for a construction and operating permit for a large quantity user/generator of hazardous substances at an existing building located at 2455 Featherstone Drive, subject to any conditions as recommended by all appropriate agencies.

7h. Recommendation on Tree Removal Permit for Lake Village Commercial - to accept the Environmental Review Board's recommendation and approve a Tree Removal Permit for Lake Village Commercial to facilitate the mass grading of the site, subject to any conditions as recommended by all appropriate agencies.

7i. Recommendation to Award Bid for the Sheffield Road Sanitary Sewer Improvement - to award the bid for the Sheffield Road Sanitary Sewer Improvements to Pamar Enterprises, Inc. of New Haven, Michigan, in the amount of \$908,457.00.

7k. Recommendation to Award Bid for Collier Road Water Main Extension - to award the bid for the Collier Road Water Main Extension to Roger Ingles Construction, Inc. utilizing alternate #3, HDPE, in the amount of \$273,835.00.

7l. Recommendation to Award Bid for a Logging Recorder and a Master Time Base System - to award the bid for Voice Logger and NetClock with options for the Public Safety Center to DSS Corp/Racal Mirra Series II system with desired options in the amount of \$25,324.

7m. Recommendation for Approval of the Cost Participation Agreement for Road Improvements on South Boulevard Bridge over I-75 - to accept the cost participation agreement for right-of-way for the South Boulevard Bridge over I-75 and to authorize the Mayor and City Clerk to execute the agreement on behalf of the City.

Supported by Mrs. Sendegas.

Mr. Pillsbury requested that the identification of the road on a site plan be corrected to indicate it is M-24 rather than US24.

VOTE: Yes: Cooper, Harvey-Edwards, Knight, McDonald, McMillin, Pillsbury, Sendegas
 No: None

Motion carried (7-0)

EXCERPT
CITY OF AUBURN HILLS
PLANNING COMMISSION MEETING

May 24, 2001

CALL TO ORDER: Chairperson Beckett called the meeting to order at 7:30 p.m.

ROLL CALL:

Present.	Beckett, Beidoun, Cooper, Hurt-Mendyka, Marien, McKissack, Ouellette, Schoonfield, Spurlin
Absent.	None
Also Present.	City Planner Cohen Councilperson Sendegas TIFA Chairperson Bennett 38 Guests

LOCATION: Civic Center, 1827 N. Squirrel Road, Auburn Hills MI 48326

PETITIONERS

SP 01-06, Palace Technology Center

(Sidwell No. 14-11-126-005)

Mr. Beckett presented the request for approval to construct a 149,887 sq. ft. industrial building on property zoned I-1, Light Industrial district. The property is generally located at the terminus of West Lapeer Road, south the M-24 Connector.

Mr. Cohen reviewed his letter dated May 18, 2001 with the following recommendations:

We are recommending Approval of the Site Plan and offer the following discretionary findings of fact:

- 1. The Site Plan contains sufficient basic information required by Zoning Ordinance No. 372 for a recommendation.*
- 2. The requirements of Section 1815, Items 7A-7E of Zoning Ordinance No. 372 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 West Lapeer 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 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 upon the number of employees and floor area 289 parking spaces are required and 293 parking spaces are depicted.*
- 4. The parking layout meets minimum requirements and parking spaces are provided for the handicapped (8 are required and 8 are provided). One van accessible space is also provided.*
- 5. Building, parking, and dumpster setback requirements will be met.*
- 6. Greenbelts will be provided.*
- 7. Landscape requirements will be met and calculations have been submitted.*
- 8. Loading/unloading area will be met.*
- 9. A note indicates lighting will be provided at 1/4 lumen per sq. ft. of parking.*
- 10. A note indicates that signs shall meet the requirements of Zoning Ordinance No. 372.*
- 11. A note indicates that parking spaces shall be double striped.*

12. All roof-mounted and ground-mounted mechanical equipment will be screened.

13. A note indicates that there will be no pallet storage, overnight vehicles, or trailer storage.

Mr. Cohen brought to the attention of the Planning Commission that almost one quarter of a million dollars would be contributed to the tree fund because there is not adequate space to replace all of the trees that need to be removed from the site.

Mr. Christopher Burton, Burton-Katzman Development, explained a 150,000 square foot building is being proposed to be built on 13 of the 19 acres. The remaining six acres are wooded wetland that will help to retain the natural beauty and character.

Ms. Marien asked for an explanation on what an "M" type approach is as stated in the letter from OHM.

Mr. Al Hargis, Giffel-Webster Engineers, explained the MDOT curb section will be constructed on Lapeer Road West, a concrete section that has a gutter pin that runs across the edge of the existing drive with a curb return on either side, and then filled with black top.

Replying to Mr. Ouellette, Mr. Burton stated there wasn't a user for this building as of yet and they are hoping for a single user.

Ms. Hurt-Mendyka asked for assurance from Mr. Burton that there would be no need for any variances with regards to the signage for the building.

Mr. McKissack asked if there was a mitigated area where the construction is to take place. His concern is the abundance of wildlife that will be affected by the construction. **Mr. Woody Held**, King - McGregor Environmental, explained there is about a half acre of wetland impact proposed with this project and there is currently an application submitted to the MDEQ, with a meeting scheduled to discuss the issues related to the wetlands and the flood plains. Regarding the wetland mitigation, Mr. Held continued saying it hasn't been discussed with the State yet, but there is an opportunity on this site to mitigate for the lost wetlands in an area where they are doing a compensating cut for the flood plain fill. Mr. Held explained the area adjacent to the west side of the development is essentially to compensate for the fill that is being placed in the flood plain, to lower the area to the same grade as the adjacent wetland area. Further, if wetland mitigation is to be required, this area would be ideal. Mr. McKissack questioned why the tree replacement isn't indicated on the site plan even though dozens and dozens of protected trees will be removed. Mr. Cohen explained tree replacement and tree removal are reviewed by the Environmental Review and their recommendation is sent to the City Council. Mr. Cohen continued saying approximately 1,003 trees will be removed and 297 will be replaced back on site, with another 100 trees being planted along Lapeer Road West. The balance of the trees won't fit on the property so they are recommending a contribution of almost a quarter of a million dollars into the tree fund. The ERB is very pleased with the plan and has recommended approval.

Ms. Marien asked for clarification on wetland mitigation and how the State would benefit as opposed to the City. Mr. Held said typically mitigation is creating new wetlands to replace what was filled and lost. Continuing, Mr. Held explained generally you take an area of higher ground that is not wetland, and make it lower so you are able to move wetland plants and soils into that new area. Mr. Cohen stated OHM required the mitigation for the City, even though MDEQ may not think it is necessary.

Mr. Ouellette asked if the natural flow of the Aimee drain would be disrupted. Mr. Held explained the flow is roughly 510 cfs through the ditch, under I-75, with a culvert under the drive to allow the flow to stay at the same elevation as the 100 year storm that was determined by MDEQ.

Mr. Spurlin questioned the ratio of the mitigation. Mr. Held stated the ratio could be as high as 1.6 to 1.

Mr. Beidoun questioned of the untouched six acres, what portion is wetlands. Mr. Held believed it to be 5.41 acres.

Ms. Hurt-Mendyka asked if the remaining wetland portion could be dedicated as a conservation easement. Mr. Held believed MDEQ was in favor of the conservation easement as was he.

Mr. McKissack asked if the natural environment would be maintained along Aimee drain. Mr. Harsig explained the only disturbance will be where the culverts are installed at the crossing, but the natural environment will be maintained. Ms. Marien questioned if the trees and bushes would be removed along the creek. Mr. Harsig explained only those at the crossing and only trees in the path of construction are being removed.

Mr. Burton hoped to start construction as soon as possible.

Mr. Ouellette questioned if this was just part of a larger development. Mr. Burton stated he owns nothing contiguous to this parcel.

Mr. Ouellette moved to recommend to City Council approval of SP 01-06, Palace Technology Center (Sidwell No. 14-11-126-005), the request for approval to construct a 149,887 sq. ft. industrial building on property zoned I-1, Light Industrial district. The property is generally located at the terminus of West Lapeer Road, south the M-24 Connector. This is to include discretionary findings of fact found in Mr. Cohen's letter dated May 18, 2001 and all applicable City consultants and agencies.

Supported by Mr. Schoonfield.

VOTE: Yes: Beckett, Beidoun, Cooper, Hurt-Mendyka, Marien, McKissack, Ouellette,
Schoonfield, Spurlin
No: None.

Motion Carried (9-0)

EXCERPT

**CITY OF AUBURN HILLS
ENVIRONMENTAL REVIEW BOARD**

May 23, 2001

CALL TO ORDER: Chairman Kresnak called the meeting to order at 6:31 p.m.

ROLL CALL: Present: Kresnak, Parent, Peters, Rowe
Absent: Harvey-Edwards, Ostrowski, Zellen
Also Present: Steve Cohen, City Planner
7 guests

LOCATION: Civic Center, 1827 N. Squirrel Road, Auburn Hills 48326

PUBLIC HEARINGS

SP01-06 Palace Technology Center

Public hearing was opened at 6:36 p.m. with the request for recommendation to City Council for tree removal permit approval to facilitate the construction of a 149,887 square foot industrial building on property zoned I-1, light industrial. The property is generally located at the terminus of West Lapeer Road between I-75 and M-24 connector. Mr. Cohen referenced his memo dated May 17, 2001:

Attached is a report from Woodlands Consultant Brian Colter, ACRT Inc. dated May 15, 2001 related to the above mentioned project. Mr. Colter has conducted an on-site inspection to confirm plan correctness and recommends approval of the submittal.

The petitioner proposed to remove 1310 protected trees (32 landmark trees). The applicant also respectfully requests a credit for 6 saved trees. If the request for credit is granted, then a total of 1366 replacement trees are required for the project (see attached).

The applicant proposed to plant 297 replacement trees on site. All replacement trees will meet the size and diversity of requirements of the City of Auburn Hills Woodland Preservation Ordinance.

The applicant has requested in a letter dated May 14, 2001 to bank or set aside 100 trees for future landscaping off-site along West Lapeer Road with the condition that monies be placed into the City Tree Fund if the trees are not planted within 1 year (see attached). We have no objection and have encouraged this request. The applicant shall submit a landscape plan for ERB review prior to planting the 100 trees.

Lastly, due to lack of space on site, the applicant has agreed to pay \$242,250.00 (1069 trees-100 banked trees = 969 trees x \$250.00) into the City Tree Fund.*

After the public hearing, if you find your questions satisfactorily answered it would be appropriate to move to recommend to City Council approval of a tree removal permit for the SP01-06, Palace Technology Center subject to the collection of \$242,250.00 to be deposited into the City Tree Fund and the allowance of 100 replacement trees to be banked for future off-site planting per conditions of the applicant's letter dated May 14, 2001.

Chairman Kresnak and Mr. Cohen discussed that the 100 trees planted will be on private property and the petitioner needs to make agreements with the owners to plant along the road. Chairman Kresnak feels the petitioner should be acknowledged by the city in appreciation for their efforts and complying with the ordinance in regards to the monies going into Tree Fund. Mr. Cohen clarified for Mr. Parent that the recommendation would be the money be paid up front upon approval by City Council. Chairman Kresnak called for the petitioner's presentation. **Mr. Christopher Burton, Assistant Project Manager for Burton Katzman Development, 30100 Telegraph Road, Ste. 366, Bingham Farms, MI 48025** introduced Mr. Larry Goss, Vice President of Burton-Katzman Development, Mr. Al Argas and Mr. John Turbastroft from Giffel-Webster Engineers. They are planning on building a 150,000 square foot light industrial building to

be located on 13 of the 19 acres on-site. The remaining 6 acres will be kept in its natural wooded beauty and character.

When questioned by Chairman Kresnak Mr. Argas responded that a little less than one third of the acreage is wetlands.

Mr. Peters requested verification that the 100 banked trees will be planted into a close proximity to Palace Technology Center. Mr. Burton stated they have spoken to their neighbors regarding improving West Lapeer Road and hope to line the road with trees on both sides for a more dramatic entrance.

Mr. Cohen stated that the diversity requirements will be met and the 100 trees would be considered a separate project which will need to be approved by this board and City Council within one year.

Chairman Kresnak stated the board appreciates their effort and commitment to the preservation of the woodlands.

Chairman Kresnak opened the floor for statements from the audience at 6:51 p.m.

Public hearing was closed on SP01-06, Palace Technology Center at 6:52 p.m.

Mr. Peters moved to recommend to City Council approval of a tree removal permit for SP01-06, Palace Technology Center subject to the collection \$242,250.00 to be deposited into the City Tree Fund and the allowance of 100 replacement trees to be banked for future off-site planting subject to the conditions of the applicants letter dated May 14, 2001.

Supported by Mr. Parent

VOTE:

Yes: Kresnak, Parent, Peters, Rowe.

No: None

Motion carried (4-0)

Owner / Developer

AUBURN HILLS VENTURES, LLC
c/o KEMP BUILDING CO.
275 W. Girard
Madison Heights, MI 48071

CONTACT: Mr. Chris Cousino
Tel. (586) 254-4367

Architect

FRANK SALAMONE ARCHITECTS
48701 Hayes Road
Shelby Township, MI 48315
Tel. (586) 532-0091

CONTACT: Frank Salamone

Civil Engineer

NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257

CONTACT: Brad W. Brickel, P.E.

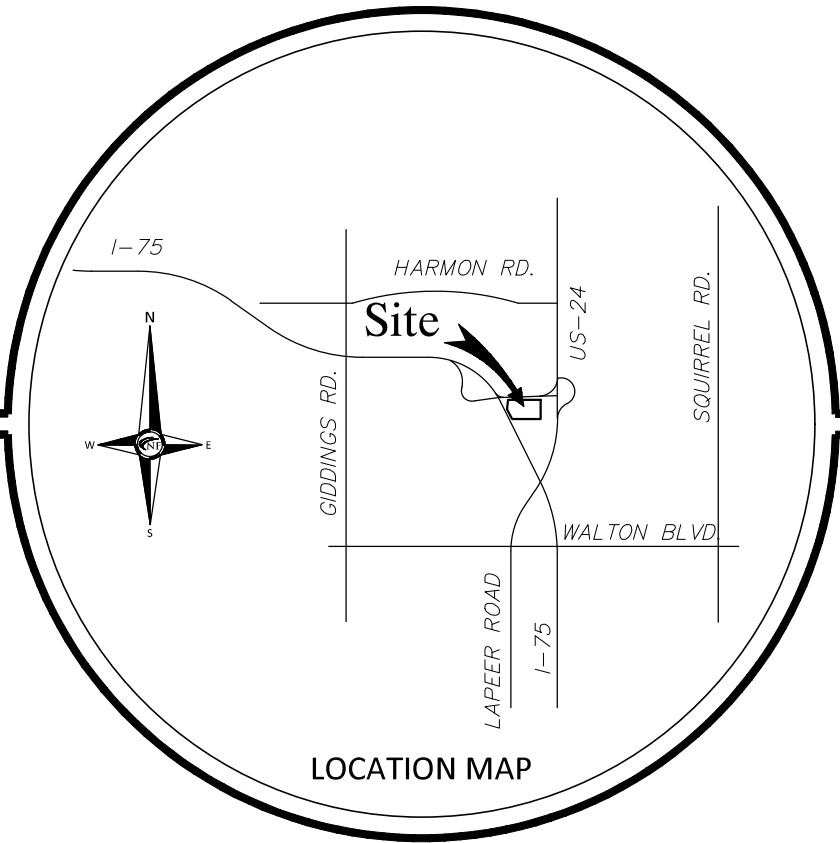
Landscape Architect

NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257

CONTACT: George Ostrowski, LLA, LEED AP

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

PART OF THE NW 1/4 OF SECTION 11,
TOWN 3 NORTH, RANGE 10 EAST



LOCATION MAP

Project Name

3295 Lapeer Road West
Industrial Building

SHEET INDEX

SP00	Cover Sheet
SP01	Boundary - Topographic - Tree Survey
SP02	Boundary - Topographic - Tree Survey
SP03	Dimensional Site Plan
SP03.1	General Site Plan
SP03.2	Zoning Plan (Aerial)
SP04	Fire Truck Access Plan
SP04.1	Semi Truck Access Plan
SP05	Engineering Site Plan
SP06	Project Notes and Details Plan
SP07	EV-Lighting Notes and Details Sheet
L1	Tree Preservation Plan
L2	Landscape Plan
L3	Landscape Notes & Details
A-1	Floor Plan
A-2	Elevations

LEGAL DESCRIPTION

(PER TITLE COMMITMENT FILE NO. 761578, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED OCTOBER 19, 2016)

THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF OAKLAND, CITY OF AUBURN HILLS, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 88 DEGREES 59 MINUTES 17 SECONDS EAST, 49.05 FEET; THENCE SOUTH 33 DEGREES 43 MINUTES 45 SECONDS EAST, 1,731.32 FEET; THENCE NORTH 88 DEGREES 18 MINUTES 28 SECONDS EAST, 121.51 FEET; THENCE NORTH 33 DEGREES 43 MINUTES 45 SECONDS WEST, 209.19 FEET; THENCE NORTH 22 DEGREES 45 MINUTES 14 SECONDS WEST, 324.34 FEET TO THE POINT OF BEGINNING; THENCE NORTH 22 DEGREES 45 MINUTES 14 SECONDS WEST, 184.98 FEET; THENCE NORTH 02 DEGREES 38 MINUTES 14 SECONDS EAST, 449.94 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 12 SECONDS EAST, 1,085.58 FEET; THENCE 135.03 FEET ALONG THE ARC OF THE CURVE TO THE RIGHT, RADIUS 720.48 FEET, CENTRAL ANGLE OF 10 DEGREES 44 MINUTES 20 SECONDS, CHORD BEARS NORTH 86 DEGREES 22 MINUTES 42 SECONDS EAST, 134.84 FEET; THENCE SOUTH 03 DEGREES 28 MINUTES 13 SECONDS EAST, 762.33 FEET; THENCE SOUTH 88 DEGREES 18 MINUTES 28 SECONDS WEST, 1,199.24 FEET TO THE POINT OF BEGINNING.
3295 LAPEER ROAD WEST
TAX ID NO. 14-11-126-005

EASEMENT PARCEL:

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AND PUBLIC UTILITIES AS CREATED, LIMITED AND DEFINED IN MUTUAL EASEMENT AND AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 5989, PAGE 17, ASSIGNMENT AND ASSUMPTION OF MUTUAL EASEMENT AND AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 7058, PAGE 166 AND AMENDMENT AND RESTATEMENT OF MUTUAL EASEMENT AND AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 22402, PAGE 633, OAKLAND COUNTY RECORDS.

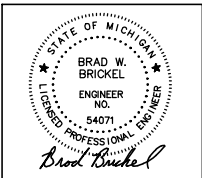
REVISIONS:
07-27-23 ISSUED FOR SITE PLAN REVIEW
10-19-23 SITE PLAN RESUBMITTAL
11-03-23 REVISED PER CITY REVIEW

PROJECT NARRATIVE

THE EXISTING 19.79 ACRE SITE, ZONED LIGHT INDUSTRIAL, AT THE END OF LAPEER ROAD WEST IS CURRENTLY VACANT AND IS PROPOSED TO BE DEVELOPED FOR A NEW 149,170 SQ.FT. INDUSTRIAL BUILDING. THE 149,170 SQ.FT. BUILDING IS INTENDED TO HOUSE EITHER A SINGLE TENANT OR DUAL TENANT AND WILL OFFER FEATURES TO MEET TODAY'S INDUSTRIAL USER MARKET INCLUDING: PARKING FOR A MIX OF WAREHOUSE AND OFFICE, 28' CLEAR CEILING HEIGHT IN THE WAREHOUSE AREA, TRUCK DOCKS, AT GRADE OVERHEAD DOORS, CONTEMPORARY STYLE, HIGH ENERGY EFFICIENCY AND DURABLE MATERIALS. TENANTS EXPECTED TO UTILIZE THE BUILDING WILL LIKELY BE FROM THE AUTOMOTIVE AND RELATED INDUSTRIES.

NOT FOR
CONSTRUCTION

N & F JOB #M938-01



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

Table 1: Tree Inventory: Portion of 3295 Lapeer Road, Auburn Hills, Oakland Co. (ASTI # 2-12542)

Tree Tag #	remove/ save	regulated	Common Name	Scientific Name	DBH1 (inches)	DBH2 (inches)	Condition	Land mark	Non- Protected	Notes
7681	remove	no	Cottonwood	<i>Populus deltoides</i>	6.3	0.0	Good			NP
7682	save	yes	Austrian Pine	<i>Pinus nigra</i>	13.8	0.0	Good			
7683	save	yes	Austrian Pine	<i>Pinus nigra</i>	9.8	0.0	POOR			DISEASE
7684	save	yes	Austrian Pine	<i>Pinus nigra</i>	11.2	0.0	POOR			LEAN; DISEASE
7685	save	yes	Austrian Pine	<i>Pinus nigra</i>	12.2	0.0	FAIR			
7686	save	yes	Austrian Pine	<i>Pinus nigra</i>	8.5	0.0	FAIR			
7687	save	yes	Austrian Pine	<i>Pinus nigra</i>	10.0	0.0	FAIR			
7688	save	yes	Austrian Pine	<i>Pinus nigra</i>	7.2	0.0	FAIR			
7689	save	yes	Austrian Pine	<i>Pinus nigra</i>	12.0	0.0	FAIR			
7690	save	yes	Austrian Pine	<i>Pinus nigra</i>	12.0	0.0	FAIR			
7691	remove	no	Green Ash	<i>Fraxinus pennsylvanica</i>	10.2	0.0	Poor			NP Significant borer damage.
7692	save	yes	Austrian Pine	<i>Pinus nigra</i>	12.5	0.0	Good			
7693	save	yes	Austrian Pine	<i>Pinus nigra</i>	10.5	0.0	POOR			
7694	save	yes	Austrian Pine	<i>Pinus nigra</i>	13.6	0.0	FAIR			
7695	remove	no	Cottonwood	<i>Populus deltoides</i>	6.7	0.0	Good			NP
7696	remove	yes	Black Walnut	<i>Juglans nigra</i>	13.4	0.0	Good			
7697	remove	no	American Elm	<i>Ulmus americana</i>	10.6	0.0	Poor			Dead.
7698	remove	no	Green Ash	<i>Fraxinus pennsylvanica</i>	6.0	0.0	Good			NP
7699	remove	no	Cottonwood	<i>Populus deltoides</i>	13.5	0.0	Good			NP
7700	remove	no	Cottonwood	<i>Populus deltoides</i>	8.1	0.0	Good			NP
7701	remove	no	Cottonwood	<i>Populus deltoides</i>	9.0	0.0	Good			NP
7702	remove	no	Box-elder	<i>Acer negundo</i>	7.1	8.0	Good			
7703	remove	no	Box-elder	<i>Acer negundo</i>	6.3	0.0	Good			
7704	remove	no	Box-elder	<i>Acer negundo</i>	6.4	0.0	Good			
7705	remove	no	Box-elder	<i>Acer negundo</i>	9.5	0.0	Good			
7706	remove	no	Box-elder	<i>Acer negundo</i>	13.5	0.0	Good			
7707	save	no	Basewood	<i>Tilia americana</i>	12.0	0.0	Good			
7708	remove	no	Box-elder	<i>Acer negundo</i>	6.7	6.5	Good			
7709	remove	no	Box-elder	<i>Acer negundo</i>	14.5	0.0	Good			
7710	remove	no	Box-elder	<i>Acer negundo</i>	6.5	0.0	Good			
7711	remove	no	Box-elder	<i>Acer negundo</i>	16.0	0.0	Good			
7712	remove	yes	Swamp White Oak	<i>Quercus bicolor</i>	25.3	22.5	Good			L
7713	remove	yes	American Elm	<i>Ulmus americana</i>	10.6	0.0	Good			
7714	remove	no	Box-elder	<i>Acer negundo</i>	8.7	6.2	Good			
7715	remove	no	Box-elder	<i>Acer negundo</i>	10.0	0.0	Good			
7716	remove	yes	American Elm	<i>Ulmus americana</i>	11.1	0.0	Good			
7717	remove	no	Cottonwood	<i>Populus deltoides</i>	8.0	0.0	Good			NP
7718	remove	no	Cottonwood	<i>Populus deltoides</i>	8.8	0.0	Good			NP
7719	remove	no	Cottonwood	<i>Populus deltoides</i>	7.6	0.0	Good			NP
7720	remove	no	Cottonwood	<i>Populus deltoides</i>	7.1	0.0	Good			NP
7721	remove	no	Cottonwood	<i>Populus deltoides</i>	8.7	0.0	Good			NP
7722	remove	no	Cottonwood	<i>Populus deltoides</i>	6.2	0.0	Good			NP
7723	remove	no	Cottonwood	<i>Populus deltoides</i>	9.0	0.0	Good			NP
7724	remove	no	Cottonwood	<i>Populus deltoides</i>	6.3	0.0	Good			NP
7725	remove	no	Cottonwood	<i>Populus deltoides</i>	7.8	0.0	Good			NP
7726	remove	no	Cottonwood	<i>Populus deltoides</i>	10.3	0.0	Good			NP
7727	remove	no	Cottonwood	<i>Populus deltoides</i>	8.0	0.0	Good			NP
7728	remove	no	Cottonwood	<i>Populus deltoides</i>	6.5	0.0	Good			NP
7729	remove	no	Cottonwood	<i>Populus deltoides</i>	7.8	0.0	Good			NP
7730	remove	no	Cottonwood	<i>Populus deltoides</i>	11.1	0.0	Good			NP
7731	remove	no	Cottonwood	<i>Populus deltoides</i>	6.7	0.0	Good			NP
7732	remove	no	Cottonwood	<i>Populus deltoides</i>	7.8	0.0	Good			NP
7733	remove	no	Cottonwood	<i>Populus deltoides</i>	10.1	0.0	Good			NP
7734	remove	no	Cottonwood	<i>Populus deltoides</i>	7.7	0.0	Good			NP
7735	remove	no	Cottonwood	<i>Populus deltoides</i>	10.0	0.0	Good			NP
7736	remove	no	Cottonwood	<i>Populus deltoides</i>	10.0	0.0	Good			NP
7737	remove	no	Cottonwood	<i>Populus deltoides</i>	6.2	0.0	Good			NP
7738	remove	no	Cottonwood	<i>Populus deltoides</i>	10.8	0.0	Good			NP
7739	remove	no	Common Buckthorn	<i>Rhamnus cathartica</i>	6.8	0.0	Good			NP
7740	remove	no	Green Ash	<i>Fraxinus pennsylvanica</i>	11.5	0.0	Poor			NP Significant borer damage.
7741	remove	no	Box-elder	<i>Acer negundo</i>	6.6	0.0	Good			
7742	save	no	Box-elder	<i>Acer negundo</i>	6.5	0.0	Good			
1143	remove	no	Box-elder	<i>Acer negundo</i>	14.5	0.0	Good			
7744	remove	no	Box-elder	<i>Acer negundo</i>	7.7	0.0	Good			
7745	yes	yes	American Elm	<i>Ulmus americana</i>	12.0	0.0	Good			
7746	remove	no	Common Buckthorn	<i>Rhamnus cathartica</i>	6.0	0.0	Good			NP
7747	remove	no	Box-elder	<i>Acer negundo</i>	20.5	0.0	Good			
7748	remove	yes	American Elm	<i>Ulmus americana</i>	10.4	0.0	Good			
7749	remove	no	Cottonwood	<i>Populus deltoides</i>	6.0	0.0	Good			NP
7750	remove	no	Cottonwood	<i>Populus deltoides</i>	15.6	14.2	Good			NP
7751	remove	no	Cottonwood	<i>Populus deltoides</i>	8.0	0.0	Good			NP
7752	remove	no	Cottonwood	<i>Populus deltoides</i>	7.0	0.0	Good			NP
7753	remove	no	Cottonwood	<i>Populus deltoides</i>	9.5	0.0	Good			NP
7754	remove	no	Cottonwood	<i>Populus deltoides</i>	8.8	0.0	Good			NP
7755	remove	no	Cottonwood	<i>Populus deltoides</i>	9.3	0.0	Good			NP
7756	remove	no	Cottonwood	<i>Populus deltoides</i>	7.6	0.0	Good			NP
7757	remove	no	Cottonwood	<i>Populus deltoides</i>	7.6	0.0	Good			NP
7758	remove	no	Cottonwood	<i>Populus deltoides</i>	8.8	7.5	Good			NP
7759	remove	no	Box-elder	<i>Acer negundo</i>	8.0	0.0	Good			
7760	remove	yes	American Elm	<i>Ulmus americana</i>	9.7	0.0	Good			
7761	remove	no	Green Ash	<i>Fraxinus pennsylvanica</i>	8.5	0.0	Good			NP
7762	remove	no	Cottonwood	<i>Populus deltoides</i>	12.3	0.0	Good			NP
7763	remove	no	Cottonwood	<i>Populus deltoides</i>	8.5	0.0	Good			NP
7764	remove	no	Cottonwood	<i>Populus deltoides</i>	6.0	0.0	Good			NP
7765	remove	no	Cottonwood	<i>Populus deltoides</i>	8.7	0.0	Good			NP
7766	remove	no	Cottonwood	<i>Populus deltoides</i>	12.0	10.0	Good			NP
7767	remove	no	Cottonwood	<i>Populus deltoides</i>	9.5	0.0	Good			NP
7768	remove	no	Cottonwood	<i>Populus deltoides</i>	9.2	0.0	Good			NP
7769	remove	no	Cottonwood	<i>Populus deltoides</i>	6.0	0.0	Good			NP
7770	remove	no	Cottonwood	<i>Populus deltoides</i>	6.4	0.0	Good			NP
7771	remove	no	Cottonwood	<i>Populus deltoides</i>	9.5	0.0	Good			NP
7772	remove	no	Cottonwood	<i>Populus deltoides</i>	6.8	0.0	Good			NP
7773	remove	no	Cottonwood	<i>Populus deltoides</i>	9.6	0.0	Good			NP
7774	remove	no	Cottonwood	<i>Populus deltoides</i>	6.0	0.0	Good			NP
7775	remove	no	Cottonwood	<i>Populus deltoides</i>	10.2	8.5	Good			NP
7776	remove	no	Cottonwood	<i>Populus deltoides</i>	8.6	0.0	Good			NP
7777	remove	no	Cottonwood	<i>Populus deltoides</i>	17.2	0.0	Good			NP
7778	remove	no	Cottonwood	<i>Populus deltoides</i>	10.2	0.0	Good			NP
11179	remove	no	Cottonwood	<i>Populus deltoides</i>	8.1	0.0	Good			NP
7780	remove	no	Cottonwood	<i>Populus deltoides</i>	11.6	0.0	Good			NP
7781	remove	no	Cottonwood	<i>Populus deltoides</i>	9.7	0.0	Good			NP
7782	remove	no	Cottonwood	<i>Populus deltoides</i>	6.6	0.0	Good			NP
7783	remove	no	Cottonwood	<i>Populus deltoides</i>	12.5	0.0	Good			NP
7784	remove	no	Cottonwood	<i>Populus deltoides</i>	11.0	10.6	Good			NP
7785	remove	no	Cottonwood	<i>Populus deltoides</i>	9.6	0.0	Good			NP
7786	remove	no	Cottonwood	<i>Populus deltoides</i>	8.7	0.0	Good			NP
7787	remove	no	Cottonwood	<i>Populus deltoides</i>	8.5	0.0	Good			NP
7788	remove	no	Cottonwood	<i>Populus deltoides</i>	9.3	0.0	Good			NP
7789	remove	no	Cottonwood	<i>Populus deltoides</i>	9.3	0.0	Good			NP
7790	remove	no	Cottonwood	<i>Populus deltoides</i>	8.3	0.0	Good			NP
7791	remove	no	Cottonwood	<i>Populus deltoides</i>	9.3	0.0	Good			NP
7792	remove	no	Cottonwood	<i>Populus deltoides</i>	6.8	0.0	Good			NP
7793	remove	no	Cottonwood	<i>Populus deltoides</i>	6.0	0.0	Good			NP
7794	remove	no	Cottonwood	<i>Populus deltoides</i>	7.2	0.0	Good			NP

AT CREEKS EDGE PROTECT: RED MAPLE 11"; WILLOW 14"; two 16" BUR OAKS

Total number of trees 114
Total DBH (all live trees) 1076.9 92.0
Total DBH (all healthy trees) 1044.6

Dead and severely diseased and/or damaged trees scoring less than 50% ISA Health & Condition Standard are noted in red.
"L" indicates Landmark trees by the City of Auburn Hills- Code of Ordinances: Article VIII Woodland Preservation
"NP" indicates Non-Protected trees by the City of Auburn Hills- Code of Ordinances: Article VIII Woodland Preservation

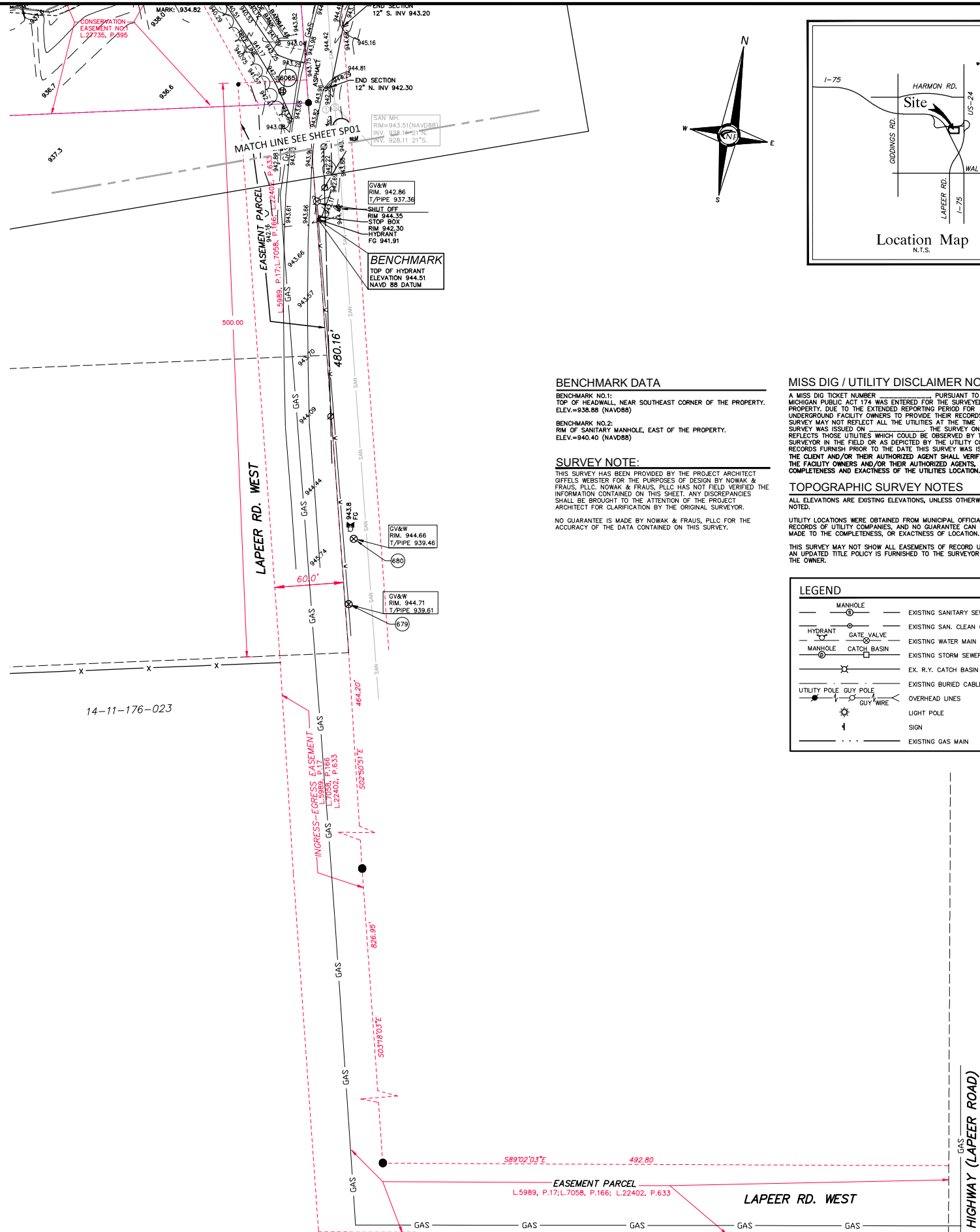
Above GPS data uses the coordinate system NAD 1983 for Southern Michigan.

Tree Inventory conducted 9/26/2023

Submitted September 26, 2023

Collected and Certified by:

Shane Jennings, Arborist/ Ecologist
ISA-Certified Arborist MI-4668A
ASTI Environmental



SIDWELL#14-11-126-005

NOT FOR
CONSTRUCTION

BENCHMARK DATA

BENCHMARK NO.1:
TOP OF HEADWALL, NEAR SOUTHEAST CORNER OF THE PROPERTY.
ELEV.=938.88 (NAVD88)

BENCHMARK NO.2:
RM OF SANITARY MANHOLE, EAST OF THE PROPERTY.
ELEV.=940.40 (NAVD88)

SURVEY NOTE:

THIS SURVEY HAS BEEN PROVIDED BY THE PROJECT ARCHITECT GIFFELS WEBSTER FOR THE PURPOSES OF DESIGN BY NOWAK & FRAUS, PLLC. NOWAK & FRAUS, PLLC HAS NOT FIELD VERIFIED THE INFORMATION CONTAINED ON THIS SHEET. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT FOR CLARIFICATION BY THE ORIGINAL SURVEYOR.

NO GUARANTEE IS MADE BY NOWAK & FRAUS, PLLC FOR THE ACCURACY OF THE DATA CONTAINED ON THIS SURVEY.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS. THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED OR THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

TOPOGRAPHIC SURVEY NOTES

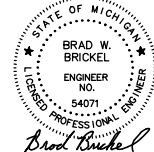
ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND	
MANHOLE	EXISTING SANITARY SEWER
HYDRANT	EXISTING SAN. CLEAN OUT
MANHOLE	EXISTING WATER MAIN
CATCH BASIN	EXISTING STORM SEWER
EX. R.Y. CATCH BASIN	
UTILITY POLE	EXISTING BURIED CABLES
GUY WIRE	OVERHEAD LINES
GUY WIRE	LIGHT POLE
SIGN	SIGN
EXISTING GAS MAIN	EXISTING GAS MAIN

SEAL



PROJECT

3295 Lapeer West Rd. -
Industrial Building

CLIENT

Auburn Hills Ventures, LLC
c/o Kemp Building Co.
275 W. Girard
Madison Heights, MI 48071
Contact:
Mr. Chris Cousino

Ph: (586) 254-4367

PROJECT LOCATION

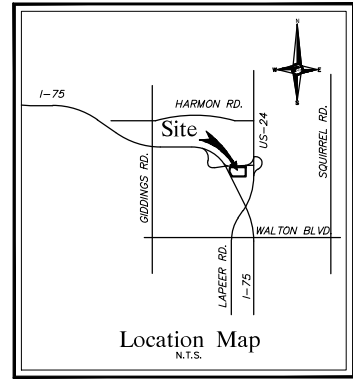
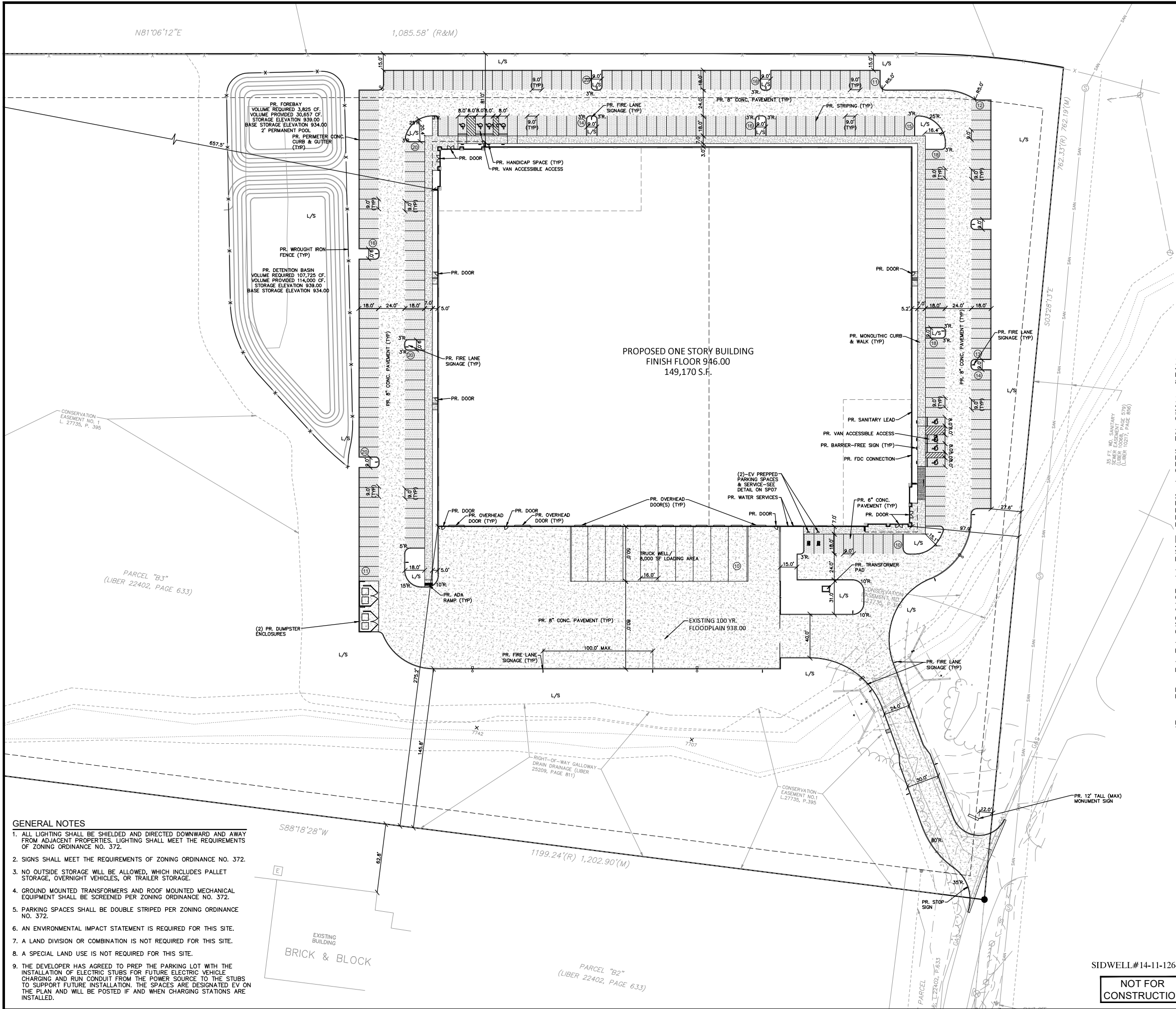
Part of the NW ¼
of Section 11,
T. 3 North, R. 10 East.,
City of Auburn Hills,
Oakland County, MI

SHEET

Boundary - Topographic -
Tree Survey



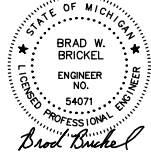
DATE ISSUED/REVISED



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.NOWAKFRAUS.COM

SEAL



PROJECT
3295 Lapeer West Rd. -
Industrial Building

CLIENT
Auburn Hills Ventures, LLC
c/o Kemp Building Co.
275 W. Girard
Madison Heights, MI 48071
Contact:
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Ph: (586) 254-4367

PROJECT LOCATION
Part of the NW ¼
of Section 11,
T. 3 North, R. 10 East.,
City of Auburn Hills,
Oakland County, MI

SHEET
Dimensional Site Plan



DATE ISSUED/REVISED
07-27-23 ISSUED FOR SITE PLAN REVIEW
10-19-23 SITE PLAN RESUBMITTAL
11-03-23 REVISED PER CITY REVIEW

DRAWN BY:
J. Lawrey

DESIGNED BY:
B. Brickel

APPROVED BY:
B. Brickel

DATE:
April 13, 2023

SCALE: 1" = 40'

NFE JOB NO.
M938-01

SHEET NO.
SP03

SIGN CALCULATION

FRONTAGE = 1220.65'
8 SQ. FT. X 1220.65'/10' = 976.52 SQ.FT.

SITE DATA

SITE AREA:
GROSS/NET: 861,967.11 SFT. OR 19.788 ACRES

ZONING:
EXISTING: I-1 (LIGHT INDUSTRIAL)

SITE AREA	861,967.11 SFT.	100.00%
BUILDING FOOTPRINT	149,232.00 SFT.	17.31%
PARKING & DRIVES	143,789.30 SFT.	16.68%
OPEN SPACE	586,945.81 SFT.	66.01%

TOTAL IMPERVIOUS AREA 293,021.30 SFT. 33.99%

SETBACK TABLE	REQUIRED	PROVIDED
FRONT: (M-24 CON.)	40.0'	81.0'
FRONT: (I-75)	40.0'	657.5'
REAR: (LAPEER RD.)	15.0'	97.9'
FRONT:	20.0'	275.2'

BUILDING/ PARKING DATA

SITE DATA
EXISTING PARCEL (GROSS)

TOTAL BUILDING FLOOR AREA:	149,170 SFT.
TOTAL USEABLE FLOOR AREA:	119,335 SFT.

PROPOSED 1 STORY BUILDING:
OFFICE SQUARE FOOTAGE 17,724 SFT.
17,724 X (80% USEABLE/200 SFT. PER SPACE) = 71 SPACES
WAREHOUSE SQUARE FOOTAGE 65,723 SFT.
65,723 X (80% USEABLE/1,700 SFT. PER SPACE) = 31 SPACES.
SHOP SQUARE FOOTAGE 65,723 SFT.
65,723 X (80% USEABLE/550 SFT. PER SPACE) = 96 SPACES

TOTAL PARKING REQUIRED: 198 SPACES
INCLUDING 5 BARRIER-FREE SPACES

TOTAL PARKING PROVIDED: 264 SPACES
INCLUDING 8 BARRIER-FREE SPACES
(2 VAN ACCESSIBLE)

LOADING CALCULATIONS:
LOADING REQUIRED = 10 SF PER L.F. OF BUILDING FRONTAGE
436 LF OF FRONTAGE ALONG M-24 CONNECTION
x 10 S.F./FOOT = 4,360 SF OF LOADING AREA REQUIRED

LOADING PROVIDED = 8,000 SF AT BACK OF BUILDING WITHIN
TRUCK DOCK AREA

PAVING LEGEND

	PROPOSED 8" CONCRETE PAVEMENT
	PROPOSED 6" CONCRETE PAVEMENT

LEGEND

MANHOLE	EXISTING SANITARY SEWER
HYDRANT	SAN. CLEAN OUT
GATE VALVE	EXISTING WATERMAIN
MANHOLE CATCH BASIN	EXISTING STORM SEWER
UTILITY POLE	EX. R. Y. CATCH BASIN
GUY POLE	EXISTING BURIED CABLES
GUY WIRE	OVERHEAD LINES
INLET	LIGHT POLE
MANHOLE	SIGN
HYDRANT	EXISTING GAS MAIN
GATE VALVE	PR. SANITARY SEWER
MANHOLE	PR. WATER MAIN
INLET	PR. STORM SEWER
MANHOLE	PR. R. Y. CATCH BASIN
HYDRANT	PROPOSED LIGHT POLE

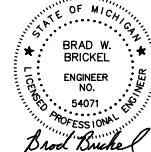
GENERAL NOTES

- 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.
- AN ENVIRONMENTAL IMPACT STATEMENT IS REQUIRED FOR THIS SITE.
- A LAND DIVISION OR COMBINATION IS NOT REQUIRED FOR THIS SITE.
- A SPECIAL LAND USE IS NOT REQUIRED FOR THIS SITE.
- THE DEVELOPER HAS AGREED TO PREP THE PARKING LOT WITH THE INSTALLATION OF ELECTRIC STUBS FOR FUTURE ELECTRIC VEHICLE CHARGING AND RUN CONDUIT FROM THE POWER SOURCE TO THE STUBS TO SUPPORT FUTURE INSTALLATION. THE SPACES ARE DESIGNATED EV ON THE PLAN AND WILL BE POSTED IF AND WHEN CHARGING STATIONS ARE INSTALLED.

SIDWELL#14-11-126-005

NOT FOR
CONSTRUCTION

SEAL



PROJECT
3295 Lapeer West Rd. -
Industrial Building

CLIENT
Auburn Hills Ventures, LLC
c/o Kemp Building Co.
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Contact:
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PROJECT LOCATION
Part of the NW ¼
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T. 3 North, R. 10 East.,
City of Auburn Hills,
Oakland County, MI

SHEET
General Site Plan



DATE ISSUED/REVISED
07-27-23 ISSUED FOR SITE PLAN REVIEW
10-19-23 SITE PLAN RESUBMITTAL
11-03-23 REVISED PER CITY REVIEW

DRAWN BY:
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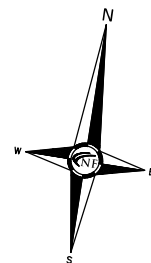
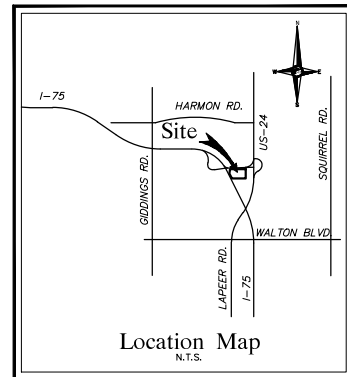
APPROVED BY:
B. Brickel

DATE:
April 13, 2023

SCALE: 1" = 40'

NFE JOB NO.
M938-01

SHEET NO.
SP03.1



SIGN CALCULATION

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PAVING LEGEND

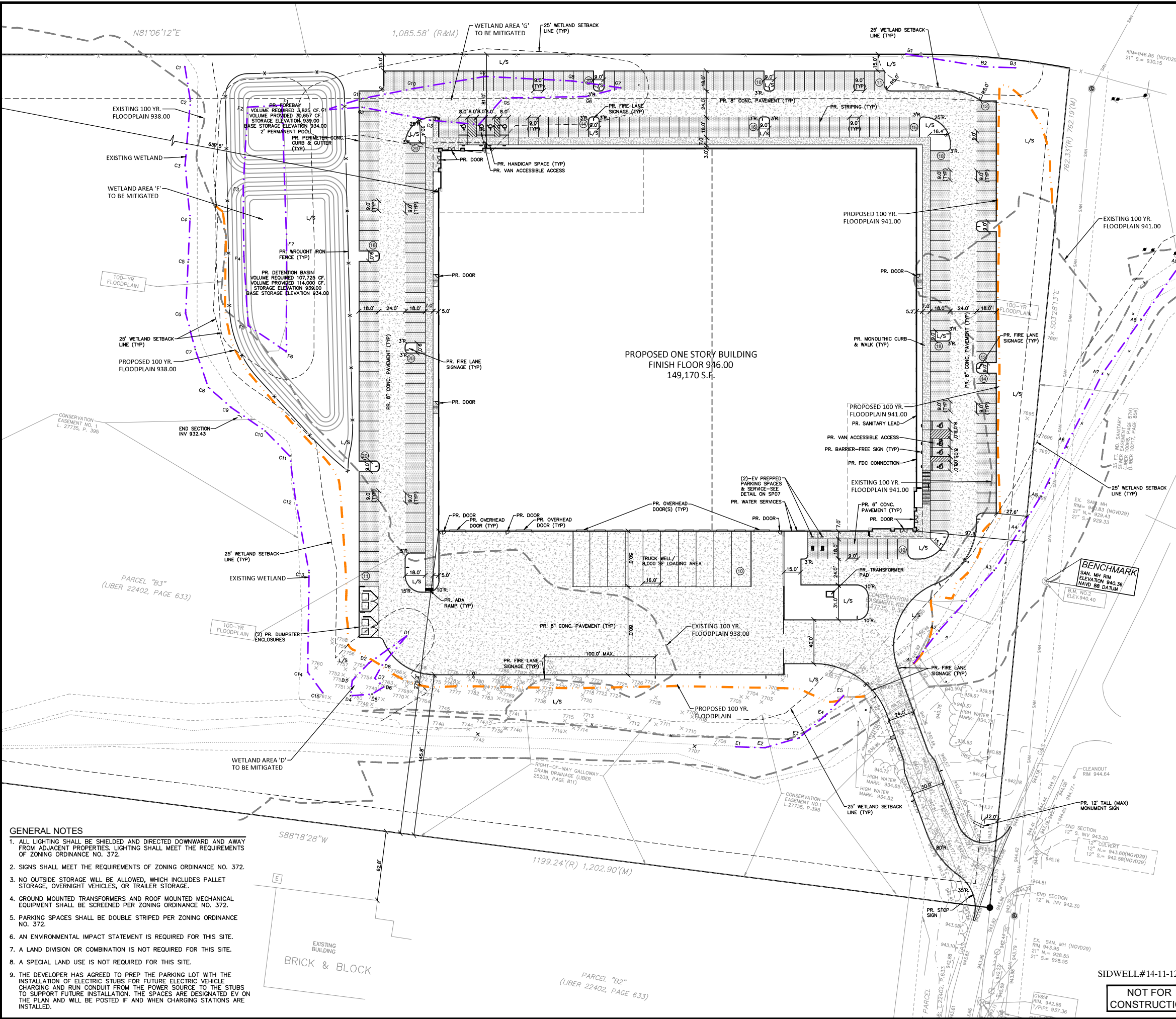
	PROPOSED 8" CONCRETE PAVEMENT
	PROPOSED 6" CONCRETE PAVEMENT

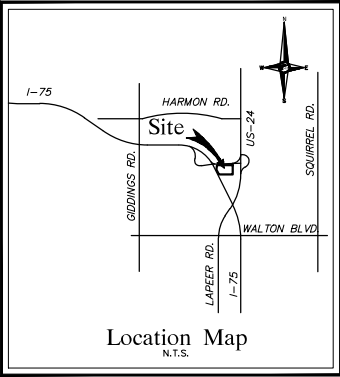
LEGEND

MANHOLE	EXISTING SANITARY SEWER
HYDRANT	SAN. CLEAN OUT
GATE VALVE	EXISTING WATERMAIN
CATCH BASIN	EXISTING STORM SEWER
UTILITY POLE	EX. R. Y. CATCH BASIN
GUY POLE	EXISTING BURIED CABLES
GUY WIRE	OVERHEAD LINES
EXISTING GAS MAIN	LIGHT POLE
EXISTING WATER MAIN	SIGN
PR. SANITARY SEWER	PR. SANITARY SEWER
PR. WATER MAIN	PR. WATER MAIN
PR. STORM SEWER	PR. STORM SEWER
PR. R. Y. CATCH BASIN	PR. R. Y. CATCH BASIN
PROPOSED LIGHT POLE	

SIDWELL#14-11-126-005

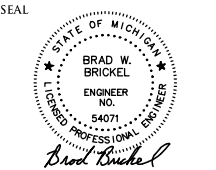
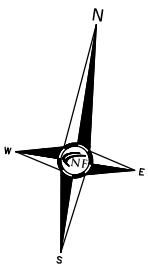
NOT FOR
CONSTRUCTION





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.NOWAKFRAUS.COM



PROJECT
3295 Lapeer West Rd. -
Industrial Building

CLIENT
Auburn Hills Ventures, LLC
c/o Kemp Building Co.
275 W. Girard
Madison Heights, MI 48071
Contact:
Mr. Chris Cousino

Ph: (586) 254-4367

PROJECT LOCATION
Part of the NW ¼
of Section 11,
T. 3 North, R. 10 East.,
City of Auburn Hills,
Oakland County, MI

SHEET
Zoning Plan (Aerial)



DATE ISSUED/REVISED
07-27-23 ISSUED FOR SITE PLAN REVIEW
10-19-23 SITE PLAN RESUBMITTAL
11-03-23 REVISED PER CITY REVIEW

DRAWN BY:
J. Lawrey
DESIGNED BY:
B. Brickel
APPROVED BY:
B. Brickel

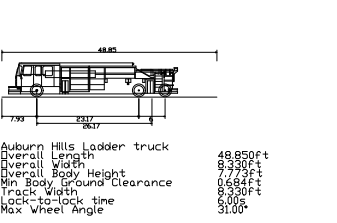
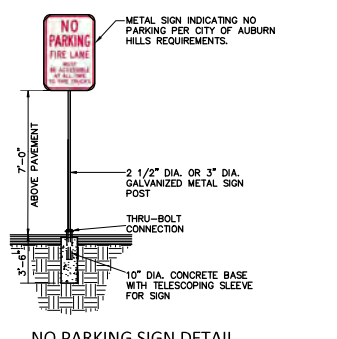
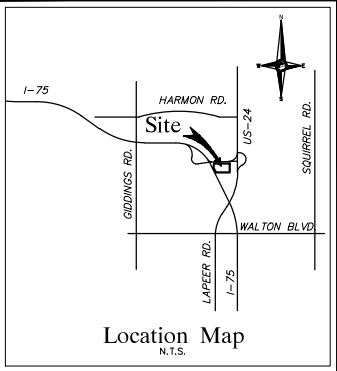
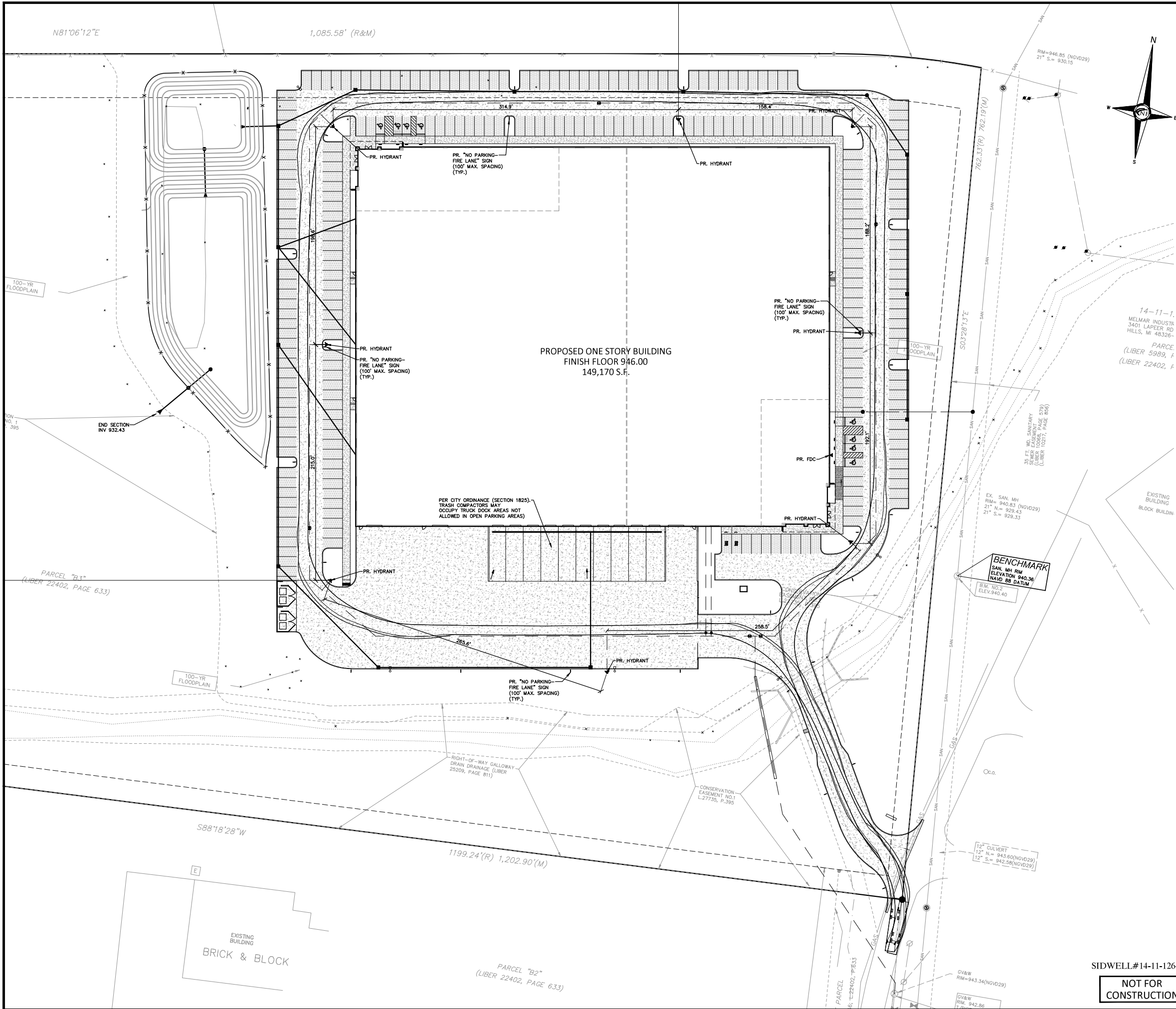
DATE:
April 13, 2023

SCALE: 1" = 100'
100 50 0 50 100 150

NFE JOB NO. SHEET NO.
M938-01 SP03.2

PAVING LEGEND	
	PROPOSED 8" CONCRETE PAVEMENT
	PROPOSED 6" CONCRETE PAVEMENT

LEGEND	
	MANHOLE
	HYDRANT
	GATE VALVE
	MANHOLE CATCH BASIN
	UTILITY POLE
	GUY POLE
	GUY WIRE
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE



FIRE DEPARTMENT NOTES

THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:

WHITE	- ON 4.00 INCH MAINS
RED	- ON 6.00 INCH MAINS
ORANGE	- ON 8.00 INCH MAINS
GREEN	- ON 12.00 INCH MAINS
BLUE	- ON 16.00 INCH OR LARGER MAINS

NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.

THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM EIGHTEEN (18) FOOT WIDE PAVED DRIVEWAY OR STREET.

GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICE, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.

ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERCTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT TO EXCEED ONE HUNDRED (100) FEET.

DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.

A WHITE HIGH VISIBILITY STRIP SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.

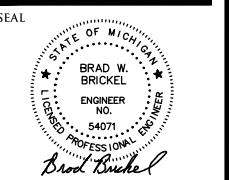
PAVING LEGEND	
	PROPOSED 8" CONCRETE PAVEMENT
	PROPOSED 6" CONCRETE PAVEMENT

LEGEND	
	MANHOLE
	HYDRANT
	MANHOLE CATCH BASIN
	UTILITY POLE
	GUY POLE
	C.O.
	HYDRANT
	INLET
	MANHOLE
	GATE VALVE
	C.B.
	MANHOLE
	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
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	PROPOSED LIGHT POLE

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PROJECT LOCATION
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Oakland County, MI

SHEET
Fire Truck Access Plan



DATE	ISSUED/REVISED
07-27-23	ISSUED FOR SITE PLAN REVIEW
10-19-23	SITE PLAN RESUBMITTAL
11-03-23	REVISED PER CITY REVIEW

DRAWN BY:
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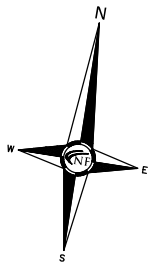
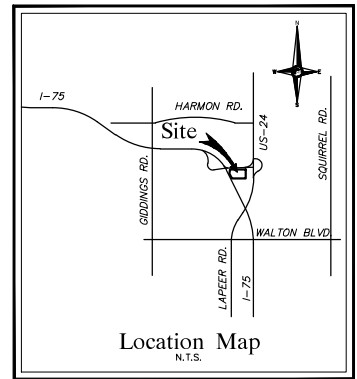
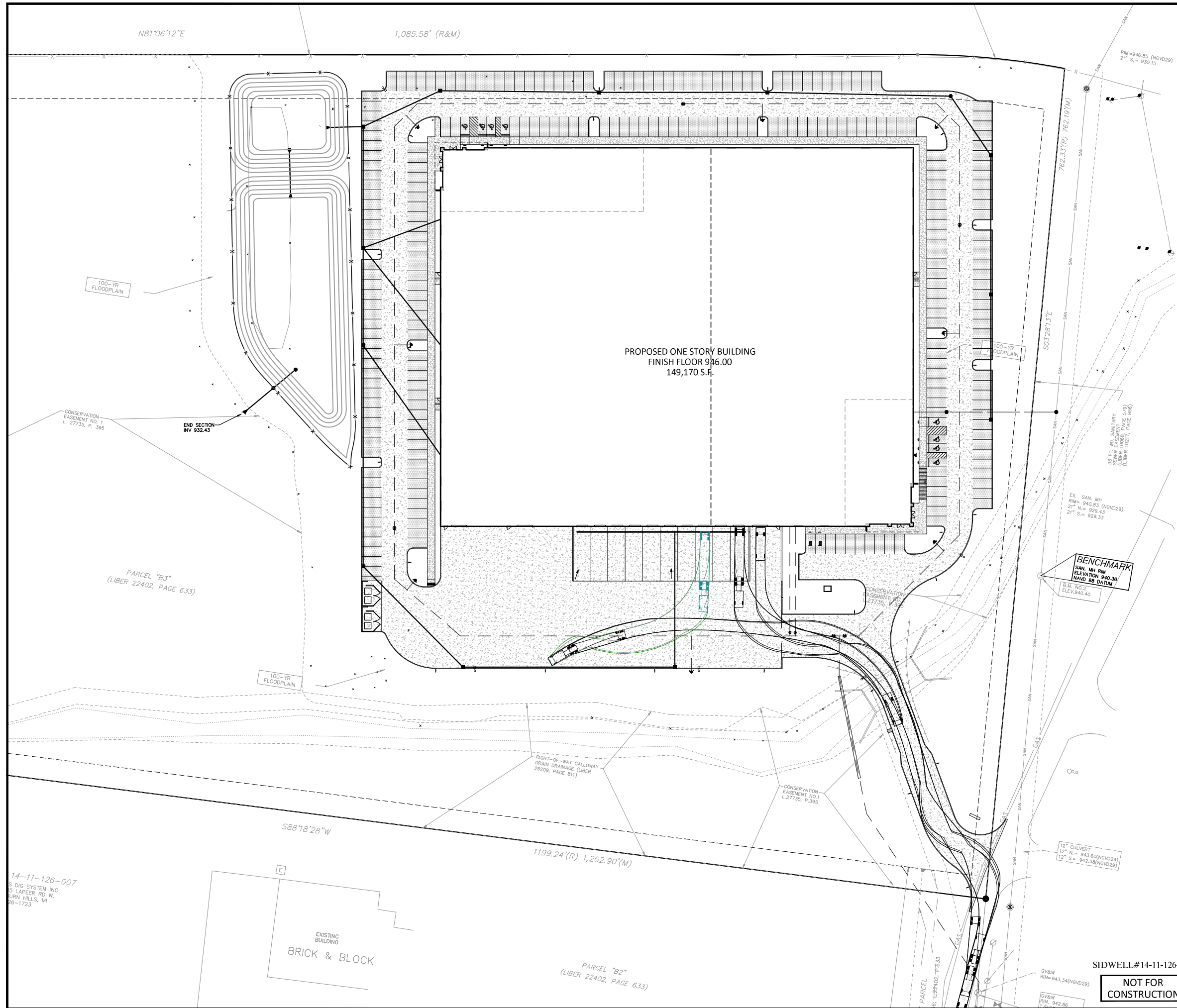
DATE:
April 13, 2023

SCALE: 1" = 40'

NFE JOB NO. **M938-01** SHEET NO. **SP04**

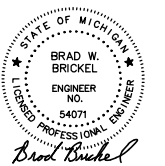
SIDWELL#14-11-126-005

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SEAL

PROJECT
3295 Lapeer West Rd. -
Industrial Building

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275 W. Girard
Madison Heights, MI 48071
Contact:
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PROJECT LOCATION
Part of the NW. 1/4
of Section 11,
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City of Auburn Hills,
Oakland County, MI

SHEET
Semi Truck Access Plan

now what's **below**
Call before you dig.

DATE	ISSUED/REVISED
07-27-23	ISSUED FOR SITE PLAN REVIEW
10-19-23	SITE PLAN RESUBMITTAL
11-03-23	REVISED PER CITY REVIEW

DRAWN BY:
J. Lawrey

DESIGNED BY:
B. Brickel

APPROVED BY:
B. Brickel

DATE:
April 13, 2023

SCALE: 1" = 40'

NFE JOB NO.

SHEET NO.
SP04.1

A diagram of a truck with a rectangular body and a cab. A dimension line above the truck indicates a total length of 20 units, spanning from the front of the cab to the back of the cargo box.

SU - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.500ft
Overall Body Height	11.968ft
Min Body Ground Clearance	1.455ft
Track Width	5.000ft
Lock-to-lock time	0.00s
Curb to Curb Turning Radius	42.000ft

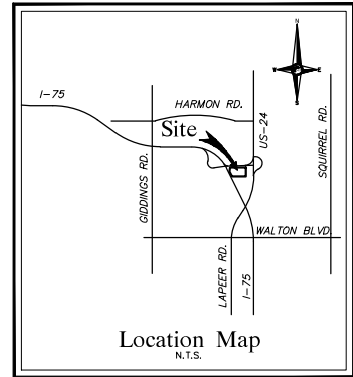
PAVING LEGEND

LEGEND



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	HYDRANT	SAN. CLEAN OUT
	GATE VALVE	EXISTING WATERMAIN
	CATCH BASIN	EXISTING STORM SEWER
	UTILITY POLE	EX. R. Y. CATCH BASIN
	GUY POLE	EXISTING BURIED CABLES
	GUY WIRE	OVERHEAD LINES
	LIGHT POLE	SIGN
	EXISTING GAS MAIN	
	PR. SANITARY SEWER	
	PR. WATER MAIN	
	PR. STORM SEWER	
	PR. R. Y. CATCH BASIN	
	PROPOSED LIGHT POLE	

SIDWELL#14-11-126-005






































NOT FOR
CONSTRUCTION



PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.

PAVING LEGEND	
	PROPOSED 8" CONCRETE PAVEMENT
	PROPOSED 6" CONCRETE PAVEMENT

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	GATE VALVE		EXISTING WATERMAIN
	MANHOLE CATCH BASIN		EXISTING STORM SEWER
	MANHOLE		EX. R. Y. CATCH BASIN
	UTILITY POLE		EXISTING BURIED CABLES
	GUY POLE		OVERHEAD LINES
	GUY WIRE		LIGHT POLE
	SIGN		EXISTING GAS MAIN
	C.O.		MANHOLE
	HYDRANT		PR. SANITARY SEWER
	INLET		GATE VALVE
	C.B.		PR. WATER MAIN
	MANHOLE		PR. STORM SEWER
	MANHOLE		PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE		
	TC 600.00		PR. TOP OF CURB ELEVATION
	GU 600.00		PR. GUTTER ELEVATION
	TW 600.00		PR. TOP OF WALK ELEVATION
	TP 600.00		PR. TOP OF P.V.M.T. ELEVATION
	FG 600.00		FINISH GRADE ELEVATION

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STATE OF MICHIGAN
★
BRAD W. BRICKEL
ENGINEER
NO.
54071
★
LICENSED PROFESSIONAL ENGINEER

Brad Brickel

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Industrial Building

CLIENT
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PROJECT LOCATION

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T. 3 North, R. 10 East.,
City of Auburn Hills,
Oakland County, MI

SHEET

Engineering Site Plan



**Know what's below
Call before you dig.**

DATE	ISSUED/REVISED
07-27-23	ISSUED FOR SITE PLAN REVIEW
10-19-23	SITE PLAN RESUBMITTAL
11-03-23	REVISED PER CITY REVIEW

DRAWN BY:
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DESIGNED BY
B. Brickel

APPROVED BY
B. Brinkel

DATE:
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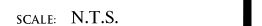
NFE JOB NO.

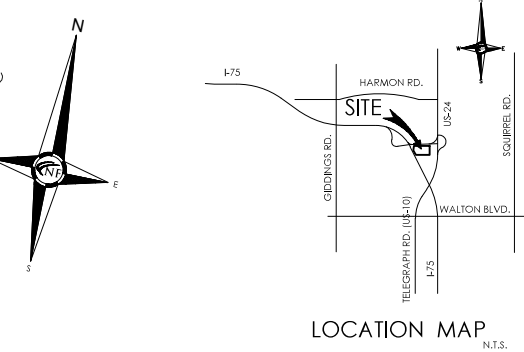
M938-01

SP05

SIDWELL#14-11-126-005

NOT FOR
CONSTRUCTION





ORIGINAL REPLACEMENTS REQUIRED FOR SITE:	1,366
ORIGINAL TREES PAID INTO TREE FUND:	969
NET REMAINING TREES:	397
NEW REPLACEMENT TREES REQUIRED:	9
TOTAL REPLACEMENTS REQUIRED:	406
REPLACEMENT TREES PROVIDED:	253
BALANCE TO BE PAID INTO TREE FUND:	153
(153 TREES X \$380 PER TREE = \$58,140)	

TOTAL NUMBER OF UNREGULATED TREES:	92
TOTAL LANDMARK TREES:	1 (25.3")
TOTAL REGULATED TREES:	6
TOTAL OFF-SITE TREES:	15
TOTAL TREES SURVEYED:	114

TOTAL UNREGULATED TREES TO BE REMOVED:	92
TOTAL UNREGULATED TREES TO REMAIN:	2

TOTAL LANDMARK TREES TO REMAIN:	0
TOTAL REGULATED TREES TO BE REPLACED:	6
TOTAL LANDMARK TREES TO BE REPLACED:	3

ALL REPLACEMENT TREES SHALL HAVE A STRAIGHT TRUNK

ALL REPLACEMENT TREES ARE TO BE NORTHERN GROWN

ALL REPLACEMENT TREES ARE TO BE STATE DEPARTMENT OF

AGRICULTURE GRADE NO 1 OR BETTER

ALL REPLACEMENT TREES ARE CONSIDERED PROTECTED

REGARDLESS OF SIZE

ALL TREE SHALL BE GUARANTEED FOR A MINIMUM OF TWO Y

ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN UND

SPRINKLER SYSTEM

APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START

- OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE
IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
- ALL INDIVIDUALS PARTICIPATING WITHIN THE LIMITS OF PROTECTIVE FENCING
SHALL BE PRESERVED.
- NO PERSON SHALL CONDUCT ANY ACTIVITY WITHIN THE DWP LINE OF ANY
TREE DESIGNATED FOR REMOVAL, INCLUDING BUT NOT LIMITED TO: PLACING
SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS
WITHIN THE DWP LINE.
- WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE
PLACED AT THE DWP LINE OF TREES TO BE SAVED.
- DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO
ANY TREE, SCHEDULED TO REMAIN.
- ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE
INSTALLER THAT THE TREE IS TO BE REMOVED. ALL TRENCING SHALL
OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
- SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DWP LINES OF
PROTECTED TREES.
- TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION
ACTIVITIES MUST BE PROTECTED.
- ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH HEAVY
STAND FENCING.
- THE STOPPING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER
DWP LINE.
- THE PILING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
- ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
- ALL REMOVED TREES SHALL BE CHIPPED OR CHIPPED AND THE CHIPS SHALL BE
CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR
MANUALLY WITH A HYDRO-AXE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT PER PERFORMANCE
GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
- TREES TO BE REMOVED SHALL BE VERIFIED, EVALUATED AND FLAGGED FOR
REMOVAL BY A LICENSED ARBORIST OR FORESTER, ONLY AS DIRECTED
BY THE OWNER OR OWNER'S REPRESENTATIVE.

The diagram illustrates a tree and its immediate environment. The tree has a main trunk and a large, spreading canopy. Below the canopy, there is an understory. A drip line is indicated by a vertical line extending from the edge of the canopy to the ground. A protective fencing is shown around the base of the tree, supported by T-poles. The ground is divided into three layers: Organic Layer, Topsoil, and Mineral Layer.

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.

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 BE CAUSED TO VIOLATE WITHIN THE DEEP LINE OF ANY 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.

-  TREES TO BE REMOVED
 TREES TO REMAIN
 TREE PROTECTION FENCE



\\Fs1\000001\ES\MS36\Office\landscape\M9216-01 LS.dwg, 11/2/2023 4:22:21 PM



allowable area:

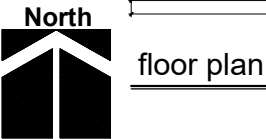
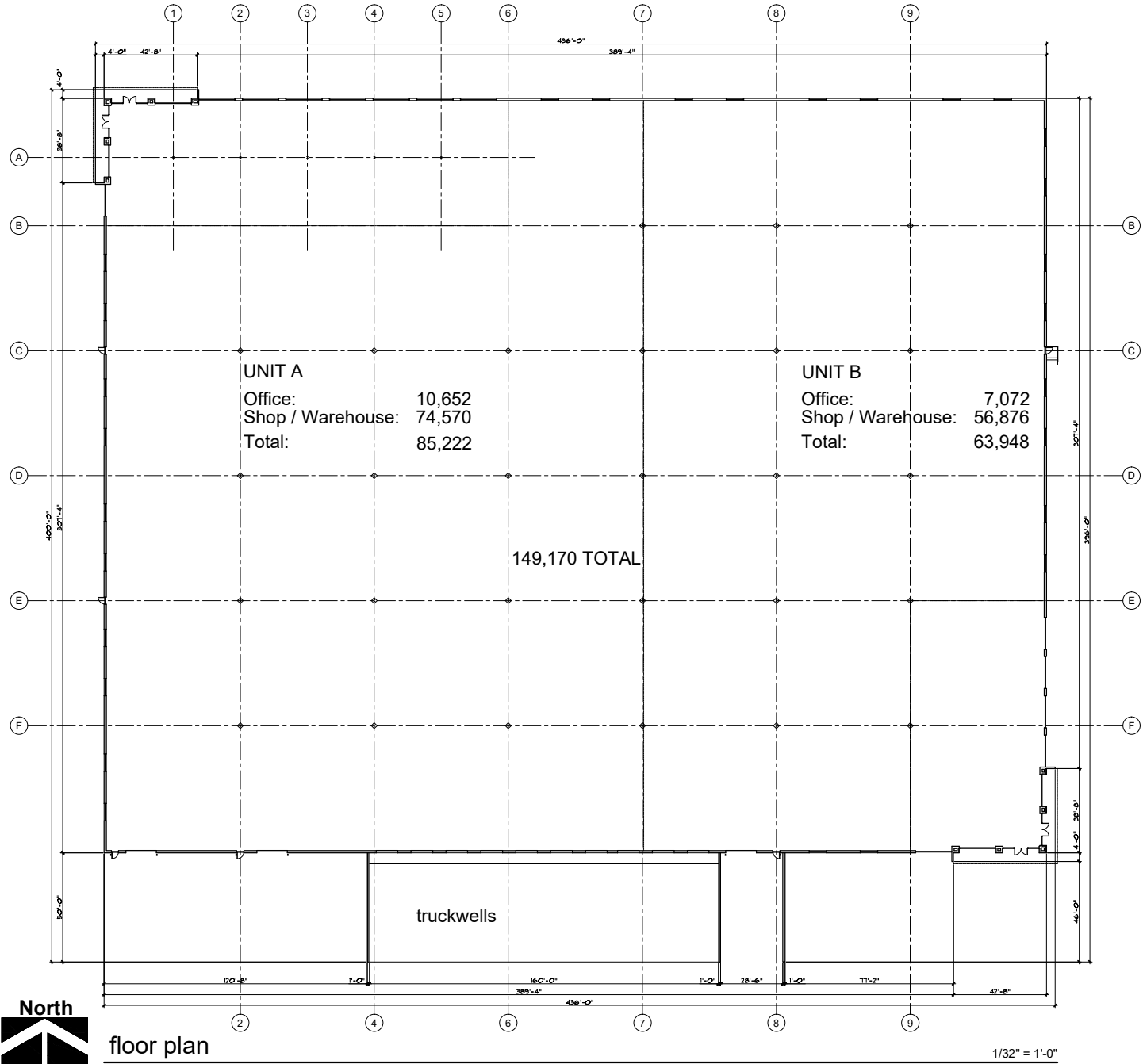
Type IIB Construction:
ALLOWABLE AREA PER M.B.C. SECTION 501.4 = UNLIMITED AREA

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.

building data	
LOCAL AGENCY:	AUBURN HILLS BUILDING DEPARTMENT 1801 N. SQUIRREL RD. AUBURN HILLS, MI 48326
REFERENCE CODE:	2018 MICHIGAN BUILDING CODE WITH STATE AMENDMENTS 2018 MICHIGAN PLUMBING CODE WITH STATE AMENDMENTS 2018 MICHIGAN MECHANICAL CODE WITH STATE AMENDMENTS 2011 NATIONAL ELECTRICAL CODE WITH STATE AMENDMENTS MICHIGAN ENERGY CODE ASHRAE 90.1 - 2013
BUILDING AREA:	149,170 SQUARE FEET
USE GROUP:	(F-1) FACTORY AND INDUSTRIAL, MODERATE
CONSTRUCTION TYPE:	IIB (COMBUSTIBLE, UNPROTECTED)
PROPOSED USE:	SHOP / WAREHOUSE FACILITY
OCCUPANT LOAD:	OFFICE AREA: 1 PER 100 GROSS SF. 11,124 / 100 = 111 WAREHOUSE AREA: 1 PER 500 GROSS SF. 131,446 / 500 = 263 TOTAL = 440 OCCUPANTS
FIRE RESISTANCE RATING OF STRUCTURAL ELEMENTS PER TABLE 602.1:	0 HOURS
FIRE RESISTANCE RATING OF EXTERIOR NON-LOADBEARING WALLS PER TABLE 602 AND TABLE 105.2.1:	0 HOURS
FIRE RESISTANCE RATING OF EXTERIOR LOAD BEARING PARTITION WALLS PER TABLE 602 AND TABLE 105.2:	0 HOURS
FIRE RESISTANCE RATING OF NON-LOAD BEARING PARTITION WALLS PER TABLE 602:	0 HOURS
FIRE RESISTANCE RATING OF INTERIOR LOAD-BEARING WALLS, LOAD BEARING PARTITIONS, COLUMNS, GIRDERS PER TABLE 602:	0 HOURS
FIRE RESISTANCE RATING OF TENANT SEPERATION WALLS PER TABLE 602:	1 HOUR
FIRE RESISTANCE RATING OF ROOF CONSTRUCTION INCLUDING BEAMS, TRUSSES AND FRAMING, ARCHES AND ROOF DECK PER TABLE 602 AND SECTION 114.0:	0 HOURS
FIRE RESISTANCE RATING OF INTERIOR FINISH PER TABLE 803.4:	REQUIRED VERTICAL EXITS & PASSAGEWAYS • CLASS I CORRIDORS PROVIDING EXIT ACCESS • CLASS II ROOMS OR ENCLOSED SPACES • CLASS III
FIRE RESISTANCE RATING OF INTERIOR FLOOR FINISH PER SECTION 805.0:	REQUIRED VERTICAL EXITS & PASSAGEWAYS • CLASS II CORRIDORS PROVIDING EXIT ACCESS • CLASS III ROOMS OR ENCLOSED SPACES • DOC-FF-1
MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD PER TABLE 1010.2:	(2) TWO EXITS (3 PROVIDED)
MINIMUM LENGTH OF EXIT ACCESS TRAVEL PER TABLE 1006.5 (WITHOUT FIRE SUPP. SYSTEM):	250 FEET



NOTE
ANY MODIFICATIONS TO THE FACADE
(INCLUDING COLOR) SHALL BE
RESUBMITTED TO THE CITY OF AUBURN
HILLS FOR REVISED APPROVAL.

Signage Calculation:

M-24 CONNECTOR:

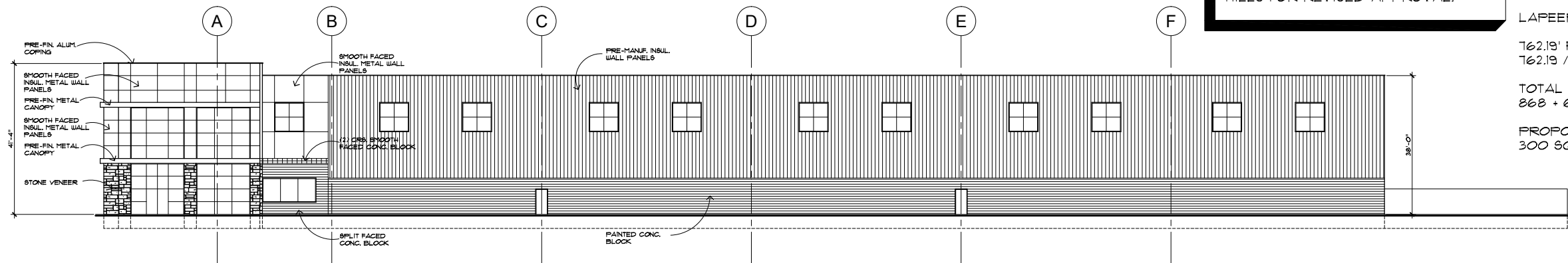
1085.58' FRONTAGE
 $1085.58' / 10 = 108.56 \times 8 \text{ SQ. FT.} = 868 \text{ SQ. FT.}$

LAPEER RD. WEST:

762.19' FRONTAGE
 $762.19' / 10 = 76.22 \times 8 \text{ SQ. FT.} = 609.76 \text{ SQ. FT.}$

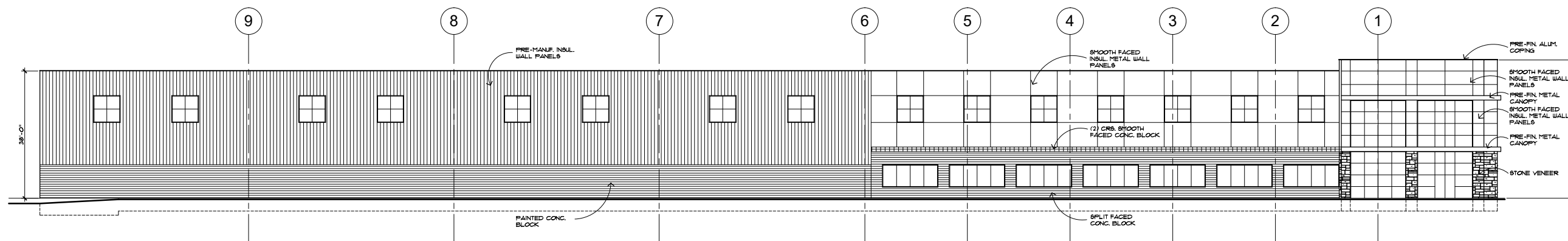
TOTAL AREA:
 $868 + 609.76 = 1,477.76 \text{ SQ. FT. ALLOWABLE}$

PROPOSED FUTURE BUILDING SIGNAGE:
300 SQ. FT.



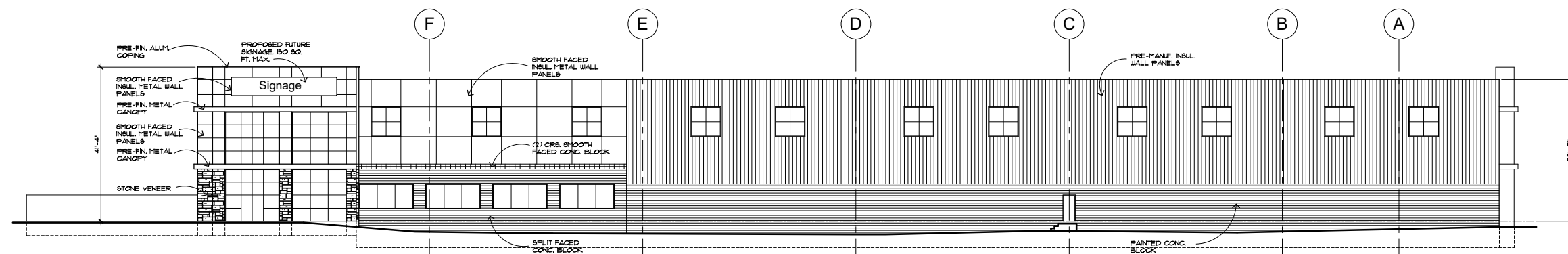
west (side) elevation

1/16" = 1'-0"



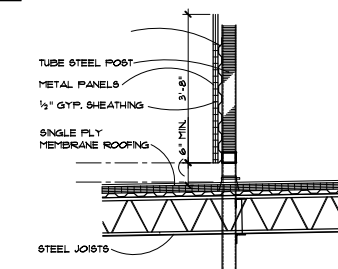
north (front) elevation

1/16" = 1'-0"



east (side) elevation

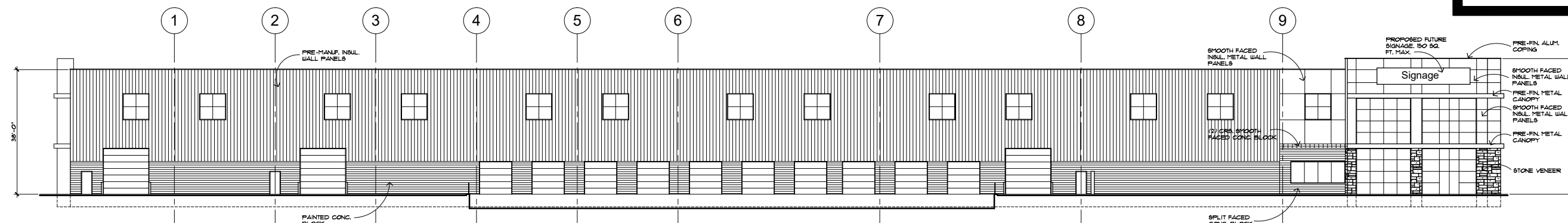
1/16" = 1'-0"



roof top screening detail

no scale

NOTE
ROOFTOP UNITS
WILL BE SCREENED
PER ORDINANCE
REQUIREMENTS.



south (front) elevation

1/16" = 1'-0"



CITY OF AUBURN HILLS 2024 MEETING SCHEDULE

1827 N. Squirrel Rd., Auburn Hills MI 48326

CITY COUNCIL – 7:00 PM

Meetings are held the first and third Monday of each month.

Council Chamber

January	8	22	July	1	15
February	5	19	August	12	26
March	4	18	September	9	23
April	1	15	October	7	21
May	6	20	November	11	25
June	3	17	December	2	

PLANNING COMMISSION – 7:00 PM

Council Chamber

January	10	July	17
February	7	August	14
March	6	September	11
April	3	October	9
May	8	November	13
June	5	December	11

BOARD OF REVIEW

Meetings are set by appointment with the Assessing Office

Meetings are held Tuesday after the third Monday

March	11	12	December	10
July	16			

BROWNFIELD REDEVELOPMENT AUTHORITY – 6:00 PM

Meetings are held the third Tuesday of each month.

Administrative Conference Room

January	16	July	16
February	20	August	20
March	19	September	17
April	16	October	15
May	21	November	19
June	18	December	17

DOWNTOWN DEVELOPMENT AUTHORITY – 5:30 PM

Meetings are held the second Tuesday, quarterly

Administrative Conference Room

January	9	July	9
March	12	September	10
May	14	November	12

PUBLIC SAFETY ADVISORY COMMITTEE – 5:00 PM

Meetings are held the fourth Tuesday in February, May, and August

Public Safety Community Room

February	27	August	27
May	28		

PENSION COMMITTEE/RETIREE HEALTH CARE BOARD – 3:00 PM

Meetings are held the second Wednesday of March, June, September and December

Administrative Conference Room

March	13	September	11
June	12	December	11

TAX INCREMENT FINANCE AUTHORITY – 4:00 PM

Meetings are held the second Tuesday of each month.

Administrative Conference Room

January	9	July	9
February	13	August	13
March	12 *	September	10
April	9	October	8
May	14	November	12
June	11	December	10

ZONING BOARD OF APPEALS – 7:00 PM

Meetings are held the second Thursday of each month.

Council Chamber

January	11	July	11
February	8	August	8
March	14	September	12
April	11	October	10
May	9	November	14
June	13	December	12

LIBRARY BOARD – 7:00 PM

Meetings are held the second Monday of each month.

They are their own entity

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans Disability Act (ADA) is asked to contact the City Clerk's Office at 370-9402 or the City Manager's Office at 370-9440 48 hours prior to the meeting. Staff will be pleased to make the necessary arrangements.

Please see the monthly Meeting Schedule posted outside City Hall located at 1827 N. Squirrel Road for any updates or changes. Changes will also be posted on the City website at www.auburnhills.org



BOARD OF COMMISSIONERS

1200 N. Telegraph Road
Pontiac, MI 48341-0475
Phone: (248) 858-0100
Fax: (248) 858-1572

October 19, 2023

Brent Savidant, Community Development Director
City of Troy
500 W. Big Beaver R.,
Troy, Michigan 48084

Dear Mr. Savidant,

On Tuesday, October 17, 2023, the Oakland County Coordinating Zoning Committee (CZC) held a meeting and considered the following Master Plan Update:

City of Troy Master Plan Update
(County Code Master Plan No. 23-03)

The Oakland County Coordinating Zoning Committee, by a 3-0 vote, endorses the Oakland County Economic Development, Planning & Local Business Development's staff review of the Master Plan Update. The staff review finds the proposed Master Plan changes to be not inconsistent with adjacent communities of Bloomfield Township, the City of Birmingham, the City of Clawson, the City of Madison Heights, the City of Rochester Hills, the City of Royal Oak in Oakland County as well as the City of Sterling Heights in Macomb County and the oblique (corner) communities of the City of Auburn Hills in Oakland County, Shelby Township, and the City of Warren in Macomb County. A copy of the staff review is enclosed.

***Please Note: The CZC meeting date as stated in the original review was moved to October 17th in lieu of October 25th due to a scheduling conflict and potential issues with having a quorum. ***

The proposed [DRAFT Plan Troy 2040](#) (Master Plan) is available through the City of Troy's website. Adjacent communities and other reviewing jurisdictions have been copied and are listed on the back of this letter. Please contact the City of Troy regarding the final adoption process.

If further documentation is necessary regarding the CZC meeting, the official minutes of the October 17, 2023, meeting will be available following the next scheduled CZC meeting on November 8, 2023. Draft meeting minutes are available upon request. If you have any questions regarding the review, please do not hesitate to contact me directly at (248)858-0389 or krees@oakgov.com.

Sincerely,

A handwritten signature in blue ink, reading "Scott E. Kree".

Scott E. Kree | Senior Planner
Oakland County Economic Development
Planning & Local Business Development

(CC'd recipients are listed on the next page)

CC: Gwen Markham, Oakland County Commissioner, CZC Chair
Yolanda Smith Charles, Oakland County Commissioner, CZC Vice-Chair
Phil Weipert, Oakland County Commissioner, CZC Member
Dave Woodward, Oakland County Commissioner, District 1
Penny Luebs, Oakland County Commissioner, District 2
Gary McGillivray, Oakland County Commissioner, District 3
Benjamin Carlisle, Planning Consultant at Carlisle | Wortman & Associates for the City of Troy
Stephen Cohen, City of Auburn Hills Community Development Director
Nicholas Dupuis, City of Birmingham Planning Director
Patricia Voelker, Bloomfield Township Director of Planning, Building & Ordinances
Nik Stepnitz, City of Clawson Director of Community Development / Assist. City Mngr.
Giles Tucker, Madison Heights Economic & Community Engagement Supervisor
Sara Roediger, Rochester Hills Planning Manager
Joseph Murphy, City of Royal Oak Planning Director
Jake Parcell, City of Sterling Heights City Development Manager / Assistant City Planner
Ronald Wuerth, City of Warren Planning Director
Julijana Misich-Rasaweher, Shelby Township Planning Director
Vicky Rowinski, Macomb County Director of Planning & Economic Development
Brad Knight, RCOC Director of Planning & Environment
Dan Butkus, WRC Engineering Technician, Plan Review & Permitting Unit
Cheryl Bush, Oakland County Manager Aviation & Transportation
Lori Swanson, Oakland TSC-MDOT Manager
Adelaide Pascaris, ITC Area Manager
Jennifer Whitteaker, DTE Regional Manager
Lauren Royston, Consumers Energy Community Affairs Manager
Michael Spence, SEMCOG Administrator of Governmental Affairs
CN Rail

October 7, 2022

Commissioner Gwen Markham, Chairperson
Oakland County Coordinating Zoning Committee
1200 North Telegraph Road
Pontiac, MI 48341

SUBJECT: County Code No. MP 23-03, Oakland County Department of Economic Development, Division of Planning & Local Business Development's staff review of the draft Plan Troy 2040 Master Plan Update.

Dear Chairperson Markham and Committee Members:

On September 6, 2023, the Oakland County Department of Economic Development (OCED), Division of Planning & Local Business Development (PLBD) received a mailed letter from the City of Troy (dated August 29, 2023) that initiated the review and comment period for the proposed Draft Plan Troy 2040 Master Plan Update, (County Code Master Plan No. 23-03). Under the Michigan Planning Enabling Act, Oakland County, adjacent municipalities, and other jurisdictional authorities have 63 days to submit comments on Master Plan updates.

This review of the Draft Master Plan will go before the Oakland County Coordinating Zoning Committee (CZC) on October 25, 2023, which falls within the community's specified comment period. It is assumed that adjacent communities were notified about the proposed Draft Master Plan and review period by the City of Troy. The Draft Master Plan can be found at: [CityOfTroy_MasterPlan2040_2023-8-25\(1\).pdf](#)

Staff Recommendation

Based on the review of the surrounding communities' master plans, the Draft *Plan Troy 2040 Master Plan* is not inconsistent with the plan of any city, village, or township that received notice of the draft plan. Oakland County has not prepared a countywide development plan, so there is no countywide plan with which to compare the draft amendment. Following is an analysis and summation of the Draft Master Plan update.

Select Summary Analysis of Content

The information included herein represents a summarized analysis of the proposed draft *Plan Troy 2040 Master Plan*. Select sections are highlighted in this review with a focus on changes to borderline conditions and future land uses. County Planning staff last reviewed changes to the community's Master Plan in 2016. The existing Master Plan is referenced as the 2015 plan which was adopted in 2016. Due to Troy being a mostly "built-out" community, much of the proposed document continues to promote relevant goals and objectives from past Master Plans. The City of Troy shares a border with seven (7) adjacent communities which include Bloomfield Township, the City of Birmingham, the City of Clawson, the City of Madison Heights, the City of Rochester Hills, the City of Royal Oak in Oakland County as well as the City of Sterling Heights in Macomb County. Additionally, three (3) communities have oblique (corner) shared borders which include the City of Auburn Hills in Oakland County, Shelby Township, and the City of Warren in Macomb County. The City of Troy is currently the largest populated city in Oakland County and shares borders with some of the largest populated communities in the State of Michigan.

Public Engagement

The city held targeted public input opportunities for the Master Plan update per the information provided in Chapter 1. The plan also continues to utilize and reference relevant data gathered from past public engagement and community participation sessions of 2008 through 2015, including the *Troy Vision 2020* documented information. The public engagement opportunities conducted in 2021 through 2022 were focused on the visions and policies for the “Neighborhood Nodes” that have been present and established in past plans. Per the *Community Participation* portion of Chapter 1 (page 16/ 9 pdf), online and paper surveys were made available to residents and stakeholders. Input was gathered from over 1,650 participants in the spring of 2021. Additionally, the city offered six (6) specific walking tours called *Neighborhood Node Walk & Talks*. The information gathered included aspects of the “Nodes” density, design, zoning, inclusion of open spaces, environment, and landscaping. A Steering Committee with a focus on the “Nodes” of the City was created and consisted of four (4) members of the Planning Commission that met three (3) times throughout the Master Plan Update process to review and report on the outcome and findings of the public engagement process related to the Nodes.

Transportation, Infrastructure & Sustainability

The automobile and the road system promoted the expansive growth of the City of Troy starting in the 1960’s. Transportation continues to be an important topic for the city which is prominent throughout the proposed Master Plan and the plans that came before it. The city maintains multiple modes of transportation (automobile, air, rail) and transportation hubs, notably the Troy Transit Center. The Thoroughfare Plan, promoted in Chapter 5, addresses mobility needs and utilizes access management, complete streets, non-motorized systems, and transit-oriented development/hubs as goals in connecting residents and workers to a regional system for unlimited and unrestricted access. The *Big Beaver Corridor Study* continues to support cross-plan discipline within the draft Master Plan as it is referenced many times. The city continues to maintain over 500 miles of sidewalks and 364 miles of road in cooperation with the Road Commission for Oakland County (RCOC). The plan promotes the continuation of the city’s ongoing participation in *Faster And Safer Travel Through Routing and Advanced Controls* (FAST-TRAC) through the RCOC and its involvement with the *Suburban Mobility Authority of Regional Transit* (SMART) as the SMART Oakland Terminal is located within the City of Troy.

Thoroughfare Plan



The plan continues to promote and protect infrastructure through investment, coordination, and innovation. Water quality efforts promoted in Chapter 6 of the plan feeds into the environmental sustainability portion of the plan in Chapter 7. The plan has updated the capacity and services utilized through the *Detroit Water and Sewage Department* (DWSD). Since 2015, the miles of water main in the city has increased from 500 to 550 miles of pipe. Additionally, the number of fire hydrants have increased from 5,300 to 6,100 and the number of water meters have grown from 26,000 to 29,000. The plan promotes coordination with the DWSD, Oakland County Drain Commissioner, and State of Michigan. Water quality remains important to the city in its efforts to provide safe and healthy services.



In support of infrastructure protection, quality and maintenance of these systems, the plan promotes sustainable growth through defined “Low Impact Development” (LID) which respects the preservation and enhancement of existing natural features while supporting urban and brownfield redevelopment. Redevelopment initiatives include transportation options (as identified in Chapter 5), green building designs, urban form/neighborhood design, waste water reduction, sustainable design, EV charging

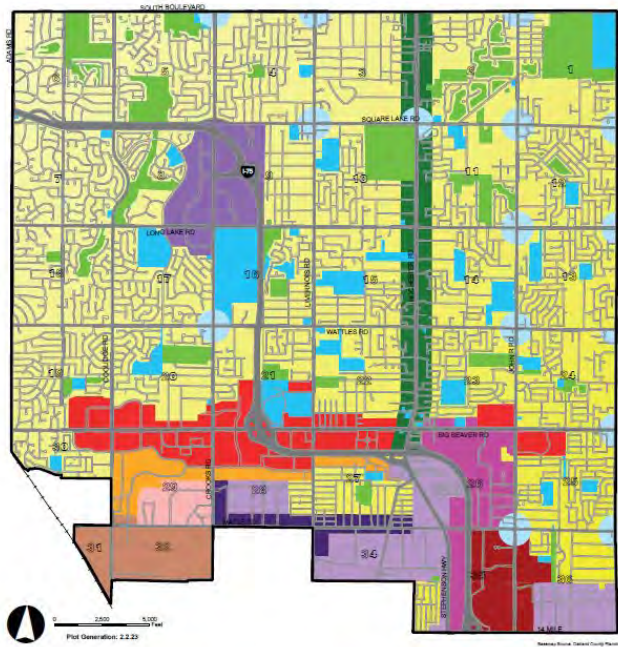
options, and adaptive reuse. An emphasis on *Leadership in Energy and Environmental Design* (LEED) Green Building Rating System continues to be a tool the city uses for new or revitalization projects. Changes in office building use following the Covid-19 Pandemic have created flexibility in adaptive reuse options for the city and property owners. Troy and Southfield have the most office square footage available in Oakland County. Starting in late 2022, Troy is in the process of completing or approving multiple projects that rehabilitate existing, empty office buildings to residential apartments, condos, and other mixed uses along the Big Beaver Corridor. The flexibility in the future land use plan and the opportunity to utilize built structures, which keeps materials out of landfills while helping to provide more missing middle housing (per Chapter 8), promotes sustainability, and will benefit the city of Troy well into the future.

Land Patterns

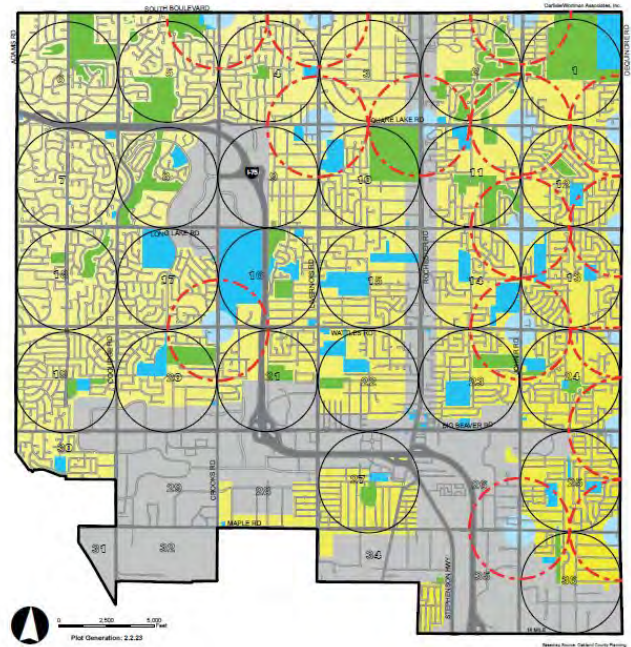
Chapter 9 *Land Patterns: City Design and Image*, continues to expand the forecast of future land uses to nodes, corridors, and sections, rather than as site specific. However, within each area there remain future development

City of Troy, Michigan

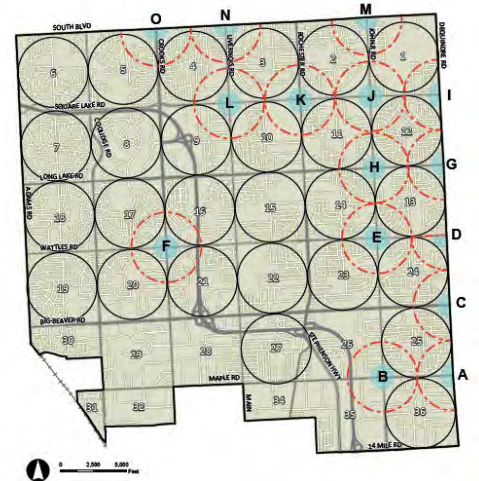
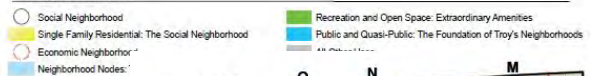
Master Plan 2040



Future Land Use



Neighborhoods



Economic Nodes



guides, goals, and objectives as to how the plan intends to shape select areas throughout the city. The proposed Future Land Use (FLU) plan, when compared to the FLU plan of 2015-2016, has few changes. There are no proposed changes to future land uses at any of the city's borders or the description of the land uses that are adjacent to any other community as shown on the provided maps. However, there has been a reduction from 21 to 15 identified "Neighborhood Nodes" at major intersections. The proposed FLU Map and Neighborhood Maps are provided to the right and above (Chapter 9, pg. 86-87/44 pdf and pg. 93/47 pdf).

A majority of the objectives, facts, and design concepts have remained unchanged as compared to the 2015-2016 plan, however, information

has been expanded to be more inclusive of other use types that align with growth patterns and lessons learned in the fallout of the pandemic.

The plan has taken the opportunity to focus on select nodes with modeled concepts that promote sustainable/affordable housing options through density and mixed-use developments while incorporating design attributes and guidelines. Most notably at the Long Lake Rd. / Dequindre Rd. west side of the intersection (Node #G) and Long Lake Rd./John R. Rd. intersection (Node #H) are promoted within the Master Plan.



JOHN R & E LONG LAKE ROADS

The redesigned intersection includes a variety of elements which blend in to the surrounding neighborhood, including:

1. Duplexes
2. Two- to three-story mixed-use commercial and residential

3. A 1.2-acre neighborhood park
4. Curvilinear entry drive connecting Orchard Crest and Wilmet Drives
5. Two- to three-story townhomes along John R with rear facing garages
6. Reconfigured retail including existing pharmacy and new small scale retail tenants.

Node-wide design elements for residential:

- Direct pedestrian connections from residential to commercial uses and public sidewalks along the main corridor
- Multiple-row landscape edges provide buffer between land uses

--- FEMA Regulated Floodway (approximate)
--- Proposed park boundary

Special Area Plans

Chapter 10, *Special Area Plans* had few changes when compared to the 2015-2016 plan. The “Big Beaver Pedestrian” target area has been eliminated from the Special Area Plan section because many of the 2015 objectives have been implemented while other items have been captured in parts of Chapter 9 under the *Big Beaver Road: A World Class Boulevard* and *The Smart Zone: Big Beaver and Beyond* sections that are located in Chapter 9. Other *Special Area Plans* include a 1-mile section of the Rochester Road corridor, the Maple Road corridor from Coolidge Hwy to John R. rd., and an area identified as “North Troy” consisting of the Long Lake Rd./Crooks Rd. and Interstate 75 area.

These “Special Area Plans” remain unchanged. Priorities surround pedestrian access, traffic safety, and place making. The action plans and implementation strategies remain relevant as some of these specific project areas are currently and remain on a trajectory to follow the plan. Portions of these areas have realized the plan while the other areas within them are still pursuing goals and objectives set forth by this section.

Recommendations

As a function of this review, staff make recommendations in an effort to strengthen the plan so it can be further utilized as a tool for the community. The following recommendations for the Draft Master Plan are listed below:

Choice sections of Chapter 9. Computer generated renderings of select intersections that are titled: *Design Attributes / Guidelines* for Neighborhood Node “G” and “H” and the “City Gateway” renderings do not reference or directly correlate with text/maps before or after the renderings.

- d. Correct numbering issues pertaining to *Gateways, Assets, Opportunities, and Challenges* on maps for the *Rochester Road: Special Area Plan* (Chapter 10: pg. 70/138-139 pdf), *Maple Road: Special Area Plan* (Chapter 10: pg. 79/156-157 pdf), and *North Troy: Special Area Plan* (Chapter 10: pg. 95/188-189 pdf).
6. Incorporate a hazard mitigation plan or elements that could be used in a hazard mitigation plan. Oakland County’s PLBD staff is making a deliberate effort to encourage communities to consider the natural and manmade hazards and associated risks to communities and integrate their hazard mitigation priorities and strategies into their Master Plans, when applicable. This is particularly relevant for hazard mitigation related to infrastructure, utilities, natural features, major assets, and historic districts/structures that may be added to the City’s Capital Improvement Program if applicable or may represent FEMA (Federal Emergency Management Agency) eligible projects. Through FEMA, communities may be eligible for nationally competitive, annually awarded Building Resilient Infrastructure and Communities (BRIC) and Flood Mitigation Assistance (FMA) grants for planning and project work. Communities responding to and recovering from major disasters or emergencies declared by the President are also eligible for Public Assistance (PA) Funds for emergency work and permanent infrastructure projects. Mitigation opportunities resulting from declared disasters, specifically through the Hazard Mitigation Grant Program (HMGP), are a source of potential funding following major disaster declarations. The 2017 Oakland County Hazard Mitigation Plan is available online through the County’s Homeland Security webpage at: <https://www.oakgov.com/community/emergency-management/need-to-know/disaster-planning/hazard-mitigation-plan>.
7. Oakland County’s Neighborhood & Housing Development Division has created tools that could strengthen the City of Troy’s goals to improve and continue to offer a diversified housing stock while promoting diversity and inclusion in the city’s housing efforts. Please go to Oakland County’s Neighborhood & Housing Development website: <https://www.oakgov.com/community/neighborhood-housing-development> for more information.

Oakland County Technical Assistance

A summary of programs offered by the Oakland County Economic Development Department that are relevant to the City of Troy has been included on the final page of this review.

Oakland County Technical Resources

Oakland County compiles existing and future land use statistics for the county as a whole and for each community using generalized land use definitions. These documents are included as reference and to provide a snapshot of the City’s existing land use and development patterns.

Conclusion Summary

The draft *Plan Troy 2040 Master Plan* remains an all-encompassing and very complete document. The City of Troy remains one of the busiest cities in the county. The population continues to grow, which coincides with the City’s ability to attract prominent businesses and keep standards of high education levels state-wide. The Master Plan continues to emphasize the need for pedestrian safety, neighborhood place making with use of nodes, safe and reliable transportation options/availability, and a preservation/protection of the natural features the City has. The plan is well written and has obtainable goals with the incorporation of other Troy Plans listed throughout. Information regarding stakeholders and the support provided through the public input sessions adds value to the plans vision and direction for the City of Troy.

Oakland County does not have a Planning Commission or County Master Plan, so a full comparison and contrast of the information to County-wide Plans is not possible. Our staff review of the proposed Master Plan and a cursory review of adjacent communities’ Master Plans have found the City of Troy’s Draft *Plan Troy 2040 Master Plan* to be not inconsistent with those plans.

Troy has received a copy of this review. Additional copies have been emailed to adjacent municipalities and other reviewing jurisdictions for their review and/or comments. On October 25, 2023, this review will go before the CZC which will consider a motion on the recommendation of the submitted draft Master Plan. If there are any questions or comments about this review and analysis, please do not hesitate to contact me at (248) 858-0389 or email me at krees@oakgov.com.

Respectfully,



Scott E. Kree | Senior Planner
Oakland County Department of Economic Development
Planning and Local Business Development Division

CC: Yolanda Smith Charles, Oakland County Commissioner, District 17 & CZC Vice-Chair
Phil Weipert, Oakland County Commissioner, District 13 & CZC Member
Dave Woodward, Oakland County Commissioner, District 1
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Jennifer Whitteaker, DTE Regional Manager
Brandon Hofmeister, Consumers Energy Senior VP of Government
Michael Spence, SEMCOG Administrator of Governmental Affairs
CN Rail

Oakland County Planning Resources

The Oakland County Department of Economic Development (OCED), Division of Planning & Local Business Development (PLBD) offers a variety of programs to support Oakland County communities with innovative programming and assistance to create attractive destinations in which to live, work and raise a family. The chart below details those programs offered by the PLBD (a division of the OCED). Current participation in these programs and opportunities for future involvement are noted on the right side of the chart. Additional information on all OCED programs can be found at www.oakgov.com/advantageoakland.

Program	Mission	City of Troy's Opportunities and Current Participation
Environmental Stewardship	Provide information, plans and options to promote conservation of the natural environment while supporting sustainable economic growth, development, and redevelopment.	The City of Troy supports development that is cognizant of natural resource protection and management. County staff members are able to act in a supporting capacity with grant application identification, open space protection, and sustainable development practices as requested.
Historic Preservation Assistance	Support local efforts to maintain and enhance architectural and heritage resources through sustainable practices to enrich the quality of life for all.	County staff is able to assist with potential design concepts for adaptive reuse of any historic structures within the community.
Land Use & Zoning Services	Prepare and provide land use, zoning, and Master Plan reviews for communities to enhance coordination of land use decision-making.	The City of Troy continues to send Master Plan Updates and Amendments to the County for review fulfilling the legislative requirements. Other coordination services are available upon request.
Trail, Water & Land Alliance (TWLA)	Become an informed, coordinated, collaborative body that supports initiatives related to the County's Green Infrastructure Network	The County fully supports the expansion of non-motorized facilities and protection of the natural environment. Oakland County can aid the community in non-motorized planning efforts through education and the identification of potential funding sources.
Brownfield Redevelopment Authority (OCBRA)	Provide assistance in the County's Brownfield initiative to clean-up and redevelop contaminated properties	The OCBRA can assist and coordinate with the State of Michigan Department of Environment, Great Lakes and Energy (EGLE, formally MDEQ) along with the Michigan Economic Development Corporation (MEDC), as needed, in an effort to prepare designated brownfields for redevelopment with the County's BRA.



You are receiving this notice from the Michigan Department of Transportation (MDOT) because you're located either within or near the I-75 corridor that includes new high-occupancy vehicle (HOV) lanes. MDOT understands many may not have been following the progress of the project, but this element will impact any motorists commuting on I-75 between 12 Mile Road and South Boulevard starting this fall.

In addition to the enclosed flyers, we have videos and a dedicated webpage for interested parties to learn more about HOV lanes. **We are asking that you please share this with your residents through your contact lists and/or social media channels.**

Fast Facts:

HOV lanes are opening on I-75 in Oakland County between 12 Mile Road and South Boulevard starting this fall.

These HOV lanes, one in each direction, **require at least two human occupants during weekday peak hours of 6-9 a.m. and 3-6 p.m. Outside of these timeframes, the lanes are available to all motorists.**

Motorcycles, buses, and emergency response vehicles are welcome to use the lanes at any time, regardless of the number of passengers.

State and local police will monitor for safe movement in and out of the HOV lanes and to ensure drivers have the correct occupancy.

Resources:

Additional information is available on the project website (www.Modernize75.com) as well as on the MDOT YouTube channel: <https://www.youtube.com/MichiganDOT>.

Enclosures:

HOV Flyer in English, Spanish, and Arabic

Contact Us:

If you have any questions, please contact the MDOT Oakland Transportation Service Center at 248-451-0001.



A New Mobility Option is **Now Available** in Michigan



Scan this QR Code with your
phone or device camera to
learn more:

Modernize75.com/HOV

HOV QUICK FACTS

When will the HOV lanes be in use?

- HOV lanes will be in use only during peak-hour operations: **6 a.m. to 9 a.m. and 3 p.m. to 6 p.m. Monday-Friday.**
- HOV lanes will allow all users during off-peak operations.

Who can use the HOV lanes?

- Vehicles with two or more occupants may use the HOV lanes during hours of operation.
- Motorcycles are welcome in the HOV lanes at any time.

Why add HOV lanes to I-75?

HOV lanes are an environmentally conscious choice to expand capacity on I-75, which:

- Increase capacity for travel demand
- Enhance personal mobility
- Advance movement of freight/goods, supporting economic development
- Improve safety, efficiency and reliability
- Promote carpooling for increased air quality

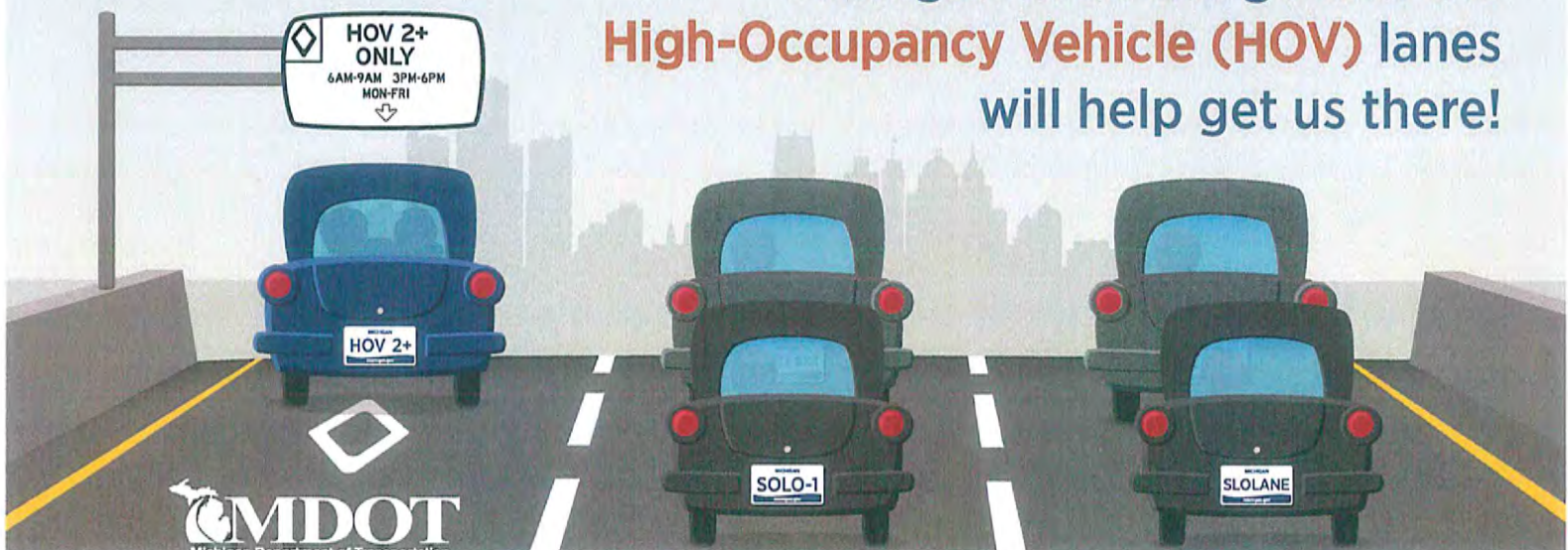
Where will I find the HOV lanes?

- HOV lanes are located on northbound and southbound I-75 from 12 Mile Road to South Boulevard. An additional travel lane was built from M-102 (8 Mile Road) to 12 Mile Road.



Ver. 2023.09.19

Michigan is on the go and the
High-Occupancy Vehicle (HOV) lanes
will help get us there!



A New Mobility Option is **Now Available** in Michigan



Scan this QR Code with your
phone or device camera to
learn more:

Modernize75.com/HOV

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Why add HOV lanes to I-75?

HOV lanes are an environmentally conscious choice to expand capacity on I-75, which:

- Increase capacity for travel demand
- Enhance personal mobility
- Advance movement of freight/goods, supporting economic development
- Improve safety, efficiency and reliability
- Promote carpooling for increased air quality

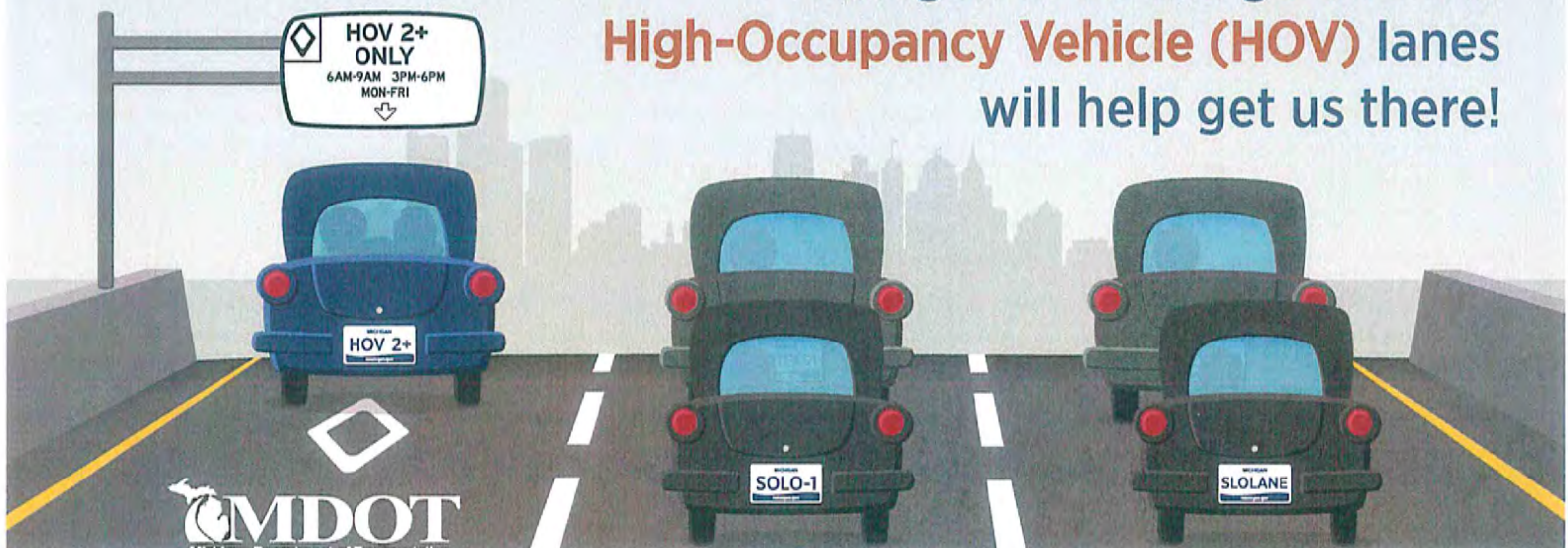
Where will I find the HOV lanes?

- HOV lanes are located on northbound and southbound I-75 from 12 Mile Road to South Boulevard. An additional travel lane was built from M-102 (8 Mile Road) to 12 Mile Road.



Ver. 2023.09.19

Michigan is on the go and the
High-Occupancy Vehicle (HOV) lanes
will help get us there!



Una nueva opción de movilidad está disponible ahora en Míchigan



Escanee este código QR con
la cámara de su teléfono o
dispositivo para más información

Modernize75.com/HOV

DATOS DE INTERÉS SOBRE HOV (vehículos de alta ocupación)

¿Cuándo se utilizarán los carriles para HOV?

- Los carriles para HOV solo se utilizarán en horas pico: **6 a. m. a 9 a. m. y 3 p. m. a 6 p. m. de lunes a viernes.**
- Los carriles para HOV admitirán a todos los usuarios fuera de las horas pico.

¿Quiénes pueden utilizar los carriles para HOV?

- Los vehículos con dos o más ocupantes pueden utilizar los carriles para HOV durante las horas operativas.
- Las motocicletas pueden utilizar los carriles para HOV en cualquier momento.

¿Por qué agregar carriles para HOV a la I-75?

Los carriles para HOV son una opción respetuosa con el medioambiente para ampliar la capacidad de la I-75 que:

- Aumentan la capacidad ante la demanda de viajes
- Mejoran la movilidad personal
- Favorecen el movimiento de mercancías, contribuyendo al desarrollo económico
- Mejoran la seguridad, la eficiencia y la fiabilidad
- Promueven el uso compartido de vehículos para mejorar la calidad del aire

¿Dónde se encuentran los carriles para HOV?

- Los carriles para HOV están situados en la I-75 en dirección norte y sur, desde 12 Mile Road hasta South Boulevard. Se construyó un carril de circulación adicional desde M-102 (8 Mile Road) hasta la 12 Mile Road.



Ver. 2023.09.25-sp

¡Míchigan está en marcha y los carriles para vehículos de alta ocupación (HOV) nos ayudarán a avanzar!



امسح رمز الاستجابة السريعة هذا (QR Code)
ضوئياً باستخدام كاميرا هاتفك أو جهازك
لمعرفة المزيد:

Modernize75.com/HOV



خيار تتقل جديد متوفر الآن ناغي شيم عي الويف

معلومات سريعة عن المركبات مرتفعة الإشغال

أين يمكنني إيجاد مسارات المركبات مرتفعة الإشغال؟

- تقع مسارات المركبات مرتفعة الإشغال على الطريق السريع 75 المتجه شمالاً وجنوباً من طريق 12 مايل رود إلى ساوث بوليفارد. وقد أنشئ مسار سفر إضافي من طريق 102-M (8 مايل رود) إلى طريق 12 مايل رود.



متى تكون مسارات المركبات مرتفعة الإشغال قيد الاستخدام؟

- تكون مسارات المركبات مرتفعة الإشغال قيد الاستخدام في ساعات الذروة فقط: من الساعة 6 صباحاً حتى الساعة 9 صباحاً، ومن الساعة 3 ظهراً حتى الساعة 6 مساءً في الأيام من الاثنين إلى الجمعة.
- يكون استخدام مسارات المركبات مرتفعة الإشغال متاحاً للجميع خارج أوقات الذروة.

من يمكنه استخدام مسارات المركبات مرتفعة الإشغال؟

- يمكن للمركبات التي تقل راكبين أو أكثر استخدام مسارات المركبات مرتفعة الإشغال خلال ساعات الذروة.
- الدراجات النارية مرحب باستخدامها على مسارات المركبات مرتفعة الإشغال في أي وقت.

لماذا أضيفت مسارات المركبات مرتفعة الإشغال إلى الطريق السريع 75؟

- تعد مسارات المركبات مرتفعة الإشغال خياراً مدروساً من الناحية البيئية فهي تزيد القدرة الاستيعابية للطريق السريع 75، من خلال ما يلي:
- زيادة قدرة تلبية الطلب على السفر.
- تعزيز التنقل الشخصي.
- تعزيز حركة الشحن والبضائع؛ وبالتالي دعم التنمية الاقتصادية.
- تحسين السلامة والكفاءة والموثوقية.
- تشجيع مشاركة السيارات لتحسين جودة الهواء.

Ver. 2023.09.25-ar

ميشيغان في حركة مستمرة، ومسارات المركبات مرتفعة الإشغال ستساعدنا في الوصول إليها!



MDOT
Michigan Department of Transportation



American Planning Association
Michigan Chapter

Making Great Communities Happen

July 11, 2023

Steven Cohen AICP
City of Auburn Hills

Dear Steven,

On behalf of the Board of Directors of the Michigan Association of Planning (MAP), the Michigan Chapter of the American Planning Association, it gives me great pleasure to inform you that you have achieved **Thirty Year Member** designation with the organization. You have been an active member of the Association since 1993 and deserve our deepest appreciation and thanks for your long-term commitment to quality community planning and our organization.

Enclosed please find your Thirty Year member certificate, commemorative pin, and MAP's 75th anniversary pin.

Congratulations!

Sincerely,

A handwritten signature in black ink that reads 'Amy M. Vansen'.

Amy M. Vansen, AICP
Director of Information and Programs

Enclosure

1919 West Stadium Boulevard
Suite 4
Ann Arbor, Michigan 48103

p: 734.913.2000
f: 734.913.2061

www.planningmi.org

Michigan Association of Planning

Certificate of Recognition

This certifies

Steven Cohen AICP

July 1, 2023

Thirty Year Membership

*We honor him for his commitment to the Association and community planning in the
State of Michigan.*

C. Bradley Kaye

Brad Kaye,
MAP Board President



Andrea Brown

Andrea Brown, AICP,
Executive Director