

1. Planning Commission Regular Meeting Agenda

Documents: [01-DECEMBER 16 AGENDA.PDF](#)

2. Planning Commission Regular Meeting Packet

Documents: [12-16-15 PC MEETING PACKET.PDF](#)

Agenda
Planning Commission
Council Chambers
Wednesday, December 16, 2015 – 7:00 P.M.

I. Call to Order

II. Roll Call

Roderick Johnson, Chair	P	A
Cheryl Zuellig, Vice Chair	P	A
Anthony Bedogne	P	A
Phil Hollifield	P	A
Heidi Jugenitz	P	A
Liz Dahl MacGregor	P	A
Briana A. Mason	P	A

III. Approval of Minutes

- November 18, 2015

IV. Audience Participation

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

V. Presentations and Public Hearing Items

- Special Use Permit Application: 1420 Washtenaw Ave

VI. New Business

- 2016 Schedule of Meetings

VII. Old Business

- None

VIII. Future Business Discussion / Updates

- None

IX. Committee Reports

- Non-Motorized Committee – 11/5/15 and 12/3/15 minutes

X. Adjournment

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**PLANNING COMMISSION
MEETING MINUTES
November 18, 2015
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

II. ROLL CALL

Present: R. Johnson, H. Jugenitz, P. Hollifield, A. Bedogne, C. Zuellig, L. MacGregor,
B. Mason

Staff: Bonnie Wessler, Planner II
Nan Schuette, Executive Secretary

Chairman Johnson welcomed Briana Mason to the board.

III. APPROVAL OF MINUTES

Commissioner Hollifield moved to approve the minutes of October 14, 2015 with correction as noted on page 2 (Support: H. Jugenitz) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. NEW BUSINESS

1. Site Plan Review – Parkridge

Staff report was presented by the City Planner, Bonnie Wessler. She gave a brief overview of the project and site description stating that The Parkridge Homes site currently has 20 multifamily buildings that face on to First Ct and Armstrong Drive, accessed from First and Harriet Street, surrounded by a wrought-iron fence. It is approximately 7.4 acres. The applicant is proposing razing the existing structures and building new to replace them as noted in the staff review dated October 12, 2015. Staff is recommending that Planning Commission

approve the site plan with several conditions and some waivers. One of the waivers is for street trees – the applicant did provide a number of trees in between homes and street frontage –however, they are at the back of the sidewalk instead of front of sidewalk and we are proposing that they re-allocate some of these trees to street tree frontage. There are other items that Ms. Wessler felt could be done by administrative review, i.e. lighting. There are also some engineering conditions outstanding that will require revisions from the site plan, i.e. moving one of the buildings. She forwarded correspondence from our engineering firm to the board members with regard to this issue. There are also sidewalk issues and the need to improve crosswalk access, and provide crossing to the trail. Bike spaces are required and are not shown on the site plan. The distance between two of their buildings is small and they will have to apply for a variance and go before the Zoning Board of Appeals.

Chairman Johnson asked Ms. Wessler if she saw anything on the engineering report that would warrant any concern, to which Ms. Wessler responded that she did not see anything that would significantly affect the site. The engineer is recommending that Armstrong Ct/parking lot be an east/west street and remain a private street. Chairman Johnson added that this is a rather complex site plan. Ms. Wessler added that the same architects that worked on the Hamilton Crossing site are working on this project and lessons were learned from the last project which is a model for future sites.

Commissioner Zuellig had a number of concerns, i.e. distance between buildings, ratio of lot sizes to # of units, density, outdoor living space, and setbacks, which Ms. Wessler addressed and explained in detail.

Commissioner Bedogne asked about the private road discussion - what are we waiting for - what is the process for making the decision when it becomes a private road and when does it happen. Ms. Wessler responded that engineering will be the determining factor and it will be decided on before closing. Technically, the City owns everything the site is on right now – the City is transferring these properties - the partnership is splitting them up and deeding back the rights-of-way. At the point where it would be for us to take them back – we could divide into two lots – inside and outside Armstrong Way.

Zachary Fosler, Exec. Director of Housing Commission – stated that these units were built in the 1940's – wartime type housing, which was not intended to last this long. It will have a family empowerment program – with an on-site community building and they just recently received an extension on funding. They currently have a high rate of crime. Since they completed Hamilton Crossing and had more family owner involvement, they have seen a large drop in crime rates in and around that site and expect to see the same at Parkridge because of residents' involvement.

Joe Loskill, Fusco Shaffer and Pappas – Architects for the project - plans to upgrade Parkridge and is happy to answer any questions. Chairman Johnson asked how long the project will last, to which Mr. Loskill responded that they hope to start construction in the spring and complete in a year or so. He is prepared to meet all the conditions as set forth by staff and engineers. He met with Scott Westover, Engineering Manager at YCUA and agreed to move some of the buildings in order to give them the necessary clearance for underground utilities they require. He and Scott are continuing to work together and Mr. Loskill has sent him preliminary drawings, which Scott has been looking at making comments to ensure that they

cover everything, as well as working closely with OHM. They want to make the project successful and meet whatever stipulations are necessary. They will be going before ZBA to get a variance as previously mentioned. They will provide a number of barrier-free units, re-grade the entire site, put in new walks, etc. and all units will be visible except second floor flats. They will also put in bike racks.

Commissioner Zuellig had a number of comments, which included landscape material. There is a lot of trees shown on Harriet/First behind the walk and she questioned if this was because of the overhead power lines. Mr. Loskill responded that it was more to do with keeping them on the property but he could put them between the road and the tree lawn. He can move them around and has no problem with whatever the board recommends. Staff is recommending smaller trees from the tree list that is recommended by the City because they are close to the building. Commissioner Zuellig recommended including some ornamental trees and shade trees on back patios and tot lots. She also asked about the possibility of screening or low wall at backs of units to delineate privacy and Mr. Loskill agreed that they could come up with something at the back of each unit by the patio area, either small shrubs or some kind of combination of landscaping and fence.

Commissioner Jugenitz asked about covered bike spaces. Mr. Loskill agreed to look at that to see what he could come up with.

Commissioner Bedogne has concerns about outdoor living space which Mr. Loskill addressed to his satisfaction and staff showed him the specific areas throughout the project. Ms. Wessler also reviewed the dedicated crosswalks that would tie into Parkridge Community Center making it more accessible for wheelchairs.

Some questions were asking about fencing around the site and Mr. Loskill responded that the fencing will only be along the south side.

Chairman Johnson commended the architects for all the efforts that were made adding that it is a remarkable upgrade to what is currently located there.

Commissioner Zuellig moved that the Planning Commission approve the Site Plan for Parkridge Homes with the following findings, waivers and conditions:

Findings:

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

Waiver:

1. Requirement for street trees on First/Harriet per Sec 122-704

Conditions:

1. Lot coverage calculations not shown – applicant to submit.
2. Impervious surface calculations not shown – applicant to submit.
3. Distance between buildings 31 and 30 is only 6' (12', per conversation with architect) 20' is required by the ordinance. The applicant must apply for a variance or relocate the building.

4. Provide crosswalks across Armstrong Drive following Court and at the south-east end to facilitate access between the development and the administrative building and the park. These and all crosswalks shall be marked with high visibility (continental, piano keys) markings.
5. At least 14 bicycle spaces shall be constructed – consider covered parking near the community center.
6. Provide at least one barrier-free parking space for the community building.
7. Ensure barrier-free duplex units' driveway parking is accessible for vans.
8. Construct sidewalks connecting tot lot and community gardens to sidewalk network.
9. Add bump-outs to the west terminus of Armstrong Drive.
10. Meet engineering and YCUA conditions as listed under separate cover.
11. Indicate location of building-mounted light fixtures and provide a legible cut sheet.
12. Provide wall-mounted lighting between townhome buildings in conformance with Sec 122-641. Submit light locations and cut sheets for administrative approval.
13. Provide maintenance details for plantings, such as sprinkler system/watering plan.
14. Install screening fence along the south property line that meets ordinance standards.
15. Consider adding landscape or fencing in rear yard to delineate defensible spaces.
16. Staff and applicant to work together to ensure lot size ratio meets standards.
17. Applicant to provide street trees along both sides of Armstrong north and south sides between the streets and the sidewalks wherever feasible and shall work with staff to place additional shade trees on western and southern exposures and at public areas.

The motion was supported by Commissioner Jugenitz. A roll call vote was taken and carried unanimously.

VI. OLD BUSINESS

Special use Permit Revocation – 50 Ecorse

Commissioner Jugenitz moved that based on staff recommendation, the Planning Commission revoke the Special Use Permit for auto sales at 50 Ecorse based on the following findings:

Findings:

1. 50 Ecorse has failed to live up to conditions of the Special Use permit as stated in 2006 and the applicant has been notified as required under Section 122-170 of the Zoning Code of Ordinances.

The motion was supported by Commissioner Hollifield. A roll call vote was taken and carried unanimously.

Commissioner Jugenitz moved that the Planning Commission deny the Special Use Permit for 50 Ecorse dated June 14, 2015 based on the following findings:

Findings:

1. The special use permit application does not meet standards required by the ordinance.

The motion was supported by Commissioner Bedogne and carried unanimously.

VII. FUTURE BUSINESS DISCUSSION/UPDATES

1420 Washtenaw – Special Use and Variance Application to add 5' to building.
Training Session – January 27, 2016

VIII. COMMITTEE REPORTS

None

IX. ADJOURNMENT

Since there was no further business, Commissioner Hollifield moved to adjourn the meeting (Support: B. Mason). The meeting adjourned at 8:25 p.m.



3 December 2015

**Staff Review of Site Plan Application
1420 Washtenaw Addition
1420 Washtenaw, Ypsilanti, MI 48197**

GENERAL INFORMATION

Applicant: Ali Wahab
1420 Washtenaw Ave, LLC
1420 Washtenaw Ave
Ypsilanti, MI 48197

Project: 1420 Washtenaw Addition

Application Date: 12 November 2015

Location: Northside of Washtenaw Ave between Cornell Rd and Mansfield St

Zoning: NC-Neighborhood Corridor

Action Requested: Site plan approval, Special Use for alcohol sales <15,000 sq ft

Staff Recommendation: Approval

PROJECT AND SITE DESCRIPTION

Parcel # 11-11-05-382-012 is a corner lot at Washtenaw Ave and Cornell Rd. The parcel is 0.55 acres with frontage on Washtenaw Ave. There is an existing ~2,300 square foot single story commercial building and two metal canopies at 2,052 square feet and 672 square feet. There are 13 marked parking spaces on the site. A conditional (special) use permit was approved in July 1988 for an expansion of the interior service station and to operate on a 24 hour basis.

The structure is currently utilized as an automobile filling station with a small convenience store and an auto repair facility. The applicant is seeking to expand the convenience store and to include alcohol sales. The auto repair/service will be eliminated. To accomplish this the applicant is seeking to expand the existing structure to the west and the north, thus reducing the rear setback to 0.13 feet. Staff is in receipt of a Special Use Permit application which is required for the sale of alcohol. The applicant also submitted a variance application for the rear setback that will be considered at the December ZBA meeting.

1420 Washtenaw Ave is zoned **NC-Neighborhood Corridor**, which allows for an automobile filling station without repair and a food store with the sale of alcohol, less than 15,000 square feet as special

uses. Automobile filling stations are regulated under §122-776 and special land use is regulated under Article V of the zoning code. This location is within the Reimagine Washtenaw project boundaries.

Figure 1: Subject Site Location

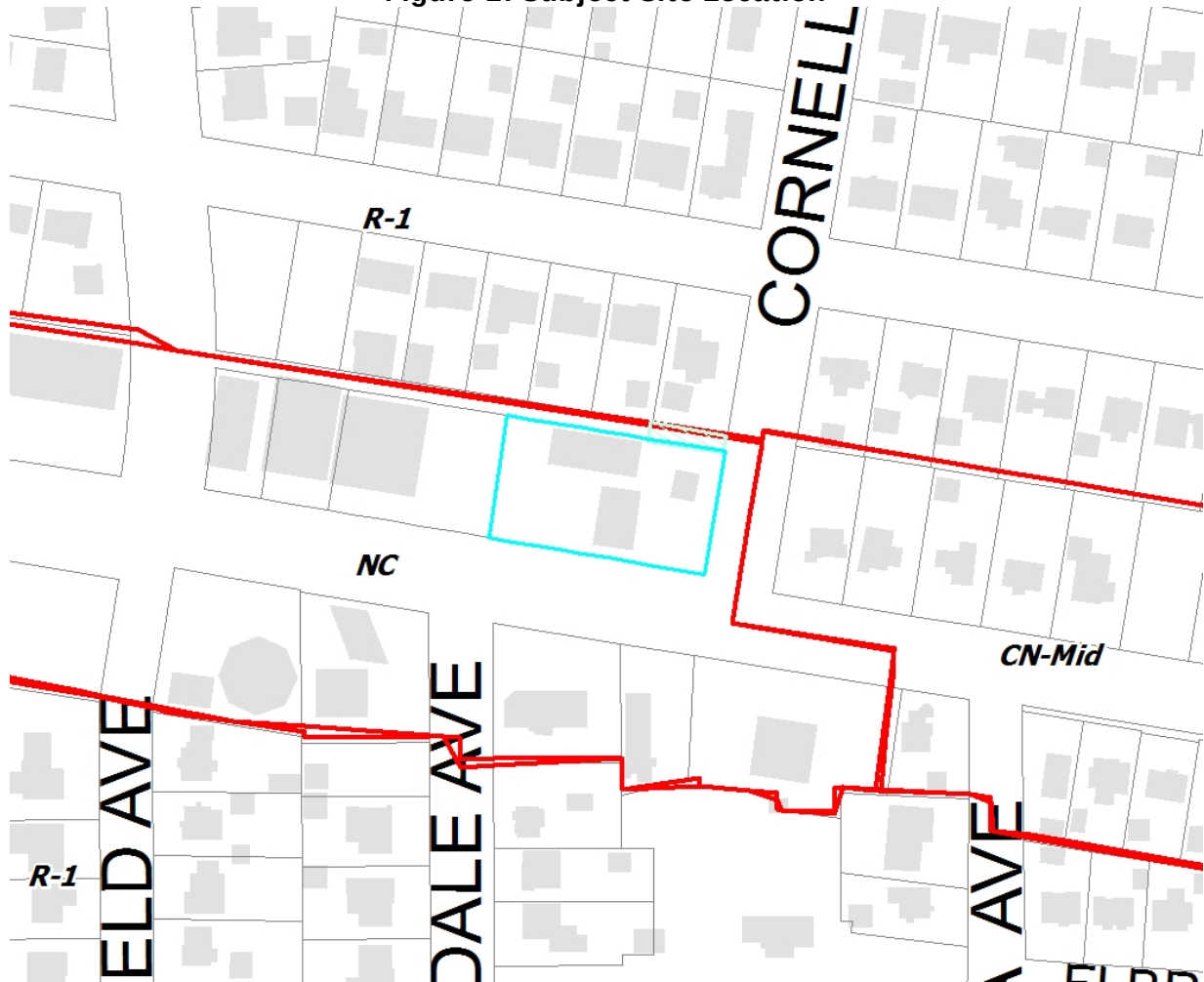


Figure 2: Site Aerial (2010)



Figure 3: photograph of site



Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single family homes	R-1- Single-family residential
EAST	Multi-family homes	CN-Mid- Core Neighborhood Mid
SOUTH	Restaurants and dry cleaners	NC-Neighborhood Corridor
WEST	Retail and commercial	NC- Neighborhood Corridor

SPECIAL USE: CRITERIA AND REVIEW

§122-165(b)

- (1) *The proposed use conforms with all the provisions and requirements of this chapter, including site plan review standards (section 122-128) and the applicable site development standards for the specific use, as well as the spirit and intent of this chapter and the Master Plan. The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land. Height, location and size of buildings shall be compatible with uses and buildings on adjacent properties. The intensity of the proposed use, such as volume, frequency and times of operation, and its compatibility shall be considered.*

COMMENTS: The proposed use conforms to the provisions and requirements of this chapter, for conformance, please see the site plan review below. The height, location and size of the building are changing however the removal of the auto repair business reduces the amount of non-conformity the site contains. The special use is compatible with the zoning of the land and adjacent uses.

- (2) *The proposed use shall promote the use of land in a socially and economically sustainable manner and shall not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare. Noise, odor, smoke and potential contamination of air, soil and water and its potential effect on neighboring uses, persons and property, as well as public welfare, shall be considered.*

COMMENTS: The proposed use promotes the use of land in a socially and economically sustainable manner. The use should not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare. Noise, odor, smoke and potential contamination of air, soil and water and its potential effect on neighboring uses should decrease. The special use, sale of alcohol in less than 15,000 square feet, is licensed and regulated through the State of Michigan.

- (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 proposed land use is a reduction in the overall use nonconformity with the removal of the auto repair shop. The location of the structure at the back of the lot is not proposed to change, but it will be expanded. The structure will remain one story and landscaping will be added to the site. No outdoor activities are proposed for the site.

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

COMMENTS: This project does not increase impacts on the transportation system. The addition of the sidewalks on the Washtenaw Ave frontage allows the pedestrian and bicycle traffic to maneuver better on and around the property.

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

COMMENTS: The proposed use does not create additional requirements at public cost for public facilities and services.

CONDITIONS OF APPROVAL

§122-167

“Reasonable conditions may be required in conjunction with an approval. The conditions may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed must do all of the following:

- (1) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being.*
- (2) Be related to the valid exercise of police power and purposes which are affected by the proposed use or activity.*
- (3) Be necessary to meet the intent and purposes of this chapter, be related to standards established in this chapter, and be necessary to ensure compliance with those standards.”*

Items to be addressed: None

SITE PLAN: CRITERIA AND REVIEW

§122-128

STANDING

§122-128(1)

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

REQUIREMENTS

§122-128(2)

"The proposed site plan conforms with all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

Figure 5: Requirements

ORDINANCE REFERENCE		REQUIRED		EXISTING CONDITIONS	PROPOSED
NC: §122-274	BUILDING TYPE	Determined by lot size		Single story commercial	Unchanged
LOT REQUIREMENTS					
Width ft	Min 50	Max 300	206	Met	
Depth ft	Min 100	Max 300	~117.19	Met	
Area sf	Min 7500	Max 90,000	24,141	Met	
Coverage %	Min -	Max 60%	4,924/24,141= 20.4%	7,111.5/24,141=29.5%, Met	
BUILDING ENVELOPE AND HEIGHT					
Street setback (Washtenaw) ft	Min 5	Max 15	81.45	Unchanged; Existing non-conforming	
Street setback (Cornell) ft	Min 5	Max 15	80.51	Unchanged; Existing non-conforming	
Side setback ft	Min 0	Max -	46.83	0.80	
Rear setback ft	Min 25, adjacent to existing SF	Max -	6.13	0.13, variance needed	
Frontage buildout %	Min 50	Max 100	33.4%	49.6%, Met	
Height stories	Min 1	Max 1	1 (13.75 ft)	1 (17 ft.)	
ACCESSORY BUILDING ENVELOPE, FOOTPRINT, AND HEIGHT					
Street setback (Washtenaw) ft	Min 30 ft	Max -	South canopy: 11.88 East canopy: 66.25	Unchanged; Existing non-conforming	
Street setback (Cornell) ft	Min 30 ft	Max -	South canopy: 69.38 East canopy: 20	Unchanged; Existing non-conforming	
Side setback ft	Min 10 ft	Max -	South canopy: 97.5 East canopy: 162.5	Unchanged	
Rear setback ft	Min 10 ft	Max -	South canopy: 49.38 East canopy: 23.13	Unchanged	

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
Footprint sf	Min	Max 800	South canopy: 2052 East canopy: 672	Unchanged; the south canopy is existing non-conforming
Height ft	Min	Max 15 ft	South canopy: ~20 East canopy: ~20	Unchanged; Existing non-conforming
PARKING PROVISIONS	Location: Side, street-side and rear yards		Front yard and side yard parking.	Front yard and side street yard parking are proposed; but reduced from previous number. The front yard parking is an alteration of the existing non-conforming use.
PRIVATE FRONTAGES	Permitted: Commercial <u>distance between openings:</u> 2 ft. max <u>door recess:</u> 5 ft. max <u>ground floor transparency:</u> 60% <u>height to bottom window:</u> 2.5 ft. max		Unknown	<u>distance between openings:</u> 2.5 ft and 21.75 ft does not meet <u>door recess:</u> 0 ft. <i>Met</i> <u>ground floor transparency:</u> 17.25 % does not meet <u>height to bottom window:</u> 2 ft. <i>Met</i> <i>*not required, but encouraged*</i>
§122-861 et seq	SIGNAGE Master sign plan: HC, NC, GC, C, PMD, P; nonres uses in R1, CN-SF, CN-Mid, CN, MD		A monument sign, building mounted signs and 5 signs on the canopies. Two signs on light poles.	Sign plan calls for 4 new building mounted signs, the existing canopy and monument signs to remain. The existing pole signs are to be removed.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
Area maximum	<u>Ground sign</u>: 40 sq ft <u>Building-mounted</u>: 3 sq ft per linear foot of frontage on the side of the building the sign is mounted on. <u>Wall sign</u>: 1 sq ft for each linear ft of frontage or 100 sq ft, whichever is less <u>Awning sign</u>: 35% of awning	<u>Monument sign</u>: 60 sq ft. <u>Wall Sign</u>: unknown, existing signs to be replaced <u>Awning sign</u>: 5 signs at 2x6=12sf each, no % provided	<u>Monument sign</u>: 60 sq ft, existing non-conforming. <u>Wall signs</u>: each proposed sign is 45 sq ft with 3 on the front and one on the side. Applicant needs to adjust the wall signs for the sign application. Wall signs limited to 100 sq ft on the front and 35 sq ft on the side. <u>Awning signs</u>: unchanged
Height maximum	<u>Ground sign</u>: 10 ft <u>Wall sign</u>: see area max <u>Awning sign</u>: minimum height of 8 ft	<u>Ground sign</u>: 6 ft <u>Wall Sign</u>: unknown, existing signs to be replaced <u>Awning sign</u>: affixed to canopy, approx. 20 ft in height	<u>Ground sign</u>: existing, meets height requirement <u>Wall Sign</u>: 3' <u>Awning sign</u>: existing, meets height requirement
Setbacks minimum	Front property line: 3ft Side/rear property lines: 10 ft	6.25 ft 5 ft from east lot line	Existing, non-conforming monument sign.
§122-776 USE-SPECIFIC	The curb cuts are not permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances must be no less than 25 feet from a street intersection (measured along the road right-of-way). Drives must be no less than 20 feet wide, nor wider than 30 feet at the right-of-way line. No more than one such drive or curb opening may be permitted for every 75 feet of frontage along any street or in accordance with county or state requirements, whichever is greater.	4 sets of curb cuts exist on the property, two drives on Washtenaw and two on Cornell St. An MDOT study (2008) suggested that both of the drives onto Washtenaw be closed, and this site (as well as others on the block face) be accessed from one central drive. All drives are between 20 and 30 ft.	Unchanged

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	The entire lot, excluding areas occupied by landscaping and building, must be hard-surfaced with concrete or plant-mixed bituminous material. Curbs of at least six inches in height must be installed around the perimeter of all surfaced areas. Drainage must be provided in accordance with subsection 122-835(6).	The entire lot, excluding areas occupied by landscaping and building, is hard-surfaced with concrete or plant-mixed bituminous material.	Curbs of at least six inches in height must be installed around the perimeter of all surfaced areas. Drainage must be provided in accordance with subsection 122-835(6).
	All fuel pumps must be located not less than 15 feet from any lot line; provided however, that fuel pumps may not be located less than 40 feet from any interior lot line which abuts residentially zoned property, nor closer than 100 feet from any religious institution, theater, hall, or other place of public assembly.	All fuel pumps are located more than 15ft from the lot lines. The northern pump is located ~35 ft from the midline of the alley and 45 ft from the lot line of the residential property to the north.	Unchanged
	A rigid canopy which covers the fuel dispensing area is permitted provided that the lowest edge of such canopy must be a minimum of 14 feet above grade. For service stations located within a NC zoning district, the nearest edge of any canopy must be set back a minimum of ten feet from any lot line. All support structures for canopies must be located so as not to obscure the vision of motorists using any nearby streets, driveways, or maneuvering aisles.	2 canopies of approx. 20 ft in height exist on site. All are more than 10 ft from the nearest lot line. Support posts are underneath the canopies and do not obstruct views.	Unchanged

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	The storage, sale, or rental of new or used automobiles, trucks, trailers, or any other vehicles on the premises is prohibited. Inoperable, wrecked or partially dismantled vehicles must not be stored or parked outside for a period exceeding two days.		Site plan includes a note that states that storage, sale, or rental of new or used automobiles, trucks, trailers, or any other vehicles on the premises is prohibited.
	All outdoor lighting must comply with section 122-641.		Need specifications on the type of lights proposed.

Items to be Addressed:

1. A variance application has been submitted for the proposed decrease in the rear setback. ZBA approval is required for the setback decrease.
2. Front yard and side street yard parking are proposed; but reduced from previous number. Front yard parking is not permitted. The front yard parking is an alteration of the existing non-conforming use.
3. The proposed wall signs are 45 square feet each, with 3 on the front of the structure and one on the side. Applicant needs to adjust the wall signs for the sign application. Wall signs limited to 100 sq ft on the front and 35 sq ft on the side.
4. Curbs of at least six inches in height must be installed around the perimeter of all surfaced areas.
5. Applicant to submit specifications/cut sheets on the type of lights proposed.

BUILDING LOCATION AND SITE ARRANGEMENT**§122-128(3)**

"All elements of the site plan shall be harmoniously and efficiently organized in relation to the character of the proposed use, the size and type of lot, the size and type of buildings, and the character of the adjoining property. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter."

The building is located at the back of the lot; the additions will be on the west side and the north side of the current structure. The building has frontage on Washtenaw Ave with secondary frontage on Cornell St. The building entrance will be on the Washtenaw Ave side. There are four vehicular entrances to the site, two on Washtenaw Ave and two on Cornell St that are present and are proposed to remain. Two metal canopies over the gas pumps currently exist and will remain on site. This site is located just south of R-1 single family residential district.

The site is challenging due to the use (existing and proposed) and the relationship to Washtenaw Ave. The code requires that new buildings be brought to the front lot line, and parking placed behind. However, for an existing gas station, this would require relocation of the tanks and pumps- and would bring those tanks and pumps closer to the residential neighborhood to the north. By leaving the site arrangement relatively unchanged, we minimize negative impacts to the residential neighborhood to the north; however, close attention needs to be paid to the site's relationship with Washtenaw Ave to ensure its legibility and safety is needed.

The proposed location of the dumpster may need to be reconsidered due to the maneuverability for trash pick-up and additional screening may also be needed at the rear of the lot.

Items to be Addressed: *The dumpster location may need to be reconsidered and additional screening may also be needed at the rear of the lot.*

SITE ACCESS, TRAFFIC, AND PARKING**§122-128(4)**

"With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; circulation shall to the extent possible create potential cross-and joint-access to adjacent parcels and the existing block layout. Special attention shall be given to the location, number and spacing of ingress and egress points; general interior circulation including turnaround areas; adequate provisions for delivery of services (trash removal, school buses, mail and parcel delivery); separation of pedestrian and vehicular traffic; avoidance of building corners next to access drives; identification of addresses; storage of plowed snow; and arrangement of parking areas that are safe and convenient, and insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties, pedestrian and bicyclist safety, access to transit and flow of traffic on adjacent streets. All buildings or groups of buildings shall be so arranged as to permit adequate access by emergency vehicles as required by the city building code."

Vehicle access points on the site are through the four driveways, two on Washtenaw Ave and two on Cornell St. The northern drive off of Cornell St. uses a portion of the 16 ft. wide public alley behind the property. The proposed plans do not indicate any changes in vehicular access. Staff would like to see the alley curbcut narrowed to the alley ROW. The green space/landscaped island along the Washtenaw ROW, between curbcuts could be lengthened and depended.

Parking is proposed for the front yard and side street yard. While there is already parking in some of these areas currently, the proposed is a reconfiguration of the parking spaces and is less conforming than what exists on the site now. With the location of the fuel tanks adjacent to the parking area the vehicles parked in the spots may be blocked in when the fuel tanker makes deliveries. Bike and pedestrian access is unchanged; both are presumed to use the existing curbcuts and paved areas.

A sidewalk runs to the east of the parcel off of Cornell St. For the Washtenaw Ave frontage, south of the property, a concrete sidewalk is proposed to replace the existing asphalt, however this will not change the existing configuration of the paved area and there will still not be any separation between the road and pedestrian traffic.

The number 4 bus on The Ride stops about 500 feet from the site. Two bike loops are proposed for the site, adjacent to the entrance.

Figure 6: Site Access and Circulation

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
NC: §122-273 CIRCULATION STANDARDS	CN, C, HC, NC, GC, HHS: Sites <3 acres: circulation plan to ID potential cross and joint access to adjacent parcels		Circulation plan is provided.

		Easements: nonmotorized plan, ReImagine Washtenaw, other		6 ft. easement will satisfy ReImagine Washtenaw ROW requirements
§122-834	PARKING Dimensions	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)		9'x18' and 9'x20', meets requirement.
§122-835	Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		A concrete sidewalk of approx. 8.5 ft in width is proposed for the Washtenaw Ave frontage. Met
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway	• Aligned across ROW, or offset by 25' • The eastern drive on Washtenaw is less than 50 from intersection • 20'-30' driveway	Unchanged. Existing non-conforming.
	Internal Maneuvering	Greater than 10 ft width if more than 5 parking spaces		Met
	Surfacing			Patch as needed
	Drainage		Drains located in the northwest and southwest areas of the site.	The existing drain on the northwest side of the site is to be abandoned and the capacity of the existing drain in the southwest area of the site will be examined. This needs engineering review.
	Striping			Met

Wheel Stops	5 or more spaces require curbing and/or wheel stops	Wheel stops are proposed for the 6 spots on the west side of the lot. The rest of the parking spots are protected by curbing except a portion of the handicap spot that abuts the dumpster enclosure.	Met. Applicant may want to consider a wheel stop in the handicap spot due only partial curbing in this location.
Lighting	Parking and loading facilities utilized during night-time hours shall be artificially illuminated.	Lighting is underneath the canopies and on light posts.	Existing lighting to remain with 4 additional lights added to the front of the structure and 1 at the side. Another light at the rear of the structure needs to be added near the service door.
Screening & Landscaping (internal)	1 tree per 8 spaces	12 spaces = 2 trees	2 trees proposed
Screening & Landscaping (internal) Screening & Landscaping (perimeter)	Islands w/ trees: 9' wide min and 160' sf Islands w 5' min walkway: 11' wide min Islands: curbed or used for stormwater		n/a
	All aisle-ends & corners protected w/ curbed island		Met
	3' between curb and planting (5' if vehicle overhang)		n/a
	Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF		Rear wall of building to be blank masonry. 7' screen wall between dumpster enclosure and building, 7' dumpster enclosure. Remainder of site open to alley. A 16' alley separates the use from the R-1 district so that the area does not directly abut the R-1 district.

		Landscaped areas, walls, structures, walks- must be protected by curbing		Applicant needs to stripe a walk area from the sidewalk on Washtenaw Ave.
	Access Ingress & Egress Internal Maneuvering	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		Met
		• Aligned across ROW, or offset by 25' • >50' from intersection 20'-30' driveway	• Aligned across ROW, or offset by 25' • the eastern drive on Washtenaw is less than 50 from intersection • 20'-30' driveway	Unchanged. Existing non-conforming.
		Greater than 10 ft width if more than 5 parking spaces		Met
§122-836	Motor spaces	1 for each employee, plus spaces required for other uses within the station, such as the retail floor area, carryout restaurants, subtracted by one half space for each automobile fueling position. 1 space for each 250 sq. ft. of retail space		2 employees max= 2 $3638/250=14.55=15$ Required spaces= 17 8 filling positions/2= 4 space discount $17-4= 13$ spaces required 12 parking spaces proposed (1 less than required)
	Bicycle spaces	1 per 5 motor spaces, minimum of 2		2 bike loops proposed=4 bike spaces; 3 bike spaces needed. Meets
§122-837	Parking discounts	Transit	~500 ft away from a AAATA stop	N/A
		Alternative Vehicles	None	Unchanged
		Bicycle	None	Unchanged
		PC discretion, special circumstances not listed above		A 9% waiver is requested due to site constraints.
§122-647	SIDEWALKS	provide a sidewalk or shared-use path	A sidewalk exists on the Cornell St side of the property and one is proposed for the Washtenaw Ave side of the property.	Met

§122-649	TRAFFIC VISIBILITY	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.		Met
-----------------	-------------------------------	--	--	-----

Items to be Addressed:

1. 6 ft. easement along Washtenaw for nonmotorized transportation and streetscaping is requested.
2. Engineering review required for drainage. The existing drain on the northwest side of the site is to be abandoned and the capacity of the existing drain in the southwest area of the site will be examined.
3. Applicant may want to consider a wheel stop in the handicap spot due only to partial curbing in this location.
4. A light at the rear of the structure needs to be added near the service door.
5. Applicant needs to stripe a walk area from the sidewalk on Washtenaw Ave.
6. Waiver requested from 9% of the vehicle parking requirements.

ENGINEERING & STORMWATER

§122-128(6), §122-128(7)

(6) Adequate services and utilities including sanitary sewers shall be available or provided, with sufficient capacity to properly serve the development. Appropriate measures will be taken to ensure that site drainage will not adversely affect adjoining properties or the capacity of the public storm drainage system, or nearby bodies of water. Provisions shall be made to accommodate stormwater and prevent soil erosion. All stormwater management facilities, including but not limited to storm sewers and detention/retention facilities, shall be designed in accordance with the "Rules of the Washtenaw County Water Resources Commissioner," together with any special provisions established by the city.

(7) Natural resources will be protected to the maximum feasible extent. The proposed development will not cause soil erosion or sedimentation problems, and will respect floodways or floodplains on or in the vicinity of the subject property.

Engineering site plan review is required for this project due to the abandonment of a storm drain in the northwest section of the property and to verify if the existing storm drain would have enough capacity for the site.

Items to be Addressed: Awaiting engineering review.

SCREENING

§122-128(8)

"The site plan shall provide reasonable visual and sound privacy for all dwelling units on or adjacent to the property. Fences, walks, barriers, and landscaping shall be used, as appropriate, for protection and enhancement of the property. All outdoor storage of materials, loading and unloading areas, and refuse containers shall be screened or located so as not to be a nuisance. Outdoor lighting shall be shielded so as to not adversely affect neighboring properties or traffic on adjacent streets."

Figure 7: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-641 Lighting	• Dark Sky compliant; may be full cutoff where affecting residential uses • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc		Met
§122-650 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad		Met
§122-702 Landscape plan			Met
§122-703 Screening Between Land Uses <i>if conflicting use</i>	visual buffer of at least 80% opacity and 6' height		Rear wall of building to be blank masonry. 7' screen wall between dumpster enclosure and building, 7' dumpster enclosure. Remainder of site open to alley.
§122-704 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: Washtenaw: 206/30' = 7 trees Cornell: 117/30' = 4	No street trees on either frontage.	2 trees proposed for Cornell frontage. This is one tree more than noted in the urban forestry plan.
	Conformance with Urban Forestry plan		exceeded
§122-707 Foundation Landscaping <i>Required in MD, PMD zoning districts and with (Large Footprint) Single Story Commercial Buildings on front or sides of buildings facing public ROW, parking, or other access</i>	6 shrubs per 30 lineal feet of applicable building frontage in 6' wide planting area		Waiver requested due to site constraints and aesthetically pleasing building materials used in construction.
§122-708 Site Landscaping	10%		met
§122-712 Maintenance	Readily available and acceptable water supply; may install underground sprinkler system		Owner to maintain landscaping.

Figure 8: Tree location(s) per urban forestry plan (2011)



Items to be Addressed:

1. Waiver requested from 122-703 for rear screening to maintain truck access to alley for circulation.
2. Waiver requested from 122-704 for 2 trees along Cornell frontage and 7 trees along Washtenaw frontage requested due to site limitation.
3. Waiver requested from 122-707 due to site constraints and aesthetically pleasing building materials used in construction.

OTHER DEPARTMENT AND AGENCY APPROVALS

§122-128(10)

"Site plans shall conform to all applicable requirements of state and federal statutes, including health and pollution laws, fire or explosion hazards, toxic and hazardous materials, and barrier-free requirements. Site plan approval may be conditioned on the applicant receiving necessary county, state, or federal permits before a local building permit or occupancy permit is granted."

MICHIGAN DEPARTMENT OF TRANSPORTATION

The applicant is responsible for obtaining permits from the Michigan Department of Transportation before beginning work on any portion of the State right-of-way, including sidewalks, curbs, and driveways on Washtenaw.

MASTER PLAN CONSIDERATIONS

§122-128(11)

"An objective of site plan review shall be to protect and promote public health, safety, sustainability and general welfare. It is also the intent of site plan review to improve the quality of existing developments as they are expanded, contracted, or redeveloped in keeping with sound site development standards of this chapter and city master plan."

The improvement of the site to provide for convenience items, and removal of the auto repair, bring the site more into conformance with the Corridor vision from the Master Plan and the ReImagine Washtenaw vision of a corridor that is useful to and comfortable for people travelling by all modes. It also helps to provide needed services to the area.

However, in order for people travelling by all modes to get to the new convenience retail area, a safe mode of travel must be provided. To that end, the City is requesting a 6' easement for nonmotorized travel along the Washtenaw frontage and for the applicant to construct a sidewalk in the MDOT right-of-way per 122-647.

Items to be Addressed: *City is requesting a 6' easement for nonmotorized travel along the Washtenaw frontage from the applicant.*

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit for 1420 Washtenaw Ave 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 1420 Washtenaw Ave with the following findings, waivers, and conditions:

Findings

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

Conditions

1. *That a 6 ft. easement along Washtenaw Ave for nonmotorized transportation and streetscaping is grated to the City.*
2. *Engineering approval is required for the capacity of the existing drain in the southwest area of the site and if the capacity of the drain is insufficient then the drain will be enlarged to the needed capacity.*
3. *That a light be installed at the rear of the structure near the service door and specifications/cut sheets on the type of lights proposed is to be submitted for staff approval.*
4. *ZBA approval of the variance for the decrease in the rear setback.*
5. *The applicant needs to adjust the wall sign dimensions for the sign application to meet the requirements.*
6. *Curbs of at least six inches in height must be installed around the perimeter of all surfaced areas.*
7. *Waiver requested from 9% of the vehicle parking requirements.*
8. *Waiver requested from 122-703 for rear screening to maintain truck access to alley for circulation.*
9. *Waiver requested from 122-704 for 2 trees along Cornell frontage and 7 trees along Washtenaw frontage requested due to site limitation.*
10. *Waiver requested from 122-707 due to site constraints and aesthetically pleasing building materials used in construction.*

Bonnie Wessler
City Planner, Community & Economic Development Department

Cynthia Kochanek
Associate Planner, Community & Economic Development Department

CC File
 Applicant
 Todd Ballou, focus/design

1420 WASHTENAW

YPSILANTI, MI

SHEET INDEX

SHEET NO.	SHEET TITLE
1	SHEET INDEX, ZONING DATA, BLOCK PLAN
2	PROPOSED SITE PLAN
3	LANDSCAPE PLAN & SITE LIGHTING
4	MASTER SIGN PLAN
5	BUILDING PLAN
6	BUILDING ELEVATIONS
BS-1	EXISTING BOUNDARY SURVEY

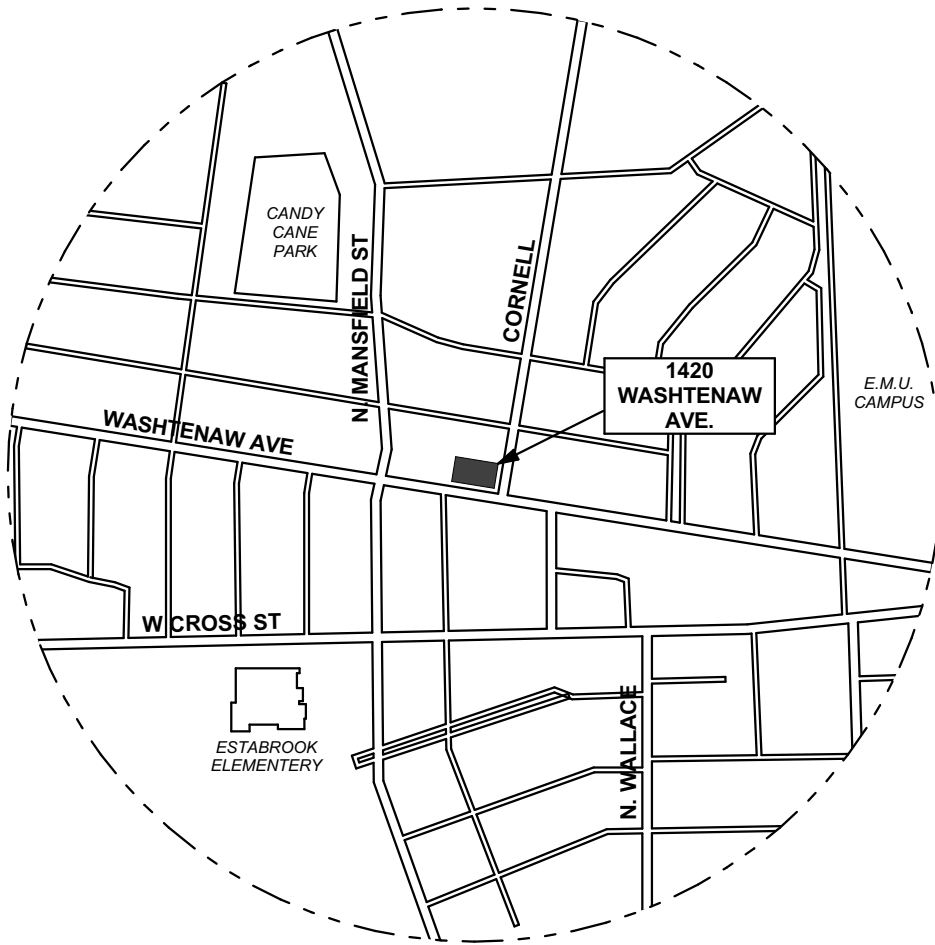
AREA ANALYSIS

EXISTING		PROPOSED	
EX. BUILDING AREA	2,206 SF	EX. BUILDING AREA	2,206 SF
EXISTING BLDG FOOTPRINTS	2,206 SF	ADDITION	+2,176 SF
EX. LOT AREA	24,141 SF (0.55 ACRES)*	EXISTING BLDG FOOTPRINT	4,382 SF
*EXCLUDES ALLEY		GROSS AREA	4,382 SF
EX. LOT COVERAGE	$\frac{2,206 \text{ SF}}{24,141 \text{ SF}} = 9.1\%$	PROP. LOT COVERAGE	$\frac{4,382 \text{ SF}}{24,141 \text{ SF}} = 18.2\%$
WASHTENAW FRONTAGE	206.00 FT	WASHTENAW ELEVATION	125.00 FT
CORNELL FRONTAGE	117.10 FT	CORNELL ELEVATION	35.17 FT
TOTAL FRONTAGE	323.10 FT	TOTAL ELEVATION	160.17 FT
WASHTENAW ELEVATION	79.00 FT	FRONTAGE BUILDOUT	$\frac{160.17}{323.10} = 49.6\%$
CORNELL ELEVATION	29.42 FT		
TOTAL ELEVATION	108.42 FT		
FRONTAGE BUILDOUT	$\frac{108.42}{323.10} = 33.6\%$		

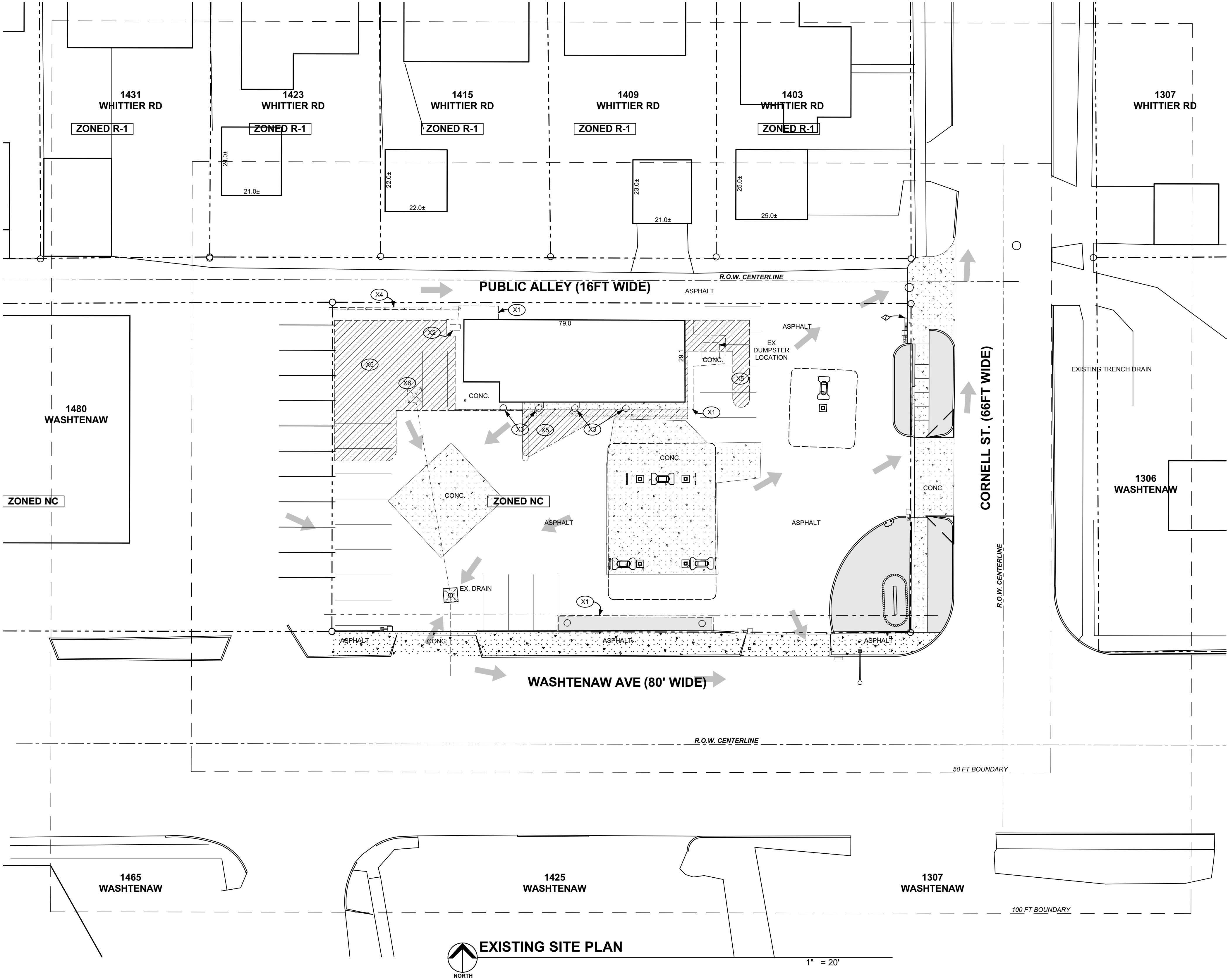
SCHEDULE OF REGULATIONS

BUILDING TYPE SC	REQ'D	EXISTING	PROPOSED	VARIANCE
SINGLE STORY COMMERCIAL				
LOT WIDTH	50-300 FT	206.0 FT	NO CHANGE	NONE
LOT DEPTH	100-300 FT	117.10-117.28 FT	NO CHANGE	NONE
LOT SIZE	7,500-90,000 FT	24,141 SF	NO CHANGE	NONE
MAX LOT COVERAGE	0-60 %	9.1 %	18.2 %	NONE
STREET SETBACK/ WASHTENAW	5-15 FT*	81.45 FT	NO CHANGE	66.45 FT VARIANCE REQUIRED
STREET SETBACK/ CORNELL	5-15 FT	80.51 FT	NO CHANGE	65.51 FT VARIANCE REQUIRED
SIDE SETBACK (WEST)	0 FT	46.83 FT	0.80 FT	NONE
REAR SETBACK	25.0 FT**	6.13 FT	0.13 FT	24.87" VARIANCE REQUIRED
FRONTAGE BUILD-OUT	50-100%	33.6%	49.6%	0.4% VARIANCE REQUIRED
MAX BLDG HEIGHT		13.75 FT	17.0 FT	NONE
	1 STORY	1 STORY	NO CHANGE	NONE

* STREET SETBACK ON WASHTENAW MUST BE 10FT FROM FUTURE RIGHT OF WAY LINE
** REAR SETBACK ADJACENT TO RESIDENTIAL LOTS



LOCATION MAP



LEGAL DESCRIPTION:

PARCEL# 11-11-40-185-003. THE NORTH 70 FEET OF LOT 405"NORRIS & CROSS ADDITION" VILLAGE OF YPSILANTI (NOW THE CITY OF YPSILANTI), WASHTENAW COUNTY, MICHIGAN AS RECORDED IN WASHTENAW COUNTY RECORDS. CONTAINING 0.1 ACRES OF LAND MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

PROJECT DESCRIPTION:

1-STORY ADDITION TO EXISTING CONVENIENCE STORE, AND REMODEL TO REMOVE EXISTING CAR REPAIR USE. PROVIDE NEW SIDEWALK AT ENTRANCE. DEFINE NEW PARKING LAYOUT WITH NEW CURBS NEAR BUILDING ONLY. NEW DUMPSTER ENCLOSURE, AND NEW LANDSCAPING. PATCH EXISTING PAVEMENT AS NEEDED. **NEW USE OF BUILDING IS CONVENIENCE STORE WITH ALCOHOL SALES**

SITE OWNER:

ALI WAHAB (734) 483-6141
1420 WASHTENAW AVE LLC
1420 WASHTENAW AVE, YPSILANTI, MI 48197

STORM WATER ANALYSIS	EXISTING	CHANGE	PROPOSED
IMPERVIOUS AREAS	22,779 SF	-622 SF	22,157 SF
EXISTING BUILDING	2,206 SF	--	2,206 SF
ADDITION	--	+2,176 SF	+2,176 SF
PAVEMENT & CURBS	20,573 SF	-2,798 SF	17,775 SF
PERVIOUS AREAS	1,362 SF	+622 SF	1,984 SF
	5.6% OF SITE		9.3% OF SITE
SITE AREA	24,141 SF		24,141 SF

GENERAL NOTES:

- THIS PROPERTY IS NOT IN A FLOOD ZONE
- NO OPEN AIR SALES OTHER THAN GASOLINE IS PROPOSED.
- NO RECREATION FIELDS, OR OUTDOOR CAFES ARE PROPOSED
- THIS SITE CONTAINS EXISTING UNDERGROUND FUEL TANKS. NO NEW UNDERGROUND TANKS ARE PROPOSED.
- ALL PROPOSED CONSTRUCTION WILL BE COMPLETED IN A SINGLE PHASE.
- THIS SITE HAS A CURRENT STATE OR FEDERAL PERMIT TO SELL FUEL. A NEW STATE OR FEDERAL PERMIT TO SELL ALCOHOL WILL BE OBTAINED

SITE DEMOLITION NOTES

- (X1) REMOVE EX. CURB
- (X2) REMOVE EX. OIL DUMPSTER
- (X3) REMOVE EX. CONCRETE PLANTERS
- (X4) REMOVE EX. GUARD RAIL AND CHAIN LINK FENCE
- (X5) REMOVE EX. PAVEMENT FOR NEW SITE ELEMENTS (HATCHED AREA)
- (X6) EXISTING DRAIN TO BE ABANDONED

→ INDICATES FLOW OF STORM WATER

EXISTING SITE PLAN IS AT REDUCED SCALE TO SHOW AREAS WITHIN 100FT

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SITE PLAN REVIEW 6 NOV 2015
SITE PLAN REVIEW 11 SEP 2015
SITE STUDY 19 JUNE 2015

focus / design

Todd Ballou, Registered Architect

www.focusdesign.us

focusdesign@comcast.net

3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:

1420 WASHTENAW

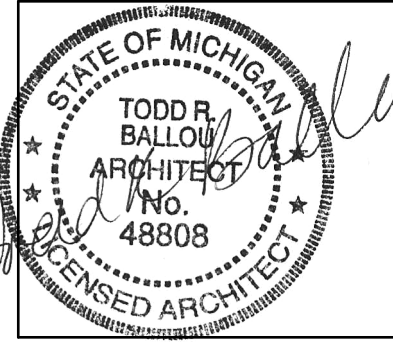
1420 WASHTENAW AVE.

YPSILANTI, MI

TITLE: ZONING, BLOCK PLAN

JOB NO:

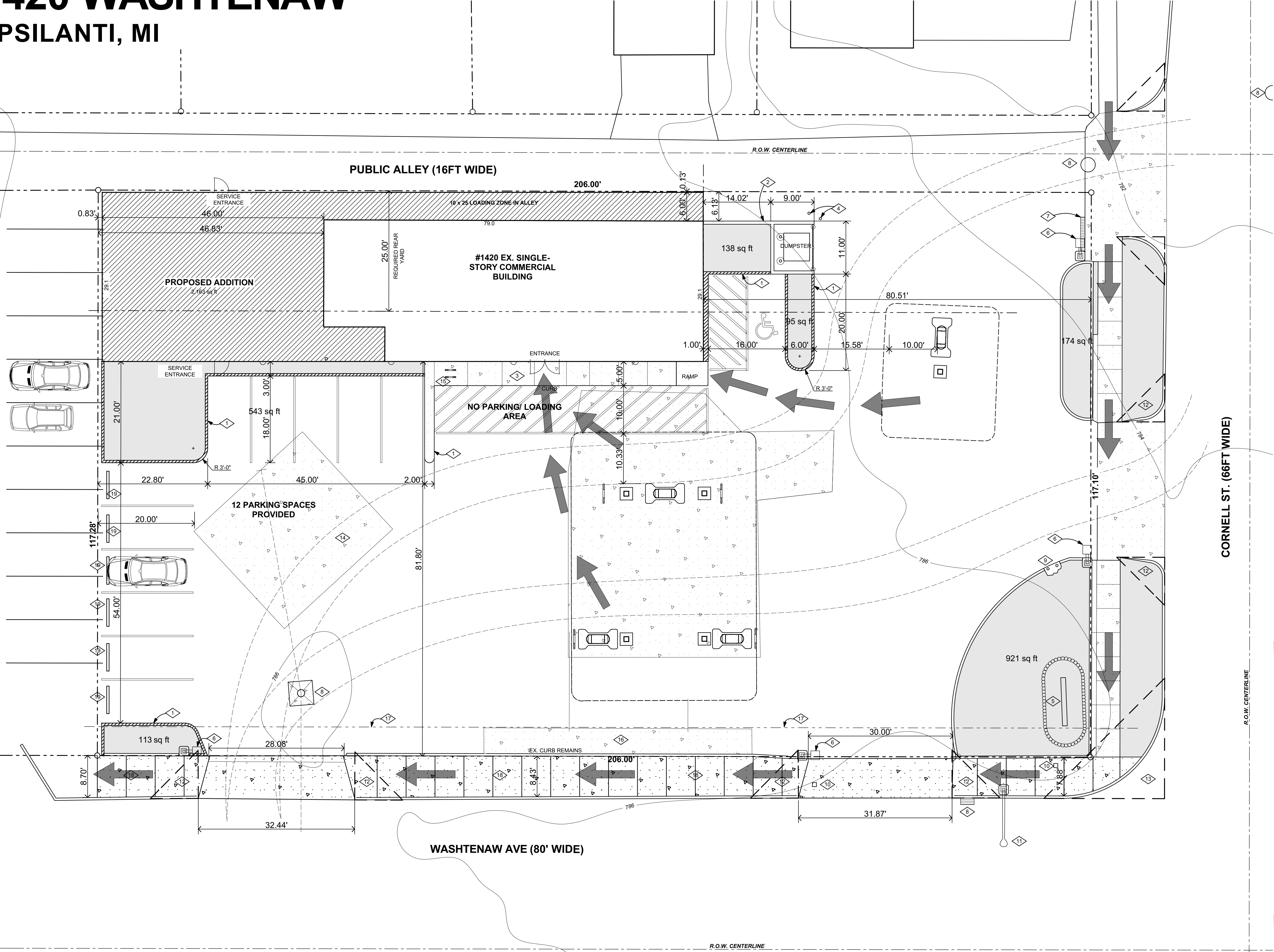
1515



SHEET NO.

1

1420 WASHTENAW
YPSILANTI, MI



- KEYED SITE PLAN NOTES**
- 1 NEW CONCRETE CURB- PATCH EXISTING PAVEMENT AS NEEDED
 - 2 PROPOSED DUMPSTER ENCLOSURE CONNECTS TO EX. BUILDING
 - 3 PROPOSED CONCRETE SIDEWALK
 - 4 (2) BOLLARDS TO PROTECT DUMPSTER ENCLOSURE FROM ALLEY TRAFFIC
 - 5 EXISTING MONUMENT SIGN 6'-0" TALL x 10'-0" LONG WITH LANDSCAPE BLOCKS FORMING PLANTING BED
 - 6 EXISTING LIGHT POLE, APPROX. 20'-0" TALL
 - 7 EXISTING TRENCH DRAIN
 - 8 EXISTING MANHOLE/ DRAIN REMAINS, CAPACITY OF DRAIN TO BE REVIEWED AND ENLARGED IF NECESSARY
 - 9 EXISTING BOLLARDS
 - 10 EXISTING GAS
 - 11 EX. STREET LIGHT
 - 12 10FT VISIBILITY TRIANGLE REQUIRED AT DRIVEWAYS
 - 13 25FT VISIBILITY TRIANGLE REQUIRED AT STREET INTERSECTIONS
 - 14 EXISTING UNDERGROUND TANKS IN THIS AREA
 - 15 PROVIDE 2 BIKE LOOPS
 - 16 NEW CONCRETE
 - 17 PROPOSED 6FT EASEMENT TO MEET REIMAGINE WASHTENAW NON-MOTORIZED R.O.W REQUIREMENTS
 - 18 PROPOSED CONCRETE SIDEWALK REPLACED ASPHALT
 - 19 PROVIDE WHEEL STOPS

PARKING REQUIREMENTS WITH ADDITION

1 SPACE FOR EACH GAS STATION EMPLOYEE 2 EMPLOYEE MAX	2
1 SPACE FOR EACH 250 SF OF RETAIL SPACE 3,635 SF GROSS RETAIL SPACE/ 250 = 14.5	15
REDUCE 1/2 FOR EACH FILLING POSITION 8 FILLING POSITIONS/ 2 = 4	-4
TOTAL PARKING REQUIREMENT (12 SPACES PROVIDED)	13

GENERAL SITE PLAN NOTES
1. STORAGE, SALE, OR RENTAL OF NEW OR USED AUTOMOBILES, TRUCKS, TRAILERS, OR ANY OTHER VEHICLES ON THE PREMISES IS PROHIBITED

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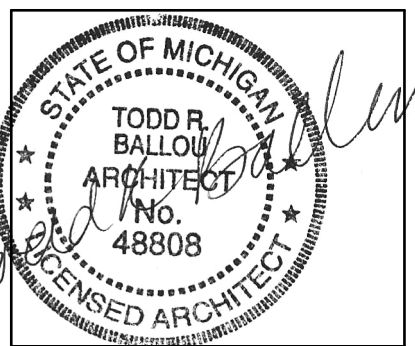
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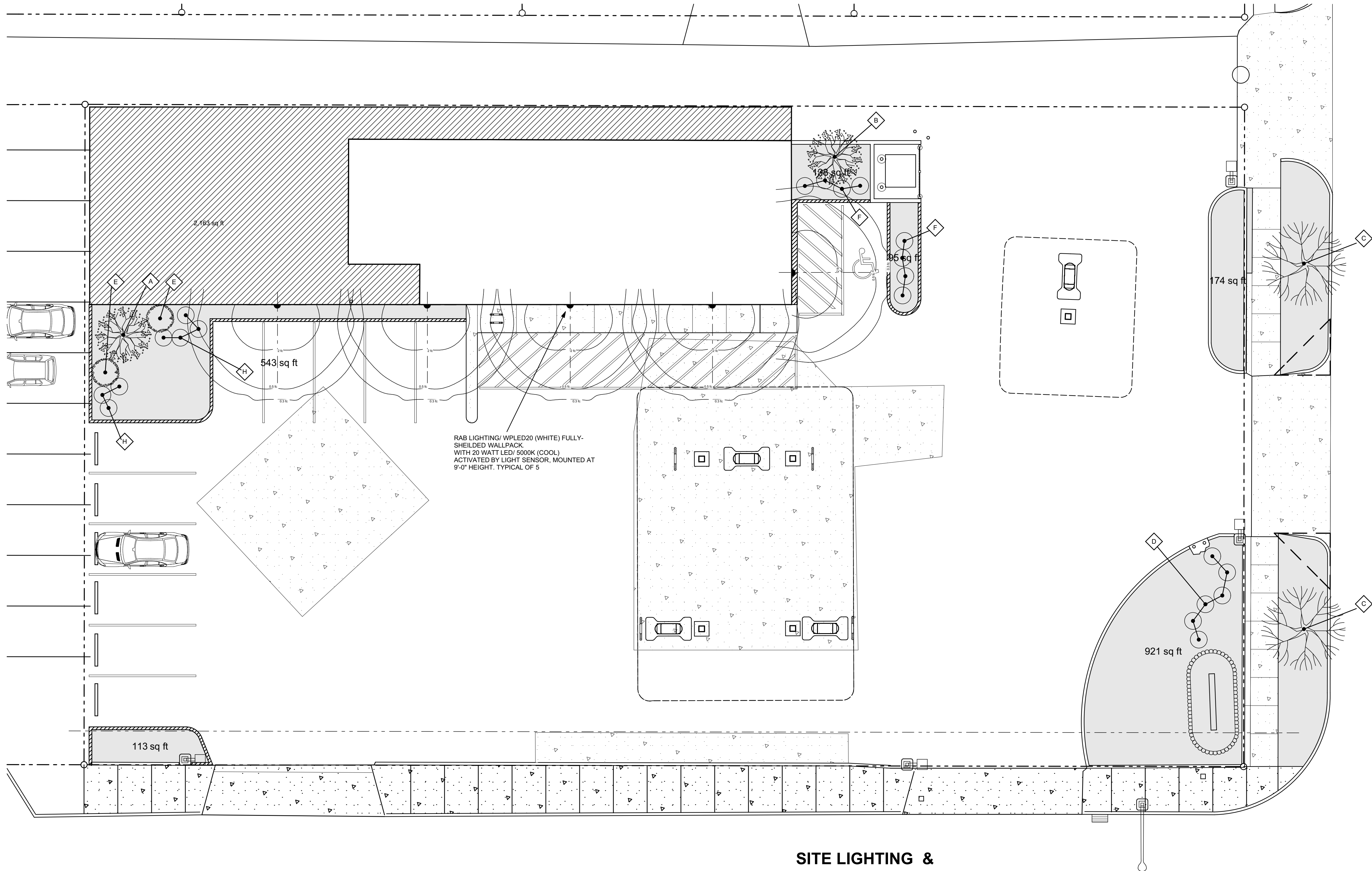
PROJECT: **1420 WASHTENAW**
1420 WASHTENAW AVE.
YPSILANTI, MI

TITLE: **SITE PLAN**

JOB NO:
1515



SHEET NO.
2



**SITE LIGHTING &
LANDSCAPE PLAN**

1" = 10'

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
STREET TREES 122-704 WASHTENAW 1 TREE FOR EACH 30 LF WASHTENAW 206.0 LF/ 30 = 6.9 TREES NOT PROVIDED ALONG WASHTENAW BECAUSE THE R.O.W. IS PAVED	7 TREES	0 TREES
STREET TREES 122-704 CORNELL CORNELL 117.10 LF/ 30 = 3.9	4 TREES	4 TREES
BUILDING FOUNDATION LANDSCAPING 122-707 6 SHRUBS FOR EACH 30 LF FRONT- 79FT/ 30 x 6 = 15.8 SHRUBS RIGHT- 29FT/ 30 x 6 = 5.8 SHRUBS TOTAL 21.6 SHRUBS 6 FT MIN PLANTING BED	22 SHRUBS	17 SHRUBS
SITE LANDSCAPING 122-708 MIN 10% LANDSCAPE REQUIRED	10.0%	8.8%
PARKING LOT LANDSCAPE 122-835 (11B) 1 TREE FOR EVERY 8 PARKING SPACES. 1.5 TREE REQUIRED FOR 12 SPACES	2 TREE	2 TREE
PARKING LOT PERIMETER LANDSCAPE 122-835 (11C) SCREEN FENCE WALL OR LANDSCAPE REQUIRED AT REAR YARD ABUTTING RESIDENTIAL SCREEN FENCE/ WALL OR LANDSCAPE REQUIRED AT STREET 3-4 FT HIGH		6 SHRUBS

GENERAL LANDSCAPE NOTES

1. NO EXISTING SHRUBS OR TREES EXIST. ALL PLANTINGS ARE NEW.
2. NO IRRIGATION SYSTEM EXISTS. NO IRRIGATION SYSTEM IS PROPOSED
3. ALL LANDSCAPING IS REQUIRED PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY
4. ALL LANDSCAPING ELEMENTS MUST BE INSTALLED IN A WORKMANLIKE MANNER, ACCORDING TO ACCEPTED PLANTING PROCEDURES
5. ALL PLANT MATERIAL MUST BE MAINTAINED IN GOOD HEALTH, ADN TRIMMED OR PRUNED IN SUCH A MANNER SO AS TO NOT ALTER THEIR NATURAL GROWTH POTENTIAL.
6. THE OWNER OF THIS PROPERTY SHALL MAINTAIN LANDSCAPING IN A STRONG, HEALTHY CONDITION.
7. REQUIRED PLANT MATERIAL THAT BECOMES UNHEALTHY OR DEAD MUST BE REPLACED WITHIN 6 MONTHS, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.
8. ALL LANDSCAPED AREAS SHALL BE PROVIDED PLANTS WITH A READILY AVAILABLE AND ACCEPTABLE WATER SUPPLY.

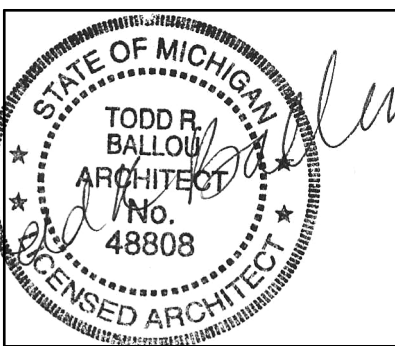
PLANTING SCHEDULE					
ID	COMMON NAME	FORMAL NAME	LOCATION	MIN SIZE	Quantity
A	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS "SKYCOLET"	NW PLANTING BED	2 1/2"	1
B	ADIRONDACK CRAB APPLE	MALUS "ADIRONDACK"	NEAR DUMPSTER	2"	1
C	GREENSPIRE LINDEN	TILIA CORDATA "GREENSPIRE"	STREET TREES	2 1/2"	2
D	GREEN VELVET BOXWOOD	BUXUS SEPERVIRENS "GREEN VELVET"	SCREENING AT STREET	18-24"	6
E	HICK'S YEW	TAXUS X MEDIA "HICKSII"	FOUNDATION PLANTING	18-24"	2
F	CREEPING JUNIPER	JUNIPERIS HORIZONTALIS	NEAR DUMPSTER	18-24"	8
H	JAPANESE (PINK) SPIREA	SPIREA JAPONICA	FOUNDATION PLANTING	18-24"	7

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PROJECT:
1420 WASHTENAW
1420 WASHTENAW AVE.
YPSILANTI, MI

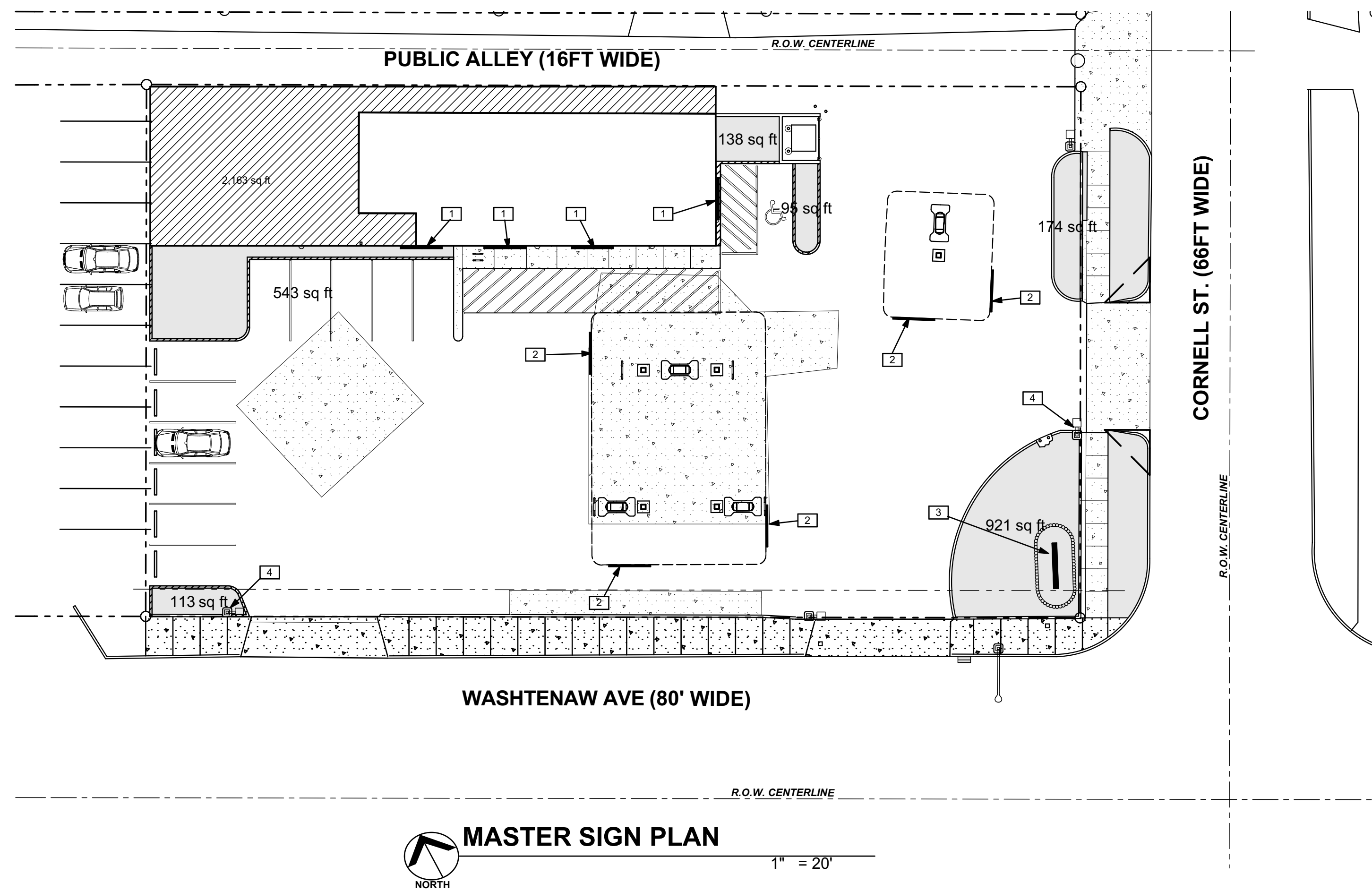
TITLE: **MASTER SIGN PLAN**

JOB NO:
1515



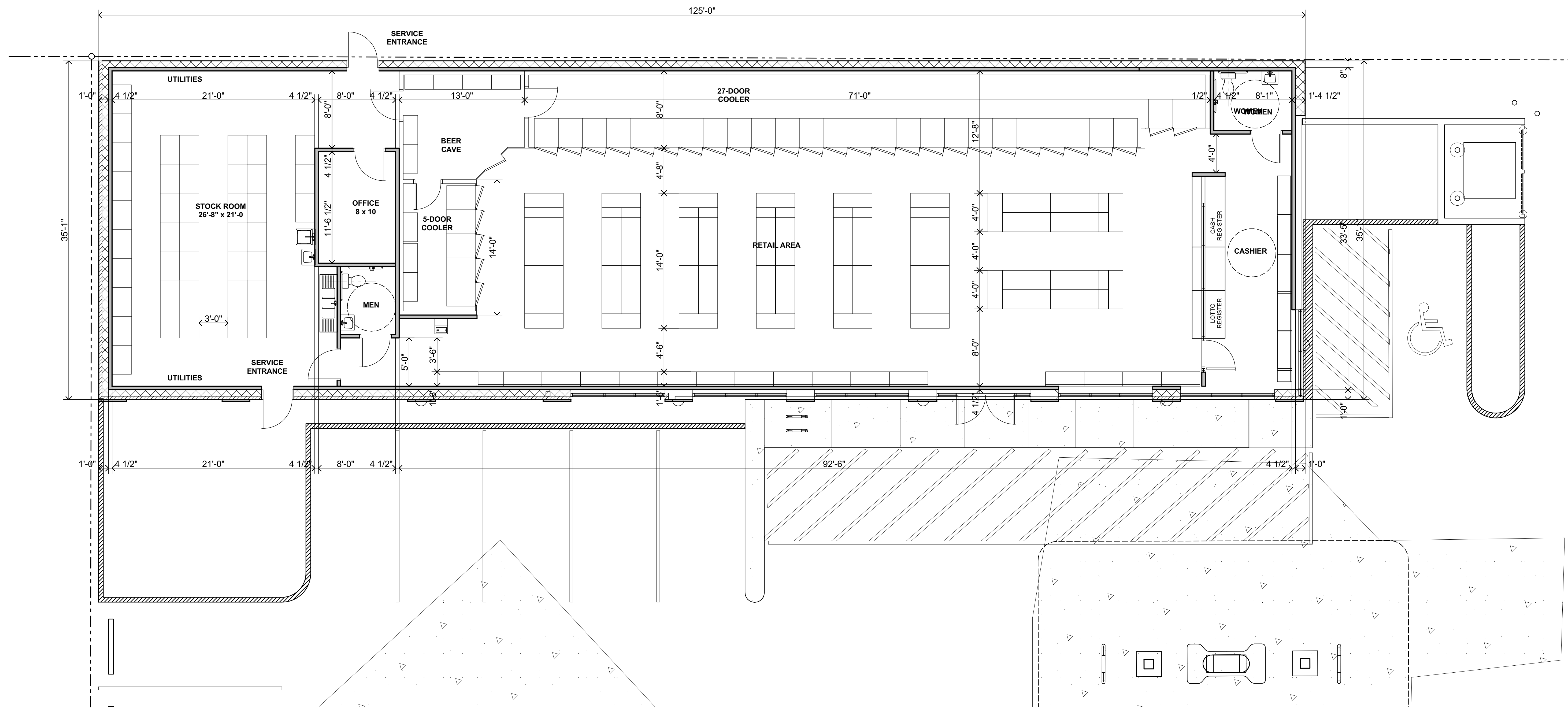
SHEET NO.

4



SIGN LEGEND

- 1 PROPOSED BUILDING SIGN
3 x 15 = 45 SF QTY 4
- 2 EXISTING "OITGO"
CANOPY SIGN
2 x 6 = 12 SF QTY 5
- 3 EXISTING MONUMENT
SIGN, 6'-0" TALL, 10'-0"
LONG
- 4 EXISTING POLE-MOUNTED
"SAMS AUTO" SIGN TO BE
REMOVED



1ST FLOOR PLAN

3/16" = 1'-0"

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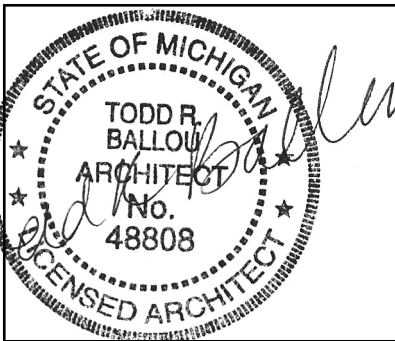
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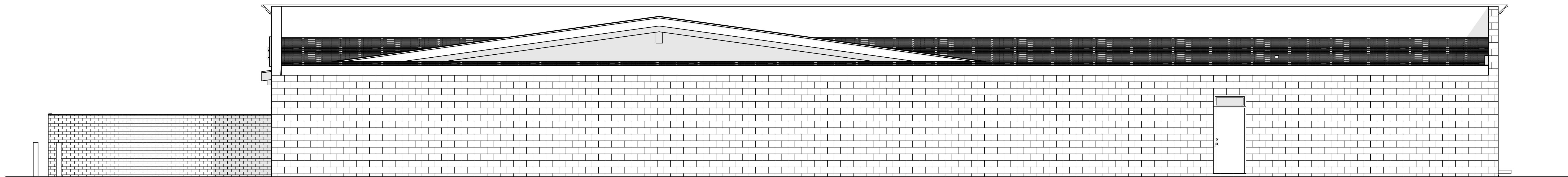
PROJECT:
1420 WASHTENAW
1420 WASHTENAW AVE.
YPSILANTI, MI

TITLE: **FLOOR PLAN**

JOB NO:
1515

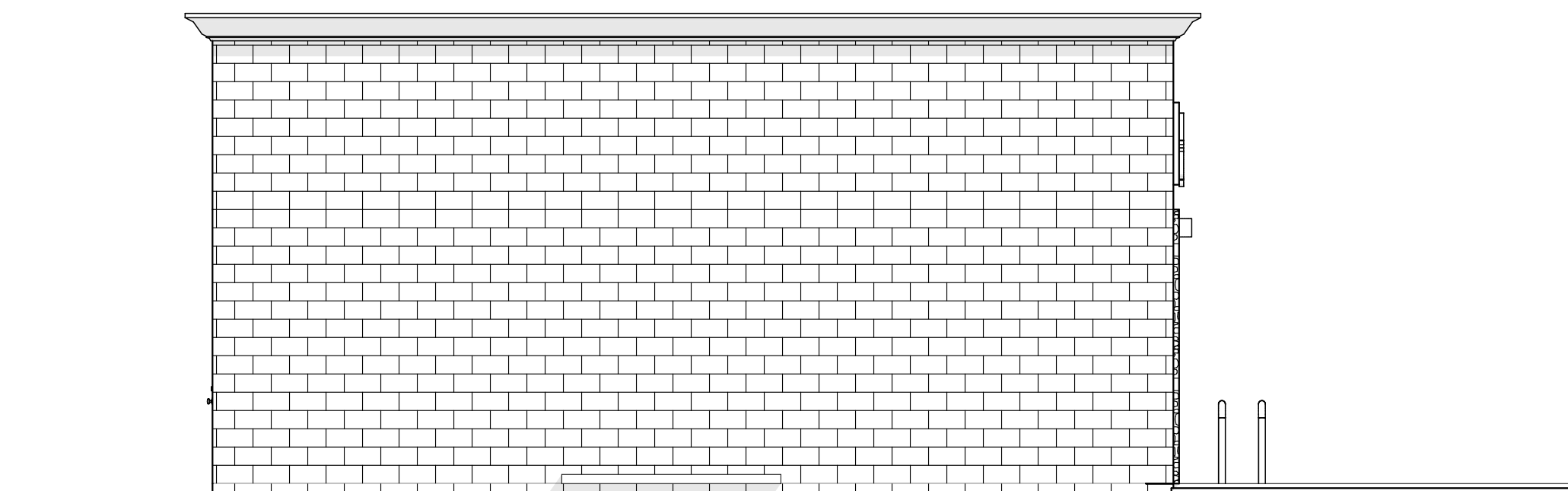


SHEET NO.
5



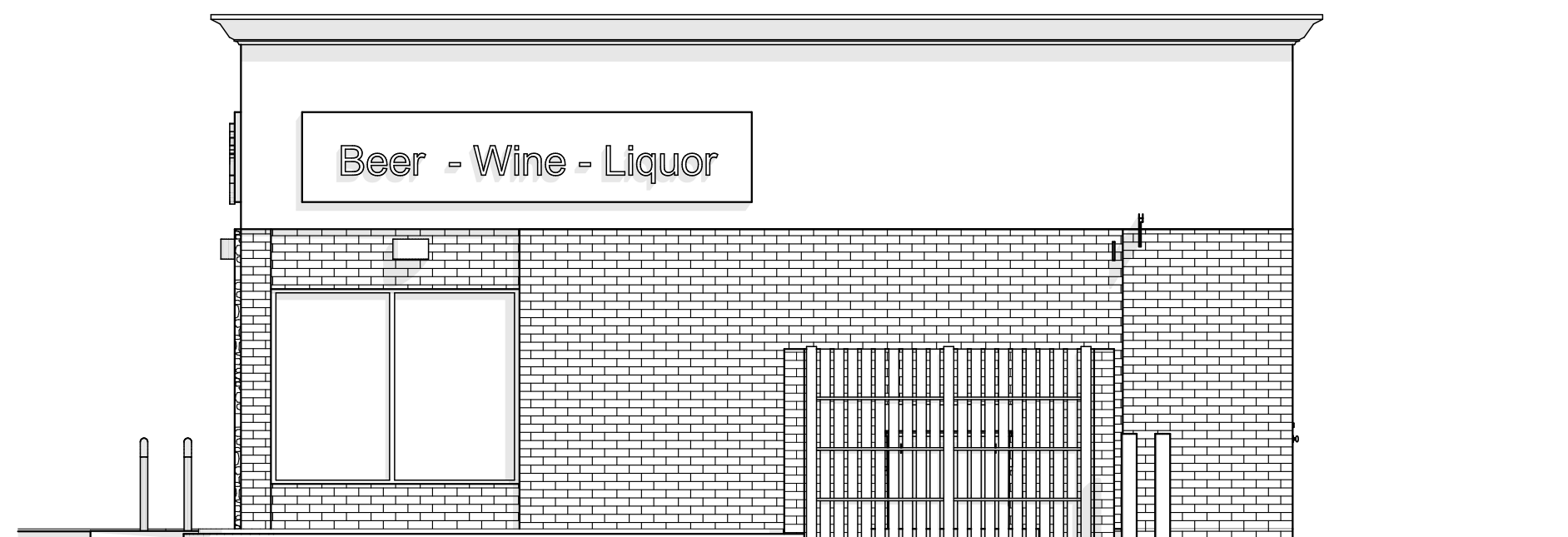
3
6 REAR ELEVATION

3/16" = 1'-0"



2
6 LEFT ELEVATION

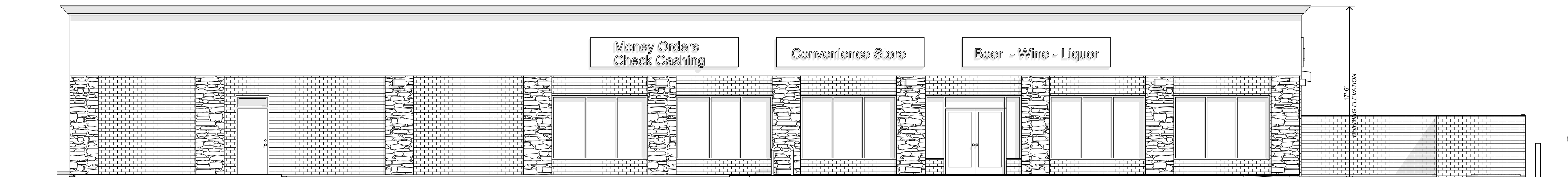
3/16" = 1'-0"



SIGNAGE IS LIMITED TO 3 SF PER LF OF BUILDING ELEVATION. THIS ELEVATION IS 35 LF, ALLOWING 105 SF OF SIGNAGE. (1) 3'-0" x 15'-0" SIGNS = 45 SF

4
6 RIGHT ELEVATION

3/16" = 1'-0"



SIGNAGE IS LIMITED TO 3 SF PER LF OF BUILDING ELEVATION. THIS ELEVATION IS 125 LF, ALLOWING 375 SF OF SIGNAGE. (3) 3'-0" x 15'-0" SIGNS = 135SF

1
6 FRONT ELEVATION

3/16" = 1'-0"

**CITY OF YPSILANTI
PLANNING COMMISSION
ONE SOUTH HURON STREET
YPSILANTI, MICHIGAN 48197**

2016 CALENDAR OF MEETINGS

The regular monthly meetings of the City of Ypsilanti Planning Commission will be held on the third Wednesday of each month, unless a holiday falls on that date. Unless otherwise indicated, meetings will start at 7:00 p.m. in the Council Chamber.

Dates for 2016 meetings are as follows:

**January 20, 2016
February 17, 2016
March 16, 2016
April 20, 2016
May 18, 2016
June 15, 2016
July 20, 2016
August 17, 2016
September 21, 2016
October 19, 2016
November 16, 2016
December 21, 2016**

The City of Ypsilanti encourages persons with disabilities to participate and will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed material being considered at the meeting to individuals with disabilities at the meeting upon 2 days notice to the City of Ypsilanti. Individuals with disabilities requiring auxiliary aids or services, should contact the City by calling (734) 483-9646 or (1-800-649-4777 (TDD RELAY)

For further information on the Planning Commission, contact the Office of Planning and Development at the above address and phone number or www.cityofypsilanti.com

If any individual is interested in attending a meeting, you may call the Planning Department at 734-483-9646 to confirm that the meeting is still scheduled.

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes

Thursday, November 5, 2015

1. Call to order – The meeting was brought to order at 7:05pm, November 5, 2015 at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members attending were Martha Cleary, Bob Krzewinski, Lena Reeves and Sarah Walsh. Also attending was City Council member Pete Murdock.
2. Introductions
 - a. Audience participation/public Input – A discussion was held on additional Share The Road signs and traffic calming.
3. General business
 - a. Agenda approval – A motion was made by Sarah, seconded by Martha to approve the agenda, passing unanimously.
 - b. Approval of October meeting minutes – A motion was made by Martha, seconded by Sarah, to approve the October minutes, passing unanimously.
 - c. Committee members – new and renewals at end of calendar year – The terms of Tony Bedogne and Diana Gonzalez expire in January 2016. Lena Reeves and Kelly Cowatch have been both approved to serve on the Committee by the City Planning Commission at their October meeting. The Committee is still in need of a Secretary and Vice-Chair. With Kevin Hill no longer serving on the Committee as the Downtown Development Authority representative, Bob Krzewinski will meet with the DDA Director to find a possible replacement.
4. Old business
 - a. 2015 Committee priorities (abbreviated list)
 - Border To Border Trail completion progress – A discussion was held on what should be the “next step” for B2B completion in Ypsilanti with a short term goal of having more people use the new City B2B facilities and a long term goal of completing an off-road Frog Island to EMU off-road path. Bob will suggest a meeting of key parties for both short/long term goals early next year. It was also noted that City Council approved funding an engineering construction study for the B2B Michigan Avenue signaled mid-block crossing and possibly enhanced bike lanes for the B2B on South Grove Road. Bob will work on obtaining updated bike lane plans for Grove Road.
 - Update the City Non-Motorized Plan – One last public input session will be held on Thursday, December 3rd at the downtown Library on the Plan update. Bob will also set up a separate meeting on Committee members interested in working on the plan update. Sarah gave a report on the Plan online survey (43 participants) and will write up a report for inclusion into the Plan.
 - Sidewalk/pedestrian improvements and funding sources (sidewalks – signage) – Sidewalks have been completed in Candy Cane and Hefley Parks. Bob still working on background data for a letter to MDOT for additional pedestrian safety signage in the City.
 - Work to add additional bike lanes and find funding sources – Pete informed the Committee that a Forest Avenue bike lane will be an active project for the City with a public hearing held over the winter with planned installation in the spring of 2016.

- b. I-94/Huron – Huron/Hamilton non-motorized improvements – Still tentatively planned for the summer of 2017. Also suggested until that time were “Share The Road” signs at the four on/off ramps.
- c. City Sidewalk Repair – No new updates

5. New Business

- a. Planning Department update – Bob reported on his conversation with City Planning staff earlier in the week.
- b. 2016 NMAC priorities – A draft list of possible 2016 priorities of the Committee was reviewed with a final list to be completed at the December meeting.
- c. Other – Snow removal was discussed, as was the City Councils November 3rd Snow Removal working session which Bob attended and gave input. Possible action of the Committee would be to assist the City in getting the word out over social media about sidewalk snow removal requirements, especially as how they relate to the handicapped and also curb cut clearing. Bob gave a report on the Committee’s participation at the City Halloween Festival where the Committee gave out lighted wrist bands (courtesy of the AAATA) and safe-Halloweening handouts.

6. Other Items – Announcements – None.

7. Adjournment – A motion was made by Martha, seconded by Sarah, to adjourn the meeting, passing unanimously. The meeting adjourned at 8:44pm. The next meeting is Thursday, December 3, at 6:30pm (Non-Motorized Plan public input session to 7:30pm followed by a regular meeting at 7:30pm at the downtown Library).

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes

Thursday, December 3, 2015

1. Call to order – The meeting was brought to order at 7:05pm, December 3, 2015 at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members attending were Martha Cleary, Kelly Cowatch, Bob Krzewinski, Lena Reeves and Sarah Walsh. Also attending was City Council member Pete Murdock.
2. Introductions
 - a. Audience participation/public input – None.
3. General business
 - a. Agenda approval – A motion was made by Martha, seconded by Lena, to approve the agenda, passing unanimously.
 - b. Approval of November meeting minutes – A motion was made by Martha, seconded by Lena, to approve the November minutes, passing unanimously.
 - c. Committee members – It was noted that the term of Diana Gonzalez ends at the end of December. Also Bob made an appeal for volunteers to serve as Committee Secretary and Vice-Chair.
4. Old business
 - a. 2015 Committee priorities (abbreviated list)
 - Border To Border Trail completion progress – Once a final set of railing is installed in mid-December, the new B2B bridge from Riverside Park to Michigan Avenue should open. The new Water Street B2B Trail is getting good usage.
 - Update the City Non-Motorized Plan – A last public input session was held just prior (6:30pm) to the start of tonight's Committee meeting. Sarah gave a report on the Plan online survey and will also email a copy to Committee members. City Planner Bonnie Wessler indicated that she should have more time available with recent staff increases and expects the Plan process to be completed by February.
 - Sidewalk/pedestrian improvements and funding sources (sidewalks – signage) – Related to the background data for a letter to MDOT for additional pedestrian safety signage in the City, Bob passed around a 10-year bike/pedestrian incident map from the <http://www.michigantrafficcrashfacts.org>. Bob noted it would be a great job for an intern to investigate all incidents in a report with suggestions for safety improvements.
 - Work to add additional bike lanes and find funding sources – Pete indicated that public input for a planned Forest Avenue bike lane is still expected to take place over the winter months. Pete also gave an update from the latest Washtenaw Area Traffic Study meeting he attended.
 - b. I-94/Huron – Huron/Hamilton non-motorized improvements – Still tentatively planned for the summer of 2017. With a new 5-year Federal transportation funding bill set for approval soon, and a Michigan road funding package, these projects may pick up momentum again.
5. New Business
 - a. Planning Department update – Bob reported on his conversation with City Planner Bonnie Wessler prior to the meeting.

- b. 2016 NMAC priorities – A draft list of possible 2016 priorities of the Committee was completed and attached as a separate document.
 - c. Snow removal – Discussions centered around enforcement and assistance for seniors and the handicapped in keeping their sidewalks clear of snow. Bob will send out a message to neighborhood groups asking if anyone knows of organizations that would assist seniors/handicapped in shoveling. Also Bob will send a message out to neighborhood groups timed with the next large snowfall about the City snow ordinance and reporting problems over the City's new Click Fix public input system (www.cityofypsilanti.com/YpsiConnect).
 - d. Other – Bob will attend City training for the Committee web page. Bob will look into the new Grand Rapids Vulnerable User Law (same penalties that cover injuries to construction workers apply to pedestrians/handicapped/bicyclists).
6. Other Items – Announcements – None.
7. Adjournment – A motion was made by Kelly, seconded by Lena, to adjourn the meeting, passing unanimously. The meeting adjourned at 8:24pm. The next meeting is Thursday, January 7, at 7pm at the downtown Library.