

**CITY OF GROSSE POINTE WOODS, MICHIGAN**  
**20025 Mack Plaza Dr.**  
**Planning Commission Meeting**  
**June 24, 2014**  
**7:30 p.m.**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **ACCEPTANCE OF AGENDA**
5. **RECOGNITION OF COUNCIL REPRESENTATIVE/S**
6. **APPROVAL OF MINUTES:**
  - Planning Commission Workshop – 05/27/14
  - Planning Commission - 05/27/14
7. **PUBLIC HEARING: UNDER THE PROVISIONS OF PUBLIC ACT 110 OF 2006, MCL 125.3101 AS AMENDED, AND IN COMPLIANCE WITH GROSSE POINTE WOODS ZONING ORDINANCE, SECTION 50-88, FOR CONDITIONAL REZONING AT 850 BRIARCLIFF (LEGACY OAKS), GROSSE POINTE WOODS, FOR 8.8 ACRES OF LAND FROM R-1A ONE FAMILY RESIDENTIAL TO R-4 HIGH DENSITY MULTIPLE DWELLING DISTRICT FOR NO MORE THAN 13 UNITS IN PHASE I AND II AND 12 UNITS IN PHASE III.**
  - A. PCW Excerpt – 05/27/14
  - B. PC Excerpt – 05/27/14
  - C. Affidavit of Legal Publication – 06/05/14
  - D. Affidavit of 300' Radius Notice – 06/05/14
    - (1) Aerial Map – 06/05/14
    - (2) List of Property Owners Notified
  - E. Report – 06/06/14 McKenna Associates (J. Jackson)
  - F. Memo – 06/12/14 Public Works Director (J. Ahee)
  - G. E-mail – 06/17/14 Public Safety Traffic Safety Officer (D. Koerber)
  - H. Letter – 06/18/14 Public Safety Fire Inspector (J. Provost)
  - I. Memo – 06/17/14 Assistant City Attorney (C. Berschback)
    - (1) Proposed Resolution to Approve Conditional Rezoning Request
    - (2) Proposed Resolution to Deny Conditional Rezoning Request
  - J. Memo – 06/19/14 Building Official (G. Tutag)
  - K. GP Woods City Ordinance - #50-88 Conditional zoning approval
  - L. Contract-for Conditional Rezoning for Tax ID Parcel #40-002-99-0001
  - M. Development Proposal – Legacy Oaks Condominiums (rec'd 06/05/14)
    - (1) Introductory Letter – 05/12/14 (J. Williamson)
    - (2) Letter of Intent – 05/13/14 – Progressive Assoc., Inc. – (D. Tosch)
    - (3) Environmental Impact Statement – 05/13/14 (D. Tosch)
    - (4) Wall Pack Cutoff Light Specs – Rec'd 6-18-14
    - (5) Cover Sheet #CS – 05/27/14
    - (6) Land Title Survey – 05/09/14

- (7) Fire Access/Hydrant Coverage & Preliminary Storm Drain Calculations – 06/17/14
- (8) Aerial View
- (9) Proposed Site Plan #ASP1 – 03/26/14
- (10) Site Details #ASP2 – 03/26/14
- (11) Landscape Plan #LP – 05/07/14
- (12) Phase I / II Proposed Building Plans #SK1 – 03/19/14
- (13) Unit Plans #SK2 – 04/14/14
- (14) Proposed Elevations #SK3 – 05/13/14
- (15) Proposed Elevations #SK4 – 06/16/14
- (16) Front & West Elevations Photo Sheet
- (17) Proposed Brick & Proposed Shingle & Paint Photo Sheet

**8. BUILDING OFFICIAL’S MONTHLY REPORT:**

Building Department Report – May 2014

**9. COUNCIL REPORT:**

June - Profeta

**10. INFORMATION ONLY: COUNCIL REPRESENTATIVE FOR NEXT MEETING:**

July - Rozycki

**11. NEW BUSINESS:**

2020 Plan (Hamborsky/Vitale/Fuller/Gilezan)  
Special Sign (Vaughn/Fuller/Stapleton)

**12. PUBLIC COMMENT:**

**13. ADJOURNMENT:**

IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT) POSTED  
AND COPIES GIVEN TO NEWSPAPERS

Notice: The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to said meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or calling the A.D.A. Coordinator or the City Clerk’s office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2445; or Telecommunications Device for the Deaf (TDD) (313) 343-9249.

**NOTE TO PETITIONERS:**

**Please make every effort to be present at the meeting so that public officials may get the benefit of your input on the matter before them.**

PLANNING COMMISSION WORKSHOP  
05-27-14 - 3

MINUTES OF THE PLANNING COMMISSION WORKSHOP MEETING HELD ON MAY 27, 2014, IN THE COOK SCHOOL HOUSE, 1890 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 6:35 p.m. by Chair Rozycki.

Roll Call: Commissioners: Fuller, Gilezan, Hamborsky, Rozycki, Stapleton, Vaughn, Vitale

Absent: Commissioners: Harrell, Profeta

Also Present: City Administrator Fincham  
Building Official Tutag  
Council Member Ketels  
City Clerk Hathaway

The following individuals were also present:

John Jackson  
McKenna & Associates

Daniel A. Tosch  
Project Architect  
Progressive Associates, Inc.  
838 W. Long Lake, Suite 250  
Bloomfield Hills, MI 48302

Lawrence M. Scott  
Developer Counsel  
O'Reilly, Rancilio P.C.  
One Sterling Town Center  
12900 Hall Road, Suite 350  
Sterling Heights, MI 48313

John A. Williamson, Sr. Vice President  
American Community Developers, Inc.  
20250 Harper Ave  
Harper Woods, MI 48225

PLANNING COMMISSION WORKSHOP  
05-27-14 – 4

John LaQuiere  
Project Manager  
American Community Developers, Inc.  
20250 Harper Ave.  
Harper Woods, MI 48225

The first item on the agenda was pertaining to the introduction of **Legacy Oaks, 850 Briarcliff**. The Building Official provided a brief overview of the proposed plan, and he stated a rezoning will be necessary, which is currently R1-A, single residential.

Legacy Oaks representatives then provided their overview of the project, and questions and answers ensued.

Mr. Jackson discussed the new process for conditional rezoning. Generally, the developer approaches the City offering conditions attached to the rezoning that protects the City. A timeframe can be made part of the conditions.

It was explained by representatives that the existing building's architectural character will be maintained housing twelve condominiums; six in the first phase and six in phase two. The third phase will be a newly constructed building with the same architectural characteristics as phases one and two. This is a low density project; the original plan sought more units. It was stated that the developers bid aggressively on the property to have full, redevelopment rights.

The Legacy Oaks Condominiums Development Proposal was distributed to the Commission and administration. It was stated that although railings are not shown in the plans, they will be put back into the plan.

The Building Official stated the parking is compliant, while the height is still being discussed. The materials used, and proposed, match the existing building. He is impressed with re-use of both the building and property. He proposed a public hearing be held in June, at which time a clean plan will be proposed.

The developers are planning a meeting for the community apprising them of the project. These will be single family units at which no service amenities will be provided. The first phase of construction is anticipated to take 12-18 months; and 12 months for second phase. The existing building will be brought up to code including energy requirements.

PLANNING COMMISSION WORKSHOP  
05-27-14 – 5

It was noted that the conditional time frame must be met or the property will revert to the existing zoning. Construction of phase three will require additional Planning Commission approval. It was stated the parking is covered, and complaint with City ordinance, according to the Building Official. Storm water, sanitary, and domestic water will be provided.

The developers originally considered proposing rezoning as R3, but changed to R4 due to higher density that is permitted in R3. It provides residents the highest level of protection for these types of developments. R3 requires setbacks a little bit closer to residential areas. R4 limits to constructing 12 units per building.

The traffic flow was then reviewed. The Fire Marshall dictates final traffic flows and signage. Buildings will need to be made ADA accessible and those plans are being prepared. The time frame for all three phases is approximately four to five years.

The property is under contract, which is conditional upon re-zoning. This development is not age restricted. Zoning as it exists is noncompliant with the current master plan, which is R1-A (30-40 homes), however density is much lower in R4 (24 homes). The overall cost was stated to be \$6-7 million for acquisition and investment.

The neighborhood meeting is slated for this Thursday, May 29<sup>th</sup>, which will include a discussion and answer session, and is being held at University Liggett School at 7 p.m.

The Planning Commission Workshop was adjourned at 7:25 p.m.

Respectfully submitted,

Lisa Kay Hathaway  
City Clerk

PLANNING COMMISSION  
5/27/14 – 011

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, MAY 27, 2014, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:32 p.m. by Chair Rozycki.

Roll Call: Chair Rozycki  
Fuller, Gilezan, Hamborsky, Profeta, Stapleton, Vaughn, Vitale

Absent: Harrell (Arrived at 7:33 p.m.)

Also Present: Building Official Tutag  
City Clerk Hathaway

Motion by Fuller, seconded by Vitale, that Commission Member Harrell be excused from tonight's meeting.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Profeta, Rozycki, Stapleton, Vaughn, Vitale  
NO: None  
ABSENT: Harrell

Recording Secretary's Note: Commission Member Harrell was now in attendance at tonight's meeting.

Motion by Fuller, seconded by Vitale, that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Harrell, Profeta, Rozycki, Stapleton, Vaughn, Vitale  
NO: None  
ABSENT: None

The Chair recognized Council Member Ketels, who was in attendance at tonight's meeting.

Motion by Profeta, seconded by Stapleton, regarding **Approval of Minutes**, that the Planning Commission and Workshop minutes dated April 22, 2014, be approved.

PLANNING COMMISSION  
5/27/14 – 012

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Harrell, Profeta, Rozycki, Stapleton, Vaughn, Vitale  
NO: None  
ABSENT: None

The next item on the agenda was the **schedule a public hearing: Legacy Oaks, 850 Briarcliff for conditional rezoning on June 24, 2014**. Building Official Tutag gave an overview. An overview was provided regarding discussion at the Workshop earlier this evening.

Motion by Vaughn, seconded by Vitale, regarding Legacy Oaks - 850 Briarcliff, that the Planning Commission set a public hearing for June 24, 2014, for conditional rezoning.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Harrell, Profeta, Rozycki, Stapleton, Vaughn, Vitale  
NO: None  
ABSENT: None

The next item on the agenda was the **Building Official's Monthly Report – April 2014**. Mr. Tutag reported the following:

- A Zoning Board of Appeals has been scheduled to hear a variance request for installation of solar panels, which is noncompliant due to the 4' setback required from edge or peek.
- There may soon be a possible zoning variance request for the Bank of America Building.
- The Rivers Tour and dinner was very nice. It is a phenomenal facility.
- Liggett field is under construction. The intent is to have the football and practice fields up and operating in the fall. A meeting is going to be scheduled with the architects. A public hearing may be held in July for the new building and site improvements.

Regarding the **May 2014 Council Reports**:

- Hamborsky had nothing to report.
- Harrell had nothing to report.

Commission Member Profeta will attend the Council Meetings in June.

Under **New Business**, the following **Subcommittee Reports** were provided:

**2020 Plan** – Hamborsky reported a review was tentatively scheduled for the June meeting, however due to the Legacy Oakes public hearing, the review will be delayed until July.

**Special Sign** – Vaughn had nothing to report.

PLANNING COMMISSION  
5/27/14 – 012

Hearing no objections, the following was discussed under New Business:

Commission Member Hamborsky requested an update on Churchill's. The Building Official said they are working through liquor licensing, and spending \$500,000 in construction. The Building Official also reported that Caribou continues to pay rent.

Motion by Vitale, seconded by Gilezan, to adjourn the Planning Commission meeting at 7:41 p.m.  
Passed unanimously.

Respectfully submitted,

Lisa Kay Hathaway  
City Clerk



PLANNING COMMISSION WORKSHOP EXCERPT  
05-27-14

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Bloomfield Hills, MI 48302

Lawrence M. Scott  
Developer Counsel  
O'Reilly, Rancilio P.C.  
One Sterling Town Center  
12900 Hall Road, Suite 350  
Sterling Heights, MI 48313

John A. Williamson, Sr. Vice President  
American Community Developers, Inc.  
20250 Harper Ave  
Harper Woods, MI 48225

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05-27-14

John LaQuiere  
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MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Harrell, Profeta, Rozycki, Stapleton, Vaughn, Vitale  
NO: None  
ABSENT: None

AFFIDAVIT OF LEGAL PUBLICATION

# Grosse Pointe News

21316 Mack Ave  
Grosse Pointe Woods, Michigan 48236  
(313) 882-3500

COUNTY OF WAYNE  
STATE OF MICHIGAN,

Scott Chambers

being duly sworn deposes

City of Grosse Pointe Woods

was duly published in accordance with the following date:

June 5, 2014

#3 GPW 6-5 850 BRIARCLIFF DR  
and knows well the facts stated

*Scott*

Subscribed and sworn to before me

City of **Grosse Pointe Woods**, Michigan

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission, under the provisions of Public Act 110 of 2006, MCL 125.3101 as amended, and Grosse Pointe Woods City Code Section 50-88 that a Public Hearing will be held on Tuesday, June 24, 2014, at 7:30 p.m. in the Council/Court Room of the Municipal Building, 20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236 concerning the conditional rezoning request for Briarcliff 2014 LLC., 850 Briarcliff Dr. The request is for conditional rezoning of approximately 8.8 acres of land from R-1A to R-4 High Density Multiple Dwelling District subject to a specific site plan and no more than 13 units in phase I and II and 12 units in phase III. The proposed conditional rezoning includes the property located at 850 Briarcliff Dr. including the former Liggett Middle School site. The public hearing materials are available for public inspection at the Municipal Building, 20025 Mack Plaza, between 8:30 a.m. and 5:00 p.m. Monday through Friday. All interested persons are invited to attend and will be given opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's office, up to the close of business preceding the hearing. A group spokesperson is encouraged on agenda items concerning organized groups. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at 313.343.2440 seven days prior to the meeting.

G.P.N.: 6/5/2014

**Lisa K. Hathaway**  
City Clerk

*Patrice A. Thomas*

Notary Public

**PATRICE A. THOMAS**  
Notary Public, State of Michigan  
County of Wayne  
My Commission Expires 06-21-2014  
Acting in the county of Wayne

## AFFIDAVIT OF PROPERTY OWNERS NOTIFIED

Re: 850 Briarcliff  
Briarcliff 2014 LLC.

State of Michigan )  
                          ) ss.  
County of Wayne )

**I HEREBY CERTIFY that the notice of Hearing was duly mailed First Class Mail on 6-5-2014 to the following property owners within a 300 foot radius of the above property in accordance with the provisions of the 2007 City Code of Grosse Pointe Woods. A Hearing fee of \$250.00 has been received with receipt # 700923.**

**Lisa Kay Hathaway**

**City Clerk**

**See attached document for complete list.**



COPYRIGHT 1999 - 2011,  
 THE CITY OF GROSSE POINTE WOODS, MI\*  
 COPYRIGHT 1999 - 2011,  
 WAYNE COUNTY, MI\*  
 COPYRIGHT 1999 - 2011,  
 ANDERSON, ECKSTEIN AND WESTRICK, INC.\*  
 \*ALL RIGHTS RESERVED



INFORMATION TECHNOLOGY DEPARTMENT  
 Geographic Information Systems (GIS) Division

Subject: 850 Briarcliff  
 Date: June 5, 2014



## 850 Briarcliff - 300' Radius

ownersname	ownersna_1	ownerstreet	ownercity	ownerstate	ownerzipco
HORNFISHER FREDERICK G	COMERICA BANK TRUSTEE	411 W LAFAYETTE	DETROIT	MI	48226
OCCUPANT		903 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
OBERMEYER WILLIAM R		769 N ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
GIESEKING MARK		787 N ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
REASER ROBERT W	REASER LESLIE A	814 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
GMEINER WILLIAM III		743 N ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
MELDRUM MARTIN K	MELDRUM PATRICIA A	836 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
KELLAY MICHAEL	KELLAY JENNIFER	792 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
BIST CHARLOTTE E		921 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
ROULS DONALD W		879 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
UNIVERSITY LIGGETT SCHOOL	MIDDLE SCHOOL	1045 COOK RD	GROSSE POINTE WOODS	MI	48236
WEIERMILLER CURTIS	WEIERMILLER ANNE	725 N ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
SOOSIK HARRY M	SOOSIK ROSALIE M	776 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
KIM JAE-SUK		21889 RIVER RD	GROSSE POINTE WOODS	MI	48236
LEONARD PATRICIA		861 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
MOORE MICHAEL	MOORE JANET	21885 RIVER RD	GROSSE POINTE WOODS	MI	48236
ZIELECKI MICHAEL	ZIELECKI KAREN	762 ROSEDALE CT S	GROSSE POINTE WOODS	MI	48236
STEVENS CLARK V		843 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
DRYSDALE MICHAEL S		742 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
GALSTERER ANDREW		825 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
PURRENHAGE EDWARD C & SUSAN K	PURRENHAGE-WAGNER KATHARINE	21873 RIVER RD	GROSSE POINTE WOODS	MI	48236
REINBOLD ERIC E		724 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
ALFONSI CAROLYN F		801 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
BARRETT MATTHEW L	BARRETT ASHLEE N	21861 RIVER RD	GROSSE POINTE WOODS	MI	48236
SHAMO AMELIA M		783 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
SALOMONE SAM		721 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
WEIDENBACH CHARLES F		21837 RIVER RD	GROSSE POINTE WOODS	MI	48236
HUDSON BARBARA A		758 PERRIEN PL	GROSSE POINTE WOODS	MI	48236
KEAN CAROL ANN		740 PERRIEN PL	GROSSE POINTE WOODS	MI	48236
TRINGALE THERESA A		21819 RIVER RD	GROSSE POINTE WOODS	MI	48236
THIBAUT CHARLES		1027 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
WUJEK ROBERT A	WUJEK ARABELLA	765 PERRIEN PL	GROSSE POINTE WOODS	MI	48236
VIKRAMAN NARAYANAN		1011 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
KOWALSKI JAMES	KOWALSKI SANDRA	724 PERRIEN PL	GROSSE POINTE WOODS	MI	48236
ANDARY RAYMOND	PIERCE LYNNE A	995 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
CHYZ HAROLD F		708 PERRIEN PL	GROSSE POINTE WOODS	MI	48236
LISTMAN WILLIAM N	LISTMAN STEPHANIE J	979 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
RHEE KENNY K	RHEE JOANNE J	963 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
MAMMEN ROLF E	MAMMEN LINDA M	1036 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
BOROWSKI MICHAEL	BOROWSKI LAURA	947 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
SOARES PRAKASH MARK		1022 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
DASARO CHRISTOPHER J	DASARO RENEE R	931 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
DECKER MARY LISA		1006 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
BRYK DAVID P		915 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
TSAKOS MICHAIL	TSAKOS GEORGIA	753 PERRIEN PL	GROSSE POINTE WOODS	MI	48236



## 850 Briarcliff - 300' Radius

ownersname	ownersna_1	ownerstree	ownercity	ownerstate	ownerzipco
ANTONELLI CELINE		988 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
MOORE JAMES N	CARBONI MEGHAN	899 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
BELL SAMUELLA		968 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
KURZE EDNA H		737 PERRIEN PL	GROSSE POINTE WOODS	MI	48236
CARSWELL KENNETH E	CARSWELL RITA	2009 SHOREPOINTE LN	GROSSE POINTE WOODS	MI	48236
KRAUSMANN JOHN E	KRAUSMANN CARRIE L	960 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
BOZELL BARBARA J		883 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
ANDRESKI JAMES C	STEWART DENISE B	705 PERRIEN PL	GROSSE POINTE WOODS	MI	48236
COSTANDI MIRIAM		950 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
BARATTA JOSEPH A II		867 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
JENSEN JEFFREY	JENSEN NICOLE	770 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
SHANNON HAROLD F		940 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
JAYAKAR GANDAM	JAYAKAR SAROJA	851 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
MEDA SHIRLEY T		754 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
NELSON HERBERT G	GARDNER PATRICIA R	928 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
OLEKSINSKI CAROL H		738 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
MUSSILL B J		912 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
DYBIS MARK	DYBIS KAREN	837 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
IRRER TROY D	IRRER KRISTINE N	722 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
EMMONS DANIELLE		892 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
MOULIOS GRIGORIOUS	MOULIOS DELPHINE	821 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
KALLABAT ANTHONY P	KALLABAT VICTORIA M	706 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
GIANUNZIO GERALD A		872 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
MANN DEBRA A	SHARON RICHARD	805 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
PALAZZOLO FRANK J		854 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
ROUX BRANDON	ROUX ANTONIETTA	789 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
HAKIM SAM J		773 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
THOMAS THOMAS K		842 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
MAXSON MICHELLE L		757 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
ALIAHMAD WAFICA		812 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
STATHIS KONSTANTINOS	PANAGOS-STATHIS OLGA	741 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
BONTEKOE PAULINE K		725 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
MOURAD KAREN		780 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
HURLEY VICKI		709 BRIARCLIFF DR	GROSSE POINTE WOODS	MI	48236
HALL MICHAEL	HALL KRISTA	764 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
GAST PETER B	GAST REBECCA	756 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
BANTIEN STEPHEN V	BANTIEN SUZANNE C	748 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
SULLIVAN LAWRENCE P		732 MOORLAND DR	GROSSE POINTE WOODS	MI	48236
BOLTON MICHAEL C		765 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
SOMERSET JOHN SCOTT		739 ROSEDALE CT S	GROSSE POINTE WOODS	MI	48236
TRIANGLE JOSEPH		21849 RIVER RD	GROSSE POINTE WOODS	MI	48236
CITY OF GROSSE POINTE WOODS	MILK RIVER DRAINAGE DISTRICT	20025 MACK PLAZA DR	GROSSE POINTE WOODS	MI	48236
CURCURU SAM N	CURCURU SHIRLEY J	3713 BORDEAUX DR	PUNTA GORDA	FL	33950
OCCUPANT		796 MOORLAND DR	GROSSE POINTE WOODS		
KOTAS JOHN		23294 ROSEDALE CT N	SAINT CLAIR SHORES	MI	48236

ownersname	ownersna_1	ownerstreet	ownercity	ownerstate	ownerzipco
WOODFORD ARTHUR M		23279 S ROSEDALE CT	SAINT CLAIR SHORES	MI	48080
SANDERSON STEVEN B	SANDERSON KIMBERLY A	23256 ROSEDALE CT S	SAINT CLAIR SHORES	MI	48080
SHELDON MARY ANNA		21893 RIVER RD	SAINT CLAIR SHORES	MI	48080
ASSUMPTION GREEK ORTHODOX CHURCH		21800 MARTER RD	SAINT CLAIR SHORES	MI	48080
ownersname	ownersna_2	ownerstreet	ownercity	ownerstate	ownerzipco
HORNFISHER FREDERICK G	COMERICA BANK TRUSTEE	412 W LAFAYETTE	DETROIT	MI	48227
OCCUPANT		904 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48237
OBERMEYER WILLIAM R		805 N ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
GIESEKING MARK		823 N ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
REASER ROBERT W	REASER LESLIE A	815 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
GMEINER WILLIAM III		744 N ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
MELDRUM MARTIN K	MELDRUM PATRICIA A	836 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
KELLAY MICHAEL	KELLAY JENNIFER	792 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
BIST CHARLOTTE E		921 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
ROULS DONALD W		879 S ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
UNIVERSITY LIGGETT SCHOOL	MIDDLE SCHOOL	1046 COOK RD	GROSSE POINTE WOODS	MI	48236
WEIERMILLER CURTIS	WEIERMILLER ANNE	726 N ROSEDALE CT	GROSSE POINTE WOODS	MI	48236
ownersname	ownersna_2	ownerstreet	ownercity	ownerstate	ownerzipco

June 6, 2014

Planning Commission  
City of Grosse Pointe Woods  
20025 Mack Plaza  
Grosse Pointe Woods, Michigan 48236

**SUBJECT: Conditional Rezoning Request: Legacy Oaks Condominiums, University Liggett School  
(850 Briarcliff Drive)**

Dear Commissioners,

Per your request, we have reviewed the above referenced application for a conditional zoning change made by the developer, Briarcliff 2014, LLC to conditionally rezone the parcel located at 850 Briarcliff Drive. The parcel contains the former Liggett Middle School and soccer fields and is 8.815 acres in size. A second parcel (0.258 acres in size) is included in the overall development of the site but is located in the neighboring City of St. Clair Shores and is not part of this rezoning application.

The request before you is to conditionally rezone the parcel from R-1A, One-Family Residential District to R-4, High Density Multiple Dwelling District.

The applicant proposes to develop a high-end condominium project on the subject site in three phases, including repurposing the former Liggett Middle School into spacious condominium units. The subject site's present R-1A zoning does not permit such a multiple dwellings unit development. The proposed rezoning request to the R-4 District would permit the proposed use.

#### **CONDITIONAL REZONING PROCESS**

Conditional rezonings are reviewed in the same manner as traditional rezonings, but require the developer to offer conditions for rezoning and enter into a conditional rezoning agreement with the City. The conditions the developer proposes are not negotiable; the Planning Commission and City Council may only approve or deny the conditions.

The applicant has provided the following list of conditions which are related to the site plan and proposed use of the site:

1. *Site plan approval.*
2. *No more than 13 units in Phase I and II of the development will be constructed.*
3. *No more than 12 units in Phase II of the development will be constructed.*
4. *Phase III of the development will match the architecture and building composition of the existing school building.*

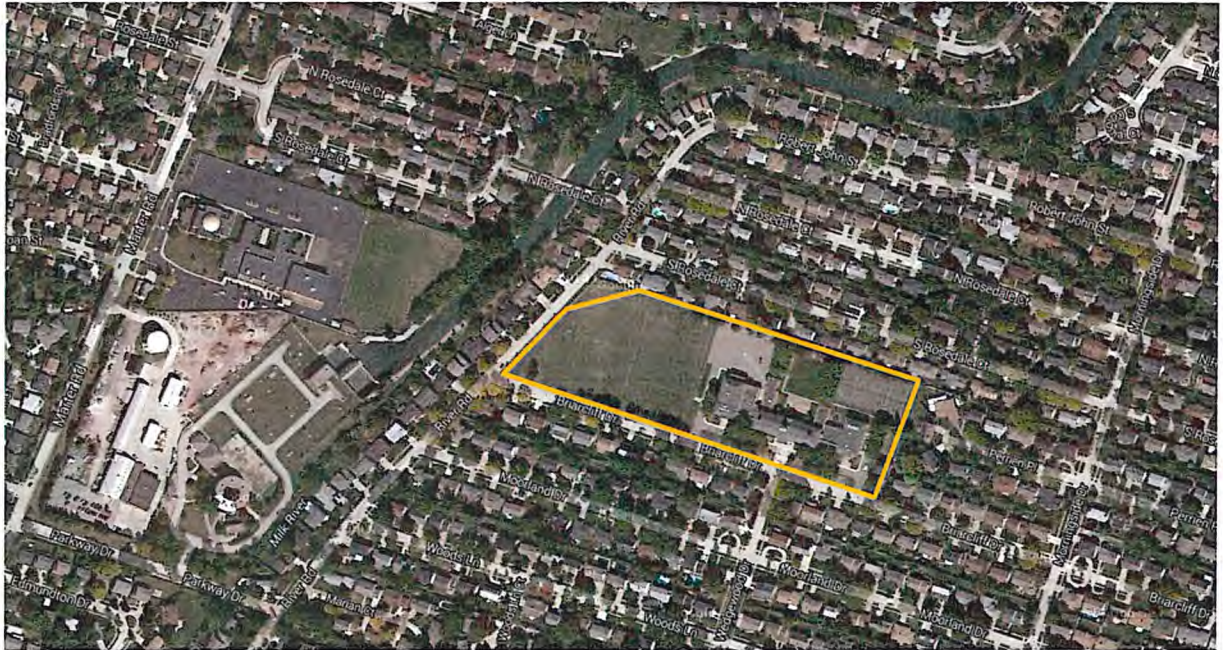
As part of the conditional rezoning request, the applicant has also submitted a site plan application (dated 03.26.14). To conduct our review, we have used notes from the applicant, city administration, the City's Master Plan, development standards of the City's Zoning Ordinance, and sound planning and design principles.

The final decision rests with the City Council after the Planning Commission holds a public hearing and makes a recommendation for approval or denial of the conditional rezoning request and site plan.

### SITE LOCATION AND EXISTING CONDITIONS

The subject site is located in the northern section of Grosse Pointe Woods, and is located between River Road and Morningside Drive. The site is adjacent to single family residential districts in all directions.

The aerial photograph below shows the general site area to be rezoned and the adjacent properties.



### PURPOSE OF THE EXISTING AND PROPOSED ZONING DISTRICTS

The purpose statements of the existing R-1A and R-4 Residential Districts are as follows:

**Purpose of Existing R-1A Zoning District.** *The R-1 (A through E) one-family residential district is established as a district in which the principal use of land is for single-family dwellings and related educational, cultural and religious uses where found appropriate and harmonious with the residential environment. For this single-family residential district, in promoting the general purpose of this chapter, the specific intent of this division is to:*

1. *Encourage the construction of and the continued use of the land for single-family dwellings.*
2. *Prohibit business, commercial or industrial use of the land, and prohibit any other use which would substantially interfere with development or maintenance of single-family dwellings in the district.*
3. *Encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this article.*
4. *Discourage any land use that would generate traffic on minor or local streets, other than normal traffic to serve the residences on those streets.*
5. *Discourage any use which, because of its character or size, would create requirements and costs for public services, such as fire and police protection, water supply and sewerage, substantially in excess of such requirements and costs if the district were developed solely for single-family dwellings.*

**Purpose of Proposed R-4 Zoning District.** *The R-4 high density multiple dwelling district is intended to be that district permitting primarily multiple dwellings and mixed use buildings. In order to promote such development insofar as it is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic, or late hours of operation. Due to the traffic volume generated by such residential development, this district shall abut upon a major thoroughfare and have adequate area for suitable setbacks from adjacent single-family residential districts.*

Based on the limited number of units per building, it is not anticipated that the proposed development would create any of the above hazards or offensive noises. The subject site is not located on a major road. However, due to the smaller number of proposed residential units, it is anticipated that traffic will be less than existing school facilities or if the site was developed with 30 single-family residential units under R-1A.

The proposed setbacks are in compliance with the Zoning Ordinance standards for the R-4 District, aside from the existing structure (lot 25) which is located within the side yard setback and considered a non-conformity.

#### **CRITERIA FOR AN AMENDMENT TO THE ZONING MAP**

In considering any petition for a rezoning amendment to the official zoning map, the Planning Commission and City Council shall consider the criteria of the Zoning Ordinance in making findings and a decision. The Planning Commission may also take into account other factors or considerations that are applicable to the application but not listed below.

**1. Consistency with the goals, policies, and objectives of the master plan.**

Although, the Future Land Use Map designates the subject site as institutional, conditions have significantly changed since the Master Plan was developed. The future use of the site, institutional, is no longer viable as Liggett Middle School is condensing its campus. Instead, the proposed rezoning would permit the adaptive reuse of the historic school into a high end condominium project, preserving the structure as a community focal point and maintain its present compatibility with the surrounding neighborhood.

More specifically, Goal #2 of the Grosse Pointe Woods Master Plan is to preserve, protect, and enhance the architectural style of existing neighborhoods. The redevelopment of a historic architectural institutional use into condominiums will be a harmonious use of the subject site and is working towards the above state goal.

The low density of the proposed development is also compatible with the Master Plan goals to preserve the established single-family neighborhood and minimize traffic impacts.

**2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the uses permitted in the proposed zoning district.**

The site is largely built upon and does not contain any natural features which are incompatible with the proposed project.

**3. The capacity of the City's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the City.**

Per *Section 50-88.b.2*, the applicant is required to submit an environmental impact statement. The statement, dated May 13, 2014, details the physical, social, economic impacts of the proposed development. The findings conclude that the proposed development will not compromise the health, safety, and welfare of the neighborhood. Specifically, air quality and stormwater will not be affected or changed from its original condition, residents will not hear an increase in noise levels, the site and parking areas will utilize "shielded / cut-off" light fixtures to prevent light spillage on adjacent properties, and the impact of police and fire services will be comparable to the site's former use or equivalent to single-family uses.

**4. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.**

As stated above, the applicant submitted an impact statement which reveals that the impact of automobile traffic will be reduced from the previous peak school periods and can accommodate the proposed low-density residential development.

**5. The boundaries of the requested rezoning district are reasonable in relationship to surroundings and construction on the site will be able to meet dimensional regulations for the requested zoning district.**

As proposed, the development complies with the required setbacks of the R-4 District. However, it should be noted that the single outbuilding (unit 25) is located within the side yard setback and is considering an existing non-conformity. Additionally, the structure in Phase III of the development exceeds the height requirements by five feet. The structure may be reduced in height by five feet or receive a variance for the increase.

It is important to note that site plan approval is a required condition as part of this conditional rezoning request.

**6. The requested rezoning will not create an isolated or incompatible zone in the neighborhood.**

The requested R-4 District will not be an incompatible zone in the neighborhood. Surrounding the site are single-family residences; the proposed condominiums are another style of residential housing that is often located adjacent to single family neighborhoods and will provide a landmark building that has been a neighborhood focal point since the 1960s.

**RECOMMENDATION**

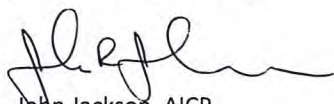
At this time, we advise the Planning Commission to recommend to City Council approval of the conditional rezoning of the 8.8 acres of land at 850 Briarcliff Drive from R-1A to R-4 with the following conditions:

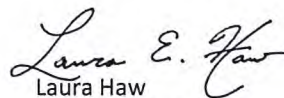
1. *The applicant enters into a signed conditional rezoning agreement with the following list of conditions:*
  - a. *Site plan approval.*
  - b. *No more than 13 units in Phase I and II of the development will be constructed.*
  - c. *No more than 12 units in Phase II of the development will be constructed.*
  - d. *Phase III of the development will match the architecture and building composition of the existing school building.*
  
2. *Site plan approval.*

If you have any questions, please feel free to contact us.

Respectfully submitted,


**McKENNA ASSOCIATES**

  
John Jackson, AICP  
Executive Vice President

  
Laura Haw  
Assistant Planner

MEMO 14 - 20

TO: Gene Tutag, Building Official

FROM: Joseph J Ahee, Director of Public Services 

DATE: June 12, 2014

SUBJECT: Plan Review – Legacy Oaks Project

I have reviewed the site plan for the proposed Legacy Oaks project and have the following comments. There is an 8" water main on the north side of Briarcliff and an 8" water main on the east side of River Road. The sewer is located on the south side of Briarcliff and is a 36" going to 42" reinforced concrete pipe.

An engineering plan shall be reviewed and approved by the city's contractual engineering firm Anderson, Eckstein, and Westrick, Inc., prior to the start of construction.

I have no objections to this proposed project.

If you have any questions regarding this matter please contact me.

dm  
c.c. Lisa Hathaway  
O/F

---

**From:** Gene Tutag  
**Sent:** Tuesday, June 17, 2014 6:19 AM  
**To:** Sue Stewart  
**Subject:** Fwd: Legacy Oaks Condominiums

Sent from my iPad

Begin forwarded message:

**From:** Dan Koerber <[dkoerber@gpwmi.us](mailto:dkoerber@gpwmi.us)>  
**Date:** June 13, 2014 at 3:24:35 PM EDT  
**To:** Gene Tutag <[GTutag@gpwmi.us](mailto:GTutag@gpwmi.us)>  
**Cc:** Andrew Pazuchowski <[APazuchowski@gpwmi.us](mailto:APazuchowski@gpwmi.us)>, Joseph Provost <[jprovost@gpwmi.us](mailto:jprovost@gpwmi.us)>  
**Subject:** Legacy Oaks Condominiums

Gene,

I have reviewed the proposed site plan for the Legacy Oaks Condominiums. The only Traffic Safety concern is the existing circle driveway and the new centrally located entrance/exit driveway. The plans do not show the location of any traffic control signs (stop/fire route or parking).

I approve these plans but want final approval of the placement of the traffic control signs in the circle drive and the entrance/exit driveways. If you have any questions please contact me.

*Det. Daniel T. Koerber*





CITY OF GROSSE POINTE WOODS  
DEPARTMENT OF PUBLIC SAFETY

*Andrew Pazuchowski, Director*  
20025 Mack Plaza  
Grosse Pointe Woods, MI 48236-2397



TO: Director Pazuchowski  
FROM: Det. Joseph E. Provost Jr., Fire Inspector  
DATE: June 18, 2014  
SUBJECT: Legacy Oaks Site Plan Review

I have reviewed the Site Plan for the Legacy Oaks Condominium Project, in regards to the Fire Department Access and Water Supply.

-The locations of existing fire hydrants are adequate for this site plan.

-Each of the two main buildings will be required to have Fire Department Connections (FDC) located on the South Side of the building, accessible from Briarcliff Dr. The exact location to be determined.

-Knox Boxes will be required near the main entrance of each building. The exact location to be determined.

-It should be noted that the two fire hydrants located on private property are Dead End Hydrants. It is recommended that this system be looped.

Respectfully,

A handwritten signature in black ink, appearing to read "Joseph E. Provost Jr.", written over a horizontal line.

Det. Joseph E. Provost Jr., Fire Inspector

CHARLES T. BERSCHBACK

ATTORNEY AT LAW

24053 EAST JEFFERSON AVENUE

ST. CLAIR SHORES, MICHIGAN 48080-1530

(586) 777-0400

FAX (586) 777-0430

blbwlaw@yahoo.com

CHARLES T. BERSCHBACK

DON R. BERSCHBACK  
OF COUNSEL

June 17, 2014

Planning Commission  
City of Grosse Pointe Woods  
20025 Mack Plaza  
Grosse Pointe Woods, MI 48236

RE. Conditional Rezoning Request (850 Briarcliff Drive)

Dear Planning Commission:

At the June 24<sup>th</sup> meeting the Planning Commission will be conducting a public hearing for the conditional rezoning request for Legacy Oaks Condominiums. I have reviewed the June 6, 2014 letter from McKenna Associates and find it appropriate, so I will not summarize the facts again in this letter.

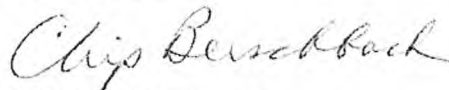
Procedurally, the Chair should declare that the public hearing is open and allow either Mr. McKenna or Mr. Tutag or both to provide introductory statements. The Chair should then entertain whether anyone in the audience is present to speak in favor of the proposal. After that, anyone interested in speaking against the proposal should be given an opportunity to do so. Thereafter there should be a motion to close the public hearing.

Following that, the Members of the Planning Commission can ask any questions and discuss the proposal. With Mr. Jackson's assistance I have prepared and formatted two separate Resolutions, one recommending approval and one recommending denial to the City Council.

You can see that the Resolutions contain motions for immediate consideration to allow this matter to be brought before the City Council at a meeting in July.

If you have any questions please call.

Very truly yours,



CHIP BERSCHBACK

CTB:gmr

Enclosures

cc: Skip Fincham  
Don Berschback  
Lisa Hathaway  
Gene Tutag  
John Jackson

**THE CITY OF GROSSE POINTE WOODS  
PLANNING COMMISSION RESOLUTION  
RECOMMENDING APPROVAL OF  
THE CONDITIONAL REZONING REQUEST FROM  
BRIAR CLIFF 2014 LLC**

Minutes of a regular meeting of the Planning Commission/City Council of the City of Grosse Pointe Woods, County of Wayne, State of Michigan, held on June 24, 2014.

PRESENT: Members \_\_\_\_\_

ABSENT: Member \_\_\_\_\_

The following preamble and resolution were offered by Member \_\_\_\_\_ and seconded by Member \_\_\_\_\_:

**WHEREAS**, Petitioner has submitted a conditional rezoning request for property located at 850 Briarcliff Drive for a condominium development known as Legacy Oaks; and,

**WHEREAS**, the Grosse Pointe Woods Planning Commission conducted a public hearing,

**NOW THEREFORE IT IS HEREBY RESOLVED AS FOLLOWS:**

The factual findings and reasons for these recommendations are based on the record and supporting documentation submitted as of this date including the agenda items received and placed on file, as well as the comments and representations made at the public hearing before this body on June 24, 2014.

Therefore the Planning Commission recommends that the City Council approve the conditional rezoning request because the proposed rezoning with the conditions;

1. Is consistent with the goals, policies, and objectives of the master plan.
2. Is compatible with the uses permitted in the surrounding single family zoning district.
3. The capacity of the City's utilities and services is sufficient to accommodate the uses permitted in the requested district.
4. The street system is capable to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
5. The boundaries of the requested rezoning district are reasonable in relationship to surrounds and construction on the site will be able to meet dimensional regulations for the requested zoning district.
6. The requested rezoning will not create an isolated or incompatible zone in the neighborhood.
7. The conditions proposed by Briarcliff 2014 LLC in the draft rezoning with conditions contract are acceptable and made conditions of this approval.

Immediate Consideration: Having reviewed this Resolution, the Planning Commission moves for immediate adoption of this Resolution.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

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City Clerk

**CERTIFICATION**

I, \_\_\_\_\_, Clerk of the City of Grosse Pointe Woods, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Planning Commission on \_\_\_\_\_, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and will be, or have been, made available as required by said Act.

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City Clerk

**THE CITY OF GROSSE POINTE WOODS  
PLANNING COMMISSION RESOLUTION  
RECOMMENDING DENIAL OF  
THE CONDITIONAL REZONING REQUEST FROM  
BRIAR CLIFF 2014 LLC**

Minutes of a regular meeting of the Planning Commission/City Council of the City of Grosse Pointe Woods, County of Wayne, State of Michigan, held on June 24, 2014.

PRESENT: Members \_\_\_\_\_

ABSENT: Member \_\_\_\_\_

The following preamble and resolution were offered by Member \_\_\_\_\_ and seconded by Member \_\_\_\_\_ :

**WHEREAS**, Petitioner has submitted a conditional rezoning request for property located at 850 Briarcliff Drive for a condominium development known as Legacy Oaks; and,

**WHEREAS**, the Grosse Pointe Woods Planning Commission conducted a public hearing,

**NOW THEREFORE IT IS HEREBY RESOLVED AS FOLLOWS:**

The factual findings and reasons for these recommendations are based on the record and supporting documentation submitted as of this date including the agenda items received and placed on file, as well as the comments and representations made at the public hearing before this body on June 24, 2014.

Therefore, the Planning Commission recommends that the City Council deny the conditional rezoning because the request;

1. Is inconsistent with the goals, policies, and objectives of the master plan.
2. Is incompatible with the uses permitted in the surrounding single family zoning district.
3. The capacity of the City's utilities and services is not sufficient to accommodate the uses permitted in the requested district.
4. The street system is not capable to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
5. The boundaries of the requested rezoning district are not reasonable in relationship to surrounds and construction on the site will be able to meet dimensional regulations for the requested zoning district.
6. The requested rezoning will create an isolated or incompatible zone in the neighborhood.
7. The conditions proposed by Briarcliff 2014 LLC in the draft rezoning with conditions contract are not acceptable and do not offset the anticipate impacts of the proposed rezoning with conditions.

Immediate Consideration: Having reviewed this Resolution, the Planning Commission moves for immediate adoption of this Resolution.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

---

City Clerk

**CERTIFICATION**

I, \_\_\_\_\_, Clerk of the City of Grosse Pointe Woods, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Planning Commission on \_\_\_\_\_, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and will be, or have been, made available as required by said Act.

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City Clerk

**CITY OF GROSSE POINTE WOODS  
BUILDING DEPARTMENT  
MEMORANDUM**

**TO:** Planning Commission

**FROM:** Gene Tutag, Building Official

**DATE:** June 19, 2014

**SUBJECT:** Conditional Rezoning Request for 850 Briarcliff Rd.

**PETITIONER:** Legacy Oaks – Briarcliff 2014 LLC

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The applicant, Briarcliff 2014 LLC, seeks a conditional rezoning of the subject property from R-1A Single Family Residential to R-4 High Density Multiple Dwelling. The application is complete as it contains all of the documents and information required by our zoning ordinance.

Prior to submitting the application numerous meetings have transpired with the developers and city staff. A workshop with the Planning Commission was held and the Developer hosted a meeting with the affected neighborhood residents. Suggestions and input from these meetings has been incorporated into the plans.

The information submitted by the applicant has been reviewed by city staff as well as our Planning Consultant, McKenna Associates. Their comments are attached.

The overall impact of the proposed rezoning will be a much lower density than if the property were to be developed under its current R-1A (Single Family) zoning. The developer is proposing as one of the conditions that the maximum number of units will be 25 single family condominiums. The property could support up to 35 single family homes.

The attached report prepared by McKenna Associates, dated June 6, 2014, summarizes the rezoning request and the conditional rezoning process. Staff concurs with the report and recommends the Planning Commission adopt the attached resolution recommending approval of the conditional rezoning request, and the resolution be forwarded to the City Council.

**Sec. 50-88. Conditional zoning approval.**

- (a) The city council shall have the authority when acting upon a petitioner's request to rezone property to require that the petitioner meet conditions precedent to such final rezoning, which conditions shall be designed to protect natural resources and the health, safety, welfare and social and economic well-being of those who will use the land under consideration and the landowners immediately adjacent to the proposed parcel under consideration for rezoning and the community as a whole.
- (b) Prior to the city council granting a petition to conditionally rezone any property, the following conditions shall have been met:
  - (1) *Submission of site plan.* The petitioner shall have submitted to the planning commission a site plan in accordance with sections 50-34—50-42.
  - (2) *Submission of environmental impact statement.* The petitioner shall also submit to the planning commission as part of the request for conditional rezoning an environmental impact statement addressing the impact of expected changes in motor vehicle traffic patterns associated with the proposed development, and any expected impact upon city services, including water, sewer, fire and police factors.
  - (3) *Hearing by planning commission.* The planning commission shall hold a public hearing upon the request for conditional rezoning after providing notice of public hearing as required by this chapter. The petitioner shall pay to the city a hearing fee of \$165.00. This fee may be modified by a resolution of the city council as adopted from time to time.
  - (4) *Report by planning commission.* The city planning commission, after conducting a public hearing on the request for conditional rezoning, shall report its findings to the city council. Such report may contain recommendations or conditions to be incorporated in any approval of the proposed development granted to the petitioner so as to ensure that the proposed development will meet the intent of the zoning regulations.
  - (5) *Posting of bond.* The city council, as a precondition to approval of conditional rezoning, may require the posting of a surety bond, either cash, a letter of credit, or a commercial surety bond, in the minimum amount of ten percent of the costs of the project as estimated by the city engineer, exclusive of land acquisition costs, as recommended by the planning commission. Such bond shall remain in effect for one year after the completion of the project. It shall be a condition of such bond that the petitioner shall complete such project in accordance with the site plan approval submitted to obtain the conditional rezoning of the property. No building permit shall be issued for the project until the bond is posted, if required by the city council.
  - (6) *Issuance of building permit; release of bond.* Each such action taken by the city council in granting conditional rezoning shall be recorded in the minutes of the city council. Upon the issuance of a building permit for such proposed project, the



property shall be deemed to have been rezoned. Should the petitioner fail to obtain a building permit for such project within 12 months from the date of the approval of the conditional rezoning, the rezoning shall be deemed void and of no effect. Upon the department of public safety advising the city administrator that the project has been substantially completed within a period of 12 months in accordance with the approved site plans and conditions for such project, the city administrator shall cause the surety bond to be released and returned to the petitioner.

- (7) *Extension of time for obtaining building permit.* Should the petitioner fail to obtain a building permit for such project within 12 months of receiving approval for the conditional rezoning, the city council, upon application of the petitioner and the conducting of a public hearing with notice as required by this chapter, may extend such time for periods not to exceed six months each.

*(Code 1975, § 5-17-3; Ord. No. 810. § 98-493. 8-7-2006)*

**CONTRACT FOR CONDITIONAL REZONING FOR TAX ID  
PARCEL NO. 40-002-99-0001**

**THIS AGREEMENT** the “Agreement”), entered into as of this \_\_\_\_\_ day of \_\_\_\_\_ 2014, by Briarcliff 2014 LLC (the “Developer”) and the City of Grosse Pointe Woods, a Michigan municipal corporation of 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (the City).

**WITNESSETH**

**WHEREAS**, the “Developer” is the fee title owner of 2 adjacent parcels of land located in the identified herein as “Parcel 1” (850 Briarcliff Drive, tax ID no. 40-002-99-0001) encompassing approximately 8.815 acres located in the City of Grosse Pointe Woods and “Parcel 2” (tax ID no. 14-34-484-003) encompassing approximately .258 acres located in the City of St. Clair Shores and together these 2 parcels shall be referred to as the “full project parcel” (approximately 10.1 acres) and

**WHEREAS**, the “City” is a City and a Michigan Municipal Corporation organized and existing under Act 379 of the Public Acts of 1909, as amended located in the State of Michigan, County of Wayne and

**WHEREAS**, the “Developer” has petitioned the “City” to rezone “Parcel 1”, as regulated by the existing Zoning Ordinance for the City of Grosse Pointe Woods from R-1A zoning classification to R-4 zoning classification and

**WHEREAS**, the “City” and its Planning Commission has properly reviewed and considered the rezoning request, including conducting a public hearing hereon, in accordance with the requirements of its zoning ordinance and Michigan law and

**WHEREAS**, the “Developer” has freely and voluntarily offered to enter into a Contract for Conditional Rezoning, pursuant to Public Act 577 of the Public Acts of 2004 (MCLA 125.286i) whereby the “Developer” agreed to provide certain hereinafter listed development terms, conditions and requirements as a condition for the requested rezoning and development of the “full project parcel”.

**NOW, THEREFORE**, in consideration of the mutual promises and covenants herein contained and in consideration of the partial approval by the “City” of the rezoning requested by the “Developer” the parties hereby agree as follows:

1. **Legal Description of Real Property.** Parcel 1 (tax ID no. 40-002-99-0001) situated in the City of Grosse Pointe Woods, State of Michigan, and is more particularly described in Exhibit A attached hereto and consists of approximately 8.815 acres; parcel 2 (tax ID no. 14-34-484-003) situated in the City of St. Clair Shores, State of Michigan, and is described on Exhibit B attached hereto constituting approximately .258 acres. The combination of parcel 1 and parcel 2 constitutes the “full project parcel” consisting of approximately 10.1 acres as depicted on attached Exhibit E.

2. **Ownership of Land.** The Real Property and “full project parcel” described in paragraph 1 above is owned in fee simple by the “Developer”. The “Developer” warrants that this contract and the provisions hereof are covenants running with the land and binding in all future owners and possessors of the real property described in Section 1. This contract may be recorded with the Wayne County Register of Deeds by the “City” at the expense of the “Developer”.

**3. Conditional Rezoning of Parcel 1.** The Parcel 1 described in paragraph 1 above shall be conditionally rezoned from R-1A (Single Family Residential) to R-4 (High Density Multiple Family Dwelling District) effective upon the execution of this Contract by all parties conditioned on the “Developer” and their successors and assigns and any future owners developing the property in full accordance with the terms, conditions, and requirements set forth hereinafter;

(a) The “Developer” shall seek and obtain any applicable approvals from the City of St. Clair Shores for the development of Parcel 2 as depicted in the approved site plan.

(b) The “Developer” agrees and understands that the property in question shall not be developed or used in a manner inconsistent with the site plan dated \_\_\_\_\_.

(c) The “Developer” agrees and understands that the number of units in Phases I and II shall be limited to 13 and the number of units in Phase III shall be limited to 12.

(d) The “Developer” agrees and understands that the building proposed in Phase III shall be of the same architectural style and composition to match the existing school building.

(e) The “Developer” agrees and understands that the property in question shall not be developed or used in a manner inconsistent with the conditional rezoning agreement.

(f) The “Developer” agrees and understands that the approval and conditional rezoning agreement shall be binding upon and inure to the benefit of the Developer and City, and their respective heirs, successors, assigns, and transferees.

(g) The rezoning with conditions shall become void and expire following a period of two years from the effective date of the rezoning unless bona fide development of the property in Phase I pursuant to approved building and other permits required by the City commences within the two year period and proceeds diligently and in good faith as required by ordinance to completion. If an extension of approval is granted by the City Council, a new conditional rezoning agreement with the new expiration date shall be recorded.

(h) The “Developer” agrees and understands that, if a rezoning with conditions becomes void in the manner provided above, no development shall be undertaken or permits for development issued until a new zoning district classification of the property has been established.

(i) The “Developer” agrees and understands that each of the requirements and conditions in this conditional rezoning agreement represents a necessary and reasonable measure which, when considered with all other conditions and requirements, is roughly proportional to the increased impact created by the use represented in the approved rezoning with conditions, taking into consideration the changed zoning district classification and the specific use authorization granted.

(j) The “Developer” agrees and understands that revocation of approval provisions returning the property to its original zoning designation will occur if they violate the terms of this agreement.

**4. Development.** Any Development of the “Full Project Parcel” by the “Developer” or its successors and assigns shall be in full compliance with the terms and conditions of this contract and further in full compliance with all City and County land development ordinances, regulations and requirements as applicable.

5. **Recording.** This contract shall be executed in recordable form and may be recorded in the office of the Wayne County Register of Deeds by the City in the City's sole discretion. The "Developer" shall reimburse the City for the cost of any recording fees associated with the recording of this contract.

6. **Severability.** Invalidation of any one or more of these covenants or contract sections by judgment or decree or order of any court shall in no way affect or invalidate any of the other provisions which shall continue to remain in full force and effect. The covenants herein contained shall be binding upon the parties hereto and their respective successors and assigns and shall run with the title to the real property, unless and until amended, altered or terminated pursuant to agreement between the "City" and the "Developer".

7. **Modifications or Amendments.** No modification or amendments of this contract shall occur without the written consent of the "City".

**IN WITNESS HEREOF**, the parties have executed this instrument as of the date first written above.

DEVELOPER:

\_\_\_\_\_  
By:  
Its:

CITY:

CITY OF GROSSE POINTE WOODS  
a Michigan Municipal Corporation

\_\_\_\_\_  
By:  
Its:

STATE OF MICHIGAN)  
                                                  )SS  
COUNTY OF WAYNE )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_, 2014, in Wayne County, Michigan, by \_\_\_\_\_ who is known to me or satisfactorily proven to be the same person described herein and who executed this instrument as the "Developer"

STATE OF MICHIGAN)  
                                                  )SS

COUNTY OF WAYNE )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_, 2014, in Wayne County, Michigan, by \_\_\_\_\_ who is the \_\_\_\_\_ for the City of Grosse Pointe Woods, on behalf of said Township.

\_\_\_\_\_  
Notary Public, Wayne County, Michigan  
My Commission Expires:

Drafted By:

When Recorded Return to:

# Legacy Oaks Condominiums

850 Briarcliff Dr.

Grosse Pointe Woods, MI

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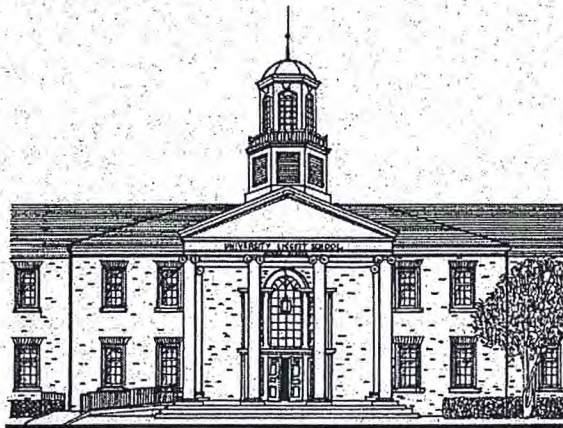
## Development Proposal

Developer:

Briarcliff 2014 LLC

20250 Harper Ave.

Harper Woods, MI



# American Community Developers, Inc.

---

20250 Harper  
Detroit, MI 48225

(313) 881-8150  
Fax (313) 884-0722

May 12, 2014

Mr. Gene Tutag  
Building Department  
City of Grosse Pointe Woods  
20025 Mack Plaza  
Grosse Pointe Woods, MI 48236

Re: Legacy Oaks Condominiums  
850 Briarcliff Dr.  
Former 'University Liggett Middle School' Site  
Grosse Pointe Woods, MI

Dear Mr. Tutag,

We are pleased to present you with the enclosed proposal to redevelop the former University Liggett Middle School Site.

American Community Developers, Inc. and its President, Jerry Krueger, are highly experienced in the rehabilitation and adaptive re-use of landmark properties. We have received accolades for our transformation of the former Ypsilanti High School into unique and spacious senior residences and likewise for our transformation of The Lakewoods hospital in Toledo, Ohio into senior residences. In each project, we restored the properties to the highest standards with the goals of beautifying the properties while keeping them historically accurate. The results of our efforts made them assets to the community as they originally were.

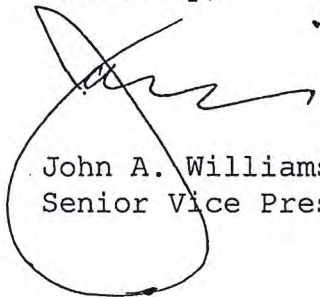
We also received high praise from the City of Naples, Florida for our rehabilitation work on George Washington Carver Apartments. As Jerry is a part-time resident of Naples, he became personally involved in the rehab process and wanted the project to be a proud asset to the community. Likewise, Legacy Oaks will receive the same attention.

May 12, 2014  
Mr. Tutag  
Page 2

Jerry and I are proud, long-time Grosse Pointe residents. We have a stake in the community and we are compelled to help maintain its beauty and character. We are committed to preserving this historic building. We intend to modify the existing building to accommodate condominium units while maintaining its exterior appearance. The former athletic field adjacent to the school is proposed for a future residential building of complementary size and design.

Thank you for the opportunity to present this development request. We look forward to working with the City of Grosse Pointe Woods and planning commission members to present the details of our proposal, to facilitate a smooth and trouble-free redevelopment which will benefit nearby residents and the entire Grosse Pointe Community.

Sincerely,



John A. Williamson  
Senior Vice President

cc: Gerald A. Krueger



May 13, 2014

**LEGACY OAKS CONDOMINIUMS**  
Grosse Pointe Woods, MI

Developer:  
Briarcliff 2014 LLC  
20250 Harper Ave  
Detroit, MI 48225

**LETTER OF INTENT**

**A. Overview**

- The site/parcel is approximately 395,233 sq.ft. or 9.073 acres of net land area, exclusive of right-of-ways, of which 11,248 sq. ft. or 0.258 net acres is located in St. Clair Shores.
- The existing University Liggett Middle School is to be converted to a Residential development (condominiums) that will contain a maximum of twelve (12) dwelling units.
- The ancillary and recreational facilities of the existing school are to be retained for the use of the residents.
- The Development is proposed to be constructed in three (3) separate phases.

**Phase I:** Six (6) condominium units to be constructed within the first and second floor of the existing structure and construction of private garage spaces. Conversion of the existing single family residence to be incorporated units into the condominium (to be identified as Unit 25).

**Phase II:** New construction of Six (6) condominium units with attached garage within the configuration of the existing school framework.

**Phase III:** New construction of twelve (12) condominium units in a single two (2) story building on the vacant property located west of the existing school building.

Environmental Impact Statement  
Legacy Oaks Condominiums  
Grosse Pointe Woods, MI  
May 13, 2014  
Page 2

Minimum unit size to be 2,000 sq.ft. Architectural style and detail to complement the existing University Liggett Middle School.

- Final site and landscape design to be in compliance with City of Grosse Pointe Woods ordinances and requirements.
- Preliminary soil investigation indicates that existing sub-surface soils are adequate to accept the moderate loads imposed by the new construction.
- Preliminary engineering review/observation does not indicate any existing wetlands or flood plan boundary. The proposed storm water system will be designed to comply with current City and county criteria.
- All necessary infrastructure utilities are available on Briarcliff Drive or River Road (Storm inlet, Sanitary Sewer, Domestic water main, Gas and Electric and cable service).

**B. Project Amenities**

- All Dwelling Units to have complete up-graded residential facilities, appliances and finishes.
- Each unit to be custom designed per owners' requirements.
- Building modifications and new construction to comply with requirements of Michigan Building Code/2009.
- Erosion control measures as required by City of Grosse Pointe Woods ordinances and engineering criteria.
- Construction noise abatement to comply with existing City of Grosse Pointe Woods regulations with sensitivity to adjacent neighborhoods.
- Basic residential use and building materials, complement adjacent single family structures.

Environmental Impact Statement  
Legacy Oaks Condominiums  
Grosse Pointe Woods, MI  
May 13, 2014  
Page 3

**ENVIRONMENTAL IMPACT STATEMENT**

**Impact of Proposed Development - Analysis Report**

**A. Physical**

- a. Air quality will not be affected or changed from its original condition.
- b. Storm water will be controlled in accordance with City of Grosse Pointe Woods regulations.
- c. Residents and associated residential uses will not increase noise levels.
- d. Site area and parking areas will utilize "shielded/cut-off" light fixtures to prevent light spillage on adjacent properties.
- e. Impact to water and sewer services will be comparable to former use or equivalent to Single Family Residential Use.

**B. Social**

- a. Residential use and building materials will complement the adjacent properties.
- b. Automobile traffic will be reduced from peak school periods.
- c. Residents will utilize existing neighborhood city services, libraries, shopping and liturgical amenities.
- d. Impact to Police and Fire Services will be comparable to former use or equivalent to Single Family Residential Use.

**C. Economic**

- a. Surrounding Land Values will not be affected as proposed use is similar and complementary.
- b. Off-site public utilities or improvement to adjacent roads will not be required.
- c. All utilities are existing/available at the project site.
- d. Increased tax base/revenue will occur with construction of each phase.

PROGRESSIVE ASSOCIATES, INC.



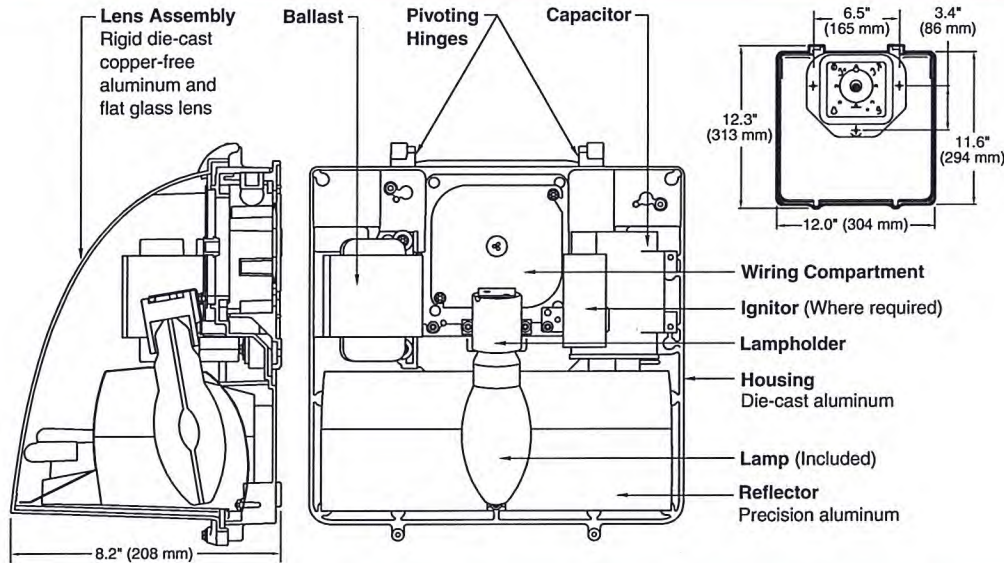
Daniel A. Tosch  
President  
DAT/gz



DIRECT MOUNT

# 12" FULL CUTOFF WALL PACK

**GWCO-12  
SERIES**



Notes



SPEC #	WATTAGE	CATALOG #
<b>PULSE START METAL HALIDE</b>		
<input type="checkbox"/> SPEC #	50W PSMH	MGWC0405-(a)(b)
<input type="checkbox"/> SPEC #	70W PSMH	MGWC0407-(a)(b)
<input type="checkbox"/> SPEC #	100W PSMH	MGWC0410-(a)(b)
<input type="checkbox"/> SPEC #	150W PSMH	MGWC0615-(a)(b)
<b>HIGH PRESSURE SODIUM</b>		
<input type="checkbox"/> SPEC #	50W HPS	MGWC0505-(a)(b)
<input type="checkbox"/> SPEC #	70W HPS	MGWC0507-(a)(b)
<input type="checkbox"/> SPEC #	100W HPS	MGWC0510-(a)(b)
<input type="checkbox"/> SPEC #	150W HPS	MGWC0515-(a)(b)

Specify (a) Voltage & (b) Options.

(a) VOLTAGE SUFFIX KEY	
D	120/277V (Standard: 50W HPS)
M	120/208/240/277V (Standard: PSMH; 70 – 150W HPS)
T	120/277/347V (Canada Only) (Standard: PSMH; 70 – 150W HPS)
1	120V
2	277V
27	277V Reactor (150W PSMH Only)
3	208V
4	240V
5	480V (70 – 100W PSMH; 70 – 100W HPS)
6	347V (Canada Only)

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

(b) OPTIONS (factory-installed)	
-(a)F	Fusing
-(a)P	Button Photocell
Q	Quartz Standby (includes 100W quartz lamp) (N/A on 277V Reactor)

Specify (a) Single Voltage — See Voltage Suffix Key

## GENERAL DESCRIPTION

Full Cutoff Wall Pack fixture for HID lamp, totally enclosed. Housing is seamless copper-free die-cast aluminum. Lens assembly consists of a hinged, rigid die-cast copper-free aluminum frame and clear borosilicate glass lens held securely inside. Lens frame is easily removable and allows for easy attachment and serviceability using top pivoting hinge. Complete silicone gasketing around lens and gasketing at mounting provide a watertight seal. A precision specular aluminum reflector provides forward throw with wide distribution to ensure wide fixture spacings and maximum light levels. Fixture design provides excellent IES Full Cutoff light distribution without glare. The optical chamber is sealed to reduce dirt and insect contamination. Furnished with e-coated, copper-free, lightweight mounting box designed for installation over standard 4-inch square or octagonal and single-gang J boxes and for conduit entry from top, sides and rear. Designed and approved for easy through-wiring. All fixtures use vertical-lamp position.

## ELECTRICAL

Fixture includes clear, medium-base lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder. Lamp ignitor included where required. Fixtures require a minimum 90°C temperature feed wire. All ballast assemblies are high-power factor and use the following circuit types:

120V Reactor  
50 – 150W HPS

277V Reactor  
150W PSMH

HX — High Reactance  
50 – 150W PSMH; 50 – 150W HPS

## LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in the US and Canada for wet locations.

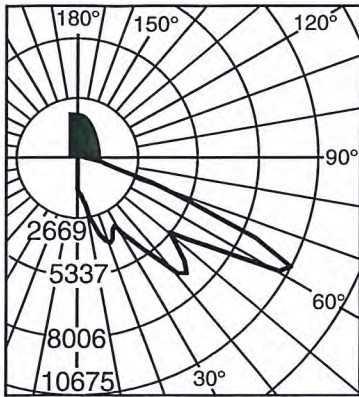
## FINISH

Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

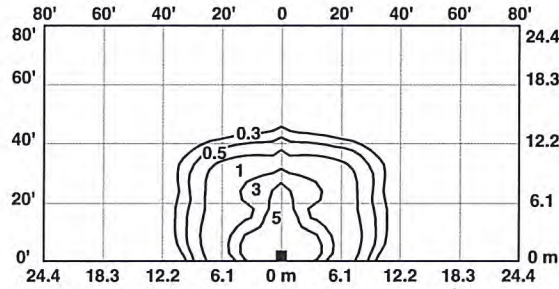
## PATENTS

6,867,959; 7,354,177; D577,146; Patents Pending.

Isofootcandle plots show initial footcandles at grade. (Footcandles ÷ 0.0929 = Lux)



**Candlepower Distribution Curve of 150W PSMH 12" AeroDome Full Cutoff Wall Pack.**



**Isofootcandle plot of one 150W PSMH 12" AeroDome Full Cutoff Wall Pack at 15' (4.6 m) mounting height (plan view).**

**PROPOSED**

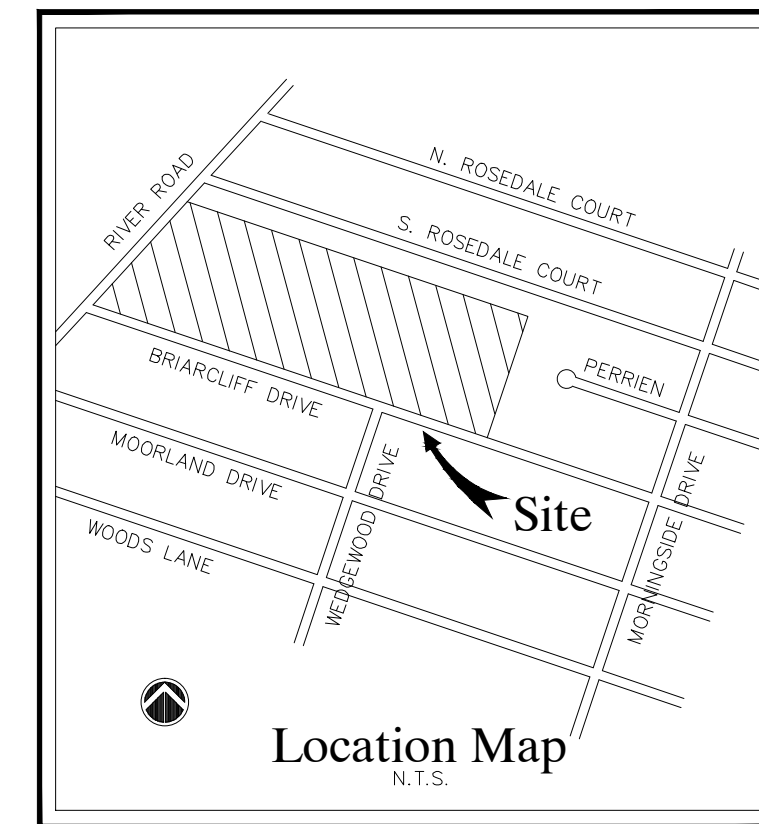
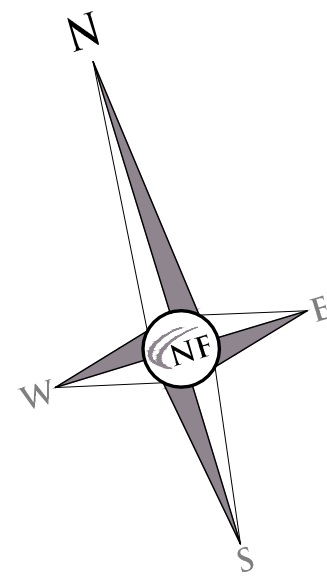
# LEGACCY OAKS CONDOMINIUMS

**GROSSE POINTE WOODS, MICHIGAN**

developer : **Briarcliff 2014 LLC**  
20250 Harper Ave.  
Harper Woods, Michigan 48225  
(313) 881-8150

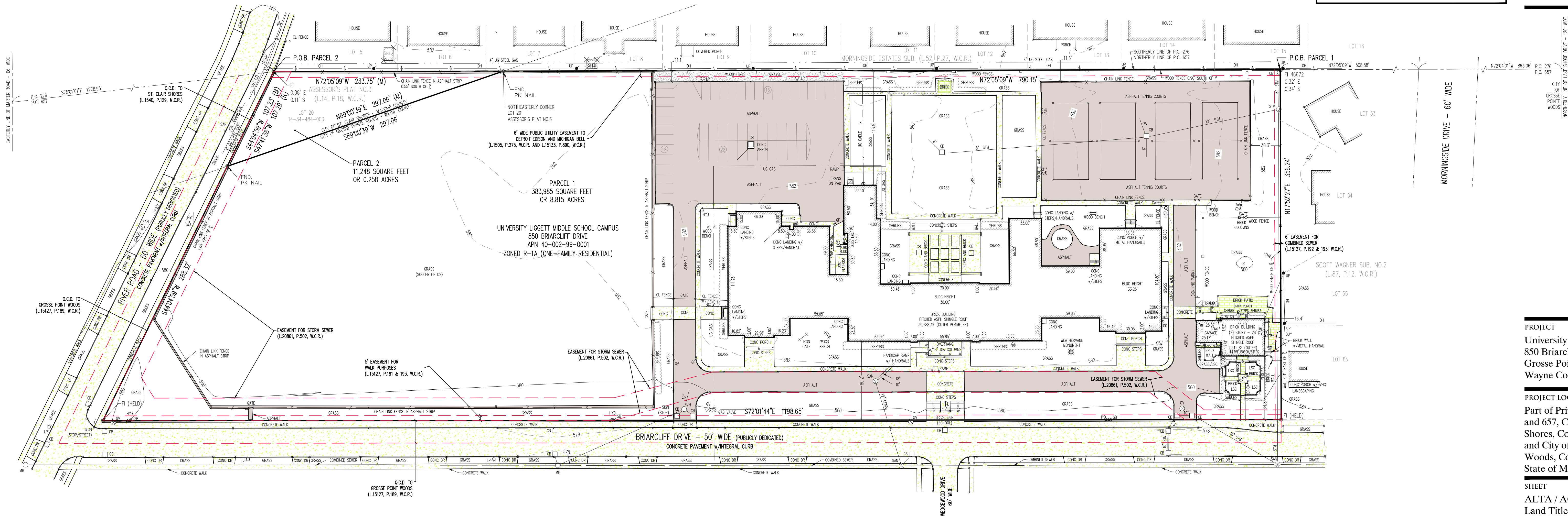
architect : **Progressive Associates, Inc.**  
838 West Long Lake Road  
Suite 250  
Bloomfield Hills, Michigan 48302  
(248) 540-5940

issued :  
REVIEW May 13, 2014  
REVIEW May 27, 2014



NF ENGINEERS CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS

NOWAK & FRAUS ENGINEERS 4677 WOODWARD AVE. PONTIAC, MI 48342-5032 TEL: (248) 332-7931 FAX: (248) 332-8257



LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF ST. CLAIR SHORES, COUNTY OF MACOMB, AND CITY OF GROSSE POINTE WOODS, COUNTY OF WAYNE, AND STATE OF MICHIGAN, DESCRIBED AS:

THAT PART OF PRIVATE CLAIMS 656 AND 657, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF PRIVATE CLAIM 657, DISTANT NORTH 74 DEGREES 59 MINUTES 53 SECONDS WEST 863.06 FEET AND NORTH 75 DEGREES 01 MINUTES 01 SECONDS WEST 508.58 FEET FROM INTERSECTION OF SAID NORTHERLY LINE WITH EASTERLY LINE OF CITY OF GROSSE POINTE WOODS...

ALSO DESCRIBED AS:

PARCEL 1

LAND SITUATED IN THE CITY OF GROSSE POINTE WOODS, COUNTY OF WAYNE, AND STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

THAT PART OF PRIVATE CLAIMS 656 AND 657, DESCRIBED AS BEGINNING AT A POINT ON THE NORTHERLY LINE OF PRIVATE CLAIM 657 DISTANT NORTH 72 DEGREES 04 MINUTES 01 SECONDS WEST 863.06 FEET AND NORTH 72 DEGREES 05 MINUTES 09 SECONDS WEST 508.58 FEET FROM THE INTERSECTION OF SAID NORTHERLY LINE AND THE EASTERLY LINE OF THE CITY OF GROSSE POINTE WOODS...

PARCEL 2

LAND SITUATED IN THE CITY OF ST. CLAIR SHORES, COUNTY OF MACOMB, AND STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF LOT 20, ASSASSOR'S PLAT NO. 3, AS RECORDED IN LIBER 14, PAGE 18 OF PLATS, MACOMB COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF PRIVATE CLAIM 657, SAID POINT BEING SOUTH 75 DEGREES 01 MINUTES 01 SECONDS EAST, 1236.93 FEET FROM THE INTERSECTION OF THE EASTERLY LINE OF WARTER ROAD (66.00 FEET WIDE)...

TITLE POLICY NOTES

ALL EXCEPTIONS SHOWN OR NOTED ON THIS SURVEY WERE OBTAINED FROM TITLE COMMITMENT NO. 10-108695, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 03, 2014.

- ITEMS 1-4 ARE NOT PLOTTABLE.
5. RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART OF THE LAND TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.
6. COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION...

SURVEY NOTES

THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

THERE ARE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.

THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

FLOOD HAZARD NOTE

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS INDICATED BY FLOOD INSURANCE RATE MAP (FIRM), PANEL NO. 26163C0105E, GROSSE POINTE WOODS, WAYNE COUNTY, STATE OF MICHIGAN, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2012.

SITE DATA

Table with 2 columns: Item and Description. Includes Parcel 1 Gross Land Area (383,985 square feet or 8.815 acres), Parcel 2 Gross Land Area (11,248 square feet or 0.258 acres), and Zoning (R-1A One-Family Residential).

SURVEYOR'S CERTIFICATION

CERTIFIED TO: BRIARCLIFF 2014 L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY UNIVERSITY LIGGETT SCHOOL, A MICHIGAN TAX EXEMPT TRUSTEE CORPORATION COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 2, 3, 4, 6A, 7A, 8, 9, 11A, 16, AND 18 OF TABLE "A," THEREBY PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERGIRDING THERE IS THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MICHIGAN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THE FIELD WORK WAS COMPLETED ON APRIL 28, 2014.

CHAD L. FINDLEY, P.S. NO. 55108, WITHIN THE STATE OF MICHIGAN DATED: 5-9-14

LEGEND

Legend table with columns: Label, Symbol, and Description. Includes symbols for Asphalt, Cable, Catch Basin, Concrete, Electric, Easement, Found Iron, Gas Meter, Ground Light, Guard Post, Gate Valve, Hydrant, Light Pole, Landscape, Manhole, Monitor Well, Overhead Lines, Physically Handicapped, Post Indicator Valve, Property Line, Parking Meter, Right of Way, Sanitary Manhole, Stop Box, Section Corner, Set Iron, Shutoff (Water), Storm Drain Manhole, Transformer, Utility Pole, Water Main, Record Measurement, Surveyed Measurement, and Calculated.

PROJECT University Liggett School 850 Briarcliff Drive Grosse Pointe Woods Wayne County, Michigan

PROJECT LOCATION Part of Private Claims 656 and 657, City of St. Clair Shores, County of Macomb, and City of Grosse Pointe Woods, County of Wayne, State of Michigan

SHEET ALTA / ACSM Land Title Survey

REVISIONS

DRAWN BY: JN DESIGNED BY: APPROVED BY: CF EMAIL: cfindley@nowakfraus.com

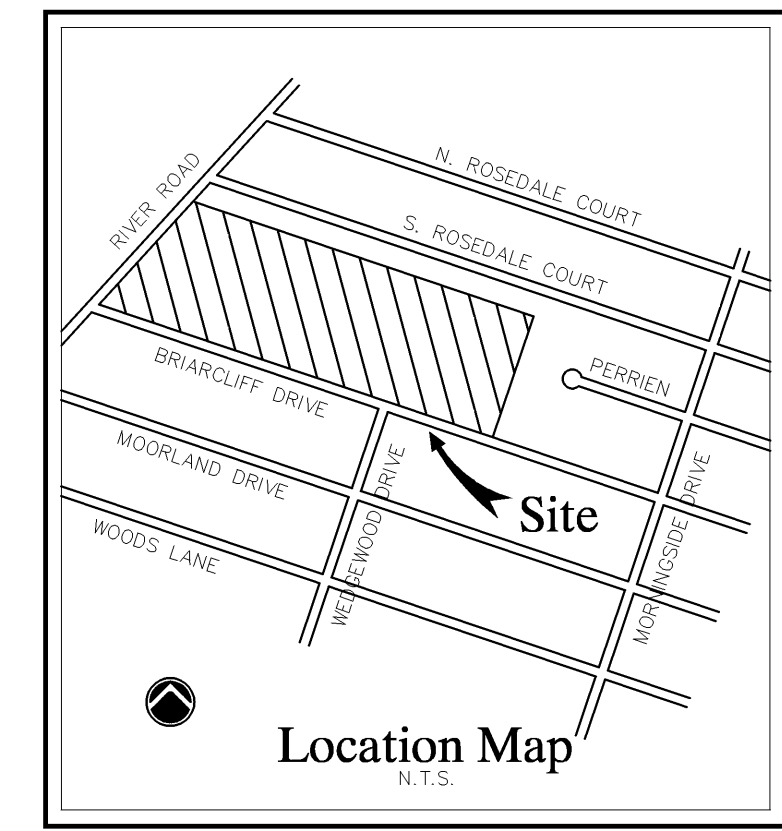
DATE: 5-9-14

SCALE: 1" = 50'

Site Runoff Coefficients by Phase:					
Proposed Land Use:	Runoff Coefficient:	Drainage Area (Phase I):	Drainage Area (Phase II):	Drainage Area (Phase III):	
Pavement	0.95	1.941	1.945	2.617 Acres	
Roof	0.95	0.953	1.265	2.090 Acres	
Detention Basin	1.00	0.000	0.000	0.000 Acres	
Soil, Unmapped by USGS	0.20	6.179	5.863	4.366 Acres	
<b>Total Acreage:</b>		<b>9.073</b>	<b>9.073</b>	<b>9.073</b> Acres	
<b>Weighted Runoff Coefficient "C" Factor =</b>		<b>0.439</b>	<b>0.465</b>	<b>0.589</b>	

Total Site Discharge by Phase (CFS):						
I = 151.8 / (T + 19.9)						
Phase	Drainage Area (Acres)	Runoff Coefficient (C)	Equivalent Area (C * A)	Time of Concentration (Minutes)	Reinfall Intensity (Inches/Hr.)	Actual Discharge (CFS)
I	9.073	0.439	3.985	20.00	3.805	15.161
II	9.073	0.465	4.222	20.00	3.805	16.063
III	9.073	0.589	5.345	20.00	3.805	20.335



**NF ENGINEERS**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS

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

SEAL

PROJECT  
 Legacy Oaks Fire Access Plan

CLIENT  
 American Community Developers, 20250 Harper Avenue, Detroit, MI 48225

Contact:  
 Mr. Thomas Krueger  
 Phone: (313)-432-7860  
 Fax: (313)-432-7861

PROJECT LOCATION  
 City of Grosse Pointe Woods,  
 Wayne County, Michigan

SHEET  
 Fire Access/Hydrant Coverage and Preliminary Storm Drain Calculations



REVISIONS

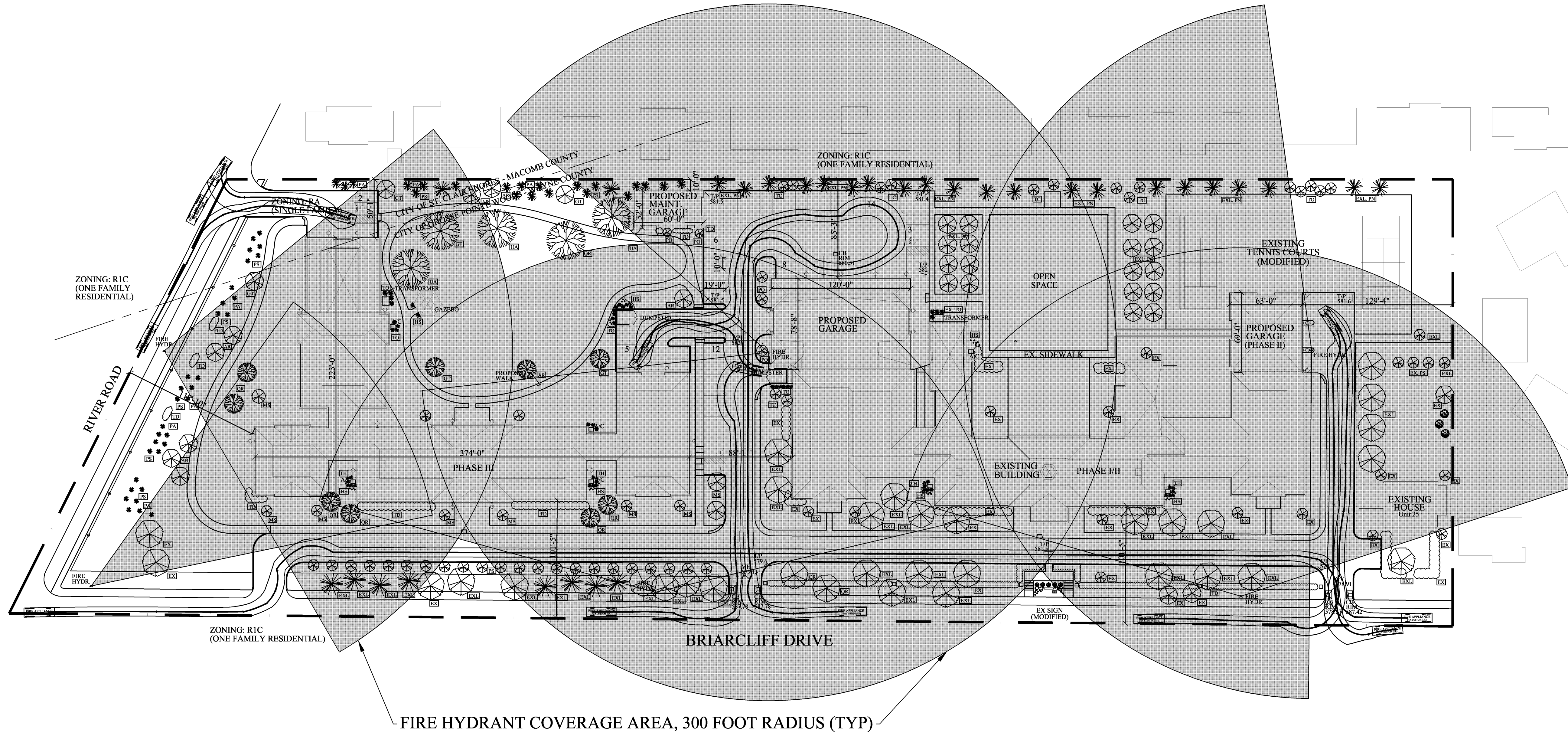

DRAWN BY:  
 R. Czajka

DESIGNED BY:  
 R. Czajka

APPROVED BY:  
 C. Findley

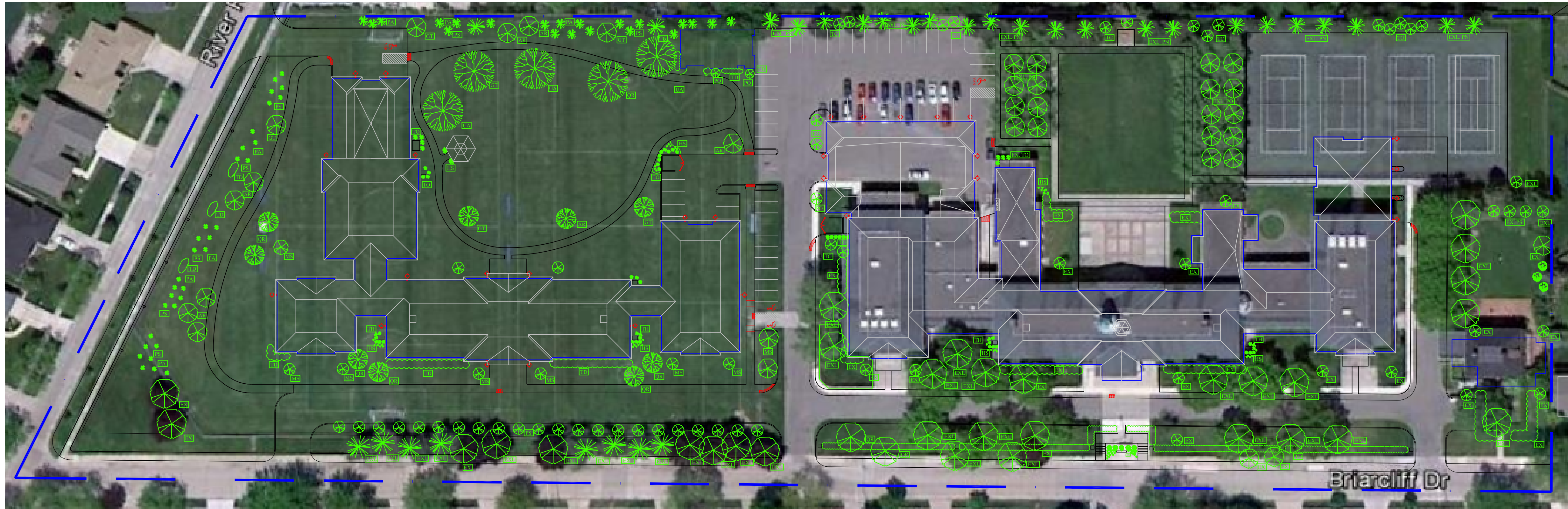
DATE:  
 6-17-2014

SCALE: 1" = 600'



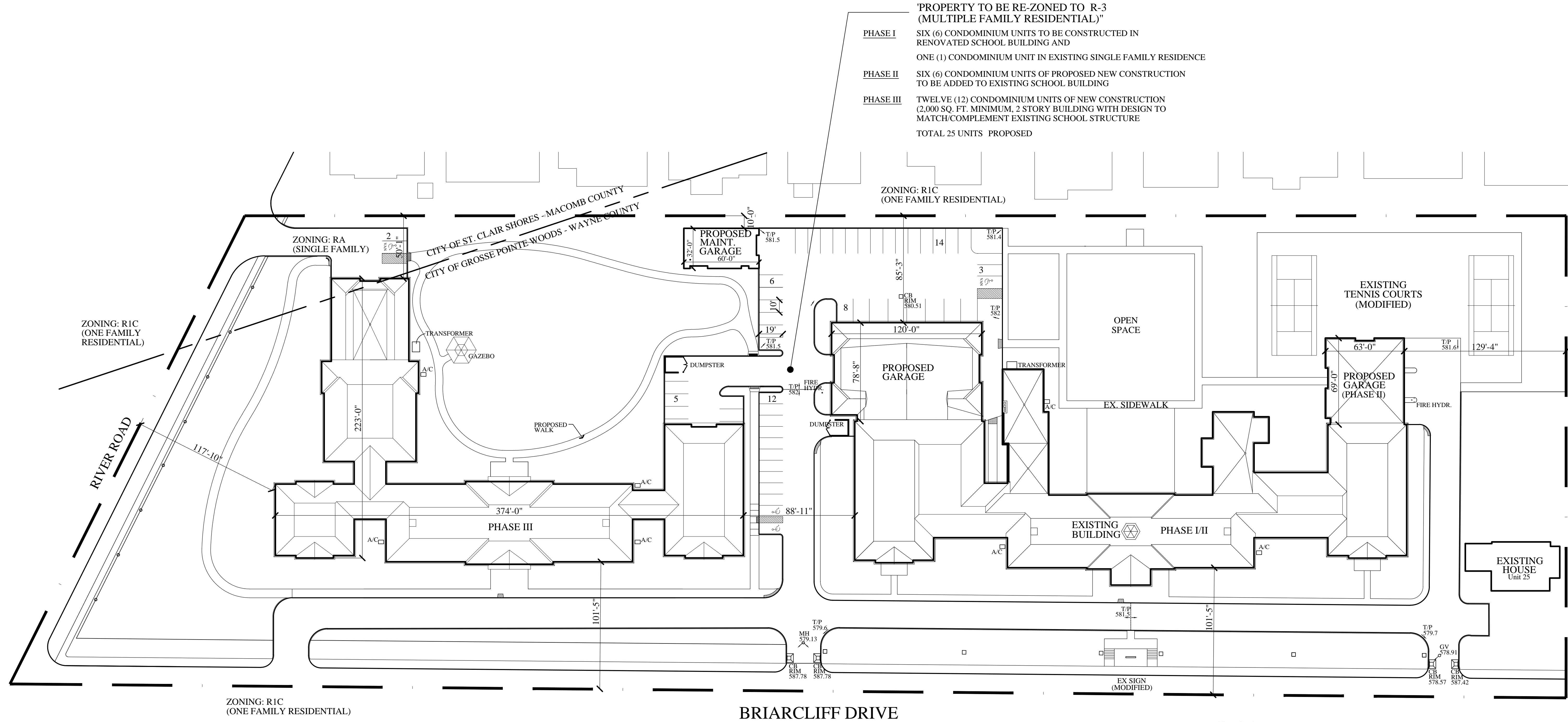
ALL PROPOSED BUILDING AREAS ARE COVERED BY EXISTING HYDRANTS



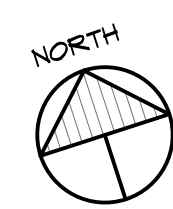


NORTH  
AERIAL VIEW

- "PROPERTY TO BE RE-ZONED TO R-3 (MULTIPLE FAMILY RESIDENTIAL)"**
- PHASE I** SIX (6) CONDOMINIUM UNITS TO BE CONSTRUCTED IN RENOVATED SCHOOL BUILDING AND ONE (1) CONDOMINIUM UNIT IN EXISTING SINGLE FAMILY RESIDENCE
  - PHASE II** SIX (6) CONDOMINIUM UNITS OF PROPOSED NEW CONSTRUCTION TO BE ADDED TO EXISTING SCHOOL BUILDING
  - PHASE III** TWELVE (12) CONDOMINIUM UNITS OF NEW CONSTRUCTION (2,000 SQ. FT. MINIMUM, 2 STORY BUILDING WITH DESIGN TO MATCH/COMPLEMENT EXISTING SCHOOL STRUCTURE)
- TOTAL 25 UNITS PROPOSED



Issued For:
REVIEW
3.26.14
REVIEW
4.9.14
REVIEW
4.14.14
REVIEW
4.28.14
REVIEW
5.7.14
REVIEW
5.13.14
REVIEW
5.22.14



**PROPOSED SITE PLAN**  
 Scale: 1"=40'-0"

Current Use: "Community Facilities"  
 Existing Zoning: R-1A  
 Total Building Area: 84,932 sf (approx.)  
 Existing Building Area: 50,750 sf (approx.)  
 Proposed Building Area: 34,182 sf (approx.)  
 Phase I Garage - 9,248 sf  
 Phase I Condo - 459 sf  
 Phase II Garage - 4,265 sf  
 Phase II Condos - 20,210 sf

Proposed # of Units: 25 Condominiums  
 Phase I - 6 Condominium Units + 1 Single Family Condominium Unit (Unit 25)  
 Phase II - 6 Condominium Units  
 Phase III - 12 Condominium Units  
 Parking Provided:  
 Phase I/II - 49 Spaces  
 Open - 25; Garage - 24  
 Phase III - 49 Spaces  
 Open - 25; Garage - 24

**UNIVERSITY LIGGETT MIDDLE SCHOOL  
 LEGAL DESCRIPTION**

Land situated in the City of St. Clair Shores, County of Macomb, and City of Grosse Pointe Woods, County of Wayne, and State of Michigan, described as:

That part of Private Claims 656 and 657, described as follows: Beginning at a point on the Northerly line of Private Claim 657, distant North 74 degrees 59 minutes 53 seconds West 863.06 feet and North 75 degrees 01 minutes 01 seconds West 508.89 feet from intersection of said Northerly line with Easterly line of City of Grosse Pointe Woods; thence along said Northerly line of Private Claim 657, North 75 degrees 01 minutes 01 seconds West 1057.34 feet; thence South 41 degrees 09 minutes 07 seconds West 421.18 feet; thence South 74 degrees 57 minutes 36 seconds East 1243.37 feet; thence North 14 degrees 56 minutes 35 seconds East 379.24 feet to point of beginning.

**ALSO DESCRIBED AS:**

**PARCEL 1:**  
 Land situated in the City of Grosse Pointe Woods, County of Wayne, and State of Michigan, described as follows:

That part of Private Claims 656 and 657, described as beginning at a point on the Northerly line of Private Claim 657 distant North 72 degrees 04 minutes 01 seconds West 863.06 feet and North 72 degrees 05 minutes 09 seconds West 508.58 feet from the intersection of said Northerly line and the Easterly line of the City of Grosse Pointe Woods, and proceeding thence North 72 degrees 05 minutes 09 seconds West along said Northerly line 790.15 feet; thence South 89 degrees 00 minutes 39 seconds West along the Northerly line of Wayne County 297.06 feet; thence South 44 degrees 04 minutes 59 seconds West 288.32 feet; thence South 72 degrees 01 minutes 44 seconds East 1198.65 feet; thence North 17 degrees 52 minutes 27 seconds East 356.24 feet to the point of beginning.

Developer:  
 Briarcliff 2014 LLC

Project:

Legacy Oaks  
 Condominiums

Grosse Pointe Woods, Michigan

Sheet Title:

Proposed  
 Site Plan

Project Number: 14-116

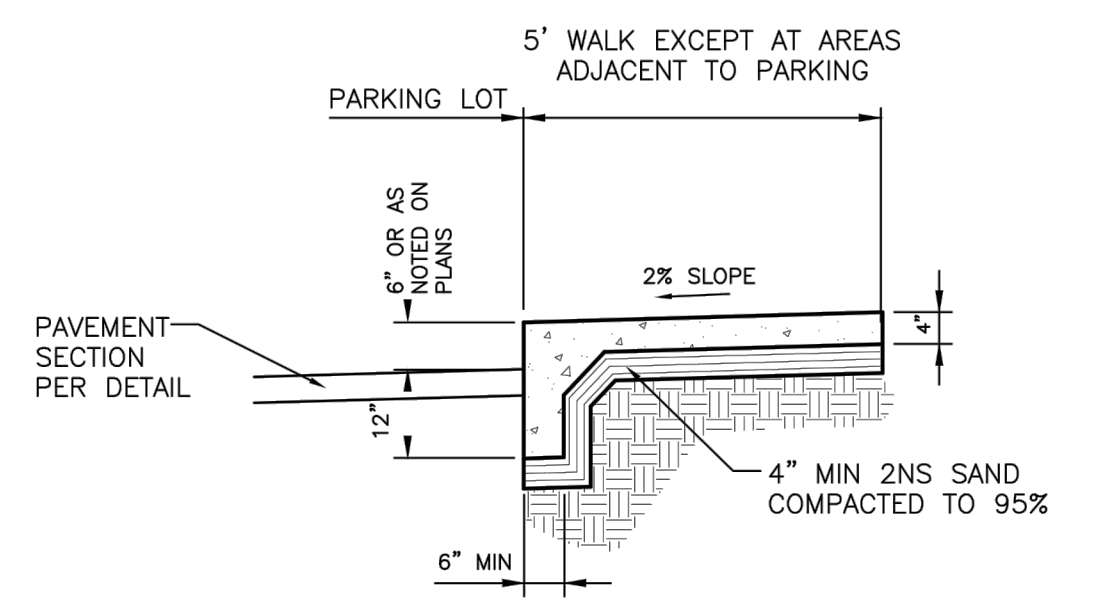
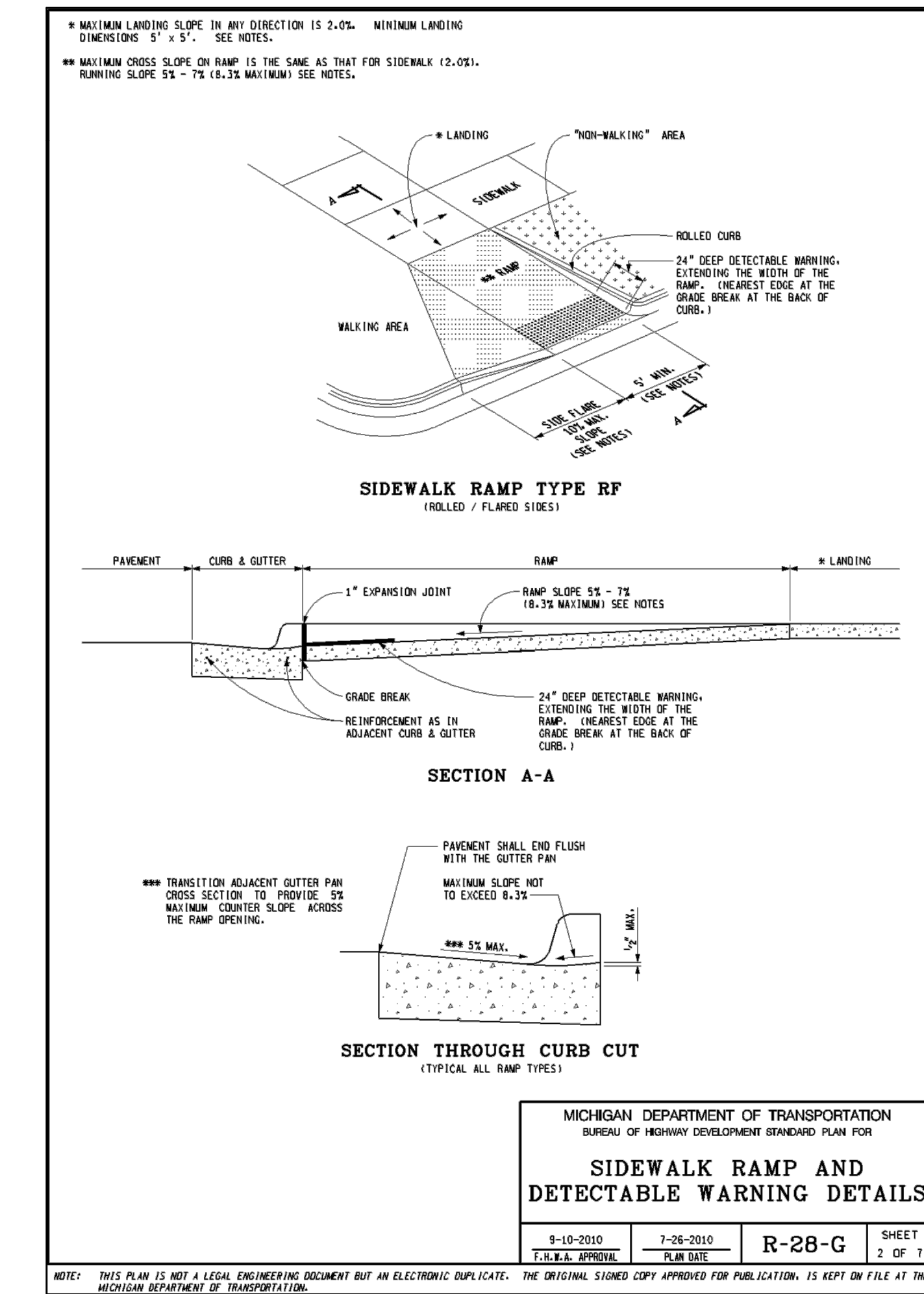
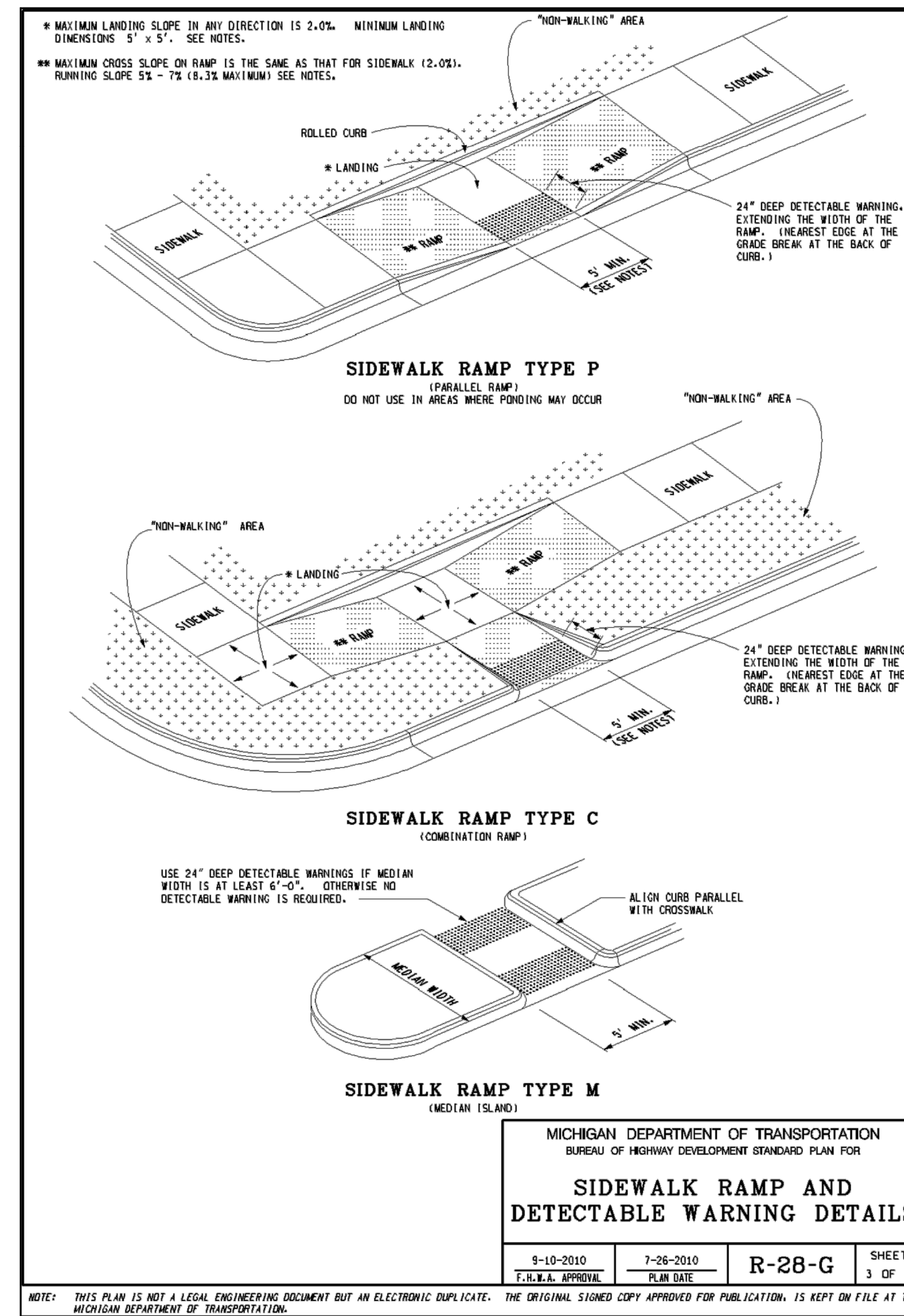
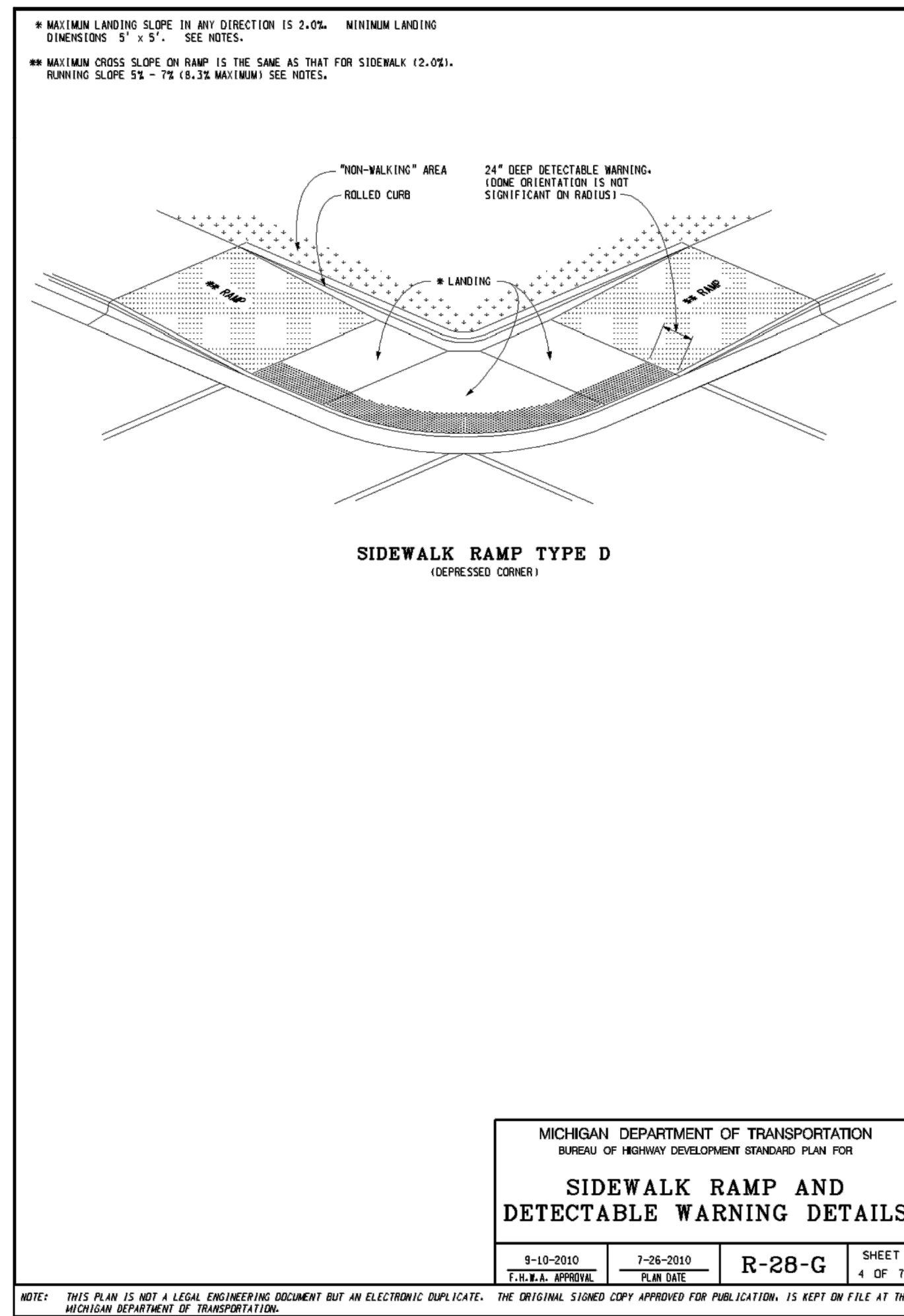
Drawn: VC

Checked: PA

Date: 3.26.14

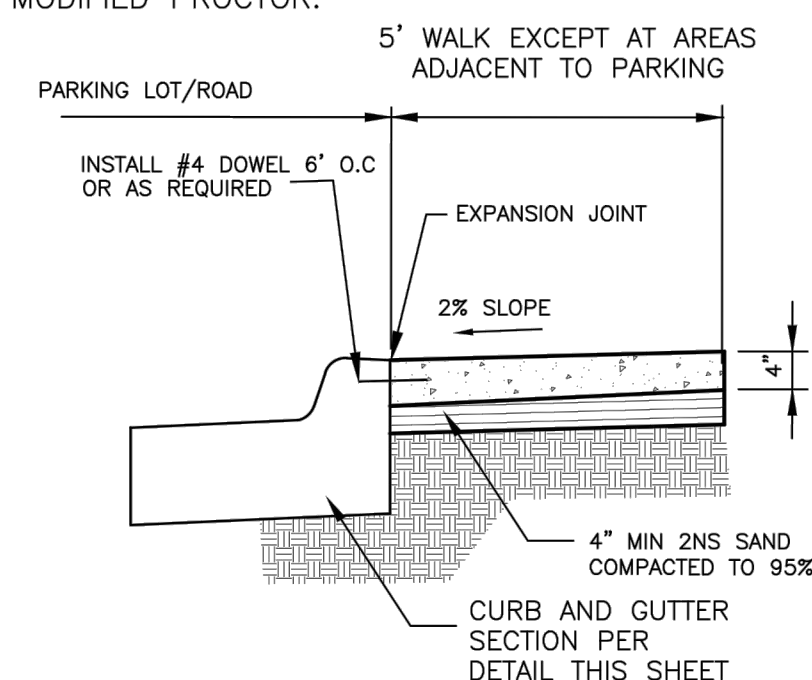
Sheet Number:

**ASP1**

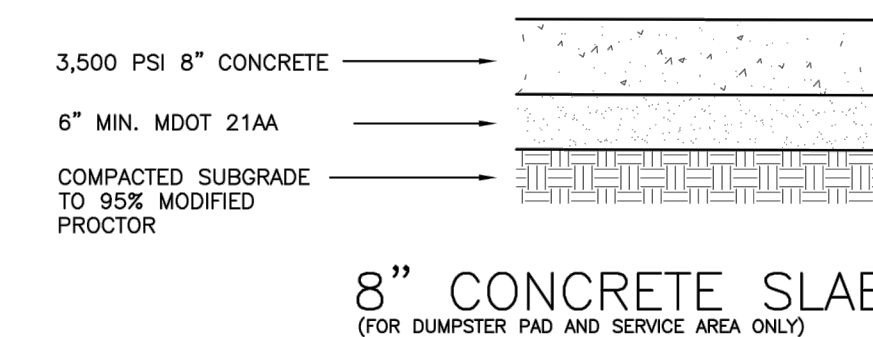


**6" INTEGRAL CONCRETE CURB & WALK**  
 NOT TO SCALE

NOTE:  
 USE 8" CONCRETE WALK IF WITHIN DRIVE APPROACH, INTERSECTION OR CALLED OUT ON PLANS. PLACE 2NS SAND AS REQUIRED TO OBTAIN GRADE AND COMPACT TO 95% MODIFIED PROCTOR.

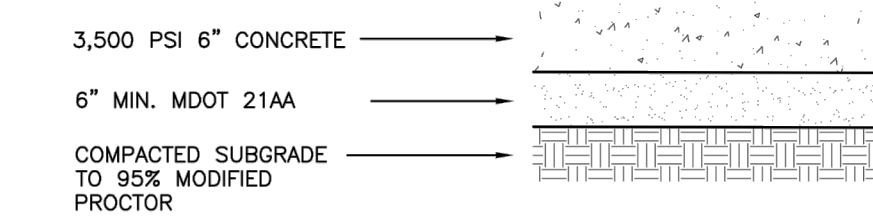


**6" CONCRETE CURB & WALK ALTERNATE**  
 NOT TO SCALE

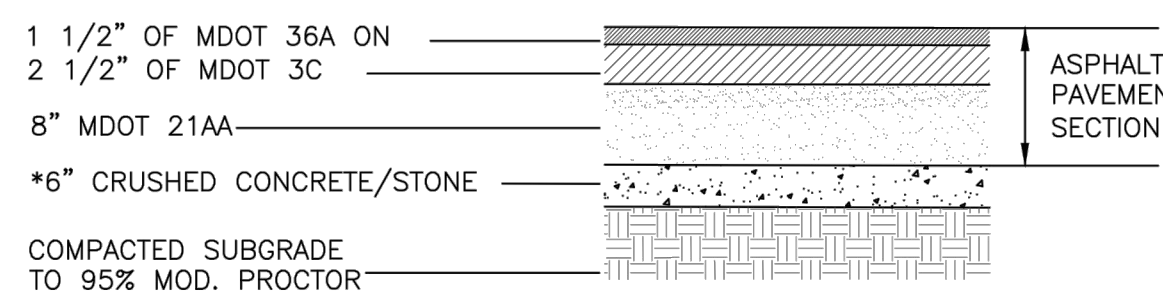


**8" CONCRETE SLAB**  
 (FOR DUMPSTER PAD AND SERVICE AREA ONLY)  
 NOT TO SCALE

NOTE:  
 REFER TO ARCHITECTURAL PLANS FOR DUMPSTER DETAIL

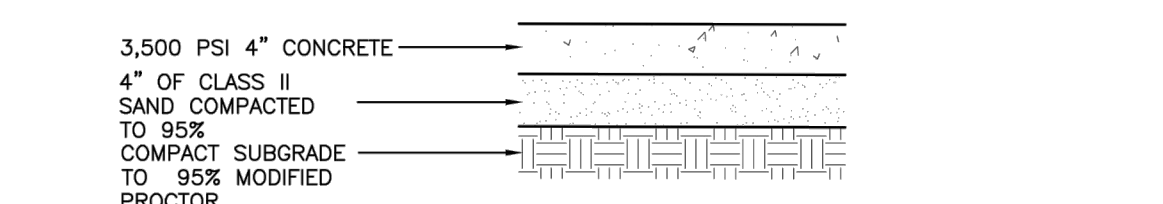


**6" CONCRETE SLAB**  
 (FOR UNDERGROUND PARKING DRIVE)  
 NOT TO SCALE

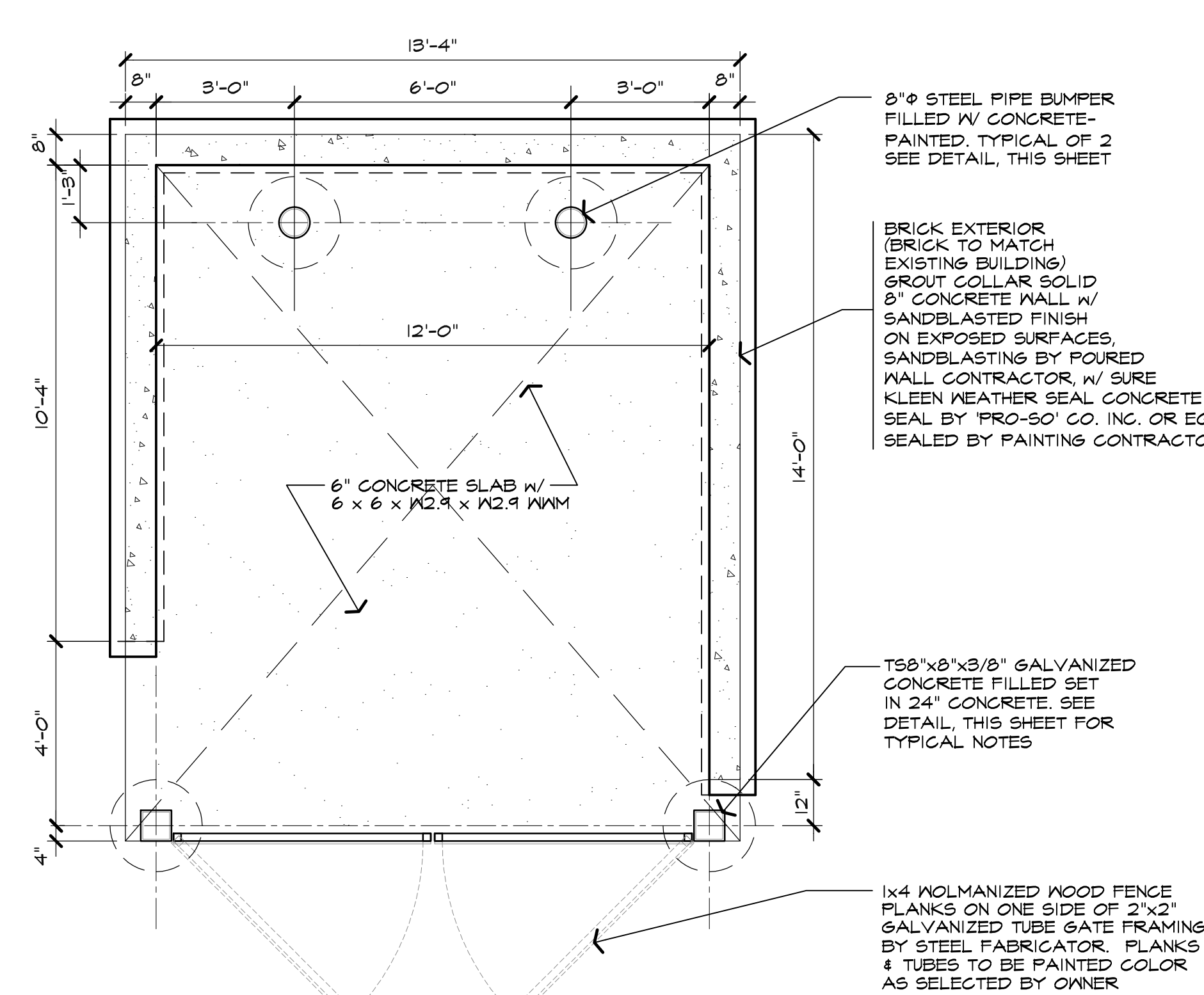


**STANDARD ASPHALT PAVEMENT SECTION**

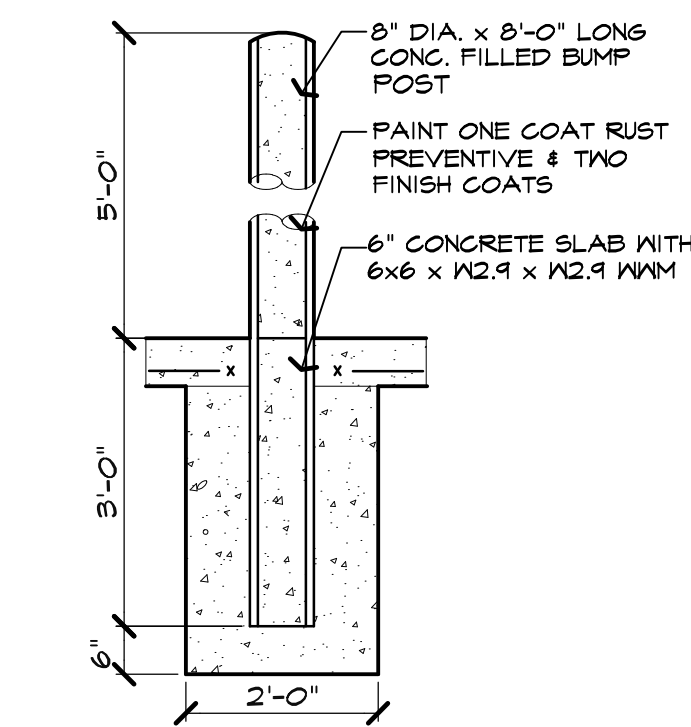
NOTE:  
 CONTRACTOR SHALL CUT AND REMOVE 6" OF SUBGRADE WITHIN THE ROADWAY LIMITS AND REPLACE SAID SUBGRADE WITH 6" OF CRUSHED CONCRETE/STONE. THIS STONE SHALL BE USED AS AN ACCESS ROAD DURING CONSTRUCTION.



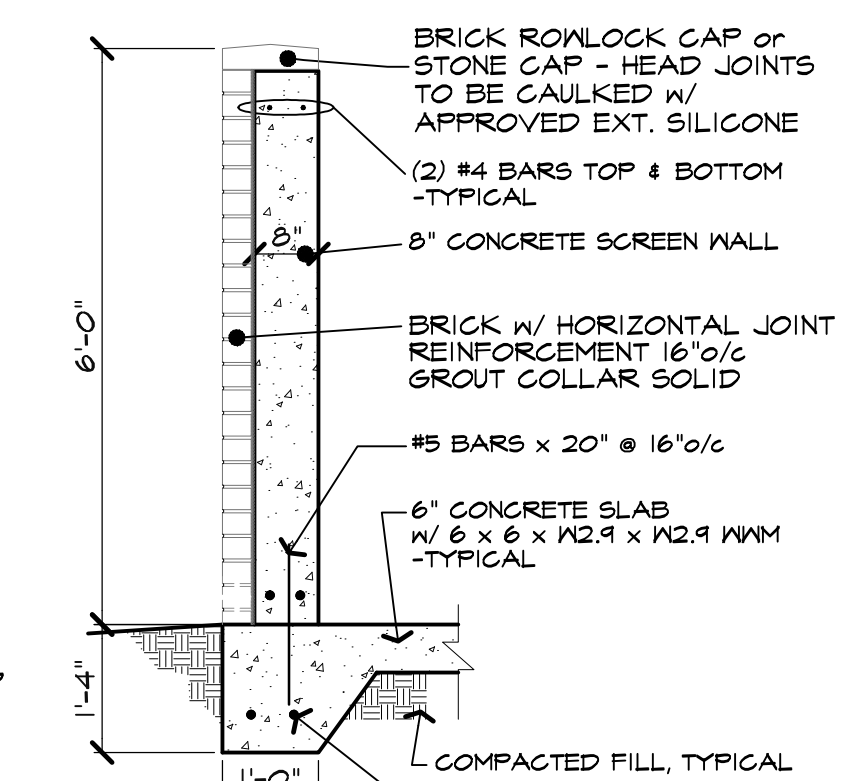
**CONCRETE SIDEWALK**  
 NOT TO SCALE



**DUMPSTER ENCLOSURE PLAN**  
 SCALE: 3/8"=1'-0"



**BUMPER POST DETAIL**  
 SCALE: 1/2"=1'-0"



**DUMPSTER SCREENWALL SECTION**  
 SCALE: 1/2"=1'-0"

- Issued For:
- REVIEW 3.26.14
- REVIEW 4.9.14
- REVIEW 4.14.14
- REVIEW 4.28.14
- REVIEW 5.7.14
- REVIEW 5.13.14
- REVIEW 5.22.14

Developer:  
 Briarcliff 2014 LLC

Project:  
 Legacy Oaks  
 Condominiums

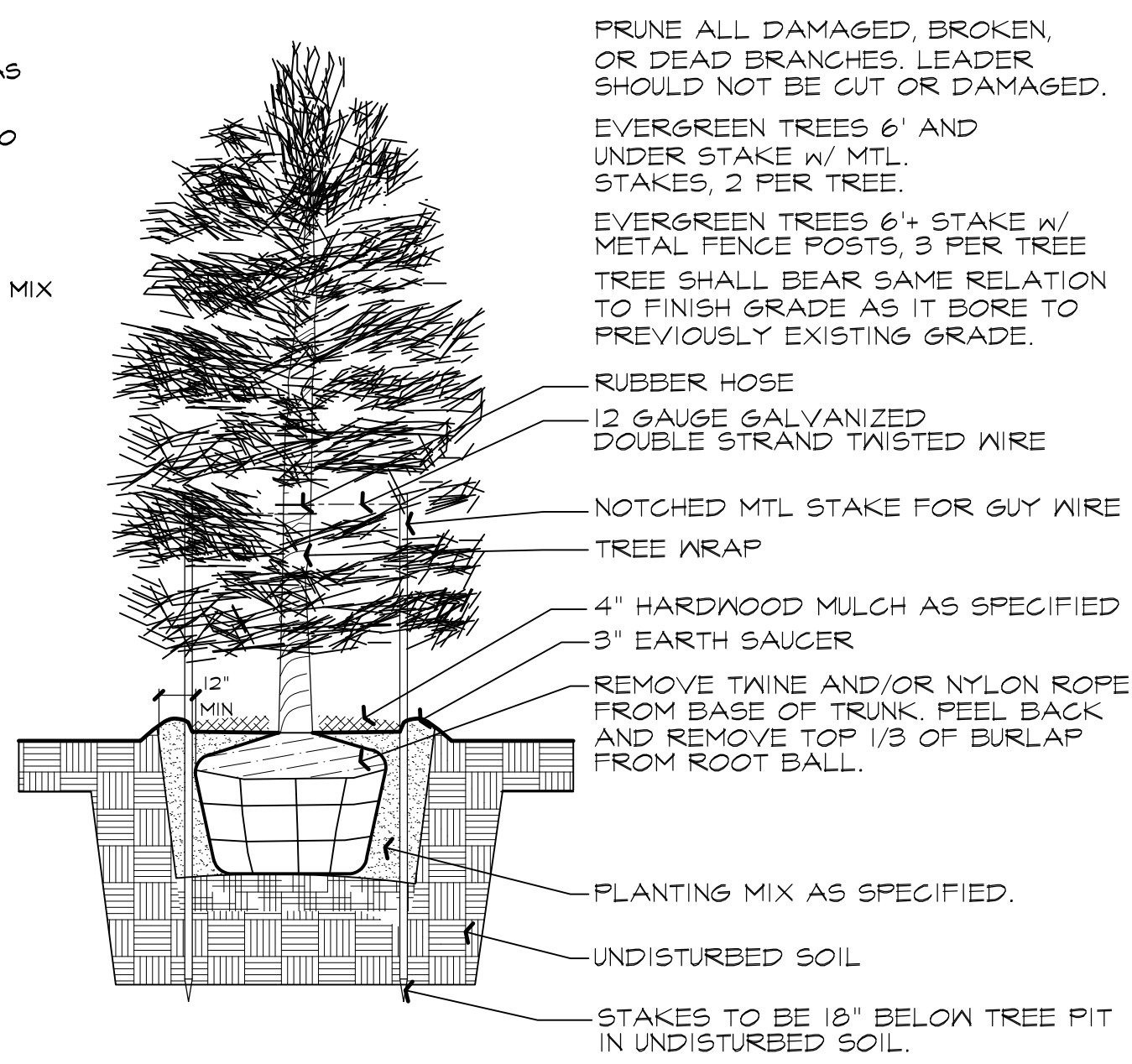
Grosse Pointe Woods, Michigan  
 Sheet Title:

Site Details

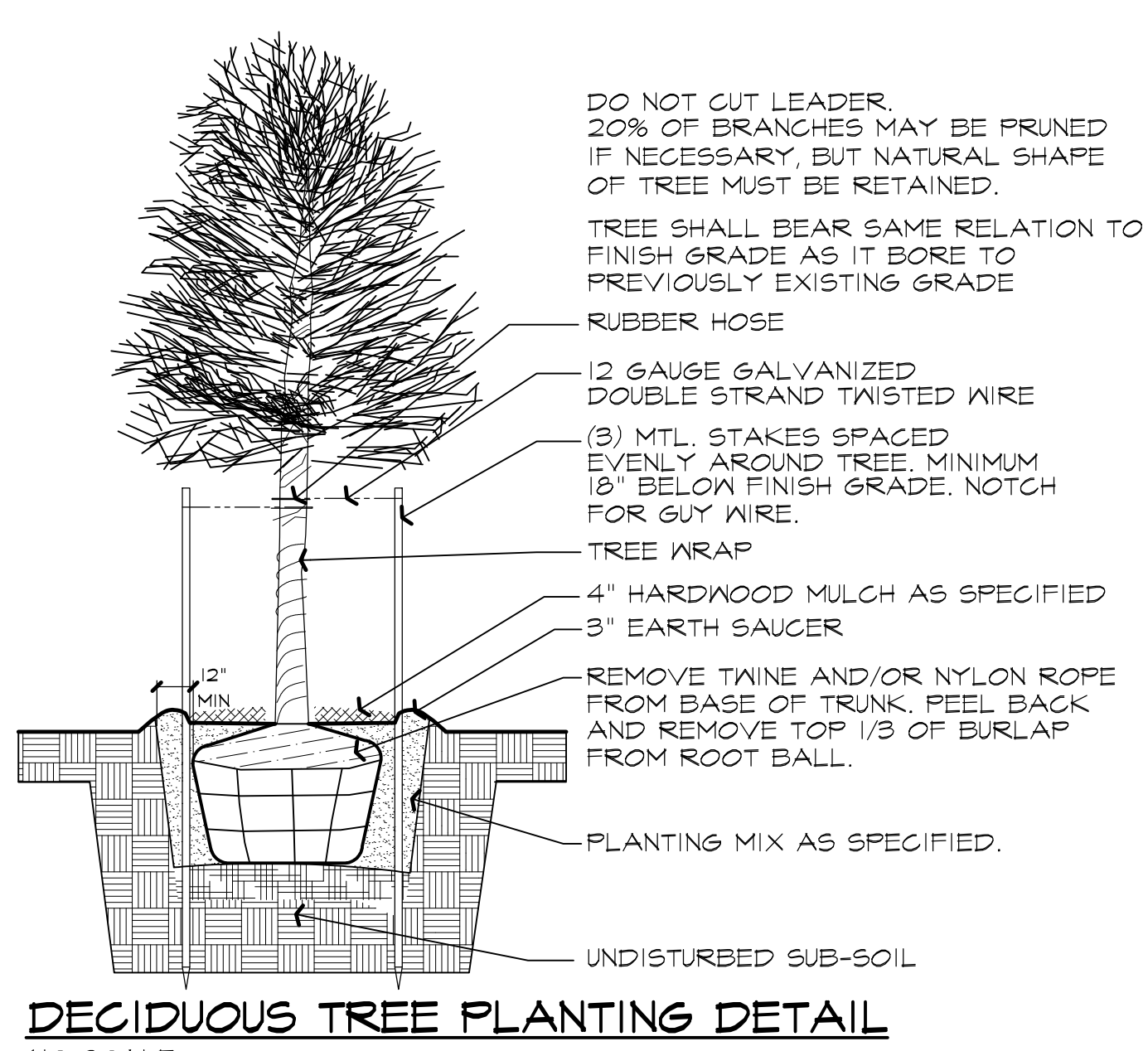
Project Number: 14-116  
 Drawn: VC  
 Checked: PA  
 Date: 3.26.14  
 Sheet Number:

**LANDSCAPE GENERAL NOTES:**

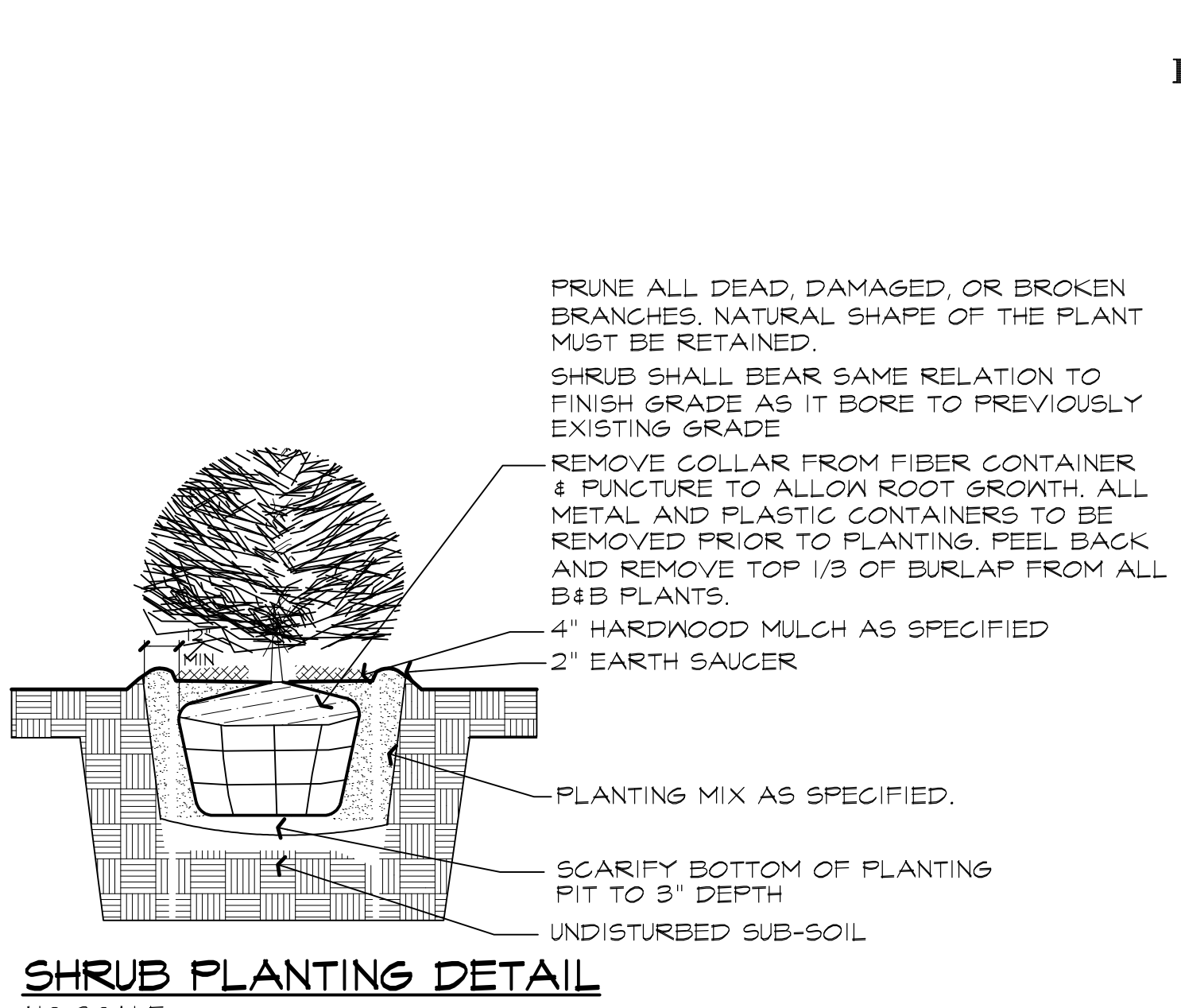
- ALL CONSTRUCTION & PLANT MATERIAL LOCATIONS TO BE ADJUSTED ON SITE IF NECESSARY AS APPROVED BY THE G.C. & OWNER.
- ANY SUBSTITUTION OF PLANT MATERIAL OR ALTERATION IN PLANT SIZES OR SPECIFICATIONS TO BE CONFIRMED BY THE DEVELOPER & APPROVED BY THE CITY.
- ALL LARGE EVERGREENS TO BE STAKED, GUYED, & WRAPPED.
- PLANT BEDS TO BE MULCHED & DRESSED W/ 4" OF SHREDDED HARDWOOD BARK MULCH.
- EVERGREEN GROUPINGS SHALL BE PLANTED IN 12"-18" RAISED BEDS OF SANDY LOAM/TOPSOIL MIX - MULCH SHALL BE PINE STRAW OR BARK.
- DIG SHRUB PITS 12" LARGER THAN ROOT BALLS & TREE PITS 24" LARGER THAN ROOT BALLS. BACKFILL W/ ONE PART TOPSOIL & ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
- REMOVE ALL TWINE & WIRE FROM TREE & SHRUB EARTH BALLS & ALL TWINE AND WIRE FROM TREE TRUNKS.
- LAWN TREES TO BE MULCHED W/ A 24" WIDE MIN. OF 6" DEEP SHREDDED BARK RING OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION.
- CORNER CLEARANCE TO MEET ORDINANCE REQ'TS.
- ALL LAWN AREAS TO BE SEEDED.
- INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE W/ AMERICAN ASSOC. OF NURSERYMEN LANDSCAPE STANDARDS.
- 4" MTL. EDGING SHALL BE USED BETWEEN ALL SHRUBS & LAWN AREAS.
- AT THE TIME OF SITE PREPARATION, THE PROJECT DEVELOPER SHALL REVIEW ALL EXISTING VEGETATION & TAG MATERIAL TO BE SAVED OR RELOCATED.
- ALL PLANTING AREAS TO BE PREPARED W/ APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCE FROM SIDEWALKS, CURBS AND PARKING STALLS:
  - SHADE TREES = 5 FT.
  - ORNAMENTAL & EVERGREEN TREES = 10 FT. (crab, pine, spruce, etc.)
  - SHRUBS THAT ARE LESS THAN 12" TALL & WIDE AT MATURITY = 2 FT.
- ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION FOR THE LIFE OF THE DEVELOPMENT AND BE KEPT FREE FROM REFUSE AND DEBRIS.
- PLANTS WILL BE GUARANTEED FOR A MIN. OF TWO YEARS, & ANY PLANT WHICH IS REPLACED WILL BE SUBSTITUTED W/ THE SAME SIZE PLANT AS THAT WHICH IS REMOVED WITHIN (90) DAYS.
- TREES SHALL NOT BE PLACED WITHIN THE REQUIRED 10' OF HORIZONTAL SEPARATION BETWEEN UTILITY LINES & PROPOSED TREES ADJUST TREES AS REQUIRED PRIOR TO PLANTING.
- PROVIDE 36" WIDE MAINTENANCE STRIP @ PERIMETER OF BUILDINGS. USE MIN 4" DEEP IOA STONE ON WEED CLOTH & PROVIDE 1/8" x 4" STEEL EDGINGS.
- ALL PLANT BED AREAS & MAINTENANCE STRIP SHALL HAVE WEED CLOTH INSTALLED.
- PROVIDE IRRIGATION TO ANNUAL PLANTING BEDS AS REQUIRED BY OWNER.



**EVERGREEN TREE PLANTING DETAIL**  
 NO SCALE



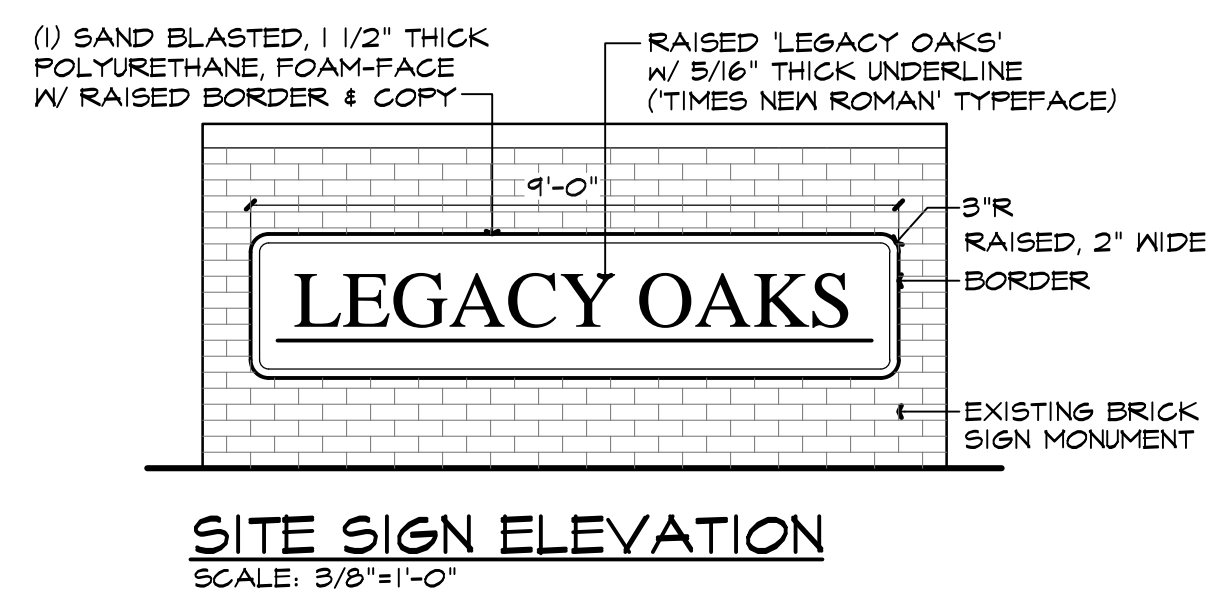
**DECIDUOUS TREE PLANTING DETAIL**  
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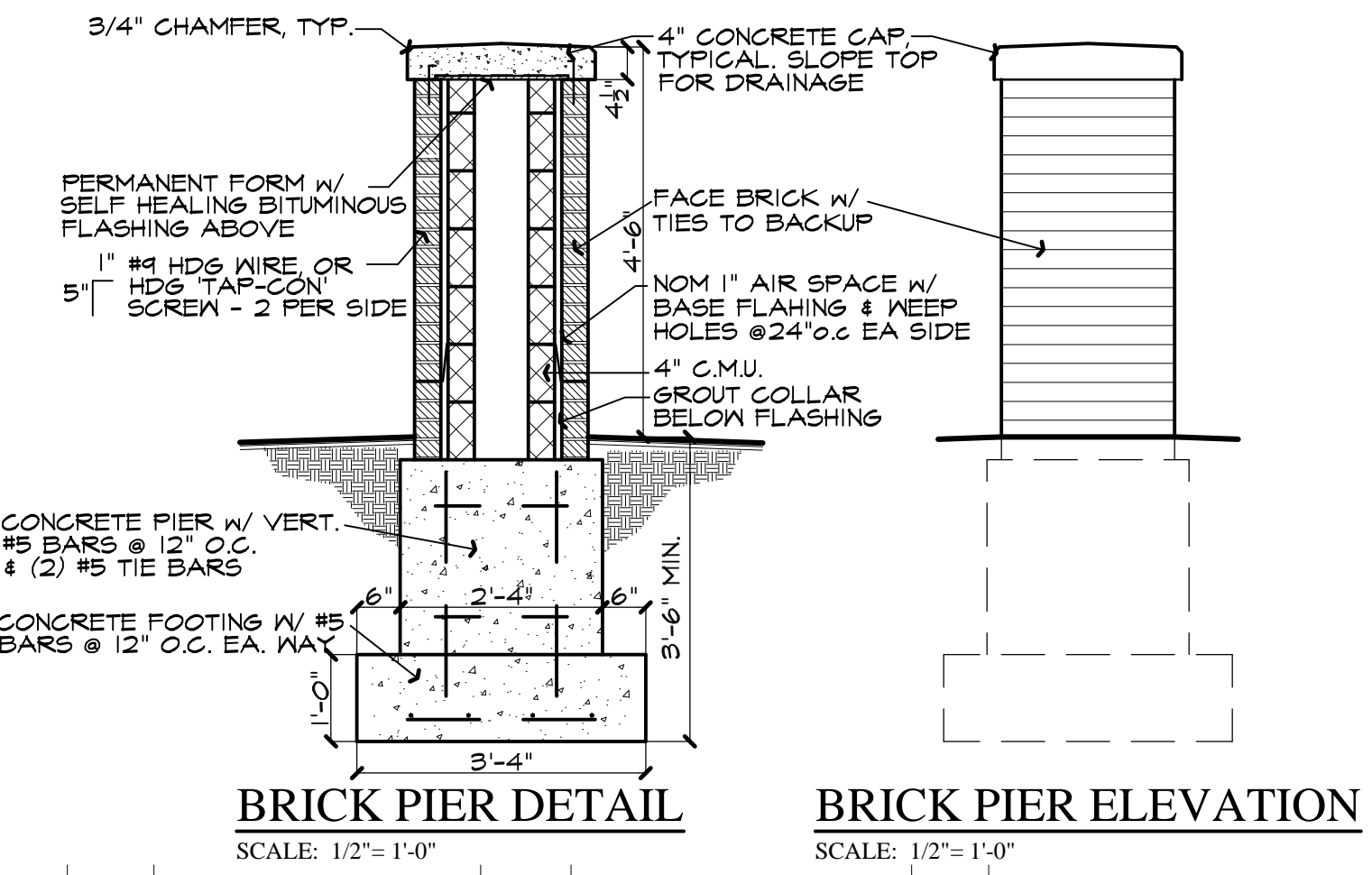
**SHRUB PLANTING DETAIL**  
 NO SCALE

**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
PS	PINUS STROBUS	WHITE PINE	3' HGT.	B&B
PA	PICEA ABIES	NORWAY SPRUCE	3' HGT.	B&B
AR	ACER RUBRUM	OCTOBER GLORY MAPLE	1-1/2' CAL.	B&B
GT	GLEDISTIA TRIACANTHOS	SHADEMASTER HONEY LOCUST	1-1/2' CAL.	B&B
TO	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	6' HGT.	B&B
TH	TAXUS DENSII	DENSI YEW	3 GAL.	18" o/c
TC	TSUGA CANADENSIS	EASTERN HEMLOCK	4' HGT.	B&B
UA	ULMUS AMERICANA	VALLEY FORGE ELM	3' HGT.	B&B
QR	QUERCUS RUBA	RED OAK	1-1/2' CAL.	B&B
PO	PLATANUS OCCIDENTALIS	LONDON PLANE TREE	3' CAL.	B&B
PN	PINUS NIGRA	AUSTRIAN PINE		
HS	HEMEROCALLIS 'STRAWBERRY CANDY'	'STRAWBERRY CANDY' DAYLILY	1 GAL.	24" o/c
MS	MAGNOLIA STELLATA	STAR MAGNOLIA	1-1/2' CAL.	CAL.
EX	EXISTING			
EXL	EXISTING LANDMARK >12" CALIPER			

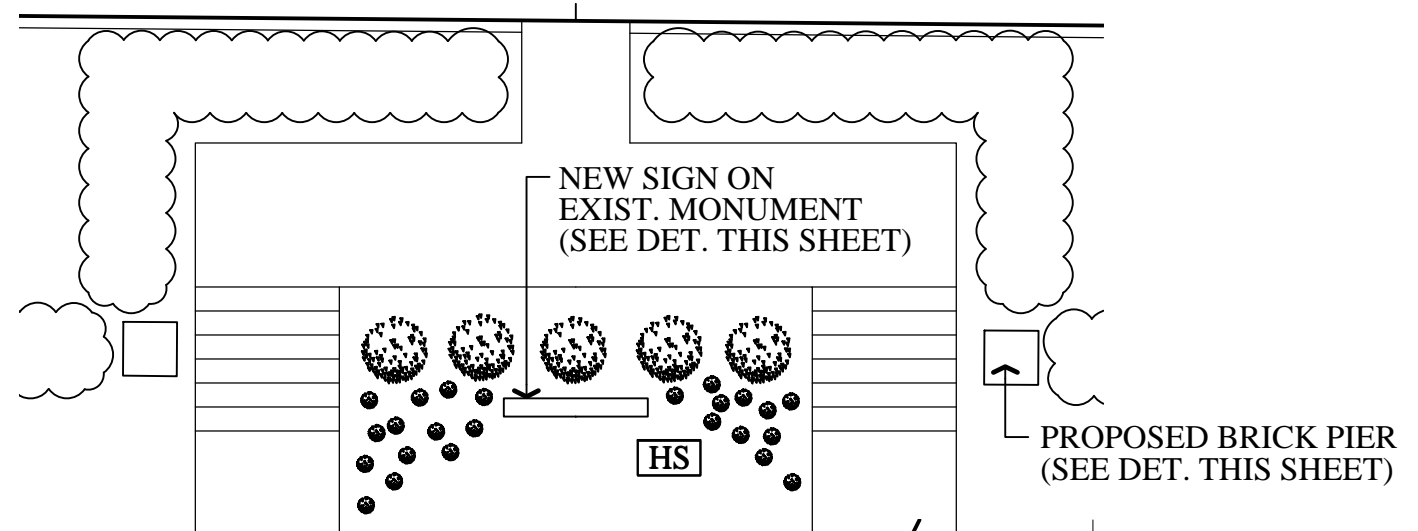


**SITE SIGN ELEVATION**  
 SCALE: 3/8"=1'-0"

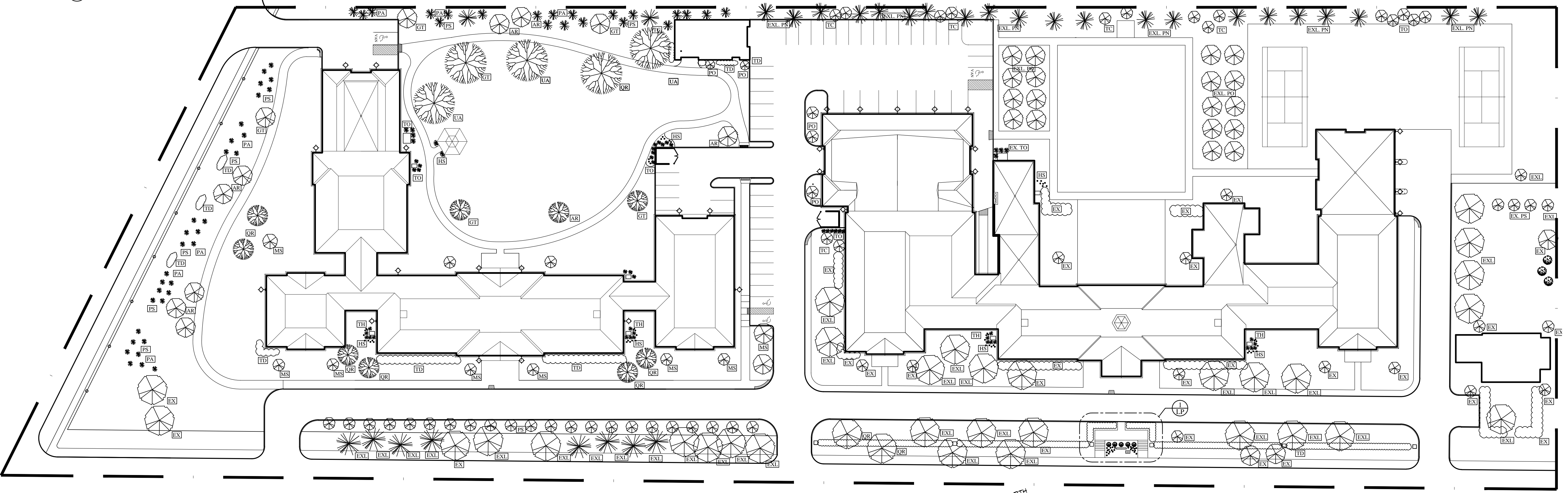


**BRICK PIER DETAIL**  
 SCALE: 1/2"=1'-0"

**BRICK PIER ELEVATION**  
 SCALE: 1/2"=1'-0"



**ENLARGED PLAN**  
 SCALE: 3/32"=1'-0"



**LANDSCAPE PLAN**  
 Scale: 1"=40'-0"

EXTERIOR LIGHT FIXTURE  
 WALL MOUNTED

Issued For:

REVIEW	5.7.14
REVIEW	5.13.14
REVIEW	5.22.14

Developer:  
 Briarcliff 2014 LLC

Project:  
 Legacy Oaks  
 Condominiums

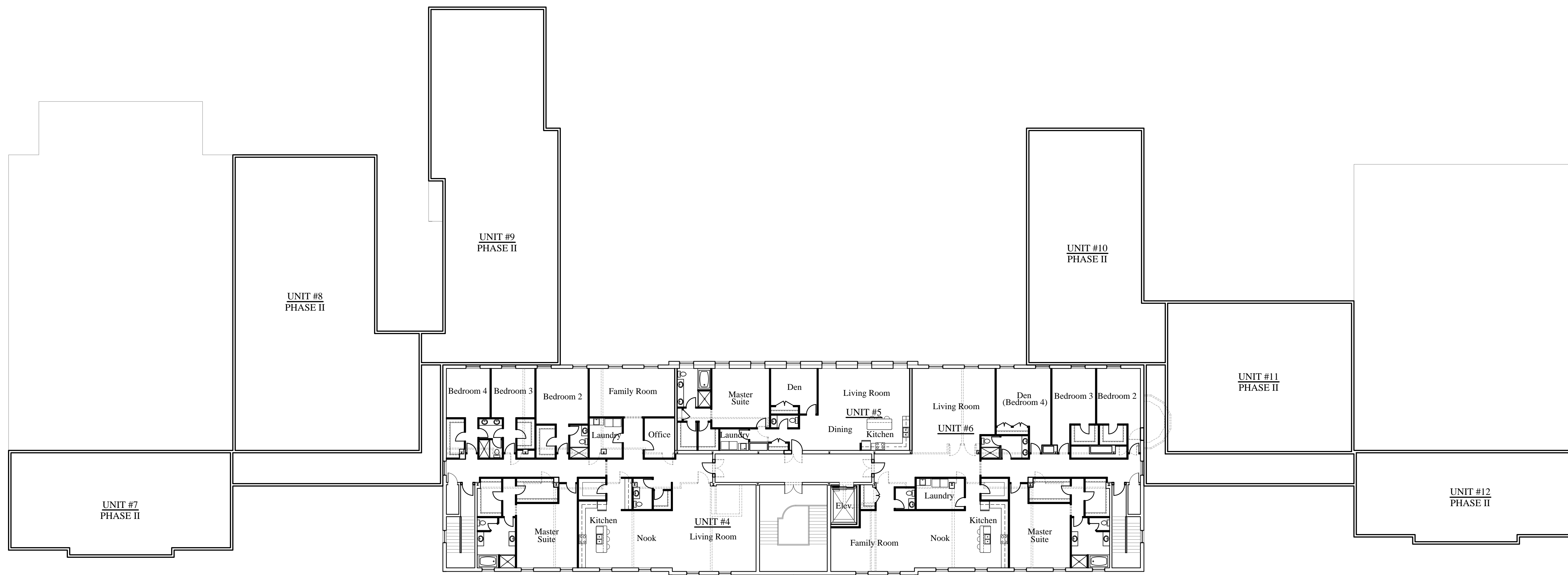
Grosse Pointe Woods, Michigan  
 Sheet Title:

Landscape Plan

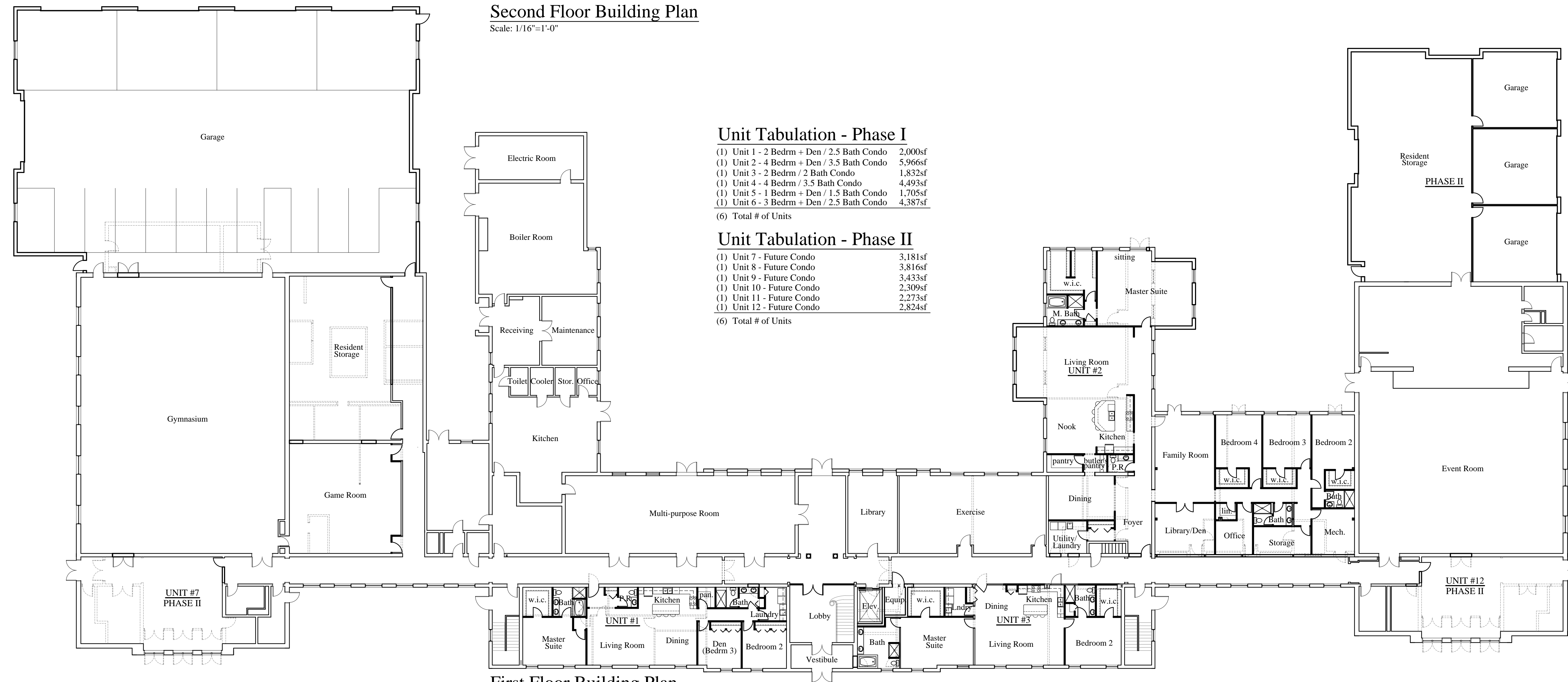
Project Number: 14-116  
 Drawn: VC  
 Checked: PA  
 Date: 5.7.14  
 Sheet Number:

**LP**

Issued For:  
 REVIEW  
 3.26.14  
 REVIEW  
 4.9.14  
 REVIEW  
 5.13.14  
 REVIEW  
 5.22.14



**Second Floor Building Plan**  
 Scale: 1/16"=1'-0"



**First Floor Building Plan**  
 Scale: 1/16"=1'-0"

**Unit Tabulation - Phase I**

(1) Unit 1 - 2 Bedrm + Den / 2.5 Bath Condo	2,000sf
(1) Unit 2 - 4 Bedrm + Den / 3.5 Bath Condo	5,966sf
(1) Unit 3 - 2 Bedrm / 2 Bath Condo	1,832sf
(1) Unit 4 - 4 Bedrm / 3.5 Bath Condo	4,493sf
(1) Unit 5 - 1 Bedrm + Den / 1.5 Bath Condo	1,705sf
(1) Unit 6 - 3 Bedrm + Den / 2.5 Bath Condo	4,387sf
(6) Total # of Units	

**Unit Tabulation - Phase II**

(1) Unit 7 - Future Condo	3,181sf
(1) Unit 8 - Future Condo	3,816sf
(1) Unit 9 - Future Condo	3,433sf
(1) Unit 10 - Future Condo	2,309sf
(1) Unit 11 - Future Condo	2,273sf
(1) Unit 12 - Future Condo	2,824sf
(6) Total # of Units	

Developer:  
 Briarcliff 2014 LLC

Project:  
 Legacy Oaks  
 Condominiums

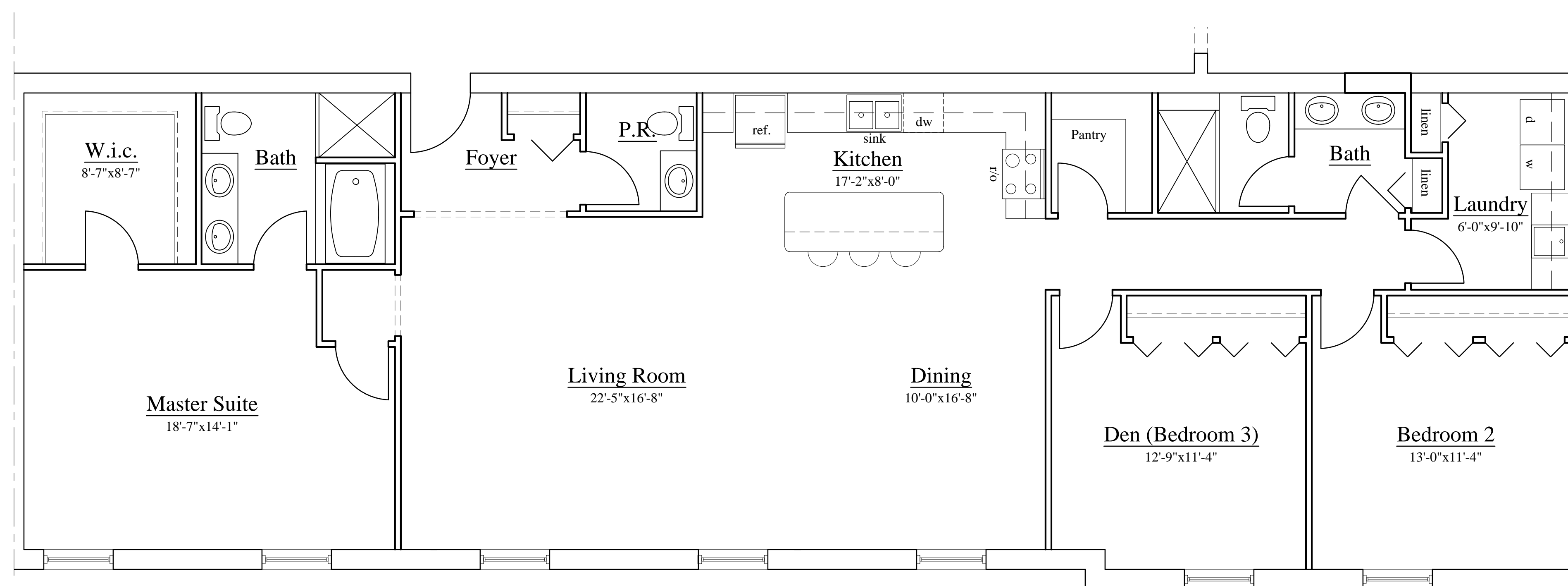
Grosse Pointe Woods, Michigan

Sheet Title:  
 Phase I / II  
 Proposed  
 Building Plans

Project Number: 14-116  
 Drawn: VC  
 Checked: PA  
 Date: 3.19.14  
 Sheet Number:

**SK1**

Issued For:  
 REVIEW  
 4.14.14  
 REVIEW  
 5.13.14



**Typical Condominium Unit - 2 Bedroom + Den / 2.5 Bath - (Unit #1)**  
 Scale: 1/4"=1'-0"

Developer:  
 Briarcliff 2014 LLC

Project:  
 Legacy Oaks  
 Condominiums

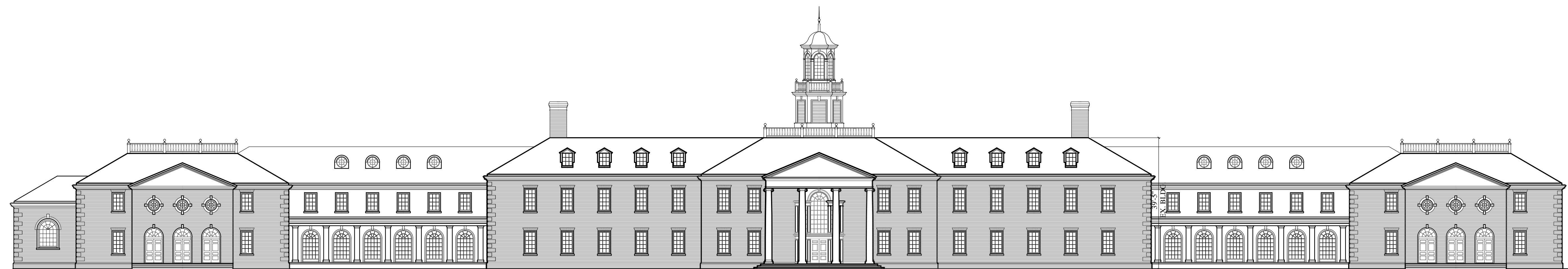
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 Sheet Title:

Unit Plans

Project Number: 14-116  
 Drawn: VC  
 Checked: PA  
 Date: 4.14.14  
 Sheet Number:

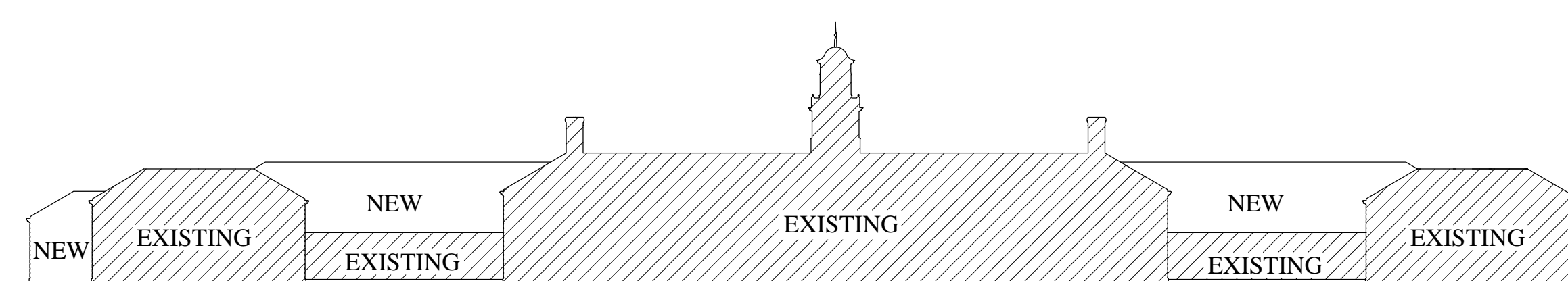
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Issued For:  
 REVIEW  
 5.13.14  
 REVIEW  
 5.27.14



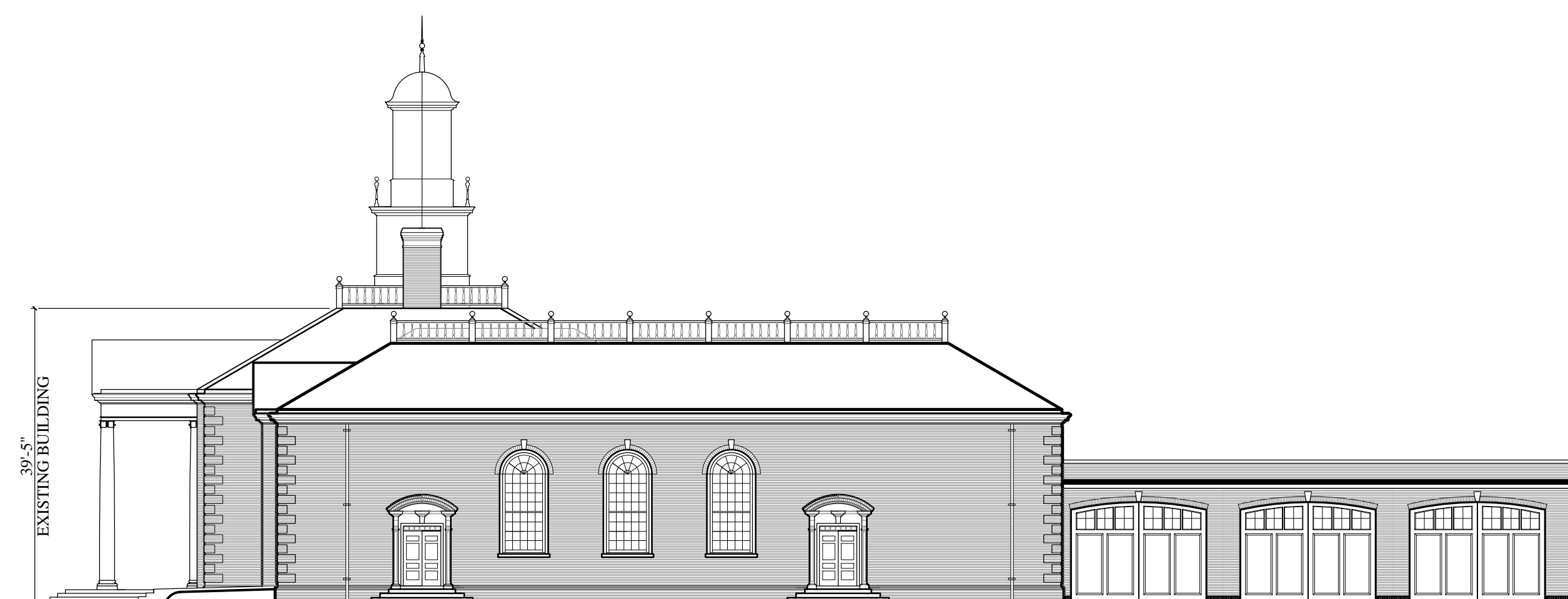
**SOUTH ELEVATION**

Scale: 1/16"=1'-0"



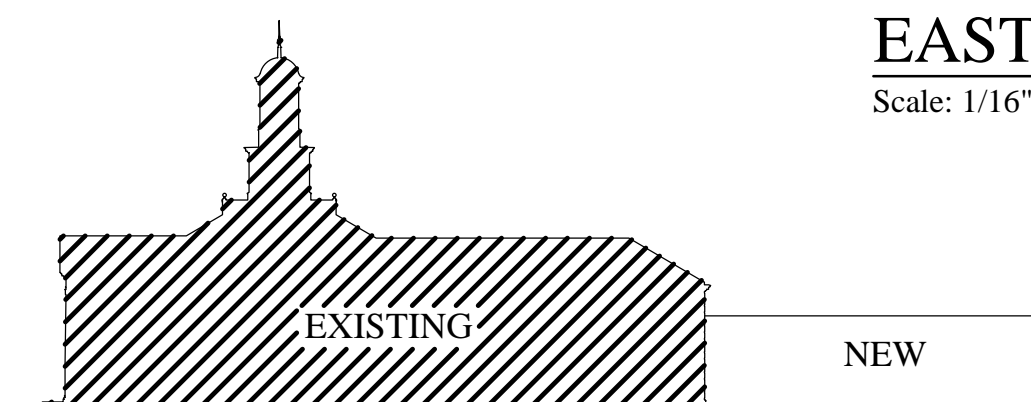
**SOUTH ELEVATION - Construction Key**

NTS



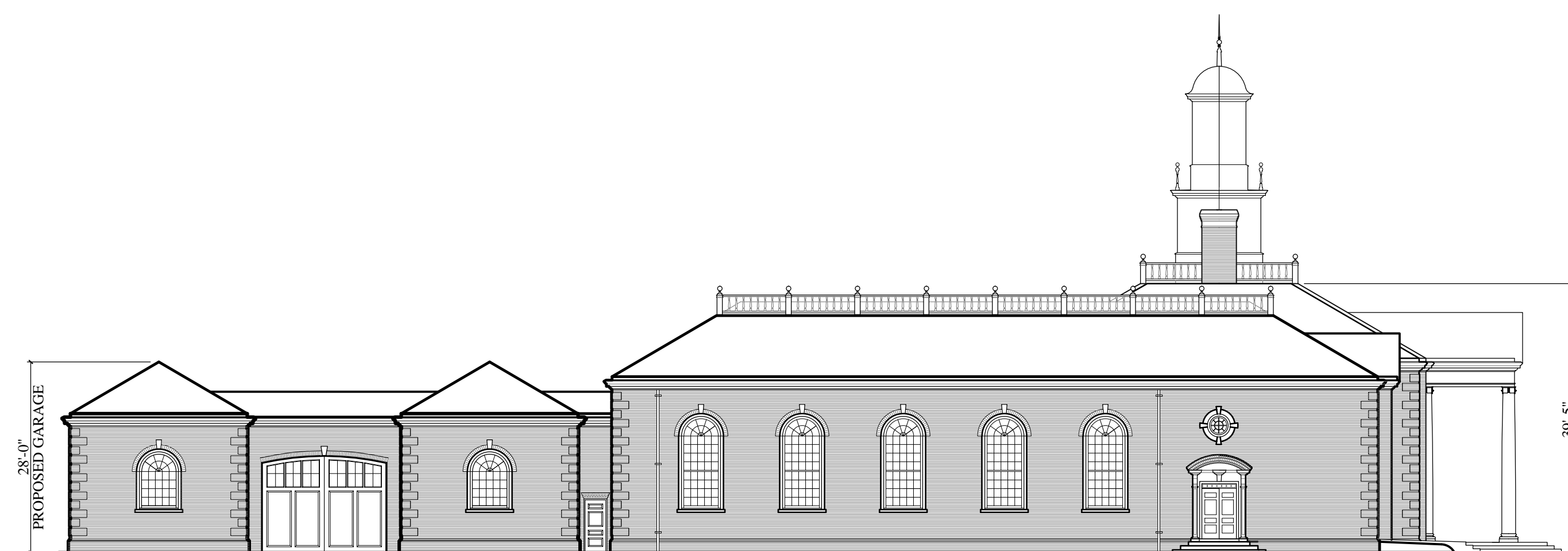
**EAST ELEVATION**

Scale: 1/16"=1'-0"



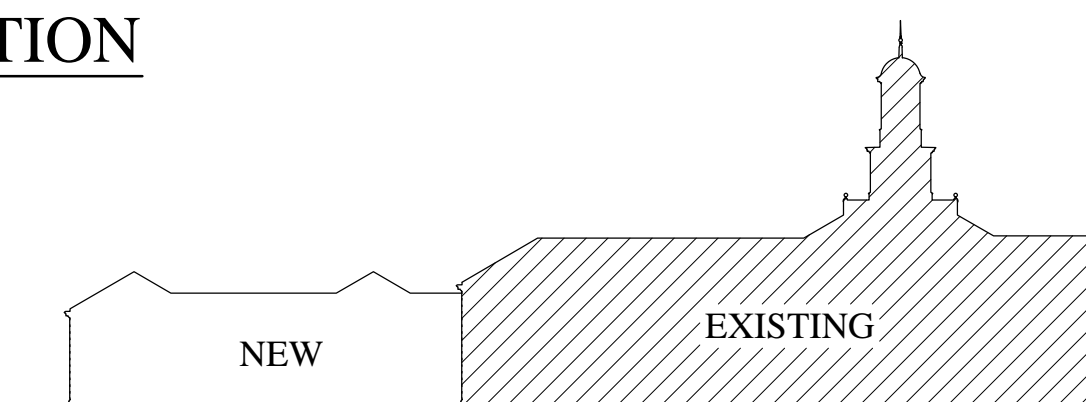
**EAST ELEVATION - Construction Key**

NTS



**WEST ELEVATION**

Scale: 1/16"=1'-0"



**WEST ELEVATION - Construction Key**

NTS



**SOUTH ELEVATION  
 PROPOSED MAINTENANCE GARAGE**

Scale: 1/16"=1'-0"

Developer:  
 Briarcliff 2014 LLC

Project:

Legacy Oaks  
 Condominiums

Grosse Pointe Woods, Michigan

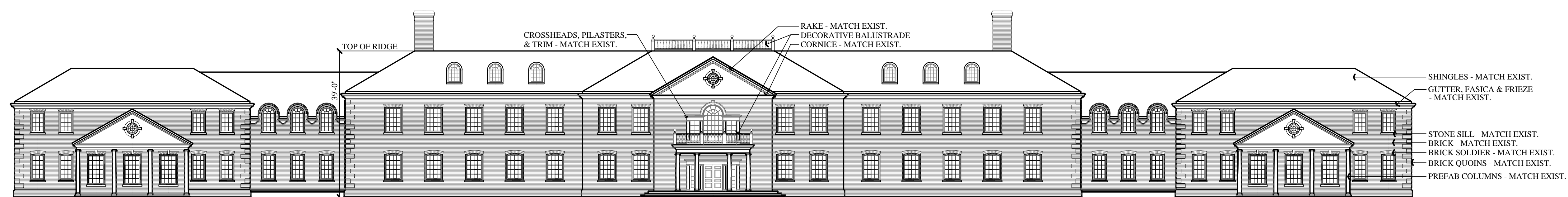
Sheet Title:

Proposed  
 Elevations

Project Number: 14-116  
 Drawn: VC  
 Checked: PA  
 Date: 5.13.14  
 Sheet Number:

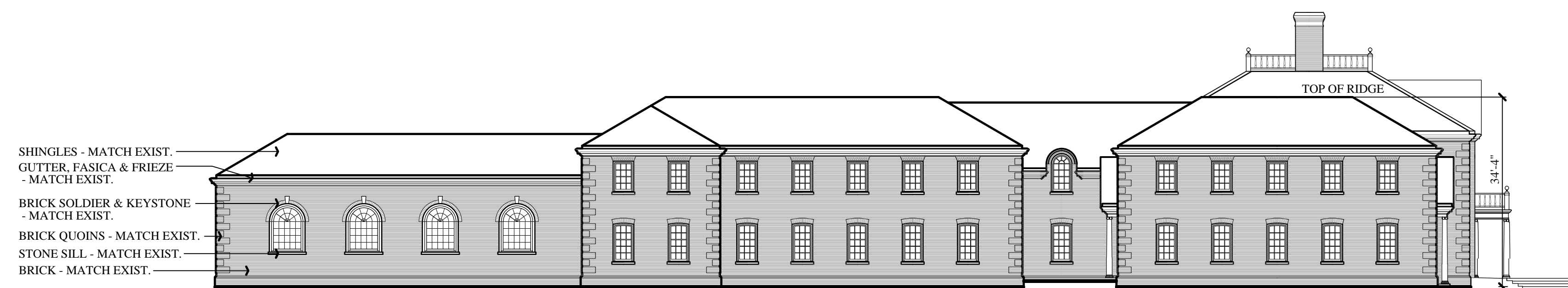
**SK3**

Issued For:  
 REVIEW  
 6.16.14



**PROPOSED SOUTH ELEVATION**

Scale: 1/16"=1'-0"



**PROPOSED WEST ELEVATION**

Scale: 1/16"=1'-0"

Developer:  
 Briarcliff 2014 LLC

Project:

Legacy Oaks  
 Condominiums

Grosse Pointe Woods, Michigan

Sheet Title:

PHASE III  
 Proposed Elevations

Project Number: 14-116  
 Drawn: VC  
 Checked: PA  
 Date: 6.16.14  
 Sheet Number:

**SK4**





**Legacy Oaks**  
Grosse Pointe Woods, Michigan



**Legacy Oaks**  
Grosse Pointe Woods, Michigan



**BELDEN**

1963



**City of Grosse Pointe Woods  
BUILDING DEPARTMENT  
Monthly Financial Report – May 2014**

Permits Issued: 224  
Rental Certificates: 20  
Vacant/Foreclosure: 2

Total: \$ 41,932.50

**CODE ENFORCEMENT**

Abandoned/Foreclosure Compl. Notices Issued:	0
# of Complaints Investigated by Code Enforcement:	45
Closed Due to Compliance:	36
Open for Longer Compliance Time:	9
Citations Issued:	1
Early Trash Notices:	6
Code Violation Notices to Residents:	15
Tall Grass Notices Issued:	89
Stop Work notices to Contractors (working w/o permit):	11
Outside Storage:	7

**NEW BUSINESS**