CITY OF SOUTHFIELD ADMINISTRATIVE SITE PLAN APPLICATION

City of Southfield Planning Department Date Submitted: 26000 Evergreen Road Southfield, MI 48076 Reference Number: Telephone: 248-796-4150 Fax: 248-796-4105 contactplanning@cityofsouthfield.com E-mail: **Sidwell Number:** I (We) the undersigned do hereby make application to the Planning Department of the City of Southfield to develop the property herein 1. Name of the Proposed Development: Description of the Subject Property:_____ 2. Address: Nearest Cross Streets:_____ Gross Building Area (G.B.A.) this project:_______ Total G.B.A on site_____ 3. 4. Zoning classification of the subject property: 5. Scope of work (please list all proposed changes to the property): 6. Value of development: _____; New FTE Jobs_____ 7. APPLICANT INFORMATION 8. PROPERTY OWNER INFORMATION Company Company Name Name Address Address City City Zip State Zip State Email Email Phone Phone 9. Applicant's interest in the property (if other than owner)______ 11. Signature of Property Owner Date

Supplemental Forms:

- Administrative Site Plan Checklist
- Administrative Site Plan Flow Chart
- LID Guidelines

- Community Impact Statement (if determined by the Planning Department)
- Site Maintenance Agreement (if determined by the Planning Department)
- Public Art Information Handout

LETTER OF UNDERSTANDING

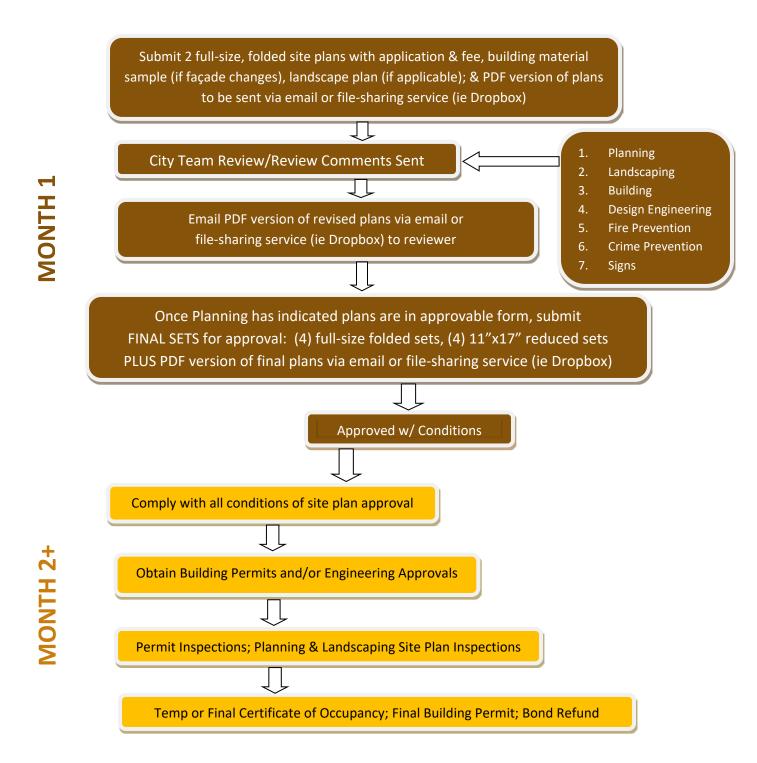
It is understood by the undersigned that submission of application(s) and required fee(s) for zoning amendment, special land use and/or site plan is not a guarantee that the request(s) will be granted. The application(s) will be subject to the completion of required submission elements, review standards, reasonable responses to Department requests, Zoning Ordinance requirements, satisfaction of conditions of approval, and any other applicable Federal, State or local laws.

It is further understood that any review fee(s) deposited with the City of Southfield are not refundable unless otherwise directed by the City Planner, or their representative.

Note that separate approvals from the Building and Engineering Department, as well as, additional licensing approvals, if applicable, may be required.

Petitioner	Date
O	Dete
Owner	Date
NOTARY PUBLIC:	Please provide the name of the state and county in which this document was signed and all other information required below.
STATE OF)
STATE OF COUNTY OF) SS
	nt was acknowledged before me this day of, 20_
	*[type or print name(s) of property owner(s)]
	N
	Notary Public
	County, State of
	My Commission expires:

City of Southfield Administrative Site Plan Application Process



PLANNING DEPARTMENT REVIEW FEE SCHEDULE 5/26/20

Pursuant to the Provisions of Chapter 45, Zoning, of the Code of the City of Southfield, Article 4, Section 5.44, the Council of the City of Southfield has prescribed that the following fees be charged petitioners for amendments to the Zoning Ordinance and for review of site plans. These fees are necessary and reasonably related to the expense incurred in processing such zoning applications and site plans, and are to be paid at the time of submittal of the following applications and site plans.

Application Fee	\$40
Required City-wide for all permit	•
and application types	
Non-Residential Fence Permit Fee	\$50
(when not part of a site plan)	
Commercial zoning review fee	\$100
when not part of a site plan (i.e.	
zoning compliance letters, site	
plan extensions, Consent	
Judgment amendments, etc.)	
Buffer Uses: Alternative Financial	\$250 for first hour per pre-application meeting; then \$50 per ¼
Services; Crematoriums;	hour after the first hour
Homeless Shelters; Medical	
Marihuana Facilities; Oil & Gas;	\$1,000 per review in addition to Special Use, Site Plan/Admin Site
Pawn Shops; Sexually Oriented	Plan and/or applicable fees below
Businesses; Smoking Lounges;	
Soup Kitchens	
Rezoning Requests	\$1,000 + \$40 for each acre over one (1)
Overlay Development District or	\$2,400 + \$40 for each acre over one (1)
Residential Unit Development	
District (ODD/RUDD) Requests	
Special Use Requests	\$600
Vacation Requests	\$1,000
Subdivision Plat Review	\$1,000 + \$10 for each lot
Items withdrawn by Petitioners	25% of original filing fee
Site Maintenance Agreement	Prevailing Oakland County Recording Fee Costs (current costs are
	\$14 for first page and \$3 for each additional page)

Site Plans Reviewed by Council:	
Single Family Residential	
(R-A, R-1, R-2, R-3, R-4, R-E)	
- Cluster Option	\$1,000 + \$5 per dwelling unit
- Nonresidential Uses	\$1,000 + \$5 for each 1,000 sq.ft. of gross building area
Mobile Home Park (RMH)	\$1,000 + \$5 per each mobile home
Multiple Family	\$1,000 + \$10 for each proposed unit
(R-T, RM, RMM, RMU)	
Office-Service (O-S)	\$1,000 + \$5 for each 1,000 sq.ft. of gross building area
Education-Research-Office-	\$1,000 + \$5 for each 1,000 sq.ft. of gross building area
Limited (ERO-M) and Education-	
Research-Office (ERO)	
Regional Center (RC)	\$1,000 + \$10 for each proposed unit and/or
	\$5 for each 1,000 sq. ft. of gross building area
	of office or retail space
Neighborhood Business (B-1)	\$1,000 + \$5 for each 1,000 sq.ft. of gross
	building area
Planned Business (B-2)	\$1,000 + \$5 for each 1,000 sq.ft. of gross
	building area
Conoral Business (B. 2)	\$1,000 L \$5 for each 1,000 sq ft, of gross
General Business (B-3)	\$1,000 + \$5 for each 1,000 sq.ft. of gross building area
	building area
Neighborhood Shopping (NS)	\$1,000 + \$5 for each 1,000 sq.ft. of gross
Treignbornood snopping (145)	building area
	building area
Regional Shopping (RS)	\$1,000 + \$5 for each 1,000 sq.ft. of gross
	building area
Site Plans Reviewed	
Administratively:	
Television-Radio-Office-Studio	\$750 + \$5 for each 1,000 sq.ft. of gross building area
(TV-R)	
Industrial, Vehicular Parking (I-1,	\$750 + \$5 for each 1,000 sq.ft. of gross building area
I-L, P)	
Amendments to previously	\$750 + \$5 for each 1,000 sq.ft. of gross
approved site plans (all districts)	building area or \$10 for each proposed unit
EXCEPT ITEMS LISTED	
SEPARATELY BELOW	

Amendments to previously approved site plans (all districts) such as: dumpster enclosures, generators, minor parking striping revisions, & ramps.	\$250
AND	
Temporary Approval for Outdoor Dining Spaces and Personal Service Stations	
Wetland Review Fees for Site	
Plan	
Administrative Review	
City Council Review	\$750 (\$175 permit; \$575 escrow) \$1,575 (\$575 permit; \$1,000 escrow)

Revised 5/26/20

CITY OF SOUTHFIELD SITE PLAN REVIEW CHECKLIST ADMINISTRATIVE REVIEW

In order to facilitate site plan review and official submittal to the City of Southfield and to provide consistency in the review, the following checklist must be returned with the application with the acknowledgment of the architect or developer that the item has been indicated on the plan.

Considered	Provided	
		Value of development \$ New FTE Jobs (if applicable)
		Public Art Requirement (see Public Art Information Handout for requirements).
		Parcel identification, including existing zoning, general location map, size of parcel, dimensions of parcel.
		Name, address, email address, telephone number and seal of the architect, planner, or engineer responsible for the preparation of the plan.
		Date, north point and scale (1" = 20 ' minimum or 1" = 50 ' for sites over three (3) acres).
		Location and dimensions of all existing and proposed structures and all existing structures within one hundred (100') feet.
		Summary schedule (number of units if applicable, types of units if applicable, gross and net square feet per use, building height, parking requirements, provided spaces and required spaces, etc.).
		Relationship of proposed site and subject use to adjacent sites, properties, driveways, buildings, etc., and those across the street, showing how these relate to the site, especially in regard to vehicular parking.

	Setback and yard requirements (required and proposed).
	Utilities: public (storm sewer, sanitary sewer, water, gas, sidewalks, existing and proposed right-of-ways); private (propane gas, retention ponds, existing and proposed overhead utilities, etc.) in area of proposed changes.
	Enclosed refuse storage and location (if applicable).
	Ground mounted electric transformer location and liquefied petroleum (LP) tanks if required.
	Building servicing (loading zones, drop-off areas, etc.)
	Existing natural features (topography, trees, ponds, streams, floodplain, etc.) in area of proposed changes.
	Internal traffic circulation and traffic control devices (curbing, landscaping, signing, aisle widths, angle of parking, curb cut radius, and deceleration and acceleration lanes, if required).
	Walls where required (six (6') foot, unpierced with face brick on residential side).
	Pedestrian amenities and circulation (internal walkways, public sidewalks, connections to public pathway system and public transit stops, bike routes, accessible routes, etc.).
	Building elevations indicating building materials & colors.
	Digital copies of the following: site plan, landscape plan, colored building elevations, & colored 3-D building perspective submitted via email or file-sharing service (i.e. Dropbox)

		indicating types, sizes,	oe Design Coordinator, s and number of existing a ithin 50' of the site. Land andscape architect.	and proposed plant
		Parking lot screening, B bike rack, snow storage	arrier-Free compliance, e, etc.*	pedestrian connection,
		Initial submittal:Re-submittals:	" packet with bottom rig Two (2) 24" x 36" sets PDF only emailed to rev er Planning has indicated Four (4) 24" x 36" sets,	viewer d plans are in approvable
		Plans signed and sealed	by registered architect	or engineer
_	registered archit administrative si	ect, planner or engineer ite plan review.		Date

^{*}See new parking amendments as well

COMMUNITY IMPACT STATEMENT TABLE

In accordance with the provisions of Section 5.51 of the Zoning Ordinance which states that a community impact statement shall be submitted when:

- a. A request for rezoning or site plan approval is submitted, whichever shall occur first, for parcels having an area of ten (10) acres or greater, or
- b. A development of one hundred and fifty thousand (150,000) square feet of gross floor area or more is submitted for site plan review, or
- c. A development of two hundred (200) dwelling units or more is submitted for site plan review, or
- d. When three (3) or more points are accumulated from the following table: (Check if conditions exist)

Conditions	Point Value	Points Applied
Displacement of community residents	1 point	
Natural features in the project area which are unique to the area. (e.g.		
streams, lakes, soils, etc.)	1 point	
Area serves as a habitat, food source, nesting place, etc., for wildlife as		
determined by the City of Southfield Department of Parks and		
Recreation.	1 point	
The site involves land designated as floodplain	1 point	
The site is considered a woodlot (a minimum of twenty (20%) percent		
of the site consisting of a well stocked stand of trees with a majority		
having a three (3") inch caliper or greater) and/or a wetland (poorly		
drained lands that are generally or intermittently covered with water which, by		
nature of its surface and/or subsurface soil characteristics, either		
contribute to the replenishment of subsurface water		
supply, or are self- contained water resources, including marshes,		
swamps and bogs).	1 point	
The property is located on other than a major thoroughfare		
	1 point	
The site has slopes or grades of twenty-five (25%) percent or greater.		
	1 point	
The development of the property will necessitate the widening of		
adjacent thoroughfares.	1 point	
The development of the property will necessitate the extension of the		
following public utilities to adequately serve it:		
	4	
Storm Sewer	1 point	
Sanitary Sewer	1 point	
Water Main	1 point	
Roadway related carbon monoxide concentration exceeding Federal		
standard of 10 mg. per cubic meter for an eight (8) hour period	1	
Total Daints Applied	1 point	
Total Points Applied		

SITE MAINTENANCE AGREEMENT

As a condition of site plan approval, the land owner is to provide the City of Southfield with a perpetual Site Maintenance Agreement for this property. Please note that:

- The attached Site Maintenance Agreement form must be signed and completed in accordance with these instructions and returned to the City of Southfield prior to the City's issuance of any building permits.
- This agreement will be recorded by the City of Southfield with the Oakland County Register of Deeds and will be binding on the land owner and his successors.

INSTRUCTIONS for the processing and recording of this Site Maintenance Agreement:

- 1. **PROVIDE A SIGNED AND EXECUTED SITE MAINTENANCE AGREEMENT.** The attached Site Maintenance Agreement and these instructions are to be delivered to and signed by the land owner.
 - A. **The land owner is to sign** only one of the attached Page 3 signature forms. Please sign the one that applies to your method of holding title.
 - B. If a tenant or management company is responsible for site maintenance, they also must sign this Agreement (see Page 4).
 - C. A notary is required for the owner's signature on Page 3 and for the tenant or management company's signature on Page 4.

NOTE: The land owner's name on the signed Agreement must be the same as on the recorded deed, or the person signing this agreement must have legal authority to sign for the owner; i.e., be a corporate officer, or have power of attorney, etc.

All signatures and printing must be in black ink.

2. **PROVIDE A RECORDING FEE** (\$30 per document). Make check payable to <u>Oakland County Register of Deeds</u>. The City will then record this Agreement with Oakland County.

Please mail the signed and notarized **Site Maintenance Agreement** and the **Recording Fee** to the City of Southfield Planning Department, 26000 Evergreen Road, P.O. Box 2055, Southfield, MI, 48037-2055.

If you have any questions regarding this matter, contact the City of Southfield Planning Department at (248) 796-4150.

SITE MAINTENANCE AGREEMENT

hereinafter referred to as the "Owner", whose address is WHEREAS, on the City of Southfield, a Michigan mu corporation, hereinafter referred to as "Southfield", whose address is 26000 Evergreen R		ι#)	(Site Plan #)
owner as appears on the deed)	dress)	(Building N	
hereinafter referred to as the "Owner", whose address is WHEREAS, on the City of Southfield, a Michigan mu corporation, hereinafter referred to as "Southfield", whose address is 26000 Evergreen R			
	,	appears on the deed)	owner as appe
corporation, hereinafter referred to as "Southfield", whose address is 26000 Evergreen R	,	er referred to as the " Owner ", whose	nereinaiter rei
corporation, hereinafter referred to as "Southfield", whose address is 26000 Evergreen R			
	City of Southfield, a Michigan municipal	VHEREAS, on	WHE
P.O. Box 2055, Southfield, Michigan 48037, approved the Owner's site plan for a development of the Property of the Country of the Property of	ose address is 26000 Evergreen Road,	on, hereinafter referred to as "South	corporation, h
	ne Owner's site plan for a development	2055, Southfield, Michigan 48037,	P.O. Box 205
located at, hereinafter referre	, hereinafter referred to as	at	located at
the "Property", which property is described as follows:		perty", which property is described	the " Property

and

WHEREAS, as a condition of the above site plan approval the Owner is to provide for the perpetual maintenance of the Property,

NOW, THEREFORE, the Owner hereby agrees to perpetually adhere to the following site maintenance practices on the Property:

1. All lawn areas on the Property will be mowed at least every ten (10) days, during the months of April through October of each year.

- 2. All lawn areas of the Property shall be kept in a vigorous growing condition by regularly scheduled lawn care practices (i.e., fertilization, irrigation, and similar measures). Each year all dead and sparse grass areas shall be restored to a dense and healthy condition.
- 3. The Owner shall maintain detention ponds, storm water facilities and natural areas on the Property, if any, by keeping said areas free of debris, mud, and invasive plant species (including, but not limited to, cattails, Phragmites, and purple loosestrife), or other unsightly conditions. Drainage systems shall be kept fully operable as designed and built..
- 4. Trees and shrubs on the Property shall be pruned and maintained according to standard horticulture practices to keep plants in a neat and healthy condition. Broken, dead and unsafe branches shall be removed as they occur.
- 5. Trees, shrubs and other plantings on the Property shall be replaced with similar material when individual plantings are more than fifty percent (50%) dead.
- 6. All planting beds, mulched tree rings, and similar areas on the Property shall be kept weed free and shall have additional shredded bark mulch provided every two (2) years, or sooner if needed.
- 7. All landscape irrigation systems on the Property shall be kept operable as designed and shall be utilized as site and weather conditions dictate to ensure healthy, quality lawns and landscape throughout the Property.
- 8. Litter shall be removed from all paved areas, lawns, and planting beds on the Property on an as needed basis to keep the site litter free.
- 9. Dumpsters and trash containers on the Property shall be kept within dumpster enclosures and shall be serviced as often as necessary to ensure that said dumpsters, trash containers and trash enclosure areas are kept clean and orderly.
- 10. All paved surfaces, curbs, public and private walks, fencing, signs, lighting and other structures and surfaces on the Property shall be maintained in a complete, safe and attractive condition, as they were originally designed and constructed. Needed repairs or replacements shall be made which conform to the approved City of Southfield site, building, engineering and landscape plans.
- 11. All paved areas on the Property that are striped shall be re-striped when faded pursuant to applicable City of Southfield Zoning Ordinance specifications.
- 12. In the event the Owner fails to comply with the terms of this Agreement, Southfield may serve a written notice on the Owner in accordance with the provisions of Section 1.14 of the Southfield City Code setting forth the manner in which there has been failure to comply with this Agreement and requiring that the deficiencies be cured within ten (10) days from the date of said notice. If the deficiencies set forth in the notice shall not be cured within ten (10) days, or any extension thereof granted by Southfield, Southfield shall have a right to enter upon the property and correct such deficiencies, and the cost thereof shall be charged, assessed, and collected pursuant to Section 1.13 of the Southfield City Code.
- 13. This Agreement shall run with the Property and shall be binding upon the Owner and his successors and assigns.

	* BUILDING	NAME OR ADDRESS
	BOILDING	THINE OR TIDDRESS
	UAL OWNERSHIP: ner(s) must sign)	
Signature o	f Property Owner	_
k (type or p	rint name)	_
Signature		_
k (type or p	rint name)	_
<u>Геlephone:</u>	()	_
	int in black ink only PUBLIC: Please provide the name	e of the state and county in which this document was
	signed and	d all other information required below.
COUNTY	OF) Y OF) SS	
	ng instrument was acknowledge	ed before me this day of, 20,
ру	*[type or print name(s) of property owner(s)]
		Notary Public
		County, State of
		My Commission expires:
Orafted by:	Southfield City Attorney's Office 26000 Evergreen Road Southfield, MI 48076	When recorded return to: Planning Department City of Southfield 26000 Evergreen Road Southfield, MI 48076

	* BUILDING	NAME OR ADDRESS	
PARTNE	CRSHIP OWNERSHIP:		
	ner must sign)		
4 1 2	C /		
		<u>_</u>	
* Name of l	Partnership		
Bv·			
Signature o	f Property Owner	_	
* (type or p	rint name)	_	
<u>Its:</u> * Title		_	
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Telephone:	()	_	
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	signed and	e of the state and county in which this document was I all other information required below.	
STATE (OF) Y OF) SS		
COUNTY	(OF) SS		
The foregoi	ing instrument was acknowledge	ed before me thisday of	, 20,
by		, a / the	
	(type or print name of Property Owner)	*(title)	
of		, a partnership.	
	*(type or print name of Partnersl	hip)	
		Notomy Dublic	
		Notary Public County State of	
		County, State of	
		My Commission expires:	
Drafted by:	Southfield City Attorney's Office	When recorded return to: Planning Depart	ment
•	26000 Evergreen Road	City of Southfield	
	Southfield, MI 48076	26000 Evergreen Road	

Southfield, MI 48076

	* BUILDING	NAME OR ADDRESS
CORPO	RATE OWNERSHIP:	
	ner must sign)	
ψ NI C.	C	<u> </u>
* Name of (Corporation	
By:		
Signature o	f Corporate Officer	_
* (type or p	orint name)	_
(t) pe or p	init name)	
Its:	Officer	_
* Title of O	Officer	
Telephone	()	
* type or pr	rint in black ink only	
NOTARY	PUBLIC: Please provide the name	e of the state and county in which this document was
CTATE C	signed and	d all other information required below.
STATE C	OF) Y OF) SS	
COUNT	1 Or) as	
The foregoi	ing instrument was acknowledge	ed before me this day of, 20,
by	*(Name of Corporate Officer)	, the*(Title of Officer)
	(ivalile of Corporate Officer)	(Title of Officer)
of		, a corporation, on
habalf of th	*(Name of Corporation) e Corporation.	*(State of Incorporation)
benan oi ui	e Corporation.	
		Notary Public
		County, State of
		My Commission expires:
Draftad b	Southfield City, Attornov's Office	When recorded nature to: Diamaine Demontraces
Drafted by:	Southfield City Attorney's Office 26000 Evergreen Road	When recorded return to: Planning Department City of Southfield
	Southfield, MI 48076	26000 Evergreen Road
		Southfield, MI 48076

×	RIIII DING	NAME OR	ADDRESS	

If a tenant or management company will be responsible for site maintenance, either the tenant or management company must acknowledge said responsibility on this page (Page 4) of this Agreement. (This tenant/management company acknowledgement of responsibility must be notarized and is required in addition to the Property Owner's acknowledgment on Page 3.)

MANAGEMENT COMPANY		TENANT	
Responsible for Site Maintenance		Responsible for Site Maintenance	
*Name of M	Management Company	*Name of Company or Tenant	
T (dillo of I)	ranagement company	rume of company of remain	
By:		By: Signature of Tenant/Company Officer	
Signature of	f Company Officer	Signature of Tenant/Company Officer	
*(type or pr	int name)	*(type or print name)	
\ 71 1	,		
Its:		Its:	
*Title		*Title	
()		()	
Telephone		() Telephone	
		-	
*All printin	g to be in black ink		
NOTARY I	PUBLIC: Please provide the name	e of the state and county in which this document was	
	signed and	d all other information required below.	
STATE O	OF) Y OF) SS		
COUNTY	(OF) SS		
The foregoing	ng instrument was acknowledge	ed before me this day of, 20,	
1110 1010801	ing motiument was acting widage		
by	*[type or print name of p		
	*[type or print name of p	erson / title / company name]	
		Notary Public	
		County, State of	
		My Commission expires:	
Drafted by:	Southfield City Attorney's Office	When recorded return to: Planning Department	
	26000 Evergreen Road Southfield, MI 48076	City of Southfield 26000 Evergreen Road	
	Soddifferd, WII 400/0	Southfield, MI 48076	

PUBLIC ART INFORMATION CITY OF SOUTHFIELD PLANNING DEPARTMENT APRIL 2016

Sites shall be designed and developed to contain Public "Works of Art"* unless exempted by the following stipulations (see Section 5.22-5 Public Art, Article 4 General Requirements of the Zoning Ordinance in its entirety for further details). PLEASE CHECK APPLICABLE EXEMPTIONS:

Projects where the requirement would constitute a governmental taking or otherwise be contrary to law	
Projects where the total project cost is less than \$1 million dollars.	
Residential projects with less than 4 residential units.	
Projects where the applicant donates to the public art fund or donates a "worl of art" to the fund that is approved by the Public Art Commission and is of equivalue to the requirements established in Sec. 5.22-5 (1)	
Projects that are renovations of existing buildings where the total project cost less than \$1.0 million.	is

Unless exempted by the above, the amount budgeted towards the procurement and display of Public Art should be established based on the following:

Total Project Cost	Percentage Budget Towards Public Art	Maximum
\$1.0 million-\$2.5 million	0.5%	\$12,500
>2.5 million	1%	\$25,000

^{*}Per Section 1.180(a), Article VI Public Arts Commission, Chapter 4 Boards & Commission, Title I Administration of the Southfield City Code, "Works of Art" shall mean all forms of visual arts, including, but not limited to:

- Sculpture- in any material or combination of materials;
- Painting- all media, including portable and permanently affixed works, such as murals and frescoes;
- Photography;
- Mosaics;
- Mixed media any combination of forms or media including collage;
- Water features and fountains; and

PUBLIC ART INFORMATION Page 2

 Streetscape and landscape features clocks, kiosks, and planters. 	s and elements, including signage, lighting, benches,
I,information and will comply with all City re Southfield.	, acknowledge the aforementioned egulations pertaining to Public Art within the City of
OR	
I,information and confirm that we are exem	, acknowledge the aforementioned pt from this requirement.
Signature	Date