

1. Packet

Documents: [2014-01-15_PC-PACKET .PDF](#)

**Agenda
Planning Commission
Council Chambers
Wednesday, January 15, 2014 - 7:00 P.M.**

I. Call to Order

II. Roll Call

Roderick Johnson, Chair	P	A
Anthony Bedogne	P	A
Mark Bullard	P	A
Gary Clark	P	A
Phil Hollifield	P	A
Heidi Jugenitz	P	A
Brett Lenart	P	A
Richard Murphy	P	A
Cheryl Zuellig	P	A

III. Approval of Minutes

- December 18, 2013

IV. Audience Participation

Open for general public comment to Planning Commission on items for which a public hearing is not scheduled.

V. Public Hearing Items

- Parkridge Homes (TG)
Special Use

VI. Old Business

- Water Street Update
- Zoning Ordinance Update

VII. New Business

- 517-521 Tyler: National Storage Expansion (BW)

VIII. Committee Reports

- Non-Motorized Committee
- Annual Report Committee

IX. Future Business Discussion / Updates

X. Adjournment

**PLANNING COMMISSION
MEETING MINUTES
December 18, 2013
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:05 p.m.

II. ROLL CALL

Present: R Johnson, G. Clark, H. Jugenitz, P. Hollifield, A. Bedogne, C. Zuellig

Absent: B. Lenart (excused) R. Murphy (excused) M. Bullard (excused)

Staff: Teresa Gillotti, Community Development Director
Bonnie Wessler, Planner I
Nan Schuette, Executive Secretary

III. APPROVAL OF MINUTES – November 20, 2013

Commissioner Hollifield approved the minutes of November 20, 2013 (Support: A. Bedogne) and motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PUBLIC HEARING ITEMS

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

1. Water Street Draft Infrastructure Plan

Teresa Gillotti, Community Development Director, stated that this is a concept plan with the next step being mapping out road widths, on-street parking, sizes of blocks, etc. for marketing purposes. This will be helpful in estimating costs for our Brownfield Plan. The need for water retention will be discussed by the representative from Midwestern Consulting.

Scott Betzoldt, Midwestern Consulting – gave an update adding that he had a long history on this site having worked as the chief engineer with a previous developer, Biltmore, and has a working knowledge of the utility infrastructure. He referred to the architectural rendering which he stated was an evolution of the planning study from Shape Ypsilanti. This is a very flexible and conceptual drawing representing what could be done and with the ultimate goal of producing cost estimates to help determine costs for potential buyers.

It has been laid out into a nice grid with approximately 20 acres of saleable real estate within the site allowing for a lot of flexibility in the types of use and positioning. This will also give the city guidance on what to expect on the overall structure of the infrastructure in this area. He reviewed the corridor that would have to be protected and discussed the location of the sanitary sewers, which he stated it was his opinion should be done at one time instead of piecemeal replacement which could be problematic. He feels it is a good use of the property and a very reasonable concept.

While the conceptual idea of the grid is good, there were a number of questions and concerns by commission members specifically on parking and much discussion on this issue.

Commissioner Zuellig moved to approve the concept with the understanding that as we move through the process, we get feedback from the Water Resource Commissioner at the point at which it is appropriate, consider municipal parking solutions and also have a minimum 100 ft setback to the river (Support: A. Bedogne) and carried unanimously.

2. Shape Ypsi – Zoning worksheets for parking, manufacturing discussion

Ms. Gillotti stated that we are now to the point where we need to decide what we should do about parking regulations and industrial districts in the zoning ordinance rewrite and to think about these regulations in the context of different areas of Ypsilanti. Ms. Gillotti produced worksheets to review in detail, which included the questions of why the city should have parking regulations and why change them. Discussion was held with board members to get information on the intent section and also to set parameters for parking regulations.

The current zoning ordinance has minimum parking requirements. Other communities have minimum and maximums or simply maximums. These requirements usually vary by use and in some cities, only certain uses have maximums. The requirements could vary by use in zoning

district as well. After reviewing the various options, the board members were asked their opinion on the requirement of either maximum or minimum requirements or both. Many communities adjust parking requirements based on factor affecting the number of cars coming to a site and the question of what factors should be considered was discussed. Size and dimensions of compact cars was discussed and what the percentage should be for cars with smaller dimensions.

The ability to get around Ypsilanti by any mode of transportation was a value of the Master Plan. Many communities require bicycle parking as well as automobile parking. Some cities require a certain number of spaces by use; other cities use a ratio to the number of automobile spaces. The question of should bicycle parking be required was asked and by what method – by use or percent of auto parking spaces.

All of the questions were responded to by the commission members.

The second issue to discuss was manufacturing districts, of which, Ypsilanti has two – Light Manufacturing (M1) and General Manufacturing (M2). The intent of both the M1 and M2 districts are proposed to remain an industrial district of some sort but the question is if they would still apply in the stated locations. In reviewing best practices for North American cities for industrial cities, most have two districts. The question put to the commission members was if there should be one industrial district or two and also a name for the district. This was discussed in detail with their thoughts on both questions.

Ms. Gillotti stated that staff hopes to have a report back by February.

VII. COMMITTEE REPORTS

1. Non-motorized Committee

Commissioner Clark moved to approve Planning Commission confirmation of the following appointees to the Non-motorized Committee – Diana Gonzalez (replacing Adam Gainsley), Kevin Hill (reappointment), Laura Shiltz (reappointment), Tim Colbeck (DDA; alternate for Kevin Hill) and Tony Bedogne (Planning Commission representative replacing Rod Johnson). The motion was supported by Commissioner Hollifield and carried unanimously.

2. Annual Report Committee – set for January

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

Parkridge Homes
521 Tyler Road – Expansion
Parks Plan

IX. ADJOURNMENT

Since there was no further business, Commissioner Clark moved to adjourn the meeting (Support: H. Jugenitz) and the motion carried unanimously. The meeting adjourned at 10:20 p.m.

DRAFT



City of Ypsilanti
Community & Economic Development Department

January 15, 2014

**Staff Review of Site Plan/Special Use Application
Parkridge Homes
601 Armstrong Drive**

GENERAL INFORMATION

Applicant: Ypsilanti Housing Commission
601-699 Armstrong Dr and 513-577 First Court
Ypsilanti, MI 48197

Project: Parkridge Homes

Application Date: December 10, 2013

Location: Between Armstrong and First Street with Harriet to the North.
Similar boundary to existing Parkridge Public Housing.

Zoning: R3 – Multiple-family medium density district

Action Requested: Special Use Permit and Site Plan approval for demolition of 80 units
and redevelopment of 86 units of rental housing

Staff Recommendation: approval with conditions

PROJECT AND SITE DESCRIPTION

The Ypsilanti Housing Commission, in partnership with the Chesapeake Community Partners, is pursuing a pilot program through Housing and Urban Development department's Rental Assistance Demonstration (RAD) project that would result in the demolition of the former Parkridge Public Housing replacing it with newly constructed family rental housing. The pilot project is part of a new HUD approach to providing low-income housing that guarantees rental assistance to families through project-based (site specific) housing vouchers, allows ownership to transfer to a public/private partnership, and provides the opportunity for private investment to assist in rehabilitation, or as in this proposal, redevelopment of quality affordable housing.

The Ypsilanti Housing Commission has applied to be part of the RAD program, and is pursuing ownership transfer as well as financing through Low Income Housing tax credits (LIHTC) and related loans. The state LIHTC program is a competitive program that scores applications. Site plan approval provides points to the project, and is one of the reasons the application is coming to planning commission at this stage, and why some components are included, but not to the level usually required in application to the Planning Commission.

The project site is 7.39 acres and is located between First Avenue and Armstrong south of Harriet Street, west of Armstrong from the Parkridge Community Center, Ypsilanti Housing Commission offices

and Parkridge Park. The existing parcel (parcel ID# 11-11-39-468-010) includes the Ypsilanti Housing Commission office as well as a portion of Parkridge Park. Should the LIHTC application and RAD program acceptance move forward, the Ypsilanti Housing Commission will be applying for a lot split that will limit the parcel to that of the area west of Armstrong Drive. This is illustrated below with the project area shown in yellow, and the parcel shown in aqua.

Figure 1: Subject Site Location



The applicant proposes to demolish the existing 20 block housing dwellings (80 units) and do some reconfiguration of the street network to reflect more of nearby grid structure of the adjacent neighborhoods. This will provide improved vehicular and pedestrian linkages from the development to the nearby neighborhoods, and allow direct and attractive access through the development to Parkridge Park. The proposed dwellings would be primarily duplexes or townhomes oriented to the existing streets with the addition of a community building on a green featured to the west side of the site. A traffic circle on Armstrong at Armstrong Court would provide traffic calming to the new connections of Armstrong Court to First Court and First Avenue as well as an extension of Armstrong Drive to First Avenue. The proposal would add 6 more units to the site (86) relocating 6 units from public housing on Towner that is proposed to be rehabbed and consolidated into larger units.

A special use permit is requested as the townhomes proposed along Armstrong Court have 5 units connected with a party wall, conforming to the definition of multifamily apartment in the zoning ordinance. Special Use permits are required for dwellings with more than 4 units in the R3 district.

The RAD program and LIHTC application process entails a variety of approvals, including the aforementioned transfer of property out of public ownership which City Council will be considering at their Jan. 21, 2014 council meeting. Currently the street network is not dedicated right-of-way, but is considered to be private. Right-of-way dedication will be addressed as part of any property transfer that will occur later. For the purposes of the review, the street network will be considered private; however, engineering review will apply site street standards to any proposed street changes.

Figure 2: Site Aerial (2010)



Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	single-family, vacant parcel	R2
EAST	Parkridge Community Center, Ypsilanti Housing Commission offices, Parkridge Park	PL
SOUTH	St. John's Church of God, single-family	R2
WEST	Single-family, vacant lot, Cathedral of Deliverance	R3, R1

SPECIAL USE: CRITERIA AND REVIEW

§122-165(b)

- (1) *The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land.*

COMMENTS: The proposed changes in street connectivity and in building style, scale, variety, and orientation make the development more compatible with adjacent neighborhoods.

- (2) *The proposed use shall promote the use of land in a socially and economically desirable manner and shall not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or public welfare.*

COMMENTS: The proposed use of the site is not changing. The redevelopment of the property will result in positive change socially and economically on the adjacent neighborhood.

- (3) *The proposed special land use shall be designed, constructed, operated, and maintained to assure long-term compatibility with surrounding land uses. Consideration shall be given to the placement, bulk, and height of structures; materials used in construction; location and screening of parking areas, driveways, outdoor storage areas, outdoor activity areas, and mechanical equipment; nature of landscaping and fencing; and hours of operation.*

COMMENTS: The project bulk will be more in line with the adjacent neighborhood, with duplexes and flats to be located throughout the site. The size of these structures is under 1,200 sf which is in line with the variously sized single-family dwellings nearby. The orientation of the units will be on streets with sidewalks to adjacent neighborhoods as well. Fencing will be provided between the development and the neighborhood to the south only. Parking and drives are integrated into the site, limiting larger parking areas that have been previously problematic on the site.

- (4) *The proposed special land use shall not present unreasonable adverse impacts on traffic circulation. Consideration shall be given to the estimated traffic generated by such use, proximity to major thoroughfares, and proximity to intersections, required vehicular turning movements, and provisions for pedestrian traffic.*

COMMENTS: The integration of the streets with the neighborhood will improve connectivity and access. The placement of the traffic circle on Armstrong will slow cut-through traffic. Fire trucks will have improved access throughout the site. Sidewalk is provided throughout, with improved pedestrian access to the adjacent Parkridge Park provided throughout the site.

- (5) *The proposed use shall not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

COMMENTS: The proposed use will not change other than the addition of 6 units. It is not expected to create additional requirements or public cost. The city currently maintains the street network even though it is considered private.

- (6) *The location of the proposed use shall not result in a small residential area being substantially surrounded by nonresidential development, nor a small nonresidential area being substantially surrounded by incompatible uses.*

COMMENTS: The area will continue to be residential in a primarily residential neighborhood.

Items to be addressed: None.

SITE PLAN: CRITERIA AND REVIEW

§122-127

STANDING

§122-127(1)

The applicant is legally eligible to apply for site plan review, and all required information has been provided.

REQUIREMENTS**§122-127(2)****Figure 3: Requirements**

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
R3: LOT AREA §122-295	Minimum of 8,000 sf	543,628 sf	322,039 sf (requires lot split)
LOT WIDTH	45' min	110'	unchanged
LOT COVERAGE (buildings or structures)	Not more than 45% 58,489/322,039 = 18%		58,489/322,039 = 18%
SETBACKS			
front	20' or average depth where lot line has been established by 50% or more of dwellings on same side of street		Harriet Street – 20 foot setback
side	Not less than 4' with minimum total of 12 for both side yards.		First Avenue and Armstrong Drive – 20 foot setback
Street side yard	8 feet		First Avenue and Armstrong Drive – 20 foot setback
rear	25' min		Southern section of project area – 25 feet
R3: HEIGHT §122-296	Shall not exceed 40 feet in height or three stories	Majority about 3.5 feet	Heights not provided with elevations, but appear to comply
§122-647 SIDEWALKS	provide a sidewalk or shared-use path		Proposed to be put into 5 feet.
§122-707 LANDSCAPING	10%		Landscaping sheet not provided.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-836 PARKING	For 2 unit dwellings, 2 spaces/unit Types: A, B, C, D, and 1F 54 units x 2 for = 108 spaces. For multifamily units: E- 4 1BR units:1.5 for each 1B4 = 6 spaces x 3 bldgs = 24 spaces 2T – 2BR unit: 2 for each. 5 units x 4 bldgs x 2 spaces = 40 spaces Total: 172 spaces 20% reduction: 138 Spaces Barrier Free requirement site-wide – 6 or 5 with reduction.	Unclear – between 70-90 in utilization if not clearly defined.	117 driveway spaces 7 on-street parallel parking spaces 44 perpendicular parking spaces Note: Multi-family spaces cannot have stacked drives. Consider relocation of 3 spaces in SE corner as it does not have natural surveillance. Perpendicular parking not allowed on City Streets. Revise to angled parking, and remove up to 30 spaces. 11 barrier free spaces are provided.
§122-861 et seq SIGNAGE	R3 – ground signs with maximum sign area of 16 sf and maximum height of 8 feet		Two ground signs proposed. One for corner of Harriet and Armstrong and the other for Harriet and First Avenue. Dimensions and elevation needed.
§122-297 Minimum floor area	1BR – 450 sf 2BR – 650 sf 3BR – 850 sf Plus 150 sf per BR over 3		Exceeds listed requirements.

Items to be Addressed:

1. Revise lot area and all related calculations on cover sheet to reflect the surveyed area of 7.39 acres (west of Armstrong) rather than entire parcel area
2. Clarify legal description and apply for lot split
3. Add building heights to elevations for each building type
4. Add elevations for building types E and F
5. Update site plan with any signage elevations, including dimensions
6. Planning Commission waiver requested for up to a 20% reduction in the required parking, due to site dimensional constraints resulting in between 138 and 168 spaces.

7. *Reorient parking spaces from perpendicular to angled near townhomes and community building*
8. *4-plex parking cannot include two stacked spaces. Relocate or remove.*
9. *Relocate or remove 3 parking spaces in SE corner of the site (off Armstrong Drive)*

BUILDING LOCATION AND SITE ARRANGEMENT

As mentioned, the site will have increased connectivity to existing streets allowing entrances from the site from First Avenue to Armstrong Drive, from First Avenue to Armstrong Court and from Harriet Street to Armstrong Drive. The connecting point between Armstrong Court and Armstrong Drive would feature a traffic circle which would calm traffic and help prevent future cut-through traffic. All entrance-areas will serve as thru-streets. A design consideration was added in the SE corner of the site to also connect through an extension of Brooks Street from Monroe north to Armstrong Drive. That connection would not be considered as part of the project, but could be a future street connection.

All existing buildings will be demolished and new construction primarily in the form of flats or duplexes would replace the existing structures. All dwellings feature a concrete slab patio, separated with privacy shrubs or privacy fences where they are adjacent to a second patio. Duplexes and flats also feature front porches.

All vehicular access will be from one of the following streets: Harriet, Armstrong Drive, Armstrong Court, First Court or First Avenue. For duplexes and flats, 2 car drives are provided adjacent to the building. Pedestrian access is in two locations, either through a side entrance from the driveway, or from the front sidewalk.

Parking for the Townhomes is located off Armstrong Court in the front of the building, providing natural surveillance of the parking lot. The four-plex buildings (type E) feature some driveways, but also smaller parking areas for 3 cars. Stacked parking in driveways is not allowed for multi-family housing per the code, so these spaces need to be relocated or removed.

There are 8 barrier-free units proposed on-site with accompanying barrier-free parking. A community building is proposed on the west side of the site along First Court. Accompanying green space, including space for community gardens is west of the building.

Collective mailboxes are located throughout the site including near the community building, on First Avenue and Armstrong Drive and near the proposed traffic circle. Staff has requested that the applicant revisit collective mailboxes, as the site will be integrated into the existing street network with structures oriented onto streets like adjacent neighborhoods that can accommodate mailboxes and separate address numbers.

Items to be addressed: *Consider individual addresses with individual mailboxes.*

SITE ACCESS, TRAFFIC, AND PARKING

§122-127(4)

As noted above, all streets would be connected either at First Avenue or Harriet Streets and will allow through-traffic. Armstrong Drive to the south of the site features on-street parallel parking as well as 2, 12+ foot travel lanes. Armstrong Drive to the east has a width of 25 feet. First Court and Armstrong Court have 2 – 12 foot travel lanes.

Pedestrian crosswalks are provided near the community building, near the townhomes, by the traffic circle and again on Armstrong Drive, providing several points of pedestrian access through the site and into Parkridge Park. Sidewalk will continue across drive curb cuts and is noted as 5' wide and is located on all streets as well as additional pathway from First Court to the tot lot and again east crossing Armstrong Drive and connecting to Parkridge Park paths.

The Ride currently provides service to the project area via Route 11 which runs once per hour between 6 a.m. and 10 p.m. on weekdays as part of a local loop with stops on First Avenue adjacent to the site.

As noted, parking spaces are primarily focused in driveways adjacent to flats/duplexes or in small parking areas in front of the townhomes or community building. Parking spaces in parking areas are 18' long and require a waiver. On-street parallel parking is provided on the south side of the southern Armstrong Drive segment. Eleven barrier free spaces are provided. The City may want to consider flipping existing on-street parking on adjacent Harriet and First Streets to provide additional spaces and improved access to the proposed units. No bicycle parking is provided on the site.

Items to be Addressed:

- 1. Planning Commission waiver for 20% of the required parking requested, due to site constraints.*
- 2. Applicant to consider adding bicycle parking.*
- 3. Applicant to provide pedestrian crosswalk signage, pavement markings, and appropriate signage for proposed traffic circle*
- 4. Request for waiver for 18' parking spaces in larger parking areas*
- 5. City to consider moving Harriet Street on-street parking to the south side of the street, and consider flipping on-street parking on First Avenue to the east side of the street.*

ENGINEERING & STORMWATER

§122-127(5), §122-127(6)

As mentioned previously, participation in the RAD program would require transfer of ownership. At any change in ownership, right-of-way must be dedicated to the City of Ypsilanti for all public routes. Standard right-of-ways are 66 feet wide. Narrower right-of-way may be appropriate, but all dimensions for right-of-way should be provided in detailed engineering.

OHM and YCUA have reviewed recent roadway and water main repairs as part of the preliminary engineering review. For the water mains, some limited work similar to what is shown on the current drawings will likely be sufficient to satisfy YCUA standards. The master meters could be replaced with individual meters at each building or unit – the master meters became necessary during design of the recently completed water main and paving project when we determined there wasn't adequate space inside each unit in the existing buildings for a meter to be installed. With the larger units, this would not be the case so the option for master or individual meter is available to the applicants.

The sanitary sewer poses bigger challenges. First of all, the pipes date back to World War II so their condition is suspect, at best. Secondly, even if the pipe condition is satisfactory, YCUA only operates and maintains those portions of the sanitary sewer system on site that are 8" diameter pipe or larger and the majority of the existing sanitary sewer is 6" diameter pipe. Connection of more than 1 building to a sanitary sewer smaller than 8" diameter is prohibited. A significant amount of new sanitary sewer will likely be required for the proposed layout. As noted in the engineering letter, addressing this issue may change the site layout. If so, the plans should be returned to planning commission for a site plan amendment.

The proposed traffic circle should allow for fire truck access, not necessarily through larger lanes, but with roll-over curb or other treatments that would allow passage.

Stormwater calculations will need to be provided as part of detailed engineering review.

Items to be Addressed:

- 1. Existing and proposed calculations shall be provided for the net increase/decrease of impervious surface.*
- 2. The applicant shall demonstrate the largest anticipated emergency vehicle can navigate the traffic circle. Geometric modification may be required.*
- 3. If infrastructure needs change street network or building layout, site plans should be revised and resubmitted to Planning Commissions.*
- 4. All items from engineering letter dated January 10, 2014.*

SCREENING

Figure 4: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-641 Lighting	• down-directed and shielded • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc		Lighting plan to be submitted post LIHTC approval.
§122-704 Off-Street Parking Landscaping	1 tree per 8 spaces (168/8 = 21)	40 existing trees on-site	Show on Landscaping plan
	landscape island per 16 continuous spaces	n/a	n/a
	ends of all aisles and corners protected		Parallel parking on south Armstrong need bumpout/aisle caps
	minimum distance of 3' from curb backside to landscaping	--	Curb shown in multi-family parking areas
	must be screened per 122-703 if conflicting land use	n/a	n/a
	must be screened from public ROW	n/a	n/a
	prevent vehicular encroachment into landscaping, structures		fully curbed
§122-705 Greenbelt Landscaping	not required	--	--
§122-706 Foundation Landscaping	screen buildings from parking areas/ ROWs 1 ornamental tree and 6 shrubs per 30' • rear parking: 80' ○ 16 shrubs ○ 3 trees • front ROW: 80' ○ 16 shrubs ○ 3 trees	--	Required for townhomes, 4-plexes and community building. Show on landscaping plan
§122-650, §122-709 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	--	2 dumpster enclosures shown. Provide elevation with dimensions to confirm compliance.
§122-712 Maintenance	install underground sprinkler system		Include on landscaping plan or request waiver

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-714 Fencing, hedges, walls, berms	no taller than 10' in side/rear yard	Existing fence to be removed	Fence proposed on southern property line. Provide dimension and details.

Items to be Addressed:

1. *Lighting plan to be submitted subject to administrative approval*
2. *Provide full landscaping plan subject to administrative approval including:*
 - a. *Foundation landscaping for community building and townhome and 4-plex units*
 - b. *Parking lot trees in and around parking areas*
 - c. *In-ground irrigation or request for waiver*
3. *Provide bump-outs or aisle caps for parallel parking on Armstrong Drive*
4. *Provide dimensions/detail for southerly fence and dumpster enclosures*
5. *Consider addition of street trees along First Avenue and Harriet Streets*

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit for the Redevelopment Parkridge Homes at 601 Armstrong with the following findings and conditions:

Findings: The application is substantially in compliance with §122-165(b).

Conditions: Special use approval shall be subject to approval of site plan.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Site Plan for the Ypsilanti Community Church at 601 Armstrong Drive with the following findings, waivers, and conditions:

Findings

1. The application substantially complies with §122-127.

Waivers

1. *For up to a 20% reduction in the required parking, due to site dimensional constraints resulting in between 138 and 168 spaces.*
2. *In-ground irrigation*

Conditions

1. Revise lot area and all related calculations on cover sheet to reflect the surveyed area of 7.39 acres (west of Armstrong) rather than entire parcel area
2. Clarify legal description and apply for lot split
3. Add building heights to elevations for each building type
4. Add elevations for building types E and F
5. Update site plan with any signage elevations, including dimensions
6. Reorient parking spaces from perpendicular to angled near townhomes and community building
7. 4-plex parking cannot include two stacked spaces. Relocate or remove.
8. Relocate or remove 3 parking spaces in SE corner of the site (off Armstrong Drive)
9. Applicant to consider adding bicycle parking.
10. Applicant to provide pedestrian crosswalk signage, pavement markings, and appropriate signage for proposed traffic circle
11. Existing and proposed calculations shall be provided for the net increase/decrease of impervious surface.
12. The applicant shall demonstrate the largest anticipated emergency vehicle can navigate the traffic circle. Geometric modification may be required.
13. If infrastructure needs change street network or building layout, site plans should be revised and resubmitted to Planning Commissions.
14. All items from engineering letter dated January 10, 2014.
15. Lighting plan to be submitted subject to administrative approval
16. Provide full landscaping plan subject to administrative approval including:
 - a. Foundation landscaping for community building and townhome and 4-plex units
 - b. Parking lot trees in and around parking areas
 - c. In-ground irrigation or request for waiver
17. Provide bump-outs or aisle caps for parallel parking on Armstrong Drive
18. Provide dimensions/detail for southerly fence and dumpster enclosures
19. Consider addition of street trees along First Avenue and Harriet Streets

Teresa Gillotti
Planner II/Community and Economic Development

CC File
 Zachary Fosler, Ypsilanti Housing Commission
 Stacie Hadeed, AIA LEED AP, HOOKER| DE JONG, INC.
 Vicki Vaughn, Chesapeake Community Advisors

A paper planset for Parkridge Homes is available for viewing in the Planning & Development office of City Hall, 1 S Huron, Ypsilanti MI 48197. No electronic version is available.



08 January 2014

**Staff Review of Site Plan Application
National Storage Centers – Ypsilanti: Expansion
517-521 Tyler Rd**

GENERAL INFORMATION

Applicant: Maurice Pogoda, Pogoda Industries
National Storage Centers - Ypsilanti
517-521 Tyler Rd
Ypsilanti, MI 48198

Project: National Storage Centers – Ypsilanti: Expansion

Application Date: 12 December 2013

Location: North side of Tyler, between Prospect and Emerick

Zoning: M2, General Manufacturing & B2, Community Business

Action Requested: Site plan approval for additional building on existing paved area.

Staff Recommendation: Approval

PROJECT AND SITE DESCRIPTION

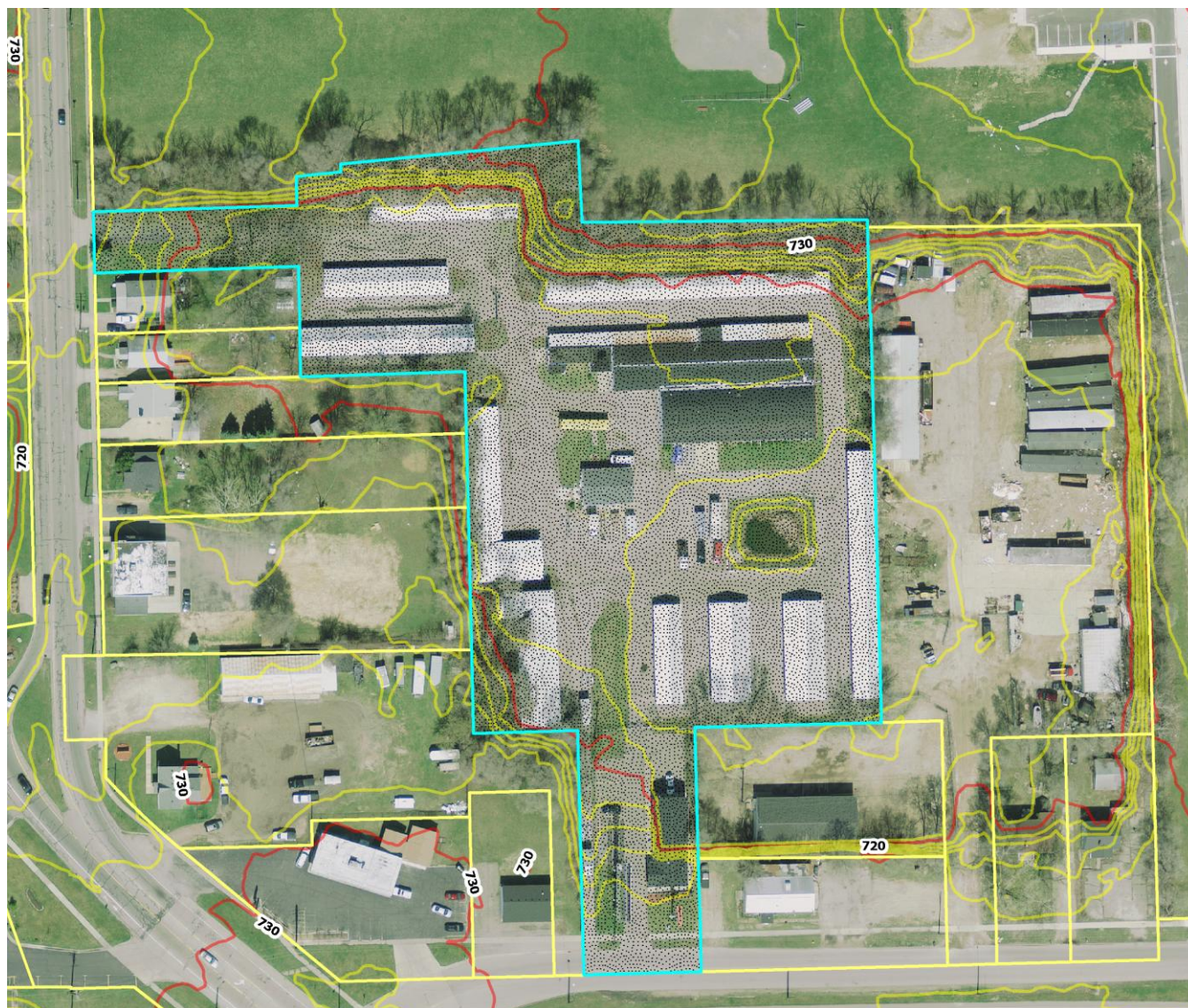
The parcel is 4.33 acres in size, with primary access on Tyler Road, and a secondary access off South Prospect. There are 13 buildings on the site totaling almost 50,000 square feet; the applicant proposes to add another 3,000 square foot storage building on existing impervious surface. The property is currently used as a self-storage facility, with living quarters for a resident manager, and U-Haul truck rentals available.

The property is zoned **M2 – General Manufacturing**, and **B2 – Community Business**. The majority of the site is M2; the portion that is B2 is used only rarely, for secondary access. The M2 zoning district allows self-storage facilities as a permitted use, including a residential facility for an on-site manager. Truck rental, which is accessory to the self-storage, is likewise a permitted use in this district. Note that per §122-234(4), when a parcel is divided into more than one zoning district, each portion shall be considered separately under zoning.

Figure 1: Subject Site Location



Figure 2: Site Aerial (2010)



Note that the majority of the site is below the grade of surrounding properties.

Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	High School (Washtenaw International Baccalaureate)	PL, Public Land
EAST	Retail (525 Tyler, vacant), landscaping contractor's office, mobile home recycling (529 Tyler)	M2, General Industrial
SOUTH	I-94	PL, Public Land
WEST	Retail (513 Tyler, vacant), Construction (345 S Prospect), Church (333 S Prospect) One-and-Two family homes	M2, General Manufacturing B2, Community Business

SITE PLAN: CRITERIA AND REVIEW**§122-127****STANDING****§122-127(1)**

The applicant is legally eligible to apply for site plan review, and all required information has been provided.

REQUIREMENTS**§122-127(2)****Figure 4: Requirements**

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
M2: §122- 474	LOT AREA Determined by setbacks, screening and parking requirements.	191262 sqft 4.39 ac	unchanged
	LOT WIDTH Determined by setbacks, screening and parking requirements.		unchanged
	SETBACKS		
	front 25' min	>25'	unchanged
	side 15' min abutting business district otherwise: 0' if fire-retardant 3' if openings/non-fire-retardant, or min as required by bldg code	East: 0' West: 0'	unchanged
	rear 30' min	>30'	unchanged
M2: §122- 475	HEIGHT 100' maximum; if structure greater than 30, then setbacks increase by 1' for each 1' over 30'. Exceptions to height in §122-640.	<30'	not noted on plan
§122- 647	SIDEWALKS provide a sidewalk or shared-use path	sidewalk in good condition on Prospect & Tyler	unchanged
§122- 707	LANDSCAPING 10%	41050 sqft (approx) 20%	unchanged
§122- 836	PARKING "wholesale or warehouse establishments": ○ 5 + 1 per employee in largest shift ▪ 5 + 2 = 7 - OR ○ 1 per every 1700 sqft gross floor area, plus 1 per 300 sq ft of office ▪ $(47926/1700)+(110/300)=28.55 =$ 29 WHICHEVER IS GREATER	35 spaces	30 spaces, 2 of which barrier-free

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-861 et seq	SIGNAGE - Building Mounted: max of 3 sq ft per ft of frontage - Ground: max of 100 sq ft, 35' tall; must be ≥3' from front property line; ≥10' from side or rear. - Note: lots that have more than 100' of frontage on 2 or more public ROWs shall be permitted one ground sign for each frontage; a second ground sign shall have a max area of 50% of that otherwise permitted for such sign	Tyler: billboard, ground sign, wall sign Prospect: ground sign, directional sign	unchanged

Items to be Addressed: Note height of proposed building on plan.

BUILDING LOCATION AND SITE ARRANGEMENT

§122-127(3)

There is one building generally visible from the public right-of-way: the office/residence. The 12 storage buildings (and proposed 13th) are "down the hill" from both Tyler and Prospect, as well as the neighbors to the north, south, and west. The storage buildings are roughly on grade with the industrial buildings to the east.

The planned building will be located adjacent to the detention pond, taking the place of approximately 8 parking spaces. 3 new spaces will be located to the north of the building. Otherwise, the site will remain unchanged.

Items to be Addressed: None.

SITE ACCESS, TRAFFIC, AND PARKING

§122-127(4)

Primary access is from Tyler Road, access is controlled via gates, which are in turn controlled by the resident manager. Parking is located primarily at the office/residence, but there is some parking interior to the site as well as informal loading zones along the buildings. There is another access drive to/from Prospect; this gate is not generally used. Due to the nature of the business, there is very little pedestrian traffic into and out of the site currently. There is no bike parking on the site, but the residents do have access to a two-car garage, not included in the parking requirements/calculations shown above nor noted on the site plan.

Items to be Addressed: None.

SCREENING

§122-127(7)

Figure 5: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-641	Lighting - down-directed and shielded - not >0.5 fc @ lot line - not >16'in height - not < 0.3 fc	Several existing coach/wall lights and floodlamps.	Unchanged. No new lighting is shown on the plan.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-703 Screening Between Land Uses	visual buffer of at least 80% opacity and 6' height along north boundary	0' setback buildings; 10' slopes with existing trees and other vegetation provide a visual buffer to the west and north.	Unchanged. Waiver requested.
§122-704 Off-Street Parking Landscaping	1 tree per 8 spaces (30/8 = 4)	many trees on the property.	unchanged.
	landscape island per 16 continuous spaces	n/a	n/a
	ends of all aisles and corners protected	one aisle-end protected	unchanged
	minimum distance of 3' from curb backside to landscaping	--	wheel stops provided
	must be screened per 122-703 if conflicting land use	conflicting land use to west	screening provided-vegetation + slopes.
	must be screened from public ROW	no screening from Tyler	None shown. Waiver requested.
	prevent vehicular encroachment into landscaping, structures		wheelstops provided.
§122-706 Foundation Landscaping	screen buildings from parking areas/ ROWs 1 ornamental tree and 6 shrubs per 30'	Foundation plantings provided along south side of office/residence. No foundation plantings elsewhere on the site.	Unchanged. Waiver requested as interior of site is not visible nor accessible by the general public.
§122-650, §122-709 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	No dumpster or enclosure shown on site plans.	unchanged.
§122-712 Maintenance	install underground sprinkler system		None proposed; waiver requested.
§122-714 Fencing, hedges, walls, berms	no taller than 10' in side/rear yard		none proposed.

Items to be Addressed: Planning Commission waivers requested to accept proposed screening between land uses, off-street parking landscaping, foundation landscaping, and in-ground irrigation.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Site Plan for the National Storage Center Expansion at 517-521 Tyler Rd with the following findings, waivers, and conditions:

Findings

1. The application substantially complies with §122-127.

Waivers

1. To accept proposed screening between land uses, with the finding that the benefit intended to be secured by §122-703 will exist with the proposed landscaping or screening.
2. To accept proposed foundation landscaping, with the finding that the benefit intended to be secured by §122-706 will exist with the proposed landscaping or screening.
3. To accept proposed off-street parking landscaping, with the finding that the benefit intended to be secured by §122-704 will exist with less than the required landscaping or screening.
4. To omit in-ground irrigation, with the finding that the benefit intended to be secured by §122-712 will exist due to the well-established nature of the existing landscaping.

Conditions

1. Applicant to note on the site plan the height of the proposed building.

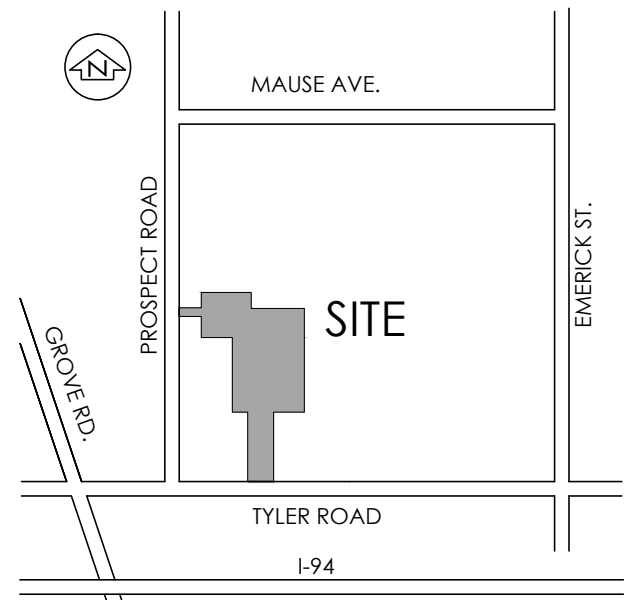
Bonnie Wessler
Planner I, Planning & Development Dept.

CC File
 Applicant



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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



LOCATION MAP

SITE SUMMARY

EXISTING SITE ZONING: M2, GENERAL MANUFACTURING AND PL, PUBLIC LAND
EXISTING SITE AREA: 191,262 S.F. OR 4.39 ACRES

EXISTING GROSS BUILDING AREA: 46,736 S.F.
PROPOSED BUILDING AREA: 3,000 S.F.
TOTAL BLDG AREA: 49,736 S.F.
ALLOWABLE BLDG HT: TWO STORY, 30 FEET

REQUIRED YARDS

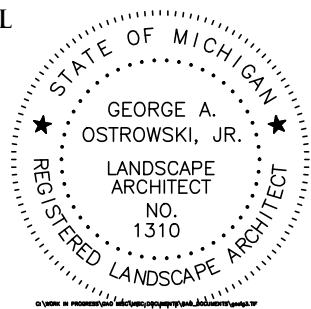
FRONT: 25'
SIDE: 15'
REAR: 20'

PARKING REQUIREMENTS

REQUIRED:
STORAGE FACILITY: 1 SPACE PER 1,700 S.F. GROSS AREA
TOTAL BLDG AREA: 49,736 S.F. / 1,700 = 29.26 OR 30 SPACES REQUIRED

EXISTING SPACES:
32 SPACES
PROPOSED:
4 SPACES PROPOSED, 36 TOTAL SPACES

SEAL



PROJECT

National Storage Center -
Ypsilanti

CLIENT

Tyler Industries NSC L.L.C.
30301 Northwestern Hwy
Suite 400
Farmington Hills, MI 48334
T 248-855-9676

PROJECT LOCATION

Part of the SW, 1/4
of Section 10
T.3S, R.7E
City of Ypsilanti,
Washtenaw County,
Michigan

SHEET

Site Plan



Know what's below
Call before you dig.

REVISIONS

12/06/13 ISSUED FOR CITY REVIEW

DRAWN BY:

G. Ostrowski

DESIGNED BY:

G. Ostrowski

APPROVED BY:

G. Ostrowski

DATE:

11-22-13

SCALE: 1" = 40'

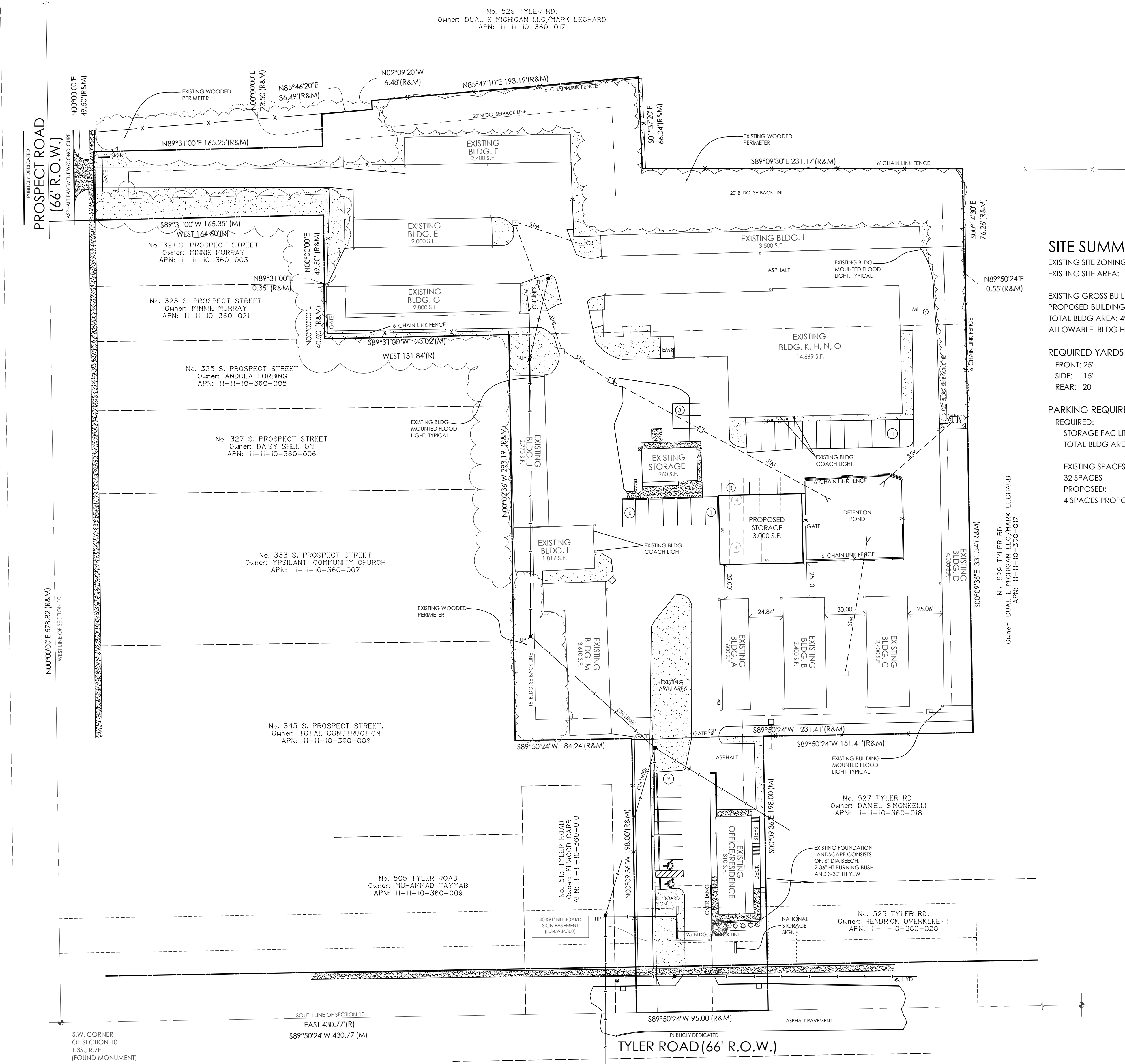


NFE JOB NO.

H057

SHEET NO.

SP-1









I didn't know new
was an option on
MY budget.

ALLEN
EDWIN

NEW HOMES IN THE LAKESHORE AREA

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CENTER

self
storage

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BOXES

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STORAGE
CENTER

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EQUIPMENT

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