BIRMINGHAM
A WALKABLE CITY

AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY JUNE 14, 2023 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

The City recommends members of the public wear a mask if they have been exposed to COVID-19 or have a respiratory illness. City staff, City Commission and all board and committee members must wear a mask if they have been exposed to COVID-19 or actively have a respiratory illness. The City continues to provide KN-95 respirators and triple layered masks for attendees.

A. Roll Call
B. Review and Approval of the Minutes of the Regular Meeting of **May 10, 2023**
C. Chairpersons' Comments
D. Review of the Agenda
E. Unfinished Business
F. Rezoning Applications
G. Study Session
   1. **B1 Zoning District – Commercial Permitted Uses – Public Hearing**
   2. **Health Club/Studio – Study Session**

H. Community Impact Studies
I. Special Land Use Permits
J. Site Plan & Design Reviews
   1. **33866 Woodward – Polestar – Request for Final Site Plan & Design Review for Extensive Building and Site Renovations for new Auto Sales Agency.**

K. Miscellaneous Business and Communications:
   1. Pre-Application Discussions
   2. Communications
      i. **Project Updates**
      ii. **Gibbs – Residential & Commercial Supplemental Background**
   3. Administrative Approval Correspondence
      i. **May 5, 2023 – June 9, 2023**
   4. Draft Agenda – **July 12, 2023**
   5. Action List –**2023**
   6. Other Business

L. Planning Division Action Items
   1. Staff Report on Previous Requests
   2. Additional Items from Tonight's Meeting

M. Adjournment

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*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall OR may attend virtually at:

Link to Access Virtual Meeting: **https://zoom.us/j/111656967**
Telephone Meeting Access: 877-853-5247 US Toll-Free
Meeting ID Code: 111656967

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City Of Birmingham
Regular Meeting Of The Planning Board
Monday, May 10, 2023
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on May 10, 2023. Chair Clein convened the meeting at 7:30 p.m.

A. Roll Call

Present: Chair Scott Clein; Board Members Robin Boyle, Bert Koseck, Daniel Share, Janelle Whipple-Boyce; Alternate Board Member Jason Emerine, Nasseem Ramin; Student Representative Matthew Wiegand (arrived 7:31 p.m.)

Absent: Vice-Chair Bryan Williams; Board Members Stuart Jeffares; Student Representative Asher Kaftan

Staff: Planning Director Dupuis; City Planner Leah Blizinski, Senior Planner Cowan, City Transcriptionist Eichenhorn

B. Approval Of The Minutes Of The Regular Planning Board Meeting of April 17, 2023

05-18-23

Motion by Mr. Boyle
Seconded by Mr. Emerine to approve the minutes of the Regular Planning Board meeting of April 17, 2023 as amended.

Motion carried, 7-0

VOICE VOTE
Yeas: Share, Clein, Koseck, Ramin, Boyle, Whipple-Boyce, Emerine
Nays: None

C. Chair's Comments

Chair Clein welcomed everyone to the meeting and reviewed the meeting's procedures.

D. Review Of The Agenda
E. Unfinished Business/Courtesy Review
F. Rezoning Applications
G. Study Session

1. **B1 Zoning District – Commercial Permitted Uses**

SP Cowan presented the item and Staff answered informational questions from the Board.

Michael Vogt, attorney for the applicant, spoke on behalf of the request.

DRAFT

Seeing no public comment, the Chair returned discussion to the Board.

Board members' discussion was as follows:

- 750 sq. ft. might be too high for indoor dining as an accessory use, and 500 sq. ft. might be more appropriate;
- There may be a grey area between a café use and indoor dining as an accessory use;
- Parking for a health club or studio use remains a likely issue;
- Since SLUPs can be challenging to receive, it might be possible to instead establish a health club or studio use as an accessory use to a primary retail use in order to limit the traffic;
- A health club or studio use might generate so much traffic that it would be inappropriate in B1 areas, even with a SLUP. It might be possible to come up with a different definition for a personal fitness studio in the future for a B1 use;
- The café use should calculate parking at 1 parking space per 75 sq. ft. of assembly space, since that still represents a reduction in parking versus the previous 1 parking space per 75 sq. ft. of gross floor area;
- A personal fitness studio could be a good use for a neighborhood, and a SLUP would allow the Board to guide how that would occur. There would likely not be many health club or studio requests since SLUPs are challenging, but it would be better to make it an option;
- Health club and studio uses could change in the future, so allowing them to exist with SLUPs would allow for different configurations than the Board could presently anticipate; and,
- A health club and studio use has such generous parking calculations that it might be necessary to write a different definition even with a SLUP. The applicant might not want to wait for a study on the appropriate definition of that use, so it might be appropriate for the Board to leave a redefinition of health club and studio use for the future.

There was Board consensus to use 500 sq. ft. or 50% of the total space, whichever is less, for indoor dining as an accessory use and that the café use should calculate parking at 1 parking space per 75 sq. ft. of assembly space.

05-19-23

Motion by Mr. Share
Seconded by Mr. Boyle to set a public hearing for June 14, 2023 to consider a recommendation for the proposed Zoning Ordinance Amendments as presented with the following modifications: 500 sq. ft. not to exceed 50% rather than 750, 1 per 75 for the parking, and permitting personal fitness studios subject to a SLUP.

The Chair said he would support the motion since they could make the changes more restrictive at a public hearing but not less.

Motion carried, 7-0

VOICE VOTE
Yeas: Share, Clein, Koseck, Ramin, Boyle, Whipple-Boyce, Emerine

Nays: None

H. Community Impact Studies

1. **34952 Woodward & 690 E. Maple – Request for Community Impact Study Review for new 6-9 story mixed use development (Postponed from 4/17/23)**

CP Blizinski presented the item. Toby Veit, Vice President of Development for Ryan Companies, answered informational questions from the Board.

Seeing no public comment, the Chair returned discussion to the Board.

Board members' discussion was as follows:

- The CIS included a draft environmental report as opposed to a final environmental report, which indicated the consultant might plan to add information in the future;
- The issue with odors coming from the soil has been known for three or four months and a plan for further investigation has not been proposed. Information should be provided about the location of the boring with the odoriferous soil, the potential origins of the odor, the depth of the boring, the relation of the boring to the underground hydrology, a laboratory analysis of the boring, and whether there should be further borings;
- An explanation of the slightly elevated chromium levels should be provided;
- The Board needed to know whether there was an issue with the soil;
- The applicant answered the majority of questions that had been previously raised by the Board; and,
- The applicant should submit a final phase one environmental report that explains the source of the odor and states there were no recognized environmental conditions on site prior to, or as part of, the Board's final site plan review for the project. If a phase two environmental report is required, the applicant would proceed accordingly. If remediation or an action plan was required, that could be performed prior to closing.

05-20-23

Motion by Mr. Share
Seconded by Ms. Whipple-Boyce to accept the Community Impact Study as submitted by the applicant provided that:

1. **No final site plan approval be granted until the applicant has submitted a final environmental report from their environmental professional that describes, according to applicable standards, the condition of the site and whether there are any recognized environmental conditions, and the information that needs to be further investigated.**

And to add as conditions:

1. **The applicant must satisfy all recommendations of the CIS;**
2. **The applicant must provide documentation from SMART of permission to relocate and upgrade the bus stop(s) at Final Site Plan review;**
3. **The applicant must resolve all issues related to the Transportation Impact Study as requested by the City's traffic consultants and MDOT; and,**
4. **The applicant must comply with the requests of all departments.**

DRAFT

Mr. Veit said the applicant wanted the ability to maintain the drop-off and to allow left-hand turns out of the Woodward entry.

PD Dupuis said there were a number of ways those traffic items might be resolved.

The Chair said that, pending approval of the CIS, those traffic items would become topics for discussion as part of the site plan reviews.

Mr. Boyle noted the seriousness of the environmental issues raised during the preceding discussion.

The Chair explained he was comfortable with the way the motion addressed those issues.

Mr. Share explained that the lender would not accept an environmental condition that might put them at risk. He noted that the environmental professionals also have an obligation to report contamination, and that certain levels would require EGLE could get involved in regulation of a site. The Board's task was to make sure that all necessary information was available.

Motion carried, 6-1

ROLL CALL VOTE
Yeas: Share, Clein, Koseck, Ramin, Whipple-Boyce, Emerine
Nays: Boyle

I. Special Land Use Permits and Site Plan & Design Reviews
J. Site Plan & Design Review

1. **34952 Woodward & 690 E. Maple – Request for Preliminary Site Plan Review for new 6-9 story mixed use development (Postponed from 4/17/23)**

CP Blizinski presented the item. Matt Stevens, architect for the project with Ryan Companies, Paul O'Meara with Rowe Professional Services, and Brett Bunke, VP of Architecture with Ryan Companies, spoke on behalf of the item and answered informational questions from the Board.

Seeing no public comment, the Chair returned discussion to the Board.

Board members' discussion was as follows:

- There was concern about the proposed delivery and ride share locations on Maple given the number of building residents and likely attendant amount of activity;
- Ride share dropoffs could remain on Maple, but food and deliveries should likely be located elsewhere. The south side of the building or under the building might be more appropriate places;
- The alley would be used frequently, and the location of the trash and loading zone could result in conflicts with residents and other businesses if trash pick-up occurs during higher-traffic hours;

- The attention to the pedestrian scale and frontage along Woodward was much appreciated. While it would be positive if it could be turned into a wider pedestrian space, the changes made were realistic and expanded the area for pedestrians. The plaza on the corner of Woodward was a beneficial addition;
- The on-site parking will be important. The City prefers to have front doors at the front, and not the rear, of buildings. The pass-through retail was a valuable feature. The external egress stair should be brought inside to allow for a pedestrian path around the building, which would also allow for connection to the building to the east if it were to develop further in the future. The area to the south might benefit from additional benches and pedestrian area. The sculpture might obscure some driver sight lines of vehicles coming west on Maple. The parking redesign on Woodward was a great improvement. The underground parking could be improved if a few parking spaces were removed. The present plans represented an improvement over the previous plans;
- The applicant's proposal was appreciated. If a restaurant is located in the retail space, it would increase the necessity of an additional location for package deliveries, since there would likely be restaurant pickup and dropoff in the two spaces on Maple. Colored concrete is not allowed in the City. Final site plan review should include proposals for art near the proposed plaza;
- The preliminary site plan could likely be moved forward with certain conditions. Additionally, a vote in favor of a preliminary site plan approval would not represent full support of all aspects of the preliminary site plan. The proposed drop off locations on Maple require more work between the City's traffic consultant, Engineering Department, and the applicant team. Revisions to the ground floor parking layout, which might include the removal of a few spaces, could make the parking area more intuitive. The parking and drop off in general should be studied for any potential improvements, and the applicant should be prepared to explain why their parking and drop off designs were the most appropriate options at final site plan. The appropriateness of the left turn out of the building onto Maple will need to be further evaluated;
- The project would both represent a significant improvement versus the present building on the site and a be a great project for the corner of Woodward and Maple overall. The left turn onto Maple needs further evaluation, the plans should allow for the possibility of a future via around the building, and the first floor parking should be made more user friendly;
- Approving the preliminary site plan would not prevent the Board from expecting revisions be submitted as part of the final site plan review. Some of the Board comments were preferential and some were necessary to address before final site plan, like the left turn onto Woodward;
- There were some improvements that would be valuable. The applicant team had been responsive thus far and it was hoped that they would continue to be;
- The building envelope, with the potential exception of a change to the egress stair, was expected to remain the same between preliminary and final site plan review. This made an approval of the preliminary site plan review appropriate; and,
- In the process of this building's development, it might be possible for the City to do more to serve to connect the east and west sides of Woodward on the pedestrian level. Doing so is a major goal of the City's 2040 Plan. Such changes could include wires being removed, different signage, or different texture differences to slow the traffic down to let drivers know they are approaching a major pedestrian intersection.

05-21-23

Motion by Mr. Boyle
Seconded by Ms. Whipple-Boyce to approve the Preliminary Site Plan for 34952 Woodward and 690 E. Maple with the following conditions:

1. **The applicant must provide full screening details for all proposed roof-top and ground-mounted mechanical units at Final Site Plan;**
2. **The applicant must submit lighting and material specifications, samples, photometric plan and all other required information for the proposed building to complete the Design Review at Final Site Plan;**
3. **Present to the Board details of egress from the building onto Maple and for a modification to the southern loading back-of-house and parking as shown in the plan;**
4. **The further study the Board discussed; and,**
5. **The applicant must comply with the requests of all City Departments.**

Mr. Koseck said he felt strongly about the need for modifications to the egress stair and to the internal parking.

The Chair said those two items were included in condition four as requiring further study. He said that the applicant would return with plans and the Board would have to make a decision at that point.

Mr. Boyle said he intended his motion to identify certain serious issues that the Board expected the applicant to address in the final site plan. Those issues included the Maple entrance and exit, the public alley entrance and exit, the circulation on the level one plan for parking and the closure of the space on the eastern side of the building adjacent to the existing parking lot.

Motion carried, 7-0

ROLL CALL VOTE
Yeas: Share, Clein, Koseck, Ramin, Whipple-Boyce, Emerine, Boyle
Nays: None

The Chair thanked the applicant team.

2. **221 Hamilton Row – Greek Islands – Request for Final Site Plan and Design Review for a new outdoor dining platform and minor façade renovations.**

SP Cowan presented the item. Two members of the applicant team, Nick Tennant and Christian Grothe, spoke on behalf of the application. Staff and the applicant team answered brief informational questions from the Board.

There was neither public nor Board comment.

DRAFT

05-22-23

Motion by Ms. Whipple-Boyce
Seconded by Mr. Share to approve the Final Site Plan & Design Review application for 221 Hamilton Row – Greek Islands - with the following conditions:

1. **The applicant provide the total square footage of the signage and the projection dimension from the wall to verify the size satisfies the Sign Ordinance;**
2. **The applicant maintain a valid outdoor dining permit; and,**
3. **The applicant comply with all requests of City departments**

Motion carried, 7-0

VOICE VOTE
Yeas: Share, Clein, Koseck, Ramin, Whipple-Boyce, Emerine, Boyle
Nays: None

SP Cowan told the applicant team that the Building Department commented positively on the applicant's submitted plans.

K. Miscellaneous Business and Communications

1. **Pre-Application Discussions**

PD Dupuis presented the proposals. Board consensus was that both applicants could submit their plans for Board review.

i. 34244 Woodward – Bistro Joes
ii. 525 N. Old Woodward – Luxe

2. **Communications**
3. **Administrative Approval Correspondence**
4. **Draft Agenda**
5. **Action List – 2023**

PD Dupuis noted that Staff would likely bring some items from the Action List starting in July 2023.

6. **Other Business**

PD Dupuis noted that the June 12, 2023 joint Commission-Planning Board meeting would be canceled.

05-23-23

Motion by Mr. Share

DRAFT

Seconded by Mr. Emerine to amend the rules of procedure for the June 14, 2023 meeting to allow for both site plan and study session items to be considered at the discretion of the Planning Director.

Motion carried, 7-0

VOICE VOTE
Yeas: Share, Clein, Koseck, Ramin, Whipple-Boyce, Emerine, Boyle
Nays: None

L. Planning Division Action Items

a. Staff Report on Previous Requests

b. Additional Items from tonight's meeting

M. Adjournment

No further business being evident, the Chair adjourned the meeting at 10:20 p.m.

DRAFT

Nick Dupuis, Planning Director

Laura Eichenhorn, City Transcriptionist

MEMORANDUM

Planning Division

DATE: June 9th, 2023

TO: Planning Board Members

FROM: Brooks Cowan, Senior Planner

APPROVED: Nicholas Dupuis, Planning Director

SUBJECT: Public Hearing **-** B1 Neighborhood Business Zoning Amendment Application

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The owner of 100 W. 14 Mile is applying to amend the Zoning Ordinance for the B1 Neighborhood Business District to enable additional uses. The additional uses being proposed include Health Club/ Studio, Specialty Food Store, Boutique, Bank, Food & Beverage, and Fast Casual / Cafe. The applicant is the owner of the space where Grapevine Market used to be. The reason for requesting the zoning amendment is to provide additional tenant options.

There are eight areas in the City of Birmingham with B1 Neighborhood Business designations. Photos and a map of these zones are attached following the memo. Such B1 locations with notable tenants include the following:

1. Maple & Cranbrook (DFCU)
2. Maple & Chesterfield (Mills Pharmacy, Holiday Market Select, etc)
3. 151 N. Eton (Canelle Patisserie, Jets Pizza, Eton Market, etc)
4. 256 S. Eton (Beauty Collective)
5. 1213 Forest Hills Ln (Forest Hills Swim Club)
6. Lincoln & Grant (MUCU, Ginger Ground for Hair, Ortiz Educare)
7. 14 Mile & Southfield (Market Square, Birmingham Oil Change Center)
8. 14 Mile & Pierce (Blue Canary Confections, former Grapevine Market)

Study Session 1 – February 8th, 2023 (Agenda – Minutes)

City staff began by summarizing the intent of the B1 Neighborhood Business District, Article 2, Section 2.27(A) which states the following:

> The B1 (Neighborhood Business) District is established for the convenience of shopping for persons residing in adjacent residential areas to permit only such uses as are necessary

to satisfy those limited basic shopping and/or service needs which by their very nature are not related to the shopping pattern of the general business district.

City staff then discussed the proposed uses in relation to the district intent of the B1 zone. It was brought up that bank was indirectly allowed through the definition of office, but adding it to the list of permitted uses would make it easier for users to understand the Zoning Ordinance. It was also discussed how staff had no concerns regarding specialty food store, or boutique.

Given the wide variety of health club/studios, there was some concern regarding parking and fitness classes that could draw a large number of patrons for an hour session. Staff also discussed a potential new definition for cafés that limited the amount of indoor seating space. Doing so could help resolve issues for the city in having to make distinguishments between bakeries, food and drink establishments, and specialty food stores.

The Planning Board requested maps of where each use is permitted, as well as comparisions of how other cities regulate such uses, particularly parking requirements for small restaurants and gyms.

Study Session 2 – March 8th, 2023 (Agenda – Minutes)
City staff began the second study session by reviewing maps of where each use is permitted in the City in comparison to the B1 zone. Staff then reviewed other ways cities have regulated parking for smaller restaurants and fitness studios.

There appeared to be general consensus from the Planning Board that they were amenable to allowing the proposed uses of bank, specialty food store, and boutique as permitted uses in the B1 zone.

Upon discussion of creating terminology to enable smaller eating and drinking establishments, there was general consensus that adding "indoor dining" as an accessory permitted use would be beneficial. There was also general consensus that a new definition for Café should be reviewed.

In regards to health club / studio, it was discussed how the dificulty in this use is distinguishing between a 5 person class vs a 40 person class. A SLUP could be useful in regulating the various uses in this category, however the application requirements are more cumbersome and could deter potential tennants from trying.

Study Session 3 – April 17th, 2023 (Agenda – Minutes)
City staff added "indoor dining*" to the list of accessory uses for the B1 District. A proposed amendment to Article 5, Section 5.09, Use Specific Standards was also included to limit the space of indoor dining assembly area to 750 square feet for places where indoor dining may occur. For comparable spaces, Holiday Market has approximately 375 square feet of indoor dining space, and Canelle Patisserie has 500 square feet of indoor dining space.

The applicant has proposed the addition of food and drink establishments to the B1 zone, however City staff is hesitant to include this use. There appeared to be a general consensus that this use incorporates a full service restaurant with a 1 parking space per 75 square feet parking requirement with a higher intensity of users.

City staff recommended that a lighter intensity food and drink category be created – this could be called a "café" which includes a small mix of carry-out and dine-in. Proposed regulations on the size of the indoor dining area would be associated with the café use. A parking amendment based on the size of the indoor dining area, and not the entire tenant space was proposed. Such changes to the Zoning Ordinance for Café use in the B1 zone were proposed as the following:

> Article 9, Section 9.02 Definitions:
> *Cafe: an eating or drinking establishment where the business to consumer operation is predominantly through counter service provided for a combination of dine-in and carry-out, and does not offer full table service through a wait staff.*
>
> Article 5, Section 5.09 Use Specific Standards for the B1 District:
> *Indoor dining: Indoor dining is permitted as an accessory use to a bakery, specialty food store, grocery store, and* ***café*** *provided that the space for tables, seats, and patron circulation does not exceed 750 square feet.*
>
> Article 4, Table A: Off-Street Parking Spaces
> *Eating eatablishment – café use: 1 space per 75 square feet of indoor dining assembly area, plus 2 spaces for employees.*

In regards to health club/studio use, city staff mentioned that they are amenable to a SLUP for this use due to the variety of uses the category encompasses. An alternative to a SLUP could be to cap the amount of patrons for a fitness class through Use Specific Standards of Article 5.09, however this would be dificult to enforce. The Planning Board appeared amenable to exploring ways to allow small classes while prohibiting larger ones.

Discussion from the Planning Board involved concern about banks in the B1 Zone and that the use of some banks appeared to be more like large offices. The Planning Board also discussed parking requirements for the proposed "café" as well as the new indoor dining accessory use. There was a discussion about 1 per 75 SF of assembly area + 2 spaces for employees vs. 1 per 100 SF for the assembly area. No general consensus was reached at that time. Questions about calculating total parking when there is indoor dining within another use such as a grocery store was also raised.

Study Session 4 – May 10th, 2023 (Agenda)
In regards to adding "bank" to the list of commercial permitted uses, the purpose is to improve convenience for users reading the Zoning Ordinance due to the fact that banks are already allowed under the definition of Office. The Planning Division has not encountered issues with bank proposals in the B1 District. The applicant has indicated that if adding "bank" to the permitted uses is controversial then they are amenable to removing it in order to expedite the review process. Providing "Bank" in the list of permissible uses makes it easier for potential users to understand when reading the Zoning Ordinance.

Staff suggested adding health club/studio as a use requiring a Special Land Use Permit due to the variety of class sizes that the use entails. Creating a definition for personal training studio and potentially limiting the number of patrons was discussed, though upon review of other cities, attempting to regulate health club/studios in the B1 neighborhood business district presents a number of challenges. Staff wants to allow and promote small fitness businesses, however studios

with 40-50 people per class would not be appropriate for the district's intent. The three possible avenues would be to either regulate the use with a SLUP, to regulate the size of the tenant space through use specific standards, or to regulate the number of patrons per session through use specific standards. A summary of each is below:

1. SLUP – Would require a lengthier and more cumbersome application process for the tenant, however the Planning Board and City Commission would be able to review applications on a case-by-case basis and include any special conditions of approval to help make the use appropriate with surrounding uses.

2. Regulate size – A number of cities allow "fitness studios" up to 1000 or 1500 SF to enable uses such as yoga and barre classes. Capping the size of the space limits the ability for a big box gym to move in. The issue is that placing a cap on the size of the studio does not prevent the tenant from hosting classes with a packed room of 40 or so people per hour.

3. Regulate number of patrons – City staff have explored the idea of creating a "personal training" use category and writing a definition for smaller fitness classes that could be accompanied with a limit on the number of patrons in the use specific standards. Staff foresees a number of gray area issues with doing so - the biggest issue being enforcement.

Upon review of alternative ways to allow health club/studio in the B1 District, and discussion with the applicant, staff recommended having the use within the SLUP requirement category. This would enable staff, the Planning Board, and City Commission to review applications on a case-by-case basis and include special conditions of approval. Doing so could help filter out classes for 5 clients vs. 40 clients.

In regards to parking calculations and the newly proposed "Café" use, the applicant has indicated a desire for a 1 per 100 SF of assembly space requirement. Meanwhile the City standard for eating establishments has historically been 1 per 75 SF of gross floor area. At previous meetings, City staff cited other cities using 1 per 75 SF of assembly area + 2 for staff. Upon review, the Planning Board felt most comfortable with 1 per 75 SF of assembly area in order to be consistent with existing food and beverage parking calculations.

Indoor dining as an accessory use has also been amended to consist of the assembly space for tables, seats, and patron circulation up to 50 percent of the tenant space, or 500 square feet, whichever is less. This way the indoor dining area is a function of the size of the space and cannot exceed one half of the tenant space, or 500 square feet, whichever is less. This enables indoor dining to remain an "accessory use".

Questions about calculating parking for bakery, grocery, or specialty food store uses with indoor dining have come up. City staff recommends that the calculation be based off of the principle use, which in the aforementioned cases would be 1 per 300 SF. "Indoor Dining" is listed as an accessory use and is limited in size in order to keep it accessory to the principle use, therefore staff does not recommend including both indoor dining calculations with the principle use for total parking calculations. It is of note that "Café" has it's own parking category proposed to align with

its principle use, and would be calculated different than a grocery store or specialty food store with indoor seating.

Suggested Action:
Move to recommend to the City Commission APPROVAL of the proposed amendments to Article 2, Section 2.27, Article 4, Section 4.46 Table A, Article 5, Section 5.09, and Article 9, Section 9.02 for the B1 Neighborhood Business District to include Specialty Food Store, Boutique, Bank, and Café as permitted uses, to include Health Club/Studio as a use requiring a Special Land Use Permit, to include indoor dining as an accessory use limited up to 500 square feet, to create a definition for a Café use, and to create a parking ratio requirement for a Café use.

CITY OF BIRMINGHAM

ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 2, SECTION 2.27, B1 (NEIGHBORHOOD BUSINESS) DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES, TO ADD BANK, BOUTIQUE, CAFÉ, AND SPECIALTY FOOD STORE TO COMMERCIAL PERMITTED USES, INDOOR DINING TO ACCESSORY PERMITTED USES, AND HEALTH CLUB STUDIO TO USES REQUIRING A SPECIAL LAND USE PERMIT.

ARTICLE 2: ZONING DISTRICTS AND REGULATIONS

2.27 B1 (Neighborhood Business) District Intent, Permitted Uses, and Special Uses

B. Permitted Uses
   1. Institutional Permitted Uses
      a. community center
      b. government office
      c. government use
      d. religious institution
      e. school - private
      f. school - public
      g. social club
   2. Recreational Permitted Uses
      a. recreational club
      b. swimming pool – semiprivate
   3. Commercial Permitted Uses
      a. Bakery
      b. bank
      c. barber shop/beauty salon
      d. boutique
      e. café
      f. drugstore
      g. dry cleaning
      h. grocery store
      i. hardware store
      j. neighborhood convenience store
      k. office

l. shoe store/shoe repair
m. specialty Food Store
n. tailor

4. Other Permitted Uses
    a. utility substation

C. Other Use Regulations
1. Accessory Permitted Uses
    a. alcoholic beverage sales*
    b. indoor dining*
    c. kennel*
    d. laboratory - medical/dental*
    e. loading facility - off-street*
    f. outdoor cafe
    g. outdoor display*
    h. parking facility - off-street*
    i. sign
2. Uses Requiring a Special Land Use Permit
    a. alcoholic beverage sales (off-premise consumption)
    b. alcoholic beverage sales (on-premise consumption)
    c. child care center
    d. continued care retirement community
    e. health club/studio
    f. independent hospice facility
    g. drive-in facility*
    h. gasoline full service station*
    i. skilled nursing facility

* = Use Specific Standards in Section 5.09 Apply

CITY OF BIRMINGHAM

ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 5, SECTION 5.09, USE SPECIFIC STANDARDS, TO ADD LANGUAGE TO PERMIT INDOOR DINING AS AN ACCESSORY USE TO BAKERIES, SPECIALTY FOOD STORES, GROCERY STORES, AND CAFES.

ARTICLE 5: USE SPECIFIC STANDARDS

5.09 B1 District

This Use Specific Standards section applies to the following district:

The following use specific standards apply:

A. Alcoholic Beverage Sales: Alcoholic beverage sales for consumption off the premises in conjunction with grocery stores and drugstores is permitted subject to special land use permit.
B. Drive-in Facility: A drive-in facility is permitted provided it is accessory to the permitted principal use.
C. Gasoline Full Service Station: A gasoline full service station is permitted provided any mechanized car wash systems shall be limited to 25 cars per hour.
D. Indoor Dining: Indoor dining is permitted as an accessory use to a bakery, specialty food store, grocery store, and café provided that the indoor dining area consisting of the assembly space for tables, seats, and patron circulation does not exceed 50 percent of the tenant space, or 500 square feet, whichever is less.
E. Kennel: A kennel is permitted in conjunction with veterinary clinics when completely enclosed within a building (see Sections 18-86, 18-87, 18-88 of the Birmingham City Code).
F. Laboratory: A laboratory is permitted when incidental to a medical or dental office located within the same building.
G. Loading Facility: A loading facility is permitted provided facilities are screened according to Section 4.54.
H. Parking Facility: A parking facility is permitted provide such facilities are screened according to Section 4.54.
I. Rooftop Use Standards:
    1. Rooftop amenities such as pergolas, trellises and other similar items are permitted on a rooftop, provided:
        i. They are set back at least 5 feet from the eave line.

ii. They are of sufficient weight or anchored to the building to resist anticipated wind loads.
iii. They do not have full enclosures.
iv. They do not include eisenglass or similar enclosure materials.

2. Rooftop structures and amenities may not contain habitable space.

CITY OF BIRMINGHAM

ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 9, SECTION 9.02, DEFINITIONS, TO CREATE A DEFINITION FOR A CAFÉ USE.

ARTICLE 9: DEFINITIONS

9.02 Definitions

Cafe: an eating or drinking establishment where the business to consumer operation is predominantly through counter service provided for a combination of dine-in and carry-out, and does not offer full table service through a wait staff.

CITY OF BIRMINGHAM

ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 4, TABLE A, REQUIRED OFF-STREET PARKING SPACES TO CREATE A PARKING RATIO REQUIREMENT FOR A CAFÉ USE.

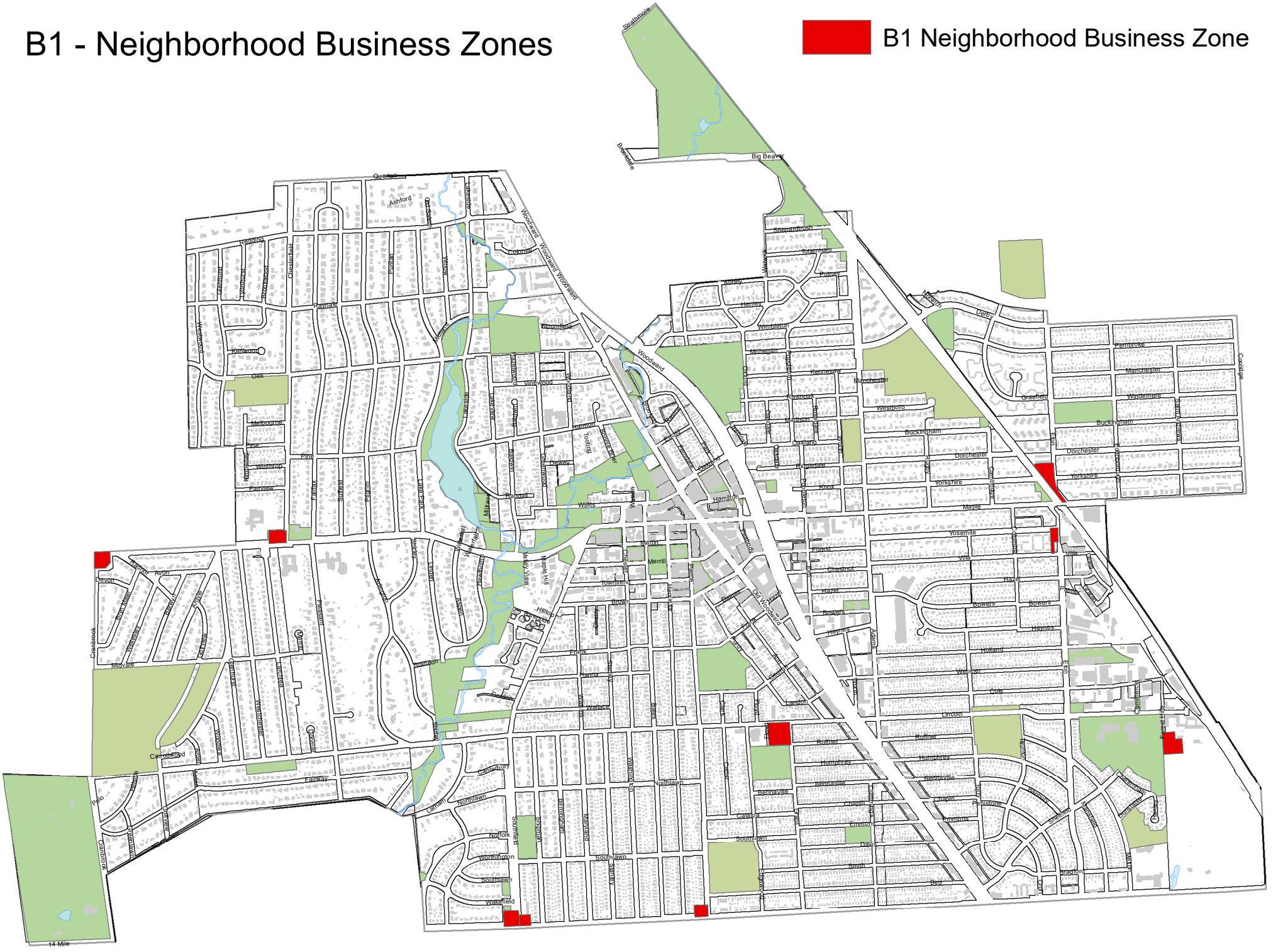
ARTICLE 4: DEVELOPMENT STANDARDS

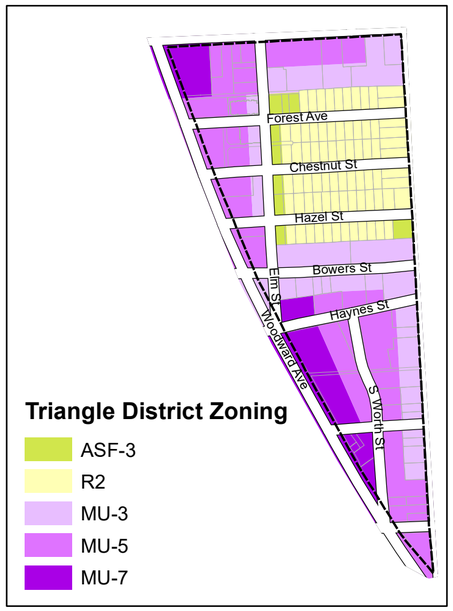
Table A: Required Off-Street Parking Parking Spaces

Land Use	Number of Off-Street Parking Spaces Required
Café:	**1 space per 75 square feet of indoor dining area to be calculated from the area consisting of the designated assembly space for tables, seats, and patron circulation.**

B1 - Neighborhood Business Zones

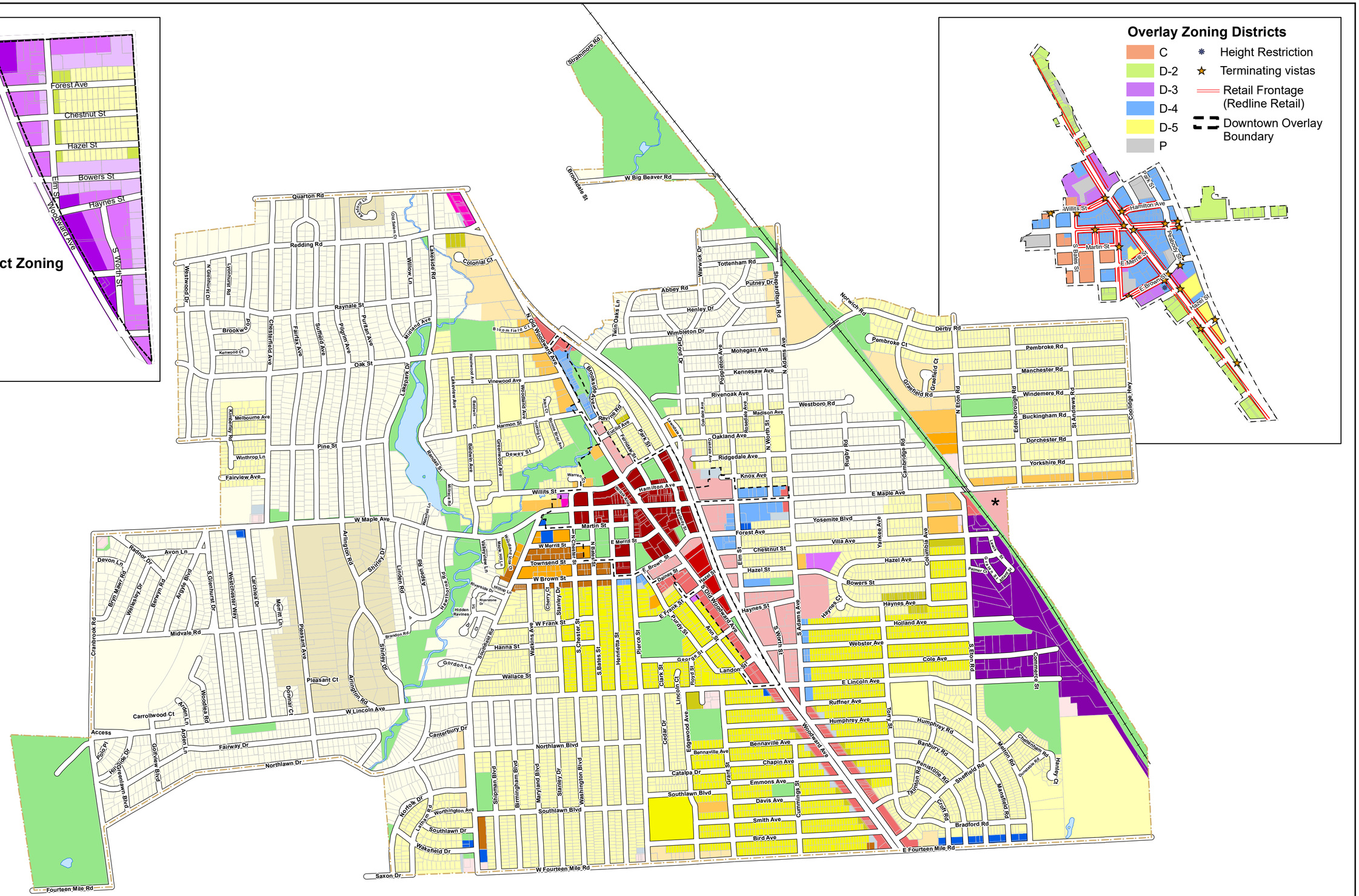
B1 Neighborhood Business Zone





Triangle District Zoning

- ASF-3
- R2
- MU-3
- MU-5
- MU-7



Overlay Zoning Districts

- C
- D-2
- D-3
- D-4
- D-5
- P
- Height Restriction
- Terminating vistas
- Retail Frontage (Redline Retail)
- Downtown Overlay Boundary

City of Birmingham
A Walkable Community

1,500 750 0 1,500 Feet

N

Coordinate System: State Plane Coordinate System Michigan South Zone 2113 Projection: Lambert Conformal Conic, Units: International Feet, Datum: NAD83
Data Sources: Oakland County GIS Utility, City of Birmingham
Updated: February 17, 2017

City Of Birmingham

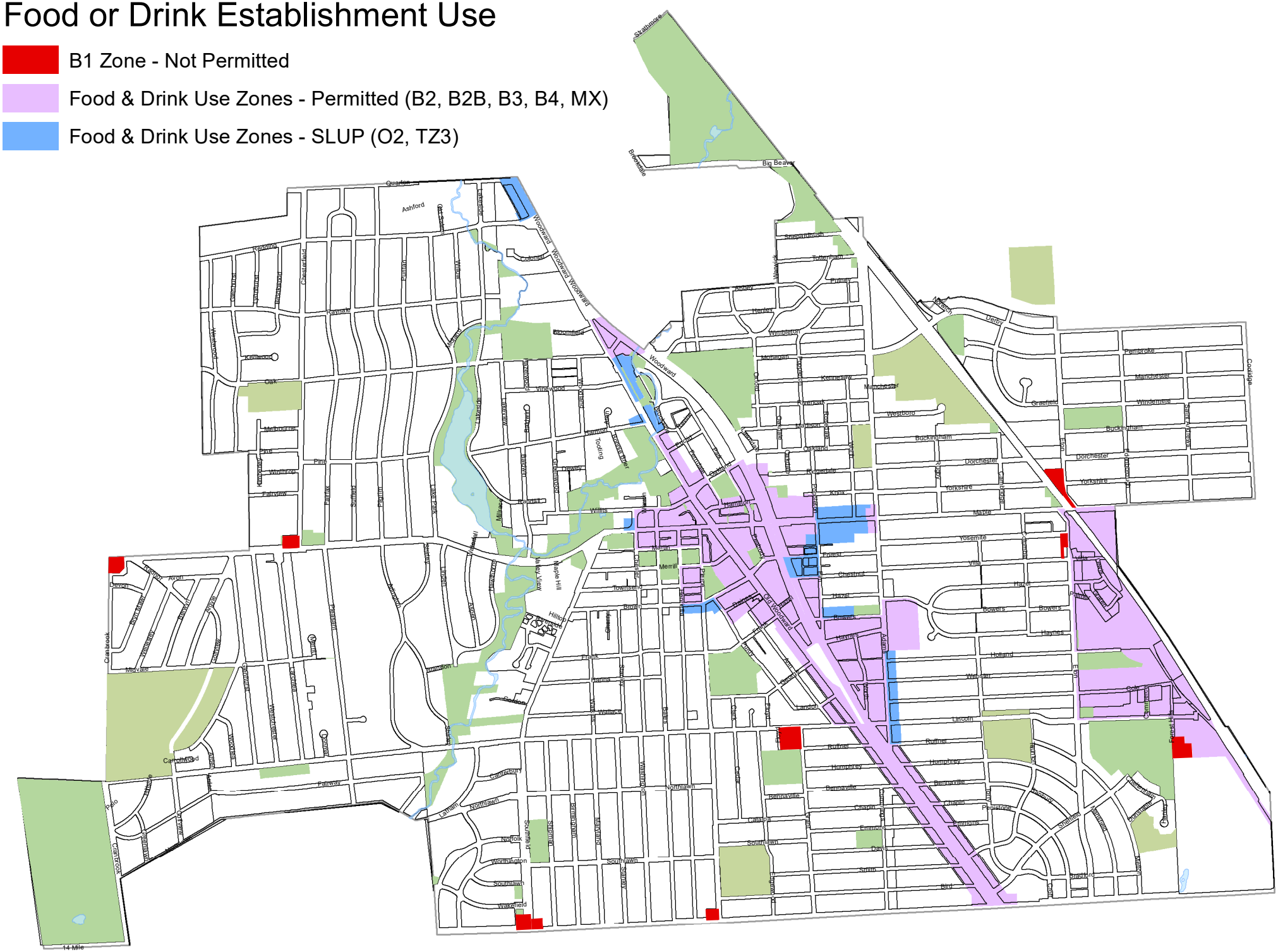
Zoning Map

Zoning Districts

R1	Single-Family Residential	R7	Multiple-Family Residential	B-2B	General Business
R1-A	Single-Family Residential	R8	Multiple-Family Residential	B-3	Office-Residential
R2	Single-Family Residential	TZ1	Transitional Zoning 1	B-4	Business-Residential
R3	Single-Family Residential	TZ3	Transitional Zoning	0-2	Office Commercial
R4	Two-Family Residential	MX	Mixed-Use	0-1	Office
R5	Multiple-Family Residential	B-1	Neighborhood Business	P	Parking
R6	Multiple-Family Residential	B-2	General Business	PP	Public Property
		* B-2	General Business Limited to Grocery Story Use		Downtown Overlay Boundary

Food or Drink Establishment Use

- B1 Zone - Not Permitted
- Food & Drink Use Zones - Permitted (B2, B2B, B3, B4, MX)
- Food & Drink Use Zones - SLUP (O2, TZ3)

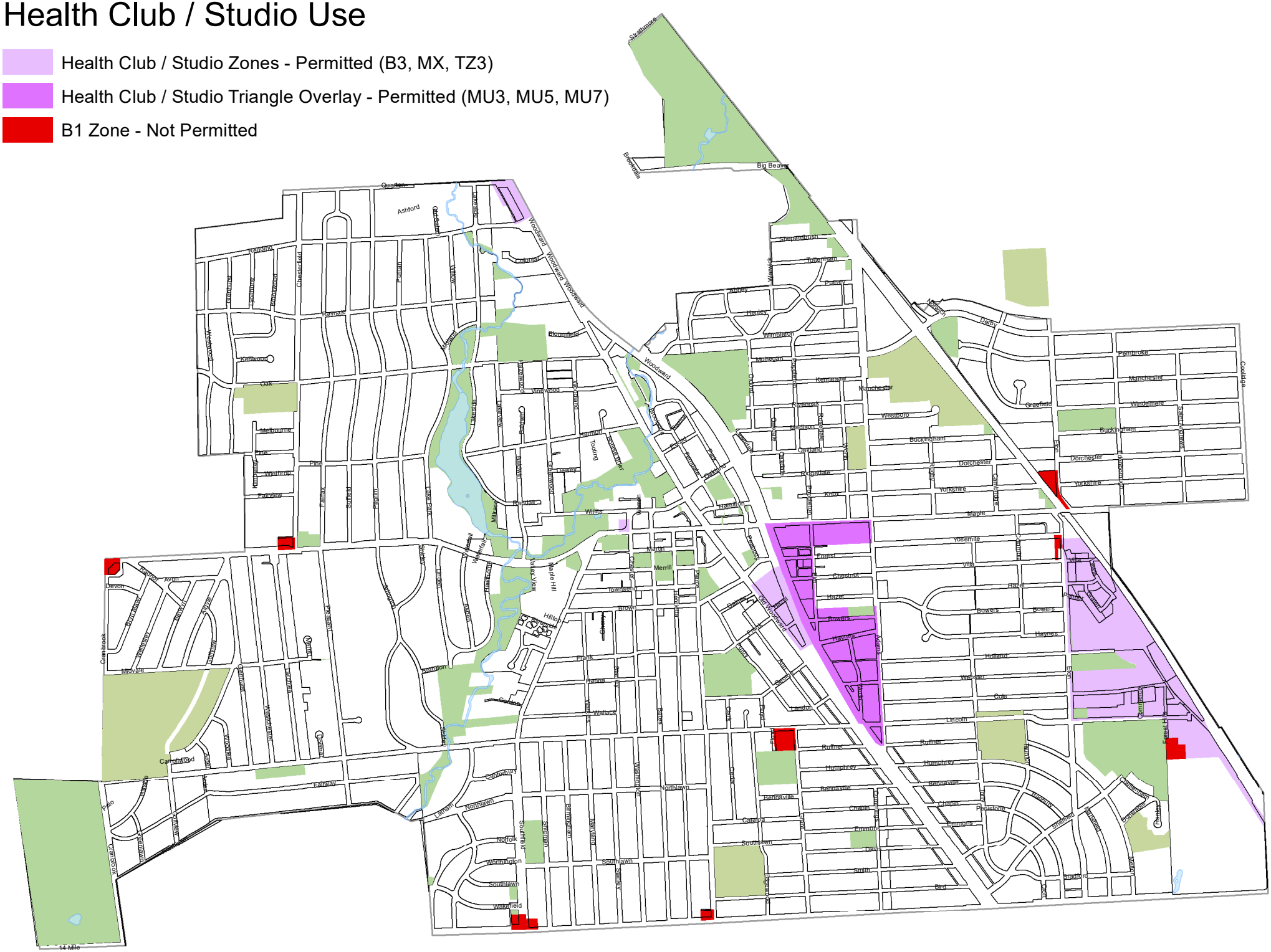


Health Club / Studio Use

Health Club / Studio Zones - Permitted (B3, MX, TZ3)

Health Club / Studio Triangle Overlay - Permitted (MU3, MU5, MU7)

B1 Zone - Not Permitted

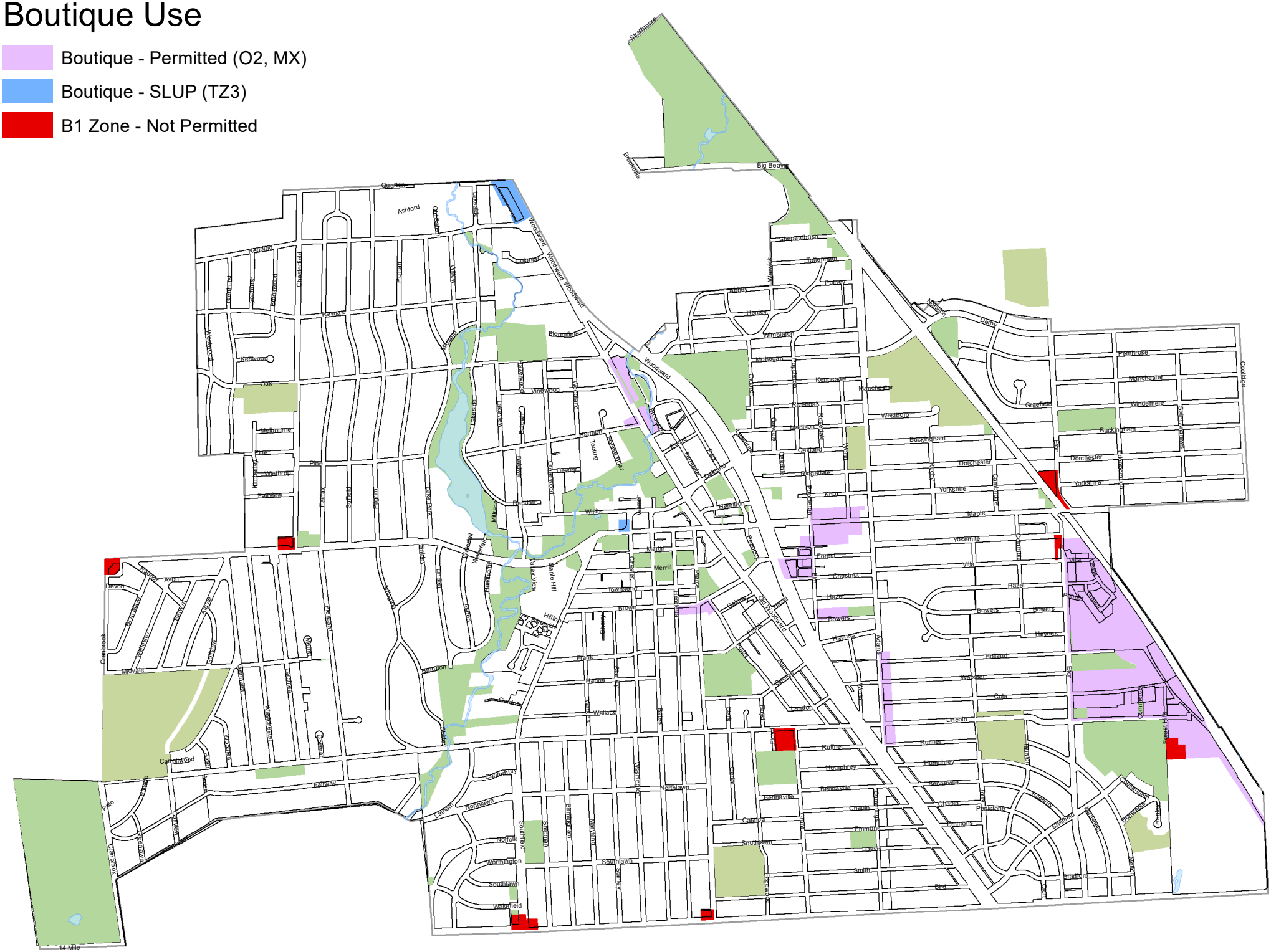


Specialty Foods Stores

- Specialty Food Store - Permitted (O2, MX)
- Specialty Food Store - SLUP (TZ3)
- B1 Zone - Not Permitted

Boutique Use

- Boutique - Permitted (O2, MX)
- Boutique - SLUP (TZ3)
- B1 Zone - Not Permitted



Maple and Cranbrook

Maple & Chesterfield

151 N. Eton

256 S Eton

1213 Forest Hills Lane

Lincoln and Grant

14 Mile and Southfield

14 Mile and Southfield

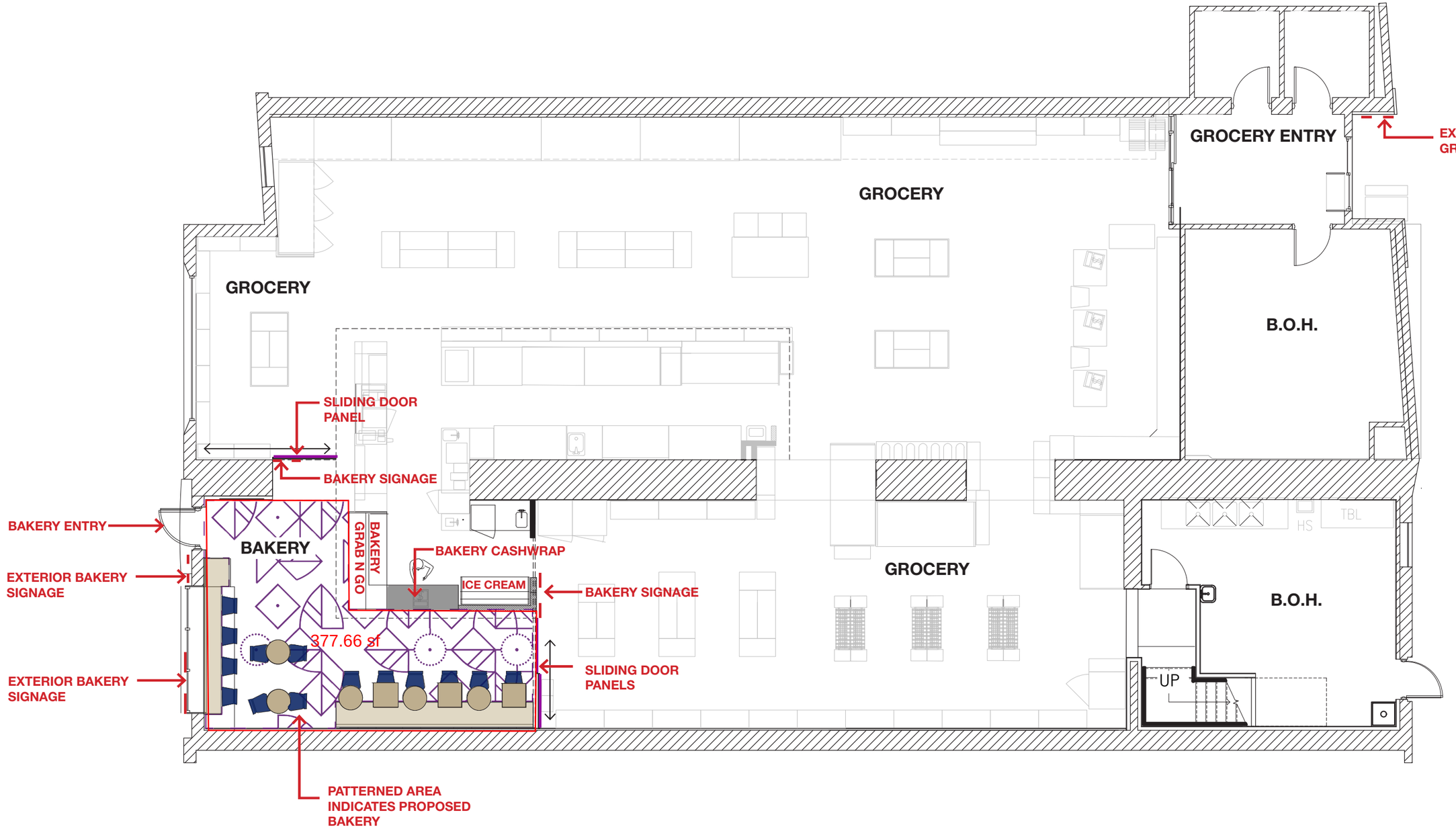
8. 14 Mile and Pierce

NOTE: EQUIPMENT SHOWN IS FOR DESIGN INTENT ONLY. COORDINATE ALL EQUIPMENT WITH ARCHITECT AND EQUIPMENT SUPPLIER. (TYP.)

NOTE: CEILING HEIGHTS ARE BASED ON AN ASSUMED 10'-6". DIMENSIONS TO BE VERIFIED. IF DIFFERENT CONTACT STUDIO H2G (TYP.)

NOTE: DIMENSIONS ARE FOR DESIGN PURPOSES ONLY (V.I.F.) SEE ARCHITECTURAL DRAWINGS. VERIFY EQUIP SIZES BEFORE STARTING ANY CONSTRUCTION

NOTE: DRAWINGS ARE FOR DESIGN PURPOSES ONLY. SEE ARCHITECT AND ENGINEERS DRAWINGS FOR NOTES DIMENSIONS AND DETAILS (TYP.)



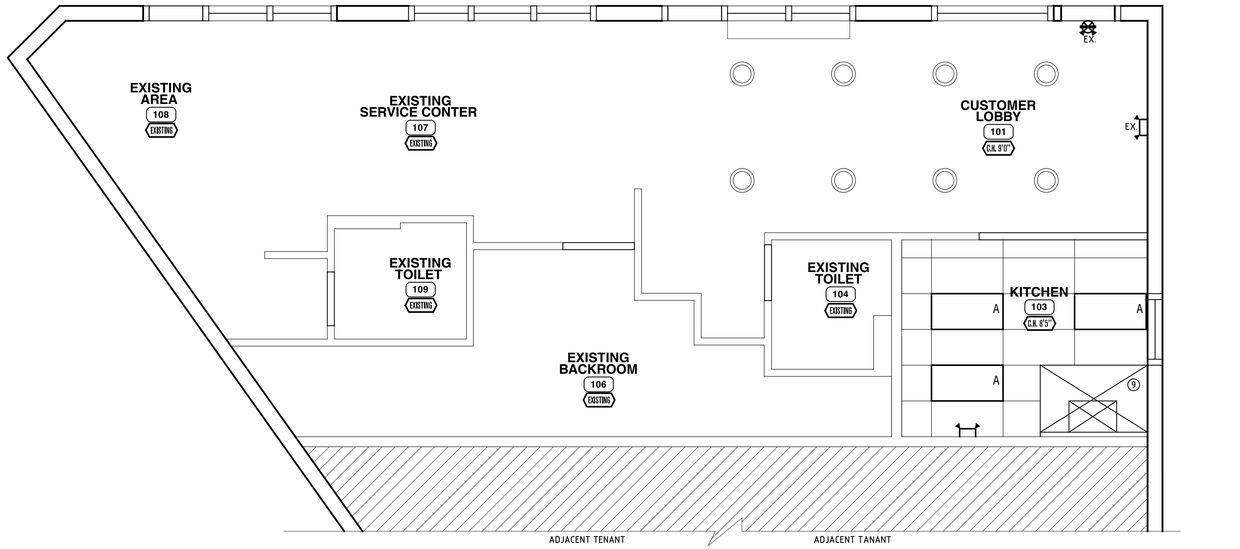
FLOOR PLAN
N.T.S. (NOT TO SCALE)

3

04/28/2021

studio H2G
healthogether, including yours.

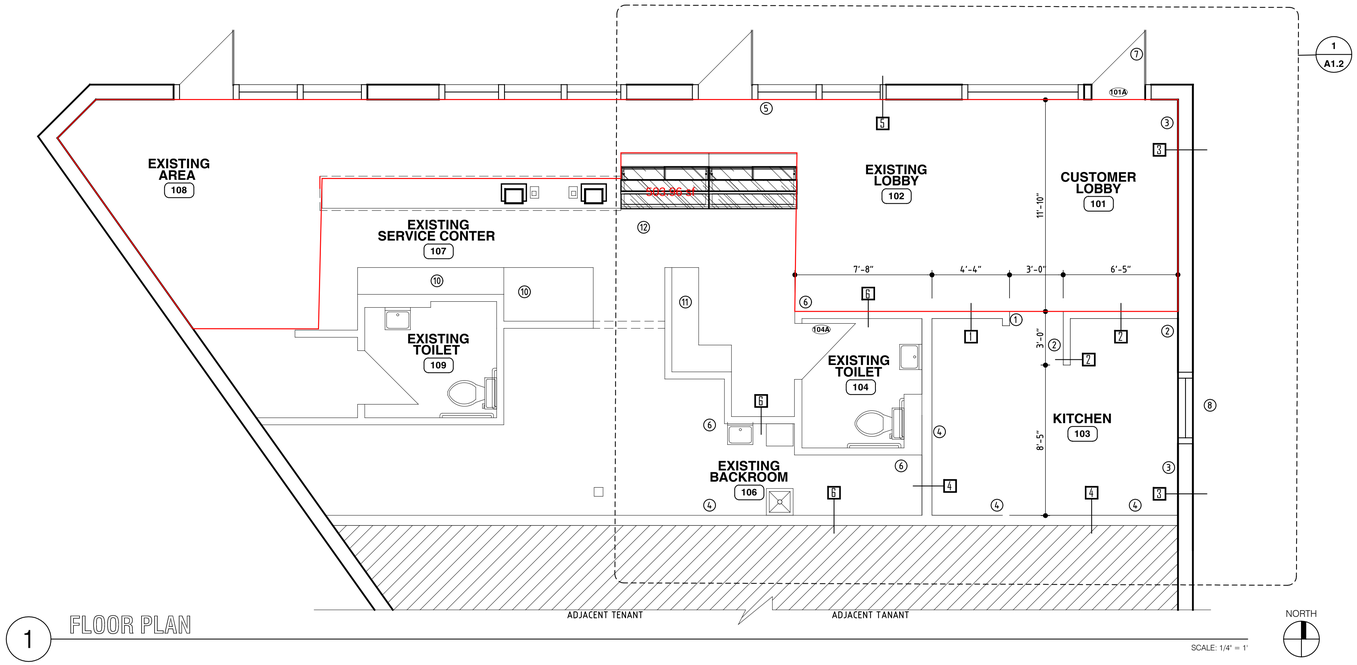
PRELMINARY DESIGN (SEATING)



2 REFLECTED CEILING PLAN

SCALE: 1/4" = 1'

NORTH



1 FLOOR PLAN

SCALE: 1/4" = 1'

NORTH

DIMENSIONS

NEW INTERIOR PARTITIONS:
GYP. BD. TO GYP. BD.

EXISTING CMU & DEMISING WALLS:
FACE OF MASONRY / STUD

PLAN LEGEND

	EXISTING WALL - TO REMAIN SEE ASSEMBLY TYPES
	NEW WALL SEE ASSEMBLY TYPES
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE

CEILING LEGEND

	LAY-IN CEILING TILE SEE FINISH SCHEDULE
A	NEW 2x4 SUSPENDED CEILING GRID LAY-IN LIGHT FIXTURE
	WALL MOUNTED EMERGENCY LIGHT FIXTURE
	EXIT SIGN WITH EMERGENCY LIGHT
	PENDANT LIGHT TO MATCH EXISTING
	RECESSED CAN LIGHTS

ASSEMBLY TYPE

MARK	DESCRIPTION	DETAIL
1	TYP. INTERIOR PARITION W/ NEW FINISH GYP + 3-5/8" MTL STUD	1/A6.1
2	TYP. INTERIOR PARTITION W/ NEW FINISH WALL HEIGHT 5'-0"GYP + 3-5/8" MTL STUD	1/A6.1
3	EX. EXTERIOR WALL W/ NEW FINISH FIELD VERIFY + REBAR AS REQ'D	2/A6.1
4	EXIST. DEMISING W/ NEW FINISH FIELD VERIFY & REPAIR AS REQ'D	3/A6.1
5	EX. STORE FRONT GLAZING SYSTEM FIELD VERIFY & REPAIR AS REQ'D	4/A6.1
6	EX. INTERIOR PARTITION TO REMAIN FIELD VERIFY & REPAIR AS REQ'D	NO DETAIL
7	-	-

KEY NOTES

1. TYP. INTERIOR PARTITION W/ NEW FINISH SEE ASSEMBLY TYPES & FINISH SCHEDULE
2. TYP. 5'-0" INTERIOR PARTITION W/ NEW FINISH SEE ASSEMBLY TYPES & FINISH SCHEDULE
3. EXISTING EXTERIOR WALL W/ NEW FINISH SEE ASSEMBLY TYPES & FINISH SCHEDULE
4. EXISTING DEMISING WALL W/ NEW FINISH SEE ASSEMBLY TYPES & FINISH SCHEDULE
5. EXISTING STORE FRONT GLAZING SYSTEM SEE ASSEMBLY TYPES & FINISH SCHEDULE
6. EXISTING INTERIOR PARTITION TO REMAIN SEE ASSEMBLY TYPES & FINISH SCHEDULE
7. EXISTING STORE FRONT DOOR TO REMAIN
8. NEW 3'-0" X 5'-0" EXPO. WINDOW SEE ENLARGED ELEVATIONS
9. NEW HOOD VENT SEE EQUIPMENT PLAN & SCHEDULE
10. EXISTING BREAD & BAKED GOOD DISPLAY TO REMAIN
11. EXISTING ESPRESSO COUNTER
12. EXISTING REFRIGERATED PASTRY DISPLAY

1

REVISION #1:

PER BLDG DEPT. - REVIEW #1:
REVISED PLANS TO SHOW FULL LAYOUT OF EXISTING BAKERY. PER

DESIGNHAUS EST 1998 ARCHITECTURE
3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

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Revision #1	10.20.21
Permits	08.20.21
Revision/Issue	Date

PETER M. STUHLREYER ARCHITECT No. 14908

Cannelle Bakery Addition

159 N. Eton St.
Birmingham, MI 48009

First Floor & Reflected Ceiling Plan

021103

A1.1

A1.1 First Floor & Reflected Ceiling Plan.dwg
10/20/2021
DH User 05

Michael R. Vogt
T (248) 530-6335
F (248) 530-9173
Email:MVogt@ClarkHill.com

Clark Hill PLC
151 S. Old Woodward Ave., Ste 200
Birmingham, MI 48009
T (248) 642-9692
F (248) 530-9173

February 3, 2023

VIA HAND DELIVERY

Birmingham City Commission
151 Martin St.
Birmingham, MI 48009

Re: **Application for Zoning Ordinance Change to Expand Permitted Uses Within B-1 Zoning District**

To Whom It May Concern:

Clark Hill PLC is legal counsel to Mura, LLC ("Mura"), who is the owner of the commercial development located at 100 W 14 Mile Rd., Birmingham, MI 48009. Mura is seeking to amend the City's Zoning Ordinance to expand the list of permitted uses in the B-1 (Neighborhood Business) Zoning District as stated in Section 2.27(B). On behalf of Mura, we respectfully ask that the enclosed Application be reviewed by the City's planning department and placed on the City Commission's agenda for consideration at the first available date.

Attached as **Exhibit A** to this letter is the proposed amendment to Section 2.27B(3), which would add the following low-intensity neighborhood uses to the list of permitted commercial uses in the B-1 district:

a. Health Club/Studio
b. Specialty Food Store
c. Boutique
d. Bank
e. Food or drink establishment
f. Fast casual/cafe

Each of these commercial uses would bring desired goods and services to Birmingham neighborhoods, furthering the stated intent of the B-1 zoning district to provide "convenience of shopping for residing in adjacent residential areas to

permit only such uses as are necessary to satisfy those limited basic shopping and/or service needs which by their very nature are not related to the shopping pattern of the general business district." Further, the addition of these similar commercial uses to Section 2.27(B)(3) will broaden the market for potential tenants at all B-1 properties, thereby increasing the variety of businesses that citizens have access to in their neighborhoods, and decreasing the risk that properties sit vacant for extended periods between tenancies.

The City's Zoning Map provides for only eight B-1 properties/areas in the City and those areas are relatively small in geographic footprint. Attached as **Exhibit B** is a list of the eight B-1 properties/areas on the Zoning Map and the businesses that currently operate thereon (according to Google). A review of Exhibit B reveals that the five proposed additional uses in Exhibit A are similar in nature and intensity to the businesses currently operating on B-1 properties. In fact, Exhibit B shows that two credit unions and a bank already operate harmoniously on B-1 property even though banks are neither permitted by right nor special land use approval in the B-1 district. There are also existing restaurants (Jet's Pizza) and businesses similar in use characteristics to health clubs/studios like dance studios and Forest Hills Swim Club. Accordingly, the addition of the proposed uses listed on Exhibit A will have no negative impact on properties adjacent to B-1 districts, but will provide a material benefit to B-1 property owners, and increase the convenience for the neighborhood residents who rely on these small businesses.

In conclusion, we respectfully request that the above analysis and the attached supporting materials be considered by the City Commission, and Mura's Application to modify the list of permitted commercial uses in Section 2.27(B)(3) be approved. On behalf of Mura, we thank you in advance for your timely attention to this Application and look forward to working with the City throughout the approval process.

Sincerely,

CLARK HILL PLC

/s/ Michael R. Vogt

Michael R. Vogt

EXHIBIT A

2.27 B1 (Neighborhood Business) District Intent, Permitted Uses, and Special Uses B1

A. **District Intent**

1. The B1 (Neighborhood Business) District is established for the convenience of shopping for persons residing in adjacent residential areas to permit only such uses as are necessary to satisfy those limited basic shopping and/or service needs which by their very nature are not related to the shopping pattern of the general business district.

B. **Permitted Uses**

1. Institutional Permitted Uses
    a. community center
    b. government office
    c. government use
    d. religious institution
    e. school - private
    f. school - public
    g. social club
2. Recreational Permitted Uses
    a. recreational club
    b. swimming pool – semiprivate
3. Commercial Permitted Uses
    a. bakery
    b. barber shop/beauty salon
    c. drugstore
    d. dry cleaning
    e. grocery store
    f. hardware store
    g. neighborhood convenience store
    h. office
    i. shoe store/shoe repair
    j. tailor
    k. Health Club/Studio
    l. Specialty Food Store
    m. Boutique
    ~~j.~~n. Bank
    o. Food or drink establishment
    p. Fast casual/café
4. Other Permitted Uses
    a. utility substation

C. **Other Use Regulations**

1. Accessory Permitted Uses

a. alcoholic beverage sales*
b. kennel*
c. laboratory - medical/dental*
d. loading facility - off-street*
e. outdoor cafe
f. outdoor display*
g. parking facility - off-street*
h. sign

2. Uses Requiring a Special Land Use Permit
   a. alcoholic beverage sales (off-premise consumption)
   b. alcoholic beverage sales (on-premise consumption)
   c. child care center
   d. continued care retirement community
   e. independent hospice facility
   f. drive-in facility*
   g. gasoline full service station*
   h. skilled nursing facility

* = Use Specific Standards in Section 5.09 Apply

( ) = Subject to Regulations of the Specified District

EXHIBIT B

B-1 Locations Per Zoning Map and Existing Business Per Google

1. **SE Corner of Maple and Cranbrook**
    a. DFCU Financial

2. **NW Corner of Maple and Chesterfield**
    a. Mills Pharmacy;
    b. Holiday Market;
    c. Detroit Barber Co.; and
    d. First Merchant's Bank

3. **151 N. Eton**
    a. Jet's Pizza;
    b. Cannelle Patisserie;
    c. Spa Mariana; and
    d. Zack's Alteration Shop

4. **256 S. Eton**
    a. Beauty Collective

5. **1213 Forest Hills Ln**
    a. Forest Hills Swim Club

6. **SE Corner of Lincoln and Gran**t
    a. MUCU;
    b. Ginger Group for Hair;
    c. STARZ Performing Arts;
    d. Kramm & Associates Dental Lab;
    e. Birmingham Laundromat

7. **NW and NE Corner of Southfield Rd. and 14 Mile Rd.**
    a. Market Square (NW Corner) and
    b. Birmingham Oil Change Center (NE Corner)

8. **NW Corner of 14 Mile Rd. and Pierce**
    a. Blue Canary Confections;
    b. Birmingham Dance Academy; and
    c. Beauty Collective Hair Salon.

MEMORANDUM

Planning Division

DATE: June 9th, 2023

TO: Planning Board Members

FROM: Brooks Cowan, Senior Planner

APPROVED: Nicholas Dupuis, Planning Director

SUBJECT: Study Session – Health Club/Studio Use in the B4 (Business Residential) District

---

Health Club/Studio uses such as yoga, barre, pilates, spinning, and personal training are not currently permitted in the downtown B4 zone. The use is permitted in the B3, MX, and TZ3 zone districts, as well as the Triangle District.

Concerns about the Health Club/Studio use is that it promotes big box gym and can lead to classes with higher hourly parking demands. In order to accommodate for smaller studio classes such as yoga and pilates while preventing larger "big box" gyms, cities have regulated the size / square footage of the use to an appropriate size that fits in with the fabric of the downtown shops.

City staff has encountered a number of inquiries to place a small health club/studio use in the downtown, typically in tennant spaces 1500 square feet or less, however staff has continually denied such inquiries and applications over the years due to the current zoning.

City staff recommends that the Planning Board consider including health club/studio use in the downtown B4 zoning district. Such a proposal was presented to the City Commission during long range planning in 2020 and the City Commission was amenable to such a consideration.

The Planning Division recomends that the health club/studio use be included within the B4 zone because it is within the former parking assesssment district and nearest to the city's five public parking structures. Such a use typically promotes weekly visits and can have a multiplier effect on surounding businesses. The use typically operates with peak hours in the morning and after 5pm which could assist in activating downtown Birmingham during non-work hours. Health club/studio uses have grown as "experience based retail" and could increase the supply of uses in the Downtown B4 zone to provide an alternative to current retail blend while increasing the daily and/or weekly visitations.

Recommended items for consideration include the following:

- Allowing health club/studio use in the B4 zoning district.
- Limiting the space to approximately 2000 SF or less.
- Allowing the use on the first floor along the retail frontage line – would have to have a retail / merchandising component in the first 20 feet.

Health Club/Studio Use

CN
CODE NOTES

Yoga/Dance Studios

NYC Buildings
Rick D. Chandler, PE
Commissioner
nyc.gov/buildings

Version 1 | 3.2017

YOGA / DANCE STUDIOS

Yoga is typically defined as a series of postures and breathing exercises, which are practiced to achieve control of the body and mind, tranquility, or similar.

Commercial yoga instruction is typically provided in an open floor plan arrangement similar to both a dance studio, Use Group (UG) 9A, which does not require exercise equipment, and similar to a retail or service establishment, meeting hall, UG 6C. Many yoga students are allowed to pay for one class at a time. As a result, yoga studios typically allow walk-in students, similar to the other uses listed in both Use Groups 6 and 9.

Outdoor yoga instruction may require a temporary place of assembly if more than 300 people. For additional information see Temporary Place of Assembly Code Notes.

New York City Construction Code

Site safety, structural standards, fire protection, exits, height and area limitations and accessibility are among the essential elements regulated by the NYC Building Code (BC). Some main building systems are further regulated by the NYC Mechanical Code (MC), NYC Plumbing Code (PC) and NYC Fuel Gas Code (FGC).

YOGA / DANCE STUDIOS

New York City Zoning Resolution

The Zoning Resolution's (ZR) regulations governing use and bulk vary according to zoning districts. These regulations also govern lot size, floor area, open space, density, yards, height, setbacks and parking.

New York City Energy Conservation Code

The NYC Energy Conservation Code (NYCECC) mandates minimum required thermal ratings for building envelopes and minimum efficiency ratings for mechanical equipment and lighting.

The Code Notes series has been developed to provide a general overview of the NYC Department of Buildings (DOB) project requirements for the construction industry. The information in this document is only a summary and overview and is not intended to substitute for the full text and meaning of any law, rule or regulation. Users may also consult with a registered design professional for more specific guidance on Construction Codes requirements, other regulatory laws and rules, and technical site-specific requirements.

The City disclaims any liability for errors that may be contained in this document and shall not be responsible for any damages, consequential or actual, arising out of or in connection with the use of this document and/or the information contained herein. DOB reserves the right to take action at variance with this document. This document shall not be construed to create a substantive or procedural right or benefit enforceable by any person. The information contained in this document is current only as of the publication date of this document.

ADMINISTRATIVE

DOB Forms

- PW1 – Plan/Work Approval Application
  - Job type and job description, indicating scope of work, i.e. yoga or dance studio (items 5 and 11)
  - Zoning use group (item 12C)
  - Occupancy classification (item 13C)

YOGA / DANCE STUDIOS

- PW1A – Use Group 6 or 9
- PW1B – Schedule B- Plumbing/ Sprinkler/ Standpipe
- TR1 – Statement of Responsibility
- TR8 – Statement of Responsibility for Energy Code Progress Inspections

Technical Documents

- Zoning exhibits, restrictive declarations, easements ZR 12-10

BIS Required Items

- As applicable for the associated work permit application (New Building or Alteration Type 1)

ZONING

The Borough Commissioner may classify a commercial yoga studio under zoning UG 6C **Retail/Service Establishment** or UG 9A **Retail Establishment Studio, art, music, dancing or theatrical** using the following conditions as a guide:

- Each individual yoga establishment shall have no more than one student instruction area, with an open floor plan arrangement. This instruction area shall not exceed 1500 square feet. If more than one yoga establishment is located within the same building, then the establishments shall be operated by separate entities and shall not share ownership or facilities.
- The yoga instruction area shall not be a Public Assembly (PA) space, and may at no time have an occupancy capacity that exceeds 74 persons, including the staff and instructors.
- There shall be no accessory showers or bathtubs to the establishment. No showers or bathtubs shall be installed nor utilized by the establishment's staff or students in the yoga studio or in any other portion of the building.

YOGA / DANCE STUDIOS

- The yoga studio shall not be accessory to a *physical culture or health establishment*, e.g. a fitness gym or any similar facility requiring a BSA permit, nor shall a physical culture or health establishment be accessory to a yoga studio.
- Where the Borough Commissioner finds the subject establishment meets the definition of a Physical Culture Establishment per ZR 12-10, a BSA special permit is required per ZR 73-36.

MULTIPLE DWELLING LAW

- N/A

FIRE CODE

- N/A

BUILDING CODE

General

- For prior code buildings, optional use of 1968 Building Code with exceptions to conform with 2014 Building Code – AC 28-101.4.3, Exceptions 1 through 19

Occupancy Group

- Where the occupancy group is altered or inconsistent with the Certificate of Occupancy (CO), a new or amended CO is required – AC 28-118

Egress

- Occupant load, number of exits, egress capacity and travel distances – BC Chapter 10

YOGA / DANCE STUDIOS

Accessibility

- Door widths and clearances, ramps, and handrails as well as bathrooms – BC Chapter 11 and ANSI A117.1, 2009
- Compliance for entire building required where a change is made in the main use or occupancy group. Where the use or occupancy of a space is changed, such space, including entrance to, shall comply with accessibility requirements – BC 1101.3.1
- Compliance for entire building required where the alteration cost is greater than 50% of the value of the existing building. Where the alteration cost is equal to or less than 50%, such alteration work shall comply with accessibility requirements – BC 1101.3.2

ENERGY CODE

- See Energy Code

APPLICABLE BULLETINS, DIRECTIVES, PPNS, MEMOS

- Buildings Bulletin 2013-010: Zoning requirements when establishing yoga studios in buildings or portions thereof

OTHER AGENCY APPROVALS

- NYC Fire Department: Approval if above Fire Code provisions are not met
- Landmarks Preservation Commission: Approval if in landmarked building or landmark district

BIRMINGHAM
A WALKABLE CITY

MEMORANDUM

Planning Division

DATE: June 14. 2023

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 33866 Woodward – Polestar – Final Site Plan & Design Review

---

The applicant has submitted an application for Final Site Plan and Design Review for major renovations at an existing 1-story commercial building (formerly Blossoms) at the intersection of Woodward and Adams.

The site/design plans submitted indicate that the building will receive a complete renovation to make way for a new auto sales agency, Polestar. The renovations include a new façade, interior layout, and site improvements. Auto sales agency is a commercial permitted use in the B2B (General Business) Zoning District with no special use permits required.

1.0 Land Use & Zoning

1.1 **Existing Land Use –** The existing land use on the site is commercial.

1.2 **Zoning –** The subject site is zoned B2B (General Business)

1.3 **Summary of Adjacent Land Use & Zoning –** The following chart summarizes existing land use and zoning classifications of the adjacent and/or nearby properties:

	North	South	East	West
Existing Land Use	Office/ Commercial	Commercial	Residential	Commercial
Existing Zoning District	O2 (Office/ Commercial)	B2B (General Business)	R4 (Two-Family Residential)	B2B (General Business)
Overlay Zoning District	N/A	N/A	N/A	N/A

2.0 Setback & Height Requirements

The attached zoning compliance summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project. The applicant appears to meet the bulk, area and placement requirements of the B2B zone.

3.0 Screening & Landscaping

3.1 Dumpster Screening – There are no trash receptacles placed outdoors as a part of the site plans submitted. The floor plans submitted do not indicate any waste receptacles within the building. It is worth noting that historically, there have been two large dumpsters placed in the alley directly behind the building that would not be permitted to remain. **The Planning Board may wish to request more information on waste storage on the proposed site.**

3.2 Parking Lot Screening – The current 11-space off-street parking facility is unscreened. Article 4, Section 4.54 of the Zoning Ordinance states that a 3 ft. capped masonry wall screenwall is required along the street facing side of the lot. The lot faces both Adams and Ruffner, thus **the applicant must submit revised site/design plans demonstrating parking lot screening along Adams and Ruffner.**

3.3 Mechanical Equipment Screening – The site plans submitted do not appear to show any mechanical units on the site, whether on the ground or the rooftop. The existing building has several rooftop units screened by a dilapidated wood screening enclosure. Because there do not appear to be any ground-mounted mechanical units, it would suggest that the units will remain on the roof (whether existing or replacement). In addition, it appears as though the existing screening enclosure will be removed in favor of an extended parapet. To better understand how the applicant will be addressing RTU's and screening, **the applicant must submit a rooftop plan indicating the size, placement and screening of mechanical units.**

3.4 Landscaping – The applicant is proposing to maintain most of the existing landscaping, including existing street trees, and add one new landscape bed and one new street tree:

Planting Type	Location
Japanese Forest Grass	Between building sections
Stella D'Oro Daylily	Between building sections
Princeton Sentry Gingko*	Ruffner St.

** Will be verified with the Department of Public Services*

Although the applicant is proposing the above plantings, the Zoning Ordinance does not require the proposed planting materials on the site. It is worth noting that the proposed plantings are not native species, nor is there much in terms of variety (colors or species). The proposed plantings will provide some benefits, but do not offer much for local pollinators, storm water retention, or aesthetics.

3.5 Streetscape Elements – With the exception of one new street tree, the applicant is proposing to keep the streetscape as-is. There is not much space for additional amenities such as benches or bike racks, but the Planning Board may wish discuss options.

4.0 Parking, Loading & Circulation

4.1 Parking – The existing building measures 7,340 square feet in area. The applicant is not proposing and additions or modifications to the building area. The use as an Auto Sales Agency could be considered as "other commercial use" which requires one space for each 550 sq. ft. of floor area. The Planning Division finds this classification appropriate based on the interior floor plans submitted, which show a significant amount of space dedicated to storage and display, with only one small administrative area and two open consultation areas. Based on this classification, the applicant will be required to provide 13 off-street parking spaces.

As noted above, the applicant is proposing to maintain the existing 11-space off-street parking facility. Based on the requirements outlined above, the applicant is short 2 off-street parking spaces.

The applicant may utilize any of the standards in Article 4, Section 4.45 (G) to provide the deficient spaces. The Planning Division would suggest requesting the 3 parking spaces in the Woodward right-of-way to be counted towards the off-street parking requirements. Otherwise, a variance would likely be necessary.

In summary, **the applicant must submit revised site plans demonstrating that the parking requirements of the site are met, provide the deficient parking through any of the methods outlined in Section 4.54 (G), or obtain a variance from the Board of Zoning Appeals.**

4.2 Loading – Based on the size of the building (7,340 sq. ft.), the applicant is required to provide one off-street loading space. The loading space must have the following minimum dimensions: 40 feet long, 12 feet wide and 14 feet high. Although the applicant has not show a loading space on the plans, there is ample room within their off-street parking facility to accommodate this required loading space. **The applicant must submit revised site plans showing the required loading space that meet the minimum area standards.**

4.3 Vehicle Circulation & Access – Vehicular access will remain through an existing drive approach on the north side of the property along Ruffner.

4.4 Pedestrian Circulation & Access **–** Pedestrian circulation and access will remain through a main entrance at the southwest corner of the building. There are walkways on the interior on the site that circulate pedestrians from the parking facility to the entrance.

5.0 Lighting

The applicant is proposing to install 3 new light fixtures on site. The applicant has not submitted specification sheets to determine the style or illumination details of the proposed fixtures.

The applicant has also submitted a photometric plan that demonstrates the light intensity across the site. The applicant is required to control the intensity of light on a site, and shall not exceed 0.6 maintained foot-candles at any property line that abuts a single-family residential zoned property or 1.5 maintained foot-candles at any property line for any other zoned property. The light intensity shall be measured at 6' above ground level on a vertical plane. The applicant does not abut any single family zoned property. At this time, the light levels appear to suggest that the light levels will not exceed the permitted intensity. However, the applicant has not provided light levels along the property line to be able to determine the impact in that area.

In summary, **the applicant must submit specification sheets for the light fixtures proposed and a revised photometric plan detailing light intensity at the property line.**

6.0 Departmental Reports

6.1 Engineering Department – Please see the attached Engineering Department Comments dated June 9, 2023.

6.2 Department of Public Services – Any comments received from the Department of Public Services will be furnished to the Planning Board upon receipt.

6.3 Fire Department – Please see the attached Fire Department comments submitted June 6, 2023.

6.4 Police Department – The Police Department has no concerns at this time.

6.5 Building Department – Please see the attached Building Department comments dated June 8, 2023.

6.6 Parking Manager – The Parking Manager has no concerns at this time.

7.0 Design Review

The applicant is proposing a major renovation of the exterior façade of the building including a new storefront system, new façade materials, signage, and several new overhead garage doors.

The subject site is not located in any overlay districts, thus there are no specific architectural standards that apply to the site.

Façade Materials

The current façade is comprised of painted block/masonry, a few accents such as awnings and lighting, and a large entry canopy. The applicant is proposing to clad the main part of the building in white aluminum composite panels. The remainder of the building (including the rear) will be painted white. The large entry canopy will also be removed. The applicant is also proposing 4 large overhead garage doors – 3 facing the parking lot and 1 on the rear of the building.

Glazing

The applicant will be revising the storefront system to include a significant amount of glazing. The applicant is required to meet two separate standards:

> No less than 70% of a storefront/ground floor façade between 1 and 8 feet above grade shall be clear glazing.
>
> Building elevations on the ground floor that do not face a frontage line but contain a public entrance shall be no less than 30% clear glazing between 1 and 8 feet above grade.

Using the scale provided, the Planning Division was able to confirm that the proposal exceeds the 70% glazing standards on the storefront (Woodward) side of the building, as well as the 30% glazing standards on the north wall that contains a public entrance. In addition, the site plans indicate "Solarban 70 clear insulated glazing" which appears to meet the clarity requirements of a minimum visible light transmittance of 66% and a reflectivity of 15% or less. However, **the applicant must submit revised elevation drawings confirming the exact glazing percentages, and must submit specification sheets for the proposed glass to ensure that the clarity requirements are met.**

Signage

The applicant is proposing two new illuminated signs as a part of the site plans submitted. Both signs are located within the sign band, which is the area between the first floor windows and the roofline. Based on the principle building frontage of 61 ft., the applicant is permitted to have a maximum combined sign area of 91.5 sq. ft.

The signs each appear to measure 7 sq. ft. for a total of 14 sq. ft., which meets the requirements.

The applicant must submit detailed sign plans to ensure adherence to the Sign Ordinance.

(this space intentionally left blank)

8.0 Required Attachments

	Submitted	Not Submitted	Not Required
Existing Conditions Plan	☒	☐	☐
Detailed and Scaled Site Plan	☒	☐	☐
Certified Land Survey	☒	☐	☐
Interior Floor Plans	☒	☐	☐
Landscape Plan	☒	☐	☐
Photometric Plan	☒	☐	☐
Colored Elevations	☒	☐	☐
Material Specification Sheets	☐	☒	☐
Material Samples	☐	☐	☒
Site & Aerial Photographs	☒	☐	☐

9.0 Approval Criteria

In accordance with Article 7, section 7.27 of the Zoning Ordinance, the proposed plans for development must meet the following conditions

1. The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.
2. The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
3. The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property and not diminish the value thereof.
4. The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
5. The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
6. The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

In addition, the proposed plans must be consistent with the following standards for design Review established in Article 7, Section 7.09:

1. All of the materials required by this section have been submitted for review.
2. All provisions of this Zoning Ordinance have been complied with.
3. The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
4. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.

5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
6. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the City.
7. The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the City Commission.

10.0 Recommendation

Based on a review of the site plans submitted and the requirements outlined in Article 7, Sections 7.09 and 7.27 of the Zoning Ordinance, the Planning Division recommends that the Planning Board **POSTPONE** the, Final Site Plan and Design Review for 33866 Woodward – Polestar – pending receipt of the following:

1. The applicant must submit revised site/design plans demonstrating parking lot screening along Adams and Ruffner;
2. The applicant must submit a rooftop plan indicating the size, placement and screening of mechanical units;
3. The applicant must submit revised site plans demonstrating that the parking requirements of the site are met, provide the deficient parking through any of the methods outlined in Section 4.54 (G), or obtain a variance from the Board of Zoning Appeals;
4. The applicant must submit revised site plans showing the required loading space that meet the minimum area standards;
5. The applicant must submit specification sheets for the light fixtures proposed and a revised photometric plan detailing light intensity at the property line;
6. The applicant must submit revised elevation drawings confirming the exact glazing percentages, and must submit specification sheets for the proposed glass to ensure that the clarity requirements are met;
7. The applicant must submit detailed sign plans to ensure adherence to the Sign Ordinance; and
8. The applicant must comply with the requests of all City Departments.

12.0 Sample Motion Language

Motion to **APPROVE** the Final Site Plan and Design Review for 33866 Woodward – Polestar – with the following conditions:

1. The applicant must submit revised site/design plans demonstrating parking lot screening along Adams and Ruffner;
2. The applicant must submit a rooftop plan indicating the size, placement and screening of mechanical units;
3. The applicant must submit revised site plans demonstrating that the parking requirements of the site are met, provide the deficient parking through any of the methods outlined in Section 4.54 (G), or obtain a variance from the Board of Zoning Appeals;

4. The applicant must submit revised site plans showing the required loading space that meet the minimum area standards;
5. The applicant must submit specification sheets for the light fixtures proposed and a revised photometric plan detailing light intensity at the property line;
6. The applicant must submit revised elevation drawings confirming the exact glazing percentages, and must submit specification sheets for the proposed glass to ensure that the clarity requirements are met;
7. The applicant must submit detailed sign plans to ensure adherence to the Sign Ordinance; and
8. The applicant must comply with the requests of all City Departments.

OR

Motion to **POSTPONE** the Final Site Plan and Design Review for 33866 Woodward – Polestar – pending receipt of the following:

1. The applicant must submit revised site/design plans demonstrating parking lot screening along Adams and Ruffner;
2. The applicant must submit a rooftop plan indicating the size, placement and screening of mechanical units;
3. The applicant must submit revised site plans demonstrating that the parking requirements of the site are met, provide the deficient parking through any of the methods outlined in Section 4.54 (G), or obtain a variance from the Board of Zoning Appeals;
4. The applicant must submit revised site plans showing the required loading space that meet the minimum area standards;
5. The applicant must submit specification sheets for the light fixtures proposed and a revised photometric plan detailing light intensity at the property line;
6. The applicant must submit revised elevation drawings confirming the exact glazing percentages, and must submit specification sheets for the proposed glass to ensure that the clarity requirements are met;
7. The applicant must submit detailed sign plans to ensure adherence to the Sign Ordinance; and
8. The applicant must comply with the requests of all City Departments.

OR

Motion to recommend to the City Commission **DENIAL** of the Final Site Plan and Design Review for 33866 Woodward – Polestar – for the following reasons:

1. _____
2. _____
3. _____

Zoning Compliance Summary Sheet
Final Site Plan & Design Review
33866 Woodward – Polestar

Existing Site: Vacant 1-Story Commercial Building

Zoning: B2B (General Business)

Land Use: Commercial

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Office/ Commercial	Commercial	Residential	Commercial
Existing Zoning District	O2 (Office/ Commercial)	B2B (General Business)	R4 (Two-Family Residential)	B2B (General Business)
Overlay Zoning District	N/A	N/A	N/A	N/A

Land Area:	Existing:	0.29 ac.
	Proposed:	0.29 ac.
Dwelling Units:	Existing:	0 units
	Proposed:	0 units
Minimum Lot Area/Unit:	Required:	1,000 sq ft (single story hotel or motel) 500 sq ft (two/three-story hotel or motel) 1,280 sq ft (multiple-family)
	Proposed:	N/A
Min. Floor Area /Unit:	Required:	300 sq ft (single story hotel or motel) 600 sq ft (efficiency and one bedroom) 800 sq ft (two or more bedroom)
	Proposed:	N/A
Max. Total Floor Area:	Required:	N/A
	Proposed:	N/A
Min. Open Space:	Required:	N/A
	Proposed:	N/A
Max. Lot Coverage:	Required:	N/A

	Proposed:	N/A
Front Setback:	Required:	N/A
	Proposed:	0 ft. **(no changes)**
Side Setbacks	Required:	0 ft. for commercial, office or parking stories
	Proposed:	15 ft. **(no changes)**
Rear Setback:	Required:	20 ft. when adjacent to a residential zoning district
	Proposed:	20 ft. **(no changes)**
Min. Front+Rear Setback	Required:	N/A
	Proposed:	N/A
Max. Bldg. Height:	Permitted:	30 ft., 2 stories
	Proposed:	21.5 ft., 1 story
Min. Eave Height:	Required:	N/A
	Proposed:	N/A
Floor-Celing Height:	Required:	N/A
	Proposed:	N/A
Front Entry:	Required:	N/A
	Proposed:	N/A
Absence of Bldg. Façade:	Required:	N/A
	Proposed:	N/A
Opening Width:	Required:	N/A
	Proposed:	N/A
Parking:	Required:	13 off-street parking spaces
	Proposed:	**11 off-street parking spaces**
Min. Parking Space Size:	Required:	180 sq. ft.
	Proposed:	180 sq. ft.
Parking in Frontage:	Required:	Not permitted
	Proposed:	None proposed
Loading Area:	Required:	1 space, 40 x 12 x 14
	Proposed:	**0 spaces, 40 x 12 x 14**

Screening:

Parking:	Required:	32 in. capped masonry
	Proposed:	**No screening proposed**
Loading:	Required:	6 ft. minimum
	Proposed:	N/A
Rooftop Mechanical:	Required:	Obscured from public view
	Proposed:	**No screening proposed**
Elect. Transformer:	Required:	Masonry screen wall with wood gates
	Proposed:	N/A
Dumpster:	Required:	6 ft. masonry screen wall
	Proposed:	N/A

BIRMINGHAM
A WALKABLE CITY

MEMORANDUM

Engineering Department

DATE: **June 9, 2023**

TO: **Nicholas J. Dupuis**

FROM: **Melissa A. Coatta, City Engineer**

SUBJECT: **33866 Woodward Plan Engineering Plan Review**

The Engineering Department has completed a review of 33866 Woodward plans dated May 1, 2023, with respect to conformance with City ordinance and engineering standards. The Engineering Department has the following comments:

General:

- The Topographic Survey needs to show and label all existing utilities servicing the buildings, including what is located within the right of way.
- The tree removals and replacement needs to be verified with DPS.

Storm Water:

- If a change occurs, including in the field during construction, and the entire parking is paved, on-site detention will be required since the proposed construction site is the "affected area" with respect to City's Storm Water Runoff Ordinance (Chapter 114, Article III, Division 4, Sec 114-271 to 114-274). Therefore, the allowable runoff from the site for a 10-year storm event is 1.0 cfs/acre, or 0.2 cfs, whichever is greater.
- If a change occurs, including in the field during construction, and the entire parking is paved, provide calculations for required storm water detention, and show how the excess storm water will be detained and released at the allowable discharge rate.

Permits for Construction:

- Street Obstruction Permit for any temporary traffic interference on any surrounding road, or for pedestrian traffic interference on public sidewalks.
- If a change occurs, including in the field during construction, and the entire parking is repaved, Sewer Permit for connection to City's utilities for storm water outlet.

General Construction:

- Inspections will be required for planned work, including connection to City's utilities for storm water outlet if the entire parking lot is paved.

- Additional pavement removal may be required if damaged during construction as requested by Building Department and Engineering Department.

CITY OF BIRMINGHAM
Community Development – Building Department
151 Martin Street, Birmingham, MI 48009

June 8, 2023

RE: Final Site Plan Review Comments
33866 Woodward Ave, Polestar

As requested, the Building Department has examined the plans for the proposed project referenced above. The plans were provided to the Planning Department for site plan review purposes only and present conceptual elevations and floor plans. Although the plans lack sufficient detail to perform a code review, the following comments are offered for Planning Design Review purposes and applicant consideration:

Applicable Building Codes:

- **2015 Michigan Building Code.** Applies to all buildings other than those regulated by the *Michigan Residential Code.*
- **2015 Michigan Mechanical Code.** (Residential requirements for mechanical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)
- **2018 Michigan Plumbing Code.** (Residential requirements for plumbing construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)
- **2017 National Electrical Code** ***along with the Michigan Part 8 Rules.*** (Residential requirements for electrical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)

Review Comments:

1. It appears that two exits will be required from the showroom areas in accordance with Chapter 10 of the building code. Access to the second exit would not be permitted through the vehicle storage area.

City of Birmingham Fire Department

572 South Adams • Birmingham, Michigan 48009 • 248.530.1900 Fax 248.530.1950

Polestar Birmingham
33866 Woodward Ave
Birmingham, MI 48009

Preliminary Site Plan Comments

The following list are preliminary comments for the Polestar Birmingham proposal.

1. Follow International Fire Code 2015 for reference on submitted plans or adopted code at time of construction.

2. Follow Chapter 33 of IFC 2015 edition "Fire Safety During Construction and Demolition."

3. An Emergency Power Shutdown Device is required per ordinance. Sec. 54-32. - Emergency Power Shutdown Device.

4. A Knox Box is required.

5. Submit Fire suppression and Alarm Plans to AHJ for review and approval.

6. CO Gas detection system and ventilation for garage storage area.

7. Bi-Directional amplifier may be required. First responder radio signal strength will be assessed at the end of the construction phase.

8. Roof access is required.

9. All life safety requirements listed in International Fire Code and NFPA documents and standards shall be followed and enforced.

These comments are preliminary only, and future comments or concerns will be addressed as the project progresses.

Should you have any questions, please contact the Fire Marshal office at 248-530-1903.

In Fire and Life Safety,

Jeff Scaife
Fire Marshal
City of Birmingham

Matthew J. Bartalino
Assistant Chief / Operations

Paul A. Wells
Fire Chief

Jeffrey G. Scaife
Fire Marshal

LAFONTAINE POLESTAR BIRMINGHAM

STUDIODETROIT
ARCHITECTS

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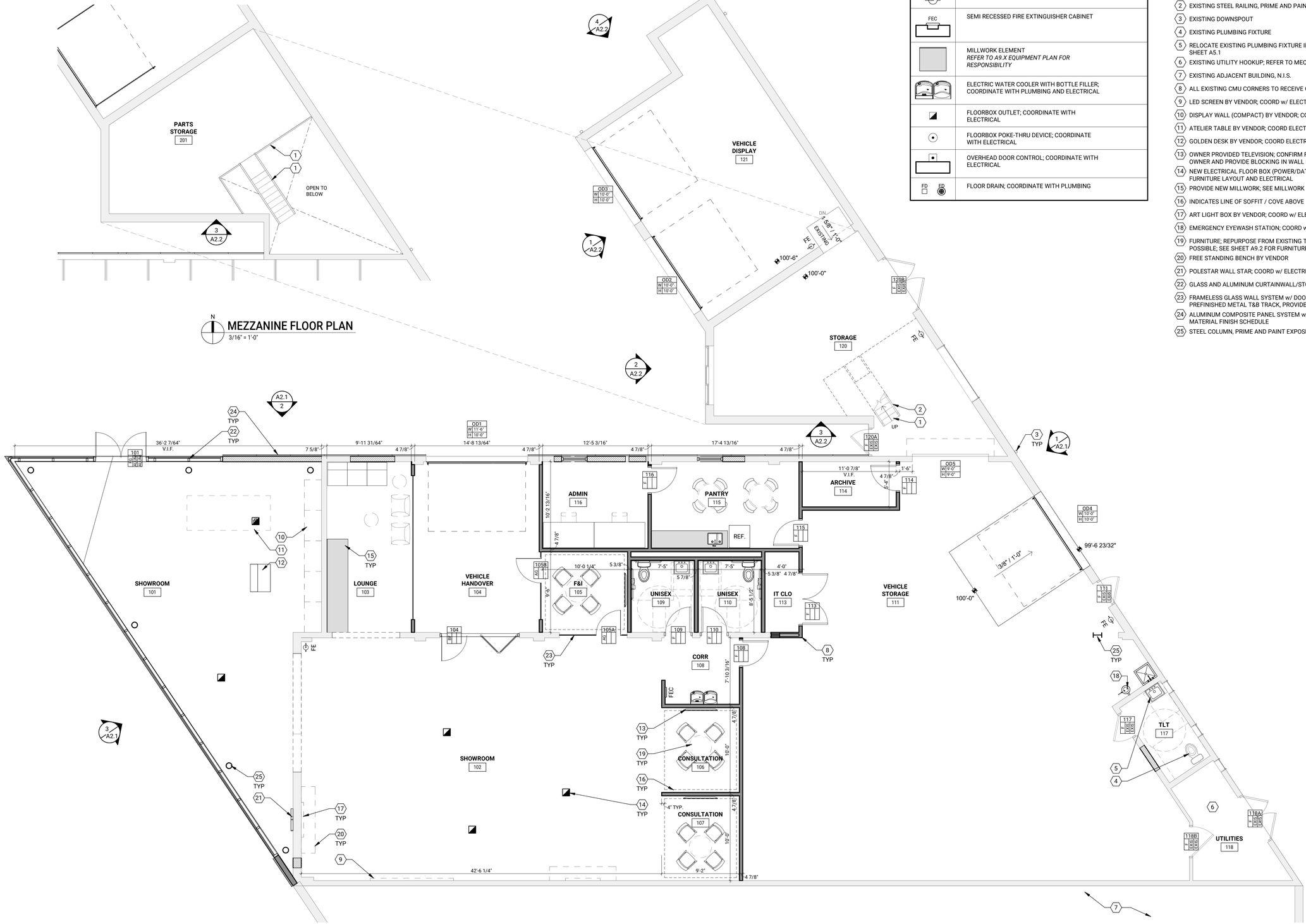

N

MEZZANINE FLOOR PLAN

3/16" = 1'-0"

N

FIRST FLOOR PLAN

3/16" = 1'-0"

FLOOR PLAN LEGEND:

SYMBOL	DESCRIPTION
FE	WALL MOUNTED FIRE EXTINGUISHER
FEC	SEMI RECESSED FIRE EXTINGUISHER CABINET
	MILLWORK ELEMENT *REFER TO A9.X EQUIPMENT PLAN FOR RESPONSIBILITY*
	ELECTRIC WATER COOLER WITH BOTTLE FILLER; COORDINATE WITH PLUMBING AND ELECTRICAL
	FLOORBOX OUTLET; COORDINATE WITH ELECTRICAL
	FLOORBOX POKE-THRU DEVICE; COORDINATE WITH ELECTRICAL
	OVERHEAD DOOR CONTROL; COORDINATE WITH ELECTRICAL
FD FD	FLOOR DRAIN; COORDINATE WITH PLUMBING

FLOOR PLAN KEY NOTES: (TYPICAL THIS SHEET ONLY)

1. EXISTING STEEL MEZZANINE STAIR, PRIME AND PAINT AS REQUIRED
2. EXISTING STEEL RAILING, PRIME AND PAINT AS REQUIRED
3. EXISTING DOWNSPOUT
4. EXISTING PLUMBING FIXTURE
5. RELOCATE EXISTING PLUMBING FIXTURE IN NEW LOCATION; REFER TO SHEET A5.1
6. EXISTING UTILITY HOOKUP; REFER TO MECHANICAL, ELECTRICAL, PLUMBING
7. EXISTING ADJACENT BUILDING, N.I.S.
8. ALL EXISTING CMU CORNERS TO RECEIVE CORNER GUARDS, TYP.
9. LED SCREEN BY VENDOR; COORD w/ ELECTRICAL
10. DISPLAY WALL (COMPACT) BY VENDOR; COORD ELECTRICAL REQUIREMENTS
11. ATELIER TABLE BY VENDOR; COORD ELECTRICAL REQUIREMENTS
12. GOLDEN DESK BY VENDOR; COORD ELECTRICAL REQUIREMENTS
13. OWNER PROVIDED TELEVISION; CONFIRM FINAL MOUNTING HEIGHT w/ OWNER AND PROVIDE BLOCKING IN WALL FOR TV BRACKET SUPPORT
14. NEW ELECTRICAL FLOOR BOX (POWER/DATA); COORDINATE w/ FINAL FURNITURE LAYOUT AND ELECTRICAL
15. PROVIDE NEW MILLWORK; SEE MILLWORK DETAILS
16. INDICATES LINE OF SOFFIT / COVE ABOVE
17. ART LIGHT BOX BY VENDOR; COORD w/ ELECTRICAL
18. EMERGENCY EYEWASH STATION; COORD w/ PLUMBING
19. FURNITURE; REPURPOSE FROM EXISTING TEMP. LOCATION WHERE POSSIBLE; SEE SHEET A9.2 FOR FURNITURE/EQUIPMENT PLAN
20. FREE STANDING BENCH BY VENDOR
21. POLESTAR WALL STAR; COORD w/ ELECTRICAL
22. GLASS AND ALUMINUM CURTAINWALL/STOREFRONT CONSTRUCTION
23. FRAMELESS GLASS WALL SYSTEM w/ DOORS AS INDICATED, PROVIDE PREFINISHED METAL T&B TRACK, PROVIDE FILM AS INDICATED
24. ALUMINUM COMPOSITE PANEL SYSTEM w/ SEAMLESS JOINTS; SEE MATERIAL FINISH SCHEDULE
25. STEEL COLUMN, PRIME AND PAINT EXPOSED; COORD w/ STRUCTURAL

STUDIO DETROIT ARCHITECTS
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DETROIT, MICHIGAN 48226
313.919.5886 - 313.909.3607
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DO NOT SCALE DRAWINGS

ISSUED

04.21.23	OWNER REVIEW
05.02.23	OWNER REVIEW

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NOT FOR CONSTRUCTION

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CLIENT

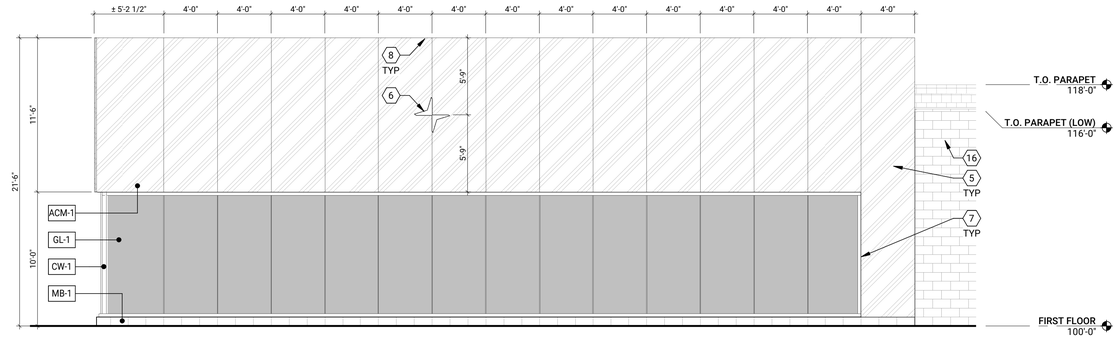
LAFONTAINE AUTOMOTIVE GROUP

PROJECT 22083

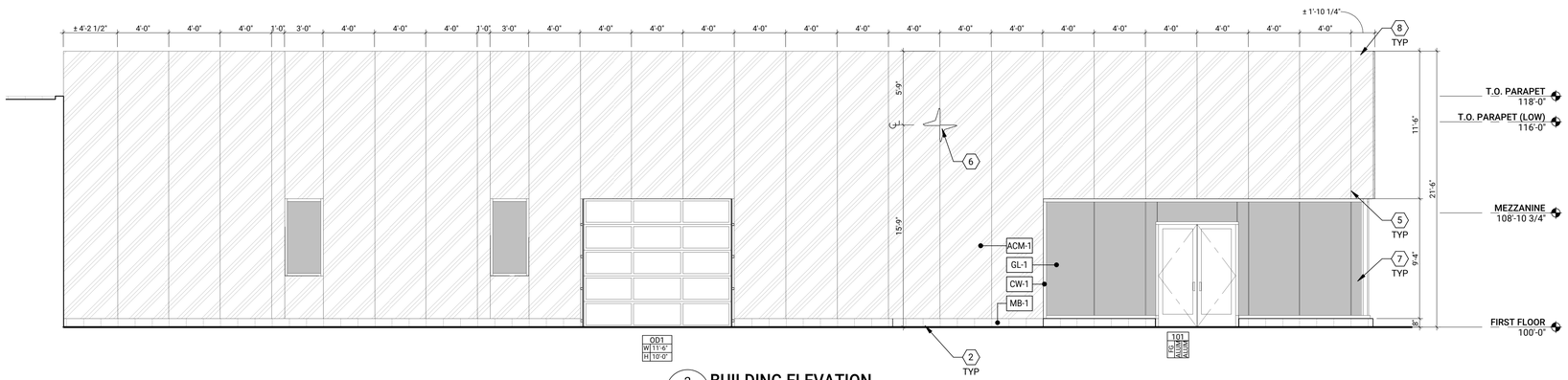
POLESTAR BIRMINGHAM
33866 WOODWARD AVENUE
BIRMINGHAM, OAKLAND COUNTY, MI

PARTIAL FLOOR PLAN - NEW WORK

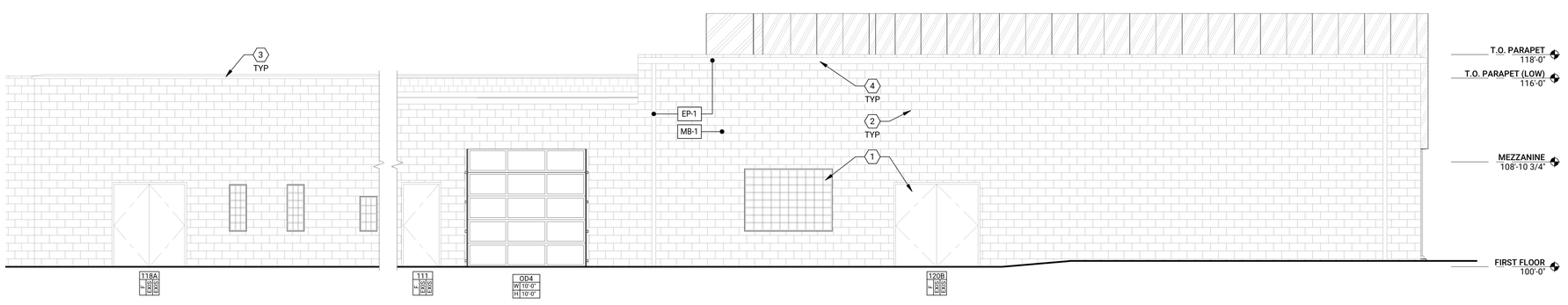
A1.1



3 A1.1 **BUILDING ELEVATION**
3/16" = 1'-0"



2 A1.1 **BUILDING ELEVATION**
3/16" = 1'-0"



1 A1.1 **BUILDING ELEVATION**
3/16" = 1'-0"

EXTERIOR ELEVATION KEY NOTES: (TYPICAL THIS SHEET ONLY)

1. EXISTING DOOR/WINDOW TO REMAIN
2. EXISTING BLOCK TO REMAIN; PRIME AND PAINT
3. EXISTING COPING TO REMAIN; PRIME AND PAINT
4. EXISTING GUTTER SYSTEM TO REMAIN; PRIME AND PAINT
5. ALUMINUM COMPOSITE PANEL w/ SEAMLESS JOINTS; SEE MATERIAL FINISH SCHEDULE
6. BUILDING MOUNTED SIGNAGE; COORDINATE POWER REQUIREMENTS w/ APPROVED SIGNAGE DRAWINGS
7. GLASS AND ALUMINUM STOREFRONT / CURTAINWALL SYSTEM; SEE FRAME ELEVATIONS
8. INTEGRAL ACM COPING
9. INDICATES LINE OF CONCRETE FOUNDATION; SEE STRUCTURAL
10. 6" CONC. FILLED STL. BOLLARD, PRIMED W/ PLASTIC COVER
11. WALL MTD. EXT. LIGHT FIXTURE; SEE SCHEDULE & ELECTRICAL
12. INDICATES LINE OF ROOF BEYOND
13. KNOX BOX; COORDINATE FINAL LOCATION w/ FIRE DEPARTMENT
14. ROOF TOP UNIT; COORDINATE w/ MECHANICAL
15. PREFINISHED METAL COPING TO MATCH EP-2
16. ADJACENT BUILDING, N.I.S.

EXTERIOR MATERIALS

	MATERIAL	FINISH
GL-1	EXTERIOR GLAZING	SOALRBAN 70, 1" CLEAR INSULATED GLAZING
CW-1	CURTAINWALL	BLACK RAL 9011; THERMALLY BROKEN
EP-1	EXTERIOR PAINT	WHITE; RAL 9003 ALTERNATE: BLACK; RAL 9011
ACM-1	ALUMINUM COMPOSITE MATERIAL	ALUCOBOND, SEAMLESS JOINTS, COLOR: SOLID WHITE (RAL 9003)
MB-1	CONCRETE MASONRY UNIT	SMOOTH BLOCK; PAINT EP-1

EXTERIOR PANEL LEGEND

GL-1, EXTERIOR GLAZING; SOLARBAN 70 CLEAR GLASS

ACM-1, ALUCOBOND, PURE WHITE

STUDIO DETROIT ARCHITECTS
2040 PARK AVENUE, SUITE 200
DETROIT, MICHIGAN 48226
313.919.5886 - 313.909.3607
STUDIO-DETROIT.COM

DO NOT SCALE DRAWINGS

ISSUED

04.21.23	OWNER REVIEW
05.02.23	OWNER REVIEW

DRAWN AMA
CHECKED SHF

SEAL

NOT FOR CONSTRUCTION

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CLIENT

LAFONTAINE AUTOMOTIVE GROUP

PROJECT 22083

POLESTAR BIRMINGHAM
33866 WOODWARD AVENUE
BIRMINGHAM, OAKLAND COUNTY, MI

EXTERIOR ELEVATIONS

A2.1

EXTERIOR ELEVATION KEY NOTES: (TYPICAL THIS SHEET ONLY)

1. EXISTING DOOR/WINDOW TO REMAIN
2. EXISTING BLOCK TO REMAIN; PRIME AND PAINT
3. EXISTING GUTTER SYSTEM TO REMAIN; PRIME AND PAINT
4. EXISTING COPING TO REMAIN; PRIME AND PAINT

EXTERIOR MATERIALS

	MATERIAL	FINISH
GL-1	EXTERIOR GLAZING	SOALRBAN 70, 1" CLEAR INSULATED GLAZING
CW-1	CURTAINWALL	BLACK RAL 9011; THERMALLY BROKEN
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EXTERIOR PANEL LEGEND

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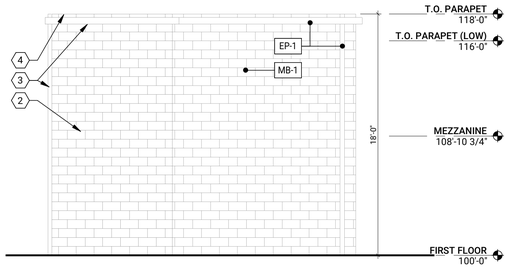
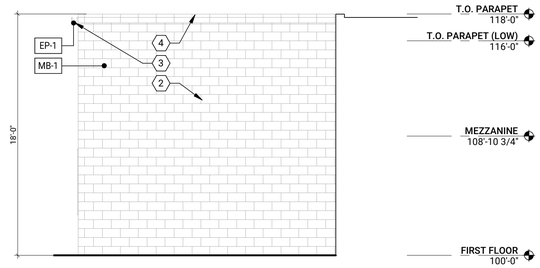
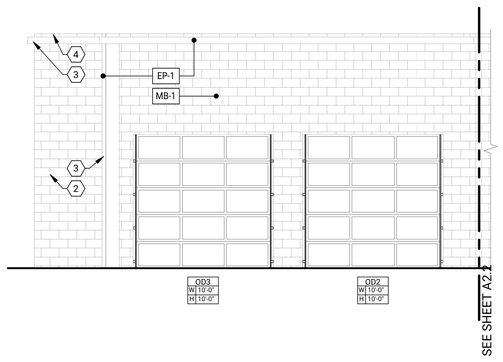
ACM-1, ALUCOBOND, PURE WHITE



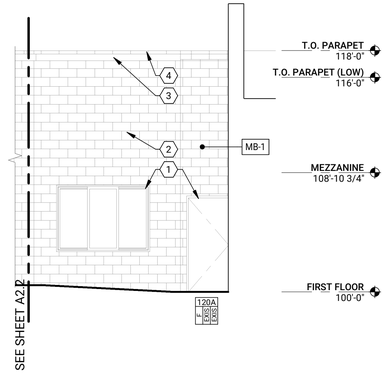
4 A1.1 BUILDING ELEVATION
3/16" = 1'-0"



3 A1.1 BUILDING ELEVATION
3/16" = 1'-0"



1 A1.1 BUILDING ELEVATION
3/16" = 1'-0"



2 A1.1 BUILDING ELEVATION
3/16" = 1'-0"

STUDIO DETROIT ARCHITECTS
2040 PARK AVENUE, SUITE 200
DETROIT, MICHIGAN 48226
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CLIENT

LAFONTAINE AUTOMOTIVE GROUP

PROJECT 22083

POLESTAR BIRMINGHAM
33866 WOODWARD AVENUE
BIRMINGHAM, OAKLAND COUNTY, MI

EXTERIOR ELEVATIONS

A2.2

City of Birmingham,
Oakland County, Michigan
CONSTRUCTION DOCUMENTS
Prepared For
LaFontaine Automotive Group

PART OF THE NE 1/4 OF SECTION 31,
TOWN 2 NORTH, RANGE 11 EAST

Owner
LAFONTAINE AUTOMOTIVE GROUP
4000 WEST HIGHLAND ROAD
HIGHLAND, MICHIGAN 48357
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MR. GEORGE A. OSTROWSKI, PLA, LEED AP
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Civil Engineer
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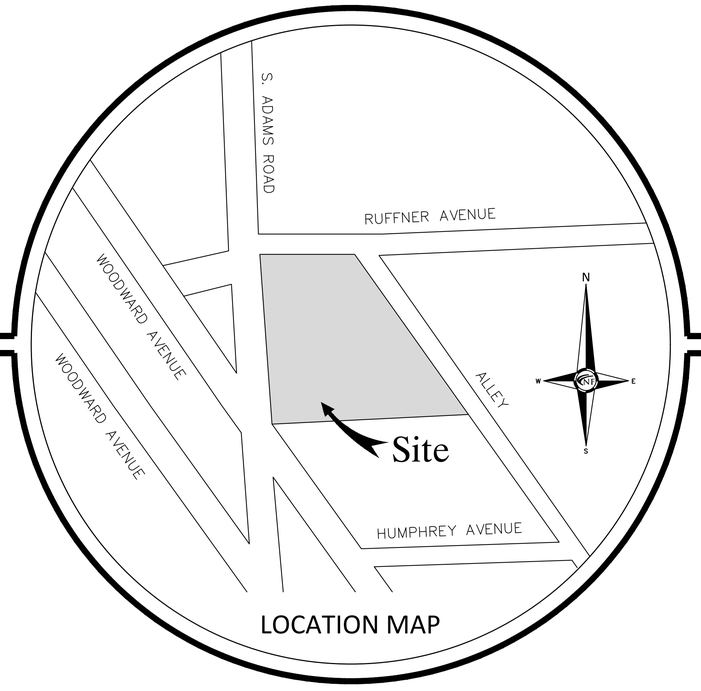
CONTACT: MR. JASON R. LONGHURST, P.E.
PHONE: (248) 332-7931
EMAIL: JLONGHURST@NFE-ENGR.COM



LOCATION MAP

SHEET INDEX

C0	Cover Sheet
C1	Topographic, Boundary, and Tree Survey
C2	Demolition Plan
C3	Engineering Plan
L1	Tree Preservation Plan
L2	Landscape Plan
A1.1	Partial Floor Plan - New Work
A2.1	Exterior Elevations
1 of 1	Photometric Plan

LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PARCEL 1
LOTS 429 AND 430 AND OUTLOT B, LEINBACH-HUMPHREY'S WOODWARD AVENUE SUB, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 27 OF PLATS, PAGE 5, OAKLAND COUNTY RECORDS.

TAX IDENTIFICATION NUMBER: 08-20-31-302-001 (PARCEL 1)

PARCEL 2
LOT 377 EXCEPT THE EAST 36.17 FEET, LEINBACH-HUMPHREY'S WOODWARD AVENUE SUB, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 27 OF PLATS, PAGE 5, OAKLAND COUNTY RECORDS.

TAX IDENTIFICATION NUMBER: 08-20-31-302-005 (PARCEL 2)

PARCEL 3
THE EAST 36.17 FEET OF LOT 377, LEINBACH-HUMPHREY'S WOODWARD AVENUE SUB, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 27 OF PLATS, PAGE 5, OAKLAND COUNTY RECORDS.

TAX IDENTIFICATION NUMBER: 08-20-31-302-006 (PARCEL 3)

REVISIONS:
2023-05-01 ISSUED FOR OWNER REVIEW

Project Name

Polestar
33866 Woodward Avenue

Know what's below Call before you dig.

N & F JOB #N044

STATE OF MICHIGAN
JASON R. LONGHURST
ENGINEER NO. 54075
LICENSED PROFESSIONAL ENGINEER

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
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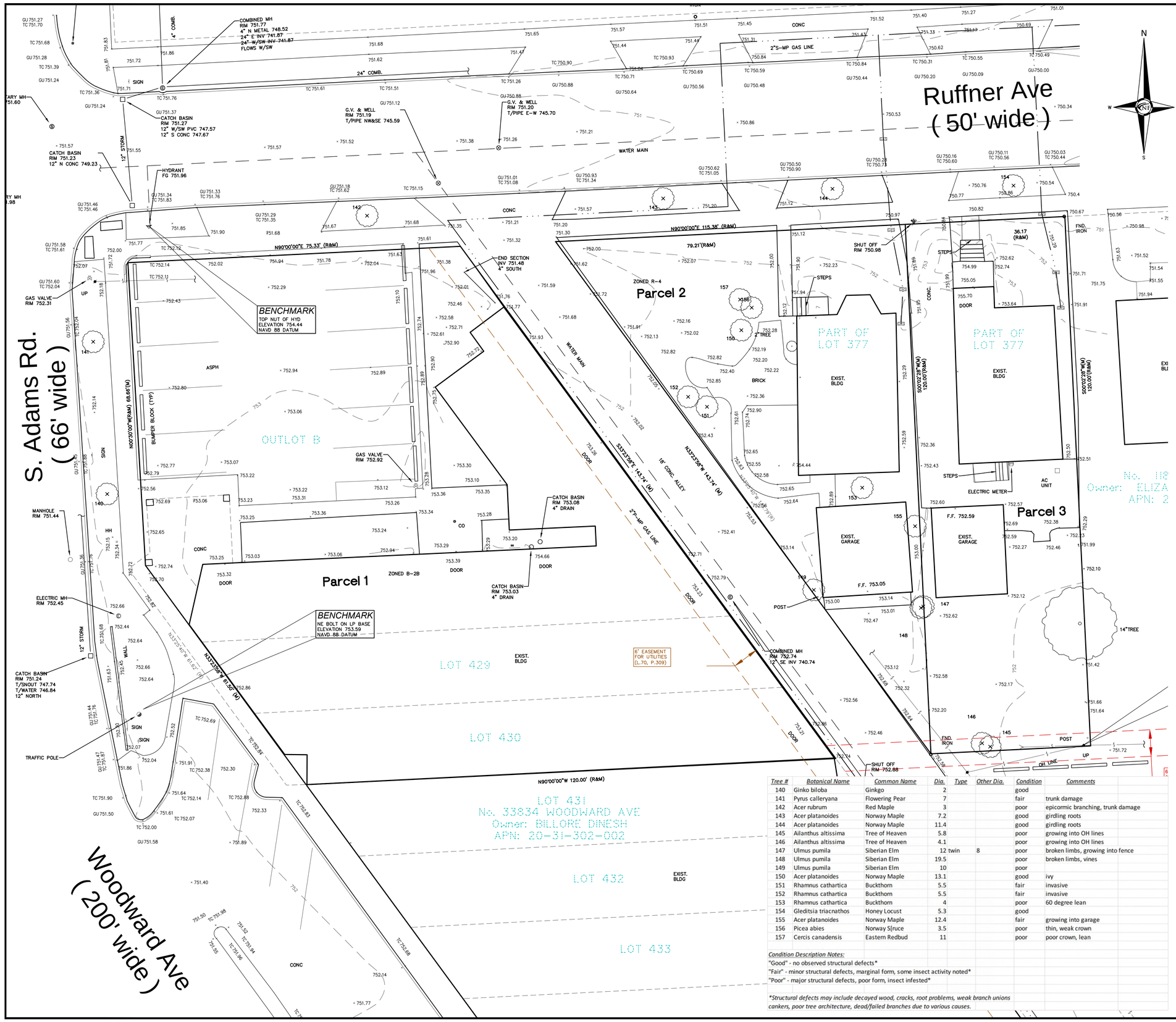
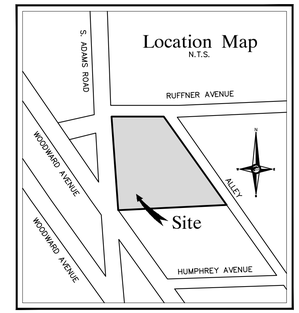


Tree #	Botanical Name	Common Name	Dia.	Type	Other Dia.	Condition	Comments
140	Ginko biloba	Ginkgo	2			good	
141	Pyrus calleryana	Flowering Pear	7			fair	trunk damage
142	Acer rubrum	Red Maple	3			poor	epicormic branching, trunk damage
143	Acer platanoides	Norway Maple	7.2			good	girdling roots
144	Acer platanoides	Norway Maple	11.4			good	girdling roots
145	Ailanthus altissima	Tree of Heaven	5.8			poor	growing into OH lines
146	Ailanthus altissima	Tree of Heaven	4.1			poor	growing into OH lines
147	Ulmus pumila	Siberian Elm	12	twin	8	poor	broken limbs, growing into fence
148	Ulmus pumila	Siberian Elm	19.5			poor	broken limbs, vines
149	Ulmus pumila	Siberian Elm	10			poor	
150	Acer platanoides	Norway Maple	13.1			good	ivy
151	Rhamnus cathartica	Buckthorn	5.5			fair	invasive
152	Rhamnus cathartica	Buckthorn	5.5			fair	invasive
153	Rhamnus cathartica	Buckthorn	4			poor	60 degree lean
154	Gleditsia triacnathos	Honey Locust	5.3			good	
155	Acer platanoides	Norway Maple	12.4			fair	growing into garage
156	Picea abies	Norway S[ruce	3.5			poor	thin, weak crown
157	Cercis canadensis	Eastern Redbud	11			poor	poor crown, lean

Condition Description Notes:
"Good" - no observed structural defects*
"Fair" - minor structural defects, marginal form, some insect activity noted*
"Poor" - major structural defects, poor form, insect infested*

*Structural defects may include decayed wood, cracks, root problems, weak branch unions cankers, poor tree architecture, dead/failed branches due to various causes.



LEGAL DESCRIPTION

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TAX IDENTIFICATION NUMBER: 08–20–31–302–006 (PARCEL 3)

BASIS OF BEARING NOTE

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE RECORDED PLAT.

FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF THE CURRENT AVAILABLE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26125C0537F BEARING AN EFFECTIVE DATE OF 09/29/2006.

UTILITY NOTE

ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.

THE UTILITIES SHOWN ON THIS SURVEY WERE DETERMINED BY FIELD OBSERVATION. ALL LOCATIONS ARE APPROXIMATE. THE LOCATION OF ANY OTHER UNDERGROUND SERVICES WHICH MAY EXIST CAN ONLY BE DEPICTED IF A UTILITY PLAN IS FURNISHED TO THE SURVEYOR.

NOTE: DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800–477–4747.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER 2022061001979, 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 ON 3/22/23. 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, GATE VALVE — EXISTING SAN. CLEAN OUT
- MANHOLE, CATCH BASIN — EXISTING WATER MAIN
- EXISTING STORM SEWER
- EX. R.Y. CATCH BASIN
- EXISTING BURIED CABLES
- UTILITY POLE, GUY POLE, GUY WIRE — OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN

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

SEAL

PROJECT
Polestar
33866 Woodward Avenue

CLIENT
LaFontaine Automotive Group
4000 West Highland Rd.
Highland, MI 48357

Contact: Mr. Gary Laundroche
Phone: (248) 714-1502
Email:
glaundroche@lafontainemotors.com

PROJECT LOCATION
Part of the NE 1/4
of Section 31
T. 2N, R. 11E
City of Birmingham,
Oakland County, Michigan

SHEET
Boundary, Topographic, and Tree Survey

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

DATE	ISSUED/REVISED
2023-05-01	ISSUED FOR OWNER REVIEW

DRAWN BY:
C. Herren

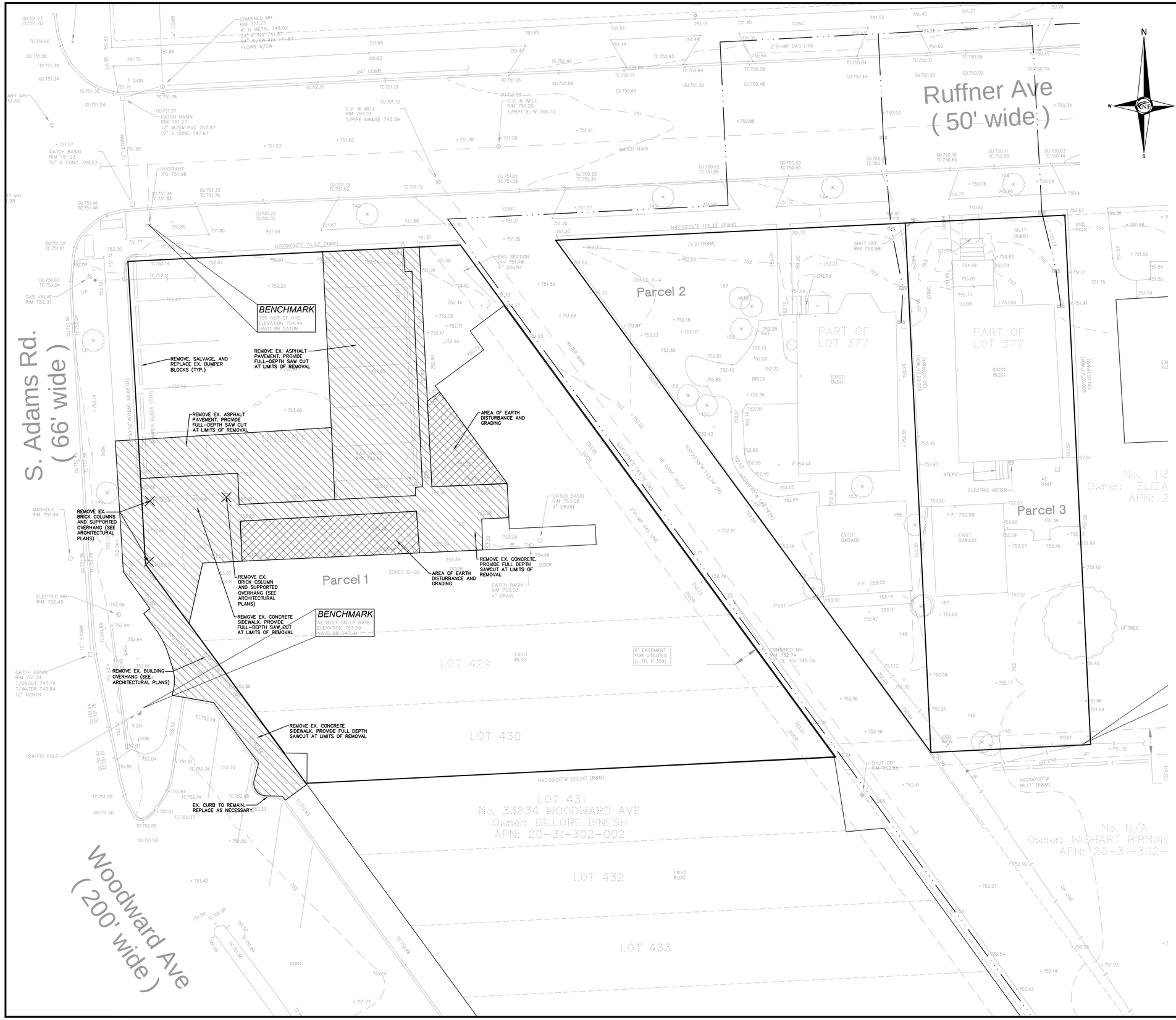
DESIGNED BY:

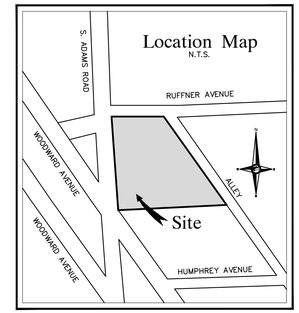
APPROVED BY:
K. Navaroli

DATE:
March 30, 2023

SCALE: 1" = 10'
10 5 0 5 10

NFE JOB NO. **N044**
SHEET NO. **C1**





DEMOLITION NOTES

DEMOLITION OF SITE IMPROVEMENTS SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE PUBLIC AGENCY HAVING JURISDICTION OVER SAID DEMOLITION.

FOR ANY DEMOLITION WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR, AND SECURE, ALL NECESSARY PERMITS AND LIKEWISE SHALL ARRANGE FOR ALL SITE INSPECTIONS.

SITE DEMOLITION INCLUDES THE COMPLETE REMOVAL OF SITE IMPROVEMENTS AND OFF-SITE DISPOSAL DEBRIS SHALL BE TRANSPORTED TO AN APPROPRIATE DISPOSAL FACILITY THAT IS LICENSED FOR THAT TYPE OF DEBRIS.

THE CONTRACTOR SHALL COORDINATE TRUCK ROUTES WITH THE MUNICIPALITY PRIOR TO COMMENCEMENT OF SITE DEMOLITION. ALL TRUCKS SHALL BE TARPED OR PROPERLY SECURED TO CONTAIN DEMOLITION DEBRIS PRIOR TO LEAVING SITE.

EXISTING ON-SITE UNDERGROUND UTILITIES AND BUILDING SERVICES HAVE BEEN INDICATED BASED UPON THE BEST AVAILABLE UTILITY RECORDS AND/OR ON-SITE INSPECTION. NO GUARANTEE IS MADE BY THE DESIGN ENGINEER, AS TO THE COMPLETENESS OR ACCURACY OF UTILITY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF UTILITY INFORMATION (THE DESIGN ENGINEER MAKES NO GUARANTEE NOR ASSUMES ANY LIABILITY AS TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY DATA).

PRIOR TO THE REMOVAL OR ABANDONMENT OF ANY EXISTING UNDERGROUND UTILITY OR BUILDING SERVICE LINES CALLED FOR IN THE PLANS OR DISCOVERED DURING EXCAVATION, THE CONTRACTOR MUST DETERMINE IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE. IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE/ACTIVE THE CONTRACTOR MUST TAKE ALL THE NECESSARY STEPS TO GUARANTEE THAT THE UTILITY LINE OR BUILDING SERVICE IS REMAINED WITHOUT AN INTERRUPTION IN SERVICE. THE RECONNECTION OF THE UTILITY LINE OR BUILDING SERVICE MUST BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE APPROPRIATE GOVERNMENTAL AGENCY OR PRIVATE UTILITY COMPANY.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO SITE DEMOLITION.

* THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF THE SITE DEMOLITION.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH UTILITY COMPANY. REMOVAL OF THE UTILITY COMPANIES ELECTRICAL SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE UTILITY COMPANY.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH UTILITY COMPANY. REMOVAL OF THE UTILITY COMPANY GAS SERVICES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE UTILITY COMPANY.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE UTILITY COMPANY. REMOVAL OF THE UTILITY COMPANIES COMMUNICATION SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE UTILITY COMPANY.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE APPROPRIATE CABLE MEDIA COMPANY. REMOVAL OF CABLE SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE CABLE COMPANY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF PRIVATE UTILITY COMPANIES AND COORDINATE UTILITY SERVICE SHUT OFF/DISCONNECT, PRIOR TO DEMOLITION OF EXISTING STRUCTURES OR PROPERTIES.

ALL UTILITY METERS SHALL BE REMOVED BY THE APPROPRIATE UTILITY COMPANY.

ANY ON-SITE STORM SEWER FACILITIES LOCATED DURING DEMOLITION SHALL BE REMOVED AND BULK HEADED AT THE PROPERTY LINE IF INDICATED FOR REMOVAL ON THE PLANS.

PRIOR TO BUILDING DEMOLITION, ALL HAZARDOUS MATERIAL SHALL BE REMOVED BY OTHERS. THE DEMOLITION CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY SUSPICIOUS MATERIAL BE FOUND.

WATER SERVICES AND/OR STOP-BOX SHALL BE PRESERVED AND BULK HEADED AT THE PROPERTY LINE OR AS DIRECTED BY THE OWNER'S REPRESENTATION.

WHERE EXISTING BUILDINGS PLANED FOR DEMOLITION FALL WITHIN PROPOSED BUILDING FOOT PRINTS, BASEMENT FLOOR SLABS, FOUNDATION WALLS AND FOOTINGS SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH MDOT CLASS II GRANULAR MATERIAL AND BE MACHINE COMPACTED TO A MINIMUM OF 98% OF MATERIALS MAXIMUM DENSITY.

LEGEND

- MANHOLE — EXISTING SANITARY SEWER
- HYDRANT, GATE VALVE — EXISTING SAN. CLEAN OUT
- MANHOLE, CATCH BASIN — EXISTING WATER MAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- UTILITY POLE, GUY POLE, GUY WIRE — OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- EXISTING UTILITY TO BE REMOVED
- EXISTING UTILITY TO BE ABANDONED
- 12" MAPLE — INDICATES EXISTING TREE TO BE REMOVED
- INDICATES AREAS OF PAVEMENT, BUILDINGS, ETC. TO BE REMOVED

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SEAL

STATE OF MICHIGAN
JASON R. LONGHURST
ENGINEER
NO. 47075
LICENSED PROFESSIONAL ENGINEER

PROJECT

Polestar
33866 Woodward Avenue

CLIENT

LaFontaine Automotive Group
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Highland, MI 48357

Contact: Mr. Gary Laundroche
Phone: (248) 714-1502
Email:
glaundroche@lafontainemotors.com

PROJECT LOCATION

Part of the NE 1/4
of Section 31
T. 2N, R. 11E
City of Birmingham,
Oakland County, Michigan

SHEET

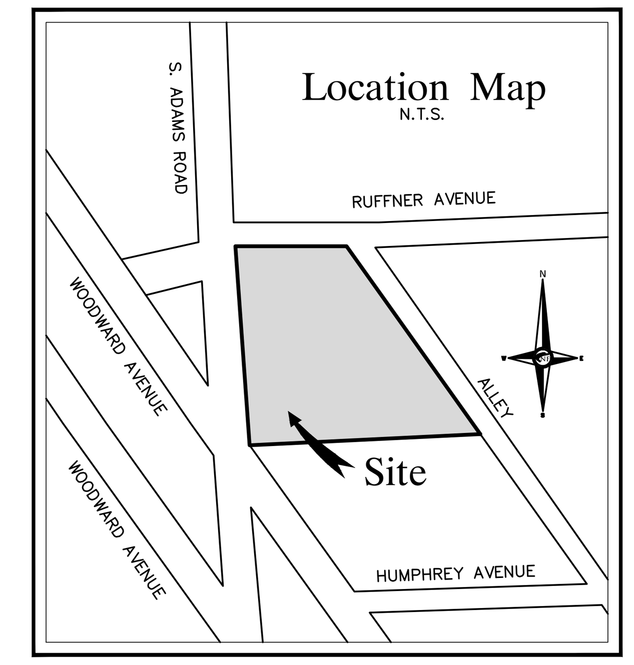
Demolition Plan

811
Know what's below
Call before you dig.

DATE	ISSUED/REVISED
2023-05-01	ISSUED FOR OWNER REVIEW

DRAWN BY: B. Girbach
DESIGNED BY: T. Wood
APPROVED BY: J. Longhurst
DATE: May 1, 2023
SCALE: 1" = 10'
10 5 0 5 10 5

NFE JOB NO. N044
SHEET NO. C2



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SEAL

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Polestar
33866 Woodward Avenue

CLIENT
LaFontaine Automotive Group
4000 West Highland Rd.
Highland, MI 48357

Contact: Mr. Gary Laundroche
Phone: (248) 714-1502
Email:
glaundroche@lafontainemotors.com

PROJECT LOCATION
Part of the NE 1/4
of Section 31
T. 2N, R. 11E
City of Birmingham,
Oakland County, Michigan

SHEET
Engineering Plan

811
Know what's below
Call before you dig.

DATE	ISSUED/REVISED
2023-05-01	ISSUED FOR OWNER REVIEW

DRAWN BY:
B. Girbach

DESIGNED BY:
T. Wood

APPROVED BY:
J. Longhurst

DATE:
May 1, 2023

SCALE: 1" = 10'

NFE JOB NO.
N044

SHEET NO.
C3

GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE – MDOT BITUMINOUS MIXTURE HMA 4E ML;
SURFACE COURSE – MDOT BITUMINOUS MIXTURE HMA 5E ML;
BOND COAT – MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

PAVING LEGEND

PROPOSED CONCRETE PAVEMENT
PROPOSED SEALCOAT AND RESTRIPE
PROPOSED ASPHALT PAVEMENT

LEGEND

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

SITE INFORMATION

EXISTING ZONING: B-2B GENERAL BUSINESS

SITE AREA:
TOTAL PROPERTY AREA: 12,866.57 SF. OR 0.30 ACRES

SITE ADDRESS: 33866 WOODWARD AVENUE

MIN. YARD SETBACKS:	REQUIRED	EXISTING
FRONT (WEST)	0'	0.00 FT.
SIDE (NORTH)	0'	17.02 FT.
REAR (EAST)	20'	0.00 FT.
SIDE (SOUTH)	0'	0.00 FT.

MAX BUILDING HEIGHT 30' 18.00 FT.

EXISTING BUILDING AREA: 7232 SF

PROPOSED BUILDING AREA: 7,340 SF

VEHICLE PARKING:
REQUIRED: MOTOR VEHICLE SALES AND SERVICE
1 SPACE FOR EACH 300 SQ FT OF FLOOR AREA OF SALES ROOM PLUS 1 SPACE FOR EACH AUTO SERVICE STALL

3,000 SF SALES ROOM / 300 SF = 10

REQUIRED: 10 SPACES

PROVIDED: 11 SPACES
(INCLUDING 1 HANDICAP SPACE)

PROJECT SITE COVERAGE:

SURFACE:	AREA (SF)	% LOT COVERAGE
BUILDING:	7,366 SF	57.25%
IMPERVIOUS:	4,402 SF	34.21%
LANDSCAPING:	1,099 SF	8.54%
TOTAL:	12,867 SF	100.00%

ESTIMATED QUANTITIES

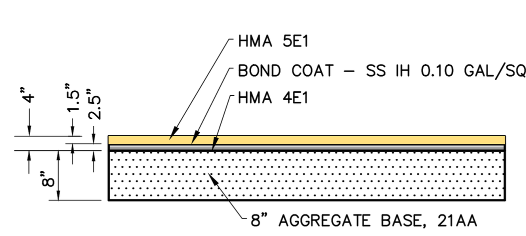
PAVING

DESCRIPTION	QUANTITY	UNITS
4" NON-REINFORCED CONCRETE SIDEWALK	610	S.F.
8" NON-REINFORCED CONCRETE PAVEMENT	105	S.Y.
4" ASPHALT PAVEMENT ON 8" AGGREGATE	205	S.Y.

NOTES

EXISTING WATER MAIN AND SANITARY LINES TO REMAIN

CONNECT TO EXISTING ROOF DRAINS.



4" ASPHALT PAVING SECTION
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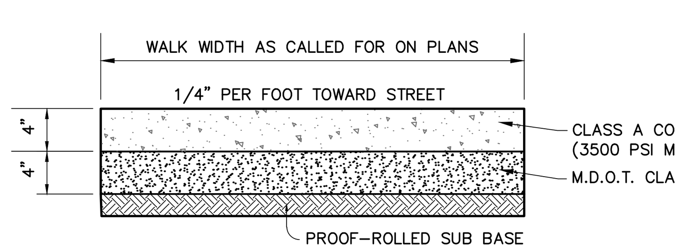

CONCRETE SIDEWALK SECTION
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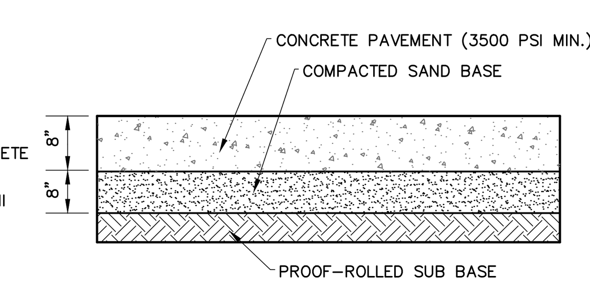

8" CONCRETE SECTION
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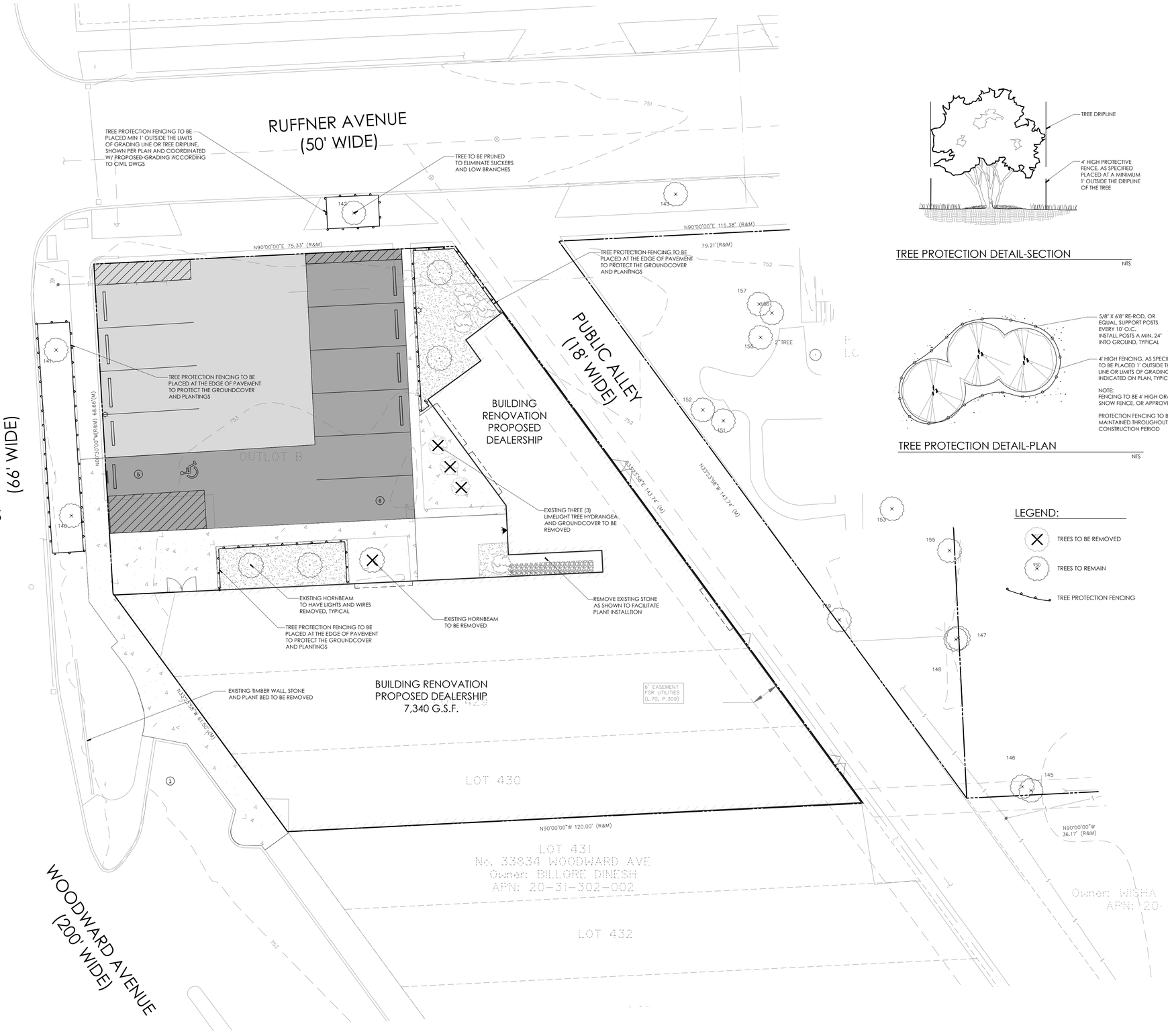

TREE PROTECTION DETAIL-SECTION

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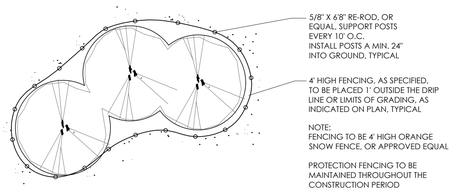
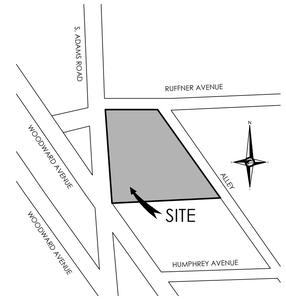


TREE PROTECTION DETAIL-PLAN

NTS



LOCATION MAP

N.T.S.

GENERAL TREE PROTECTION NOTES

1. APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
2. ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
3. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
4. WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
5. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE, SCHEDULED TO REMAIN.
6. ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
7. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
8. TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
9. ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
10. THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
11. THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
12. ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REAMIN.
13. THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MINIMALLY WITH A HYDRO-AXE.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
15. TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL, BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.

DEMOLITION NOTES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING THE UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
3. ALL EXISTING IMPROVEMENTS, MATERIALS AND PLANT MATERIAL TO REMAIN WITHIN THE NEW CONSTRUCTION AREA SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING THE DEMOLITION OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY OF THESE EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY.
4. ALL MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE CITY ENGINEER FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE CITY ENGINEER.
5. STREETS, SIDEWALKS AND ADJACENT PROPERTIES SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS AND APPROVED BY THE OWNER.
6. ALL MATERIAL SPECIFIED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE PER LOCAL CODES AND REGULATIONS. CONTRACTOR SHALL COORDINATE METHOD OF DISPOSAL WITH CITY ENGINEER PRIOR TO COMMENCEMENT OF WORK.
7. MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE OWNERS REPRESENTATIVE FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER.
8. DURING DEMOLITION OPERATIONS EVERY EFFORT SHALL BE MADE TO CONTROL DUST, PER CITY REQUIREMENTS.
9. TREES AND SHRUBS TO BE REMOVED WITHIN THE LIMITS OF WORK SHALL BE CLEARLY IDENTIFIED WITH BRIGHTLY COLORED RIBBON.
10. GRUBBING SHALL INCLUDE ALL WEEDS, SHRUBS, STUMPS AND ROOT SYSTEMS OF REMOVED PLANT MATERIAL, IRRIGATION PIPING AND ANY OTHER IRRIGATION MATERIALS WITHIN THE LIMITS OF DEMOLITION. GRUBBING SHALL BE TO THE DEPTHS BELOW PROPOSED IMPROVEMENTS INDICATED AS FOLLOWS: CONCRETE PAVING AND WALKWAYS-TOTAL DEPTH OF PAVING AND SUB-BASE; ASPHALT PAVING-TOTAL DEPTH OF PAVING AND SUB-BASE; LAWN AND OTHER PLANTINGS AREAS-REMOVE DEPTH REQUIRED OF STUMPS AND ROOTS OVER TWO (2) INCHES IN DIAMETER AND TURF.
11. PROTECT EXISTING TREES TO REMAIN PER TYPICAL TREE PROTECTION DETAIL.
12. STOCKPILED TOPSOIL SHALL BE STORED ON SITE AND REMAIN PROTECTED FROM CONTAMINATION PRIOR TO REDISTRIBUTION.
13. SAWCUT AND REMOVE EXISTING ASPHALT AS REQUIRED TO INSTALL NEW SITE IMPROVEMENTS AND ADJUST GRADES WITHIN CITY STREETS. ALL WORK WITHIN CITY RIGHT OF WAY SHALL MEET CITY STANDARDS AND SPECIFICATIONS.
14. ARRANGE FOR APPLICABLE UTILITY COMPANY TO RELOCATE EXISTING CABLES, WIRES, PHONE LINES, ETC., ALONG WITH EDISON POWER LINES AS REQUIRED.
15. CONTRACTOR SHALL SECURE AND PAY FOR ALL APPLICABLE PERMITS AND FEES NECESSARY FOR THE COMPLETE CONSTRUCTION OF THE PROJECT.

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
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SEAL

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Part of the NE 1/4
of Section 31
T. 2N, R. 11E
City of Birmingham,
Oakland County, Michigan

SHEET
Tree Preservation Plan

Know what's below
Call before you dig.

REVISIONS

DRAWN BY:
G. Ostrowski

DESIGNED BY:
G. Ostrowski

APPROVED BY:
G. Ostrowski

DATE:
April 26, 2023

SCALE: 1" = 10'

10 5 0 5 10 15

NFE JOB NO. **N044**

SHEET NO. **L1**

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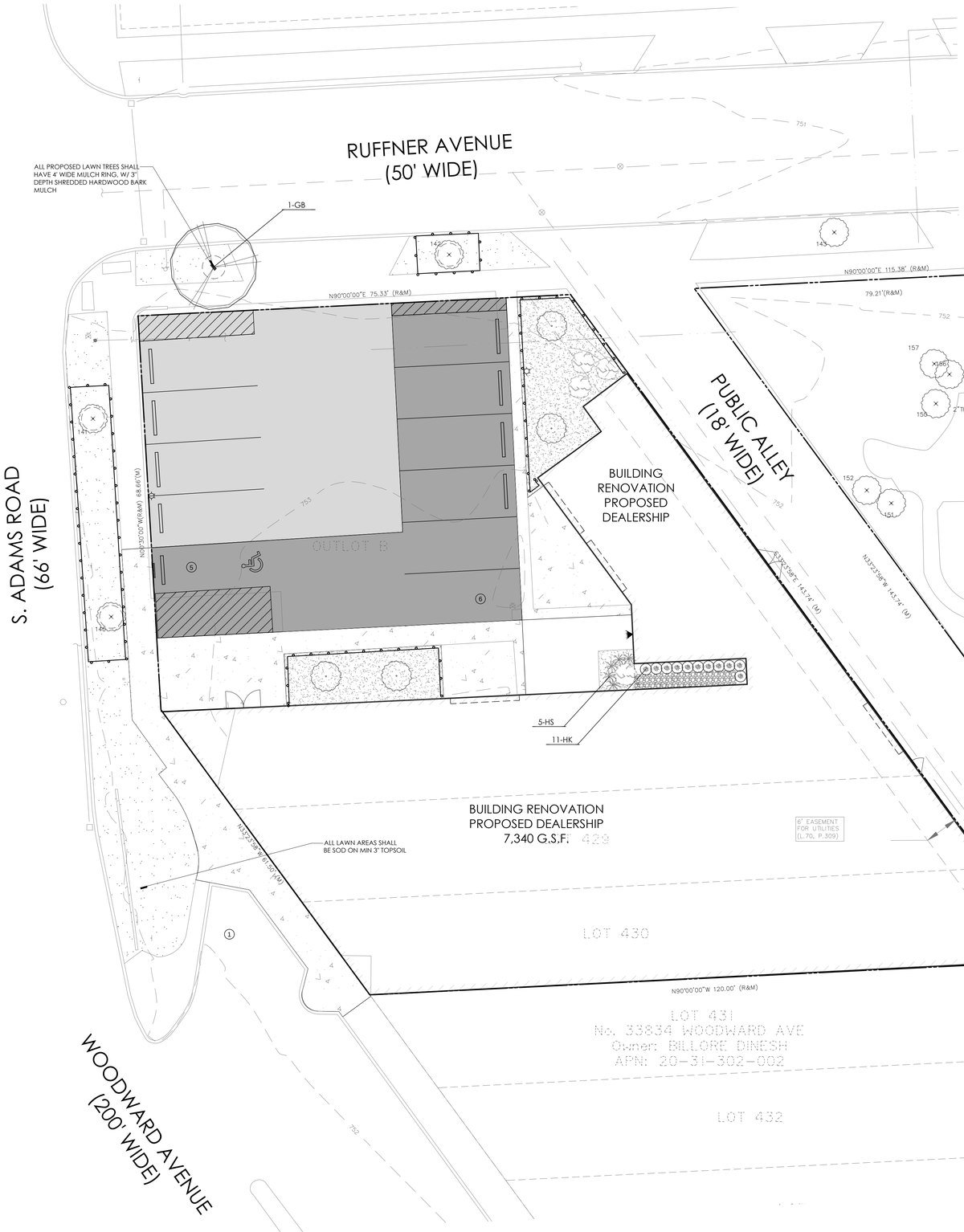


LANDSCAPE REQUIREMENTS

EXISTING SITE ZONING: B2-B, GENERAL BUSINESS DISTRICT
EXISTING SITE AREA: 12,866.57 S.F. OR 0.295 ACRES

STREET TREES
1 TREE PER 40 L.F. OF FRONTAGE
REQUIRED:
RUFFNER: 75.33 L.F. OF FRONTAGE / 40 L.F. = 1.88 OR 2 TREES REQUIRED
PROVIDED: 1 EXISTING AND 1 PROPOSED
ADAMS ROAD: 68.66 L.F. OF FRONTAGE / 40 L.F. = 1.72 OR 2 TREES REQUIRED
PROVIDED: 2 EXISTING TREES

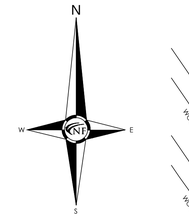
PARKING LOT LANDSCAPE REQUIREMENTS
PARKING LOT REQUIREMENTS NOT APPLICABLE
AS PARKING LOT IS ONLY 4,061.09 S.F.

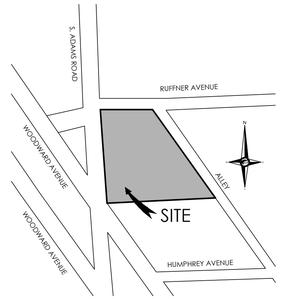
PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
GB	1	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Gingko	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
GROUNDCOVERS/PERENNIALS						
HK	11	Hakonechloa macra Japanese Forest Grass	2 GAL	24" OC	CONT	
HS	5	Hemerocallis 'Stella D'Oro' Stella D'Oro Daylilly	2 GAL	24" OC	CONT	

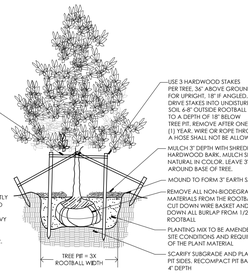
GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
4. PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
5. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
6. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT-LEAST ONE (1) YEAR FOLLOWING PLANTING.
7. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".
8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO PLANT PITS AND BEDS. ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
9. PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.
10. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURERS RECOMMENDED RATES.
11. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 "DAIRY DOO" COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
12. ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PIECES ON INCONSISTENT SIZE.
13. NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
16. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
17. THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER: THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
18. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.



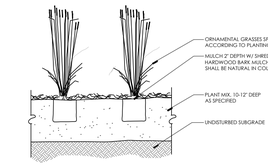


LOCATION MAP
N.T.S.



DECIDUOUS TREE PLANTING DETAIL

NTS



ORNAMENTAL GRASS PLANTING DETAIL

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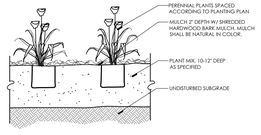

PERENNIAL PLANTING DETAIL

NTS

GROUNDCOVER KEY

1. TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL
2. RESTORE EXISTING LAWN AREAS W/ HYDROSEED AND MULCH
3. 4' DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
4. 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
5. 3/4" - 1 1/2" STONE MULCH, 3-4" DEPTH ON WEED BARRIER

GENERAL SOD NOTE:

ALL LAWN AREAS DESIGNATED TO BE SODDED, SHALL BE SODDED WITH A BLENDED DURABLE BLUEGRASS SOD, TYPICALLY GROWN IN THE REGION. ALL TURF SHALL BE PLACED ON A MINIMUM 3" PREPARED TOPSOIL, AND WATERED DAILY UNTIL ESTABLISHMENT. IN AREAS SUBJECT TO EROSION, SODDED LAWN SHALL BE STABILIZED WHERE NECESSARY, AND LAID PERPENDICULAR TO SLOPES
SOD INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL1 TO JUNE1
FALL: AUGUST 15 TO OCTOBER 15

IRRIGATION NOTE:

ALL LANDSCAPE AREAS, INCLUDING THOSE WITHIN THE R.O.W. SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL OPERATE IN COMPLIANCE WITH LOCAL STANDARDS AND SEASONAL RESTRICTIONS. SEPARATE ZONES SHALL BE PROVIDED FOR LAWN AREAS AND PLANTING BEDS. IRRIGATION SHALL BE DESIGNED IN THE THE MOST EFFICIENT MANNER NECESSARY TO FULLY IRRIGATE ALL PLANTING AREAS.

NF ENGINEERS
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SEAL

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PROJECT LOCATION
Part of the NE 1/4
of Section 31
T. 2N, R. 11E
City of Birmingham,
Oakland County, Michigan

SHEET
Landscape Plan

Know what's below
Call before you dig.

REVISIONS

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski
DATE:
April 26, 2023
SCALE: 1" = 10'
10 5 0 5 10 5

NFE JOB NO. N044
SHEET NO. L2

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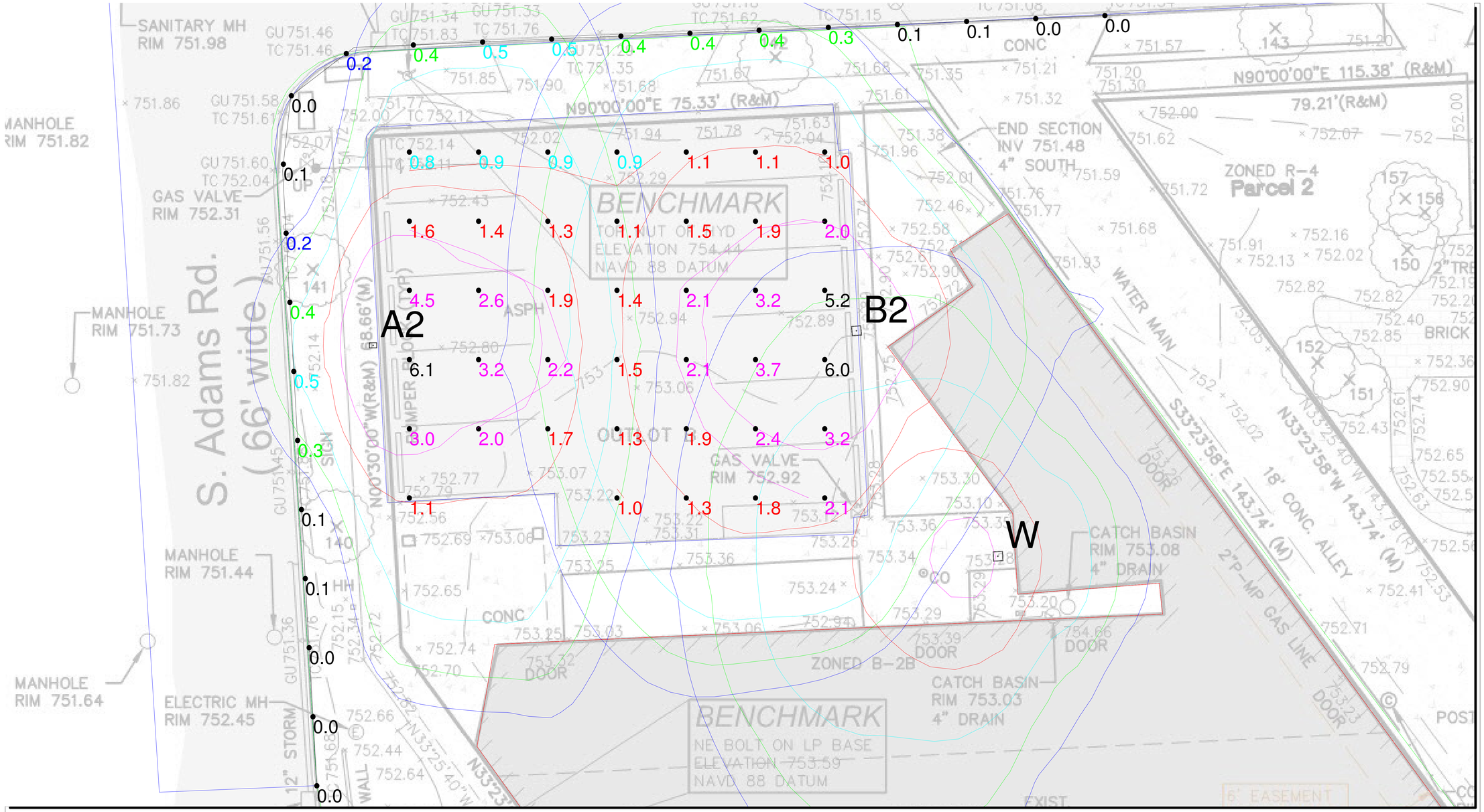


Luminaire Schedule							
Symbol	Qty	Label	LLF	Description	Mounting Height	Luminaire Lumens	Luminaire Watts
	1	A2	0.890	LDS-SAL-110-DB-T4-1-40-MAS-BS	16	6325	110
	1	B2	0.890	LDS-SAL-60-DB-T4-1-40-MAS-X-X	16	8204	60.21
	1	W	0.890	LDS-LFC-30-DB-T4-1-40	18	4185	29.83

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
AsphaltLOT_Planar	Illuminance	Fc	2.15	6.1	0.8	2.69	7.63
PropertyLine	Illuminance	Fc	0.22	0.5	0.0	N.A.	N.A.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE THE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

Illuminance Values

- 0.2 - 0.29 fc
- 0.3 - 0.49 fc
- 0.5 - 0.99 fc
- 1.0 - 1.99 fc
- 2.0 - 5.0 fc

Lumecon
LED Innovation Since 2006

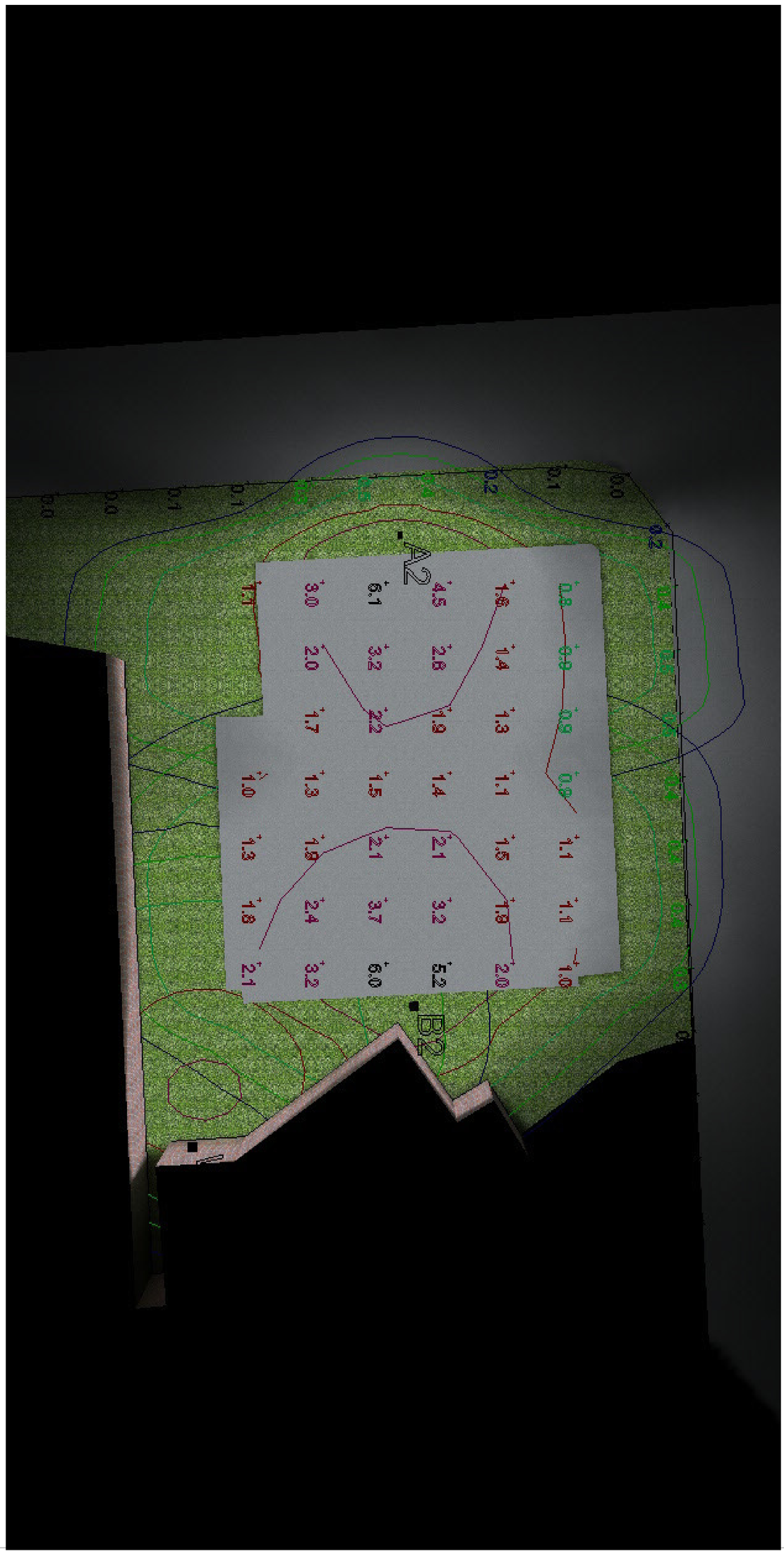
#	Date	Comments

Revisions

Drawn By: M. Woznicki, LC
Checked By:
Date:5/2/2023
Scale:

LaFontaine Woodward

4



Page 2 of 3

LaFontaine Woodward

4

Drawn By: M. Woznicki, LC
Checked By:
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Revisions

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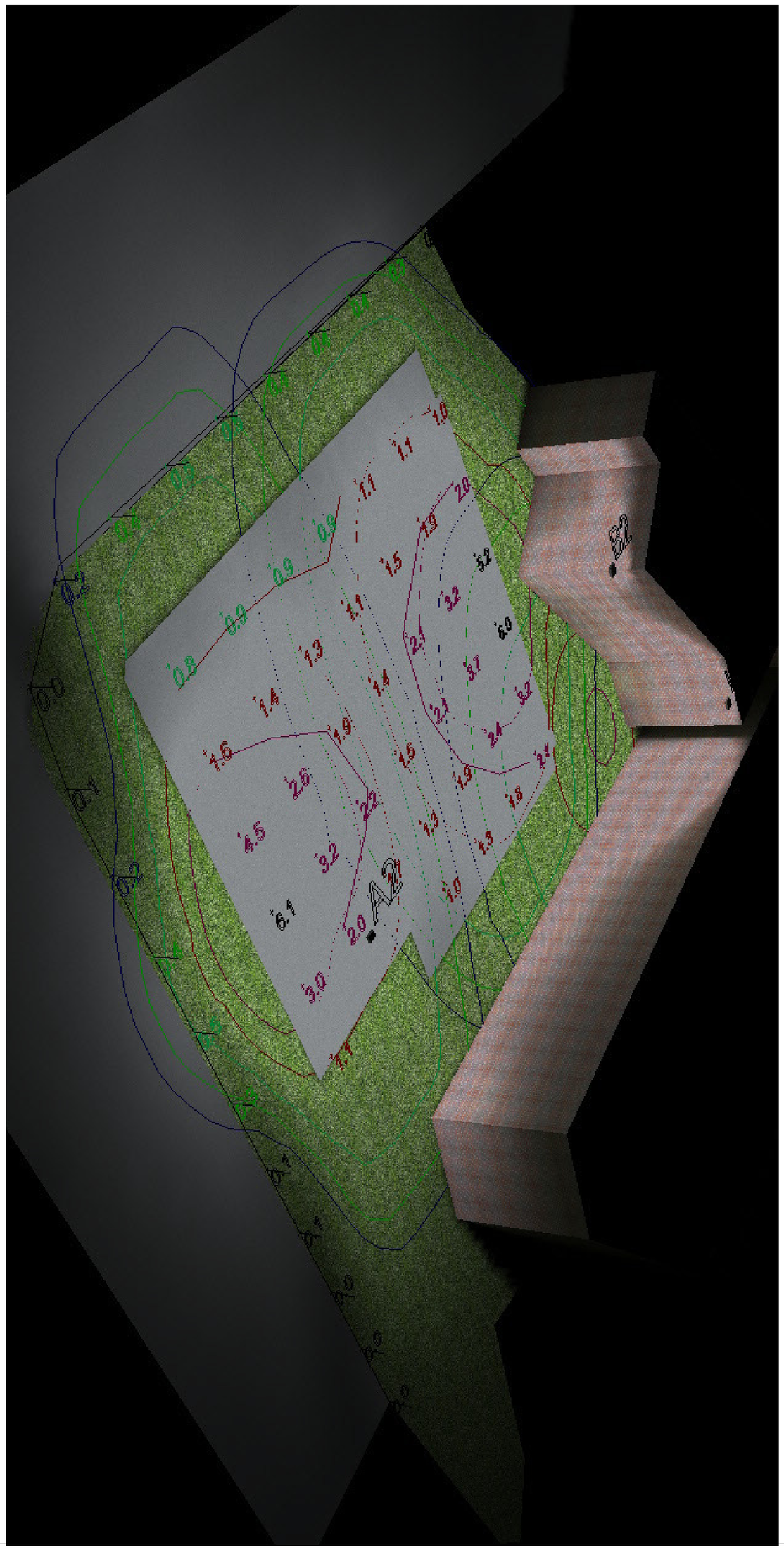

LaFontaine Woodward	
4	

Drawn By: M. Woznicki, LC	
Checked By:	
Date:5/2/2023	
Scale:	

Revisions	#	Date	Comments

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MEMORANDUM

Planning Division

DATE: June 14, 2023

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Project Updates & Information

The following report contains the most recent updates on projects that have completed by the Planning Board and are on to the next steps of approval. In addition, other significant development-related projects that have been reviewed or embarked upon by boards/commissions such as the Historic District Commission, Design Review Board, Multi-Modal Transportation Board, or similar bodies have been included for reference as well.

Site Plan & Design Reviews

- 2159 E. Lincoln – Lincoln Yard – Under construction
- 34965 Woodward – Peabody Redevelopment – Permitting, numerous extensions requested.
- 35001 Woodward – Land lease executed by City Commission/Design development.
- 770 S. Adams – Permitting/Construction
- 2225 E. 14 Mile – Our Shepherd – Permitting/Construction
- 36877 Woodward – Gasow Veterinary Hospital – Permitting, Lot Combination was approved by City Commission on June 5, 2023.
- 588 S. Old Woodward – Phoenicia – Under Construction
- 243 Merrill – La Strada – Permitting
- 320 Martin – Birmingham Post Office – Design Development
- 185 N. Old Woodward – Bell Bistro – Permitting
- 460 N. Old Woodward – Wilders – Under construction
- 295 Elm St. – Forest Townhomes – Design Development
- 34350 Woodward – Fred Lavery Porsche – Public Hearing at the City Commission was tabled by the City Commission to afford the applicant and City Staff time to work out any issues. No new public hearing date set at this time.
- 479 S. Old Woodward – Birmingham Tower – Received a variance for 11 off-street parking spaces on May 9, 2023. Design Development.

Ordinance Amendments/Master Planning

- Outdoor Dining Ordinance – The amendments to the outdoor dining ordinance were approved on May 22, 2023. The major revision that occurred was transitioning any language relating to public property and moving it to Chapter 98 of the City Code of Ordinances.

Non-Planning Board Projects

- 148 Pierce – Telephone Exchange Building – New mural on rear of building.
- 135-139 S. Old Woodward – Stifel – Façade renovations on historic Briggs Building, under construction.
- 220 Park St. – Façade renovations, permitting/construction.
- 34040 Woodward – Community Unity Bank – Façade renovations, in progress.
- 185 Oakland – Belfor – Façade renovations, design development.
- 33680 Woodward – Petrucci Studio – Façade renovations, permitting.
- 188 N. Old Woodward – Comerica Bank – Façade renovations, design development.
- 163 W. Maple – Seven Daughters – Façade renovations, postponed to Historic District Commission meeting on July 19, 2023.
- 245 S. Eton – Big Rock – Preparing for Special Land Use Permit submittal.
- Historic District Design Guidelines – On June 7, 2023, the Historic District Commission recommended approval of the Historic Design Guidelines to the City Commision.
- Citywide Wayfinding and Signage Design Program Update – Awaiting first design proposals.
- Ad Hoc Environmental Sustainability Committee – First meeting was held on May 15, 2023.
- Eton St. Bike Lane Study – Multi Modal Transportation Board recommended a design to the City Commission on June 1, 2023.

The Birmingham Plan 2040

- The City Commission moved to adopt the Birmingham Plan 2040 on May 22, 2023. At this time, Staff is working on completing the final legal noticing requirements of the Michigan Planning Enabling Act.

Birmingham 2040 Master Plan

Residential & Commercial Supplemental Background

10 May 2023 Bob Gibbs

Birmingham Community

I am pleased to offer the following supplemental background to the Draft 2040 City Master Plan prepared by DPZ-CoDesign, Gibbs Planning and McKenna Associates.

The Birmingham 2040 Plan was commissioned, in part, to address the community's current and future housing and commercial needs.

Housing was one of the primary concerns shared by residents during the plan's community engagement process. Residents expressed their preferences for additional updated or new apartment or condo options. Young families frequently asked for larger homes they can afford to grow into. Many older residents expressed concerns about their house maintenance and the desire to downsize into a smaller home or condo with a first-floor bedroom.

On the other hand, public comments have frequently centered on the city's overabundance of apartments and the need to curtail any new multi-family development, single family housing or commercial.

These sentiments are representative of national housing trends.

Figure 1: *Above, Dorchester Street looking west towards multi-family housing along N. Eton Street.*

Community concerns over additional multifamily, new homes and commercial has focused on four primary issues: economic, density-traffic, quality of life and building scale.

Economic: Foremost, many residents fear multi-family or commercial buildings will reduce their home values. While sometimes the case in suburban subdivisions, Birmingham's 3,000 multi-family homes and neighborhood shops seamlessly mix with single family homes of all prices. Many of Birmingham's homes , including new upscale houses coexist with adjacent duplexes, apartments, town houses, commercial centers, schools, and places of worship.

My research has not identified reduced Birmingham home values when adjacent or close to apartments or small retail centers.

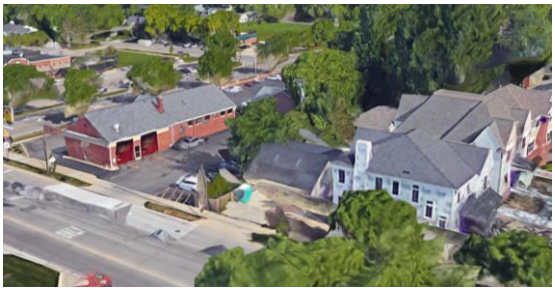


Figure 2: *Above left, new house construction behind an auto service center, 14 Mile and Southfield Streets. Right, view of the Quarton Lake neighborhood's 20,000 sq. ft. shopping center: Chester and W. Maple Streets. Note, the center's corner bank building originally operated as a Mobil gas station.*

Density-Traffic: Birmingham's population has declined by 17 % - 4,400 persons between 1970 to 2020 (26,200 to 21,800). The city's population is projected to only grow by 500 persons, to 22,500 by 2045 (US Census , ESRI– SEMCOG). The city's neighborhoods average over 500 – 1,000 homes. Adding new families along major (seams) streets (Adams, Eton, 14 Mile, Maple, Southfield, Woodward), or even into Birmingham's neighborhoods will not significantly increase their densities or vehicular traffic. Realtors have reported that homes located near coffee shops, cafes and markets are desirable and command premium values.

Quality of Life: Birmingham is a city of prewar neighborhoods where residents can move into larger or smaller homes, walk to local shops, parks, and schools. More residents will increase park usage, pedestrians, children in schools and local businesses, stores, and cafes. There is no evidence that Birmingham's apartment renters increase crime or cause community disruptions. Statistically, Birmingham is safer than 91% of US cities, with 70% lower crime than the Michigan and national averages.

Birmingham's livability, amenities, crime, employment, and schools are rated an A by the Area Vibes organization. The city's livability also ranks in the top 98% of all U.S. cities. (Figure 16)

Figure 3: *Some of Birmingham's upscale homes are larger than nearby multi-family homes. Above left, view looking north towards Brown Street from Stanley Street. Right, Frank Street apartment building.*

Scale: Utilizing a form-based approach, new multi-family and retail buildings can be scaled to reflect an area's character. Historically, many of Birmingham's apartments were designed similarly to its neighborhood's single-family homes. This approach is known as the market based, Missing Middle housing typologies, where multi-family buildings are designed to appear as single family houses.

To address the city's existing and future demand, the 2040 Plan proposes modest zoning flexibility to allow for some market-based, multi-family development along primary streets (seams).

The 2040 Master Plan does not mandate high density buildings or shopping centers throughout the city.

Figure 4: *Duplex – 2 unit apartment buildings are no longer permitted in many of the city's neighborhoods. Above, 2-family homes on Baldwin and Harmon Streets in the Holy Name neighborhood. Current city zoning does not permit duplexes in Holy Name neighborhood.*

Existing Birmingham Housing and Commercial Inventory (ESRI, U. S. Census, SEMCOG)

- 7,200 Single family homes (70% of total city dwellings)
- 3,000 Multiple family homes (30% of total city dwellings)
- 70-80% multi-family buildings built pre 1963 (estimate based on 1963 satellite images Figures 23-26)
- 1,540 acres-Single-Family (50% total city land area)
- 135 acres Multi-family – apartments, condos (4% city total land area)
- 130 acres Commercial: hotels, industrial, office, retail (4% city total land area)
- 24% Houses renter occupied

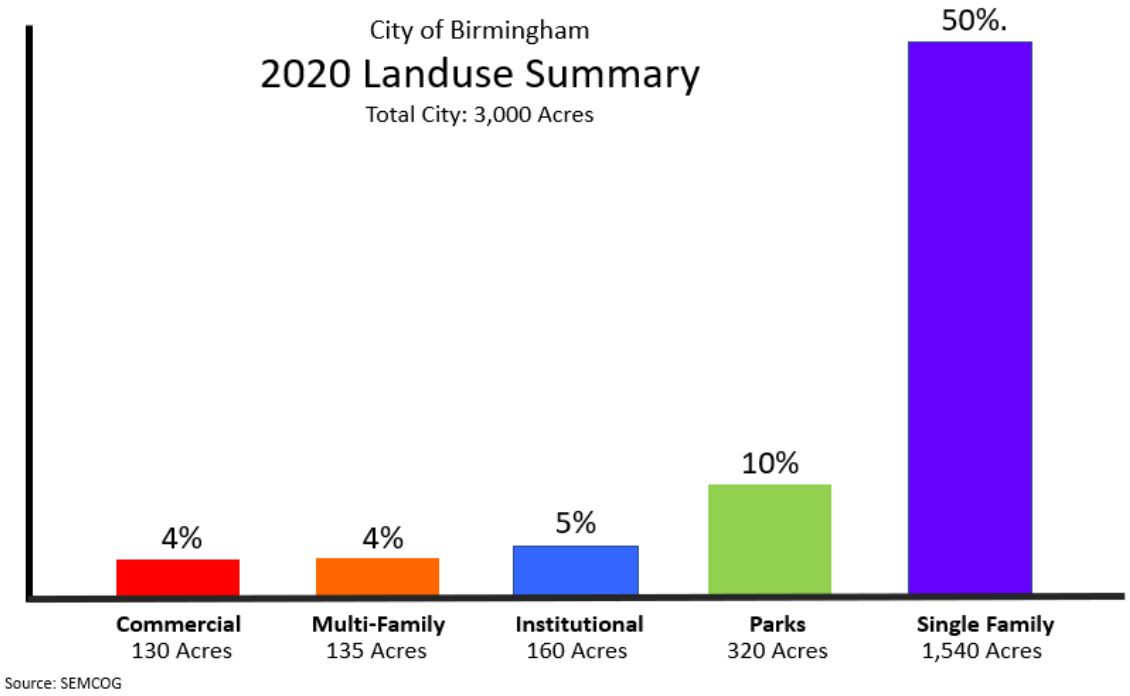


Figure 5: *Single family neighborhoods are Birmingham's largest land use, occupying 50% of its total land area. Multi-family dwellings represent 30% of the city's housing and occupy 4 % of its total land area. Commercial uses cover 4% of the city's total land area. Data source: SEMCOG, graphic GPG. Note: Commercial includes hotel, industrial, office, retail; Institutional includes governmental, religious and schools. Parks include cemeteries, golf courses, and recreational lands.*

Figure 6: *New or updated multi-family housing can offer a desirable housing alternative for many of the city's residents. 4,900 of Birmingham's residents (23%) are aged 60, 3,200 household residents live alone (35%) and 11,300- households (52%) have no children living with them. Source: SEMCOG, ESRI.*

City of Birmingham 2020 Demographics

- 69% Households: single or age 65+ or no children living with them
- 52% Households have no children
- 4,900 Residents 60+ age 2020 (23%)
- 3,400 Residents 65+ (16%)
- 6,000 Residents 60+ projected by 2040 (23% increase from 2020)
- 2,600 Households include seniors (28%)
- 3,200 1-Person households (35%)
- 3,000 Existing multiple-family dwellings (30%)
- 1,200 Households 65+ persons living alone (26% Increase from 2010)
- 26% Households earn under $60,000 / yr.
- 558 Households living in Poverty (6.1%)
- 4,900 Population decline (17%) 1970-2020
- 450 Population (1%) projected growth by 2045 (SEMCOG)

Birmingham Population Growth Trends & Projections 1900-2045

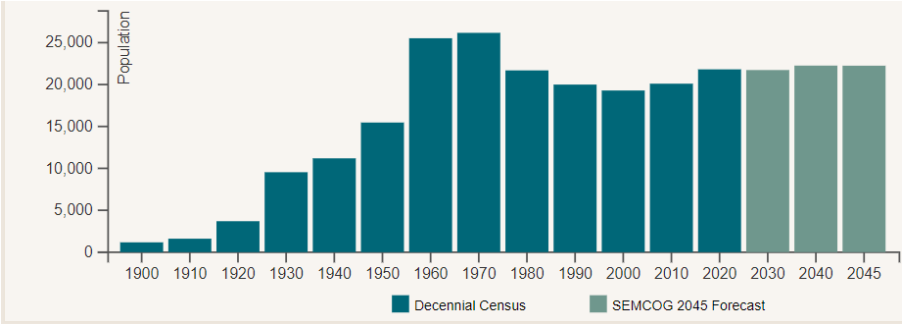


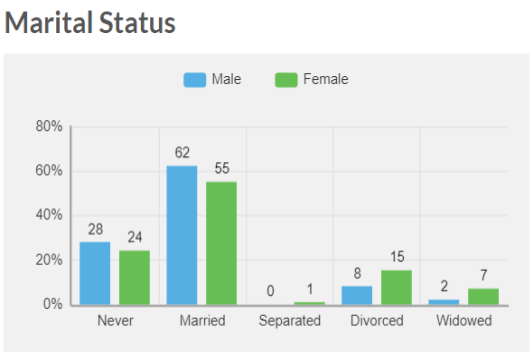
Figure 7: *Birmingham's population has declined by 4,400 persons (17%) between 1970 and 2020 (26,200 to 21,800). The city's population is projected to increase approximately 450 persons total (1%), net by 2045 representing 20 persons per year. Source SEMCOG.*

Figure 8: *Above, newer Brown Street 2-famly duplex. Note, each dwelling's entry faces a different direction, creating the appearance of a large single-family home along each street. The building design represents the Form Based planning approach.*

Figure 9: *Birmingham's 3,000 multi-family dwellings represent 30% of its total housing inventory (10,100 units) and only 4% of the city's total land area. Source: SEMCOG, ESRI, U.S. Census.*

Figure 10: *Approximately 70- 80% of Birmingham's multi-family buildings were built pre 1963, over 60 years ago. . (Source: GPG visual analysis of Oakland County 1963 satellite photo- Figures 23-26)*

Figure 11: *Multi-family residential buildings located on Redding Street, west of Woodward, adjacent to the Quarton Lake neighborhood. Note, Quarton Lake neighborhood home shown at right edge of photo.*



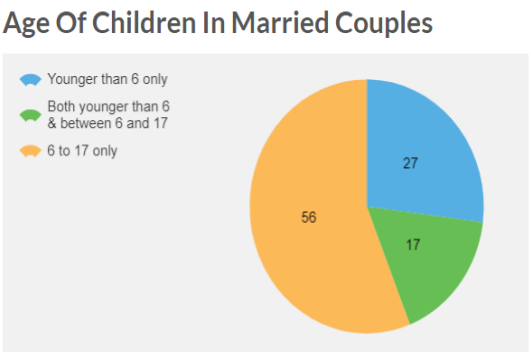


Figure 12: *Birmingham residents' marital status and child ages*

Older Adults and Youth Populations

Older Adults and Youth Population	Census 2010	ACS 2020	Change 2010-2020	Pct Change 2010-2020	SEMCOG 2045
60 and over	4,024	4,933	909	22.6%	6,020
65 and over	2,763	3,442	679	24.6%	4,503
65 to 84	2,317	2,899	582	25.1%	3,376
85 and Over	446	543	97	21.7%	1,127
Under 18	4,939	5,683	744	15.1%	4,666
5 to 17	3,648	4,195	547	15%	3,512
Under 5	1,291	1,488	197	15.3%	1,154

Note: Population by age changes over time because of the aging of people into older age groups, the movement of people, and the occurrence of births and deaths.

Figure 13: *Birmingham senior and children growth trends. Source: U.S. Census Bureau, Decennial Census, American Community Survey, and SEMCOG.*

Figure 14: *Left: Existing art gallery located in a former neighborhood grocery market building -Chester&Brown Street. Right: Former 4-unit apartment building, currently a single-family residence-Ann & George Streets, Barnum Neighborhood.*

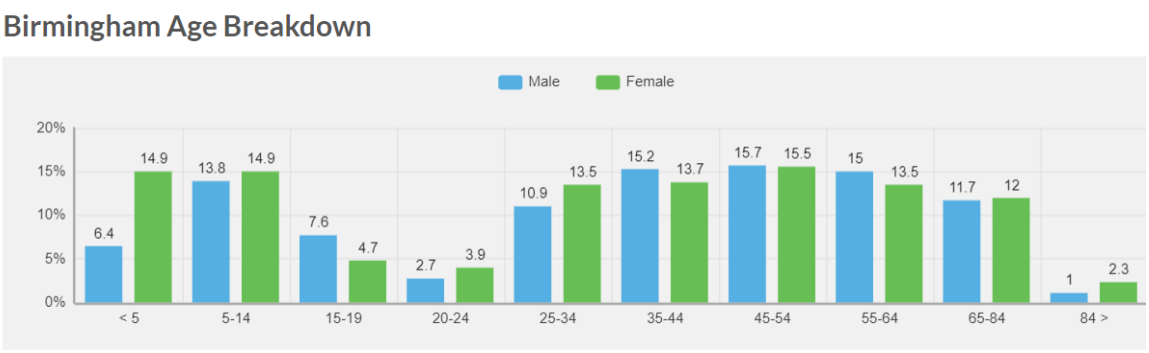
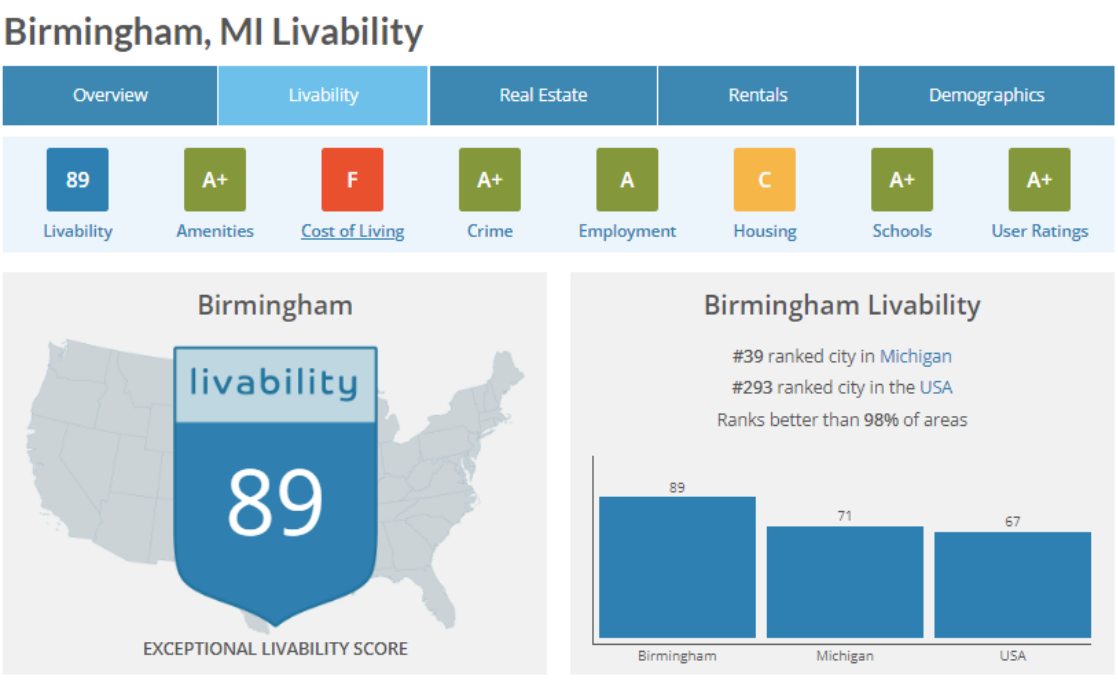


Figure 15: *Birmingham income age demographic profiles Source SEMCOG.*



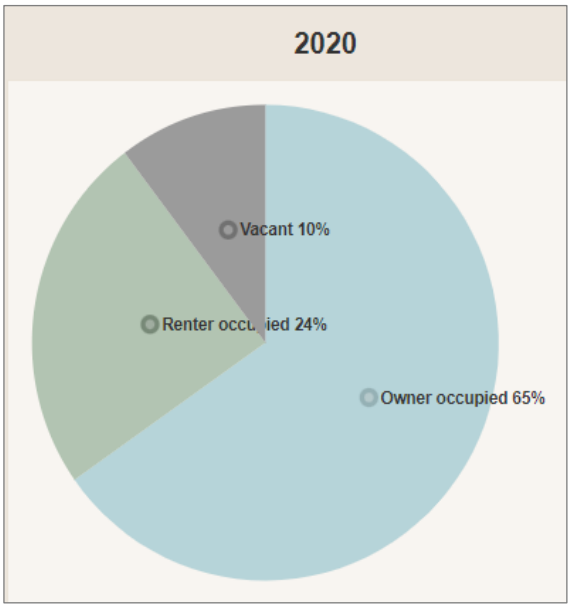
Source: Area Vibes

Figure 16*: Birmingham's Livability Index. The city has an overall 89/100 score and ranks in the top 98% of all U.S. communities. Source: Area Vibes.*

Figure 17: *Yorkshire Street looking west towards N. Eton Street and 2 neighborhood shopping centers. The commercial buildings total 12,000 sq. ft. and include a café, cleaners, food market, hair salon, seamstress and carry-out pizza restaurant.*

Figure 18: *Above, Existing 12,000 sq. ft. office building, W. Maple-Larchlea Streets.*

Figure 19: *Above, existing multi-family residential – Oak Street – Old Woodward Ave.*



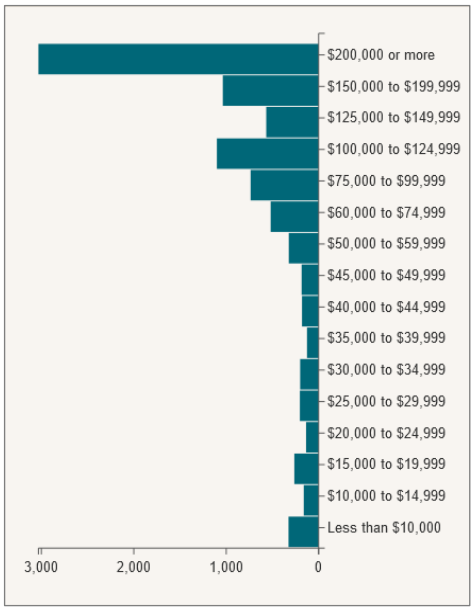
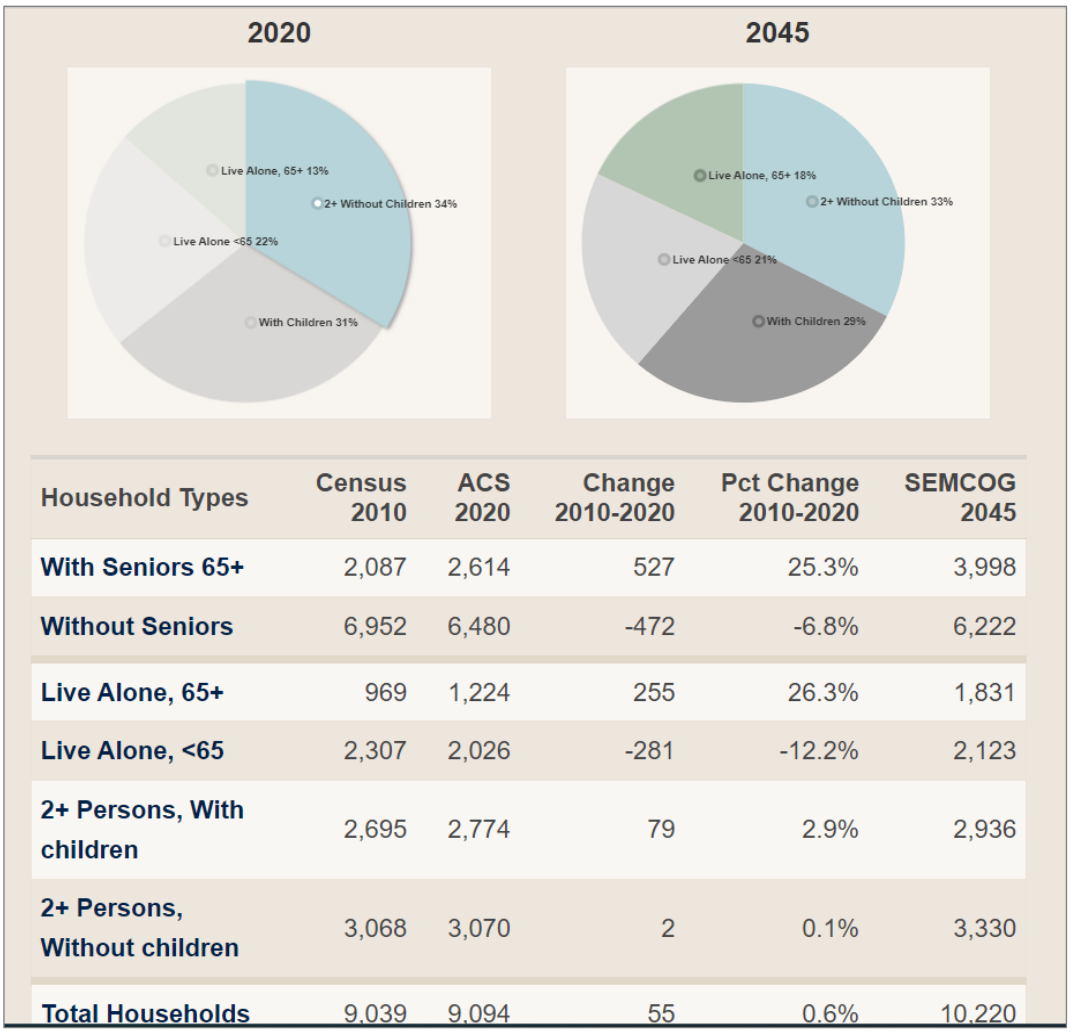


Figure 20: *Left: Birmingham 2020 home occupancy summary. Right: City 2020 residents income summary. Source: SEMCOG.*



Household Types	Census 2010	ACS 2020	Change 2010-2020	Pct Change 2010-2020	SEMCOG 2045
With Seniors 65+	2,087	2,614	527	25.3%	3,998
Without Seniors	6,952	6,480	-472	-6.8%	6,222
Live Alone, 65+	969	1,224	255	26.3%	1,831
Live Alone, <65	2,307	2,026	-281	-12.2%	2,123
2+ Persons, With children	2,695	2,774	79	2.9%	2,936
2+ Persons, Without children	3,068	3,070	2	0.1%	3,330
Total Households	9,039	9,094	55	0.6%	10,220

Figure 21: *Top: Birmingham household occupancy demographic. Above: Birmingham demographics summary. Source: SEMCOG*

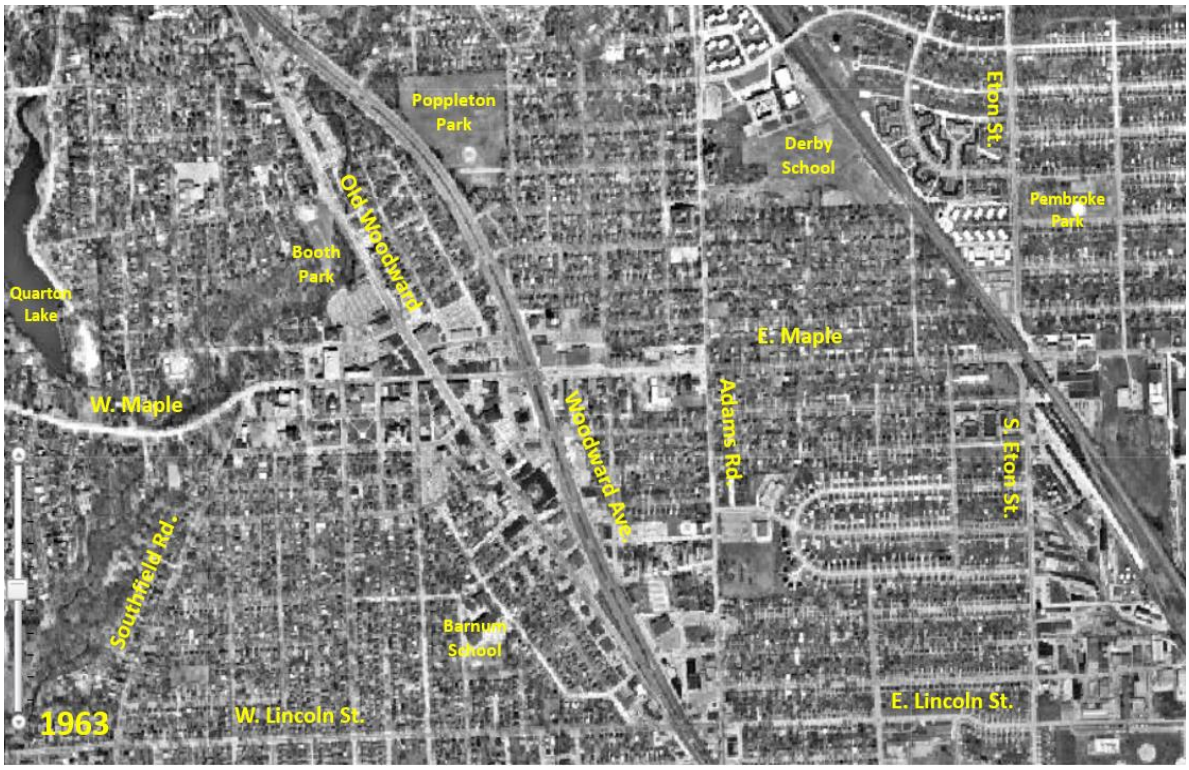


Figure 22: *Birmingham 1963 satellite Image - Source: Oakland County, MI*

Figure 23: *Birmingham 1963 satellite Image - Source: Oakland County, MI*

Figure 24: *Birmingham 1963 satellite Image - Source: Oakland County, MI*

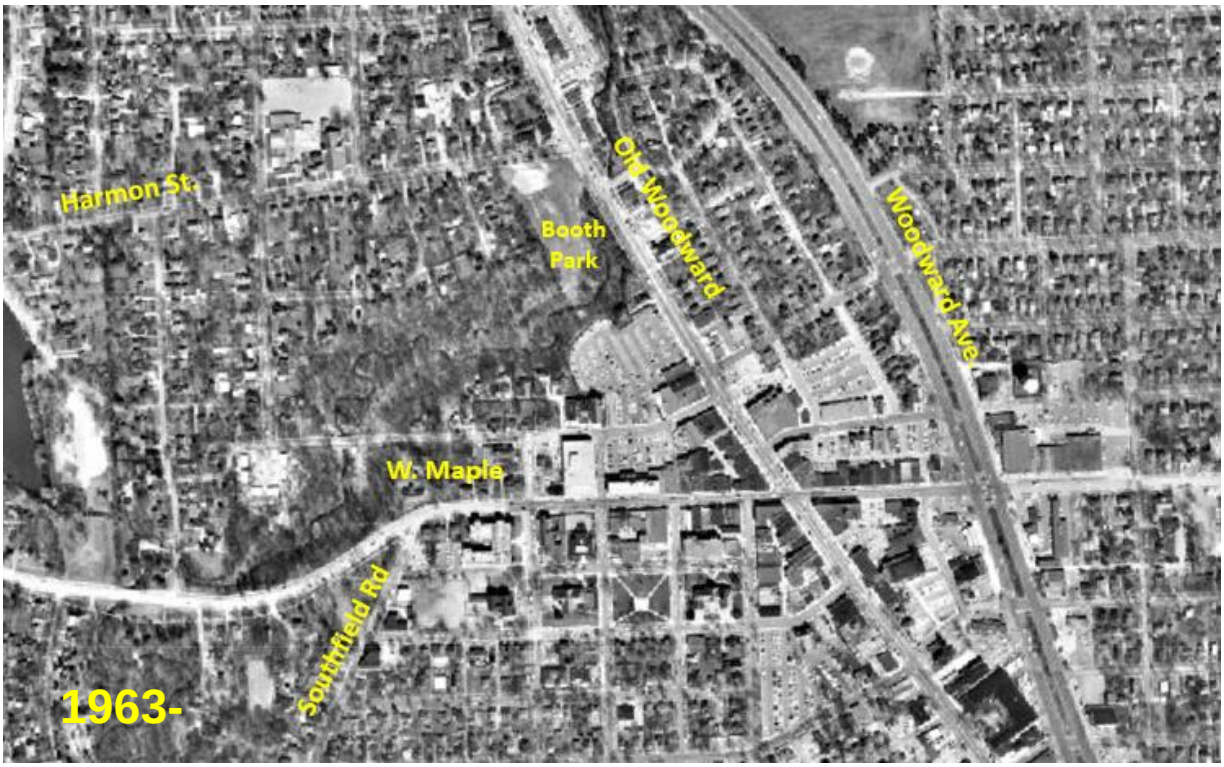


Figure 25: *Birmingham 1963 satellite Image Source: Oakland County, MI*

PZE Process Detail - DRB+HDC+PB 06/02/2023

ADMIN APPROVAL - PB

App Date	Case #	Scope of Work	Property Address	Status
05/15/2023	PAA23-0031	Minor changes to outdoor dining patio	600 N OLD WOODWARD AVE STE 203	IN PROGRESS

Total Processes For Type: 1

BIRMINGHAM
A WALKABLE CITY

AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY JULY 12, 2023 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

The City recommends members of the public wear a mask if they have been exposed to COVID-19 or have a respiratory illness. City staff, City Commission and all board and committee members must wear a mask if they have been exposed to COVID-19 or actively have a respiratory illness. The City continues to provide KN-95 respirators and triple layered masks for attendees.

A. Roll Call
B. Review and Approval of the Minutes of the Regular Meeting of **June 14, 2023**
C. Chairpersons' Comments
D. Review of the Agenda
E. Unfinished Business
F. Rezoning Applications
G. Community Impact Studies
H. Special Land Use Permits
I. Site Plan & Design Reviews
J. Study Session
K. Miscellaneous Business and Communications:
1. Pre-Application Discussions
2. Communications
    i. **Project Updates**
3. Administrative Approval Correspondence
    i. **June 9, 2023 – July 7, 2023**
4. Draft Agenda – **July 26, 2023**
5. Action List – **2023**
6. Other Business

L. Planning Division Action Items
1. Staff Report on Previous Requests
2. Additional Items from Tonight's Meeting

M. Adjournment

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*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall OR may attend virtually at:

Link to Access Virtual Meeting: https://zoom.us/j/111656967
Telephone Meeting Access: 877-853-5247 US Toll-Free
Meeting ID Code: 111656967

NOTICE: Due to Building Security, public entrance during non-business hours is through the Police Department—Pierce St. Entrance only. Individuals with disabilities requiring assistance to enter the building should request aid via the intercom system at the parking lot entrance gate on Henrietta St.

Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-5115 (for the hearing impaired) at least one day before the meeting to request help in mobility, visual, hearing, or other assistance.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-5115 (para las personas con incapacidad auditiva) por lo menos un dia antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964).

DRAFT

BIRMINGHAM
A WALKABLE CITY

AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY JULY 26, 2023 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

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H. Special Land Use Permits
I. Site Plan & Design Reviews
J. Study Session
K. Miscellaneous Business and Communications:
1. Pre-Application Discussions
2. Communications
    i. **Project Updates**
3. Administrative Approval Correspondence
    i. **July 7, 2023 – July 21, 2023**
4. Draft Agenda – **August 9, 2023**
5. Action List – **2023**
6. Other Business

L. Planning Division Action Items
1. Staff Report on Previous Requests
2. Additional Items from Tonight's Meeting

M. Adjournment

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DRAFT

Updated 4/3/2023

Planning Board Action List – 2023

Topic	General Goals	City Commission Directive?	Quarter	Status	
				In Progress	Complete
2040 Master Plan	Adopt a new comprehensive master plan.	☒	Ongoing	☐	☒
B1 Neighborhood Business Uses	Consider adding additional commercial permitted uses in the B1 zone.	☐	1st (January-March)	☒	☐
Mixed Use Requirements	Consider changing the requirements for mixed use in the Triangle District.	☐	1st (January-March)	☐	☐
Impervious Surface Definition	Clarify definition to promote the infiltration of storm water.	☐	2nd (April-June)	☐	☐
Lighting Standards	Review lighting standards and study residential districts to reduce light pollution and nuisance.	☐	2nd (April-June)	☐	☐
Health Club/Studio Use	Consider allowing health/fitness type activities in more areas of the City.	☐	3rd (July-September)	☐	☐
Dumpster Enclosures	Expand the materials permitted/not permitted in dumpster enclosures.	☐	3rd (July-September)	☐	☐
Definitions	Revisit key definitions to address any challenges presented and clean up verbiage to aid Planning Staff.	☐	4th (October-December)	☐	☐

Next Up…

Topic	General Goals	City Commission Directive?	Quarter	Status	
				In Progress	Complete
Public Project Review	Place on joint meeting agenda to express concerns over the review process of public projects.	☐	-	☐	☐

APPROVED