1. Planning Commission March Meeting Agenda

Documents:

01-21 MAR 2018 AGENDA.PDF

1.I. Planning Commission March Regular Meeting Packet

Documents:

00-PACKET-2018-03-21.PDF
01-21 MAR 2018 AGENDA.PDF
02- 2-21-18 DRAFT PLANNING MEETING MINUTES.PDF
03.1-75 CATHERINE-TAKE 2- SPRSUP - 2014ZO.PDF
03.2-75 CATHERINE-FULL PLANS-2-5-18.PDF
04.1- WELLS- MEMO2.PDF
04.2- GROUND WATER WELLS ORDINANCE 031318.PDF
04.3- NEW RESTRICTED ZONE MAP 031318.PDF
05- MMJ BUFFER- AMENDTEXT.PDF
06.1- OZONE- PUD REVIEW.PDF
06.2- ENGIN-OZONEHOUSE_SP01.PDF
06.3- OZONE FULL SET.PDF
08-FIREARMS.PDF

Agenda
Planning Commission
Wednesday, 21 March 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

Heidi Jugenitz, Chair	P	A
Liz Dahl MacGregor, Vice Chair	P	A
Anthony Bedogne	P	A
Toi Dennis	P	A
Matt Dunwoodie	P	A
Phil Hollifield	P	A
Chris Madigan	P	A
Jared Talaga	P	A
Cheryl Zuellig	P	A

III. Approval of Minutes

- February 21, 2018

IV. Audience Participation

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

V. Presentations and Public Hearing Items

- 75 Catherine
  Public Hearing: Special Use and Site Plan
- Bell-Kramer Neighborhood: Well Restriction Ordinance
  Presentation & Public Hearing
- Medical Marijuana Provisioning Centers: Increase in Buffer
  Public Hearing: Zoning Text Amendments
- Planned Unit Development: 1600 Huron River Drive, Ozone House
  Public Hearing: Planned Unit Development
- Code Enforcement
  Presentation

VI. New Business

- Resolution from the Housing Affordability and Access subcommittee

VII. Old Business

- None

VIII. Future Business Discussion / Updates

- Capital Improvements Plan: annual update process/committee formation
- Firearms Sales Regulations: Local Options

IX. Committee Reports

- Master Plan: Housing Affordability and Access subcommittee report

X. Adjournment

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PLANNING COMMISSION
MEETING MINUTES
February 21, 2018
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: H. Jugenitz, J. Talaga, A. Bedogne, C. Zuellig, L. Dahl-MacGregor

Absent: P. Hollifield (excused) M. Dunwoodie (excused) C. Madigan (excused)
T. Dennis (excused)

Staff: Bonnie Wessler, City Planner
Cynthia Kochanek, Preservation Planner
Nan Schuette, Executive Secretary

III. APPROVAL OF MINUTES

Commissioner Talaga moved to approve the minutes of January 17, 2017 with correction on page 4 as noted (Support: H. Jugenitz) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

D. Strenski – 223 Oak Street – stated that in regards to the changing of the zoning on the landfill property from its current zoning designation to Parks that he wanted to ensure that it would not affect the sunshine project he is working on for the city of solar array. Chair Jugenitz responded that it would not be affected as explained in the planning packet.

Desiree Simmons – stated she was tired of the need to work fulltime to fight against the unjust way of doing things in the City. The citizen Master Plan Subcommittee is going to be a lot of work. She is happy to do it because she believes that the good intentions that were laid out to seriously look at the present gaps as they relate to affordability and accessibility are much needed. She feels that the charter amendment to allow non-city residents to join the committee is wasting her time – all in the name of "experts". Who is more of an "expert" than those that are living every day without access to their basic needs? Language matters. Who would be more motivated to find the best solution on affordability? Who are the people who created the zoning issue at Bell/Kramer who disenfranchised a group of homeowners on the south side? Representation matters – why can't people who are not "experts" have a seat at the table. She wants to improve her community in a positive way.

DRAFT

Amber Fellows – lives in Ward 3. She had further discussion on non-residents on the Master Plan Subcommittee. The original charter language is very strong, which she reviewed. Since that time, she heard that we need to borrow language from the Planning Commission by-laws that is based on interest and expertise, which is not in the charter language and questions what it means to be an expert in this field. Most of the people on the committee are not experts because they have a deficit of experience. Most of them are middle class, homeowners, and have multiple properties, which is fine. She doesn't need to work with everyone to collaborate. It is her opinion that we don't always have to have people in the various entities making all the decisions since they are not always correct every single time.

Many people on the committee have not had the same life experience that she has, which is fine, however, what it comes down to is that for some of them the stakes are much higher. She doesn't want to have the original language changed, which is very strong and this recommendation would be widening the goalposts. This committee should not be called "a citizen advisory committee" but rather a lobby, or a firm with some tokens on it. She does not want to be a token. The most important part is that she still has hope to have a relationship that could be more equitable, that includes mutual aid, understanding and respect to work together but in order to do that we must have baseline principles that extend trust in the process that was set forth in the charter. She will have to evaluate her commitment to the committee. There is a long history in Ypsilanti in not having a say. Non-residents should be included because they could arrange financing or resources to the committee but not have voting power. There is no one representing Ward I or the Historic Southside and they are some of the people that will be affected by decisions.

Kyle Hunter, 420 S. Adams – reiterated what the previous speakers stated. He is also recommending that we do not consider this change.

Chair Jugenitz stated that in response to the previous speakers, we do have on the agenda to discuss some modifications to the charter, which ones to change/modify.

V. PRESENTATION AND PUBLIC HEARING ITEMS

1. Bell Kramer Neighborhood: PMD to CN-Mid – Public Hearing: Map Amendment

Ms. Wessler, City Planner, gave a brief staff presentation. There is a neighborhood south of the intersection of Spring and S. Huron that is currently zoned Production Manufacturing and Distribution. It was zoned this pursuant to the 2013 Master Plan and 2014 Zoning Update because of concerns about potential contamination due to the adjacent landfill as a way of blocking new residential development. New residential development does not require environmental analysis before taking place. Over the past year, there has been environmental tests on site, the results of which have been encouraging and staff is recommending that the area that is currently residential be rezoned to CN-Mid which closely mimics the previous classification of R2 – allowing for one and two family units by right as well as accessory units by right – there is a limitation on special uses. All of the lots are compliant with CM-Mid – there are no unbuildable lots. Staff is recommending on the rezoning.

Chair Jugenitz thanked staff for all of their work on this issue because of the value of the homes of the residents and how this change will affect them going forward.

Commissioner Dahl-MacGregor asked staff if notices had been sent on this issue and Ms. Wessler responded that copies of all the notices were sent out for those residents within 300 ft of the properties as well as letters being mailed to any others in the area that were directly affected. Commissioner Bedogne stated that he was excited about the rezoning and would urge city council to take action. He also responded to previous speakers on the last Master Plan and the zoning. The sentiment of what happened on the PMD zoning was not to intentionally disenfranchise anyone but rather to keep this from happening from a safety standpoint and now we are trying to fix it.

Commissioner Dahl-MacGregor moved to open the public portion of the hearing (Support: A. Bedogne) and the motion carried unanimously.

Erin Snyder, 2430 Merrill – supports this change. She is the property owner of 129 Bell that is currently rented. While the rezoning may not be a perfect solution, it is a big improvement over the previous situation.

Amber Fellows – she spoke with someone on the Sustainability Commission regarding the rezoning and agreed that we should try to find out what the community would like to see, i.e. solar array. Also, it could be possible for some of the money to go to the residents as a community benefit. She would like to see more participation as to what the neighborhood would want. They might not like a solar array and we should consider a mutual agreement and a better way to gather information. She admires the intent but we need to build relationships and defer to residents to determine what they want.

Cherissa Lamarr, 123 Bell – is a long-time resident. She applauds the committee for any positive steps that have been taken. It has been quite stressful to her. Originally they wanted the neighborhood rezoned back to R2 but that never happened. Her hope is that the city will protect them from any further negativity. The landfill has been there since she was a child and it has been neglected and not taken care of. The residents want protection from anything popping up around the people who live there on a daily basis. There are weeds, traffic, and trash - it is an ongoing issue. They have not been allowed to put in gardens and seem to be discouraged from doing anything positive in that area. They need enforcement on trash, etc. from surrounding businesses and they want to be included on what is going on there as far as future businesses.

Desiree Simmons – Is inspired by the previous speaker and while it isn't always on purpose that things happen and intention isn't always negative but the outcome can sometimes be impactful. We have to focus on what happened and to think about how we right the wrongs.

Michael Simmons, 128 Bell – thanked the committee for working diligently on the restoring the neighborhood back to a neighborhood. He is fine with the proposed rezoning but we need to keep investors out of their neighborhood as well as keeping residents informed and get ideas from them. The City needs to do a better job of keeping city property cleaned up. Also need to work with residents when considering changes.

Lois Richardson, City Councilmember, Ward 1 – thanked the committee for listening and making the rezoning whole and restoring the area although it is not completely what they want

but she appreciates the commission taking action. Most of the people have lived there for many years – they know what they are talking about as far as changes happening over the years. People deserve a better neighborhood. Commission members should drive through the area and see what the residents are talking about. She feels that the effect of the landfill has caused health problems over the years to some of the residents. We need to do whatever we can to better to improve their neighborhood and ensure that the businesses take care of their property.

Norm Burgess, owner of 29 Bell and 102 Spring – agreed on the problem with trash, noting that the ordinance officer is responsible for resolving the problem with city property.

Commissioner Dahl-MacGregor moved to close the public portion of the hearing (Support: J. Talaga) and the motion carried unanimously.

Commissioner Bedogne moved that the Planning Commission recommend approval of the rezoning to City Council to approve a Map Amendment to rezone 11 Kramer St, 15 Kramer St, 21 Briggs St/21 Kramer St, 115 Bell Rd, 45 Kramer St, 132 Bell Rd, 134 Bell Rd, 128 Bell Rd, 118 Bell Rd, 110 Bell Rd, 111-113 Bell Rd, 115 Bell Rd, 119 Bell Rd, 123 Bell Rd, 125 Bell Rd, 129 Bell Rd, from PMD to CN-Mid with the following findings:

(1) The rezoning is not consistent with the City Framework (Future Land Use Map) of the Master Plan, but new information regarding the area has been developed, thus changing the conditions since Master Plan adoption.
(2) The rezoning sustains the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district.
(3) The property proposed to be re-zoned can accommodate the requirements of the proposed zoning district.
(4) All the potential uses and building types allowed in the proposed zoning district are compatible with surrounding uses, buildings, and zoning in terms of land suitability, impacts on the environment, impacts on the transportation network, density, nature of use, aesthetics, infrastructure and potential influence on property values.
(5) The capacity of City infrastructure and services is sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, sustainability and welfare of the city.
(6) The rezoning will not be detrimental to the financial stability and economic welfare of the City.
(7) The rezoning would not negatively impact the condition of any nearby parcels considering existing vacancy rates, current per-square foot lease or sales rates, and other impacts.
(8) The rezoning is consistent with the trend of development in the neighborhood or surrounding area.
(9) The map amendment proposed is more appropriate than another map amendment and more appropriate than amending the list of permitted or special land uses within the existing districts.

The motion was supported by Commissioner Talaga. A roll call vote was taken and carried unanimously, 5:0.

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2. Bell-Kramer Neighborhood: PMD and GC to Park – Public Hearing: Map Amendment

Ms. Wessler, City Planner, gave a staff presentation stating that the city currently owns four properties in this area, 30 Kramer, 50 Kramer, 0 Bell, from GC, General Corridor, to Park, and to rezone 599 S. Huron from PMD to Park. All of them are vacant; 599 S. Huron is the former landfill. These are currently zoned PMD in the case of the landfill and GC in the case of the Kramer addresses. Staff is recommending that they be rezoned to Park in order to maintain them as open space. She reviewed the various uses in Park. Notices were mailed to everyone in the surrounding areas within 300 ft. and notices would be mailed prior to any City Council hearing or action on the subject.

Commissioner Zuellig asked about solar farms, to which Ms. Wessler responded that solar farms are special use and alternative energy is an accessory use. The rezoning of Park does not make it a park and explained the difference. Commissioner Dahl-MacGregor asked what it takes to make it an actual park and Ms. Wessler responded in detail as to the necessary process and what would be involved to accomplish this. This led to a discussion on vacant spaces, gardens, etc. as well as the problem with trash in open spaces.

Commissioner Dahl-MacGregor moved to open portion of the hearing (Support: A. Bedogne) and the motion carried unanimously.

Norman Burgess – The landfill is vacant land and is not taxed – if it is rezoned, will it be taxed? Ms. Wessler responded that the landfill and other vacant properties are city owned and not taxed so it would only involve moving money from one pocket to another. If Mr. Burgess is asking about taxing value of neighboring properties, she does not have information on that. Any questions should be taken to the City Assessor.

Michael Simmons, 128 Bell – stated that it is his opinion the designation of property could be worked out with the City and community working together.

Commissioner Dahl-MacGregor moved to close the public portion of the hearing (Support: A. Bedogne) and the motion carried unanimously.

Commissioner Talaga moved to recommend approval of the rezoning of 30 Kramer, 50 Kramer, and 0 Bell (11-11-37-101-013) from GC, General Corridor, to Park, and the rezoning of 599 S. Huron from PMD to Park, to City Council with the following findings:

(1) The rezoning is not consistent with the City Framework (Future Land Use Map) of the Master Plan, but new information regarding the area has been developed, thus changing the conditions since Master Plan adoption.
(2) The rezoning sustains the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district.
(3) The property proposed to be re-zoned can accommodate the requirements of the proposed zoning district.
(4) All the potential uses and building types allowed in the proposed zoning district are compatible with surrounding uses, buildings, and zoning in terms of land suitability, impacts on the environment, impacts on the transportation network, density, nature of use, aesthetics, infrastructure and potential influence on property values.

(5) The capacity of City infrastructure and services is sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, sustainability and welfare of the city.
(6) The rezoning will not be detrimental to the financial stability and economic welfare of the City.
(7) The rezoning would not negatively impact the condition of any nearby parcels considering existing vacancy rates, current per-square foot lease or sales rates, and other impacts.
(8) The rezoning is consistent with the trend of development in the neighborhood or surrounding area.
(9) The map amendment proposed is more appropriate than another map amendment and more appropriate than amending the list of permitted or special land uses within the existing districts.

The motion was supported by Commissioner Bedogne. A roll call vote was taken and carried unanimously, 5:0.

3. Bell-Kramer Neighborhood: Well Restriction Ordinance – Presentation

Ms. Wessler, City Planner, stated there is no action required on this item. Environmental testing has taken place in the Bell-Kramer neighborhood over the past year, due to concerns about migrating contamination from the former City landfill to the south. Based on those results, our environmental and legal consultants have recommended that we pass an ordinance restricting well installation or usage within the potentially affected areas. The proposed ordinance and a map outlining the areas affected were given to the Planning Commission for their information. This will also be checked by MDEQ. It will be going before City Council. For approval at the same time as the other Bell-Kramer changes.

4. Medical Marijuana Provisioning Centers and Growing &/or Processing Facilities
Public hearing: Zoning Text Amendments

Staff presentation was made by Ms. Wessler, City Planner, who stated that Medical Marijuana has changed within the State of Michigan. In 2008, the state adopted the voter initiated Medical Marijuana Act and the city adopted zoning ordinances pursuant to that in 2011. The City permitted growing facilities, all of which Ms. Wessler detailed. The state regulations regarding medical marijuana facilities have recently changed, allowing provisioning centers an opportunity for long-term stability and growth. However, several provisioning centers within the City, although legal at their establishment, have been made legal nonconforming due to zoning changes. Council has expressed a desire to allow these establishments an opportunity to become conforming, thus helping to ensure their long-term stability.

There are amendments to our zoning ordinance that are necessary to bring it more into compliance with the Facilities Act and are relatively minor, which Ms. Wessler detailed. Refer to staff report dated 14 February 2018 on city website.

Commissioner Bedogne stated that he appreciated the way Ms. Wessler laid it out with the side-by-side visuals, which helped everyone better understand the changes. Ms. Wessler provided a map of the buffers and were available for anyone in attendance at the meeting.

Commissioner Dahl-MacGregor moved to open the public portion of the hearing (Support: J. Talaga) and the motion carried unanimously.

Norman Burgess – asked if we are using the state guidelines for these dispensaries or incorporating our own zoning laws. Ms. Wessler responded that the State does not put forth any guidelines for these so we are basically updating our existing 2011 guidelines. Oddly enough, since Ypsilanti was on the leading edge of the marijuana legislation, a lot of the regulations around the state mirror ours.

Michael Simmons, 128 Bell – stated that one problem regarding dispensaries is the amount of traffic it has generated around his neighborhood. He would like to see traffic re-routed. He was referring to specifically to the 539 S. Huron dispensary.

Some discussion was held on buffering, to which Ms. Wessler recommended that this would be a subject to be discussed at another public meeting after having been noticed.

Commissioner Dahl-MacGregor moved to close the public portion of the hearing (Support: A. Bedogne) and the motion carried unanimously.

Commissioner Zuellig moved that the Planning Commission recommend approval to City Council of the proposed text amendments to Sections 122-203, 446, 451, 532 and 533 with the following findings:

(1) The proposed amendment is consistent with the guiding values of the Master Plan.
(2) The rezoning is consistent with the description and purpose of the proposed district.
(3) The proposed amendment is consistent with the intent of this Zoning Ordinance.
(4) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City.
(5) The proposed amendment will preserve the historic nature of the surrounding area and of the City.
(6) The proposed amendment will protect the health, safety, and general welfare of the public
(7) The proposed amendment will address a community need in physical or economic conditions or development practices.
(8) The proposed amendment will not result in the creation of significant nonconformities in the City.
(9) The proposed amendment is needed to align with recent changes in State law.

The motion was supported by Commissioner Dahl-MacGregor. A roll call vote was taken and carried unanimously, 5:0.

5. General Corridor – Addition of Special Use for Medical Marijuana Provisioning Centers Public Hearing: Zoning Text Amendment

Staff report was presented by Ms. Wessler, City Planner, who stated that back in 2011 we approved zoning for both dispensaries and also growing facilities. We permitted them in B2, B3 and B4 zoning districts by right. In 2014, our zoning code changed drastically. At the time,

there was not a whole lot of thought given to medical marijuana facilities because it is a volatile area of regulation on both the State and Federal level. As a result, three of the dispensaries became nonconforming located in the GC, General Corridor and are now not allowed in that district. In order to help them come into conformance, we are proposing that we approve a text amendment to GC, General Corridor Zoning district, permitting Marijuana Provision Centers (Dispensaries) as a Special Use (Sec 122-451). Refer to Staff report dated 14 February 2018 on the city website.

After some discussion with board members on special uses, Commissioner Dahl-MacGregor moved to open the public portion of the hearing (Support: C. Zuellig) and the motion carried unanimously.

Dennis Cowan, Attorney – was in attendance to represent Corey and James Nemeth, 539 S. Huron. Mr. Cowan urged the board to approve the text amendment, which will give the owner the opportunity to apply to expand their facility and re-invest in the community. Mr. Cowan added that the site plan will involve new construction and total demolition of the canopy.

Norm Burgess - Asked if the holding tanks had ever been removed from that property, to which Ms. Wessler responded that they were removed in the 1980's.

Commissioner Dahl-MacGregor moved to close the public portion of the hearing (Support: C. Zuellig) and the motion carried unanimously.

Commissioner Zuellig is supportive of this project but wondered what other communities are doing on special conditions for these kinds of facilities, i.e. hours of operation. Also wants to ensure that items that are leftover from another use and don't have anything to do with the proposed business be removed, i.e. canopies. Commissioner Bedogne supports additional special conditions. The City Planner stated that Planning Commission does have another tool to use and that is the power in Sec 122-329 to revoke the special use with special conditions, which is something that should not be done lightly and there should be findings of fact.

Much discussion was held on the pros and cons and setting a precedent.

Commissioner Dahl-MacGregor moved that the Planning Commission recommend approval to City Council the proposed text amendment to add "Medical Marijuana Provisioning Centers" as a special use to the GC, General Corridor zoning district, Section 122-451, with the following findings:

(1) The proposed amendment is consistent with the guiding values of the Master Plan; and
(2) The rezoning is consistent with description and purpose of the proposed district; and
(3) The proposed amendment is consistent with the intent of this Zoning Ordinance; and
(4) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City.
(5) The proposed amendment will preserve the historic nature of the surrounding area and of the City.
(6) The proposed amendment will enhance the natural features and environmental sustainability of the City.

(7) The proposed amendment will protect the health, safety, and general welfare of the public; or

(8) The proposed amendment is needed to correct an error or omission in the original text; or

(9) The proposed amendment will address a community need in physical or economic conditions or development practices.

(10) The proposed amendment will not result in the creation of significant nonconformities in the City.

The motion was supported by Commissioner Talaga. A roll call vote was taken and carried 4:1. Commissioner Zuellig opposed. Motion carried.

6. 75 Catherine – Public Hearing: Special Use and Site Plan

Ms. Wessler, City Planner, stated that this is a requested for approval of a Special Use and Site Plan.

Chair Jugenitz stated that since Commissioner Talaga is also our representative on the Zoning Board of Appeals and they already voted on this matter, he cannot vote and we do not have a quorum, therefore, we are recommending that this item be tabled until next month.

Commissioner Bedogne moved to open the public portion of the hearing (Support: C. Zuellig) and the motion carried unanimously.

Norm Burgess – He is not familiar with special use and site plan – is there a limit on how close you can have these facilities and what is exactly the proposed use for the site.

City Planner Wessler gave a brief background on this property. A special use permit was granted for the site for its use as a medical marijuana grow facility back in March 2013. The property was rezoned from CN to PMD in October 2017. The applicant requested a variance from the front, street side and rear setbacks and was seen by the Zoning Board of Appeals at their January 24th meeting. The ZBA approved the front and street side setback variances but denied the rear setback. The applicant has since corrected the rear setback on the plans to conform to the zoning ordinance. The current plans indicate a building expansion to 19,062 sq. ft. with a north addition of 3,121 sq ft, and a south addition of the 8,326 sq ft. New concrete curbing and asphalt paving, dumpster, landscaping and lighting will be installed on site.

This would be an expansion of the existing Special Use Permit for Medical Marijuana Grow/Processing. This expansion is being requested due to changes in State law with the passage of the Medical Marijuana Facilities Licensing Act (MMFLA), which now allows for commercial growing and processing of medical marijuana, instead of the smaller caregiver model. The applicant is pursuing a commercial grow license from the State; an expansion would allow them to remain competitive in the newly opened market.

Commissioner Dahl-MacGregor moved to close the public portion of the hearing (Support: C. Zuellig) and the motion carried unanimously.

DRAFT

Commissioner Dahl-MacGregor moved to table the request for approval of Special Use and Site Plan for 75 Catherine (Support: C. Zuellig) and the motion carried unanimously.

VI. NEW BUSINESS

1. Master Plan: Housing Subcommittee charter modifications

Chair Jugenitz stated that she was made aware there was an omission from the version that was posted on line from the packets in front of the commission to add one individual who was a community resident who was experiencing homelessness. Chair Jugenitz continued that she takes exception to some of the amendments to the proposed charter since it is already a large committee and would like to take this opportunity to have a discussion by all members.

Ms. Wessler, City Planner, reviewed the amendments regarding potential residency.

After much discussion and input by all board members, Commissioner Zuellig moved to amend the Committee Charter: Citizen Committee on Housing Affordability & Accessibility

The committee will be comprised of:

- Up to four (4) members of the Planning Commission
- One member of the Human Relations Commission
- One member of the Sustainability Commission
- One representative of the Ypsilanti Housing Commission
- One representative of EMU
- One representative of Defend Affordable Ypsi
- One representative of Ann Arbor Center for Independent Living
- One representative of Avalon Housing
- One representative of Ozone House
- One representative of a civic affairs organization at the county or state level
- One Ypsilanti owner-occupant
- One Ypsilanti business owner (and employer)
- One lessor of rental properties in Ypsilanti
- Two renters of residential property in Ypsilanti
- One Ypsilanti community member experiencing homelessness

Members shall be residents of the City. In the event that a resident cannot be identified for a specific seat, no more than 25% of seats may be occupied by non-residents. Only residents shall have a vote on matters requiring one. A guiding principle in recruiting and selecting individuals to serve on the committee will be to the degree to which the members, as a whole, represent the diversity of the Ypsilanti community, both demographically (in terms of income, race or ethnicity, age group and ward) and with respect to affordability and accessibility-related interests.

The motion was supported by Commissioner Dahl-MacGregor. A roll call vote was taken and carried 3:2. Commissioners Bedogne and Talaga opposed.

VII. OLD BUSINESS

None

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

1. Capital Improvements Plan: Annual update process/committee formation

City Planner Wessler asked that a delegate from the Planning Commission be appointed to work on prioritizing the Capital Improvement Plan. Commissioner Talaga agreed to serve.

IX. COMMITTEE REPORTS

1. Master Plan: Housing Affordability and Access subcommittee

X. ADJOURNMENT

Since there was no further business, Commissioner Bedogne moved to adjourn the meeting (Support: L. Dahl-MacGregor) and the motion carried unanimously. The meeting adjourned at 11:02 pm.

DRAFT

City of Ypsilanti
Community & Economic Development Department

February 13, 2018

Staff Review of Special Use Application
Aspen Garden Phase 3
75 Catherine

GENERAL INFORMATION

Applicant:	Anthony LaRussa AZ Holdings, L.L.C. 75 Catherine St. Ypsilanti, MI 48197
Project:	Aspen Gardens Phase 3
Application Date:	November 15, 2017 (incomplete); December 20, 2017, February 2, 2018 (corrected plans reflecting ZBA decision)
Location:	Southeast corner of the intersection of Catherine St and Chidester St.
Zoning:	Production, Manufacturing & Distribution (PMD)
Action Requested:	Approval of Special Use and site plan
Staff Recommendation:	Approval

PROJECT AND SITE DESCRIPTION

Parcel #11-11-39-402-001 has a total area of 1.03 acres. There is an existing 7,615 square foot building on site. A special use permit was granted for the site for its use as a medical marijuana grow facility back in March 2013 with a certificate of occupancy issued in February 2015. The property was rezoned from CN to PMD in October 2017. The applicant requested a variance from the front, street side and rear setbacks and was seen by the Zoning Board of Appeals at their January 24th meeting. The ZBA approved the front and street side setback variances but denied the rear setback. The applicant has since corrected the rear setback on the plans to conform to the zoning ordinance. The current plans indicate a building expansion to 19,062 square feet; with a north addition of 3,121 sf and a south addition of the 8,326 sf. New concrete curbing and asphalt paving, dumpster, landscaping and lighting will be installed on site.

Zoned **PMD- Production, Manufacturing & Distribution,** which allows for medical marijuana grow/manufacturing facility after approval as a special land use. This would be an expansion of the existing Special Use Permit for Medical Marijuana Grow/Processing. This expansion is being requested due to changes in State law with the passage of the Medical Marijuana Facilities Licensing Act

(MMFLA), which now allows for commercial growing and processing of medical marijuana, instead of the smaller caregiver model. Aspen Gardens is pursuing a commercial grow license from the State; an expansion would allow them to remain competitive in the newly opened market.

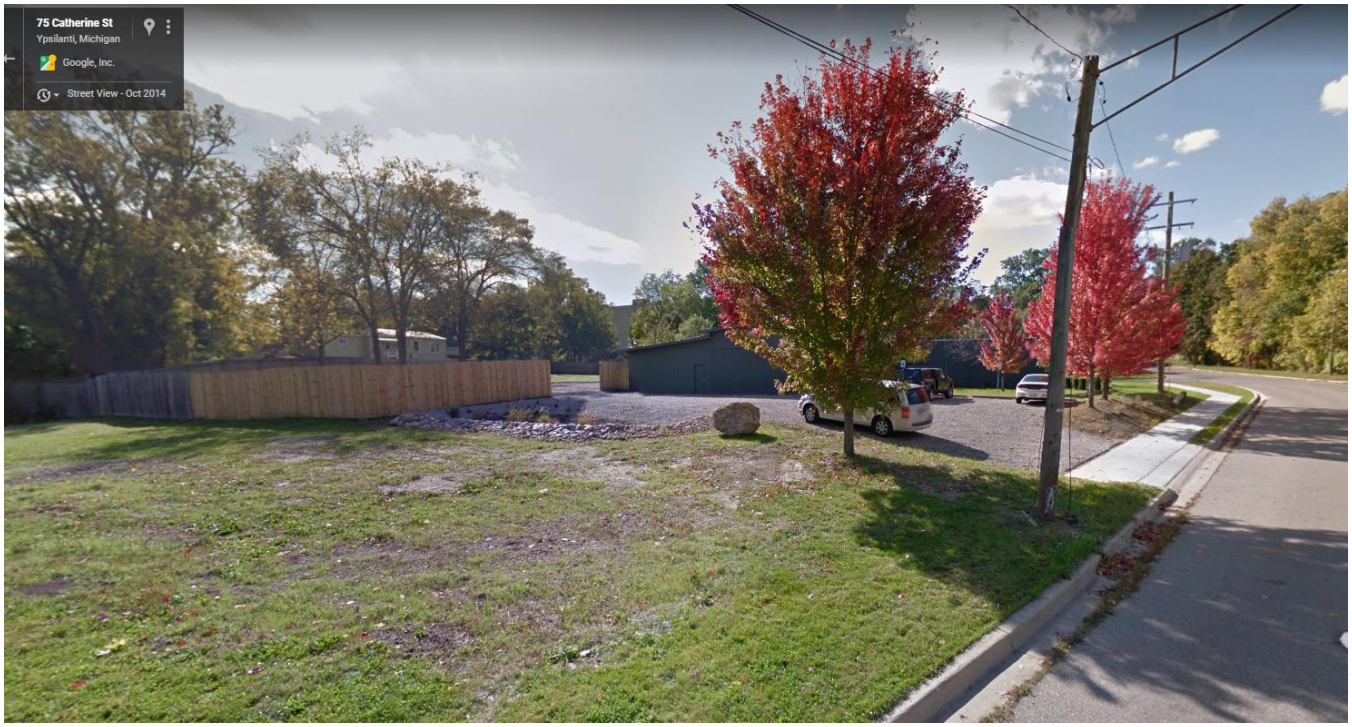
Figure 1: Subject Site Location

Figure 2: Site Aerial (2015)

Figure 3: photographs of site

Northwest corner of property looking southeast from corner of Chidester & Catherine

Southwest corner of property looking northeast from Chidester



East side of property looking west from Catherine

North side of the property looking south from Catherine

Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Nursing Home Vacant Land	HC- Historic Corridor C- Center
EAST	Vacant Land Waterworks Park	CN- Core Neighborhood P-Park
SOUTH	Single and Multi-family uses Chidester Place	CN- Core Neighborhood
WEST	Garage	CN- Core Neighborhood

SPECIAL USE: CRITERIA AND REVIEW §122-324(b)

(1) The proposed use conforms with all the provisions and requirements of this chapter, including site plan or sketch plan review standards, as applicable, 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. If nonconformities are present, all reasonable effort has been made to eliminate them.

COMMENTS: This property has been industrially used since it was initially developed. It was briefly zoned CN, Core Neighborhood, pursuant to the 2013 Master Plan; however, it was rezoned to PMD in 2017 due to the extensive history of industrial use of the parcel, as well as the other parcels fronting onto Catherine. The proposed use conforms to the provisions of the zoning code regarding marijuana cultivation, and the property currently does have a Special Use permit for such. The proposed expansion would increase production significantly, but the use would not generate a significant amount of increased vehicle traffic. The applicant was approved for variances from the front and street side setbacks.

(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: Commercial medical marijuana cultivation is a new use in Michigan. The MMFLA, which authorizes it, was adopted after the relative success of the Michigan Medical Marihuana Act (MMMA), which permitted small-scale marijuana cultivation. Medical marijuana's overall social and economic impact is yet to be seen, but Ypsilanti voters overwhelmingly supported the initial MMMA's passage in 2008, and there have been very few issues with grow facilities since they were first permitted in 2011. Ypsilanti's first grow facility opened in late 2011.

(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: As noted before, the applicant sought variances from the front, street side, and rear setback requirements of PMD. Only the front and the street side setbacks were approved by the ZBA. The front of the building faces Catherine, a non-residential street, and traffic is also off Catherine, a fair distance from the more residential Chidester. The building currently has a blank face and a required screening fence on Chidester, has landscaping screening on the front and east side, and the rear yard is gated and enclosed wholly within a screening fence.

(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: The proposed use is a potential employer, and is conveniently located to bus transit as well as local roads and trunklines. It is also conveniently located to the Border-to-Border Trail, which, when open, connects to Waterworks Park. Employee traffic can be reasonably expected to be minimal, and the proposed use does not regularly make use of long-wheelbase vehicles, such as box trucks or semi-trucks.

(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: No additional costs are anticipated at this time.

CONDITIONS OF APPROVAL §122-326

"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 to be addressed at this time.

SITE PLAN: CRITERIA AND REVIEW §122-311

STANDING §122-311(a)

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

REQUIREMENTS **§122-311(b)**

"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
PMD: LOT REQUIREMENTS §122-432				
Coverage %	**Min** -	**Max** 90%	Building footprint: 7,615 sf 17.7%	Building footprint: 19,062 sf 44.3%
BUILDING ENVELOPE AND HEIGHT				
Catherine St setback ft	**Min** 25	**Max** n/a	28.09′	12.79′ variance approved by ZBA
Chidester St setback ft	**Min** 15	**Max** n/a	0	5.12′ variance approved by ZBA
Side setback ft	**Min** 15	**Max** n/a	62.72′	61.45′
Rear setback ft	**Min** 25 if adjacent to existing SF	**Max** n/a -	130.53′	25.15′
Height	**Min** n/a	**Max** 60′	1 story 16′ 9″	1 story 16′ 11″
PARKING PROVISIONS	Location: Any.			
Catherine St setback ft	**Min** 10		10.89′	unchanged
Chidester St setback ft	**Min** 10		40.94	34.31′
Side setback ft	**Min** 10		40.83	28.02′
Rear setback ft	**Min** 15 if adjacent to existing SF		86.24	15.72′
§122-533 USE-SPECIFIC	The medical use of marijuana shall comply at all times and in all circumstances with the Michigan Medical Marihuana Act and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time;			LARA is now the administrative body for medical marijuana. Applicant shall seek, obtain, and retain all necessary licensure.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	The growing/manufacturing facility site shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the growing/manufacturing facility and school are located;		Met
	The growing/manufacturing facility site shall not be located within a five hundred (500) feet of a lawfully existing medical marijuana dispensary and/or lawfully existing growing/manufacturing facility as measured from the outermost boundaries of the lot or parcel on which the proposed growing/manufacturing facility and lawfully existing dispensary or growing/manufacturing facility is located;		Met
	Smoking and/or use of medical marijuana shall be prohibited at the growing/manufacturing facility;		Note on site plan.
	All activity related to the growing/manufacturing facility shall be done indoors;		No outdoor activity proposed.
	The premises shall be open for inspection upon request by the Building Official the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.		This will be a condition of approval.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	Quarterly inspections may be made by the City Official's designee to confirm the growing/manufacturing facility is operating in accordance with applicable laws including, but not limited to, State Law and City Ordinances;		
	Any medical marijuana growing/manufacturing facility shall maintain a log book and/or database identifying by date the amount of medical marijuana on the premises for each qualifying patient/caregiver, keeping the qualifying patient and caregiver information confidential. This log shall be available to law enforcement personnel to confirm that the medical marihuana dispensary or growing/manufacturing facility does not have more medical marijuana than authorized at the location and shall not be used to disclose more information than is reasonably necessary to verify the lawful amount of medical marijuana at the facility. The facility shall maintain the confidentiality of qualifying patients in compliance with the Michigan Medical Marijuana Act, as amended.		Establishment must comply with the State mandated tracking system.
	If the growing/ manufacturing facility ceases operation for a length of time of sixty (60) days or greater, the permit shall expire;		Note on site plan. This will be a condition of approval.
	Growing/manufacturing facility drive-through facilities shall be prohibited;		None proposed.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	All medical marijuana shall be contained within the main building in an enclosed, locked facility in accordance with the Michigan Medical Marijuana Act, as amended;		Met
	All necessary building, electrical, plumbing and mechanical permits shall be obtained for any portion of the structure in which electrical wiring, lighting and/or watering devices that support the cultivation, growing or harvesting of marijuana are located;		This will be a condition of issuance of a Certificate of Occupancy.
	That portion of the structure where the storage of any chemicals such as herbicides, pesticides, and fertilizers shall be subject to inspection and approval by the Ypsilanti Fire Department to insure compliance with the Michigan Fire Protection Code;		This will be a condition of approval.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	Application for a Medical Marijuana Growing/Manufacturing Facility License shall be made to the City Clerk upon application forms provided by the Clerk for Medical Marijuana Growing/Manufacturing Facility License and signed by the applicant verifying the truth and accuracy of all information and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules under the Act. In addition to information and submittals, the application shall include payment of application fee in an amount set by the City Council;		The "license" is now referred to as a permit. Applicant to seek, obtain, and retain all necessary local licenses or permits for operation.
	The police department shall review the proposed application to operate a dispensary or growing/manufacturing facility regarding public health, safety, and welfare concerns of the proposal;		Pending.
	The dispensing of medical marijuana at the medical marijuana growing/manufacturing facility shall be prohibited.		This will be a condition of approval.
	There shall be no other accessory uses permitted within the same building.		This will be a condition of approval.
MASTER PLAN	Ypsilanti is sustainable (p9)		This action creates job opportunities.
	Great place to do business, especially green and creative		This action retains an existing business and fosters "locally grown" business.

Items to be Addressed:
1. Applicant shall seek, obtain, and retain all necessary state licensure and all necessary local licenses or permits for operation.
2. Applicant to note on the site plan that smoking and/or use of medical marijuana shall be prohibited at the growing/manufacturing facility.
3. The premises shall be open for inspection upon request by the Building Official, the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.
4. Establishment must comply with the State mandated tracking system.
5. Applicant to note on the site plan that if the growing/ manufacturing facility ceases operation for a length of time of sixty (60) days or greater, the permit shall expire.
6. That portion of the structure where the storage of any chemicals such as herbicides, pesticides, and fertilizers shall be subject to inspection and approval by the Ypsilanti Fire Department to insure compliance with the Michigan Fire Protection Code.
7. The dispensing of medical marijuana at the medical marijuana growing/manufacturing facility shall be prohibited.
8. There shall be no other accessory uses permitted within the same building.

BUILDING LOCATION AND SITE ARRANGEMENT §122-311(c)

"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 generally oriented towards Catherine, and traffic (both vehicle and pedestrian) come from that direction. A parking area is proposed in the rear. The orientation and layout generally remain unchanged.

Items to be Addressed: None.

SITE ACCESS, TRAFFIC, AND PARKING §122-311(d)

"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."

Site access is from Catherine, and exclusive to this site. The parking and travel area are proposed to be concrete.

	ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-685	**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 x 18 proposed.
§122-683	**Access**	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		Access to the building is primarily through the rear, and through the parking lot. Parking lot(s) have access to either the building or the public sidewalk along Catherine.
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway		meets
	Internal Maneuvering			22' aisles provided. meets
	Surfacing			Concrete. Two barrier-free spaces are proposed; one for the parking area inside the rear yard, and another in the presumed visitors area.
	Drainage			See engineering review.
	Striping			meets
	Wheel Stops			Concrete curbing provided, meets
	Lighting			Provided, meets.
	Screening & Landscaping (internal)	1 tree per 8 spaces		Two new evergreen trees are proposed to the rear of the site.
		1 landscape island for each 16 spaces		n/a
		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)		Met
	Screening & Landscaping (perimeter)	Screened if abutting R1, MD, CN, CN-Mid, CN-SF		Met
		3'-4' screen 80% opacity where visible from ROW		Met
		Landscaped areas, walls, structures, walks- must be protected by curbing		Met
§122-691	**Motor spaces**	Assembly, processing, or manufacturing: 5 plus 1 for every 1.5 people on the largest shift, OR 1 per 1,000 sf gross floor area for non-office and 1 per 300 sf for office.		10 employees on the largest shift 12 spaces required 12 spaces provided
	Bicycle spaces	1 per 5 motor spaces, minimum of 2		3 hoops provided, 6 spaces.
§122-672	**SIDEWALKS**	provide a sidewalk or shared-use path		Provided
§122-675	**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: None.

ENGINEERING & STORMWATER §122-311(f), §122-311(g)

(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 review required. Pending review.

Items to be Addressed: *See engineer's remarks.*

SCREENING §122-311(h)

"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
§122-609 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		Lighting indicated on the landscape plan, meets height and is dark sky complaint. **Applicant to submit photometric plan for administrative review.**
§122-608 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	Not shown	Met
§122-631 Landscape plan			Provided
§122-634 Screening Between Land Uses *if conflicting use*	visual buffer of at least 80% opacity and 6' height		An 8' wooden privacy fence will be maintained.
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: 160'/30' = 6 trees		**No street trees are provided on Chidester or Catherine frontage due to space constraints. Waiver requested.** 4 existing trees to remain in front yard
§122-432(a)(6) Greenbelts	1 tree per 30' of lineal frontage abutting public road ROW		Existing landscaping meets requirements on Catherine frontage, **waiver requested from Chidester due to space constraints.**
§122-638 Site Landscaping	10%	None	~16,900/27,849 = 60%

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-640 Exterior Electrical	Screen when visible from any primary visual exposure area	n/a	n/a
§122-632 Landscape Elements	Quality, composition, berms, spacing, species		
	Credit for existing vegetation		
§122-633 (d)(e) Maintenance	Readily available and acceptable water supply; may install underground sprinkler system		Maintenance schedule noted on site plan.
§122-635 Fencing, hedges, walls, berms	*Per district*		8' wooden privacy fence to remain.

Items to be Addressed:

1. *Applicant to submit photometric plan for administrative review and approval.*
2. *Waiver requested from 122-636, Street Trees, due to lack of available space on both Chidester and Catherine.*
3. *Waiver requested from 122-436(a)(6), greenbelt, along the Chidester frontage due to lack of available space.*

OTHER DEPARTMENT AND AGENCY APPROVALS §122-311(j)

"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."

STATE OF MICHIGAN

The applicant is responsible for obtaining licensure under the Michigan Medical Marijuana Facilities Licensing Act.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the expansion of the Special Use Permit for medical marijuana growing/processing for Aspen Gardens, with the following finding and condition:

Finding: The application is substantially in compliance with §122-324(b).

Condition: 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 expansion of Aspen Gardens, with the following finding, waivers and conditions:

Finding

1. The application substantially complies with §122-310.

Waivers

1. Waiver requested from §122-636, Street Trees, due to lack of available space on both Chidester and Catherine.
2. Waiver requested from §122-432(a)(6), greenbelt, along the Chidester frontage due to lack of available space.

Conditions

1. Applicant shall seek, obtain, and retain all necessary state licensure and all necessary local licenses or permits for operation.
2. Applicant to note on the site plan that smoking and/or use of medical marijuana shall be prohibited at the growing/manufacturing facility.
3. The premises shall be open for inspection upon request by the Building Official, the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.
4. Establishment must comply with the State mandated tracking system.
5. Applicant to note on the site plan that if the growing/ manufacturing facility ceases operation for a length of time of sixty (60) days or greater, the permit shall expire.
6. That portion of the structure where the storage of any chemicals such as herbicides, pesticides, and fertilizers shall be subject to inspection and approval by the Ypsilanti Fire Department to insure compliance with the Michigan Fire Protection Code.
7. The dispensing of medical marijuana at the medical marijuana growing/manufacturing facility shall be prohibited.
8. There shall be no other accessory uses permitted within the same building.
9. Applicant to address all engineering conditions. NOTE: AT THE TIME OF THIS REVIEW, ENGINEERING REVIEW IS NOT YET COMPLETE.
10. Applicant to submit photometric for administrative review and approval.

Bonnie Wessler
City Planner, Community & Economic Development Department

Cynthia Kochanek
Preservation Planner, Community & Economic Development Department

CC File
Applicant

ASPEN GARDENS PHASE 3

YPSILANTI, MI

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BALLOU ENTERPRISES PLLC

SHEET INDEX

SHEET NO.	SHEET TITLE
S1	SHEET INDEX, SITE PLAN, ZONING DATA
S2	SITE DEMOLITION PLAN
S3	LANDSCAPE & SITE LIGHTING PLAN
S4	STORM WATER PLAN
S5	GRADING PLAN
S6	SITE DETAILS
A1	FLOOR PLAN
A2	BUILDING ELEVATIONS

DESIGNED IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE 2015 EDITION.

LEGAL DESCRIPTION: Part of the Southeast Quarter of Section 9, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan, described as: Commencing at the Iron Pipe at Southwest Corner of Chidester Street and Catherine Street; thence North 89°58'20" East 33.00 feet to the Southeast Corner of Chidester Street and Catherine Street and to the Point of Beginning; thence along the South Line of Catherine Street (formerly Race Street) the following two (2) courses: one (1) North 89°58'20" East 68.78 feet and two (2) South 70° 56'40" East 106.50 feet; thence South 04°00'00" East 220.18 feet; thence South 88°24'19" West 181.40 feet; thence along the East Line of Chidester Street, 33.00 feet wide, North 00° 46'00" West 259.45 feet to the Point of Beginning. Contains 0.989 Acres. Subject to Easements and Restrictions of record. PROPERTY ID 11-11-39-402-001

PROJECT DESCRIPTION: TWO 1-STORY ADDITIONS ON NORTH AND SOUTH SIDE OF EXISTING BUILDING. NEW CONCRETE CURB/ ASPHALT PAVING, DUMPSTER, LANDSCAPING AND LIGHTING TO MEET ZONING ORDINANCE REQUIREMENTS.

PROPERTY OWNER: AZ HOLDINGS, LLC
75 CATHERINE ST.
YPSILANTI, MI 48197
(313) 995-3121
alarussa78@yahoo.com

AREA ANALYSIS

EXISTING		PROPOSED	
EX. BUILDING AREA	7,615SF	EX. BUILDING AREA	7,615 SF
		NORTH ADDITION	+ 3,121 SF
		SOUTH ADDITION	+ 8,326 SF
EX. FRONTAGE (CATHERINE)	108.58' / 68.78' + 106.50' = 62%	PROP. BUILDING AREA	19,062 SF
EX. LOT AREA	43,069 SF (0.99 ACRES)		
EX. LOT COVERAGE	7,615 SF / 43,069 SF = 17.7 %	PROP. LOT COVERAGE	19,062 SF / 43,069 SF = 44.3 %

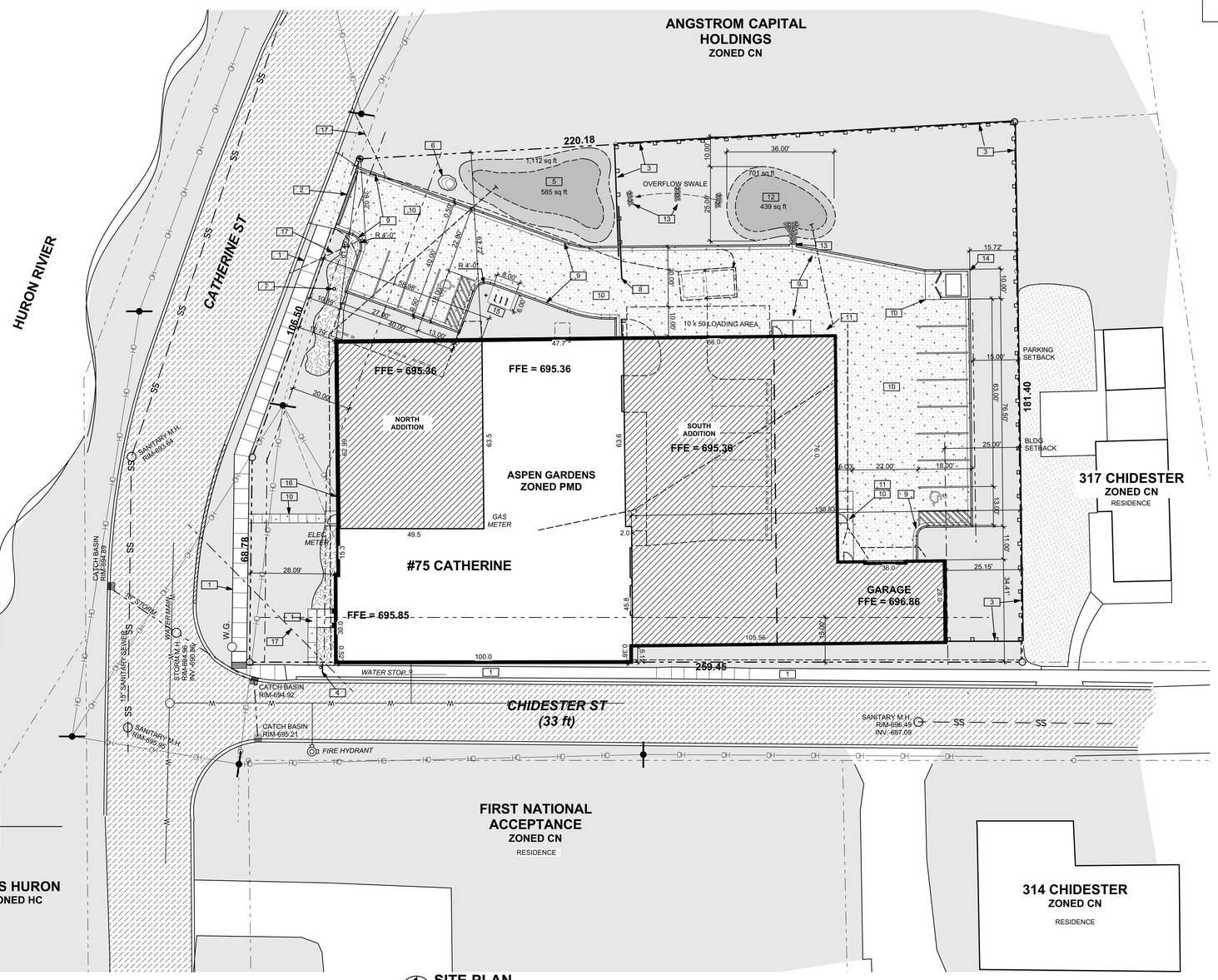
SCHEDULE OF REGULATIONS

	ZONED PMD PRODUCTION/ MANUFACT./ DISTRIBUTION	REQ'D	EXISTING	PROPOSED	VARIANCE
	LOT COVERAGE	MAX. 90%	17.7%	44.0%	NONE
PARKING	FRONT SETBACK/ CATHERINE	MIN 10.0 FT	10.89 FT	10.89 FT	NONE
PARKING	SIDE STREET/ CHIDESTER	MIN 10.0 FT	40.94 FT	34.31 FT	NONE
PARKING	SIDE SETBACK/ EAST	MIN 10.0 FT	40.83 FT	28.02 FT	NONE
PARKING	REAR YARD/ SOUTH (1)	MIN 15.0 FT (1)	82.64 FT	15.72 FT	NONE
	LOT WIDTH	--	173.36 FT	NO CHANGE	NONE
	LOT AREA	--	43,069 SF	NO CHANGE	NONE
BUILDING	BLDG HEIGHT	MAX 60.0 FT	16'-9"	16'-11"	NONE
BUILDING	STREET SETBACK/ CATHERINE	MIN 25.0 FT	28.09 FT	12.79 FT	12.21 FT VARIANCE (3)
BUILDING	STREET SIDE SETBACK/ CHIDESTER	MIN 15.0 FT	-0.52 FT	5.12 FT (2)	EX. NON-CONFORMITY AND 9.88 FT VARIANCE (3)
BUILDING	INTERIOR SIDE/ EAST	MIN 15.0 FT	62.72 FT	61.45 FT	NONE
BUILDING	REAR YARD/ SOUTH (1)	MIN 25.0 FT (1)	130.53 FT	25.15 FT	NONE

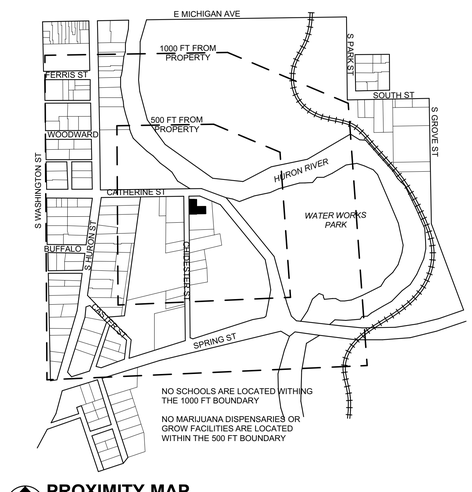
(1) FROM ADJACENT CN ZONING DISTRICT
(2) AT NEW CONSTRUCTION
(3) TWO VARIANCES GRANTED AT ZBA MEETING 1/24/2018

PARKING/ LOADING REQUIREMENTS

122-691	**ASSEMBLY, PROCESSING, OR MANUFACTURING** 5 SPACES REQUIRED, PLUS 1 FOR EVER 1 1/2 EMPLOYEES IN LARGEST WORKING SHIFT (10/ 1.5 =6.7 SPACES) 5+6.7 = **12 SPACES REQUIRED** **12 SPACES PROVIDED**
122-693	1 BIKE HOOP PER 5 CAR SPACES IS REQUIRED 12 SPACES/ 5 = 2.4 BIKE HOOPS. (3 EXISTING BIKE HOOPS REMAIN IN NEW LOCATION)
122-693	COMMERICAL/ INDUSTRIAL USE BETWEEN 5,000 SF AND 19,999SF REQUIRES (1) 10x50 LOADING SPACE, LOCATED AT LEAST 50FT FROM CN DISTRICT. IN THIS CASE, A LARGE LOADING SPACE IS NOT NEEDED. DELIVERIES/ SHIPMENTS WILL BE BY A BOX TRUCK, A 10x50 LOADING SPACE IS PROVIDED, BUT WITHOUT THE ASSOCIATED TURNING RADIUS FOR A LARGE SEMI TRUCK



SITE PLAN
1" = 20'



PROXIMITY MAP
NORTH

GRASS OR LANDSCAPE
MULCH
EXISTING CONCRETE
NEW CONCRETE
EX. ASPAHLT
NEW ASPAHLT
EX. GRAVEL
NEW. GRAVEL
FENCE
SANITARY SEWER
WATER SUPPLY
GAS SUPPLY
UNDERGROUND ELECTRICAL
OVERHEAD ELECTRICAL

GENERAL SITE PLAN NOTES

1. THIS SITE IS NOT WITHIN A FLOOD ZONE
2. LARGEST SHIFT WILL HAVE 10 EMPLOYEES
3. NO OUTDOOR STORAGE AREAS ARE PROPOSED FOR THIS PROPERTY

KEYED SITE NOTES

1. EX. CONCRETE WALK
2. EX. TRENCH DRAIN
3. EX. 8FT TALL WOOD FENCE. FENCE ON SOUTH AND EAST PROPERTY LINE TO BE REMOVED FOR BUILDING
4. EXISTING STOP SIGN
5. EXISTING RAIN GARDEN #1
6. EXISTING ROCK
7. EX. GAS OUTLET
8. EX. AUTOMATIC SLIDING GATE
9. NEW CONCRETE CURB
10. NEW CONCRETE WALK/ PAVEMENT
11. CONCRETE RAMP
12. NEW RAIN GARDEN #2
13. RIP RAP/ DRAINAGE PATH
14. 10' x 10' DUMPSTER ENCLOSURE, 6 FT HIGH
15. 3 BIKE HOOPS MOUNTED TO CONCRETE SIDEWALK
16. PROPOSED ELECTRIC METERS
17. UNOBSTRUCTED AREA FOR TRAFFIC VISIBILITY

SITE PLAN REVIEW	2 FEB 2018
SITE PLAN REVIEW	20 DEC 2017
SITE PLAN REVIEW	14 NOV 2017
PRELIMINARY	16 OCT 2017

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PROJECT: ASPEN GARDENS PHASE 3
75 CATHERINE ST.
YPSILANTI, MI

TITLE: SITE PLAN

JOB NO: 1702

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 48808
LICENSED ARCHITECT

SHEET NO.
S1

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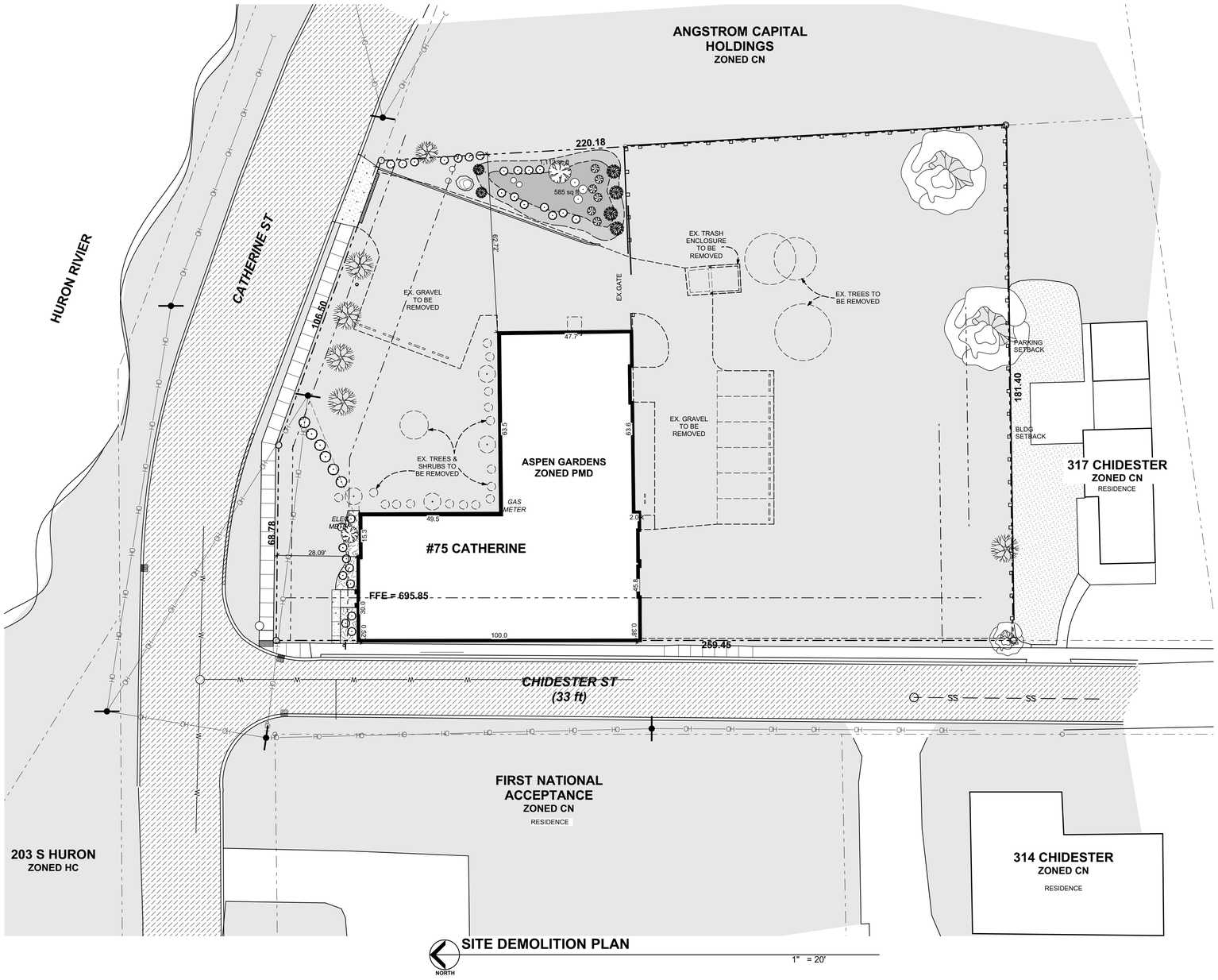

SITE DEMOLITION PLAN

1" = 20'

GRASS OR LANDSCAPE
MULCH
EXISTING CONCRETE
NEW CONCRETE
EX. ASPAHLT
NEW ASPAHLT
EX. GRAVEL
NEW. GRAVEL
FENCE
SANITARY SEWER
WATER SUPPLY
GAS SUPPLY
UNDERGROUND ELECTRICAL
OVERHEAD ELECTRICAL

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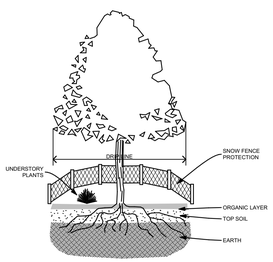
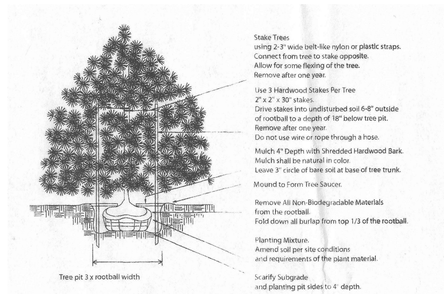
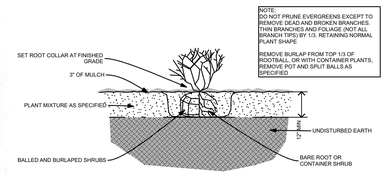


TREE PROTECTION DETAIL

S3 Scale 1/8" = 1' - 0"



Evergreen Tree Detail
Not to Scale

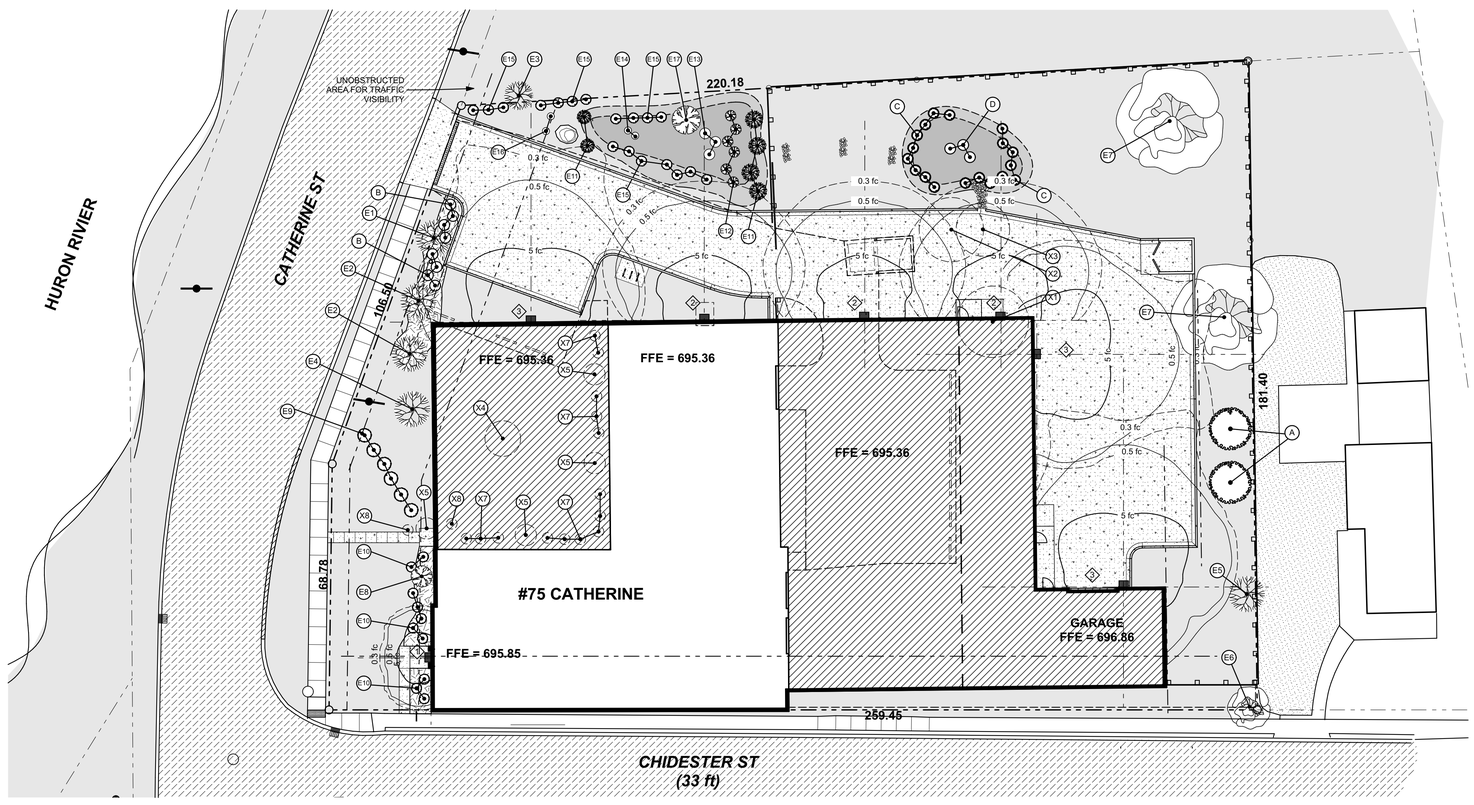


SHRUB PLANTING- BED

S3 Not to Scale

PLANTING SCHEDULE

ID	COMMON NAME	FORMAL NAME	LOCATION	PLANT TYPE1	SIZE	QTY
A	EVERGREEN TREE	PICEA GLAUCA	PARKING LOT	EVERGREEN TREE	MIN 2 1/2"	2
B	GREEN VELVET BOXWOOD	BUXUS SEPERVIRENS "GREEN VELVET"	PARKING LOT SCREEN	SHRUB	MIN 24"	8
C	FOUNTAIN GRASS	ANDROPOGON GERARDII	RAIN GARDEN	SHRUB	2 GAL	18
D	PAMPAS GRASS		RAIN GARDEN	SHRUB	2 GAL	3
E1	EX. MAPLE	ACER...	FRONT YARD	EXISTING TREE	5"	1
E2	EX. MAPLE	ACER...	FRONT YARD	EXISTING TREE	6"	2
E3	EX. MAPLE	ACER...	PARKING LOT TREE	EXISTING TREE	7"	1
E4	EX. MAPLE	ACER...	FRONT YARD	EXISTING TREE	8"	1
E5	EX. MAPLE	ACER...	FRONT YARD	EXISTING TREE	10"	1
E6	EX. BLACK WALNUT	JUGLANS NIGRA	GENERAL SITE	EXISTING TREE	12"	1
E7	EX. BLACK WALNUT	JUGLANS NIGRA	GENERAL SITE	EXISTING TREE	16"	2
E8	EX. DOGWOOD	CORNUS...	FOUNDATION	ORNAMENTAL TREE		1
E9	EX. ARBOR VITAE		FOUNDATION	SHRUB		6
E10	EX. HIX YEW	TAXUS MEDIA HIXSII	FOUNDATION	SHRUB		10
E11	EX. BUTTERFLY BUSH	BUDDLEIA	RAIN GARDEN	SHRUB		6
E12	EX. RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	RAIN GARDEN	PERRENIAL		6
E13	EX. PAMPAS GRASS	CORTADERIA SELLOANA	RAIN GARDEN	TALL GRASS		3
E14	EX. SWAMP MILKWEEK	ASCLEPIAS INCARNATA	RAIN GARDEN	PERRENIIAL		2
E15	EX. FOUNTAIN GRASS	PENNISETUM	RAIN GARDEN	GRASS		18
E16	EX. JUNIPER	JUNIPERUS PROCUMBENS "NANA"	RAIN GARDEN	SHRUB		2
E17	EX. WISTERIA	WISTERIA	RAIN GARDEN	SHRUB		1
X1	DECIDUOUS TREE REMOVED	UNIDENTIFIED	TO BE REMOVED	EXISTING TREE	24"	1
X2	DECIDUOUS TREE REMOVED	UNIDENTIFIED	TO BE REMOVED	EXISTING TREE	18"	1
X3	BLACK WALNUT R	JUGLANS NIGRA	TO BE REMOVED	EXISTING TREE	15"	1
X4	MAPLE TREE REMOVED	CORNUS...	TO BE REMOVED	ORNAMENTAL TREE		1
X5	DOGWOOD REMOVED	CORNUS...	TO BE REMOVED	ORNAMENTAL TREE		4
X7	BURNING BUSHES REMOVED	EUONYMUS ALATUS	TO BE REMOVED	SHRUB		14
X8	HIX YEW REMOVED	TAXUS MEDIA HIXSII	TO BE REMOVED	SHRUB		2



LANDSCAPE & SITE LIGHTING PLAN

NORTH 1" = 20'

LANDSCAPING REQUIREMENTS

		PROPOSED TREES	PROPOSED SHRUBS
122-634	A WALL OR FENCE IS REQUIRED TO SEPARATE PMD ZONING FROM OTHER USES. AN EXISTING 8FT FENCE IS LOCATED ON THE SOUTH AND EAST PROPERTY LINE. OTHERWISE, THE VIEW IS BLOCKED BY THE BUILDING ITSELF	--	--
122-637	STREET TREES ARE REQUIRED FOR ALL PROJECTS THAT REQUIRE SITE PLAN REVIEW. 1 TREE PER 30 LF OF FRONTAGE: CATHERINE STREET = 175.28LF/ 30 = 5.8 TREES CHIDESTER ST = 259.45 LF/30 = 8.6 TREES DUE TO LIMITED SPACE, NO TREES ARE PROPOSED	--	--
122-637	FOUNDATION PLANTING IS NOT REQUIRED IN PMD ZONING. EXISTING PLANTINGS AT NORTH ENTRANCE WILL REMAIN.	--	--
122-638	10% SITE LANDSCAPING IS REQUIRED. THE SITE IS 43,069 SF, REQUIRING 4,307 SF OF LANDSCAPED AREA. THE PERVIOUS AREAS TOTAL 13,251 SF, OR 30.8% OF THE SITE	--	--
122-684	OFF STREET PARKING REQUIRES 1 TREE FOR EVERY 8 PARKING SPACES 12 SPACES/ 8 = 1.5 TREES	2	--
	SCREENING IS REQUIRED TO SHEILD PARKING FROM CATHERINE ST. (EVERGREEN HEDGE PROPOSED)	--	11

LANDSCAPE MAINTENANCE NOTES PER ZONING ORDINANCE 122-712

1. COMPLETE LANDSCAPING INSTALLATION IS REQUIRED TO OBTAIN A CERTIFICATE OF OCCUPANCY.

2. ALL LANDSCAPING AND LANDSCAPING ELEMENTS SHALL BE PLANTED, AND EARTH MOVING OR GRADING PERFORMED, IN A SOUND WORKMANLIKE MANNED, ACCORDING TO ACCEPTED PLANTING AND GRADING PROCEEDURES

3. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE, AND SHALL BE TRIMMED OR PRUNED IN SUCH A MANNER SO AS TO NOT ALTER THEIR NATURAL GROWTH POTENTIAL.

4. THE OWNER OF THE PROPERTY SHALL MAINTAIN LANDSCAPING IN A STRONG AND HEALTHY CONDITION.

5. ALL REQUIRED LANDSCAPING MATERIALS WHICH BECOME UNHEALTHY OR DEAD SHALL BE REPLACED WITHIN SIX MONTHS OF DAMAGE OR DEATH, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.

6. ALL LANDSCAPED AREAS MUST BE PROVIDED WITH A READILY AVAILABLE AND ACCEPTABLE WATER SUPPLY. (AN UNDERGROUND IRRIGATION DOES NOT EXIST, AND IS NOT PROPOSED)

	EXISTING	CHANGE	PROPOSED
IMPERVIOUS AREAS	**16,112 SF**	**+13,706 SF**	**29,818 SF**
EX. BUILDING	7,615 SF	+11,447 SF	19,062 SF
GRAVEL	7,345 SF	-7,345 SF	---
CONCRETE CURBS, WALKS	303 SF	+876 SF	1,179 SF
CONCRETE PAVEMENT	---	+8,437 SF	8,437 SF
RAIN GARDEN (WATER)	849 SF	+291 SF	1,140 SF
PERVIOUS AREAS GRASS/ MULCH	**26,957 SF** 62.6% OF SITE	**-13,706 SF**	**13,251 SF** 30.8% OF SITE
SITE AREA	**43,069 SF** 0.99 ACRES		**43,069 SF** 0.99 ACRES

SITE LIGHTING SCHEDULE

ID	FIXTURE	MOUNTING HEIGHT
1	RAB LIGHTING/ WP1-CH50 (WHITE WITH PHOTOCELL) FULLY- SHEILDED WALLPACK WITH 50 WATT METAL HALIDE LAMP	8'-6" FT
2	RAB LIGHTING/ WP3C (WHITE WITH PHOTOCELL) FULLY- SHEILDED WALLPACK WITH 200 WATT METAL HALIDE LAMP	10 FT
3	RAB LIGHTING/ WP4FC (WHITE WITH PHOTOCELL) FULLY- SHEILDED WALLPACK WITH 400 WATT METAL HALIDE LAMP	14 FT

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3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
ASPEN GARDENS PHASE 3
75 CATHERINE ST.
YPSILANTI, MI

TITLE: **LANDSCAPE & SITE LIGHTING PLAN**

JOB NO:
1702

STATE OF MICHIGAN
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SHEET NO.
S3

W1 Determining Post Development Cover types, Areas, Curve numbers, and Coefficients

Total site area	43,069	ft2	0.99	ac
Total site area excluding "self crediting BMPs"	43,069	ac	0.99	ac

Post development Rational Method variables

cover type	soil type	Area (ft2)	Area (ac)	Runoff coeff C	AC
grass	A	13,251	0.30	0.15	0.05
building	A	19,062	0.44	0.95	0.42
conc. curbs	A	1,179	0.03	0.95	0.03
conc. Pavmt	A	8,437	0.19	0.95	0.18
Rain gardens	A	1,140	0.03	1.00	0.03
		0	0.00	0.00	0.00
		Total- Σ CA			0.70
		Area Total -Σ(ac)			0.99
		Weigthed C = Σ AC/ Σ area			0.71

Post Development NRCS Variables- Pervious cover

Pervious cover type	soil type	Area (ft2)	Area (ac)	Curve number	CN X Area
Lawn	A	13,251	0.30	80	24.34
			Total Σ (CN)(Area) =		24.34
			Area Total -Σ(ac)		0.30
			Weighted CN = Σ (CN)(Area)/ Σ (area)		80.00

Post development NRCS Variables- Impervious cover

Impervious cover type	soil type	Area (ft2)	Area (ac)	Curve number	CN X Area
conc. curbs	A	1,179	0.03	98	2.65
conc. Pavmt	A	8069	0.19	98	18.15
building	A	19,062	0.44	98	42.89
Rain garden	A	8,437	0.19	98	18.98
			Total Σ (CN)(Area) =		82.67
			Area Total -Σ(ac)		0.84
			Weighted CN = Σ (CN)(Area)/ Σ (area)		98

W2 First Flush

Vff = (1") (1'/12")(43560 ft3/1ac)AC

Total Area (A)	0.99	ac
Weighted C	0.71	
Vff =	2,531	ft3

W3 Pre-development bankfull run-off calculation (Vbf-pre)

2 yr/ 24 hr storm event P=	2.35	inch
Curve Number for Good cover woods or meadow CN =	32	
S = (1000/CN) -10	21.25	inch
Q = (P- 0.2S)^2 / (P = 0.8 S)	0.19	inch
Total site area (sf) excluding self crediting BMPs	43,069	sf
Vbf-pre = Q (1/12) Area	669.59	ft^3

W4 Post development Pervious Cover bankfull run-off calculation (Vbf-per post)

2 yr/ 24 hr storm event P=	2.35	inch
Pervious Curve number from W1	80.00	
S = (1000/CN) -10	2.50	inch
Q = (P- 0.2S)^2 / (P = 0.8 S)	0.79	inch
Pervious curve area from W1	13,251	sf
Vbf-per post = Q (1/12) Area	868.80	ft^3

W5 Post development Impervious Cover bankfull run-off calculation (Vbf-imp post)

2 yr/ 24 hr storm event P=	2.35	inch
Impervious Curve number from W1	98	
S = (1000/CN) -10	0.20	inch
Q = (P- 0.2S)^2 / (P = 0.8 S)	2.12	inch
Impervious curve area from W1	27,499	sf
Vbf-imp post = Q (1/12) Area	4,862	ft^3

W6 Pervious Cover post-development 100 year storm run-off calculation (V100-per post)

100 yr/ 24 hr storm event P=	5.11	inch
pervious Curve number from W1	80.00	
S = (1000/CN) -10	2.50	inch
Q = (P- 0.2S)^2 / (P = 0.8 S)	2.99	inch
Pervious curve area from W1	13,251	sf
Vbf-imp post = Q (1/12) Area	3,301	ft^3

W7 Impervious Cover post-development 100 year storm run-off calculation (V100-imp post)

2 yr/ 24 hr storm event P=	5.11	inch
Impervious Curve number from W1	98	
S = (1000/CN) -10	0.20	inch
Q = (P- 0.2S)^2 / (P = 0.8 S)	4.87	inch
Pervious curve area from W1	36,747	sf
Vbf-imp post = Q (1/12) Area	14,922	ft^3

W8 Determine Time of Concentration for applicable flow types (Tc- hrs)

Flow Type	K	Change in elevation (ft)	Length (L)	Slope % (S)	$S^{0.5}$	V=K*$S^{0.5}$;	= L/(V*3600)
Sheet flow*	0.48	6.78	170	3.99%	2.00	0.96	0.05
waterway	1.2						
small trib	2.1						
					Total Tc		0.05 hr

*Sheetflow cannot exceed 300ft. Anything beyond this is considered waterway

W9 Run-off Summary & Onsite infiltration requirement

W2	First Flush Volume Vff =	2531	ft^3
W3	Pre-development bankfull run-off calculation (Vbf-pre)	670	ft^3
W4	Pervious Cover post development bankfull run-off calculation (Vbf-per po	869	ft^3
W5	Impervious Cover post development bankfull run-off calculation (Vbf-imp	4,862	ft^3
	Total Bank Full Volume	**5,731**	ft^3
W6	Pervious Cover post-development 100 year storm run-off calculation (V1	3,301	ft^3
W7	Impervious Cover post-development 100 year storm run-off calculation (\	14,922	ft^3
	Total 100 Year Volume	**18,223**	ft^3

Determine On-site Infiltration requriement

Subtract the Pre-development Bankfull from the Post Dev Bankfull volume

Bankfull Volume Difference	5,061	ft^3
Compare the bankfull Volume Difference with the first flush Vff	2530.98	

The greater of the two is the Bankfull Volume difference

Onsite Infiltration Reqment Vinf =	5,061	ft^3

W10 Detention/ Retention Requirement

Detention

Peak of Unit Hydrograph Qp = 238.6 Tc$^{-0.82}$	2817.14	cfs/ in
Total site area (ac) excluding "self-crediting BMPs	0.99	ac
Q100 = Q100-perv + Q100-imp	7.86	in
Peak Flow PF = Qp * Q100 *Area / 640	34.22	cfs
Δ = PF-0.15	34.07	cfs
Vdet = (Δ/PF)*V100-post - Vinf Required Detention	13,082	ft^3

W11 Determine Applicable BMPs and associated volume credits

Proposed BMP	Area ft2	Storage Volume ft3	Avg Design Infilt Rate in/hr	Infilt Vol during Storm (ft3)	Total Volume Reduction
Rain Garden #1	849	916	5.00	2,121	3,037
Rain Garden #2	570	643	5.00	1,425	2,068

Total volume reduction credit by proposed Structural BMP	5,105	ft^3	
Run-off Volume Infiltration Requirement Vinf from W9	5,061	ft^3	
Run-off Volume credit	44	ft^3	OK
Required V100 for 100% infiltration	5,105	ft^3	

FEASIBILITY ANALYSIS OF RAIN GARDENS

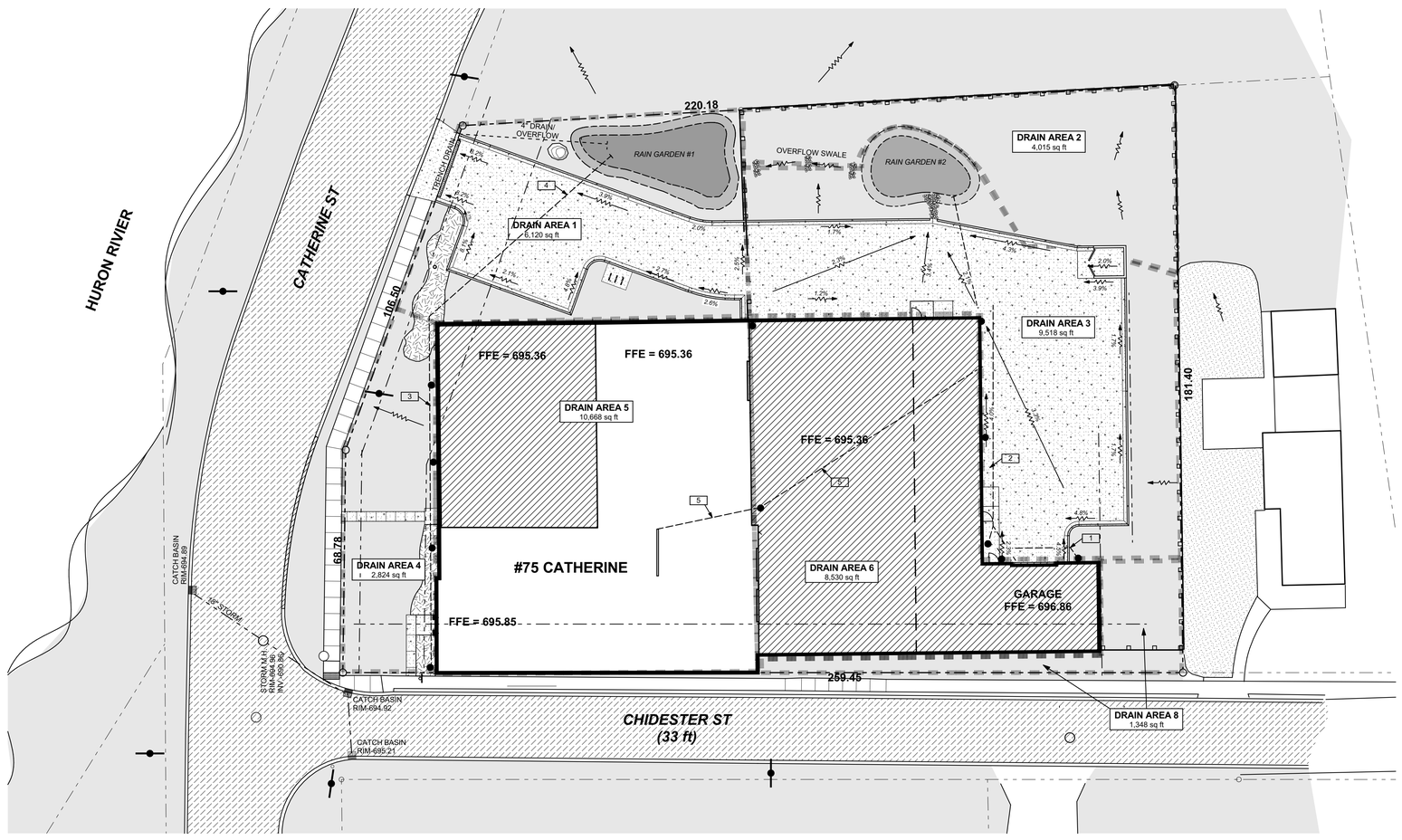
	Rain Garden #1	Rain Garden #2	TOTAL		
Bottom Area	585	439		sf	
Ponding Area	1,112	701	1,813	sf	
Infiltration Area = Average Bed Area	849	570	1,419	sf	
Surface Storage Volume =					
Maximum Design Water Depth	0.666	0.666		ft	
Avg Bed Area * Max Ponding Depth	565	380		ft^3	
Soil Storage Volume =					
Design Soil Depth	3.00	3.00		ft	
Soil Porosity	0.1	0.1			
Bed Area X Depth X Porosity	176	132		ft^3	
Gravel Storage Volume					
Design Gravel Depth	1.00	1.00		ft	
Soil Porosity	0.3	0.3			
Bed Area X Depth X Porosity	176	132		ft^3	
Infiltration Volume over 6 hr period					
Design Infiltration Rate	5.00	5.00		in/hr	
Inf Area X Inf Rate X 6hr X (1/12")	2,121	1,425		ft^3	
Total Basin Volume					
Surface + Soil + Gravel	916	643	1,559	ft^3	
Surface + Soil + Gravel + Infiltration	3,037	2,068	5,105	ft^3	
Total Time to Infiltrate 100 year storm should be less than 48 hours					
V100 from Worksheet 9	18,223			ft3	
Tinf= V100/(Inf Area X Inf Rate (1/12"))	30.8			hr	OK

STORM WATER NOTES:

THIS IS A CONCEPTUAL STORM WATER PLAN FOR SITE PLANNING PURPOSES, TO BE COMPLETED DURING THE ENGINEERING REVIEW PHASE.

ACCORDING TO EWASHTENAW MAPS, THIS SITE CONTAINS SpB "SPINKS" SOIL (HYDROLOGIC SOIL GROUP A WITH 0-6% SLOPES) AND EXPECTED TO HAVE A HIGH INFILTRATION RATE. THIS IS CONSISTANT WITH THE EXISTING RAIN GARDEN ON THE SITE, WHICH HAS PERFORMED VERY WELL.

1 ROOF DRAIN: 6" PVC, 42 LF @ 2% SLOPE
2 ROOF DRAIN: 6" PVC, 115 LF @ 2% SLOPE
3 ROOF DRAIN: 6" PVC, 45 LF @ 2% SLOPE
4 ROOF DRAIN: 6" PVC, 75 LF @ 2% SLOPE
5 EXISTING INTERNAL ROOF DRAIN TO BE ABANDONED



STORM WATER PLAN

NORTH

1" = 20'

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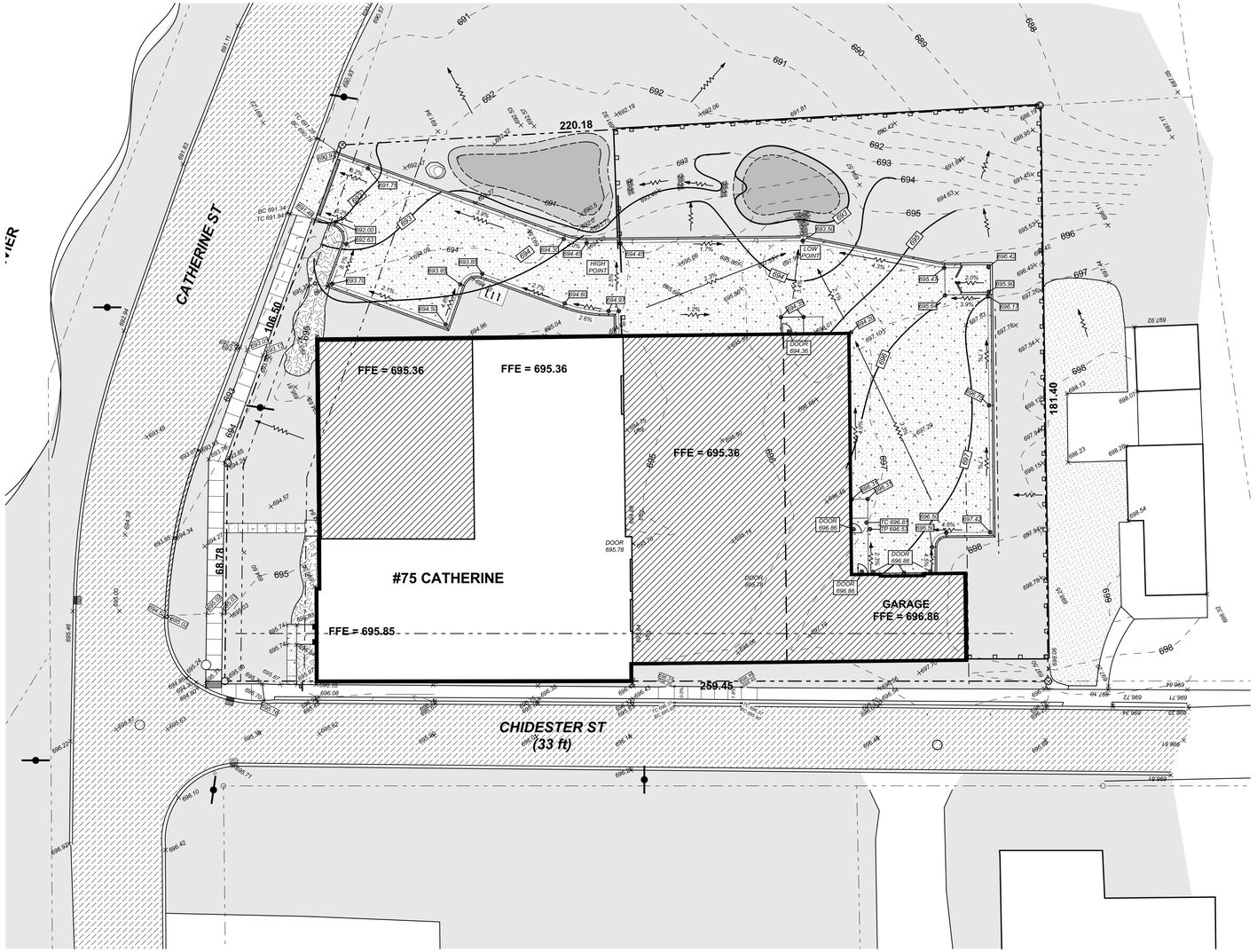
GRADING NOTES

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 2.3% — DIRECTION & SLOPE OF RUN-OFF
- TP — TOP OF PAVEMENT
- BC — BACK OF CURB
- 779.35 — PROPOSED ELEVATION
- 779.35 — EXISTING ELEVATION



GRADING PLAN

NORTH

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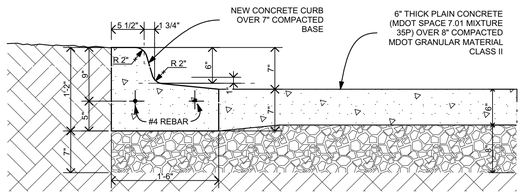
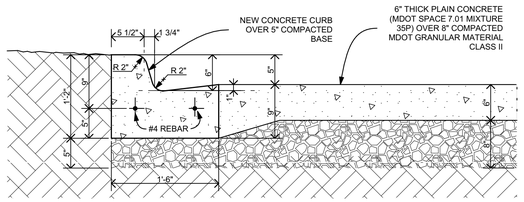


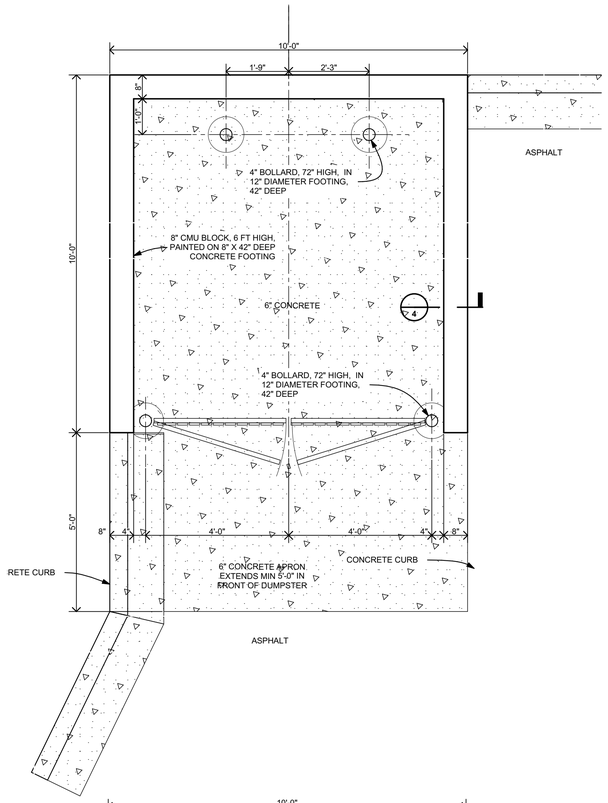
3 S6 **TYPE F2 CURB- PITCH OUT**

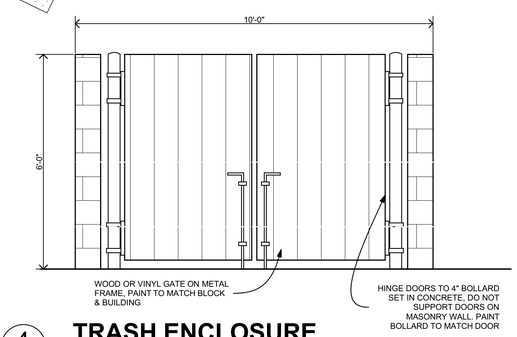
Scale 1" = 1' - 0"



2 S6 **TYPE F2 CURB- PITCH IN**

Scale 1" = 1' - 0"



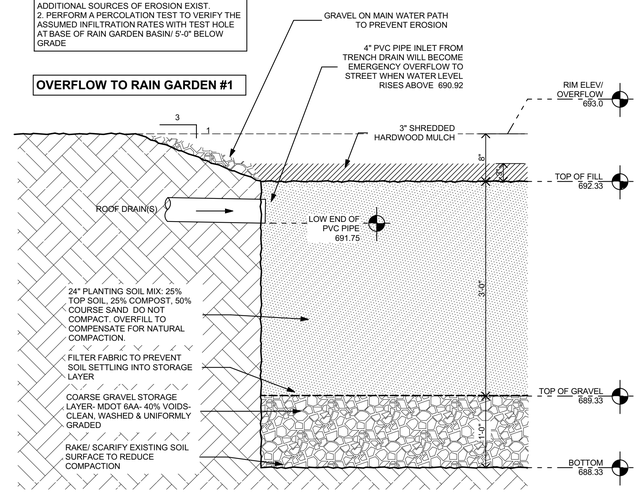


4 S6 **TRASH ENCLOSURE**

Scale 1/2" = 1' - 0"

RAIN GARDEN NOTES:
1. DO NOT INSTALL THE RAIN GARDEN UNTIL ALL AREAS OF SITE ARE STABALIZED AND NO ADDITIONAL SOURCES OF EROSION EXIST.
2. PERFORM A PERCOLATION TEST TO VERIFY THE ASSUMED INFILTRATION RATES WITH TEST HOLE AT BASE OF RAIN GARDEN BASIN/ 5'-0" BELOW GRADE

OVERFLOW TO RAIN GARDEN #1



1 S6 **RAIN GARDEN #2 DETAIL**

Scale 1" = 1' - 0"

SITE PLAN REVIEW	2 FEB 2018
SITE PLAN REVIEW	20 DEC 2017
SITE PLAN REVIEW	14 NOV 2017
PRELIMINARY	16 OCT 2017

focus / design
Todd Ballou, Registered Architect
(734) 276-2110
www.focusdesign.us
focusdesign@comcast.net
3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
ASPEN GARDENS PHASE 3
75 CATHERINE ST.
YPSILANTI, MI

TITLE: **SITE DETAILS**

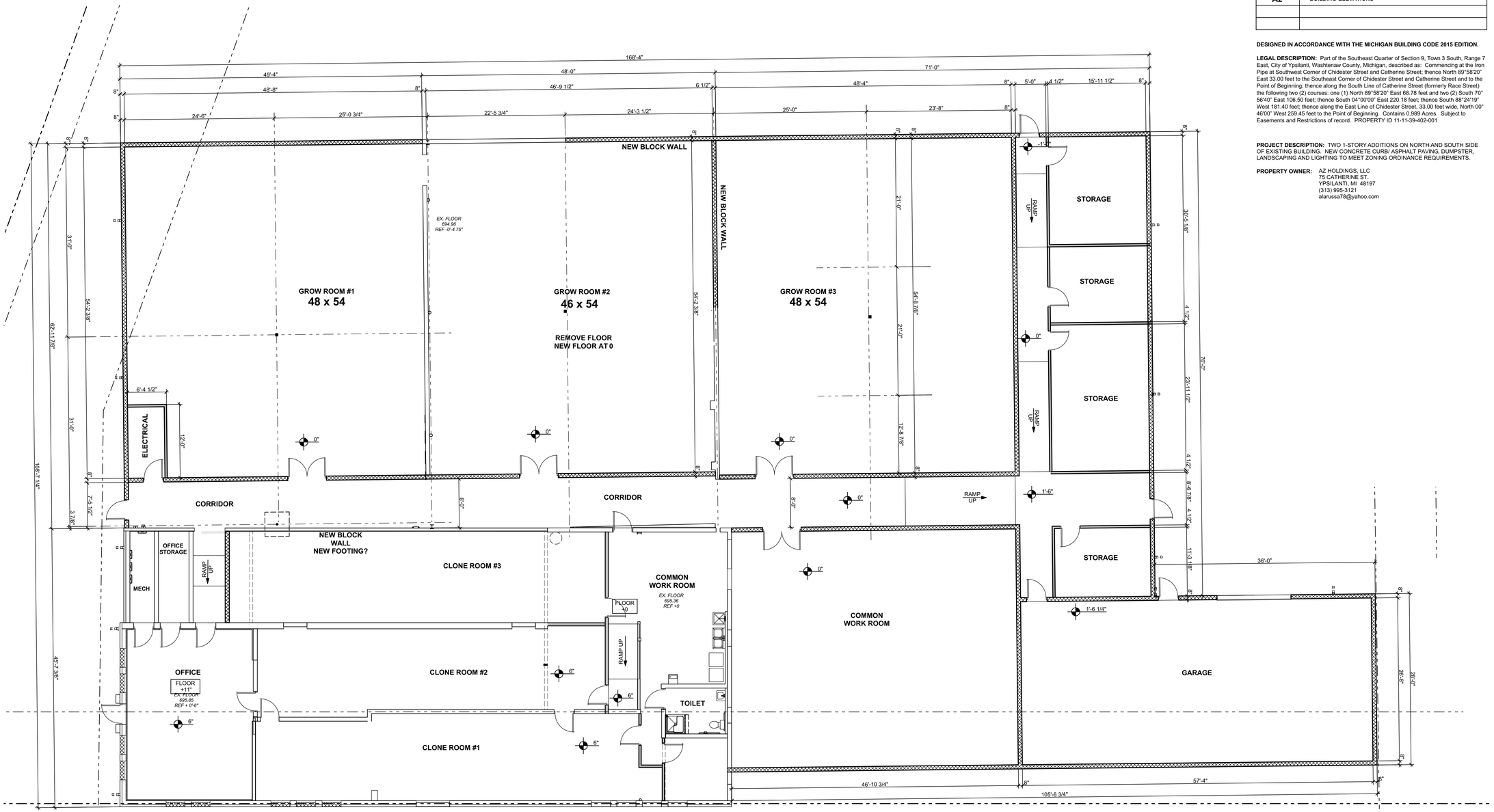
JOB NO:
1702

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 48808
LICENSED ARCHITECT

SHEET NO.
S6

ASPEN GARDENS PHASE 3

YPSILANTI, MI



FLOOR PLAN

1/8" = 1'-0"

NORTH

SHEET INDEX

SHEET NO.	SHEET TITLE
S1	SHEET INDEX, SITE PLAN, ZONING DATA
S2	SITE DEMOLITION PLAN
S3	LANDSCAPE & SITE LIGHTING PLAN
S4	STORM WATER PLAN
S5	GRADING PLAN
S6	SITE DETAILS
A1	FLOOR PLAN
A2	BUILDING ELEVATIONS

DESIGNED IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE 2015 EDITION.

LEGAL DESCRIPTION: Part of the Southeast Quarter of Section 9, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan, described as: Commencing at the Iron Pipe at Southwest Corner of Chidester Street and Catherine Street; thence North 89°58'20" East 33.00 feet to the Southeast Corner of Chidester Street and Catherine Street and to the Point of Beginning; thence along the South Line of Catherine Street (formerly Race Street) the following two (2) courses: one (1) North 89°58'20" East 68.78 feet and two (2) South 70° 56'40" East 106.50 feet; thence South 04°00'00" East 220.18 feet; thence South 88°24'19" West 181.40 feet; thence along the East Line of Chidester Street, 33.00 feet wide, North 00° 46'00" West 259.45 feet to the Point of Beginning. Contains 0.989 Acres. Subject to Easements and Restrictions of record. PROPERTY ID 11-11-39-402-001

PROJECT DESCRIPTION: TWO 1-STORY ADDITIONS ON NORTH AND SOUTH SIDE OF EXISTING BUILDING. NEW CONCRETE CURB/ ASPHALT PAVING, DUMPSTER, LANDSCAPING AND LIGHTING TO MEET ZONING ORDINANCE REQUIREMENTS.

PROPERTY OWNER: AZ HOLDINGS, LLC
75 CATHERINE ST.
YPSILANTI, MI 48197
(313) 995-3121
alarussa78@yahoo.com

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SITE PLAN REVIEW	2 FEB 2018
SITE PLAN REVIEW	20 DEC 2017
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focus / design
Todd Ballou, Registered Architect
(734) 276-2110
www.focusdesign.us
focusdesign@comcast.net
3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
ASPEN GARDENS PHASE 3
75 CATHERINE ST.
YPSILANTI, MI

TITLE: **FLOOR PLAN**

JOB NO:
1702

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 48808
LICENSED ARCHITECT

SHEET NO.
A1

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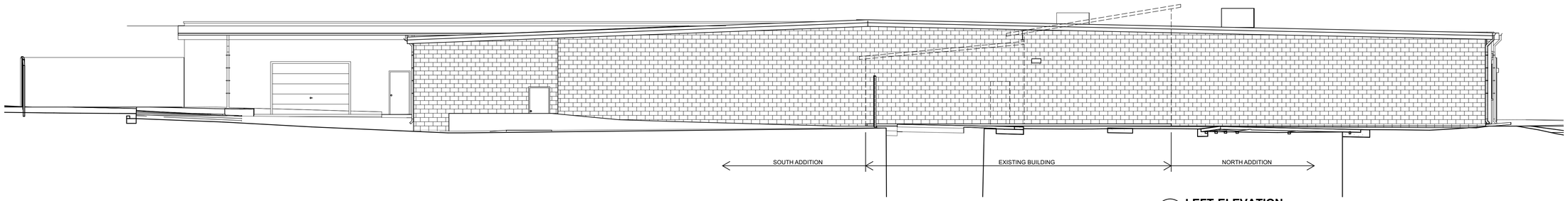
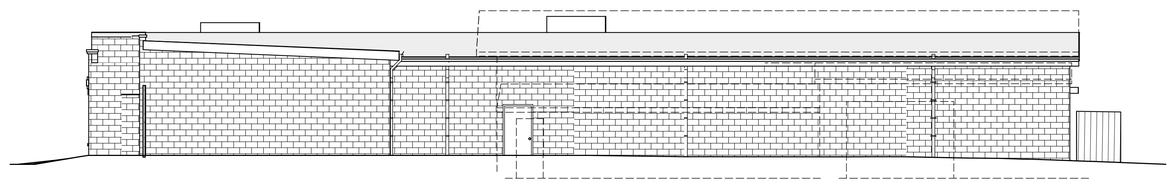
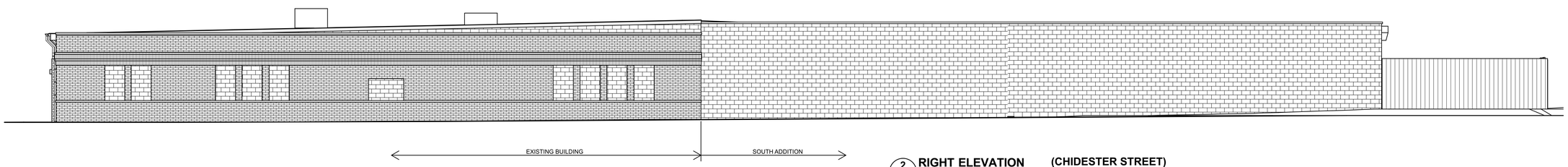


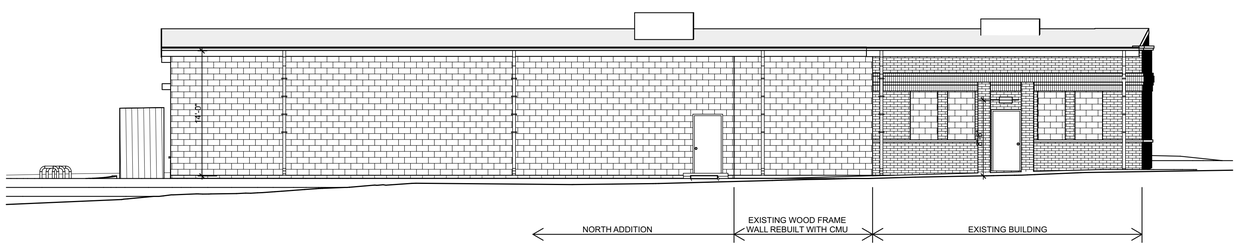
4 A3 **LEFT ELEVATION**
1/8" = 1'-0"



3 A3 **REAR ELEVATION**
1/8" = 1'-0"



2 A3 **RIGHT ELEVATION** **(CHIDESTER STREET)**
1/8" = 1'-0"



1 A3 **FRONT ELEVATION** **(CATHERINE STREET)**
1/8" = 1'-0"

SITE PLAN REVIEW	2 FEB 2018
SITE PLAN REVIEW	20 DEC 2017
SITE PLAN REVIEW	14 NOV 2017
PRELIMINARY	16 OCT 2017

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3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
ASPEN GARDENS PHASE 3
75 CATHERINE ST.
YPSILANTI, MI

TITLE: **ELEVATIONS**

JOB NO:
1702

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 48808
LICENSED ARCHITECT

SHEET NO.
A3

City of Ypsilanti

Community & Economic Development Department

Memo

To: Planning Commission

From: Bonnie Wessler, City Planner

Date: March 16, 2018

Subject: Bell-Kramer Neighborhood: Well Restriction Ordinance

---

Upon review of State noticing requirements for well restriction ordinances, staff discovered that notice must be given in the same manner as zoning amendments. In an excess of caution, staff has also chosen to interpret this as requiring the same process of review. Thus, staff requests that Planning Commission review the attached ordinance which would restrict the drilling and use of wells in the Bell-Kramer neighborhood. Note that the format has changed; rather than an addition whole into chapter 106, it serves to modify an existing well restriction ordinance and add the Bell-Kramer and Landfill areas. This reduces redundancy and potential conflict. It is not substantially different than the ordinance which was presented to Planning Commission in February.

CITY OF YPSILANTI
NOTICE OF ADOPTED ORDINANCE
Ordinance No.

An ordinance to amend Chapter 106, Article III, Division 3 "Groundwater Wells" of the Ypsilanti City Code to regulate the use of groundwater in certain areas of the City.

1. THE CITY OF YPSILANTI HEREBY ORDAINS that Chapter 106, Article III, Division 3 "Groundwater Wells" of its Code of Ordinances be amended to read as follows:

DIVISION 3. - GROUNDWATER WELLS

Sec. 106-121. - Definitions.

For the purposes of this division, the words and phrases listed below shall have the following meanings:

Affected Parcel means a parcel of land, any part of which is located within a Restricted Zone.

Applicant means a person who applies or applied for the establishment of a Restricted Zone pursuant to this Division.

City means the City of Ypsilanti.

City Property means any interest in real property owned or held by the City and shall include but not be limited to the following:

i. Real property owned by the City;

ii. Real property leased by the City as Lessee; and

iii. City streets, alleys, or other City rights-of-way or easements.

Contaminated Groundwater means groundwater in which there is or may be present concentrations of materials that exceed drinking water criteria under the Safe Drinking Water Act, 1976 PA 399, as amended, or the residential drinking criteria established by the MDEQ in operational memoranda or rules promulgated pursuant to Part 20, Environmental Remediation (MCL 324.20101, et seq.).

DRAFT

Domestic Use means the use of water for lawn, garden, or landscaping irrigation on a residential parcel of land. The term does not include water used for commercial, agricultural, or farm irrigation, except as specifically directed by the MDEQ.

MDEQ means the Michigan Department of Environmental Quality, or its successor agency.

Owner means the holder of record title for a parcel of land and also the occupant of a parcel of land in possession under a land contract or lease.

Person means any individual, partnership, corporation, association, club, joint venture, estate, trust, and any other group or combination acting as a unity, and the individuals consisting of that group or unit.

Restricted Z~~z~~one means an area or areas~~legally~~ described ~~and incorporated~~ within Section 106-122 of this division.

WRD means the Water Resources Division of the MDEQ, or its successor agency.

Well means an opening in the surface of the earth for the purpose of removing fresh water through non-mechanical or mechanical means for any purpose other than a public emergency or conducting response actions that are consistent with the Michigan Natural Resources and Environmental Protection Act, 1994 PA 451, as amended ("NREPA"), the Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation and Recovery Act, or other applicable statute.

Sec. 106-122. - ~~Water well r~~Restricted Z~~z~~ones.

~~(a)~~ The following described areas in the City shall be ~~is~~ the ~~r~~Restricted Z~~z~~ones as defined under this division. ~~A scaled map illustrating the restricted zone is shown as Exhibit A below. See Exhibit B below for legal description.~~ They may be referred to by the names provided in the caption preceding their descriptions. Additional Restricted Zones, along with a map illustrating the Restricted Zone, may be added by amending this division in accordance with Section 106-130 and all other applicable laws. Within 30 days after the establishment of an additional Restricted Zone, the City shall record a Notice of Water Well Restriction with the Register of Deeds to be recorded against all parcels in the Restricted Zone. The Notice shall include a copy of the ordinance, as amended, and a map illustrating the Restricted Zone.

1. Downtown Restricted Zone. Described below and depicted in the map attached as Schedule 1.

~~(b) Except as provided in section 106-125 of this division, and after the effective date hereof, no person or legal entity shall install or allow or permit or provide for the installation or utilization of a well on any property on which they have an~~

~~ownership interest, or lessee or tenant interest, or control within the restricted zone. Property within the restricted zone shall be serviced only by public water supply.~~

~~Exhibit A~~
~~Legal Description~~

~~Lots 1 and 2, and the East 40.0 feet of Lot 3, in Howard's Addition to the City of Ypsilanti, Washtenaw County, Michigan, according to the Plat thereof as recorded in Liber 60 of deeds, page 711, Washtenaw County Records.~~

~~Property Identification: 11-11-40-481-014~~

~~Exhibit B~~
~~Legal Description~~

~~That area of the City of Ypsilanti, Michigan described as follows:~~

Commencing at the Southwest corner of the intersection of West Michigan Avenue and North Hamilton Street, thence northerly along the westerly right of way of North Hamilton Street to the northwest corner of North Hamilton Street and Pearl Street, thence east along the northerly right of way of Pearl Street to the northeast corner of Pearl Street and Washington Avenue, thence south along the easterly right of way of Washington Avenue to the southeast corner of Washington Avenue and West Michigan Avenue, thence west along the southerly right of way of West Michigan Avenue to the point of beginning.

2. Bell Kramer Neighborhood Restricted Zone. Described below and depicted in the map attached as Schedule 2.

[INSERT DESCRIPTION]

3. Former City Landfill Restricted Zone. Described below and depicted in the map attached as Schedule 2.

[INSERT DESCRIPTION]

Sec. 106-123. - ~~Wells affecting contaminated groundwater~~Prohibition.

Except as provided in Section 106-124, no person shall install or utilize, or allow, permit, or provide for the installation or utilization of a Well on any Affected Parcel. Any existing Well at the time of the enactment of a Restricted Zone on any Affected Parcel within that Restricted Zone shall be plugged/abandoned at the expense of the Applicant for that particular Restricted Zone and as provided for in Section 106-125 and in accordance with applicable laws, regulations and ordinances, unless such existing Well falls within one of the exceptions listed in 106-124. Except as provided in Section 106-124, no person shall use any groundwater from an Affected Parcel.

DRAFT

~~No well may be used or installed at any place in the city if the use of the well will have the effect of causing the migration of contaminated groundwater or a contaminated groundwater plume to previously un-impacted groundwater, or adversely impacting any groundwater treatment system, unless the well is part of an MDEQ or United States Environmental Protection Agency approved groundwater monitoring or remediation system.~~

Sec. 106-124. - ~~Nonconforming wells~~Exceptions.

A person may install or utilize, or allow, permit, or provide for the installation or utilization of a Well in any Restricted Zone if any of the following exceptions applies and the requirements of the exception are complied with. The party proposing an exception to the Well prohibition shall conduct all appropriate inquiry and prepare a due care analysis pursuant to Part 201 of NREPA.

(a) *Proof of No Influence*. If the MDEQ determines based on information provided to it by the person seeking this exception that the use of a Well in a Restricted Zone will not exacerbate any existing groundwater contamination related to the former landfill adjacent to the affected area, facilitate the migration of groundwater into uncontaminated areas, and that water from the proposed Well will not be affected by Contaminated Groundwater, and proof of those determinations is delivered to the City, the Well may be so used.

(b) *Groundwater Monitoring/Remediation.* A Well may be used for groundwater monitoring and/or remediation as part of a response activity approved by the MDEQ or the United States Environmental Protection Agency.

(c) *Construction Dewatering*. A Well may be used for construction dewatering if the following conditions are satisfied: (i) the use of the dewatering Well will not result in unacceptable exposure to Contaminated Groundwater, possible cross-contamination between saturated zones, or exacerbation of Contaminated Groundwater, as defined in Part 201 of NREPA; and (ii) the water generated by that activity is properly handled and disposed of in compliance with all applicable laws, rules, regulations, permit and license requirements, orders and directives of any governmental entity or agency of competent jurisdiction. Any exacerbation caused by the use of the Well under this exception shall be the responsibility of the person operating the de-watering Well, as provided in Part 201 of NREPA.

(d) *Processing Activities*. If the MDEQ determines that the use of a Well for non-contact heating, cooling, production, or processing involved in industrial or commercial activities will not cause migration or exacerbation of Contaminated Groundwater, and proof of that determination is delivered to the City, such use of the Well under terms and conditions specified by the MDEQ will be allowed. All

information necessary for the MDEQ determination described in this subsection shall be provided by the person seeking this exception.

(e) *Public Emergencies*. A Well may be used in the event of a public emergency. Notice of such use shall be provided to the MDEQ within a reasonable time thereafter.

~~Any existing well, the use of which is prohibited by this division shall be plugged or abandoned in conformance with all applicable laws, rules, regulations, permit and license requirements, orders and directives of any governmental entity or agency of competent jurisdiction, or, in the absence of an applicable law, rule, regulation, requirement, order, directive, in conformance with the protocol developed consistent with the American Standards for Testing and Materials Standard #D5299-92.~~

Sec. 106-125. – ~~Exceptions~~Sources of water supplied for Domestic Use and Irrigation Use.

(a) For Affected Parcels that are not already connected to the City water system on the day of enactment of a Restricted Zone, the Applicant of the Restricted Zone shall be responsible for the costs to connect those Affected Parcels within that Restricted Zone to the City water system. Furthermore, for Affected Parcels that have a Well on the day of enactment of a Restricted Zone which is used primarily for Irrigation Uses, the Applicant of the Restricted Zone shall be responsible for the costs to connect the irrigation system on the Affected Parcel within that Restricted Zone to the City water system.

(b) This Section shall not be deemed as affecting the rights and remedies of an Owner, or any other person or entity and/or of any federal, state or local government that may exist under any law, regulation, rule, ordinance, order, agreement and/or remedial action plan addressing groundwater within the City.

(c) In no event shall the City be required to incur any expense or cost under this division, except as may otherwise be approved by the City Council for a public works project or by a separate agreement with the Applicant, Owner, other person or entity, or a governmental body or agency.

~~(a) Water service unavailable. If city water service is unavailable to a premises in the restricted zone, any well on that premises shall annually be tested by the city by a laboratory that is acceptable to and for chemical parameters specified by the Michigan Department of Environmental Quality Water Division (MDEQ). The results of that test shall be submitted to the MDEQ, or the Washtenaw County~~

~~Health Department for review. If the MDEQ or the county health department determines that the well is safe and suitable for use, and proof of that determination is delivered annually to the city, that well may be used. No split or conveyance of property shall be effective to render city water services unavailable.~~

~~(b) Construction of de-watering wells. Wells in the restricted zone used for construction de-watering are not prohibited by this division, provided that the water generated by that activity is properly handled and disposed in compliance with all applicable laws and regulations. Any exacerbation caused by the use of wells under this exception shall be the responsibility of the person operating the de-watering well, as provided in Part 201 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.~~

~~(c) Groundwater monitoring and remediation wells. Wells used for groundwater monitoring and/or remediation as part of a response activity approved by the Michigan Department of Environmental Quality are not prohibited by this division.~~

Sec. 106-126. - Enforcement.

The City Manager, or his or her designee, shall be the official having the authority to enforce this division. After the enactment of a Restricted Zone, the enforcement official shall contact all Owners of Affected Parcels, which from the information available to the City, appear to have Wells prohibited under this division, giving written notice of the need to cease using such Wells and of the need for establishment of a Domestic Use water source as prescribed under Section 106-125, or to obtain approval or acknowledgment of an exception under 106-124. The Owner shall immediately take steps so as to comply with the provisions of this division with regard to provision of Domestic Use water within sixty (60) days from the date of such notice. Any existing Well in violation of this division shall then be plugged or abandoned in conformance with applicable legal requirements. Where, upon information available to the enforcement official, it is suspected that a Well is being used on an Affected Parcel in violation of this division, the enforcement official may inspect such Affected Parcel and serve an appropriate notice and order of such violation requiring that action be taken promptly by the Owner to bring the Affected Parcel into compliance. If the Owner fails to act in accordance with such order, the enforcement official may seek remedies and penalties as provided in Section 106-127.

Sec. 106-127~~6~~. - Penalty.

Any person or legal entity who shall violate any provision of this division shall be deemed guilty of a misdemeanor offense punishable by imprisonment for not more than 90 days or by fine of not more than $500.00 or both such fine and imprisonment in the discretion of the court.

In addition, the city may seek an order from a court of appropriate jurisdiction to restrain any person from violating this division, including the collection of costs and attorney fees associated with such enforcement action. Any well in violation of this division shall also be declared and deemed a nuisance, subject to abatement, and shall be immediately taken out of service and lawfully abandoned consistent with all applicable state and local regulations. Any person found to be in violation is subject to being ordered by a court of appropriate jurisdiction to properly and lawfully remove or abandon the well.

Sec. 106-128. - Building and zoning permits.

No permit for the construction or alteration of a building or structure nor any permit for any zoning approval shall be issued by the City Building and Zoning Administrator for any improvement on an Affected Parcel which has, or proposes, a water supply from a Well in violation of this division.

Sec. 106-129 - Administrative liability.

No officer, agent or employee of the City or member of the City Council shall render himself or herself personally liable for any damage which may occur to any person or entity as the result of any act or decision performed in the discharge of his or her duties and responsibilities pursuant to the division.

Sec. 106-130~~27~~. - ~~Notification of intent to a~~Amendment or repeal.

The MDEQ, an Applicant, an Owner, an entity involved in a RAP, or other interested party may request in writing to add parcels to or delete parcels from a Restricted Zone or to establish an additional Restricted Zone or to otherwise amend or repeal this division. The City on its own motion may also take action to amend or repeal this division as it deems appropriate. The amendment or repeal of this division shall be by ordinance and any such action shall be in the sole legislative discretion of the City Council.

At least 30 days advance notice to ~~prior to any amendment or repeal in whole or in part of this division, the City of Ypsilanti shall notify~~ the MDEQ~~ichigan Department of Environmental Quality, or its successor agency, of its intent to so act~~ is required before City Council consideration of an amendment or repeal of this division. The party requesting such a repeal or amendment under this section, or the City if on its own motion, must provide such advance notice and provide the reasons supporting such a request.

Sec. 106-131. - Reimbursement of additional City construction costs.
The Applicant of a Restricted Zone shall reimburse the City for the reasonable additional costs the City incurs for dewatering Contaminated Groundwater or disposing of soils impacted by Contaminated Groundwater in connection with construction activity undertaken by the City on City property in that Restricted Zone, provided that the City

supplies the Applicant with documentation confirming the amount and necessity of such additional costs, including the extent to which they exceeded the cost of dewatering or disposing of materials not impacted by Contaminated Groundwater.

Secs. 106-13~~28~~—106-139. - Reserved.

2. Severability. If any clause, sentence, section, paragraph, or part of this ordinance, or the application thereof to any person, firm, corporation, legal entity, or circumstances, shall be for any reason adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not effect, impair, or invalidate the remainder of this Ordinance and the application of such provision to other persons, firms, corporations, legal entities, or circumstances by such judgment shall be confined in its operation to the clause, sentence, section, paragraph, or part of this Ordinance thereof directly involved in the case or controversy in which such judgment shall have been rendered and to the person, firm, corporation, legal entity, or circumstances then and there involved. It is hereby declared to be the legislative intent of this body that the Ordinance would have been adopted had such invalid or unconstitutional provisions not have been included in this Ordinance.

3. Repeal. All other Ordinances inconsistent with the provisions of this Ordinance are, to the extent of such inconsistencies, hereby repealed.

4. Savings Clause. The balance of the Code of Ordinances, City of Ypsilanti, Michigan, except as herein or previously amended, shall remain in full force and effect. The repeal provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

5. Copies to be available. Copies of the Ordinance are available at the office of the city clerk for inspection by, and distribution to, the public during normal office hours.

6. Publication and Effective Date. The City Clerk shall cause this Ordinance, or a summary of this Ordinance, to be published according to Section 11.13 of the City Charter. This Ordinance shall become effective after publication at the expiration of 30 days after adoption.

MADE, PASSED AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS _____ DAY OF _____, 2018.

_____
Frances McMullan, City Clerk

Attest

I do hereby confirm that the above Ordinance No. _____was published according to Section 11.13 of the City Charter on the _____ day of _____, 2018.

_____
Frances McMullan, City Clerk

CERTIFICATE OF ADOPTING

I hereby certify that the foregoing is a true copy of the Ordinance passed at the regular meeting of the City Council held on the _____ day of _____, 2018.

_____
Frances McMullan, City Clerk

Notice Published: _____

First Reading: _____

Second Reading: _____

Published: _____

Effective Date: _____

DRAFT

RESOLUTION NO. 18-_____

, 2018

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That an ordinance entitled “An ordinance to amend Chapter 106, Article III, Division 3 “Groundwater Wells” of the Ypsilanti City Code to regulate the use of groundwater in certain areas of the City.” be approved on first reading.

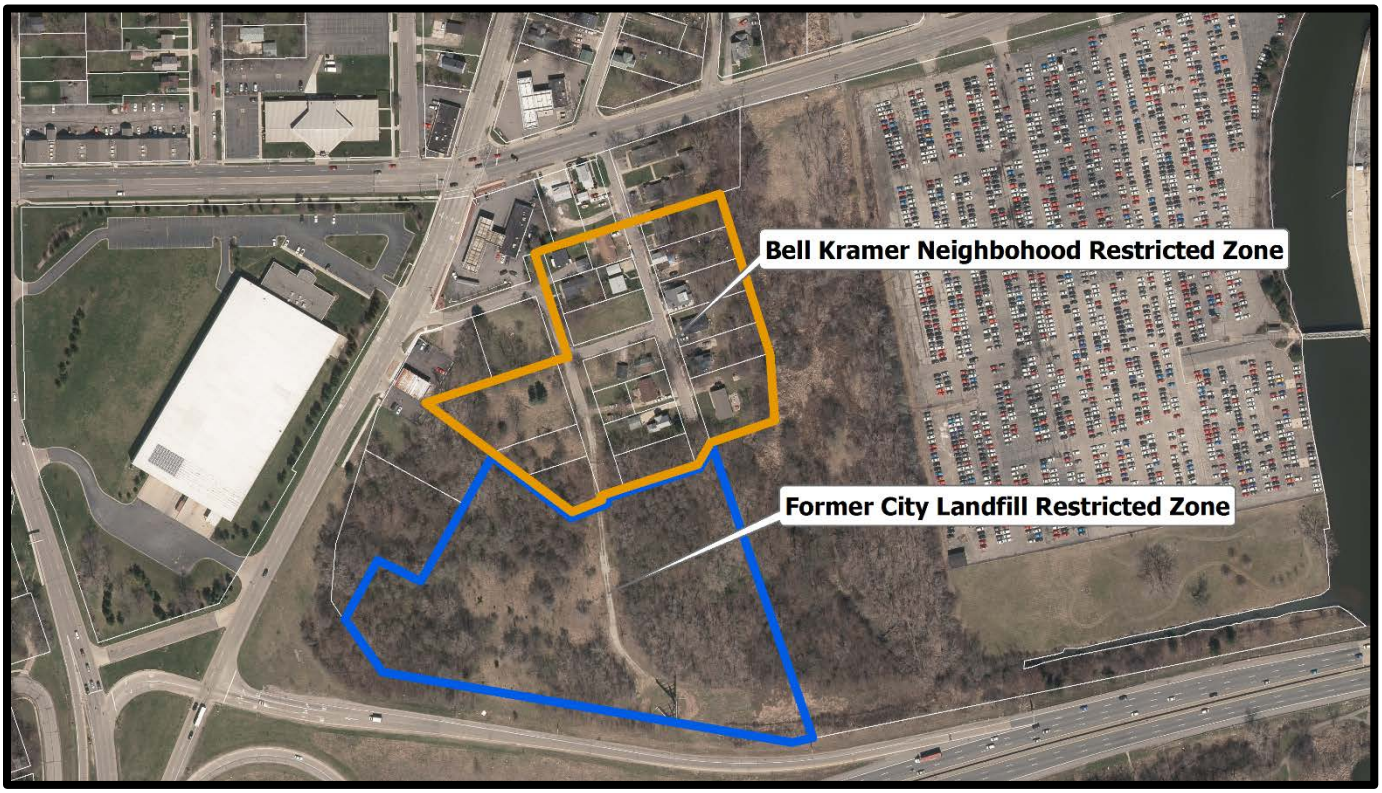
DRAFT

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Proposed Well Restriction Areas:



City of Ypsilanti
Community & Economic Development Department

15 March 2018

Staff Review of Rezoning Application
Medical Marijuana Text Amendments
Provisioning Centers Buffer Increase

GENERAL INFORMATION

Applicant: City of Ypsilanti

Action Requested: Recommendation to City Council to approve a Text Amendment to Medical Marijuana Dispensaries (recommended to become "Medical Marijuana Provisioning Centers"), 122-532(b)(3)

SUMMARY

State regulations regarding medical marijuana facilities have recently changed to allow for more commercial operations. This amendment would limit the number of provisioning centers throughout the City by doubling the required buffer between provisioning centers from 500 feet to 1,000 feet.

BACKGROUND

In 2008, the voters of the State of Michigan approved a ballot initiative to legalize medical marijuana, using a caregiver, person-to-person model; Ypsilanti voters supported this ballot measure by over 80%. In 2011, the City of Ypsilanti adopted zoning regulations reflective of that, allowing groups of caregivers to grow under one roof in the M1, M2, WS, and CI zoning districts with a Special Use Permit; and caregivers to connect with patients at dispensaries in the B2, B3, and B4 zoning districts by right.

In 2014, the zoning ordinance shifted to a hybrid form-and-use-based schema. In these new zoning districts, dispensaries were only permitted by-right in C, and not permitted in GC. The State adopted the Medical Marijuana Facilities Licensing Act in late 2016, which permitted fully commercialized medical marijuana facilities under one corporate owner, including grow facilities, provisioning centers (dispensaries), processors, transporters, and testing facilities. In November 2017, Council passed an ordinance opting-in to the MMFLA, allowing up to three grow/processors and seven provisioning centers (dispensaries). Two updates to the zoning code have already been proposed and recommended to Council; one, to permit provisioning centers (dispensaries) as a Special Use in the GC zoning district, and another, generally updating the specific standards and definitions for medical marijuana facilities.

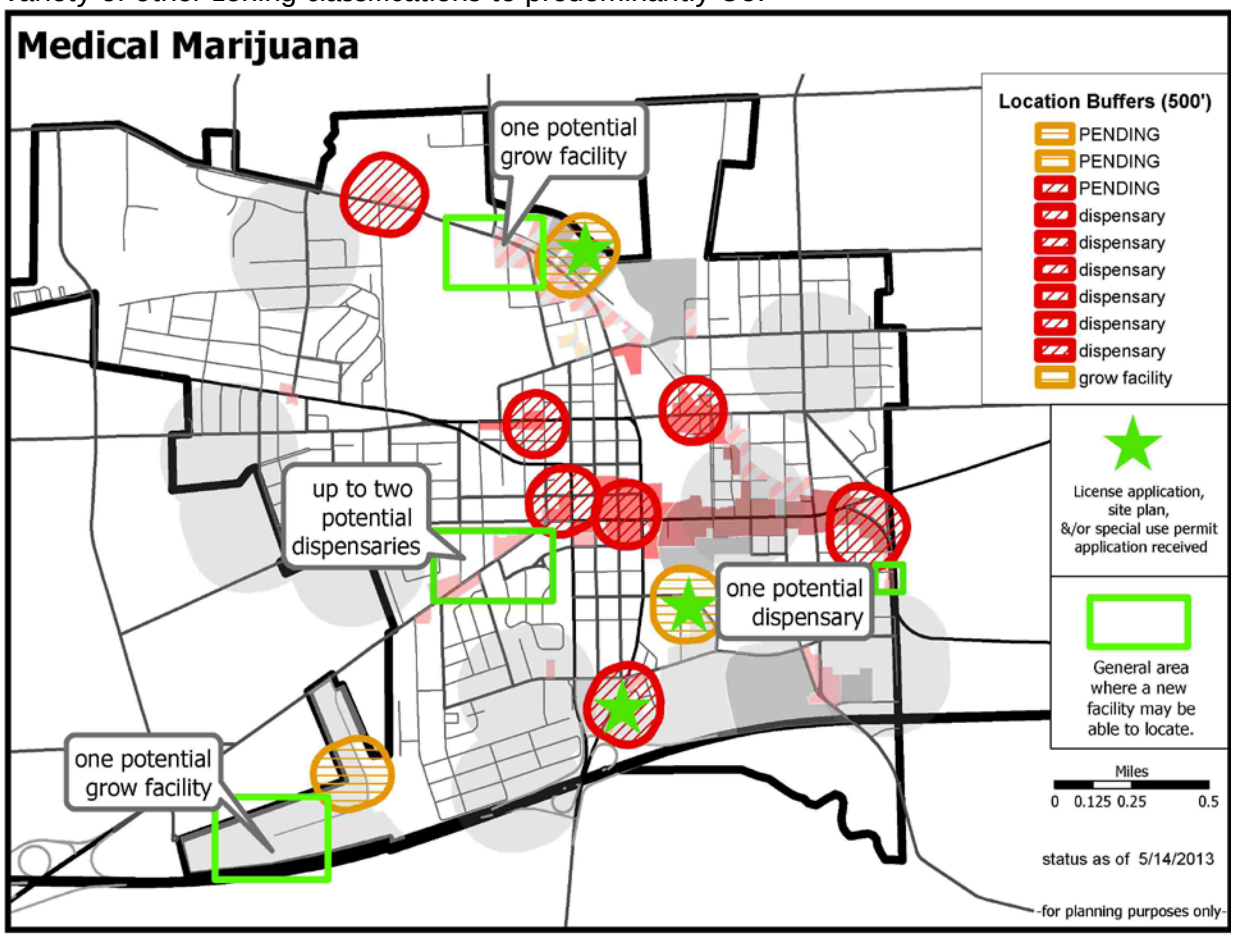
As a result of these changes at both the state and local level, it is possible that some existing provisioning centers could move; it is also possible that an existing provisioning center could go out of business and another provisioning center locate in the City. During the initial medical marijuana zoning

discussion in 2011, and during the more recent zoning discussions in 2017-18, both Planning Commission and City Council have expressed concern about marijuana business density, and the need to ensure a balanced mix of services and goods in our commercial areas. This amendment would reduce density significantly, generally allowing for only one provisioning center per commercial area, without creating significant nonconformities.

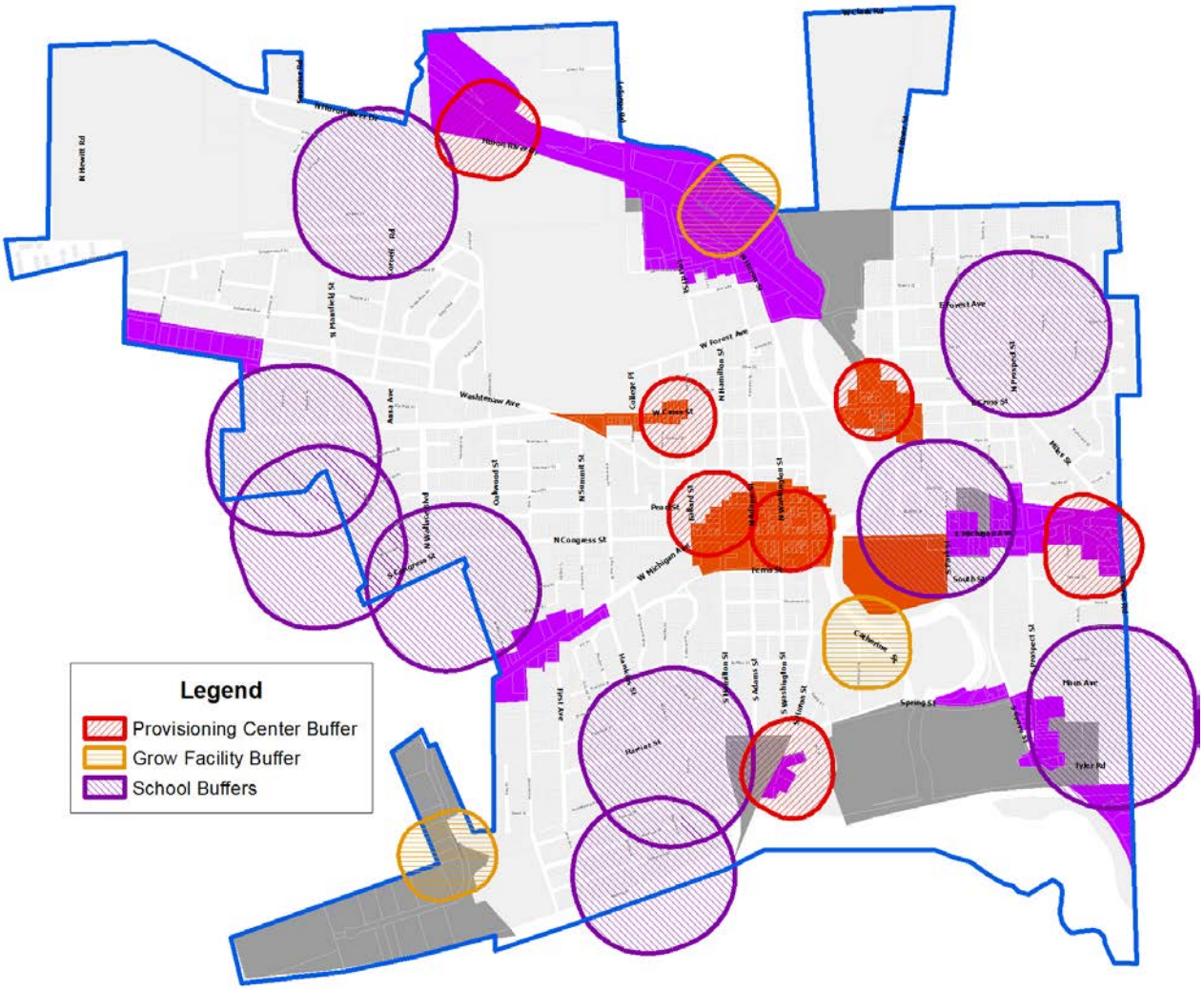
DISCUSSION

When the 2011 zoning amendments permitting dispensaries and grow facilities were adopted, there was no cap on the number of facilities, and the industry was untested and highly stigmatized. A cap on the number of facilities was introduced in 2013, as Council felt the local market was satisfied, and further increases in the number of facilities were unwise due to uncertainty in the State and Federal regulation. Many of these facilities have been operating since 2011; the newest opened in 2013. These facilities have, overall, been in compliance with local ordinances, including permitting on-demand inspections. The crime rate at these businesses is equivalent to other retail &/or industrial businesses.

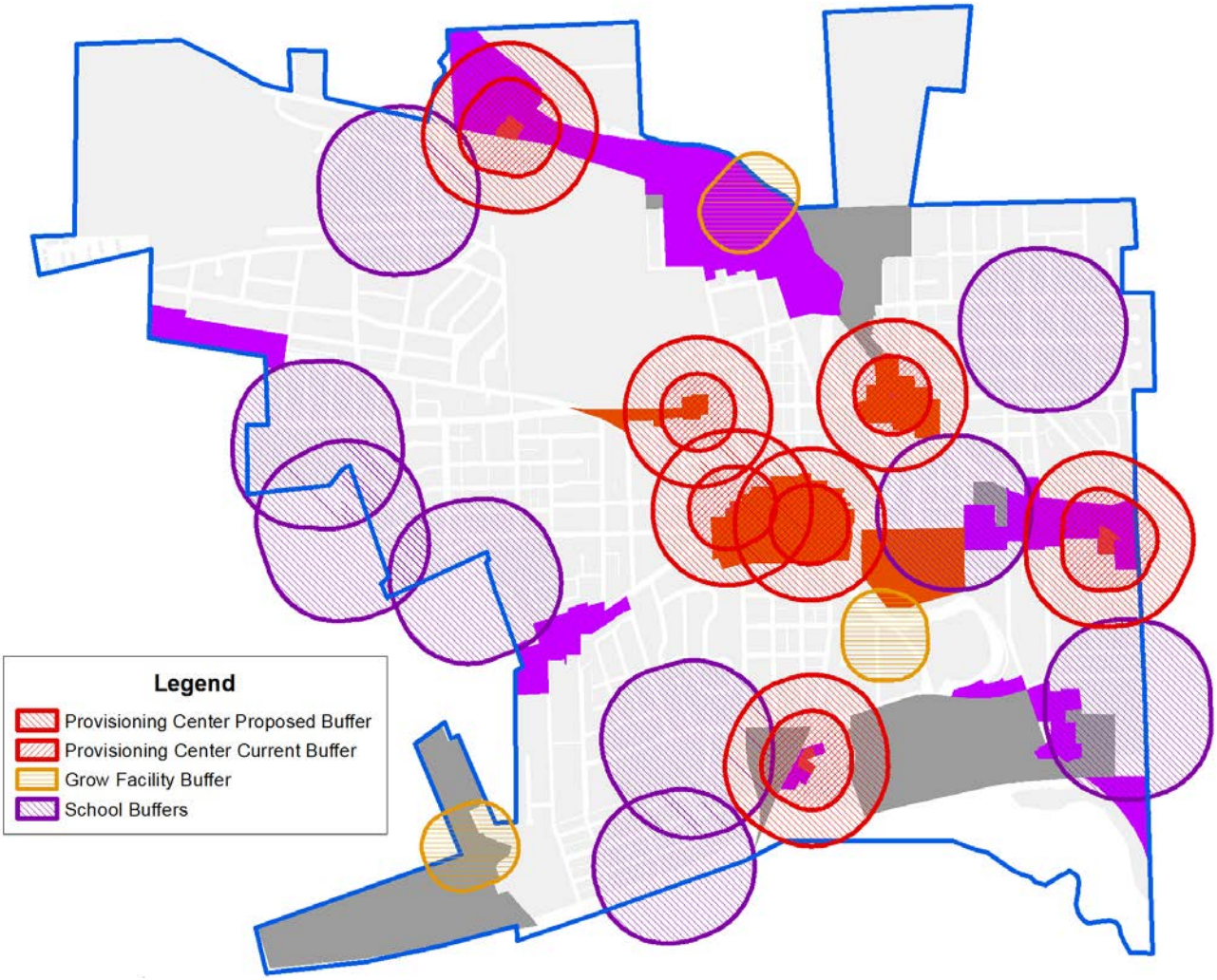
This map, as of 5/2013, shows potential locations for additional dispensaries/grow facilities; the potential distribution of facilities differed from current primarily around Washtenaw and West Michigan. The zoning around Huron River Drive has changed from the Commercial-Industrial District and a variety of other zoning classifications to predominantly GC.



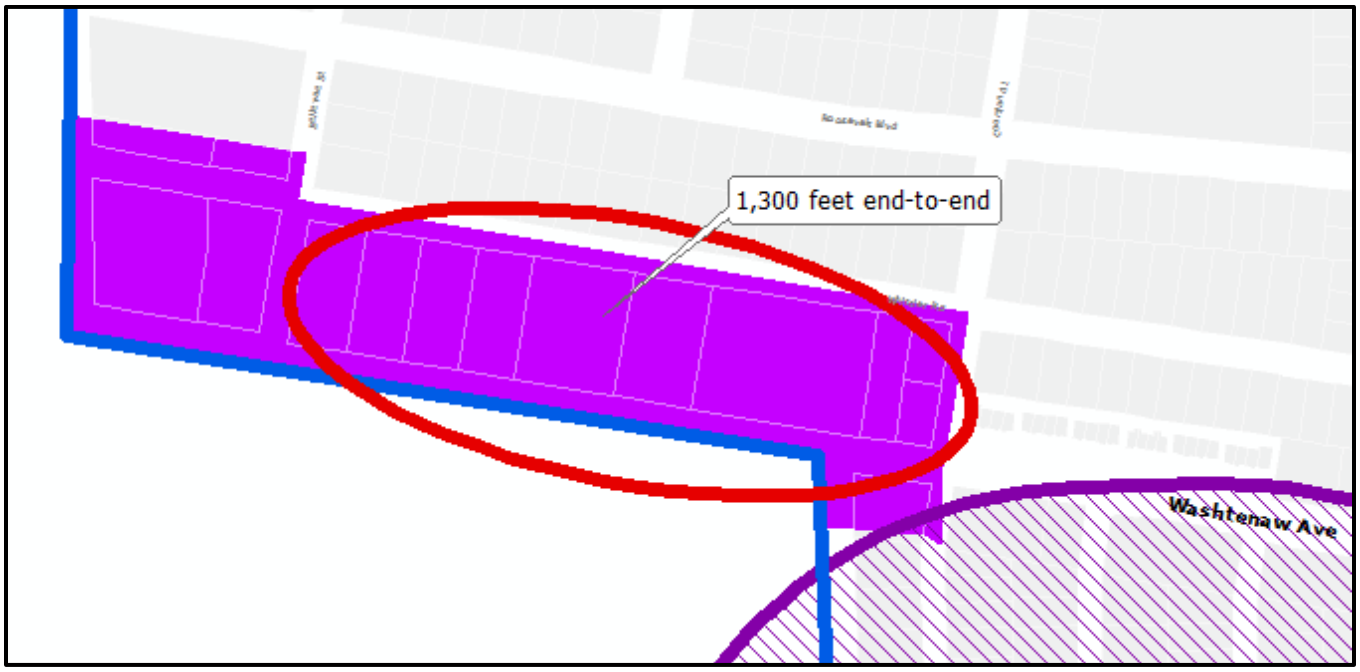
This map shows the *current* existing school buffers, facility buffers, and zoning districts. As a reminder, grow facilities are currently permitted only with a Special Use permit in GC and PMD; dispensaries are permitted by right in Center. The proposal on the table at Council would add dispensaries as a special use in the GC district. Recall also that Planning Commission has discretion in granting Special Use permits under §122-324.

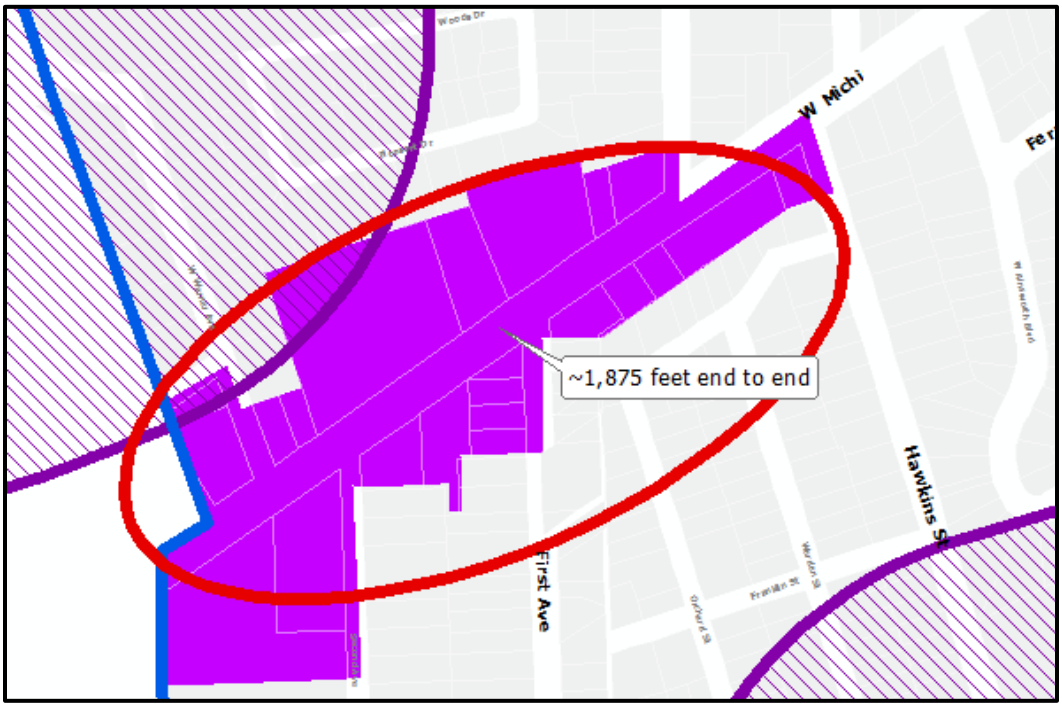


Under the proposed increase in buffers between provisioning centers, the East Michigan/Ecorse corridor cannot bear a new provisioning center, nor can Depot Town or West Cross. The two existing provisioning centers in downtown Ypsilanti would exclude each other by approximately four feet; however, Herbal Solutions is planning to move eastward once rehabilitation is complete at the new location. Commercial locations on Huron River Drive/Railroad St are already fairly constrained due to the location of the railway and river, as well as the large redevelopment site at 800 Lowell, so the expansion would have minimal effect.



Looking more closely at specific areas, Washtenaw realistically could host two provisioning centers (one at each end), and West Michigan potentially two as well- fewer than the three and four, respectively, that would be able to locate there with the smaller buffer. West Michigan, it should be noted, has fewer commercial buildings that could presumably become available for such a venture; there do exist residential buildings that could be converted.





Medical Marijuana Dispensaries (recommended to become "Medical Marijuana Provisioning Centers"), 122-532(b)(3)	"Medical Marijuana Provisioning Centers," 122-532(b)(3) (changes proposed 2/21 presumed adopted)
The dispensary shall not be located within a five hundred (500) feet of a lawfully existing medical marijuana dispensary or growing/manufacturing facility as measured from the outermost boundaries of the lot or parcel on which the proposed dispensary and lawfully existing dispensary or growing/manufacturing facility is located;	The provisioning center shall not be located within a five hundred (500) feet of a lawfully existing medical marijuana growing &/or processing facility nor within one thousand (1,000) feet of a lawfully existing medical marijuana provisioning center as measured from the outermost boundaries of the lot or parcel on which the proposed medical marijuana facility and to the outermost boundaries of the lot or parcel on which the lawfully existing medical marijuana facility is located;

STANDARDS FOR AMENDMENTS §122-362(a)

(a) ***Text Amendment.*** *For a change to the text of the Zoning Ordinance, the Planning Commission shall consider and the City Council may consider, whether the proposed amendment meets the following standards:*

(1) The proposed amendment is consistent with the guiding values of the Master Plan; and
Applicable guiding values of the Master Plan include:

- Diversity is our strength: per the decision-making rubric. This maintains and potentially improves the diversity of the mix of businesses in Ypsilanti.
- Ypsilanti is sustainable: per the decision-making rubric, this action maintains, and has the potential to create, job opportunities for Ypsilantians, without over-investing into a volatile industry.

(2) The rezoning is consistent with description and purpose of the proposed district, and.
This would apply to all Provisioning Centers in all districts.

(3) The proposed amendment is consistent with the intent of this Zoning Ordinance; and
Per §122-100, the intent of the ordinance is to promote the public health, safety, and welfare. In particular, to:
• "create a safe, diverse, and sustainable city;
• meet the needs of the City's residents for food, fiber, energy, and other natural resources;
• guide the location of places of residence, recreation, industry, trade, service, and other uses of land;
• ensure that uses of the land shall be situated in appropriate locations and relationships;
• limit the inappropriate overcrowding of land and congestion of population and transportation systems and other public facilities;
• facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility needs;"
By increasing the distance between Provisioning Centers, it reserves space for other businesses to grow and thrive within the City, while still preserving access to medical marijuana.

(4) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and

The change to the zoning ordinance has the long-term potential to do so. In the short-term, it will simply preserve the existing character of the City.

(5) The proposed amendment will preserve the historic nature of the surrounding area and of the City;
Staff does not anticipate that this amendment will negatively or positively affect the historic nature of the City.

(6) The proposed amendment will enhance the natural features and environmental sustainability of the City;
Staff does not anticipate that this amendment will negatively affect the natural features or environmental sustainability of the City.

(7) The proposed amendment will protect the health, safety, and general welfare of the public; or
The proposed change to the zoning ordinance will help maintain residents' access to medical marijuana, as prescribed by their doctor. The ordinance amendment will also help to reduce the potential that relatively volatile medical marijuana businesses might displace existing businesses in less-volatile industries.

(8) The proposed amendment is needed to correct an error or omission in the original text; or
This does not correct an error; it is an amendment due to a changing regulatory environment.

(9) The proposed amendment will address a community need in physical or economic conditions or development practices; and
Staff does not anticipate that this change will significantly impact a community need in physical or economic conditions. If the industry continues to grow, it is possible that medical marijuana businesses could reinvest significantly into their businesses. However, it is also possible that the businesses will face increasing regulatory hurdles at the federal level, and medical marijuana still carries some stigma. This amendment would decrease the potential impacts of both any stigma and the potential for an industry collapse due to regulatory issues.

(10)The proposed amendment will not result in the creation of significant nonconformities in the City.
The proposed amendment will make nonconforming the two dispensaries in downtown Ypsilanti. However, as noted, Herbal Solutions is in the process of preparing a space to the east that would conform under the new ordinance.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend to City Council the ***approval*** of the proposed text amendment to 122-532(b)(3), "Medical Marijuana ~~Dispensaries~~ Provisioning Centers", with the following findings:
(1) The proposed amendment is consistent with the guiding values of the Master Plan;
(2) The proposed amendment is consistent with the intent of this Zoning Ordinance;
(3) The proposed amendment will protect the health, safety, and general welfare of the public;
(4) The proposed amendment will address a community need in physical or economic conditions or development practices.

Bonnie Wessler
City Planner, Community & Economic Development Division

City of Ypsilanti
Community & Economic Development Department

March 12, 2018

Staff Review of Planned Unit Development Application
Ozone House
1600 N Huron River Drive

GENERAL INFORMATION

Applicant:	Ozone House 1705 Washtenaw Ann Arbor, MI 48104
Project:	Ozone House PUD
Application Date:	February 20, 2018
Location:	Northwest corner of Huron River Drive and Superior Rd
Zoning:	NC-Neighborhood Corridor
Staff Recommendation:	Approval

PROJECT

Ozone House is proposing to consolidate many of their services to Ypsilanti at this location. Ozone House provides supportive services to homeless and at-risk youth, primarily in Washtenaw County. At this site they are currently planning to house their administrative offices; provide emergency shelter, medical support, and potentially job training and education to youths; and provide supportive housing for youths (both under 18 and young adults up to age 24). Phase one of the site includes all site improvements and the main building; phase 2 would potentially provide additional supportive housing for young adults.

The site is currently City-owned, and has been on the market since approximately 2006. It was the site of a former YCUA well, and continues to be the site of a YCUA pumping station. An open storm drain runs along the east side of the property. DTE lines traverse the north quarter of the property, and are present at both the east and the south sides as well. There are steep slopes on site, complicated by sandy soil, and the Huron River (and FEMA floodplain) bounds the site to the north. The combination of the pumping station, DTE lines, storm drain, floodplain, and steep slopes effectively preclude development along the east half of the parcel and much of the north.

Due to the complexity of the site and the variety and type of uses proposed, this project is being proposed as a Planned Unit Development. This enables the City to review the uses in line with those permissible under HHS, HC, NC, and C per 122-701; it also permits exceptions to the dimensional requirements with findings in support per 122-706.

SITE DESCRIPTION

The subject property, 1600 N Huron River Drive, parcel # 11-11-05-240-003 consists of 5.48 acres at the northwest corner of Huron River Drive and Superior Rd. The current entrance to the site is off of Superior Rd with a gravel drive leading the YCUA pump station in the southeast section of the parcel. YCUA holds an easement on the east end of the property for the pump station and the access drive to it. A drain runs north-south is on the eastern half of the parcel; the City will hold a drainage easement over this area. The City will also hold a conservation easement over the 20' of the parcel adjacent to the river.

The site has steep slopes, areas within the regulatory floodplain, unbuildable areas due to easements, and is heavily wooded. The site and its surrounds appear heavily disturbed in a 1940 aerial (see figure 2), with little vegetation present in the proposed development area, and thus the natural features that are present are highly unlikely to be significant.

The applicant is proposing to build a 7855 sf footprint multipurpose building, with associated parking and outdoor recreation areas (decks and walkouts as well as a basketball court). This building would have a mix of storage, office, and housing. On the lower level, there are eight bedrooms with a shared kitchen, study area, and bathrooms, as well as a shared living area with walkout deck proposed, as well as storage, laundry, and a recreation room. On the ground/main floor, there are office spaces, work areas, meeting rooms, storage, medical offices, childcare spaces, and multipurpose rooms. The upper story has two large multipurpose rooms, as well as another eight-bedroom unit with shared living, dining, toileting, and recreation/learning areas. This unit also has access to the outdoors via a screened porch. The building is a total of approximately 19,066 square feet.

The applicant also has a potential Phase 2 of a two-story 8-10 unit apartment block, proposed just north of the basketball court, with a footprint of approximately 3500 sf. In the event of development, this court would become parking to serve the new housing.

Figure 1: Site Location and Context

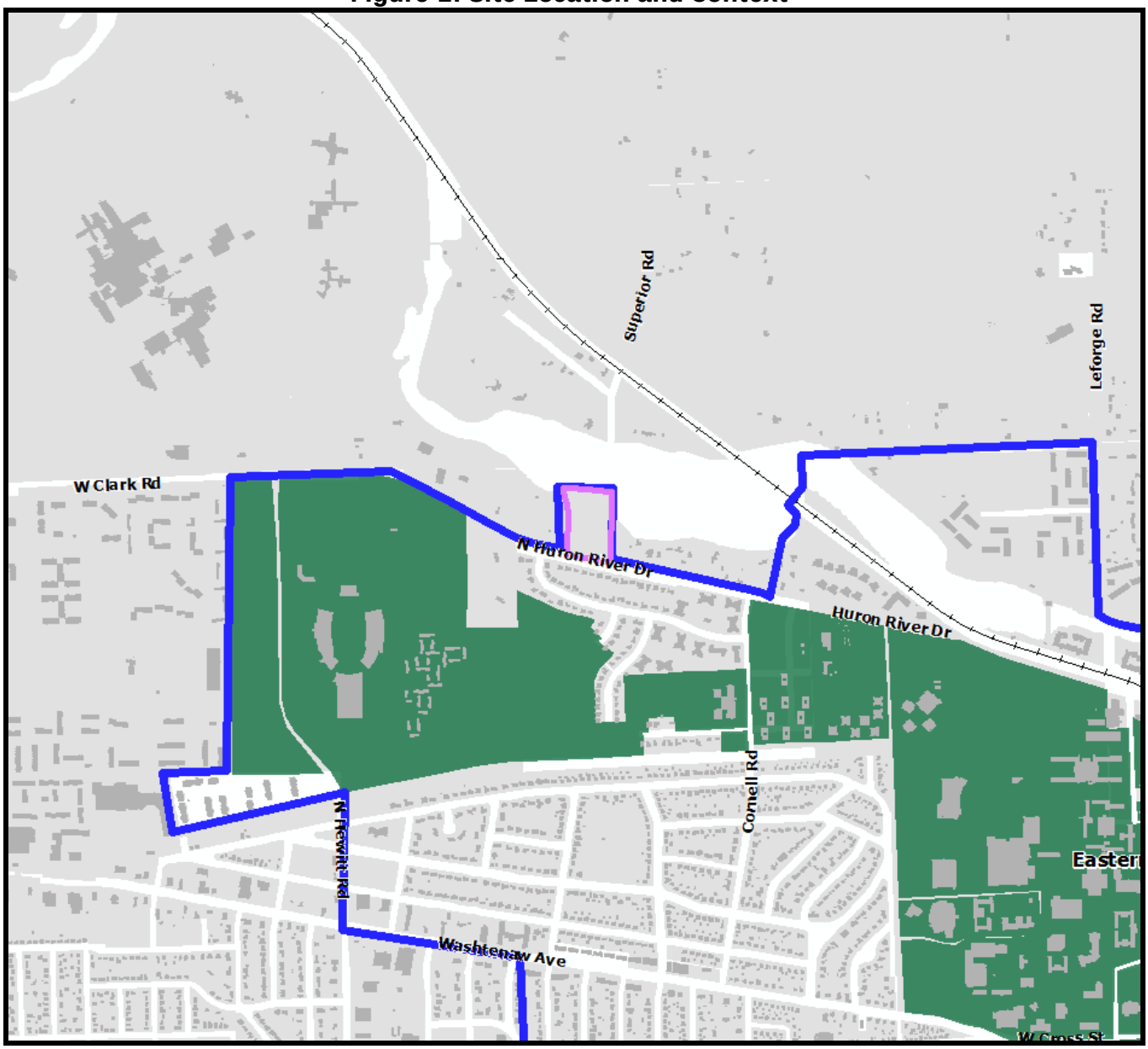


Figure 2: Site Aerial (1940)

Figure 3: Site Aerial (2015)

Figure 4: Site Aerial (2015) with 2 ft contours (LiDAR, older)

Figure 5: Site Survey (provided by applicant)

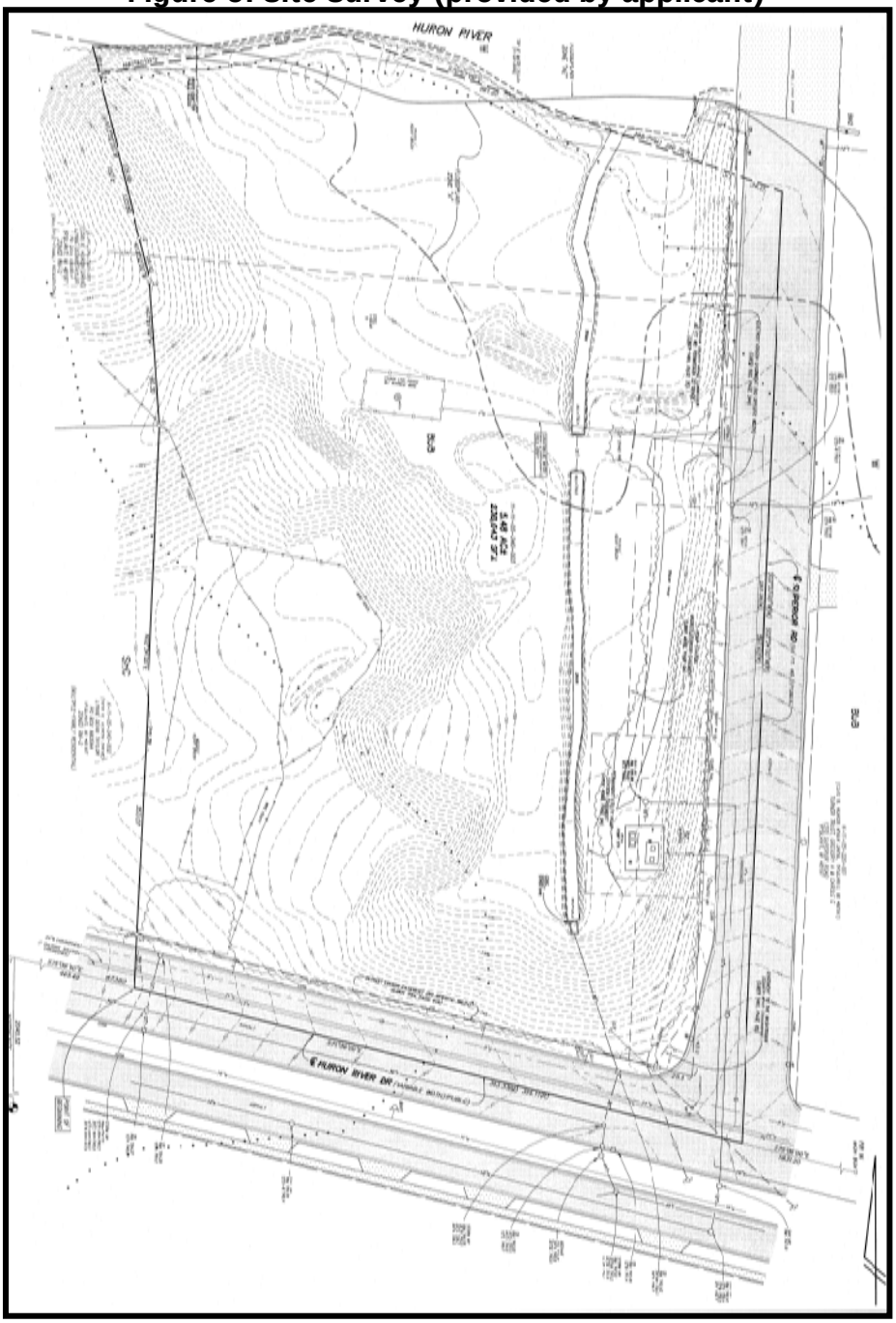


Figure 6: View from corner of Huron River Drive and Superior looking NW (google maps)

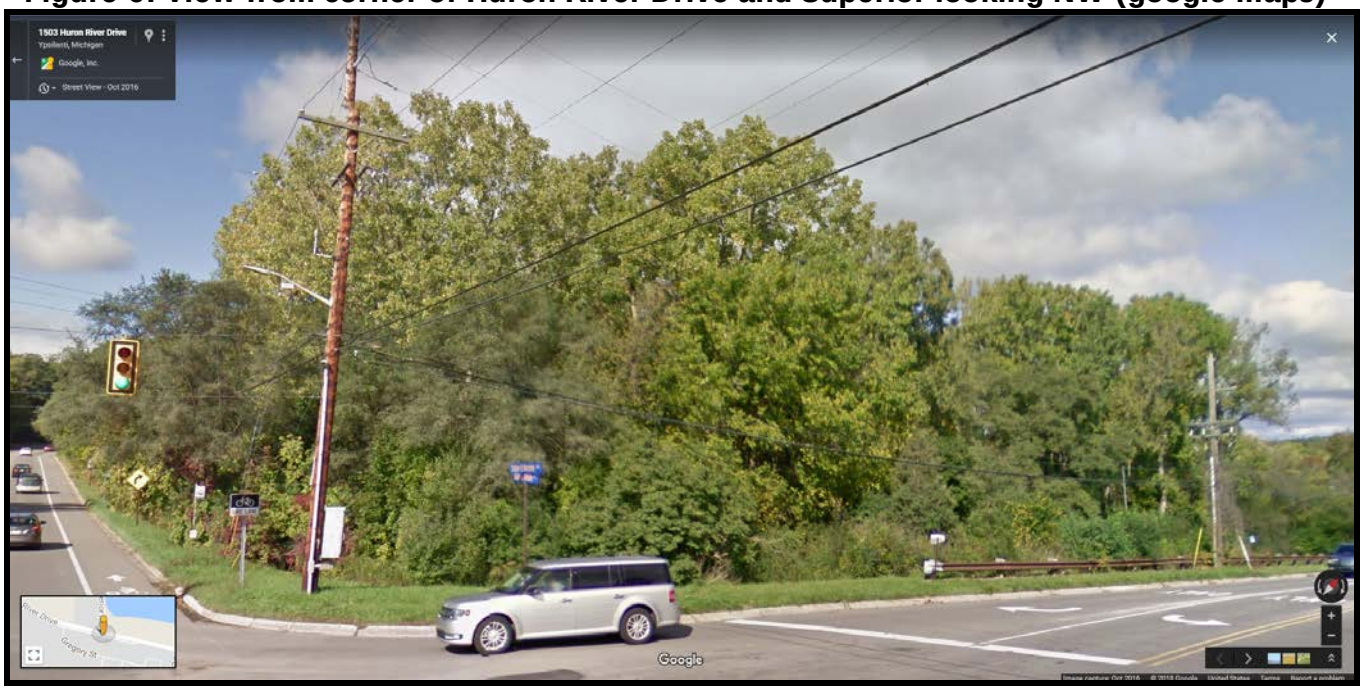


Figure 7: Bird's-eye from southeast (Bing maps)

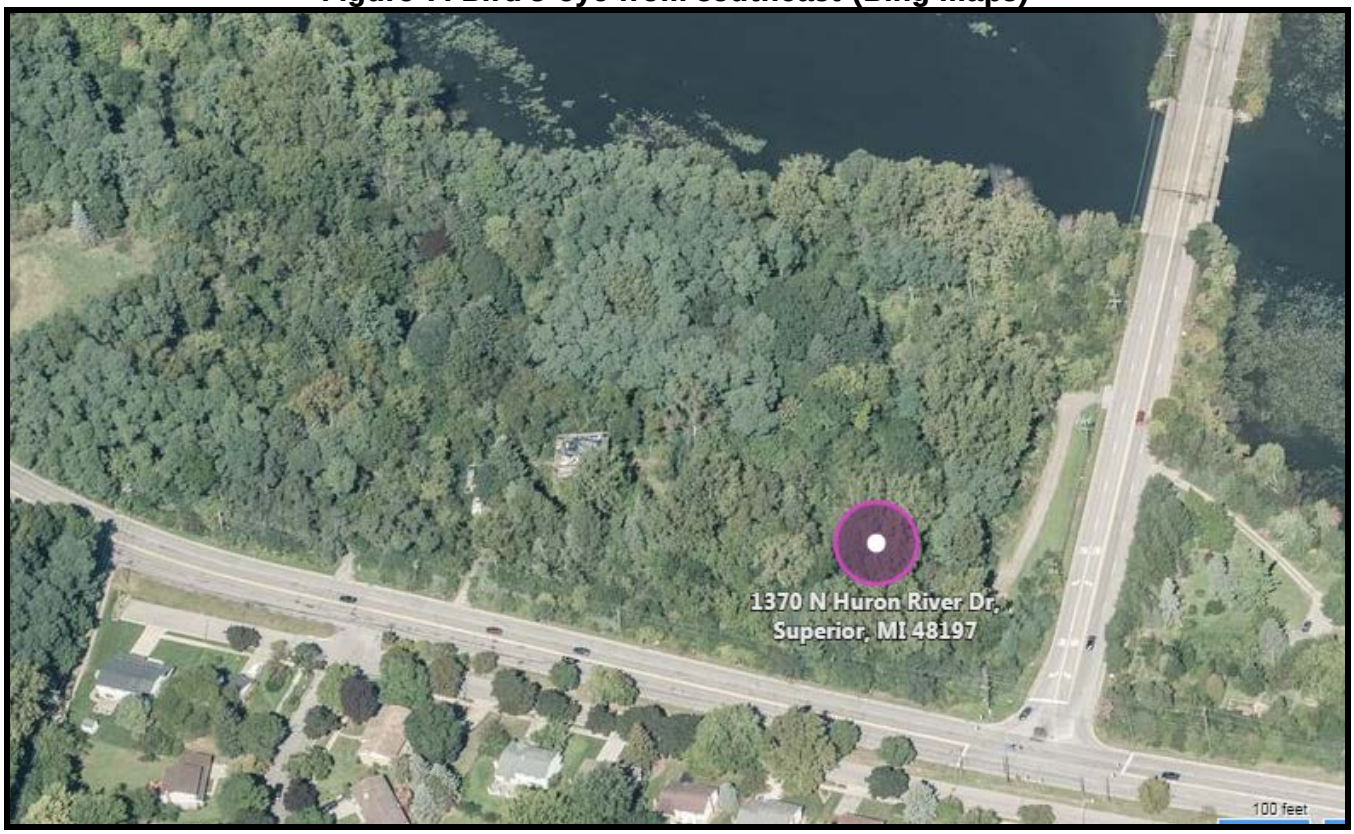


Figure 8: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Waterfront	--
EAST	Multifamily & single family residential	MD, R-3 (twp)
SOUTH	Single Family residential	R-1
WEST	Single-family & multi-family residential	R-1, RM-2 (twp)

PLANNED UNIT DEVELOPMENT: PURPOSE §122-700

(a) It is the purpose of this article to provide guidelines for development or redevelopment which is planned as a unit. Toward this end, it is the intent of these regulations to allow flexibility in the regulation of land development; encourage innovation in land use and variety in design, layout, and type of structures constructed; achieve economy and efficiency in the use of land, energy, public services, and utilities; encourage useful open space; provide better housing, employment, shopping opportunities, compatibility of design, and use between neighboring properties; facilitate the preservation and reuse of historic structures; and encourage development that is consistent with the City's master land use plan.

(b) The approval of a planned unit development application requires an amendment to this chapter to revise the Zoning Map and designate the subject property as "PUD, planned unit development." An approval granted under this article, including all aspects of the final site development plan and conditions imposed on it, constitutes an inseparable part of this chapter.

(c) The provisions of this article are not intended as a device for ignoring this chapter, the specific standards set forth in this chapter, or the planning upon which it has been based. Provisions of this article are intended to result in land development substantially consistent with the zoning standards generally applied to the proposed uses, allowing for modifications and departures from generally applicable standards in accordance with the guidelines of this article to insure appropriate, fair, and consistent decision-making.

PLANNED UNIT DEVELOPMENT: REQUIREMENTS §122-702

(a) Unified Control. Unified control. The proposed development must be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this chapter. The applicant must provide legal documentation of a single ownership or control in the form of agreements, contracts, covenants, and deed restrictions which indicate that the development can be completed as shown on the plans, and further, that all portions of the development that are not to be maintained or operated at public expense will continue to be operated and maintained by the developers or their successors.

COMMENTS: The site will be under single ownership.

(b) Minimum size. The minimum size of a planned unit development in the Walkable Urban Districts is one half-acre of contiguous land. The minimum size of a planned unit development in the Use Based Districts is one acre of contiguous land.

COMMENTS: This is met.

(c) Applicable base regulations. Unless waived or modified in accordance with the procedures and standards set forth in this article, the yard, bulk, parking, loading, landscaping, lighting, general provisions, and all other standards set forth in this chapter for the uses listed below must be applicable for uses proposed as part of a planned unit development:

(1) Multiple-family residential uses must comply with the regulations applicable in the MD multiple dwelling residential district.
(2) Commercial and office uses must comply with the regulations applicable in the C - Center district.
(3) Manufacturing uses must comply with the regulations applicable in the PMD - Production, Manufacturing, and Distribution district.
(4) Mixed uses must comply with the regulations applicable for each individual use, as outlined above, except that if conflicts exist between provisions, the regulations applicable to the most dominant use must apply.
(5) To encourage flexibility and creativity in development consistent with the planned development concept, departures from compliance with the base regulations may be granted by the City Council, upon recommendation of the Planning Commission, as a part of the approval of the planned development. For example, such departures may include modifications of lot dimensional standards, setback requirements, density standards, parking and landscaping requirements, and similar requirements. Such departures may be approved only on the condition that they will result in a higher quality of development than would be possible using conventional zoning standards.

COMMENTS: This is a mixed use of offices, education, emergency shelter (homeless shelter), supportive housing, childcare, and medical. HHS is the most appropriate zoning district. Each use will be evaluated per its specific standards.

(d) Street Access. Each lot, main building, and principal use within a Planned Development district shall have vehicular access to a public street. Adequate provision shall be made for dedications of land for streets and essential services.

COMMENTS: No new streets will be constructed as part of this development. Both buildings will be served by a single drive and parking.

(e) Usable Open Space. The proposed development shall contain at least as much open space as would otherwise be required by the existing underlying zoning.

COMMENTS: Extensive open space will be preserved. Less than a quarter of the site will be developed.

(f) Landscaping and Maintenance of Common Areas. All required yards and common areas shall be landscaped and adequately and permanently maintained by the property owner, tenant, or organization responsible for maintaining common areas. Through an irrevocable conveyance, such as deed restrictions or covenants that run with the land, the developer shall assure that all yards and common areas will be developed in accordance to the site plan and not changed to another use.

COMMENTS: The owner will be responsible for all maintenance.

(7) Additional Considerations. During review of a proposed planned development, the Planning Commission shall take into account the following considerations which may be relevant to a particular project:
- perimeter setbacks and screening;
- thoroughfares, drainage, as provided for in best management practices as appropriate, and utility design;
- underground installation of utilities;
- insulating pedestrian circulation from vehicular thoroughfares and ways;
- achievement of an integrated development with respect to signage, lighting, landscaping and building materials;
- and noise reduction mechanisms, particularly in cases where non-residential uses adjoin off-site residentially-zoned property.

COMMENTS: See the section of this review entitled "Site Plan: Standards for Approval."

PLANNED UNIT DEVELOPMENT: PROCESS §122-705

In broad strokes, the initial approval/denial process consists of four steps.

1) Pre-application conference
2) Planned Unit Development Application
3) Planning Commission review, public hearing, and recommendation to Council ***(we are here)***
4) City Council Action

SITE PLAN: STANDARDS FOR APPROVAL §122-311

STANDING §122-311(a)

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

REQUIREMENTS §122-311(b)

"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."

Due to easements in place, a drain on site and elevation changes within the site that make the east side of the property problematic to utilize, staff has eliminated the eastern 115' of the property from the review for requirements.

Figure 9: Requirements

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
NC: §122-479 MB BUILDING TYPE	Determined by lot size		Vacant	Multiple Story Building
LOT REQUIREMENTS				
Width ft	**Min** 120	**Max** block		230'
Depth ft	**Min** --	**Max** 500		409.65'
Area sf	**Min** --	**Max** 150,000		94,219.50 sf
Coverage %	**Min** -	**Max** 90%	7,855/94,219.5= 11,375/94,219.5=	Phase I-8.3% Phase II-12.1%
BUILDING ENVELOPE AND HEIGHT				
Street setback ft	**Min** 5	**Max** 25		Phase I-12'-15' **Phase II-240' (exception requested)**
Side setback ft	**Min** 0	**Max** --		East side Phase I-~20' Phase II-127' West side Phase I-70' Phase II-28'
Rear setback ft	**Min** 10 (25' adjacent to single-family)	**Max** --		Phase I-439' Phase II-250'
Frontage buildout %	**Min** 50	**Max** 100		**107/230-46.5% exception requested due to the physical challenges of the site**

ORDINANCE REFERENCE		REQUIRED		EXISTING CONDITIONS	PROPOSED
	Height stories	**Min** 2	**Max** 6		2, meets
	PARKING PROVISIONS	Location: side, street side and rear yards			Side and rear yard, meets
	PRIVATE FRONTAGES	Required: commercial			Main entry on west side
	Distance between openings (ft)	**Min** --	**Max** 2		**0.5'-19.5' exception requested**
	Door recess	**Min** --	**Max** 5		2'10 ½"
	Ground floor transparency (%)	**Min** 60	**Max** --		**165/1230.5=13.5% exception requested**
	Height to bottom of window (ft)	**Min** --	**Max** 2.5		2' – 2.5'
	Yard Requirements	Must be landscaped/pervious with a path at least 6' wide connecting the building entrance to the sidewalk			Phase I: 7' path only from door on Huron River Drive, **Phase II: 7' path only in front of building, does not fully connect to sidewalk in ROW exception requested due to site constraints**
§122-442 (d) et seq	**SIGNAGE**			None provided	Applicant to provide sign details with sign permit application
§122-521	**Child Care Centers and Group Day Care Homes**	(a) All child care centers and group day care homes must be registered with or licensed by the state department of social services and must comply with the minimum state standards for such facilities. (b) The square footage of outdoor recreation area required by the Building Code and licensing agency must be provided in the rear, side, or street side yard. Such outdoor space must be fenced and screened from any adjacent lot.			This is met. Applicant is licensed as a child care center in other locations and will pursue licensure here.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-528 Homeless Shelter	(a) The facility must be operated by a recognized human service agency, incorporated by the state, and which is not for profit. (b) Resident manager and support services must be provided 24 hours a day, 7 days a week. (c) No such facility may be located within 1,000 feet of a similar facility.		Ozone House is a non-profit human service agency. They will provide onsite services 24 hours per day, 7 days per week. There is no similar facility within more than 1,000 feet. This is met.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-548 Supportive Housing	(a) The maximum number of persons served per the facility shall not exceed 8. (b) On-site services shall be for residents of the facility only. (c) If the owner of the property does not reside on the premises, the owner must appoint a resident manager, who resides on the premises. The property owner must provide the name and contact information of this person upon request by the City. (d) For each adult cared for, the square footage of outdoor recreation or relaxation area required by the Building Code must be provided in the rear, side, or street side yard. Such outdoor space must be fenced and screened from any adjacent lot. (e) All new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood. (f) Screening in accordance with §122-634 shall be provided along all rear and side yard boundaries between the proposed use and property either zoned or used for single-family and two-family purposes.		(a) The facility would like the ability to serve more than eight supportive housing clients at a time, potentially up to fifty residents with the Phase 2 expansion. **Exception requested.** (b) On-site services will not be limited to residents, but will be limited to the client population of youth and young adults up to age 25. **Exception requested.** (c) This will be met and made part of the PUD agreement. (d) This is met. (e) The neighborhood as a whole is diverse with regards to structures. West, before Hewitt, are medical offices and EMU's facilities. East, there are some homes, then many multifamily developments. To the north, across the river, are luxury homes and utilities. The south elevation of the building reflects a multifamily "feel" which staff feels is not inconsistent with the diversity of the area. (f) This has been met.

Items to be Addressed:

- *Exception requested from front setback requirement for Phase 2 apartment building of §122-479(e), due to the constraints of the site.*
- *Exception requested from frontage buildout percentage requirements of §122-479(h), due to the constraints of the site.*
- *Exception requested from Private Frontage requirement of §122-484, due to the lack of a retail or commercial presence on the first floor open to the general public.*
- *Exception requested from §122-548(a), in the social interest of being able to serve more clients.*
- *Exception requested from §122-548(b), in the social interest of being able to serve a more clients.*

BUILDING LOCATION AND SITE ARRANGEMENT §122-311(c)

"All elements of the site or sketch 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 plans indicate two buildings will be placed on the western portion of the site. The main building will be located close to the street, with an east and west wing. The west wing is primarily assembly space and only one level. The east wing and main body of the building are three levels; a garden level, partially below-grade; a first floor; and a second floor. The garden level and second floor are primarily residential; the first floor is home to most business operations. A second building may be placed, in a potential phase 2, to the north of the basketball court, which will be made available to parking at that time. Parking will be located to the east and north of the main building, as will the dumpster enclosure.

Items to be Addressed: *None.*

SITE ACCESS, TRAFFIC, AND PARKING §122-311(d)

"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."

Note: The applicant is proposing construction of a crosswalk across Huron River Drive and the service drive to the south, in addition to the sidewalk along the south frontage, which also serves to provide a safe, accessible space for people to wait for the bus, as well as access the bus.

Figure 10: Parking Layout

	ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
NC: §122-670	**CIRCULATION STANDARDS**	Sites of 1 acre or more requires a circulation plan		No circulation plan is provided. None requested by staff due to a single access drive.
§122-685	**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)	Vacant	-40 spaces total -30 spaces at 9' x 18' & 9' x 20' proposed, meets -8 spaces at 8' x 16' for compact, meets, **requires signs** -2 barrier free, meets
§122-683	**Access**	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		Phase I: 5' – 7' paths, meets **Phase II: no walkway shown. Applicant to address with administrative review prior to construction of phase 2.**
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway		-meets -250', meets -26', meets
	Internal Maneuvering	10' (one-way), 20' (two-way)		-22', meets

Surfacing	durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials		Meets, see engineering review
Drainage	shall be graded and drained to public storm sewers		Meets, see engineering review
Setback from street	Parking lot setbacks are designated by the zoning district		Meets
Setback from adjacent lot	Parking areas are required to be 10' from any adjacent lot.		Meets
Striping	For parking lots containing five or more spaces, all spaces shall be outlined with three-inch wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue, and signed in accordance with the State Barrier-Free Code.		Striping indicated on plans, meets
Wheel Stops	For parking lots containing five or more spaces or accessory to commercial uses, wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping. In all cases where parking lots abut public or private sidewalks, continuous concrete curbing or bumper stops, at least six inches high, shall be placed so that a motor vehicle cannot be driven or parked on, or hang over, any part of any sidewalk.		Curbing proposed, meets
Lighting	With the exception of multiple-family dwellings on individual lots containing no more than four units, parking and loading facilities utilized during night-time hours shall be artificially illuminated. All such outdoor lighting shall meet the requirements of §122-609.		Lighting indicated on plans and photometric, meets

	Screening & Landscaping (internal) 122-684	1 tree per 8 spaces		40/8=5 required, 5 proposed, meets
		1 landscape island for each 16 spaces		2 proposed, meets
		Islands w trees: 9' wide min and 160' sf Islands w 5' min walkway: 11' wide min Islands: curbed or used for stormwater		-meets -n/a -meets
		All aisle-ends & corners protected w curbed island		Meets
		3' between curb and planting (5' if vehicle overhang)		Meets
	Screening & Landscaping (perimeter)	Screened in accordance with 634 if abutting R1, MD, CN, CN-Mid, CN-SF		6' privacy fence west of parking lot meets
		3'-4' screen 80% opacity where visible from ROW		Meets
		Landscaped areas, walls, structures, walks- must be protected by curbing		Meets
§122-691	**Motor spaces**	Phase 1: group residence/roominghouse: 1 per bedroom or sleeping room, plus 1 per each employee.	2 units, 2 staff: 4 spaces.	**30 spaces required in phase 1; 31 provided.** **46 spaces required (total) in phase 2; 40 provided.** **Waiver for 14% of required spaces requested for Phase 2 parking, due to proximity of bus stop and site constraints.**
		Phase 1: Business and professional offices, 1 per 300 sf usable area	8,000sf /300=26	
		Phase 2: Multiple-family dwellings, including townhouses 1.5 for each dwelling unit, plus 1 for each 10 dwelling units for guest parking.	10 units maximum; 16 spaces.	
		NOTE: Staff did not calculate "child care center" standards, as the children cared for will be residents and incorporated into the office uses of the site, thus falsely duplicating estimated parking demand.		
	Bicycle spaces	1 per 5 motor spaces, minimum of 2	40/5=8 required	14 spaces, meets
§122-692	**Parking discounts**	Transit	AAATA bus route 3 has stop at corner of HRD and Superior, w/in 100 '	20% of 80=16 spaces
		Alternative Vehicles	n/a	
		Bicycle	No covered spaces proposed	
		PC discretion, special circumstances not listed above	Up to 20% for special circumstances	

§122-672 SIDEWALKS	provide a sidewalk or shared-use path		5'-7' on HRD, meets **None proposed on Superior Rd. Exception requested; Superior Rd is under control of WCRC, whom generally does not require sidewalks. Sidewalks are not anticipated north of the development, and due to site constraints, would be prohibitively expensive to construct.**
§122-675 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.		**Eastern arborvitae southwest of the drive is in the 10 x 10 triangle due to the expanded right-of-way.** Recommend replacing arborvitae with low evergreen shrubs and a deciduous tree.

Items to be Addressed:

- *Applicant to provide compact car signage for the eight compact car parking spaces.*
- *Applicant to provide a fully connected 5' or wider walkway from the phase II apartment building to the sidewalk on Huron River Drive; to be reviewed administratively at point of construction.*
- *Waiver for 14% of the vehicle parking requested under 122-691 due to site constraints and proximity of bus stop.*
- *Exception requested from sidewalk requirement per 122-672 along Superior Drive.*
- *Applicant to review landscaping at southwest corner of site adjacent to drive and propose alternate plantings to meet both off-street parking screening requirements and traffic visibility requirements.*

ENGINEERING & STORMWATER §122-311(f), §122-311(g)

(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 plan review is required for this development as impervious surface is being added, and grade changes are present on the site.

Items to be Addressed: *See engineering review. Engineer sees no impediment to approval.*

SCREENING §122-311(h)

"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 11: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609 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		-meets -meets **-proposed @ 25', exception requested due to the extensive tree cover surrounding the site minimizing offsite impacts and site constraints in locating additional lighting.** -meets
§122-608 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad		**Applicant to provide more details on dumpster enclosure prior to construction.**
§122-631 Landscape plan			Included
§122-634 Screening Between Land Uses *if conflicting use*	visual buffer of at least 80% opacity and 6' height		6' vinyl fence on west side of property proposed, meets

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb.	230 of street frontage in area considered 230/30=8	**Only 7 street trees in the 230' considered, 10 proposed on entire frontage with 11 required. Applicant to evaluate ability to allow existing trees to remain where possible, or add additional tree on east side of site.**
§122-638 Site Landscaping	10%	94,219.5*.10=9,422	~14,000 proposed, meets
§122-640 Exterior Electrical	Screen when visible from any primary visual exposure area		n/a
§122-632 Landscape Elements	Quality, composition, berms, spacing, species		**Replace Callery Pear with a less invasive ornamental species.**
§122-633 (d)(e) Maintenance	Readily available and acceptable water supply; may install underground sprinkler system		Maintenance addressed in plans

Items to be Addressed:

- *Exception requested from maximum pole height in 122-609(c) due to the character of the site and the site constraints in locating additional fixtures.*
- *Applicant to provide details for the dumpster enclosure for administrative review.*
- *Applicant to evaluate ability to allow existing trees to remain where possible, or add additional tree on east side of site.*
- *Applicant to replace Callery Pear trees with similar trees with less invasive habit.*

PHASING §122-311(i)

"Separate phases of development shall be in logical sequence, and each phase shall stand alone so that no one phase will depend upon a subsequent phase for adequate access, public utility services, drainage, or other improvements."

The applicant proposes the initial construction of the main office building; with potential construction of additional apartments at some undetermined date in the future. As PUD agreements are often challenging to revisit, staff has advised applicant to apply for both phases at this time.

OTHER DEPARTMENT AND AGENCY APPROVALS §122-311(j)

"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."

FIRE DEPARTMENT

As applicant is requesting a curb cut opening and a new parking lot, Fire Department review and approval is required. Fire Department to review fire suppression and hydrant location.

WASHTENAW COUNTY ROAD COMMISSION

The applicant is responsible for obtaining permits from the Washtenaw County Road Commission before beginning work on any portion of the County right-of-way, including sidewalks, curbs, and driveways on Huron River Drive and Superior Rd. A 15' ROW on HRD has been requested by the WCRC.

MASTER PLAN CONSIDERATIONS §122-311(k)

"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."

Safety comes first. This development would help to secure safe housing for at-risk and homeless youth, and work to provide them with valuable life skills to help ensure that they can stay safe in the future.
Diversity is our strength. This development would serve a diverse youth population, an important segment of Ypsilanti's population.
Anyone, no matter what age or income, can find a place to call home in Ypsilanti. This development would provide temporary and supportive housing to at-risk and homeless youth, who may have no income.
Anyone can easily walk, bike, drive or take transit from anywhere in Ypsilanti and to anywhere else in Ypsilanti and beyond. This is located on the #3 bus route, which runs regularly to connect UM, UM hospital, WCC, St Joe's, EMU, and downtown Ypsilanti. This is also quite near the Border-to-Border trail.
We can only achieve our vision by building a community amongst ourselves and with our neighbors.

Please see the decision-making rubric on pages 8-11 of the Master Plan.

PLANNED UNIT DEVELOPMENT: STANDARDS FOR APPROVAL §122-706

In considering any application for a planned unit development, the Planning Commission and City Council must make their determinations based on the standards for site plan approval in §122-311 and the following standards:

(a) Conformance with the planned development concept. The overall design and all uses proposed in connection with a planned unit development must be consistent with and promote the intent of this article, as well as with specific project design standards set forth in this chapter.

COMMENTS: The overall use of the site aligns with the Master Plan. The design of the building and parking/circulation areas strive to conform with the dimensional standards of the zoning ordinance, but are challenged by the difficult layout of the site. This is an economic use of land, as it combines many far-flung services into one location. This use puts the site to a public purpose while also preserving the natural resources, utility functionality, and stormwater benefits of the site.

(b) Recognizable benefits. The planned development will result in recognizable and substantial benefits to the ultimate users of the project and to the community in general where such benefits would otherwise be unfeasible or unlikely to be achieved.

COMMENTS: Ozone House has had a long history in the community of providing needed services to area youth.

(c) Compatibility with adjacent uses. The proposed planned unit development must be designed with due regard to its relationship with development on surrounding properties and uses thereon, including building heights, setbacks, density, parking, circulation, landscaping, views, and other layout features. In particular, consideration must be given to the following:

(1) The bulk, placement, architecture, and types of materials used in construction of proposed structures.

(2) The location and screening of vehicular circulation and parking areas in relation to surrounding development.

(3) The location and screening of outdoor storage, outdoor activity or work areas, and mechanical equipment in relation to surrounding development.

(4) The hours of operation of the proposed uses.

(5) Landscaping, preservation of historic features, and other site amenities.

COMMENTS: The building is larger than those in the immediate area, however, the scale is aligned with multifamily and office buildings a short distance away, both east and west. The vehicle access and circulation is adequate to serve the buildings proposed; there is no future development potential to consider on the site due to the extreme challenges. Screening to the east is more than adequate due to existing vegetation; screening to the west is provided through a mix of landscaping and fencing. Operation, by nature of the mission of the organization, will be 24 hours, 7 days a week; this likewise aligns with other uses along this corridor. The site will remain largely open space.

(d) Impact of traffic. The planned development must be designed to minimize any adverse impact of traffic generated by the proposed development. Consideration must be given to the following:

(1) Estimated traffic to be generated by the proposed development.

(2) Access to major thoroughfares.

(3) Proximity and relation to intersections.

(4) Adequacy of driver sight distances.

(5) Location of and access to off-street parking.

(6) Required vehicular turning movements.

(7) Provisions for pedestrian traffic.

(8) Access to loading and unloading areas.

COMMENT: The site is located along a major thoroughfare, and is not expected to generate much traffic. Many clients will arrive via bus; still others will take the new provided sidewalk and crosswalk from other points within the City and beyond. Vehicle provisions are adequate.

(e) Public services. The proposed type and density of use must not result in a material increase in the need for public services, facilities, and utilities; including but not necessarily limited to water and sewer services, public roads, fire and police protection, and schools. The proposal must not place an undue burden upon the subject or surrounding land or property owners and occupants or the natural environment.

COMMENT: No such increase in demand is anticipated. The services provided at this location generally decrease the overall need for public safety and health services throughout the area.

(f) Compatibility with master plan and this chapter. The proposed development must be compatible with the adopted City master plan and with the spirit and intent of this chapter.

COMMENT: See earlier discussion. Staff believes this development to be consistent with the Master Plan.

(g) Economic impact. The proposed development must not result in an unreasonable negative economic impact upon surrounding properties.

COMMENT: Such is not anticipated.

(h) Compliance with applicable regulations. The proposed development must be in compliance with all applicable federal, state, county, and local laws and regulations.

COMMENT: Such compliance will be required prior to any issuance of Certificates of Occupancy.

(i) Phasing. Where a project is proposed for construction in phases, the project must be so designed that each phase, when completed, must be capable of standing on its own in terms of the presence of services, facilities, and open space; and must contain the necessary components to ensure protection of natural resources and the health, safety, and welfare of the users of the planned unit development and the occupants of the surrounding area.

COMMENT: The phases are indeed so constructed.

STAFF RECOMMENDATIONS

Staff recommends the Planning Commission recommend that City Council **approve** the Ozone House Planned Unit Development at 1600 Huron River Drive with the following findings, waivers, exceptions, and conditions:

Findings

1. The application substantially complies with §122-311, §122-702, and §122-706.

Waivers

1. For a reduction of 14% in the required vehicle parking under 122-691 due to site constraints and proximity of bus stop.

Exceptions

1. From the front setback requirement for Phase 2 apartment building of §122-479(e), due to the constraints of the site.
2. From the frontage buildout percentage requirements of §122-479(h), due to the constraints of the site.
3. From the Private Frontage requirement of §122-484, due to the lack of a retail or commercial presence on the first floor open to the general public.
4. From the §122-548(a), limiting the number of supportive housing residents, in the social interest of being able to serve more clients.
5. From §122-548(b), limiting provision of supportive services to residents only, in the social interest of being able to serve a more clients.
6. From sidewalk requirement of §122-672 along Superior Drive, with the finding that the site constraints and future connectivity make such construction impractical and undesirable, and the additional finding that provision of a crosswalk across Huron River Drive and the service drive to the south provide a superior benefit.
7. From the maximum light pole height in §122-609(c) due to the character of the site and the site constraints in locating additional fixtures.

Conditions

1. Applicant to provide compact car signage for the eight compact car parking spaces.
2. Applicant to provide a fully connected 5' or wider walkway from the phase II apartment building to the sidewalk on Huron River Drive; to be reviewed administratively at point of construction.
3. Applicant to review landscaping at southwest corner of site adjacent to drive and propose alternate plantings to meet both off-street parking screening requirements and traffic visibility requirements.
4. Applicant to provide details for the dumpster enclosure for administrative review.
5. Applicant to evaluate ability to allow existing trees to remain where possible, or add additional tree on east side of site.
6. Applicant to replace Callery Pear trees with similar trees with less invasive habit.
7. All site improvements related to construction of the Phase 2 building shall be reviewed administratively and in accordance with the PUD agreement. Any changes to the location or increases in the intensity of use of the building will be subject to the provisions of §122-708.

Bonnie Wessler, AICP
City Planner, Community & Economic Development Department

Cynthia Kochanek
Preservation Planner, Community & Economic Development Department

City of Ypsilanti

Community & Economic Development Department

Memo

To: Planning Commission

From: Bonnie Wessler, City Planner

Date: 15 March 2018

Subject: Firearms regulation with regards to zoning

A question was posed of staff regarding local options regarding zoning around firearms sales. Attached is a memo from the City Attorney.

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MEMORANDUM

To: **Bonnie Wessler, Ypsilanti City Planner**
From: **John M. Barr, Ypsilanti City Attorney**
Date: **March 8, 2018**
Re: **Regulation of firearms in city**

You have advised me that there are several inquiries of opening a store for the sale of firearms in the city. You requested an opinion of the extent that the city may regulate this activity. The answer is that the city may not regulate gun sales, but may zone where guns may be sold in the city.

Michigan municipalities are political subdivisions of the state and derive all their power from the state. *Tally v City of Detroit*, 54 Mich. App. 328 (1974).

Municipalities have no power to regulate when the state "preempts" the field. *People v Llewellyn*, 401 Mich 314 (1977).

The state of Michigan has by legislation preempted the field of gun control and prohibited all local units of government from gun control, MCL 123.1102:

> A local unit of government shall not impose special taxation on, enact or enforce any ordinance or regulation pertaining to, or regulate in any other manner the ownership, registration, purchase, sale, transportation, or possession of pistols, other firearms... except as provided by federal law or a law of this state.

There are some limited exceptions in MCL 123.1103 that allow municipalities to place limited restrictions on municipal employees regarding the possession of firearms in the course of their employment.

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Jennifer A. Healy~ Legal Assistant

The case of *Michigan Coalition for Responsible Gun Owners v City of Ferndale*, 256 Mich App 401 (2003) relied on this statute in holding that the state had preempted the field of regulation of firearms and upheld a lower court ruling that the City of Ferndale could not make city buildings gun-free zones.

In *Morgan v United States DOJ*, 473 F. Supp.2d 756 (ED Mich 2007), the court upheld a Redford Township zoning ordinance regulating the areas where the sale of guns could occur.

I have attached copies of MCL 123.1102 and 1103 for your convenience.

FIREARMS AND AMMUNITION (EXCERPT)
Act 319 of 1990

123.1102 Regulation of pistols, other firearms, pneumatic guns, or ammunition.

Sec. 2.

A local unit of government shall not impose special taxation on, enact or enforce any ordinance or regulation pertaining to, or regulate in any other manner the ownership, registration, purchase, sale, transfer, transportation, or possession of pistols, other firearms, or pneumatic guns, ammunition for pistols or other firearms, or components of pistols or other firearms, except as otherwise provided by federal law or a law of this state.

History: 1990, Act 319, Eff. Mar. 28, 1991 ;-- Am. 2015, Act 29, Eff. Aug. 10, 2015

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FIREARMS AND AMMUNITION (EXCERPT)
Act 319 of 1990

123.1103 Local unit of government; permissible prohibitions or regulation.

Sec. 3.

This act does not prohibit a local unit of government from doing any of the following:

(a) Prohibiting or regulating conduct with a pistol, other firearm, or pneumatic gun that is a criminal offense under state law.

(b) Prohibiting or regulating the transportation, carrying, or possession of pistols, other firearms, or pneumatic guns by employees of that local unit of government in the course of their employment with that local unit of government.

(c) Regulating the possession of pneumatic guns within the local unit of government by requiring that an individual below the age of 16 who is in possession of a pneumatic gun be under the supervision of a parent, a guardian, or an individual 18 years of age or older, except that an ordinance shall not regulate possession of a pneumatic gun on or within private property if the individual below the age of 16 is authorized by a parent or guardian and the property owner or legal possessor to possess the pneumatic gun.

(d) Prohibiting an individual from pointing, waving about, or displaying a pneumatic gun in a threatening manner with the intent to induce fear in another individual.

History: 1990, Act 319, Eff. Mar. 28, 1991 ;-- Am. 2015, Act 29, Eff. Aug. 10, 2015

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Agenda
Planning Commission
Wednesday, 21 March 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

Heidi Jugenitz, Chair	P	A
Liz Dahl MacGregor, Vice Chair	P	A
Anthony Bedogne	P	A
Toi Dennis	P	A
Matt Dunwoodie	P	A
Phil Hollifield	P	A
Chris Madigan	P	A
Jared Talaga	P	A
Cheryl Zuellig	P	A

III. Approval of Minutes

- February 21, 2018

IV. Audience Participation

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

V. Presentations and Public Hearing Items

- 75 Catherine
  Public Hearing: Special Use and Site Plan
- Bell-Kramer Neighborhood: Well Restriction Ordinance
  Presentation & Public Hearing
- Medical Marijuana Provisioning Centers: Increase in Buffer
  Public Hearing: Zoning Text Amendments
- Planned Unit Development: 1600 Huron River Drive, Ozone House
  Public Hearing: Planned Unit Development
- Code Enforcement
  Presentation

VI. New Business

- Resolution from the Housing Affordability and Access subcommittee

VII. Old Business

- None

VIII. Future Business Discussion / Updates

- Capital Improvements Plan: annual update process/committee formation
- Firearms Sales Regulations: Local Options

IX. Committee Reports

- Master Plan: Housing Affordability and Access subcommittee report

X. Adjournment

PLANNING COMMISSION
MEETING MINUTES
February 21, 2018
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: H. Jugenitz, J. Talaga, A. Bedogne, C. Zuellig, L. Dahl-MacGregor

Absent: P. Hollifield (excused) M. Dunwoodie (excused) C. Madigan (excused)
T. Dennis (excused)

Staff: Bonnie Wessler, City Planner
Cynthia Kochanek, Preservation Planner
Nan Schuette, Executive Secretary

III. APPROVAL OF MINUTES

Commissioner Talaga moved to approve the minutes of January 17, 2017 with correction on page 4 as noted (Support: H. Jugenitz) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

D. Strenski – 223 Oak Street – stated that in regards to the changing of the zoning on the landfill property from its current zoning designation to Parks that he wanted to ensure that it would not affect the sunshine project he is working on for the city of solar array. Chair Jugenitz responded that it would not be affected as explained in the planning packet.

Desiree Simmons – stated she was tired of the need to work fulltime to fight against the unjust way of doing things in the City. The citizen Master Plan Subcommittee is going to be a lot of work. She is happy to do it because she believes that the good intentions that were laid out to seriously look at the present gaps as they relate to affordability and accessibility are much needed. She feels that the charter amendment to allow non-city residents to join the committee is wasting her time – all in the name of "experts". Who is more of an "expert" than those that are living every day without access to their basic needs? Language matters. Who would be more motivated to find the best solution on affordability? Who are the people who created the zoning issue at Bell/Kramer who disenfranchised a group of homeowners on the south side? Representation matters – why can't people who are not "experts" have a seat at the table. She wants to improve her community in a positive way.

DRAFT

Amber Fellows – lives in Ward 3. She had further discussion on non-residents on the Master Plan Subcommittee. The original charter language is very strong, which she reviewed. Since that time, she heard that we need to borrow language from the Planning Commission by-laws that is based on interest and expertise, which is not in the charter language and questions what it means to be an expert in this field. Most of the people on the committee are not experts because they have a deficit of experience. Most of them are middle class, homeowners, and have multiple properties, which is fine. She doesn't need to work with everyone to collaborate. It is her opinion that we don't always have to have people in the various entities making all the decisions since they are not always correct every single time.

Many people on the committee have not had the same life experience that she has, which is fine, however, what it comes down to is that for some of them the stakes are much higher. She doesn't want to have the original language changed, which is very strong and this recommendation would be widening the goalposts. This committee should not be called "a citizen advisory committee" but rather a lobby, or a firm with some tokens on it. She does not want to be a token. The most important part is that she still has hope to have a relationship that could be more equitable, that includes mutual aid, understanding and respect to work together but in order to do that we must have baseline principles that extend trust in the process that was set forth in the charter. She will have to evaluate her commitment to the committee. There is a long history in Ypsilanti in not having a say. Non-residents should be included because they could arrange financing or resources to the committee but not have voting power. There is no one representing Ward I or the Historic Southside and they are some of the people that will be affected by decisions.

Kyle Hunter, 420 S. Adams – reiterated what the previous speakers stated. He is also recommending that we do not consider this change.

Chair Jugenitz stated that in response to the previous speakers, we do have on the agenda to discuss some modifications to the charter, which ones to change/modify.

V. PRESENTATION AND PUBLIC HEARING ITEMS

1. Bell Kramer Neighborhood: PMD to CN-Mid – Public Hearing: Map Amendment

Ms. Wessler, City Planner, gave a brief staff presentation. There is a neighborhood south of the intersection of Spring and S. Huron that is currently zoned Production Manufacturing and Distribution. It was zoned this pursuant to the 2013 Master Plan and 2014 Zoning Update because of concerns about potential contamination due to the adjacent landfill as a way of blocking new residential development. New residential development does not require environmental analysis before taking place. Over the past year, there has been environmental tests on site, the results of which have been encouraging and staff is recommending that the area that is currently residential be rezoned to CN-Mid which closely mimics the previous classification of R2 – allowing for one and two family units by right as well as accessory units by right – there is a limitation on special uses. All of the lots are compliant with CM-Mid – there are no unbuildable lots. Staff is recommending on the rezoning.

Chair Jugenitz thanked staff for all of their work on this issue because of the value of the homes of the residents and how this change will affect them going forward.

Commissioner Dahl-MacGregor asked staff if notices had been sent on this issue and Ms. Wessler responded that copies of all the notices were sent out for those residents within 300 ft of the properties as well as letters being mailed to any others in the area that were directly affected. Commissioner Bedogne stated that he was excited about the rezoning and would urge city council to take action. He also responded to previous speakers on the last Master Plan and the zoning. The sentiment of what happened on the PMD zoning was not to intentionally disenfranchise anyone but rather to keep this from happening from a safety standpoint and now we are trying to fix it.

Commissioner Dahl-MacGregor moved to open the public portion of the hearing (Support: A. Bedogne) and the motion carried unanimously.

Erin Snyder, 2430 Merrill – supports this change. She is the property owner of 129 Bell that is currently rented. While the rezoning may not be a perfect solution, it is a big improvement over the previous situation.

Amber Fellows – she spoke with someone on the Sustainability Commission regarding the rezoning and agreed that we should try to find out what the community would like to see, i.e. solar array. Also, it could be possible for some of the money to go to the residents as a community benefit. She would like to see more participation as to what the neighborhood would want. They might not like a solar array and we should consider a mutual agreement and a better way to gather information. She admires the intent but we need to build relationships and defer to residents to determine what they want.

Cherissa Lamarr, 123 Bell – is a long-time resident. She applauds the committee for any positive steps that have been taken. It has been quite stressful to her. Originally they wanted the neighborhood rezoned back to R2 but that never happened. Her hope is that the city will protect them from any further negativity. The landfill has been there since she was a child and it has been neglected and not taken care of. The residents want protection from anything popping up around the people who live there on a daily basis. There are weeds, traffic, and trash - it is an ongoing issue. They have not been allowed to put in gardens and seem to be discouraged from doing anything positive in that area. They need enforcement on trash, etc. from surrounding businesses and they want to be included on what is going on there as far as future businesses.

Desiree Simmons – Is inspired by the previous speaker and while it isn't always on purpose that things happen and intention isn't always negative but the outcome can sometimes be impactful. We have to focus on what happened and to think about how we right the wrongs.

Michael Simmons, 128 Bell – thanked the committee for working diligently on the restoring the neighborhood back to a neighborhood. He is fine with the proposed rezoning but we need to keep investors out of their neighborhood as well as keeping residents informed and get ideas from them. The City needs to do a better job of keeping city property cleaned up. Also need to work with residents when considering changes.

Lois Richardson, City Councilmember, Ward 1 – thanked the committee for listening and making the rezoning whole and restoring the area although it is not completely what they want

but she appreciates the commission taking action. Most of the people have lived there for many years – they know what they are talking about as far as changes happening over the years. People deserve a better neighborhood. Commission members should drive through the area and see what the residents are talking about. She feels that the effect of the landfill has caused health problems over the years to some of the residents. We need to do whatever we can to better to improve their neighborhood and ensure that the businesses take care of their property.

Norm Burgess, owner of 29 Bell and 102 Spring – agreed on the problem with trash, noting that the ordinance officer is responsible for resolving the problem with city property.

Commissioner Dahl-MacGregor moved to close the public portion of the hearing (Support: J. Talaga) and the motion carried unanimously.

Commissioner Bedogne moved that the Planning Commission recommend approval of the rezoning to City Council to approve a Map Amendment to rezone 11 Kramer St, 15 Kramer St, 21 Briggs St/21 Kramer St, 115 Bell Rd, 45 Kramer St, 132 Bell Rd, 134 Bell Rd, 128 Bell Rd, 118 Bell Rd, 110 Bell Rd, 111-113 Bell Rd, 115 Bell Rd, 119 Bell Rd, 123 Bell Rd, 125 Bell Rd, 129 Bell Rd, from PMD to CN-Mid with the following findings:

(1) The rezoning is not consistent with the City Framework (Future Land Use Map) of the Master Plan, but new information regarding the area has been developed, thus changing the conditions since Master Plan adoption.
(2) The rezoning sustains the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district.
(3) The property proposed to be re-zoned can accommodate the requirements of the proposed zoning district.
(4) All the potential uses and building types allowed in the proposed zoning district are compatible with surrounding uses, buildings, and zoning in terms of land suitability, impacts on the environment, impacts on the transportation network, density, nature of use, aesthetics, infrastructure and potential influence on property values.
(5) The capacity of City infrastructure and services is sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, sustainability and welfare of the city.
(6) The rezoning will not be detrimental to the financial stability and economic welfare of the City.
(7) The rezoning would not negatively impact the condition of any nearby parcels considering existing vacancy rates, current per-square foot lease or sales rates, and other impacts.
(8) The rezoning is consistent with the trend of development in the neighborhood or surrounding area.
(9) The map amendment proposed is more appropriate than another map amendment and more appropriate than amending the list of permitted or special land uses within the existing districts.

The motion was supported by Commissioner Talaga. A roll call vote was taken and carried unanimously, 5:0.

DRAFT

2. Bell-Kramer Neighborhood: PMD and GC to Park – Public Hearing: Map Amendment

Ms. Wessler, City Planner, gave a staff presentation stating that the city currently owns four properties in this area, 30 Kramer, 50 Kramer, 0 Bell, from GC, General Corridor, to Park, and to rezone 599 S. Huron from PMD to Park. All of them are vacant; 599 S. Huron is the former landfill. These are currently zoned PMD in the case of the landfill and GC in the case of the Kramer addresses. Staff is recommending that they be rezoned to Park in order to maintain them as open space. She reviewed the various uses in Park. Notices were mailed to everyone in the surrounding areas within 300 ft. and notices would be mailed prior to any City Council hearing or action on the subject.

Commissioner Zuellig asked about solar farms, to which Ms. Wessler responded that solar farms are special use and alternative energy is an accessory use. The rezoning of Park does not make it a park and explained the difference. Commissioner Dahl-MacGregor asked what it takes to make it an actual park and Ms. Wessler responded in detail as to the necessary process and what would be involved to accomplish this. This led to a discussion on vacant spaces, gardens, etc. as well as the problem with trash in open spaces.

Commissioner Dahl-MacGregor moved to open portion of the hearing (Support: A. Bedogne) and the motion carried unanimously.

Norman Burgess – The landfill is vacant land and is not taxed – if it is rezoned, will it be taxed? Ms. Wessler responded that the landfill and other vacant properties are city owned and not taxed so it would only involve moving money from one pocket to another. If Mr. Burgess is asking about taxing value of neighboring properties, she does not have information on that. Any questions should be taken to the City Assessor.

Michael Simmons, 128 Bell – stated that it is his opinion the designation of property could be worked out with the City and community working together.

Commissioner Dahl-MacGregor moved to close the public portion of the hearing (Support: A. Bedogne) and the motion carried unanimously.

Commissioner Talaga moved to recommend approval of the rezoning of 30 Kramer, 50 Kramer, and 0 Bell (11-11-37-101-013) from GC, General Corridor, to Park, and the rezoning of 599 S. Huron from PMD to Park, to City Council with the following findings:

(1) The rezoning is not consistent with the City Framework (Future Land Use Map) of the Master Plan, but new information regarding the area has been developed, thus changing the conditions since Master Plan adoption.
(2) The rezoning sustains the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district.
(3) The property proposed to be re-zoned can accommodate the requirements of the proposed zoning district.
(4) All the potential uses and building types allowed in the proposed zoning district are compatible with surrounding uses, buildings, and zoning in terms of land suitability, impacts on the environment, impacts on the transportation network, density, nature of use, aesthetics, infrastructure and potential influence on property values.

(5) The capacity of City infrastructure and services is sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, sustainability and welfare of the city.
(6) The rezoning will not be detrimental to the financial stability and economic welfare of the City.
(7) The rezoning would not negatively impact the condition of any nearby parcels considering existing vacancy rates, current per-square foot lease or sales rates, and other impacts.
(8) The rezoning is consistent with the trend of development in the neighborhood or surrounding area.
(9) The map amendment proposed is more appropriate than another map amendment and more appropriate than amending the list of permitted or special land uses within the existing districts.

The motion was supported by Commissioner Bedogne. A roll call vote was taken and carried unanimously, 5:0.

3. Bell-Kramer Neighborhood: Well Restriction Ordinance – Presentation

Ms. Wessler, City Planner, stated there is no action required on this item. Environmental testing has taken place in the Bell-Kramer neighborhood over the past year, due to concerns about migrating contamination from the former City landfill to the south. Based on those results, our environmental and legal consultants have recommended that we pass an ordinance restricting well installation or usage within the potentially affected areas. The proposed ordinance and a map outlining the areas affected were given to the Planning Commission for their information. This will also be checked by MDEQ. It will be going before City Council. For approval at the same time as the other Bell-Kramer changes.

4. Medical Marijuana Provisioning Centers and Growing &/or Processing Facilities
Public hearing: Zoning Text Amendments

Staff presentation was made by Ms. Wessler, City Planner, who stated that Medical Marijuana has changed within the State of Michigan. In 2008, the state adopted the voter initiated Medical Marijuana Act and the city adopted zoning ordinances pursuant to that in 2011. The City permitted growing facilities, all of which Ms. Wessler detailed. The state regulations regarding medical marijuana facilities have recently changed, allowing provisioning centers an opportunity for long-term stability and growth. However, several provisioning centers within the City, although legal at their establishment, have been made legal nonconforming due to zoning changes. Council has expressed a desire to allow these establishments an opportunity to become conforming, thus helping to ensure their long-term stability.

There are amendments to our zoning ordinance that are necessary to bring it more into compliance with the Facilities Act and are relatively minor, which Ms. Wessler detailed. Refer to staff report dated 14 February 2018 on city website.

Commissioner Bedogne stated that he appreciated the way Ms. Wessler laid it out with the side-by-side visuals, which helped everyone better understand the changes. Ms. Wessler provided a map of the buffers and were available for anyone in attendance at the meeting.

Commissioner Dahl-MacGregor moved to open the public portion of the hearing (Support: J. Talaga) and the motion carried unanimously.

Norman Burgess – asked if we are using the state guidelines for these dispensaries or incorporating our own zoning laws. Ms. Wessler responded that the State does not put forth any guidelines for these so we are basically updating our existing 2011 guidelines. Oddly enough, since Ypsilanti was on the leading edge of the marijuana legislation, a lot of the regulations around the state mirror ours.

Michael Simmons, 128 Bell – stated that one problem regarding dispensaries is the amount of traffic it has generated around his neighborhood. He would like to see traffic re-routed. He was referring to specifically to the 539 S. Huron dispensary.

Some discussion was held on buffering, to which Ms. Wessler recommended that this would be a subject to be discussed at another public meeting after having been noticed.

Commissioner Dahl-MacGregor moved to close the public portion of the hearing (Support: A. Bedogne) and the motion carried unanimously.

Commissioner Zuellig moved that the Planning Commission recommend approval to City Council of the proposed text amendments to Sections 122-203, 446, 451, 532 and 533 with the following findings:

(1) The proposed amendment is consistent with the guiding values of the Master Plan.
(2) The rezoning is consistent with the description and purpose of the proposed district.
(3) The proposed amendment is consistent with the intent of this Zoning Ordinance.
(4) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City.
(5) The proposed amendment will preserve the historic nature of the surrounding area and of the City.
(6) The proposed amendment will protect the health, safety, and general welfare of the public
(7) The proposed amendment will address a community need in physical or economic conditions or development practices.
(8) The proposed amendment will not result in the creation of significant nonconformities in the City.
(9) The proposed amendment is needed to align with recent changes in State law.

The motion was supported by Commissioner Dahl-MacGregor. A roll call vote was taken and carried unanimously, 5:0.

5. General Corridor – Addition of Special Use for Medical Marijuana Provisioning Centers Public Hearing: Zoning Text Amendment

Staff report was presented by Ms. Wessler, City Planner, who stated that back in 2011 we approved zoning for both dispensaries and also growing facilities. We permitted them in B2, B3 and B4 zoning districts by right. In 2014, our zoning code changed drastically. At the time,

there was not a whole lot of thought given to medical marijuana facilities because it is a volatile area of regulation on both the State and Federal level. As a result, three of the dispensaries became nonconforming located in the GC, General Corridor and are now not allowed in that district. In order to help them come into conformance, we are proposing that we approve a text amendment to GC, General Corridor Zoning district, permitting Marijuana Provision Centers (Dispensaries) as a Special Use (Sec 122-451). Refer to Staff report dated 14 February 2018 on the city website.

After some discussion with board members on special uses, Commissioner Dahl-MacGregor moved to open the public portion of the hearing (Support: C. Zuellig) and the motion carried unanimously.

Dennis Cowan, Attorney – was in attendance to represent Corey and James Nemeth, 539 S. Huron. Mr. Cowan urged the board to approve the text amendment, which will give the owner the opportunity to apply to expand their facility and re-invest in the community. Mr. Cowan added that the site plan will involve new construction and total demolition of the canopy.

Norm Burgess - Asked if the holding tanks had ever been removed from that property, to which Ms. Wessler responded that they were removed in the 1980's.

Commissioner Dahl-MacGregor moved to close the public portion of the hearing (Support: C. Zuellig) and the motion carried unanimously.

Commissioner Zuellig is supportive of this project but wondered what other communities are doing on special conditions for these kinds of facilities, i.e. hours of operation. Also wants to ensure that items that are leftover from another use and don't have anything to do with the proposed business be removed, i.e. canopies. Commissioner Bedogne supports additional special conditions. The City Planner stated that Planning Commission does have another tool to use and that is the power in Sec 122-329 to revoke the special use with special conditions, which is something that should not be done lightly and there should be findings of fact.

Much discussion was held on the pros and cons and setting a precedent.

Commissioner Dahl-MacGregor moved that the Planning Commission recommend approval to City Council the proposed text amendment to add "Medical Marijuana Provisioning Centers" as a special use to the GC, General Corridor zoning district, Section 122-451, with the following findings:

(1) The proposed amendment is consistent with the guiding values of the Master Plan; and
(2) The rezoning is consistent with description and purpose of the proposed district; and
(3) The proposed amendment is consistent with the intent of this Zoning Ordinance; and
(4) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City.
(5) The proposed amendment will preserve the historic nature of the surrounding area and of the City.
(6) The proposed amendment will enhance the natural features and environmental sustainability of the City.

(7) The proposed amendment will protect the health, safety, and general welfare of the public; or

(8) The proposed amendment is needed to correct an error or omission in the original text; or

(9) The proposed amendment will address a community need in physical or economic conditions or development practices.

(10) The proposed amendment will not result in the creation of significant nonconformities in the City.

The motion was supported by Commissioner Talaga. A roll call vote was taken and carried 4:1. Commissioner Zuellig opposed. Motion carried.

6. 75 Catherine – Public Hearing: Special Use and Site Plan

Ms. Wessler, City Planner, stated that this is a requested for approval of a Special Use and Site Plan.

Chair Jugenitz stated that since Commissioner Talaga is also our representative on the Zoning Board of Appeals and they already voted on this matter, he cannot vote and we do not have a quorum, therefore, we are recommending that this item be tabled until next month.

Commissioner Bedogne moved to open the public portion of the hearing (Support: C. Zuellig) and the motion carried unanimously.

Norm Burgess – He is not familiar with special use and site plan – is there a limit on how close you can have these facilities and what is exactly the proposed use for the site.

City Planner Wessler gave a brief background on this property. A special use permit was granted for the site for its use as a medical marijuana grow facility back in March 2013. The property was rezoned from CN to PMD in October 2017. The applicant requested a variance from the front, street side and rear setbacks and was seen by the Zoning Board of Appeals at their January 24th meeting. The ZBA approved the front and street side setback variances but denied the rear setback. The applicant has since corrected the rear setback on the plans to conform to the zoning ordinance. The current plans indicate a building expansion to 19,062 sq. ft. with a north addition of 3,121 sq ft, and a south addition of the 8,326 sq ft. New concrete curbing and asphalt paving, dumpster, landscaping and lighting will be installed on site.

This would be an expansion of the existing Special Use Permit for Medical Marijuana Grow/Processing. This expansion is being requested due to changes in State law with the passage of the Medical Marijuana Facilities Licensing Act (MMFLA), which now allows for commercial growing and processing of medical marijuana, instead of the smaller caregiver model. The applicant is pursuing a commercial grow license from the State; an expansion would allow them to remain competitive in the newly opened market.

Commissioner Dahl-MacGregor moved to close the public portion of the hearing (Support: C. Zuellig) and the motion carried unanimously.

DRAFT

Commissioner Dahl-MacGregor moved to table the request for approval of Special Use and Site Plan for 75 Catherine (Support: C. Zuellig) and the motion carried unanimously.

VI. NEW BUSINESS

1. Master Plan: Housing Subcommittee charter modifications

Chair Jugenitz stated that she was made aware there was an omission from the version that was posted on line from the packets in front of the commission to add one individual who was a community resident who was experiencing homelessness. Chair Jugenitz continued that she takes exception to some of the amendments to the proposed charter since it is already a large committee and would like to take this opportunity to have a discussion by all members.

Ms. Wessler, City Planner, reviewed the amendments regarding potential residency.

After much discussion and input by all board members, Commissioner Zuellig moved to amend the Committee Charter: Citizen Committee on Housing Affordability & Accessibility

The committee will be comprised of:

- Up to four (4) members of the Planning Commission
- One member of the Human Relations Commission
- One member of the Sustainability Commission
- One representative of the Ypsilanti Housing Commission
- One representative of EMU
- One representative of Defend Affordable Ypsi
- One representative of Ann Arbor Center for Independent Living
- One representative of Avalon Housing
- One representative of Ozone House
- One representative of a civic affairs organization at the county or state level
- One Ypsilanti owner-occupant
- One Ypsilanti business owner (and employer)
- One lessor of rental properties in Ypsilanti
- Two renters of residential property in Ypsilanti
- One Ypsilanti community member experiencing homelessness

Members shall be residents of the City. In the event that a resident cannot be identified for a specific seat, no more than 25% of seats may be occupied by non-residents. Only residents shall have a vote on matters requiring one. A guiding principle in recruiting and selecting individuals to serve on the committee will be to the degree to which the members, as a whole, represent the diversity of the Ypsilanti community, both demographically (in terms of income, race or ethnicity, age group and ward) and with respect to affordability and accessibility-related interests.

The motion was supported by Commissioner Dahl-MacGregor. A roll call vote was taken and carried 3:2. Commissioners Bedogne and Talaga opposed.

VII. OLD BUSINESS

None

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

1. Capital Improvements Plan: Annual update process/committee formation

City Planner Wessler asked that a delegate from the Planning Commission be appointed to work on prioritizing the Capital Improvement Plan. Commissioner Talaga agreed to serve.

IX. COMMITTEE REPORTS

1. Master Plan: Housing Affordability and Access subcommittee

X. ADJOURNMENT

Since there was no further business, Commissioner Bedogne moved to adjourn the meeting (Support: L. Dahl-MacGregor) and the motion carried unanimously. The meeting adjourned at 11:02 pm.

DRAFT

City of Ypsilanti
Community & Economic Development Department

February 13, 2018

Staff Review of Special Use Application
Aspen Garden Phase 3
75 Catherine

GENERAL INFORMATION

Applicant:	Anthony LaRussa AZ Holdings, L.L.C. 75 Catherine St. Ypsilanti, MI 48197
Project:	Aspen Gardens Phase 3
Application Date:	November 15, 2017 (incomplete); December 20, 2017, February 2, 2018 (corrected plans reflecting ZBA decision)
Location:	Southeast corner of the intersection of Catherine St and Chidester St.
Zoning:	Production, Manufacturing & Distribution (PMD)
Action Requested:	Approval of Special Use and site plan
Staff Recommendation:	Approval

PROJECT AND SITE DESCRIPTION

Parcel #11-11-39-402-001 has a total area of 1.03 acres. There is an existing 7,615 square foot building on site. A special use permit was granted for the site for its use as a medical marijuana grow facility back in March 2013 with a certificate of occupancy issued in February 2015. The property was rezoned from CN to PMD in October 2017. The applicant requested a variance from the front, street side and rear setbacks and was seen by the Zoning Board of Appeals at their January 24th meeting. The ZBA approved the front and street side setback variances but denied the rear setback. The applicant has since corrected the rear setback on the plans to conform to the zoning ordinance. The current plans indicate a building expansion to 19,062 square feet; with a north addition of 3,121 sf and a south addition of the 8,326 sf. New concrete curbing and asphalt paving, dumpster, landscaping and lighting will be installed on site.

Zoned **PMD- Production, Manufacturing & Distribution,** which allows for medical marijuana grow/manufacturing facility after approval as a special land use. This would be an expansion of the existing Special Use Permit for Medical Marijuana Grow/Processing. This expansion is being requested due to changes in State law with the passage of the Medical Marijuana Facilities Licensing Act

(MMFLA), which now allows for commercial growing and processing of medical marijuana, instead of the smaller caregiver model. Aspen Gardens is pursuing a commercial grow license from the State; an expansion would allow them to remain competitive in the newly opened market.

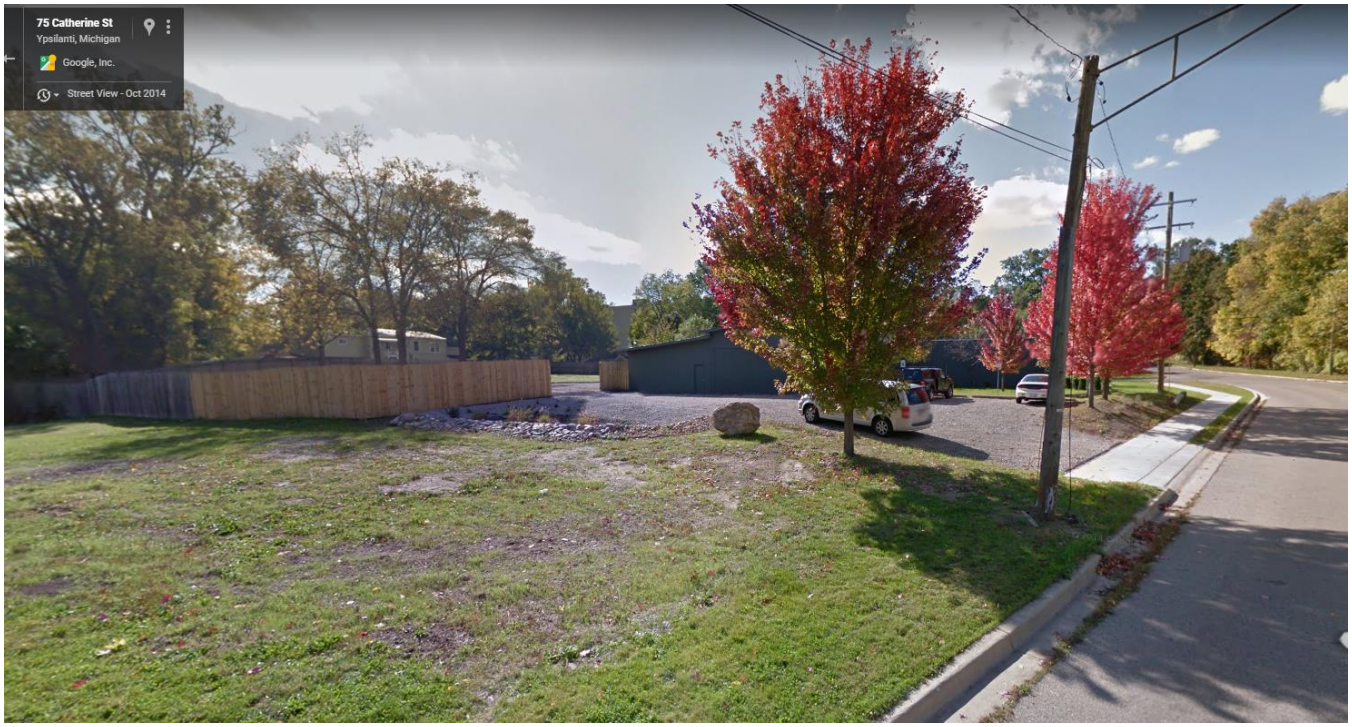
Figure 1: Subject Site Location

Figure 2: Site Aerial (2015)

Figure 3: photographs of site

Northwest corner of property looking southeast from corner of Chidester & Catherine

Southwest corner of property looking northeast from Chidester



East side of property looking west from Catherine

North side of the property looking south from Catherine

Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Nursing Home Vacant Land	HC- Historic Corridor C- Center
EAST	Vacant Land Waterworks Park	CN- Core Neighborhood P-Park
SOUTH	Single and Multi-family uses Chidester Place	CN- Core Neighborhood
WEST	Garage	CN- Core Neighborhood

SPECIAL USE: CRITERIA AND REVIEW §122-324(b)

(1) The proposed use conforms with all the provisions and requirements of this chapter, including site plan or sketch plan review standards, as applicable, 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. If nonconformities are present, all reasonable effort has been made to eliminate them.

COMMENTS: This property has been industrially used since it was initially developed. It was briefly zoned CN, Core Neighborhood, pursuant to the 2013 Master Plan; however, it was rezoned to PMD in 2017 due to the extensive history of industrial use of the parcel, as well as the other parcels fronting onto Catherine. The proposed use conforms to the provisions of the zoning code regarding marijuana cultivation, and the property currently does have a Special Use permit for such. The proposed expansion would increase production significantly, but the use would not generate a significant amount of increased vehicle traffic. The applicant was approved for variances from the front and street side setbacks.

(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: Commercial medical marijuana cultivation is a new use in Michigan. The MMFLA, which authorizes it, was adopted after the relative success of the Michigan Medical Marihuana Act (MMMA), which permitted small-scale marijuana cultivation. Medical marijuana's overall social and economic impact is yet to be seen, but Ypsilanti voters overwhelmingly supported the initial MMMA's passage in 2008, and there have been very few issues with grow facilities since they were first permitted in 2011. Ypsilanti's first grow facility opened in late 2011.

(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: As noted before, the applicant sought variances from the front, street side, and rear setback requirements of PMD. Only the front and the street side setbacks were approved by the ZBA. The front of the building faces Catherine, a non-residential street, and traffic is also off Catherine, a fair distance from the more residential Chidester. The building currently has a blank face and a required screening fence on Chidester, has landscaping screening on the front and east side, and the rear yard is gated and enclosed wholly within a screening fence.

(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: The proposed use is a potential employer, and is conveniently located to bus transit as well as local roads and trunklines. It is also conveniently located to the Border-to-Border Trail, which, when open, connects to Waterworks Park. Employee traffic can be reasonably expected to be minimal, and the proposed use does not regularly make use of long-wheelbase vehicles, such as box trucks or semi-trucks.

(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: No additional costs are anticipated at this time.

CONDITIONS OF APPROVAL §122-326

"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 to be addressed at this time.

SITE PLAN: CRITERIA AND REVIEW §122-311

STANDING §122-311(a)

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

REQUIREMENTS **§122-311(b)**

"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
PMD: LOT REQUIREMENTS §122-432				
Coverage %	**Min** -	**Max** 90%	Building footprint: 7,615 sf 17.7%	Building footprint: 19,062 sf 44.3%
BUILDING ENVELOPE AND HEIGHT				
Catherine St setback ft	**Min** 25	**Max** n/a	28.09′	12.79′ variance approved by ZBA
Chidester St setback ft	**Min** 15	**Max** n/a	0	5.12′ variance approved by ZBA
Side setback ft	**Min** 15	**Max** n/a	62.72′	61.45′
Rear setback ft	**Min** 25 if adjacent to existing SF	**Max** n/a -	130.53′	25.15′
Height	**Min** n/a	**Max** 60′	1 story 16′ 9″	1 story 16′ 11″
PARKING PROVISIONS	Location: Any.			
Catherine St setback ft	**Min** 10		10.89′	unchanged
Chidester St setback ft	**Min** 10		40.94	34.31′
Side setback ft	**Min** 10		40.83	28.02′
Rear setback ft	**Min** 15 if adjacent to existing SF		86.24	15.72′
§122-533 USE-SPECIFIC	The medical use of marijuana shall comply at all times and in all circumstances with the Michigan Medical Marihuana Act and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time;			LARA is now the administrative body for medical marijuana. Applicant shall seek, obtain, and retain all necessary licensure.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	The growing/manufacturing facility site shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the growing/manufacturing facility and school are located;		Met
	The growing/manufacturing facility site shall not be located within a five hundred (500) feet of a lawfully existing medical marijuana dispensary and/or lawfully existing growing/manufacturing facility as measured from the outermost boundaries of the lot or parcel on which the proposed growing/manufacturing facility and lawfully existing dispensary or growing/manufacturing facility is located;		Met
	Smoking and/or use of medical marijuana shall be prohibited at the growing/manufacturing facility;		Note on site plan.
	All activity related to the growing/manufacturing facility shall be done indoors;		No outdoor activity proposed.
	The premises shall be open for inspection upon request by the Building Official the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.		This will be a condition of approval.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	Quarterly inspections may be made by the City Official's designee to confirm the growing/manufacturing facility is operating in accordance with applicable laws including, but not limited to, State Law and City Ordinances;		
	Any medical marijuana growing/manufacturing facility shall maintain a log book and/or database identifying by date the amount of medical marijuana on the premises for each qualifying patient/caregiver, keeping the qualifying patient and caregiver information confidential. This log shall be available to law enforcement personnel to confirm that the medical marihuana dispensary or growing/manufacturing facility does not have more medical marijuana than authorized at the location and shall not be used to disclose more information than is reasonably necessary to verify the lawful amount of medical marijuana at the facility. The facility shall maintain the confidentiality of qualifying patients in compliance with the Michigan Medical Marijuana Act, as amended.		Establishment must comply with the State mandated tracking system.
	If the growing/ manufacturing facility ceases operation for a length of time of sixty (60) days or greater, the permit shall expire;		Note on site plan. This will be a condition of approval.
	Growing/manufacturing facility drive-through facilities shall be prohibited;		None proposed.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	All medical marijuana shall be contained within the main building in an enclosed, locked facility in accordance with the Michigan Medical Marijuana Act, as amended;		Met
	All necessary building, electrical, plumbing and mechanical permits shall be obtained for any portion of the structure in which electrical wiring, lighting and/or watering devices that support the cultivation, growing or harvesting of marijuana are located;		This will be a condition of issuance of a Certificate of Occupancy.
	That portion of the structure where the storage of any chemicals such as herbicides, pesticides, and fertilizers shall be subject to inspection and approval by the Ypsilanti Fire Department to insure compliance with the Michigan Fire Protection Code;		This will be a condition of approval.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	Application for a Medical Marijuana Growing/Manufacturing Facility License shall be made to the City Clerk upon application forms provided by the Clerk for Medical Marijuana Growing/Manufacturing Facility License and signed by the applicant verifying the truth and accuracy of all information and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules under the Act. In addition to information and submittals, the application shall include payment of application fee in an amount set by the City Council;		The "license" is now referred to as a permit. Applicant to seek, obtain, and retain all necessary local licenses or permits for operation.
	The police department shall review the proposed application to operate a dispensary or growing/manufacturing facility regarding public health, safety, and welfare concerns of the proposal;		Pending.
	The dispensing of medical marijuana at the medical marijuana growing/manufacturing facility shall be prohibited.		This will be a condition of approval.
	There shall be no other accessory uses permitted within the same building.		This will be a condition of approval.
MASTER PLAN	Ypsilanti is sustainable (p9)		This action creates job opportunities.
	Great place to do business, especially green and creative		This action retains an existing business and fosters "locally grown" business.

Items to be Addressed:
1. Applicant shall seek, obtain, and retain all necessary state licensure and all necessary local licenses or permits for operation.
2. Applicant to note on the site plan that smoking and/or use of medical marijuana shall be prohibited at the growing/manufacturing facility.
3. The premises shall be open for inspection upon request by the Building Official, the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.
4. Establishment must comply with the State mandated tracking system.
5. Applicant to note on the site plan that if the growing/ manufacturing facility ceases operation for a length of time of sixty (60) days or greater, the permit shall expire.
6. That portion of the structure where the storage of any chemicals such as herbicides, pesticides, and fertilizers shall be subject to inspection and approval by the Ypsilanti Fire Department to insure compliance with the Michigan Fire Protection Code.
7. The dispensing of medical marijuana at the medical marijuana growing/manufacturing facility shall be prohibited.
8. There shall be no other accessory uses permitted within the same building.

BUILDING LOCATION AND SITE ARRANGEMENT §122-311(c)

"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 generally oriented towards Catherine, and traffic (both vehicle and pedestrian) come from that direction. A parking area is proposed in the rear. The orientation and layout generally remain unchanged.

Items to be Addressed: None.

SITE ACCESS, TRAFFIC, AND PARKING §122-311(d)

"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."

Site access is from Catherine, and exclusive to this site. The parking and travel area are proposed to be concrete.

	ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-685	**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 x 18 proposed.
§122-683	**Access**	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		Access to the building is primarily through the rear, and through the parking lot. Parking lot(s) have access to either the building or the public sidewalk along Catherine.
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway		meets
	Internal Maneuvering			22' aisles provided. meets
	Surfacing			Concrete. Two barrier-free spaces are proposed; one for the parking area inside the rear yard, and another in the presumed visitors area.
	Drainage			See engineering review.
	Striping			meets
	Wheel Stops			Concrete curbing provided, meets
	Lighting			Provided, meets.
	Screening & Landscaping (internal)	1 tree per 8 spaces		Two new evergreen trees are proposed to the rear of the site.
		1 landscape island for each 16 spaces		n/a
		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)		Met
	Screening & Landscaping (perimeter)	Screened if abutting R1, MD, CN, CN-Mid, CN-SF		Met
		3'-4' screen 80% opacity where visible from ROW		Met
		Landscaped areas, walls, structures, walks- must be protected by curbing		Met
§122-691	**Motor spaces**	Assembly, processing, or manufacturing: 5 plus 1 for every 1.5 people on the largest shift, OR 1 per 1,000 sf gross floor area for non-office and 1 per 300 sf for office.		10 employees on the largest shift 12 spaces required 12 spaces provided
	Bicycle spaces	1 per 5 motor spaces, minimum of 2		3 hoops provided, 6 spaces.
§122-672	**SIDEWALKS**	provide a sidewalk or shared-use path		Provided
§122-675	**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: None.

ENGINEERING & STORMWATER §122-311(f), §122-311(g)

(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 review required. Pending review.

Items to be Addressed: *See engineer's remarks.*

SCREENING §122-311(h)

"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
§122-609 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		Lighting indicated on the landscape plan, meets height and is dark sky complaint. **Applicant to submit photometric plan for administrative review.**
§122-608 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	Not shown	Met
§122-631 Landscape plan			Provided
§122-634 Screening Between Land Uses *if conflicting use*	visual buffer of at least 80% opacity and 6' height		An 8' wooden privacy fence will be maintained.
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: 160'/30' = 6 trees		**No street trees are provided on Chidester or Catherine frontage due to space constraints. Waiver requested.** 4 existing trees to remain in front yard
§122-432(a)(6) Greenbelts	1 tree per 30' of lineal frontage abutting public road ROW		Existing landscaping meets requirements on Catherine frontage, **waiver requested from Chidester due to space constraints.**
§122-638 Site Landscaping	10%	None	~16,900/27,849 = 60%

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-640 Exterior Electrical	Screen when visible from any primary visual exposure area	n/a	n/a
§122-632 Landscape Elements	Quality, composition, berms, spacing, species		
	Credit for existing vegetation		
§122-633 (d)(e) Maintenance	Readily available and acceptable water supply; may install underground sprinkler system		Maintenance schedule noted on site plan.
§122-635 Fencing, hedges, walls, berms	*Per district*		8' wooden privacy fence to remain.

Items to be Addressed:

1. *Applicant to submit photometric plan for administrative review and approval.*
2. *Waiver requested from 122-636, Street Trees, due to lack of available space on both Chidester and Catherine.*
3. *Waiver requested from 122-436(a)(6), greenbelt, along the Chidester frontage due to lack of available space.*

OTHER DEPARTMENT AND AGENCY APPROVALS §122-311(j)

"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."

STATE OF MICHIGAN

The applicant is responsible for obtaining licensure under the Michigan Medical Marijuana Facilities Licensing Act.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the expansion of the Special Use Permit for medical marijuana growing/processing for Aspen Gardens, with the following finding and condition:

Finding: The application is substantially in compliance with §122-324(b).

Condition: 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 expansion of Aspen Gardens, with the following finding, waivers and conditions:

Finding

1. The application substantially complies with §122-310.

Waivers

1. Waiver requested from §122-636, Street Trees, due to lack of available space on both Chidester and Catherine.
2. Waiver requested from §122-432(a)(6), greenbelt, along the Chidester frontage due to lack of available space.

Conditions

1. Applicant shall seek, obtain, and retain all necessary state licensure and all necessary local licenses or permits for operation.
2. Applicant to note on the site plan that smoking and/or use of medical marijuana shall be prohibited at the growing/manufacturing facility.
3. The premises shall be open for inspection upon request by the Building Official, the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.
4. Establishment must comply with the State mandated tracking system.
5. Applicant to note on the site plan that if the growing/ manufacturing facility ceases operation for a length of time of sixty (60) days or greater, the permit shall expire.
6. That portion of the structure where the storage of any chemicals such as herbicides, pesticides, and fertilizers shall be subject to inspection and approval by the Ypsilanti Fire Department to insure compliance with the Michigan Fire Protection Code.
7. The dispensing of medical marijuana at the medical marijuana growing/manufacturing facility shall be prohibited.
8. There shall be no other accessory uses permitted within the same building.
9. Applicant to address all engineering conditions. NOTE: AT THE TIME OF THIS REVIEW, ENGINEERING REVIEW IS NOT YET COMPLETE.
10. Applicant to submit photometric for administrative review and approval.

Bonnie Wessler
City Planner, Community & Economic Development Department

Cynthia Kochanek
Preservation Planner, Community & Economic Development Department

CC File
Applicant

ASPEN GARDENS PHASE 3

YPSILANTI, MI

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SHEET INDEX

SHEET NO.	SHEET TITLE
S1	SHEET INDEX, SITE PLAN, ZONING DATA
S2	SITE DEMOLITION PLAN
S3	LANDSCAPE & SITE LIGHTING PLAN
S4	STORM WATER PLAN
S5	GRADING PLAN
S6	SITE DETAILS
A1	FLOOR PLAN
A2	BUILDING ELEVATIONS

DESIGNED IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE 2015 EDITION.

LEGAL DESCRIPTION: Part of the Southeast Quarter of Section 9, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan, described as: Commencing at the Iron Pipe at Southwest Corner of Chidester Street and Catherine Street; thence North 89°58'20" East 33.00 feet to the Southeast Corner of Chidester Street and Catherine Street and to the Point of Beginning; thence along the South Line of Catherine Street (formerly Race Street) the following two (2) courses: one (1) North 89°58'20" East 68.78 feet and two (2) South 70° 56'40" East 106.50 feet; thence South 04°00'00" East 220.18 feet; thence South 88°24'19" West 181.40 feet; thence along the East Line of Chidester Street, 33.00 feet wide, North 00° 46'00" West 259.45 feet to the Point of Beginning. Contains 0.989 Acres. Subject to Easements and Restrictions of record. PROPERTY ID 11-11-39-402-001

PROJECT DESCRIPTION: TWO 1-STORY ADDITIONS ON NORTH AND SOUTH SIDE OF EXISTING BUILDING. NEW CONCRETE CURB/ ASPHALT PAVING, DUMPSTER, LANDSCAPING AND LIGHTING TO MEET ZONING ORDINANCE REQUIREMENTS.

PROPERTY OWNER: AZ HOLDINGS, LLC
75 CATHERINE ST.
YPSILANTI, MI 48197
(313) 995-3121
alarussa78@yahoo.com

AREA ANALYSIS

EXISTING		PROPOSED	
EX. BUILDING AREA	7,615SF	EX. BUILDING AREA	7,615 SF
		NORTH ADDITION	+ 3,121 SF
		SOUTH ADDITION	+ 8,326 SF
EX. FRONTAGE (CATHERINE)	108.58' / 68.78' + 106.50' = 62%	PROP. BUILDING AREA	19,062 SF
EX. LOT AREA	43,069 SF (0.99 ACRES)		
EX. LOT COVERAGE	7,615 SF / 43,069 SF = 17.7 %	PROP. LOT COVERAGE	19,062 SF / 43,069 SF = 44.3 %

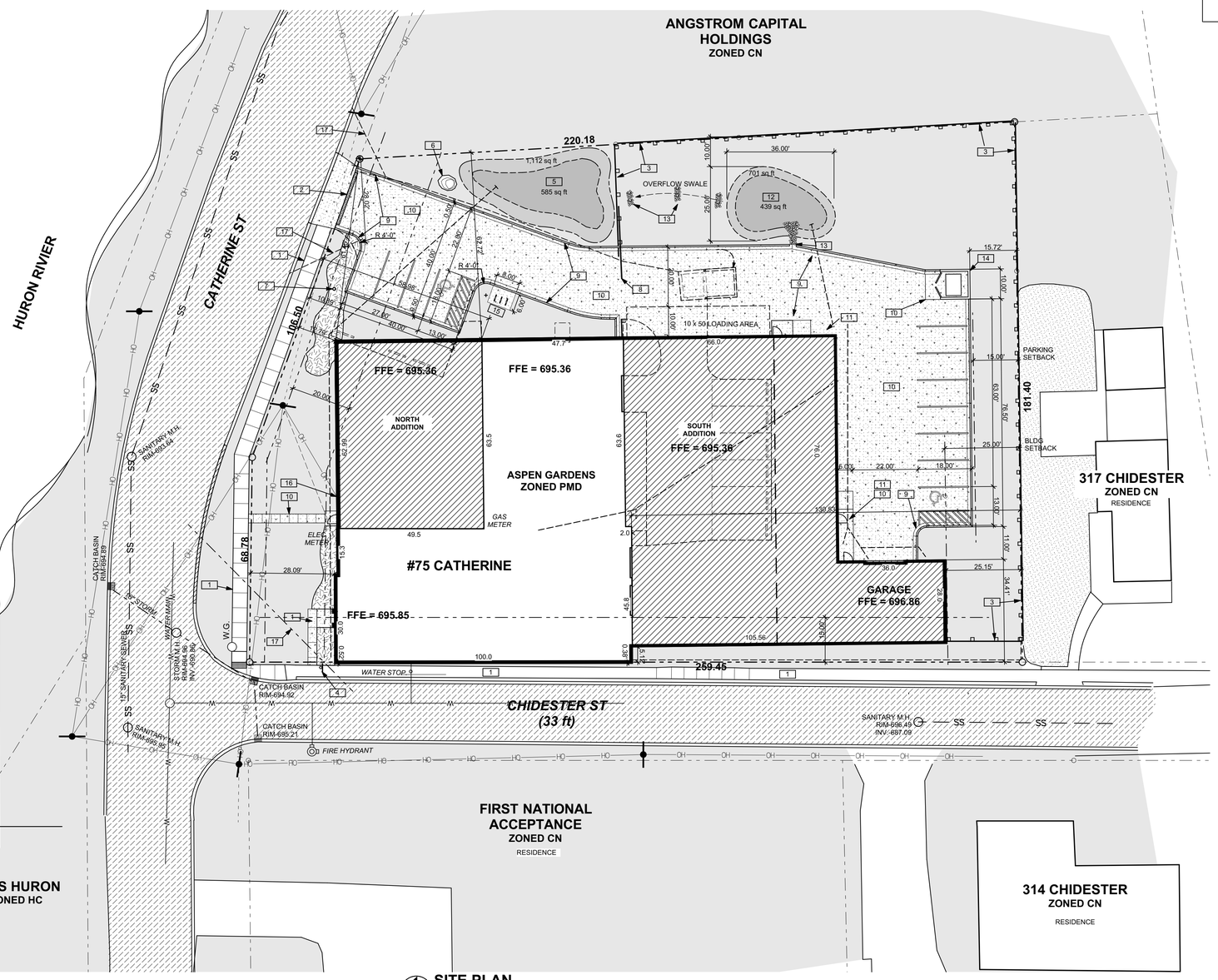
SCHEDULE OF REGULATIONS

	ZONED PMD PRODUCTION/ MANUFACT./ DISTRIBUTION	REQ'D	EXISTING	PROPOSED	VARIANCE
	LOT COVERAGE	MAX. 90%	17.7%	44.0%	NONE
PARKING	FRONT SETBACK/ CATHERINE	MIN 10.0 FT	10.89 FT	10.89 FT	NONE
PARKING	SIDE STREET/ CHIDESTER	MIN 10.0 FT	40.94 FT	34.31 FT	NONE
PARKING	SIDE SETBACK/ EAST	MIN 10.0 FT	40.83 FT	28.02 FT	NONE
PARKING	REAR YARD/ SOUTH (1)	MIN 15.0 FT (1)	82.64 FT	15.72 FT	NONE
	LOT WIDTH	--	173.36 FT	NO CHANGE	NONE
	LOT AREA	--	43,069 SF	NO CHANGE	NONE
BUILDING	BLDG HEIGHT	MAX 60.0 FT	16'-9"	16'-11"	NONE
BUILDING	STREET SETBACK/ CATHERINE	MIN 25.0 FT	28.09 FT	12.79 FT	12.21 FT VARIANCE (3)
BUILDING	STREET SIDE SETBACK/ CHIDESTER	MIN 15.0 FT	-0.52 FT	5.12 FT (2)	EX. NON-CONFORMITY AND 9.88 FT VARIANCE (3)
BUILDING	INTERIOR SIDE/ EAST	MIN 15.0 FT	62.72 FT	61.45 FT	NONE
BUILDING	REAR YARD/ SOUTH (1)	MIN 25.0 FT (1)	130.53 FT	25.15 FT	NONE

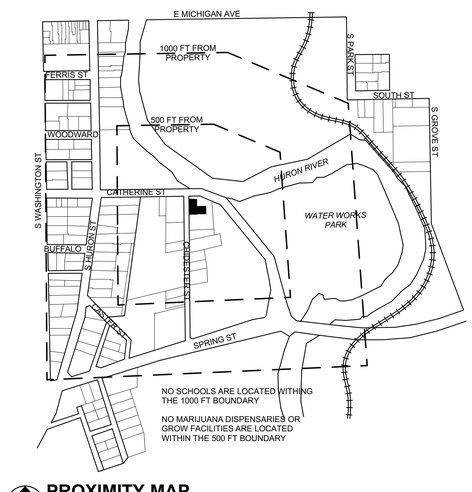
(1) FROM ADJACENT CN ZONING DISTRICT
(2) AT NEW CONSTRUCTION
(3) TWO VARIANCES GRANTED AT ZBA MEETING 1/24/2018

PARKING/ LOADING REQUIREMENTS

122-691	**ASSEMBLY, PROCESSING, OR MANUFACTURING** 5 SPACES REQUIRED, PLUS 1 FOR EVER 1 1/2 EMPLOYEES IN LARGEST WORKING SHIFT (10/ 1.5 =6.7 SPACES) 5+6.7 = **12 SPACES REQUIRED** **12 SPACES PROVIDED**
122-693	1 BIKE HOOP PER 5 CAR SPACES IS REQUIRED 12 SPACES/ 5 = 2.4 BIKE HOOPS. (3 EXISTING BIKE HOOPS REMAIN IN NEW LOCATION)
122-693	COMMERICAL/ INDUSTRIAL USE BETWEEN 5,000 SF AND 19,999SF REQUIRES (1) 10x50 LOADING SPACE, LOCATED AT LEAST 50FT FROM CN DISTRICT. IN THIS CASE, A LARGE LOADING SPACE IS NOT NEEDED. DELIVERIES/ SHIPMENTS WILL BE BY A BOX TRUCK, A 10x50 LOADING SPACE IS PROVIDED, BUT WITHOUT THE ASSOCIATED TURNING RADIUS FOR A LARGE SEMI TRUCK



SITE PLAN
1" = 20'



PROXIMITY MAP
NORTH

GRASS OR LANDSCAPE
MULCH
EXISTING CONCRETE
NEW CONCRETE
EX. ASPAHLT
NEW ASPAHLT
EX. GRAVEL
NEW. GRAVEL
FENCE
SANITARY SEWER
WATER SUPPLY
GAS SUPPLY
UNDERGROUND ELECTRICAL
OVERHEAD ELECTRICAL

GENERAL SITE PLAN NOTES

1. THIS SITE IS NOT WITHIN A FLOOD ZONE
2. LARGEST SHIFT WILL HAVE 10 EMPLOYEES
3. NO OUTDOOR STORAGE AREAS ARE PROPOSED FOR THIS PROPERTY

KEYED SITE NOTES

1. EX. CONCRETE WALK
2. EX. TRENCH DRAIN
3. EX. 8FT TALL WOOD FENCE. FENCE ON SOUTH AND EAST PROPERTY LINE TO BE REMOVED FOR BUILDING
4. EXISTING STOP SIGN
5. EXISTING RAIN GARDEN #1
6. EXISTING ROCK
7. EX. GAS OUTLET
8. EX. AUTOMATIC SLIDING GATE
9. NEW CONCRETE CURB
10. NEW CONCRETE WALK/ PAVEMENT
11. CONCRETE RAMP
12. NEW RAIN GARDEN #2
13. RIP RAP/ DRAINAGE PATH
14. 10' x 10' DUMPSTER ENCLOSURE, 6 FT HIGH
15. 3 BIKE HOOPS MOUNTED TO CONCRETE SIDEWALK
16. PROPOSED ELECTRIC METERS
17. UNOBSTRUCTED AREA FOR TRAFFIC VISIBILITY

SITE PLAN REVIEW	2 FEB 2018
SITE PLAN REVIEW	20 DEC 2017
SITE PLAN REVIEW	14 NOV 2017
PRELIMINARY	16 OCT 2017

focus / design
Todd Ballou, Registered Architect
(734) 276-2110
www.focusdesign.us
focusdesign@comcast.net
3300 Berry Rd, Ypsilanti, MI 48198

PROJECT: ASPEN GARDENS PHASE 3
75 CATHERINE ST.
YPSILANTI, MI

TITLE: SITE PLAN

JOB NO: 1702

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 48808
LICENSED ARCHITECT

SHEET NO.
S1

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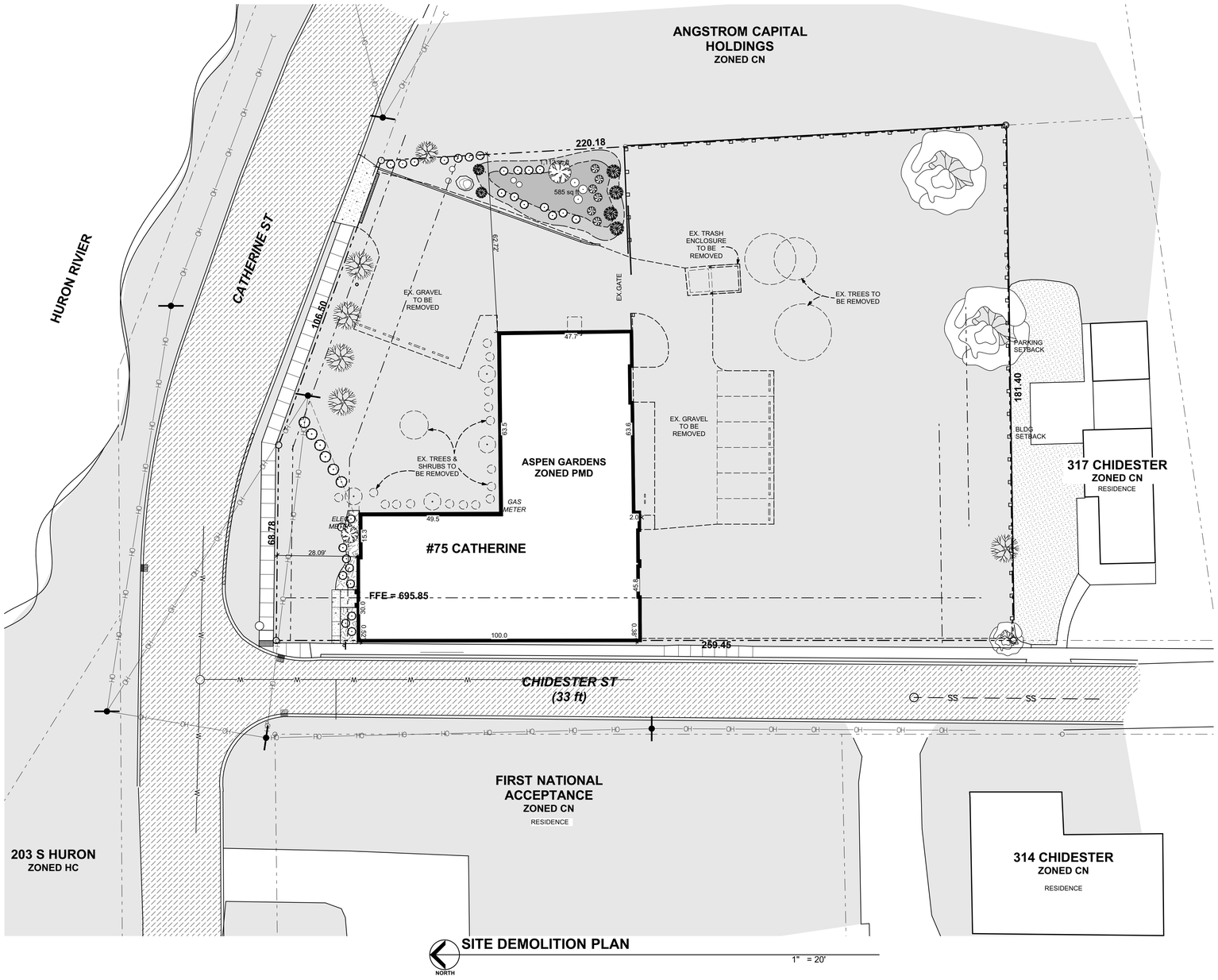

SITE DEMOLITION PLAN

1" = 20'

GRASS OR LANDSCAPE
MULCH
EXISTING CONCRETE
NEW CONCRETE
EX. ASPAHLT
NEW ASPAHLT
EX. GRAVEL
NEW. GRAVEL
FENCE
SANITARY SEWER
WATER SUPPLY
GAS SUPPLY
UNDERGROUND ELECTRICAL
OVERHEAD ELECTRICAL

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STATE OF MICHIGAN
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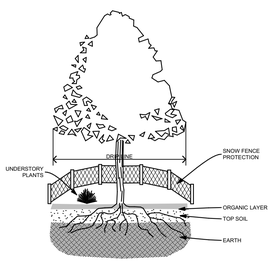
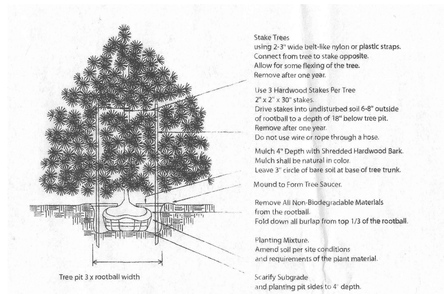
SHEET NO.
S2

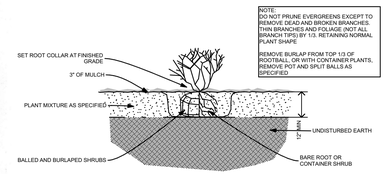


TREE PROTECTION DETAIL

S3 Scale 1/8" = 1' - 0"



Evergreen Tree Detail
Not to Scale

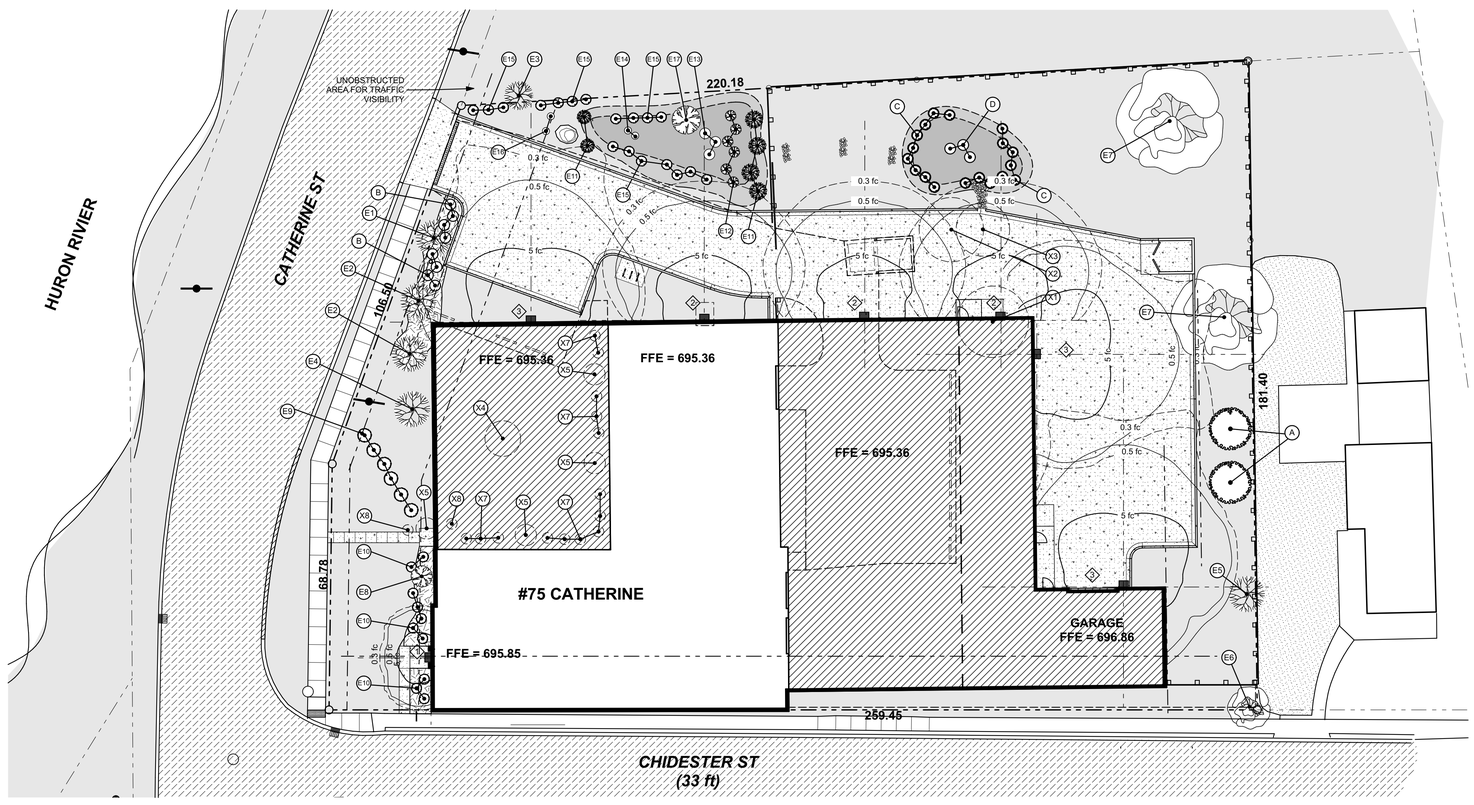


SHRUB PLANTING- BED

S3 Not to Scale

PLANTING SCHEDULE

ID	COMMON NAME	FORMAL NAME	LOCATION	PLANT TYPE1	SIZE	QTY
A	EVERGREEN TREE	PICEA GLAUCA	PARKING LOT	EVERGREEN TREE	MIN 2 1/2"	2
B	GREEN VELVET BOXWOOD	BUXUS SEPERVIRENS "GREEN VELVET"	PARKING LOT SCREEN	SHRUB	MIN 24"	8
C	FOUNTAIN GRASS	ANDROPOGON GERARDII	RAIN GARDEN	SHRUB	2 GAL	18
D	PAMPAS GRASS		RAIN GARDEN	SHRUB	2 GAL	3
E1	EX. MAPLE	ACER...	FRONT YARD	EXISTING TREE	5"	1
E2	EX. MAPLE	ACER...	FRONT YARD	EXISTING TREE	6"	2
E3	EX. MAPLE	ACER...	PARKING LOT TREE	EXISTING TREE	7"	1
E4	EX. MAPLE	ACER...	FRONT YARD	EXISTING TREE	8"	1
E5	EX. MAPLE	ACER...	FRONT YARD	EXISTING TREE	10"	1
E6	EX. BLACK WALNUT	JUGLANS NIGRA	GENERAL SITE	EXISTING TREE	12"	1
E7	EX. BLACK WALNUT	JUGLANS NIGRA	GENERAL SITE	EXISTING TREE	16"	2
E8	EX. DOGWOOD	CORNUS...	FOUNDATION	ORNAMENTAL TREE		1
E9	EX. ARBOR VITAE		FOUNDATION	SHRUB		6
E10	EX. HIX YEW	TAXUS MEDIA HIXSII	FOUNDATION	SHRUB		10
E11	EX. BUTTERFLY BUSH	BUDDLEIA	RAIN GARDEN	SHRUB		6
E12	EX. RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	RAIN GARDEN	PERRENIAL		6
E13	EX. PAMPAS GRASS	CORTADERIA SELLOANA	RAIN GARDEN	TALL GRASS		3
E14	EX. SWAMP MILKWEEK	ASCLEPIAS INCARNATA	RAIN GARDEN	PERRENIIAL		2
E15	EX. FOUNTAIN GRASS	PENNISETUM	RAIN GARDEN	GRASS		18
E16	EX. JUNIPER	JUNIPERUS PROCUMBENS "NANA"	RAIN GARDEN	SHRUB		2
E17	EX. WISTERIA	WISTERIA	RAIN GARDEN	SHRUB		1
X1	DECIDUOUS TREE REMOVED	UNIDENTIFIED	TO BE REMOVED	EXISTING TREE	24"	1
X2	DECIDUOUS TREE REMOVED	UNIDENTIFIED	TO BE REMOVED	EXISTING TREE	18"	1
X3	BLACK WALNUT R	JUGLANS NIGRA	TO BE REMOVED	EXISTING TREE	15"	1
X4	MAPLE TREE REMOVED	CORNUS...	TO BE REMOVED	ORNAMENTAL TREE		1
X5	DOGWOOD REMOVED	CORNUS...	TO BE REMOVED	ORNAMENTAL TREE		4
X7	BURNING BUSHES REMOVED	EUONYMUS ALATUS	TO BE REMOVED	SHRUB		14
X8	HIX YEW REMOVED	TAXUS MEDIA HIXSII	TO BE REMOVED	SHRUB		2



LANDSCAPE & SITE LIGHTING PLAN

NORTH 1" = 20'

LANDSCAPING REQUIREMENTS

		PROPOSED TREES	PROPOSED SHRUBS
122-634	A WALL OR FENCE IS REQUIRED TO SEPARATE PMD ZONING FROM OTHER USES. AN EXISTING 8FT FENCE IS LOCATED ON THE SOUTH AND EAST PROPERTY LINE. OTHERWISE, THE VIEW IS BLOCKED BY THE BUILDING ITSELF	--	--
122-637	STREET TREES ARE REQUIRED FOR ALL PROJECTS THAT REQUIRE SITE PLAN REVIEW. 1 TREE PER 30 LF OF FRONTAGE: CATHERINE STREET = 175.28LF/ 30 = 5.8 TREES CHIDESTER ST = 259.45 LF/30 = 8.6 TREES DUE TO LIMITED SPACE, NO TREES ARE PROPOSED	--	--
122-637	FOUNDATION PLANTING IS NOT REQUIRED IN PMD ZONING. EXISTING PLANTINGS AT NORTH ENTRANCE WILL REMAIN.	--	--
122-638	10% SITE LANDSCAPING IS REQUIRED. THE SITE IS 43,069 SF, REQUIRING 4,307 SF OF LANDSCAPED AREA. THE PERVIOUS AREAS TOTAL 13,251 SF, OR 30.8% OF THE SITE	--	--
122-684	OFF STREET PARKING REQUIRES 1 TREE FOR EVERY 8 PARKING SPACES 12 SPACES/ 8 = 1.5 TREES	2	--
	SCREENING IS REQUIRED TO SHEILD PARKING FROM CATHERINE ST. (EVERGREEN HEDGE PROPOSED)	--	11

LANDSCAPE MAINTENANCE NOTES PER ZONING ORDINANCE 122-712

1. COMPLETE LANDSCAPING INSTALLATION IS REQUIRED TO OBTAIN A CERTIFICATE OF OCCUPANCY.

2. ALL LANDSCAPING AND LANDSCAPING ELEMENTS SHALL BE PLANTED, AND EARTH MOVING OR GRADING PERFORMED, IN A SOUND WORKMANLIKE MANNED, ACCORDING TO ACCEPTED PLANTING AND GRADING PROCEEDURES

3. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE, AND SHALL BE TRIMMED OR PRUNED IN SUCH A MANNER SO AS TO NOT ALTER THEIR NATURAL GROWTH POTENTIAL.

4. THE OWNER OF THE PROPERTY SHALL MAINTAIN LANDSCAPING IN A STRONG AND HEALTHY CONDITION.

5. ALL REQUIRED LANDSCAPING MATERIALS WHICH BECOME UNHEALTHY OR DEAD SHALL BE REPLACED WITHIN SIX MONTHS OF DAMAGE OR DEATH, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.

6. ALL LANDSCAPED AREAS MUST BE PROVIDED WITH A READILY AVAILABLE AND ACCEPTABLE WATER SUPPLY. (AN UNDERGROUND IRRIGATION DOES NOT EXIST, AND IS NOT PROPOSED)

	EXISTING	CHANGE	PROPOSED
IMPERVIOUS AREAS	**16,112 SF**	**+13,706 SF**	**29,818 SF**
EX. BUILDING	7,615 SF	+11,447 SF	19,062 SF
GRAVEL	7,345 SF	-7,345 SF	---
CONCRETE CURBS, WALKS	303 SF	+876 SF	1,179 SF
CONCRETE PAVEMENT	---	+8,437 SF	8,437 SF
RAIN GARDEN (WATER)	849 SF	+291 SF	1,140 SF
PERVIOUS AREAS GRASS/ MULCH	**26,957 SF** 62.6% OF SITE	**-13,706 SF**	**13,251 SF** 30.8% OF SITE
SITE AREA	**43,069 SF** 0.99 ACRES		**43,069 SF** 0.99 ACRES

SITE LIGHTING SCHEDULE

ID	FIXTURE	MOUNTING HEIGHT
1	RAB LIGHTING/ WP1-CH50 (WHITE WITH PHOTOCELL) FULLY- SHEILDED WALLPACK WITH 50 WATT METAL HALIDE LAMP	8'-6" FT
2	RAB LIGHTING/ WP3C (WHITE WITH PHOTOCELL) FULLY- SHEILDED WALLPACK WITH 200 WATT METAL HALIDE LAMP	10 FT
3	RAB LIGHTING/ WP4FC (WHITE WITH PHOTOCELL) FULLY- SHEILDED WALLPACK WITH 400 WATT METAL HALIDE LAMP	14 FT

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3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
ASPEN GARDENS PHASE 3
75 CATHERINE ST.
YPSILANTI, MI

TITLE: **LANDSCAPE & SITE LIGHTING PLAN**

JOB NO:
1702

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 48808
LICENSED ARCHITECT

SHEET NO.
S3

W1 Determining Post Development Cover types, Areas, Curve numbers, and Coefficients

Total site area	43,069	ft2	0.99	ac
Total site area excluding "self crediting BMPs"	43,069	ac	0.99	ac

Post development Rational Method variables

cover type	soil type	Area (ft2)	Area (ac)	Runoff coeff C	AC
grass	A	13,251	0.30	0.15	0.05
building	A	19,062	0.44	0.95	0.42
conc. curbs	A	1,179	0.03	0.95	0.03
conc. Pavmt	A	8,437	0.19	0.95	0.18
Rain gardens	A	1,140	0.03	1.00	0.03
		0	0.00	0.00	0.00
		Total- Σ CA			0.70
		Area Total -Σ(ac)			0.99
		Weigthed C = Σ AC/ Σ area			0.71

Post Development NRCS Variables- Pervious cover

Pervious cover type	soil type	Area (ft2)	Area (ac)	Curve number	CN X Area
Lawn	A	13,251	0.30	80	24.34
			Total Σ (CN)(Area) =		24.34
			Area Total -Σ(ac)		0.30
			Weighted CN = Σ (CN)(Area)/ Σ (area)		80.00

Post development NRCS Variables- Impervious cover

Impervious cover type	soil type	Area (ft2)	Area (ac)	Curve number	CN X Area
conc. curbs	A	1,179	0.03	98	2.65
conc. Pavmt	A	8069	0.19	98	18.15
building	A	19,062	0.44	98	42.89
Rain garden	A	8,437	0.19	98	18.98
			Total Σ (CN)(Area) =		82.67
			Area Total -Σ(ac)		0.84
			Weighted CN = Σ (CN)(Area)/ Σ (area)		98

W2 First Flush

Vff = (1") (1'/12")(43560 ft3/1ac)AC

Total Area (A)	0.99	ac
Weighted C	0.71	
Vff =	2,531	ft3

W3 Pre-development bankfull run-off calculation (Vbf-pre)

2 yr/ 24 hr storm event P=	2.35	inch
Curve Number for Good cover woods or meadow CN =	32	
S = (1000/CN) -10	21.25	inch
Q = (P- 0.2S)^2 / (P = 0.8 S)	0.19	inch
Total site area (sf) excluding self crediting BMPs	43,069	sf
Vbf-pre = Q (1/12) Area	669.59	ft^3

W4 Post development Pervious Cover bankfull run-off calculation (Vbf-per post)

2 yr/ 24 hr storm event P=	2.35	inch
Pervious Curve number from W1	80.00	
S = (1000/CN) -10	2.50	inch
Q = (P- 0.2S)^2 / (P = 0.8 S)	0.79	inch
Pervious curve area from W1	13,251	sf
Vbf-per post = Q (1/12) Area	868.80	ft^3

W5 Post development Impervious Cover bankfull run-off calculation (Vbf-imp post)

2 yr/ 24 hr storm event P=	2.35	inch
Impervious Curve number from W1	98	
S = (1000/CN) -10	0.20	inch
Q = (P- 0.2S)^2 / (P = 0.8 S)	2.12	inch
Impervious curve area from W1	27,499	sf
Vbf-imp post = Q (1/12) Area	4,862	ft^3

W6 Pervious Cover post-development 100 year storm run-off calculation (V100-per post)

100 yr/ 24 hr storm event P=	5.11	inch
pervious Curve number from W1	80.00	
S = (1000/CN) -10	2.50	inch
Q = (P- 0.2S)^2 / (P = 0.8 S)	2.99	inch
Pervious curve area from W1	13,251	sf
Vbf-imp post = Q (1/12) Area	3,301	ft^3

W7 Impervious Cover post-development 100 year storm run-off calculation (V100-imp post)

2 yr/ 24 hr storm event P=	5.11	inch
Impervious Curve number from W1	98	
S = (1000/CN) -10	0.20	inch
Q = (P- 0.2S)^2 / (P = 0.8 S)	4.87	inch
Pervious curve area from W1	36,747	sf
Vbf-imp post = Q (1/12) Area	14,922	ft^3

W8 Determine Time of Concentration for applicable flow types (Tc- hrs)

Flow Type	K	Change in elevation (ft)	Length (L)	Slope % (S)	$S^{0.5}$	V=K*$S^{0.5}$;	= L/(V*3600)
Sheet flow*	0.48	6.78	170	3.99%	2.00	0.96	0.05
waterway	1.2						
small trib	2.1						
					Total Tc		0.05 hr

*Sheetflow cannot exceed 300ft. Anything beyond this is considered waterway

W9 Run-off Summary & Onsite infiltration requirement

W2	First Flush Volume Vff =	2531	ft^3
W3	Pre-development bankfull run-off calculation (Vbf-pre)	670	ft^3
W4	Pervious Cover post development bankfull run-off calculation (Vbf-per po	869	ft^3
W5	Impervious Cover post development bankfull run-off calculation (Vbf-imp	4,862	ft^3
	Total Bank Full Volume	**5,731**	ft^3
W6	Pervious Cover post-development 100 year storm run-off calculation (V1	3,301	ft^3
W7	Impervious Cover post-development 100 year storm run-off calculation (\	14,922	ft^3
	Total 100 Year Volume	**18,223**	ft^3

Determine On-site Infiltration requriement

Subtract the Pre-development Bankfull from the Post Dev Bankfull volume

Bankfull Volume Difference	5,061	ft^3
Compare the bankfull Volume Difference with the first flush Vff	2530.98	

The greater of the two is the Bankfull Volume difference

Onsite Infiltration Reqment Vinf =	5,061	ft^3

W10 Detention/ Retention Requirement

Detention

Peak of Unit Hydrograph Qp = 238.6 Tc$^{-0.82}$	2817.14	cfs/ in
Total site area (ac) excluding "self-crediting BMPs	0.99	ac
Q100 = Q100-perv + Q100-imp	7.86	in
Peak Flow PF = Qp * Q100 *Area / 640	34.22	cfs
Δ = PF-0.15	34.07	cfs
Vdet = (Δ/PF)*V100-post - Vinf Required Detention	13,082	ft^3

W11 Determine Applicable BMPs and associated volume credits

Proposed BMP	Area ft2	Storage Volume ft3	Avg Design Infilt Rate in/hr	Infilt Vol during Storm (ft3)	Total Volume Reduction
Rain Garden #1	849	916	5.00	2,121	3,037
Rain Garden #2	570	643	5.00	1,425	2,068

Total volume reduction credit by proposed Structural BMP	5,105	ft^3	
Run-off Volume Infiltration Requirement Vinf from W9	5,061	ft^3	
Run-off Volume credit	44	ft^3	OK
Required V100 for 100% infiltration	5,105	ft^3	

FEASIBILITY ANALYSIS OF RAIN GARDENS

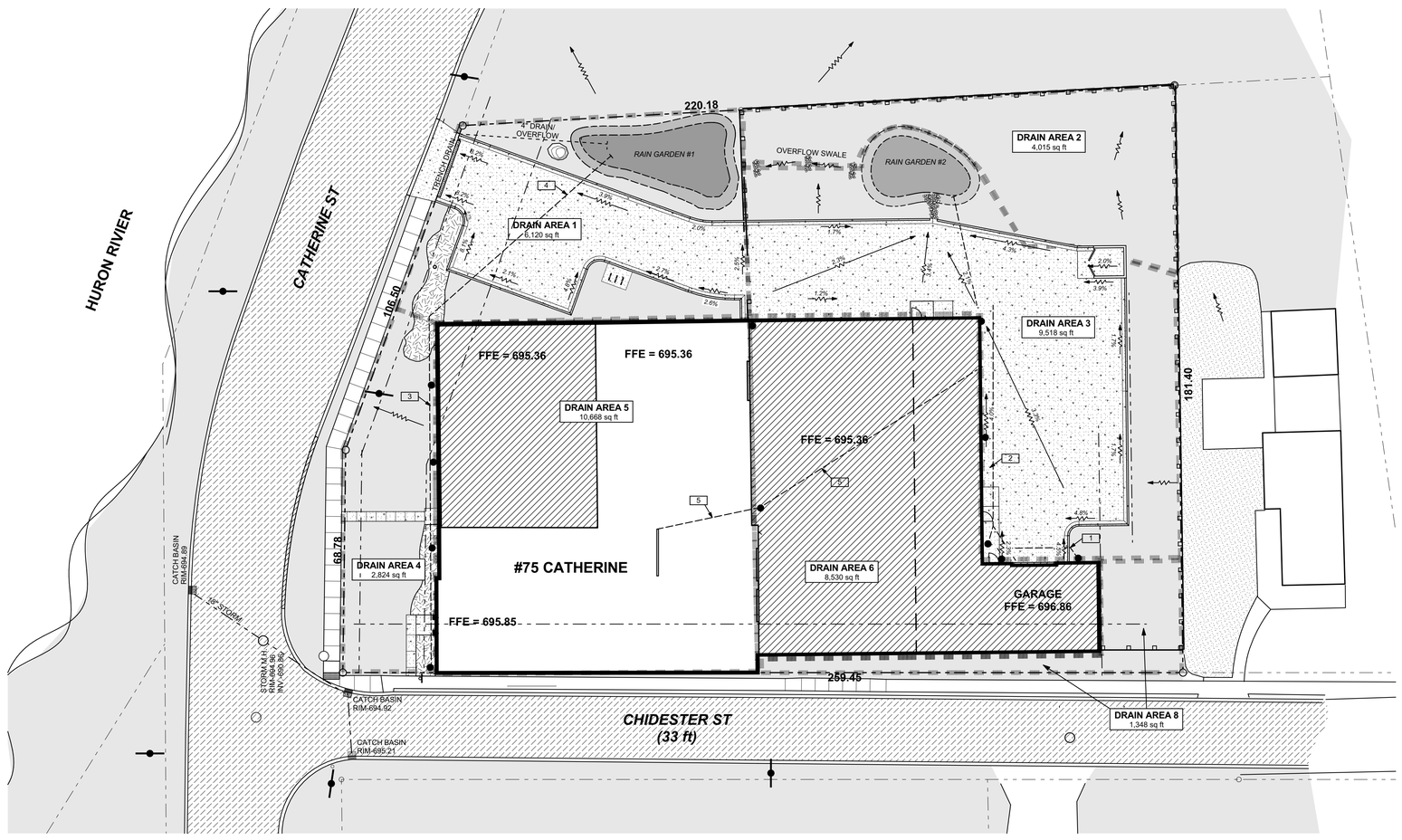
	Rain Garden #1	Rain Garden #2	TOTAL		
Bottom Area	585	439		sf	
Ponding Area	1,112	701	1,813	sf	
Infiltration Area = Average Bed Area	849	570	1,419	sf	
Surface Storage Volume =					
Maximum Design Water Depth	0.666	0.666		ft	
Avg Bed Area * Max Ponding Depth	565	380		ft^3	
Soil Storage Volume =					
Design Soil Depth	3.00	3.00		ft	
Soil Porosity	0.1	0.1			
Bed Area X Depth X Porosity	176	132		ft^3	
Gravel Storage Volume					
Design Gravel Depth	1.00	1.00		ft	
Soil Porosity	0.3	0.3			
Bed Area X Depth X Porosity	176	132		ft^3	
Infiltration Volume over 6 hr period					
Design Infiltration Rate	5.00	5.00		in/hr	
Inf Area X Inf Rate X 6hr X (1/12")	2,121	1,425		ft^3	
Total Basin Volume					
Surface + Soil + Gravel	916	643	1,559	ft^3	
Surface + Soil + Gravel + Infiltration	3,037	2,068	5,105	ft^3	
Total Time to Infiltrate 100 year storm should be less than 48 hours					
V100 from Worksheet 9	18,223			ft3	
Tinf= V100/(Inf Area X Inf Rate (1/12"))	30.8			hr	OK

STORM WATER NOTES:

THIS IS A CONCEPTUAL STORM WATER PLAN FOR SITE PLANNING PURPOSES, TO BE COMPLETED DURING THE ENGINEERING REVIEW PHASE.

ACCORDING TO EWASHTENAW MAPS, THIS SITE CONTAINS SpB "SPINKS" SOIL (HYDROLOGIC SOIL GROUP A WITH 0-6% SLOPES) AND EXPECTED TO HAVE A HIGH INFILTRATION RATE. THIS IS CONSISTANT WITH THE EXISTING RAIN GARDEN ON THE SITE, WHICH HAS PERFORMED VERY WELL.

1 ROOF DRAIN: 6" PVC, 42 LF @ 2% SLOPE
2 ROOF DRAIN: 6" PVC, 115 LF @ 2% SLOPE
3 ROOF DRAIN: 6" PVC, 45 LF @ 2% SLOPE
4 ROOF DRAIN: 6" PVC, 75 LF @ 2% SLOPE
5 EXISTING INTERNAL ROOF DRAIN TO BE ABANDONED



STORM WATER PLAN

NORTH

1" = 20'

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focus / design
Todd Ballou, Registered Architect
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3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
ASPEN GARDENS PHASE 3
75 CATHERINE ST.
YPSILANTI, MI

TITLE: STORM WATER MANAGEMENT

JOB NO:
1702

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 48808
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SHEET NO.
S4

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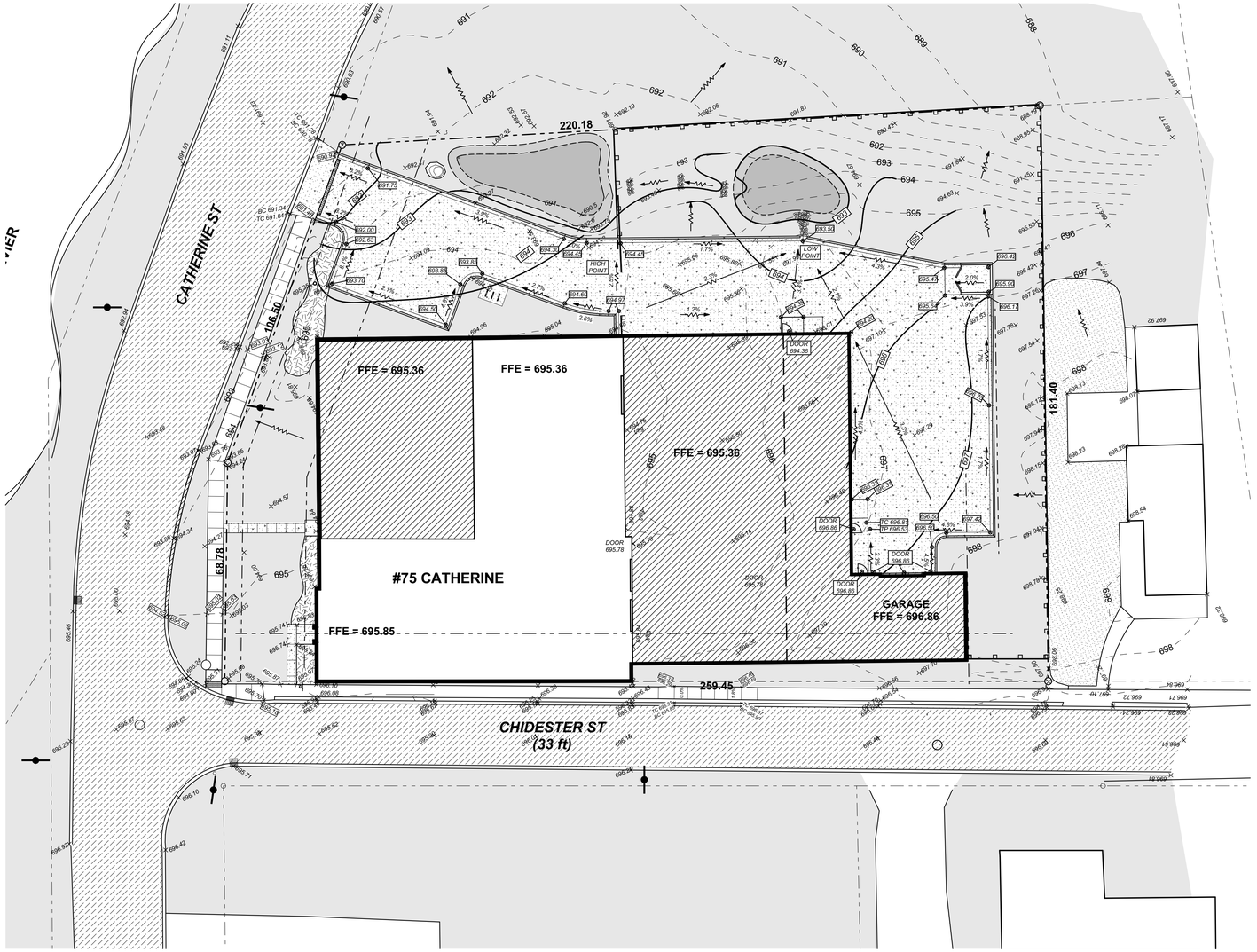
GRADING NOTES

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 2.3% — DIRECTION & SLOPE OF RUN-OFF
- TP — TOP OF PAVEMENT
- BC — BACK OF CURB
- 779.35 — PROPOSED ELEVATION
- 779.35 — EXISTING ELEVATION



GRADING PLAN

NORTH

1" = 20'

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YPSILANTI, MI

TITLE: **GRADING PLAN**

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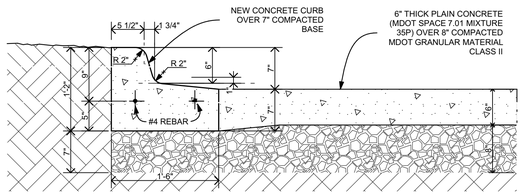
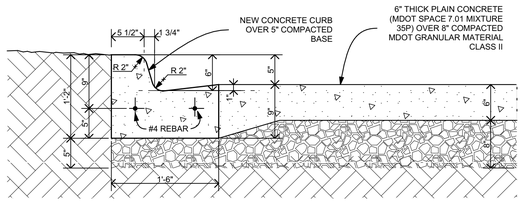


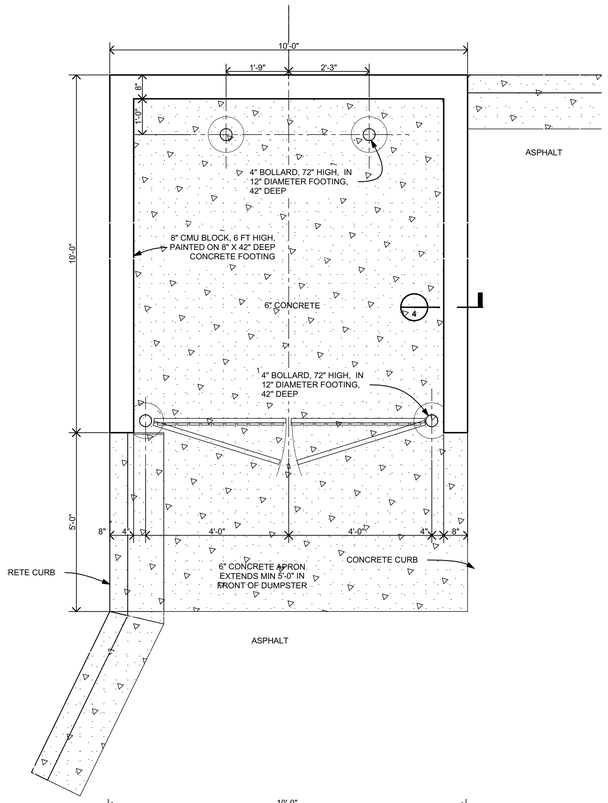
3 S6 **TYPE F2 CURB- PITCH OUT**

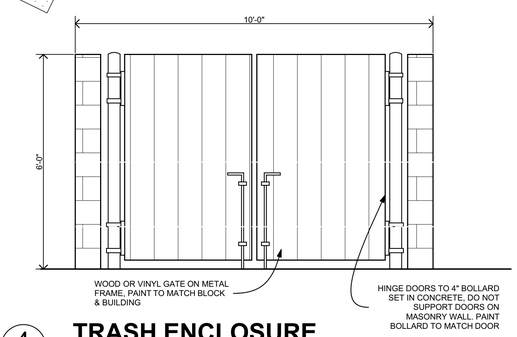
Scale 1" = 1' - 0"



2 S6 **TYPE F2 CURB- PITCH IN**

Scale 1" = 1' - 0"



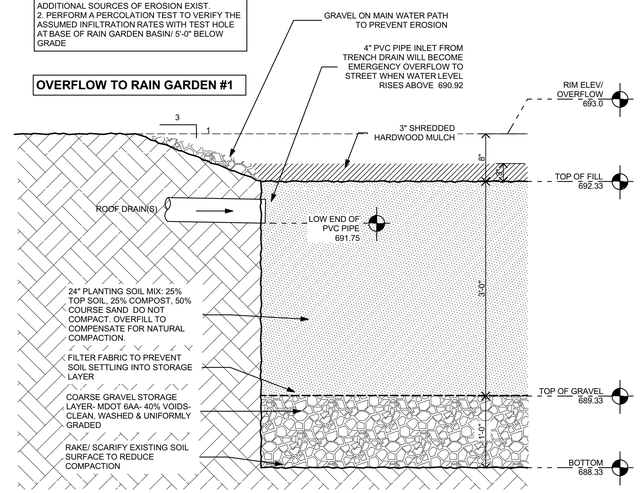


4 S6 **TRASH ENCLOSURE**

Scale 1/2" = 1' - 0"

RAIN GARDEN NOTES:
1. DO NOT INSTALL THE RAIN GARDEN UNTIL ALL AREAS OF SITE ARE STABALIZED AND NO ADDITIONAL SOURCES OF EROSION EXIST.
2. PERFORM A PERCOLATION TEST TO VERIFY THE ASSUMED INFILTRATION RATES WITH TEST HOLE AT BASE OF RAIN GARDEN BASIN/ 5'-0" BELOW GRADE

OVERFLOW TO RAIN GARDEN #1



1 S6 **RAIN GARDEN #2 DETAIL**

Scale 1" = 1' - 0"

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ASPEN GARDENS PHASE 3
75 CATHERINE ST.
YPSILANTI, MI

TITLE: **SITE DETAILS**

JOB NO:
1702

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
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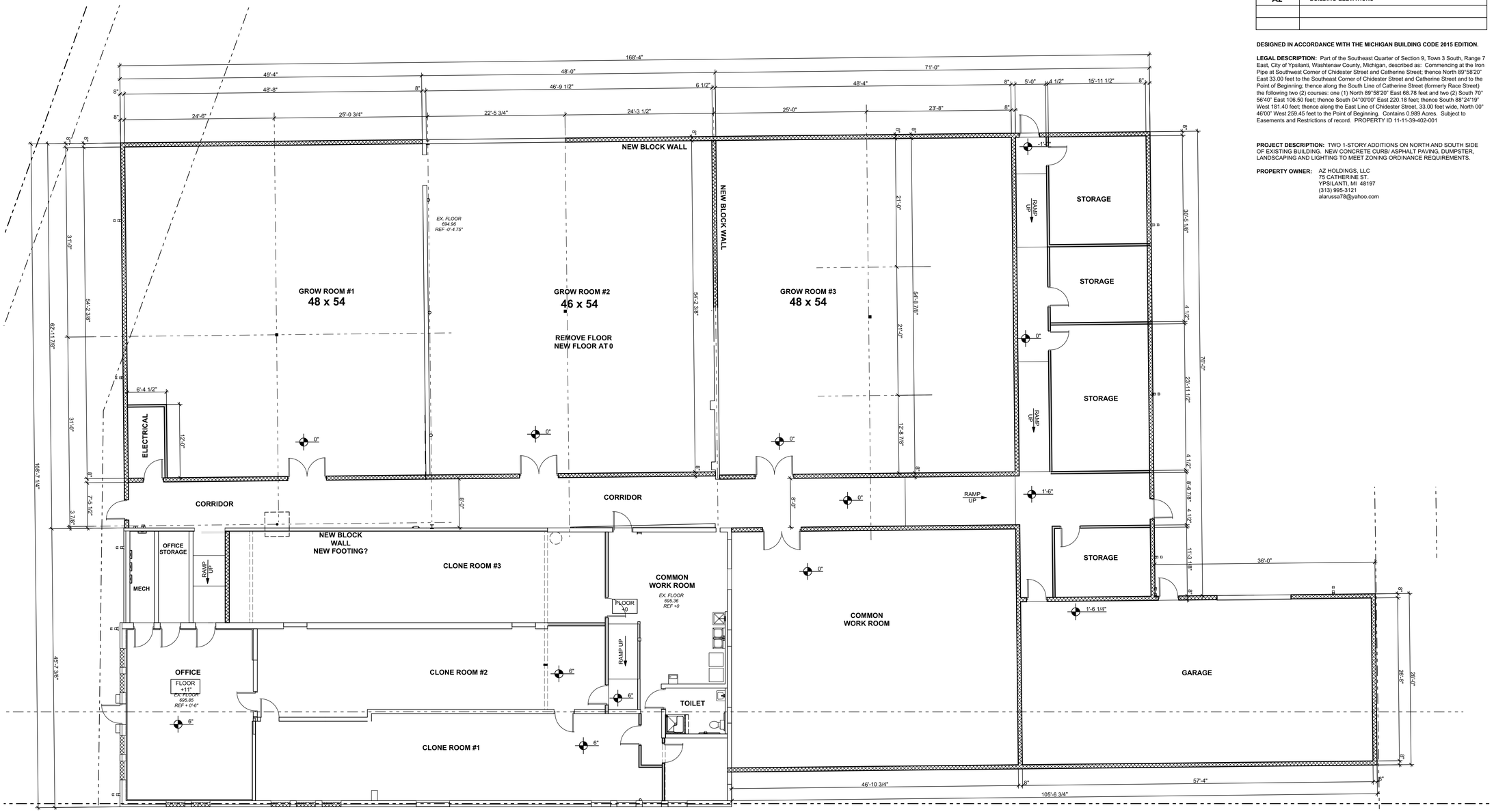
SHEET NO.
S6

ASPEN GARDENS PHASE 3

YPSILANTI, MI



FLOOR PLAN

1/8" = 1'-0"

NORTH

SHEET INDEX

SHEET NO.	SHEET TITLE
S1	SHEET INDEX, SITE PLAN, ZONING DATA
S2	SITE DEMOLITION PLAN
S3	LANDSCAPE & SITE LIGHTING PLAN
S4	STORM WATER PLAN
S5	GRADING PLAN
S6	SITE DETAILS
A1	FLOOR PLAN
A2	BUILDING ELEVATIONS

DESIGNED IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE 2015 EDITION.

LEGAL DESCRIPTION: Part of the Southeast Quarter of Section 9, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan, described as: Commencing at the Iron Pipe at Southwest Corner of Chidester Street and Catherine Street; thence North 89°58'20" East 33.00 feet to the Southeast Corner of Chidester Street and Catherine Street and to the Point of Beginning; thence along the South Line of Catherine Street (formerly Race Street) the following two (2) courses: one (1) North 89°58'20" East 68.78 feet and two (2) South 70° 56'40" East 106.50 feet; thence South 04°00'00" East 220.18 feet; thence South 88°24'19" West 181.40 feet; thence along the East Line of Chidester Street, 33.00 feet wide, North 00° 46'00" West 259.45 feet to the Point of Beginning. Contains 0.989 Acres. Subject to Easements and Restrictions of record. PROPERTY ID 11-11-39-402-001

PROJECT DESCRIPTION: TWO 1-STORY ADDITIONS ON NORTH AND SOUTH SIDE OF EXISTING BUILDING. NEW CONCRETE CURB/ ASPHALT PAVING, DUMPSTER, LANDSCAPING AND LIGHTING TO MEET ZONING ORDINANCE REQUIREMENTS.

PROPERTY OWNER: AZ HOLDINGS, LLC
75 CATHERINE ST.
YPSILANTI, MI 48197
(313) 995-3121
alarussa78@yahoo.com

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ASPEN GARDENS PHASE 3
75 CATHERINE ST.
YPSILANTI, MI

TITLE: **FLOOR PLAN**

JOB NO:
1702

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TODD R. BALLOU
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No. 48808
LICENSED ARCHITECT

SHEET NO.
A1

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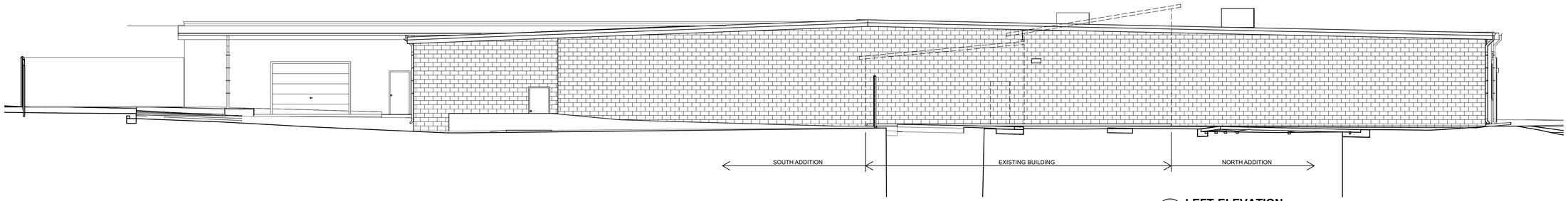
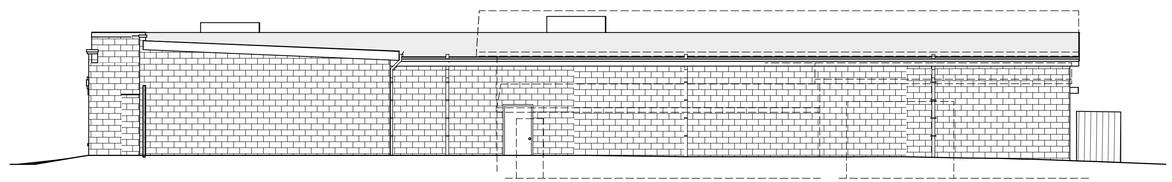
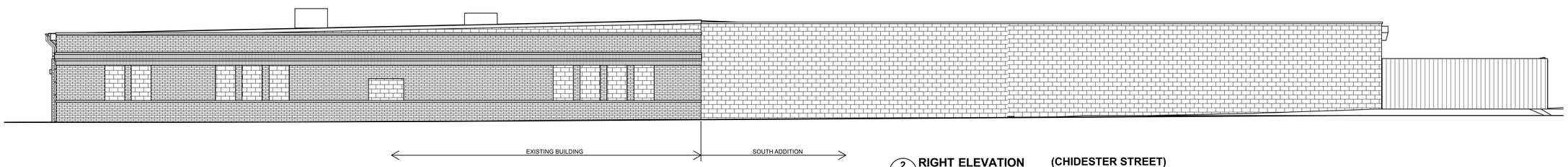


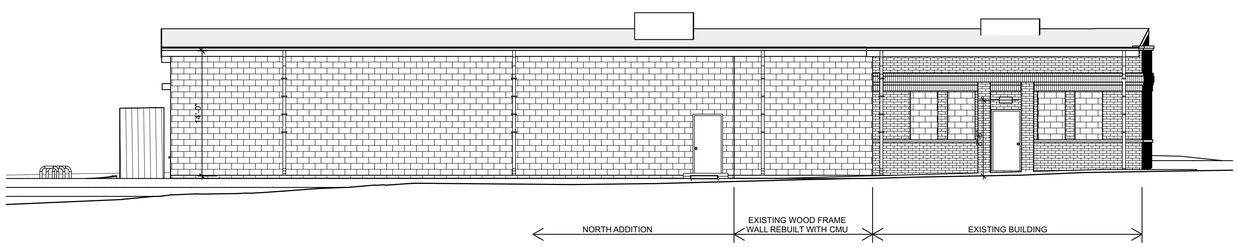
4 A3 **LEFT ELEVATION**
1/8" = 1'-0"



3 A3 **REAR ELEVATION**
1/8" = 1'-0"



2 A3 **RIGHT ELEVATION** **(CHIDESTER STREET)**
1/8" = 1'-0"



1 A3 **FRONT ELEVATION** **(CATHERINE STREET)**
1/8" = 1'-0"

SITE PLAN REVIEW	2 FEB 2018
SITE PLAN REVIEW	20 DEC 2017
SITE PLAN REVIEW	14 NOV 2017
PRELIMINARY	16 OCT 2017

focus / design
Todd Ballou, Registered Architect
(734) 276-2110
www.focusdesign.us
focusdesign@comcast.net
3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
ASPEN GARDENS PHASE 3
75 CATHERINE ST.
YPSILANTI, MI

TITLE: **ELEVATIONS**

JOB NO:
1702

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 48808
LICENSED ARCHITECT

SHEET NO.
A3

City of Ypsilanti

Community & Economic Development Department

Memo

To: Planning Commission

From: Bonnie Wessler, City Planner

Date: March 16, 2018

Subject: Bell-Kramer Neighborhood: Well Restriction Ordinance

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Upon review of State noticing requirements for well restriction ordinances, staff discovered that notice must be given in the same manner as zoning amendments. In an excess of caution, staff has also chosen to interpret this as requiring the same process of review. Thus, staff requests that Planning Commission review the attached ordinance which would restrict the drilling and use of wells in the Bell-Kramer neighborhood. Note that the format has changed; rather than an addition whole into chapter 106, it serves to modify an existing well restriction ordinance and add the Bell-Kramer and Landfill areas. This reduces redundancy and potential conflict. It is not substantially different than the ordinance which was presented to Planning Commission in February.

CITY OF YPSILANTI
NOTICE OF ADOPTED ORDINANCE
Ordinance No.

An ordinance to amend Chapter 106, Article III, Division 3 "Groundwater Wells" of the Ypsilanti City Code to regulate the use of groundwater in certain areas of the City.

1. THE CITY OF YPSILANTI HEREBY ORDAINS that Chapter 106, Article III, Division 3 "Groundwater Wells" of its Code of Ordinances be amended to read as follows:

DIVISION 3. - GROUNDWATER WELLS

Sec. 106-121. - Definitions.

For the purposes of this division, the words and phrases listed below shall have the following meanings:

Affected Parcel means a parcel of land, any part of which is located within a Restricted Zone.

Applicant means a person who applies or applied for the establishment of a Restricted Zone pursuant to this Division.

City means the City of Ypsilanti.

City Property means any interest in real property owned or held by the City and shall include but not be limited to the following:

i. Real property owned by the City;

ii. Real property leased by the City as Lessee; and

iii. City streets, alleys, or other City rights-of-way or easements.

Contaminated Groundwater means groundwater in which there is or may be present concentrations of materials that exceed drinking water criteria under the Safe Drinking Water Act, 1976 PA 399, as amended, or the residential drinking criteria established by the MDEQ in operational memoranda or rules promulgated pursuant to Part 20, Environmental Remediation (MCL 324.20101, et seq.).

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Domestic Use means the use of water for lawn, garden, or landscaping irrigation on a residential parcel of land. The term does not include water used for commercial, agricultural, or farm irrigation, except as specifically directed by the MDEQ.

MDEQ means the Michigan Department of Environmental Quality, or its successor agency.

Owner means the holder of record title for a parcel of land and also the occupant of a parcel of land in possession under a land contract or lease.

Person means any individual, partnership, corporation, association, club, joint venture, estate, trust, and any other group or combination acting as a unity, and the individuals consisting of that group or unit.

Restricted Z~~z~~one means an area or areas~~legally~~ described ~~and incorporated~~ within Section 106-122 of this division.

WRD means the Water Resources Division of the MDEQ, or its successor agency.

Well means an opening in the surface of the earth for the purpose of removing fresh water through non-mechanical or mechanical means for any purpose other than a public emergency or conducting response actions that are consistent with the Michigan Natural Resources and Environmental Protection Act, 1994 PA 451, as amended ("NREPA"), the Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation and Recovery Act, or other applicable statute.

Sec. 106-122. - ~~Water well r~~Restricted Z~~z~~ones.

~~(a)~~ The following described areas in the City shall be ~~is~~ the ~~r~~Restricted Z~~z~~ones as defined under this division. ~~A scaled map illustrating the restricted zone is shown as Exhibit A below. See Exhibit B below for legal description.~~ They may be referred to by the names provided in the caption preceding their descriptions. Additional Restricted Zones, along with a map illustrating the Restricted Zone, may be added by amending this division in accordance with Section 106-130 and all other applicable laws. Within 30 days after the establishment of an additional Restricted Zone, the City shall record a Notice of Water Well Restriction with the Register of Deeds to be recorded against all parcels in the Restricted Zone. The Notice shall include a copy of the ordinance, as amended, and a map illustrating the Restricted Zone.

1. Downtown Restricted Zone. Described below and depicted in the map attached as Schedule 1.

~~(b) Except as provided in section 106-125 of this division, and after the effective date hereof, no person or legal entity shall install or allow or permit or provide for the installation or utilization of a well on any property on which they have an~~

~~ownership interest, or lessee or tenant interest, or control within the restricted zone. Property within the restricted zone shall be serviced only by public water supply.~~

~~Exhibit A~~
~~Legal Description~~

~~Lots 1 and 2, and the East 40.0 feet of Lot 3, in Howard's Addition to the City of Ypsilanti, Washtenaw County, Michigan, according to the Plat thereof as recorded in Liber 60 of deeds, page 711, Washtenaw County Records.~~

~~Property Identification: 11-11-40-481-014~~

~~Exhibit B~~
~~Legal Description~~

~~That area of the City of Ypsilanti, Michigan described as follows:~~

Commencing at the Southwest corner of the intersection of West Michigan Avenue and North Hamilton Street, thence northerly along the westerly right of way of North Hamilton Street to the northwest corner of North Hamilton Street and Pearl Street, thence east along the northerly right of way of Pearl Street to the northeast corner of Pearl Street and Washington Avenue, thence south along the easterly right of way of Washington Avenue to the southeast corner of Washington Avenue and West Michigan Avenue, thence west along the southerly right of way of West Michigan Avenue to the point of beginning.

2. Bell Kramer Neighborhood Restricted Zone. Described below and depicted in the map attached as Schedule 2.

[INSERT DESCRIPTION]

3. Former City Landfill Restricted Zone. Described below and depicted in the map attached as Schedule 2.

[INSERT DESCRIPTION]

Sec. 106-123. - ~~Wells affecting contaminated groundwater~~Prohibition.

Except as provided in Section 106-124, no person shall install or utilize, or allow, permit, or provide for the installation or utilization of a Well on any Affected Parcel. Any existing Well at the time of the enactment of a Restricted Zone on any Affected Parcel within that Restricted Zone shall be plugged/abandoned at the expense of the Applicant for that particular Restricted Zone and as provided for in Section 106-125 and in accordance with applicable laws, regulations and ordinances, unless such existing Well falls within one of the exceptions listed in 106-124. Except as provided in Section 106-124, no person shall use any groundwater from an Affected Parcel.

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~~No well may be used or installed at any place in the city if the use of the well will have the effect of causing the migration of contaminated groundwater or a contaminated groundwater plume to previously un-impacted groundwater, or adversely impacting any groundwater treatment system, unless the well is part of an MDEQ or United States Environmental Protection Agency approved groundwater monitoring or remediation system.~~

Sec. 106-124. - ~~Nonconforming wells~~Exceptions.

A person may install or utilize, or allow, permit, or provide for the installation or utilization of a Well in any Restricted Zone if any of the following exceptions applies and the requirements of the exception are complied with. The party proposing an exception to the Well prohibition shall conduct all appropriate inquiry and prepare a due care analysis pursuant to Part 201 of NREPA.

(a) *Proof of No Influence*. If the MDEQ determines based on information provided to it by the person seeking this exception that the use of a Well in a Restricted Zone will not exacerbate any existing groundwater contamination related to the former landfill adjacent to the affected area, facilitate the migration of groundwater into uncontaminated areas, and that water from the proposed Well will not be affected by Contaminated Groundwater, and proof of those determinations is delivered to the City, the Well may be so used.

(b) *Groundwater Monitoring/Remediation.* A Well may be used for groundwater monitoring and/or remediation as part of a response activity approved by the MDEQ or the United States Environmental Protection Agency.

(c) *Construction Dewatering*. A Well may be used for construction dewatering if the following conditions are satisfied: (i) the use of the dewatering Well will not result in unacceptable exposure to Contaminated Groundwater, possible cross-contamination between saturated zones, or exacerbation of Contaminated Groundwater, as defined in Part 201 of NREPA; and (ii) the water generated by that activity is properly handled and disposed of in compliance with all applicable laws, rules, regulations, permit and license requirements, orders and directives of any governmental entity or agency of competent jurisdiction. Any exacerbation caused by the use of the Well under this exception shall be the responsibility of the person operating the de-watering Well, as provided in Part 201 of NREPA.

(d) *Processing Activities*. If the MDEQ determines that the use of a Well for non-contact heating, cooling, production, or processing involved in industrial or commercial activities will not cause migration or exacerbation of Contaminated Groundwater, and proof of that determination is delivered to the City, such use of the Well under terms and conditions specified by the MDEQ will be allowed. All

information necessary for the MDEQ determination described in this subsection shall be provided by the person seeking this exception.

(e) *Public Emergencies*. A Well may be used in the event of a public emergency. Notice of such use shall be provided to the MDEQ within a reasonable time thereafter.

~~Any existing well, the use of which is prohibited by this division shall be plugged or abandoned in conformance with all applicable laws, rules, regulations, permit and license requirements, orders and directives of any governmental entity or agency of competent jurisdiction, or, in the absence of an applicable law, rule, regulation, requirement, order, directive, in conformance with the protocol developed consistent with the American Standards for Testing and Materials Standard #D5299-92.~~

Sec. 106-125. – ~~Exceptions~~Sources of water supplied for Domestic Use and Irrigation Use.

(a) For Affected Parcels that are not already connected to the City water system on the day of enactment of a Restricted Zone, the Applicant of the Restricted Zone shall be responsible for the costs to connect those Affected Parcels within that Restricted Zone to the City water system. Furthermore, for Affected Parcels that have a Well on the day of enactment of a Restricted Zone which is used primarily for Irrigation Uses, the Applicant of the Restricted Zone shall be responsible for the costs to connect the irrigation system on the Affected Parcel within that Restricted Zone to the City water system.

(b) This Section shall not be deemed as affecting the rights and remedies of an Owner, or any other person or entity and/or of any federal, state or local government that may exist under any law, regulation, rule, ordinance, order, agreement and/or remedial action plan addressing groundwater within the City.

(c) In no event shall the City be required to incur any expense or cost under this division, except as may otherwise be approved by the City Council for a public works project or by a separate agreement with the Applicant, Owner, other person or entity, or a governmental body or agency.

~~(a) Water service unavailable. If city water service is unavailable to a premises in the restricted zone, any well on that premises shall annually be tested by the city by a laboratory that is acceptable to and for chemical parameters specified by the Michigan Department of Environmental Quality Water Division (MDEQ). The results of that test shall be submitted to the MDEQ, or the Washtenaw County~~

~~Health Department for review. If the MDEQ or the county health department determines that the well is safe and suitable for use, and proof of that determination is delivered annually to the city, that well may be used. No split or conveyance of property shall be effective to render city water services unavailable.~~

~~(b) Construction of de-watering wells. Wells in the restricted zone used for construction de-watering are not prohibited by this division, provided that the water generated by that activity is properly handled and disposed in compliance with all applicable laws and regulations. Any exacerbation caused by the use of wells under this exception shall be the responsibility of the person operating the de-watering well, as provided in Part 201 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.~~

~~(c) Groundwater monitoring and remediation wells. Wells used for groundwater monitoring and/or remediation as part of a response activity approved by the Michigan Department of Environmental Quality are not prohibited by this division.~~

Sec. 106-126. - Enforcement.

The City Manager, or his or her designee, shall be the official having the authority to enforce this division. After the enactment of a Restricted Zone, the enforcement official shall contact all Owners of Affected Parcels, which from the information available to the City, appear to have Wells prohibited under this division, giving written notice of the need to cease using such Wells and of the need for establishment of a Domestic Use water source as prescribed under Section 106-125, or to obtain approval or acknowledgment of an exception under 106-124. The Owner shall immediately take steps so as to comply with the provisions of this division with regard to provision of Domestic Use water within sixty (60) days from the date of such notice. Any existing Well in violation of this division shall then be plugged or abandoned in conformance with applicable legal requirements. Where, upon information available to the enforcement official, it is suspected that a Well is being used on an Affected Parcel in violation of this division, the enforcement official may inspect such Affected Parcel and serve an appropriate notice and order of such violation requiring that action be taken promptly by the Owner to bring the Affected Parcel into compliance. If the Owner fails to act in accordance with such order, the enforcement official may seek remedies and penalties as provided in Section 106-127.

Sec. 106-127~~6~~. - Penalty.

Any person or legal entity who shall violate any provision of this division shall be deemed guilty of a misdemeanor offense punishable by imprisonment for not more than 90 days or by fine of not more than $500.00 or both such fine and imprisonment in the discretion of the court.

In addition, the city may seek an order from a court of appropriate jurisdiction to restrain any person from violating this division, including the collection of costs and attorney fees associated with such enforcement action. Any well in violation of this division shall also be declared and deemed a nuisance, subject to abatement, and shall be immediately taken out of service and lawfully abandoned consistent with all applicable state and local regulations. Any person found to be in violation is subject to being ordered by a court of appropriate jurisdiction to properly and lawfully remove or abandon the well.

Sec. 106-128. - Building and zoning permits.

No permit for the construction or alteration of a building or structure nor any permit for any zoning approval shall be issued by the City Building and Zoning Administrator for any improvement on an Affected Parcel which has, or proposes, a water supply from a Well in violation of this division.

Sec. 106-129 - Administrative liability.

No officer, agent or employee of the City or member of the City Council shall render himself or herself personally liable for any damage which may occur to any person or entity as the result of any act or decision performed in the discharge of his or her duties and responsibilities pursuant to the division.

Sec. 106-130~~27~~. - ~~Notification of intent to a~~Amendment or repeal.

The MDEQ, an Applicant, an Owner, an entity involved in a RAP, or other interested party may request in writing to add parcels to or delete parcels from a Restricted Zone or to establish an additional Restricted Zone or to otherwise amend or repeal this division. The City on its own motion may also take action to amend or repeal this division as it deems appropriate. The amendment or repeal of this division shall be by ordinance and any such action shall be in the sole legislative discretion of the City Council.

At least 30 days advance notice to ~~prior to any amendment or repeal in whole or in part of this division, the City of Ypsilanti shall notify~~ the MDEQ~~ichigan Department of Environmental Quality, or its successor agency, of its intent to so act~~ is required before City Council consideration of an amendment or repeal of this division. The party requesting such a repeal or amendment under this section, or the City if on its own motion, must provide such advance notice and provide the reasons supporting such a request.

Sec. 106-131. - Reimbursement of additional City construction costs.
The Applicant of a Restricted Zone shall reimburse the City for the reasonable additional costs the City incurs for dewatering Contaminated Groundwater or disposing of soils impacted by Contaminated Groundwater in connection with construction activity undertaken by the City on City property in that Restricted Zone, provided that the City

supplies the Applicant with documentation confirming the amount and necessity of such additional costs, including the extent to which they exceeded the cost of dewatering or disposing of materials not impacted by Contaminated Groundwater.

Secs. 106-13~~28~~—106-139. - Reserved.

2. Severability. If any clause, sentence, section, paragraph, or part of this ordinance, or the application thereof to any person, firm, corporation, legal entity, or circumstances, shall be for any reason adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not effect, impair, or invalidate the remainder of this Ordinance and the application of such provision to other persons, firms, corporations, legal entities, or circumstances by such judgment shall be confined in its operation to the clause, sentence, section, paragraph, or part of this Ordinance thereof directly involved in the case or controversy in which such judgment shall have been rendered and to the person, firm, corporation, legal entity, or circumstances then and there involved. It is hereby declared to be the legislative intent of this body that the Ordinance would have been adopted had such invalid or unconstitutional provisions not have been included in this Ordinance.

3. Repeal. All other Ordinances inconsistent with the provisions of this Ordinance are, to the extent of such inconsistencies, hereby repealed.

4. Savings Clause. The balance of the Code of Ordinances, City of Ypsilanti, Michigan, except as herein or previously amended, shall remain in full force and effect. The repeal provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

5. Copies to be available. Copies of the Ordinance are available at the office of the city clerk for inspection by, and distribution to, the public during normal office hours.

6. Publication and Effective Date. The City Clerk shall cause this Ordinance, or a summary of this Ordinance, to be published according to Section 11.13 of the City Charter. This Ordinance shall become effective after publication at the expiration of 30 days after adoption.

MADE, PASSED AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS _____ DAY OF _____, 2018.

_____
Frances McMullan, City Clerk

Attest

I do hereby confirm that the above Ordinance No. _____was published according to Section 11.13 of the City Charter on the _____ day of _____, 2018.

_____
Frances McMullan, City Clerk

CERTIFICATE OF ADOPTING

I hereby certify that the foregoing is a true copy of the Ordinance passed at the regular meeting of the City Council held on the _____ day of _____, 2018.

_____
Frances McMullan, City Clerk

Notice Published: _____

First Reading: _____

Second Reading: _____

Published: _____

Effective Date: _____

DRAFT

RESOLUTION NO. 18-_____

, 2018

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That an ordinance entitled “An ordinance to amend Chapter 106, Article III, Division 3 “Groundwater Wells” of the Ypsilanti City Code to regulate the use of groundwater in certain areas of the City.” be approved on first reading.

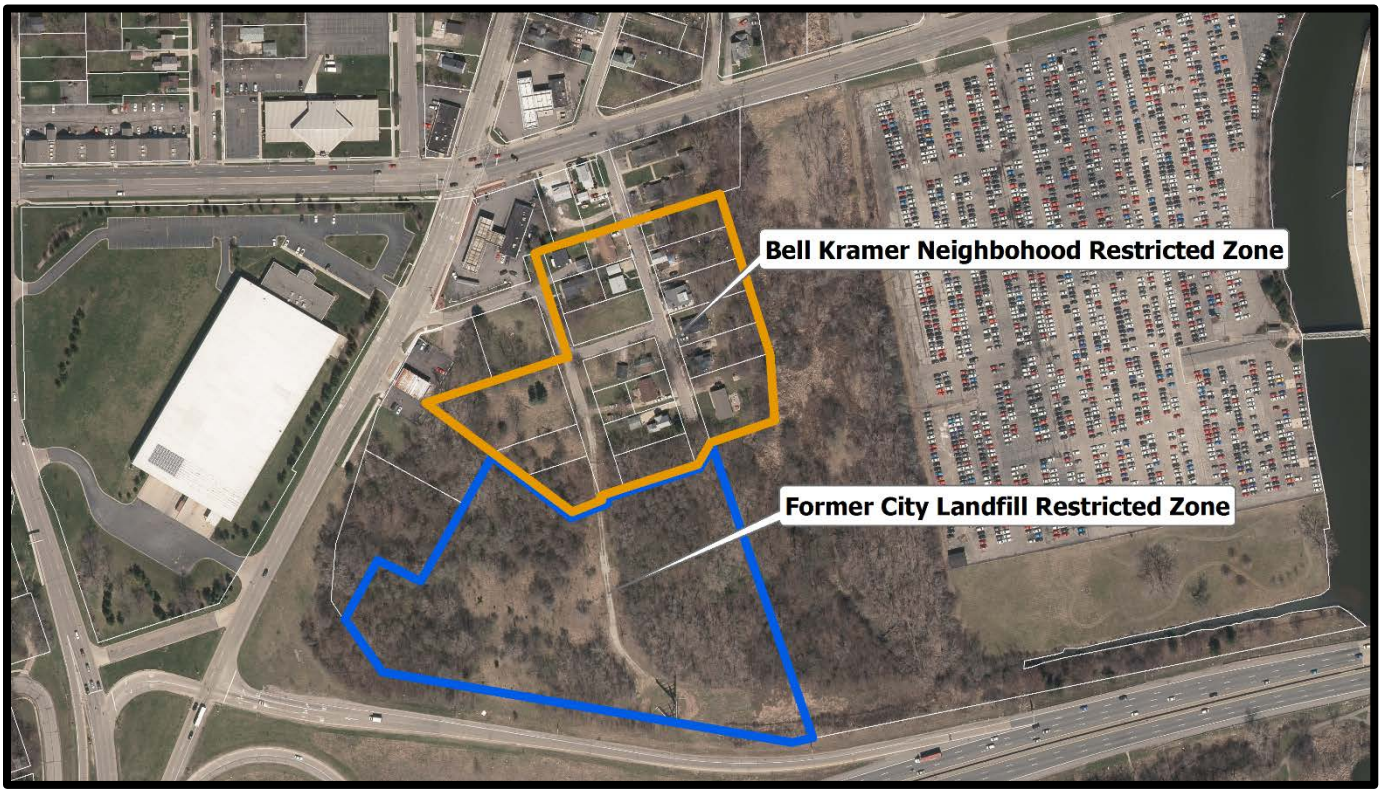
DRAFT

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Proposed Well Restriction Areas:



City of Ypsilanti
Community & Economic Development Department

15 March 2018

Staff Review of Rezoning Application
Medical Marijuana Text Amendments
Provisioning Centers Buffer Increase

GENERAL INFORMATION

Applicant: City of Ypsilanti

Action Requested: Recommendation to City Council to approve a Text Amendment to Medical Marijuana Dispensaries (recommended to become "Medical Marijuana Provisioning Centers"), 122-532(b)(3)

SUMMARY

State regulations regarding medical marijuana facilities have recently changed to allow for more commercial operations. This amendment would limit the number of provisioning centers throughout the City by doubling the required buffer between provisioning centers from 500 feet to 1,000 feet.

BACKGROUND

In 2008, the voters of the State of Michigan approved a ballot initiative to legalize medical marijuana, using a caregiver, person-to-person model; Ypsilanti voters supported this ballot measure by over 80%. In 2011, the City of Ypsilanti adopted zoning regulations reflective of that, allowing groups of caregivers to grow under one roof in the M1, M2, WS, and CI zoning districts with a Special Use Permit; and caregivers to connect with patients at dispensaries in the B2, B3, and B4 zoning districts by right.

In 2014, the zoning ordinance shifted to a hybrid form-and-use-based schema. In these new zoning districts, dispensaries were only permitted by-right in C, and not permitted in GC. The State adopted the Medical Marijuana Facilities Licensing Act in late 2016, which permitted fully commercialized medical marijuana facilities under one corporate owner, including grow facilities, provisioning centers (dispensaries), processors, transporters, and testing facilities. In November 2017, Council passed an ordinance opting-in to the MMFLA, allowing up to three grow/processors and seven provisioning centers (dispensaries). Two updates to the zoning code have already been proposed and recommended to Council; one, to permit provisioning centers (dispensaries) as a Special Use in the GC zoning district, and another, generally updating the specific standards and definitions for medical marijuana facilities.

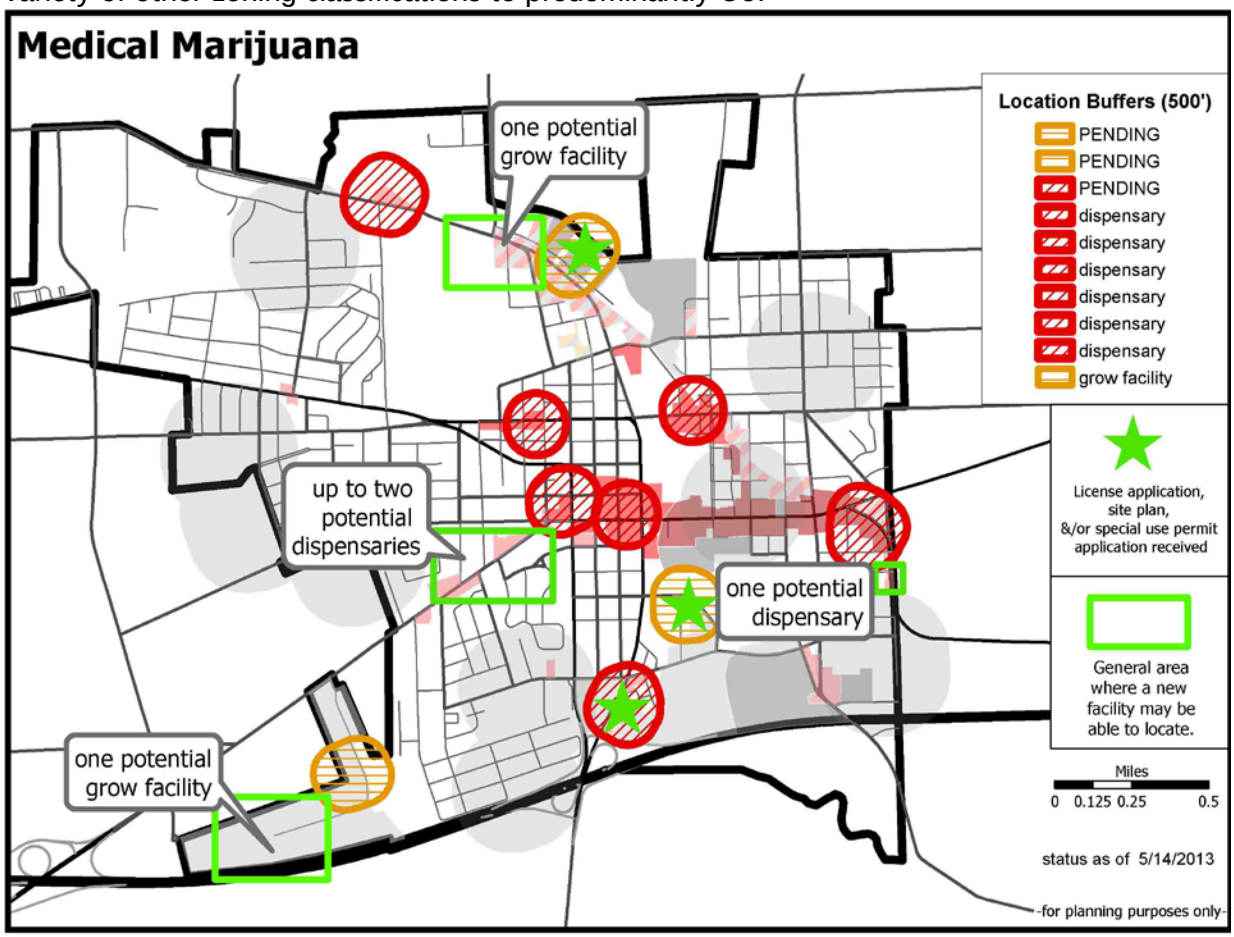
As a result of these changes at both the state and local level, it is possible that some existing provisioning centers could move; it is also possible that an existing provisioning center could go out of business and another provisioning center locate in the City. During the initial medical marijuana zoning

discussion in 2011, and during the more recent zoning discussions in 2017-18, both Planning Commission and City Council have expressed concern about marijuana business density, and the need to ensure a balanced mix of services and goods in our commercial areas. This amendment would reduce density significantly, generally allowing for only one provisioning center per commercial area, without creating significant nonconformities.

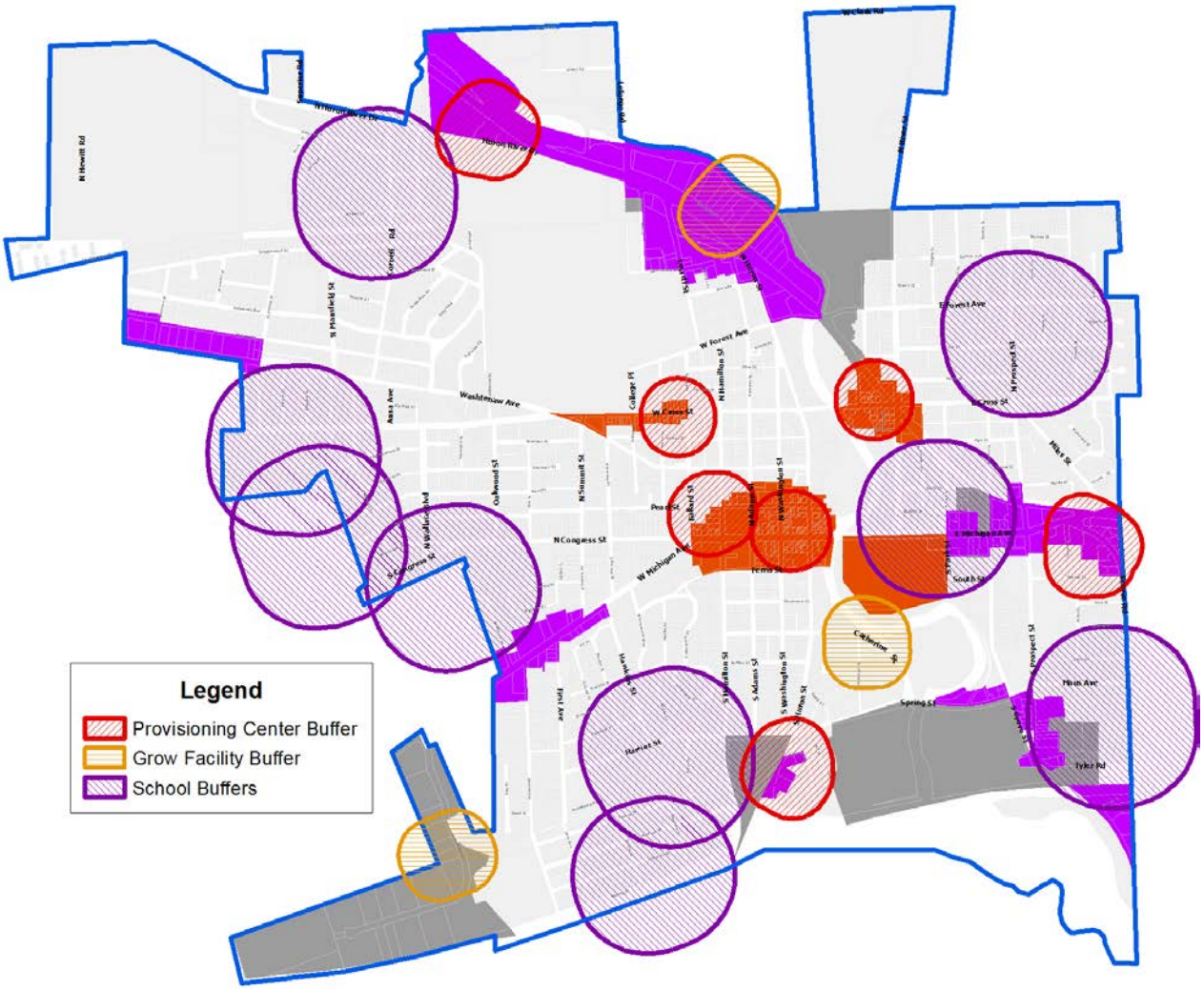
DISCUSSION

When the 2011 zoning amendments permitting dispensaries and grow facilities were adopted, there was no cap on the number of facilities, and the industry was untested and highly stigmatized. A cap on the number of facilities was introduced in 2013, as Council felt the local market was satisfied, and further increases in the number of facilities were unwise due to uncertainty in the State and Federal regulation. Many of these facilities have been operating since 2011; the newest opened in 2013. These facilities have, overall, been in compliance with local ordinances, including permitting on-demand inspections. The crime rate at these businesses is equivalent to other retail &/or industrial businesses.

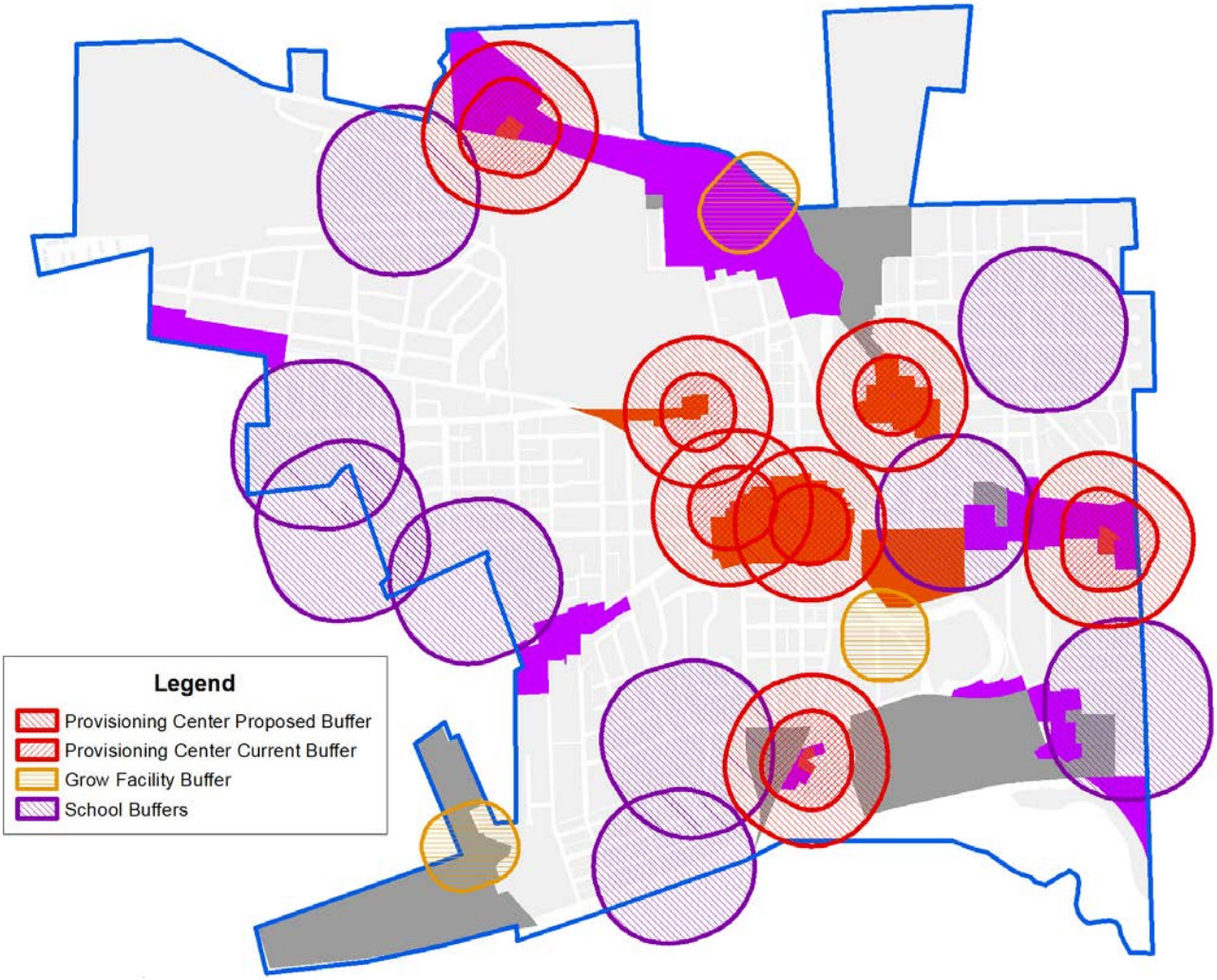
This map, as of 5/2013, shows potential locations for additional dispensaries/grow facilities; the potential distribution of facilities differed from current primarily around Washtenaw and West Michigan. The zoning around Huron River Drive has changed from the Commercial-Industrial District and a variety of other zoning classifications to predominantly GC.



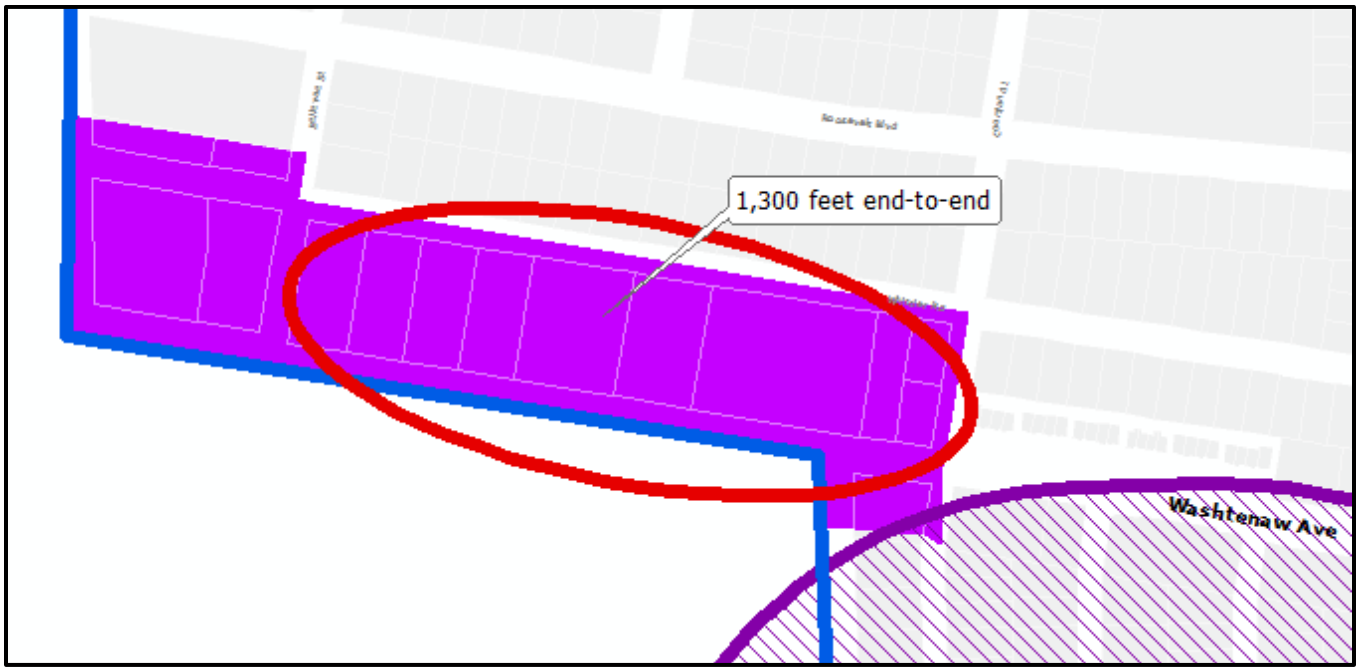
This map shows the *current* existing school buffers, facility buffers, and zoning districts. As a reminder, grow facilities are currently permitted only with a Special Use permit in GC and PMD; dispensaries are permitted by right in Center. The proposal on the table at Council would add dispensaries as a special use in the GC district. Recall also that Planning Commission has discretion in granting Special Use permits under §122-324.

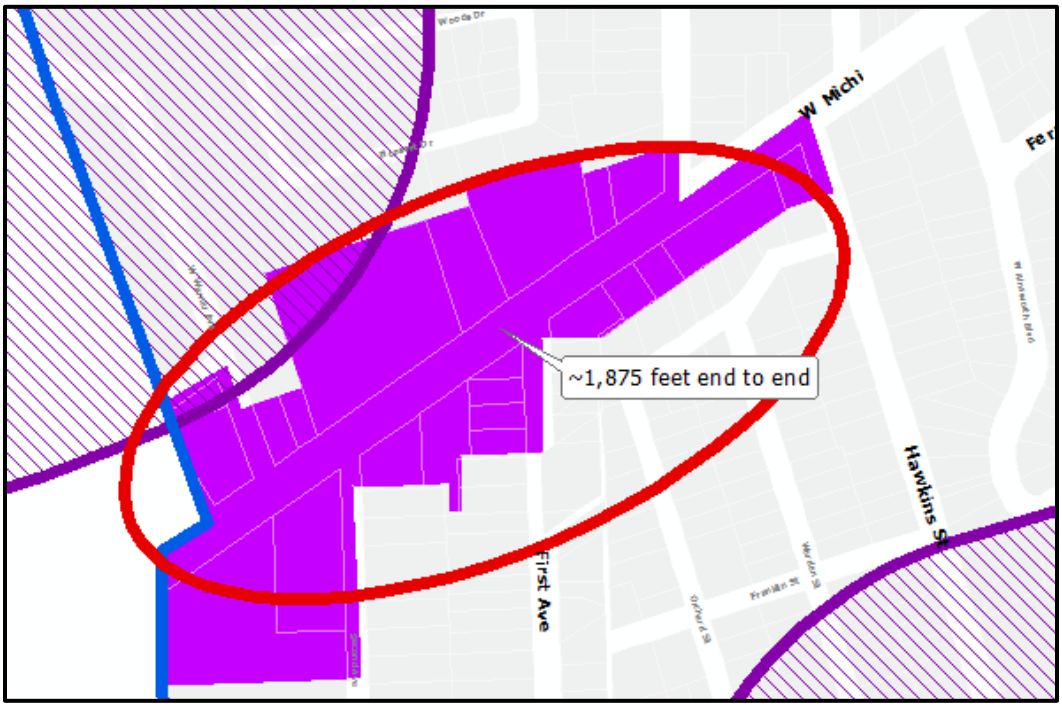


Under the proposed increase in buffers between provisioning centers, the East Michigan/Ecorse corridor cannot bear a new provisioning center, nor can Depot Town or West Cross. The two existing provisioning centers in downtown Ypsilanti would exclude each other by approximately four feet; however, Herbal Solutions is planning to move eastward once rehabilitation is complete at the new location. Commercial locations on Huron River Drive/Railroad St are already fairly constrained due to the location of the railway and river, as well as the large redevelopment site at 800 Lowell, so the expansion would have minimal effect.



Looking more closely at specific areas, Washtenaw realistically could host two provisioning centers (one at each end), and West Michigan potentially two as well- fewer than the three and four, respectively, that would be able to locate there with the smaller buffer. West Michigan, it should be noted, has fewer commercial buildings that could presumably become available for such a venture; there do exist residential buildings that could be converted.





Medical Marijuana Dispensaries (recommended to become "Medical Marijuana Provisioning Centers"), 122-532(b)(3)	"Medical Marijuana Provisioning Centers," 122-532(b)(3) (changes proposed 2/21 presumed adopted)
The dispensary shall not be located within a five hundred (500) feet of a lawfully existing medical marijuana dispensary or growing/manufacturing facility as measured from the outermost boundaries of the lot or parcel on which the proposed dispensary and lawfully existing dispensary or growing/manufacturing facility is located;	The provisioning center shall not be located within a five hundred (500) feet of a lawfully existing medical marijuana growing &/or processing facility nor within one thousand (1,000) feet of a lawfully existing medical marijuana provisioning center as measured from the outermost boundaries of the lot or parcel on which the proposed medical marijuana facility and to the outermost boundaries of the lot or parcel on which the lawfully existing medical marijuana facility is located;

STANDARDS FOR AMENDMENTS §122-362(a)

(a) ***Text Amendment.*** *For a change to the text of the Zoning Ordinance, the Planning Commission shall consider and the City Council may consider, whether the proposed amendment meets the following standards:*

(1) The proposed amendment is consistent with the guiding values of the Master Plan; and
Applicable guiding values of the Master Plan include:

- Diversity is our strength: per the decision-making rubric. This maintains and potentially improves the diversity of the mix of businesses in Ypsilanti.
- Ypsilanti is sustainable: per the decision-making rubric, this action maintains, and has the potential to create, job opportunities for Ypsilantians, without over-investing into a volatile industry.

(2) The rezoning is consistent with description and purpose of the proposed district, and.
This would apply to all Provisioning Centers in all districts.

(3) The proposed amendment is consistent with the intent of this Zoning Ordinance; and
Per §122-100, the intent of the ordinance is to promote the public health, safety, and welfare. In particular, to:
• "create a safe, diverse, and sustainable city;
• meet the needs of the City's residents for food, fiber, energy, and other natural resources;
• guide the location of places of residence, recreation, industry, trade, service, and other uses of land;
• ensure that uses of the land shall be situated in appropriate locations and relationships;
• limit the inappropriate overcrowding of land and congestion of population and transportation systems and other public facilities;
• facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility needs;"
By increasing the distance between Provisioning Centers, it reserves space for other businesses to grow and thrive within the City, while still preserving access to medical marijuana.

(4) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and

The change to the zoning ordinance has the long-term potential to do so. In the short-term, it will simply preserve the existing character of the City.

(5) The proposed amendment will preserve the historic nature of the surrounding area and of the City;
Staff does not anticipate that this amendment will negatively or positively affect the historic nature of the City.

(6) The proposed amendment will enhance the natural features and environmental sustainability of the City;
Staff does not anticipate that this amendment will negatively affect the natural features or environmental sustainability of the City.

(7) The proposed amendment will protect the health, safety, and general welfare of the public; or
The proposed change to the zoning ordinance will help maintain residents' access to medical marijuana, as prescribed by their doctor. The ordinance amendment will also help to reduce the potential that relatively volatile medical marijuana businesses might displace existing businesses in less-volatile industries.

(8) The proposed amendment is needed to correct an error or omission in the original text; or
This does not correct an error; it is an amendment due to a changing regulatory environment.

(9) The proposed amendment will address a community need in physical or economic conditions or development practices; and
Staff does not anticipate that this change will significantly impact a community need in physical or economic conditions. If the industry continues to grow, it is possible that medical marijuana businesses could reinvest significantly into their businesses. However, it is also possible that the businesses will face increasing regulatory hurdles at the federal level, and medical marijuana still carries some stigma. This amendment would decrease the potential impacts of both any stigma and the potential for an industry collapse due to regulatory issues.

(10)The proposed amendment will not result in the creation of significant nonconformities in the City.
The proposed amendment will make nonconforming the two dispensaries in downtown Ypsilanti. However, as noted, Herbal Solutions is in the process of preparing a space to the east that would conform under the new ordinance.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend to City Council the ***approval*** of the proposed text amendment to 122-532(b)(3), "Medical Marijuana ~~Dispensaries~~ Provisioning Centers", with the following findings:
(1) The proposed amendment is consistent with the guiding values of the Master Plan;
(2) The proposed amendment is consistent with the intent of this Zoning Ordinance;
(3) The proposed amendment will protect the health, safety, and general welfare of the public;
(4) The proposed amendment will address a community need in physical or economic conditions or development practices.

Bonnie Wessler
City Planner, Community & Economic Development Division

City of Ypsilanti
Community & Economic Development Department

March 12, 2018

Staff Review of Planned Unit Development Application
Ozone House
1600 N Huron River Drive

GENERAL INFORMATION

Applicant:	Ozone House 1705 Washtenaw Ann Arbor, MI 48104
Project:	Ozone House PUD
Application Date:	February 20, 2018
Location:	Northwest corner of Huron River Drive and Superior Rd
Zoning:	NC-Neighborhood Corridor
Staff Recommendation:	Approval

PROJECT

Ozone House is proposing to consolidate many of their services to Ypsilanti at this location. Ozone House provides supportive services to homeless and at-risk youth, primarily in Washtenaw County. At this site they are currently planning to house their administrative offices; provide emergency shelter, medical support, and potentially job training and education to youths; and provide supportive housing for youths (both under 18 and young adults up to age 24). Phase one of the site includes all site improvements and the main building; phase 2 would potentially provide additional supportive housing for young adults.

The site is currently City-owned, and has been on the market since approximately 2006. It was the site of a former YCUA well, and continues to be the site of a YCUA pumping station. An open storm drain runs along the east side of the property. DTE lines traverse the north quarter of the property, and are present at both the east and the south sides as well. There are steep slopes on site, complicated by sandy soil, and the Huron River (and FEMA floodplain) bounds the site to the north. The combination of the pumping station, DTE lines, storm drain, floodplain, and steep slopes effectively preclude development along the east half of the parcel and much of the north.

Due to the complexity of the site and the variety and type of uses proposed, this project is being proposed as a Planned Unit Development. This enables the City to review the uses in line with those permissible under HHS, HC, NC, and C per 122-701; it also permits exceptions to the dimensional requirements with findings in support per 122-706.

SITE DESCRIPTION

The subject property, 1600 N Huron River Drive, parcel # 11-11-05-240-003 consists of 5.48 acres at the northwest corner of Huron River Drive and Superior Rd. The current entrance to the site is off of Superior Rd with a gravel drive leading the YCUA pump station in the southeast section of the parcel. YCUA holds an easement on the east end of the property for the pump station and the access drive to it. A drain runs north-south is on the eastern half of the parcel; the City will hold a drainage easement over this area. The City will also hold a conservation easement over the 20' of the parcel adjacent to the river.

The site has steep slopes, areas within the regulatory floodplain, unbuildable areas due to easements, and is heavily wooded. The site and its surrounds appear heavily disturbed in a 1940 aerial (see figure 2), with little vegetation present in the proposed development area, and thus the natural features that are present are highly unlikely to be significant.

The applicant is proposing to build a 7855 sf footprint multipurpose building, with associated parking and outdoor recreation areas (decks and walkouts as well as a basketball court). This building would have a mix of storage, office, and housing. On the lower level, there are eight bedrooms with a shared kitchen, study area, and bathrooms, as well as a shared living area with walkout deck proposed, as well as storage, laundry, and a recreation room. On the ground/main floor, there are office spaces, work areas, meeting rooms, storage, medical offices, childcare spaces, and multipurpose rooms. The upper story has two large multipurpose rooms, as well as another eight-bedroom unit with shared living, dining, toileting, and recreation/learning areas. This unit also has access to the outdoors via a screened porch. The building is a total of approximately 19,066 square feet.

The applicant also has a potential Phase 2 of a two-story 8-10 unit apartment block, proposed just north of the basketball court, with a footprint of approximately 3500 sf. In the event of development, this court would become parking to serve the new housing.

Figure 1: Site Location and Context

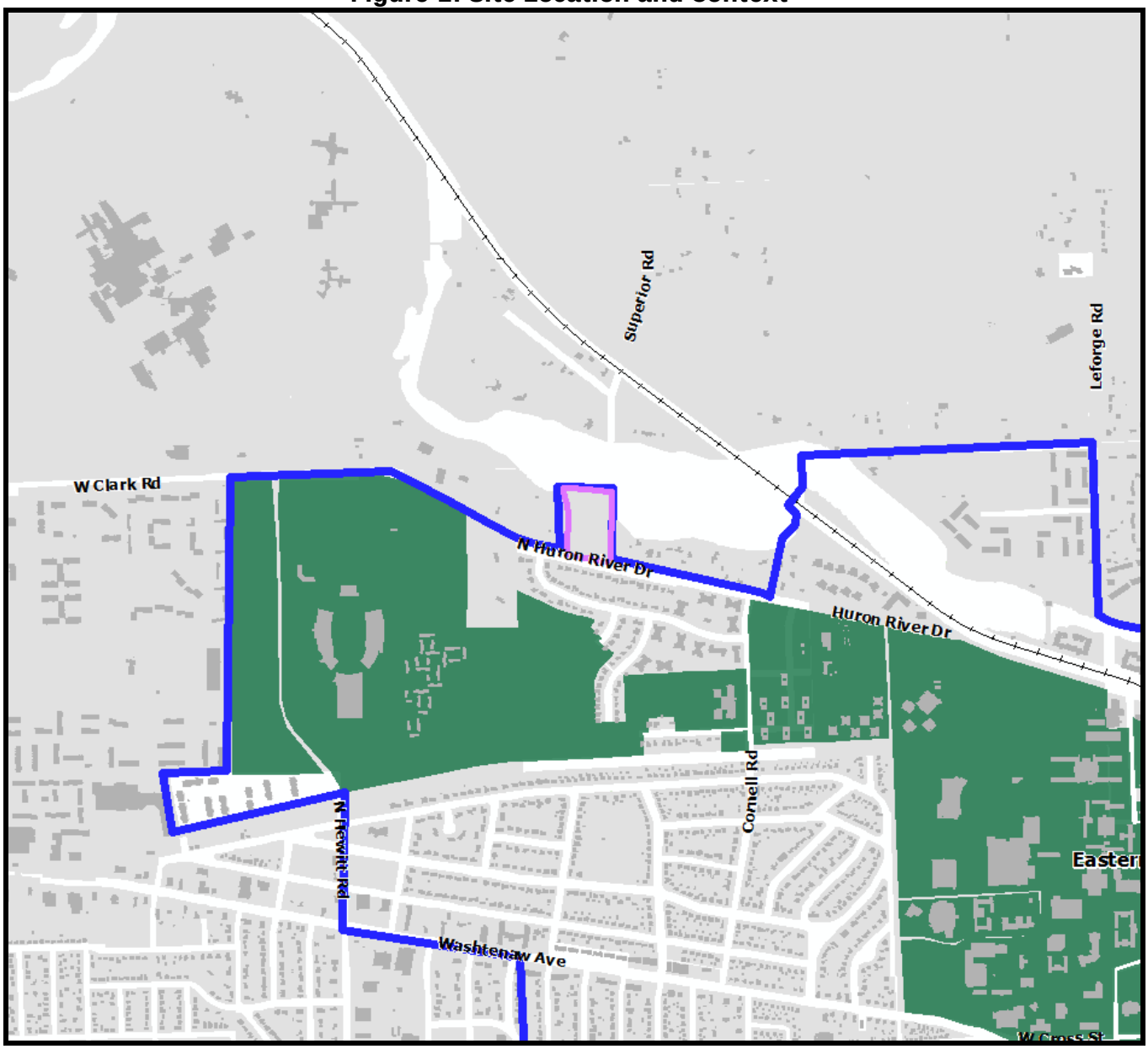


Figure 2: Site Aerial (1940)

Figure 3: Site Aerial (2015)

Figure 4: Site Aerial (2015) with 2 ft contours (LiDAR, older)

Figure 5: Site Survey (provided by applicant)

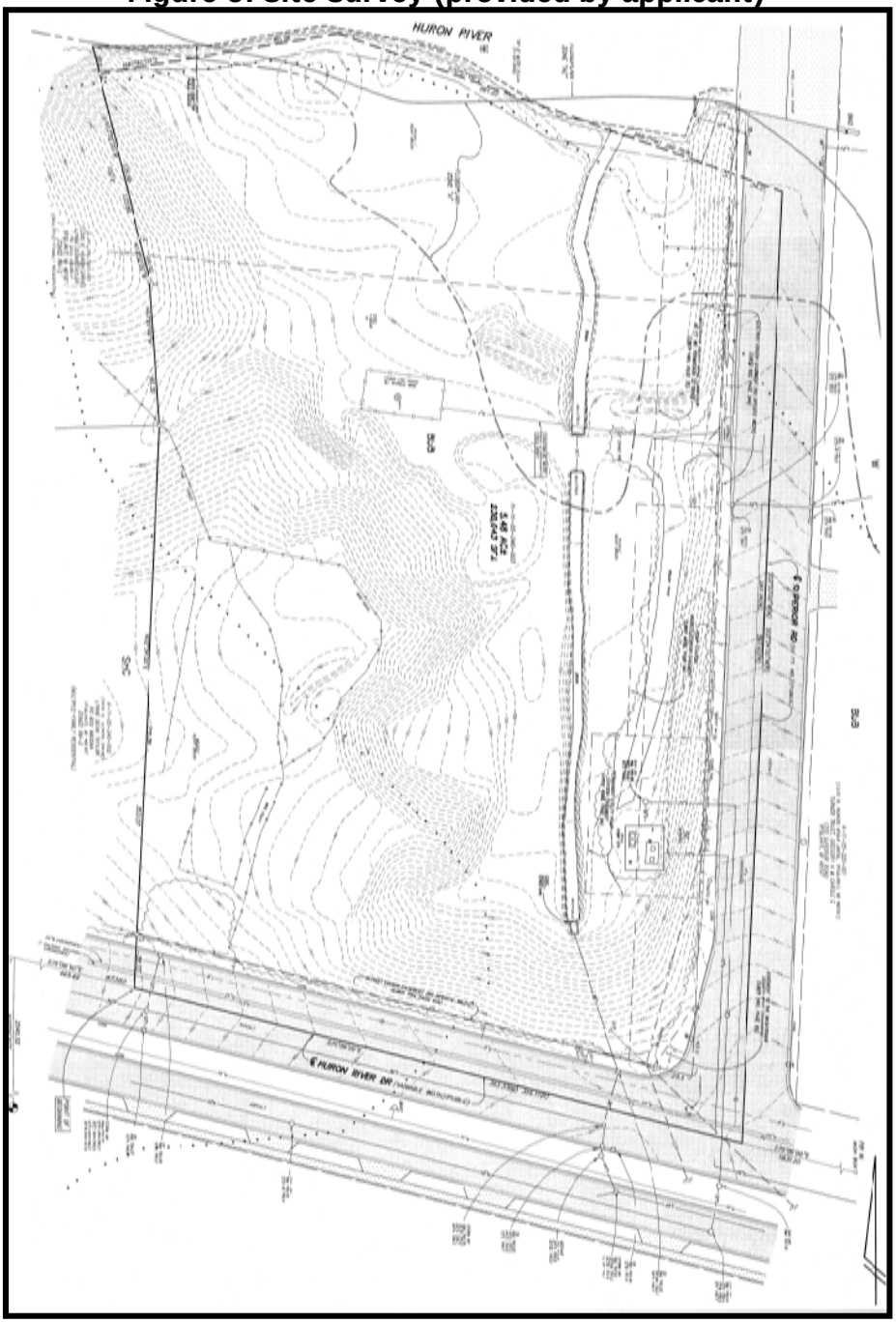


Figure 6: View from corner of Huron River Drive and Superior looking NW (google maps)

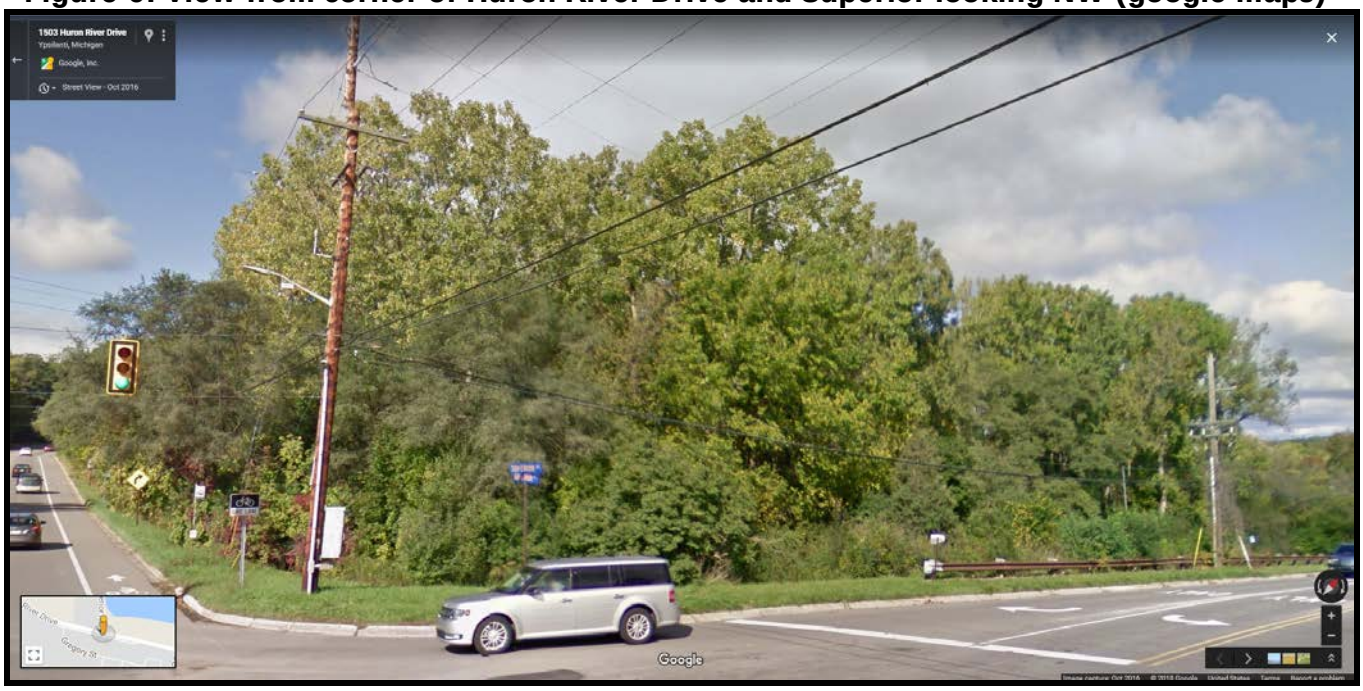


Figure 7: Bird's-eye from southeast (Bing maps)

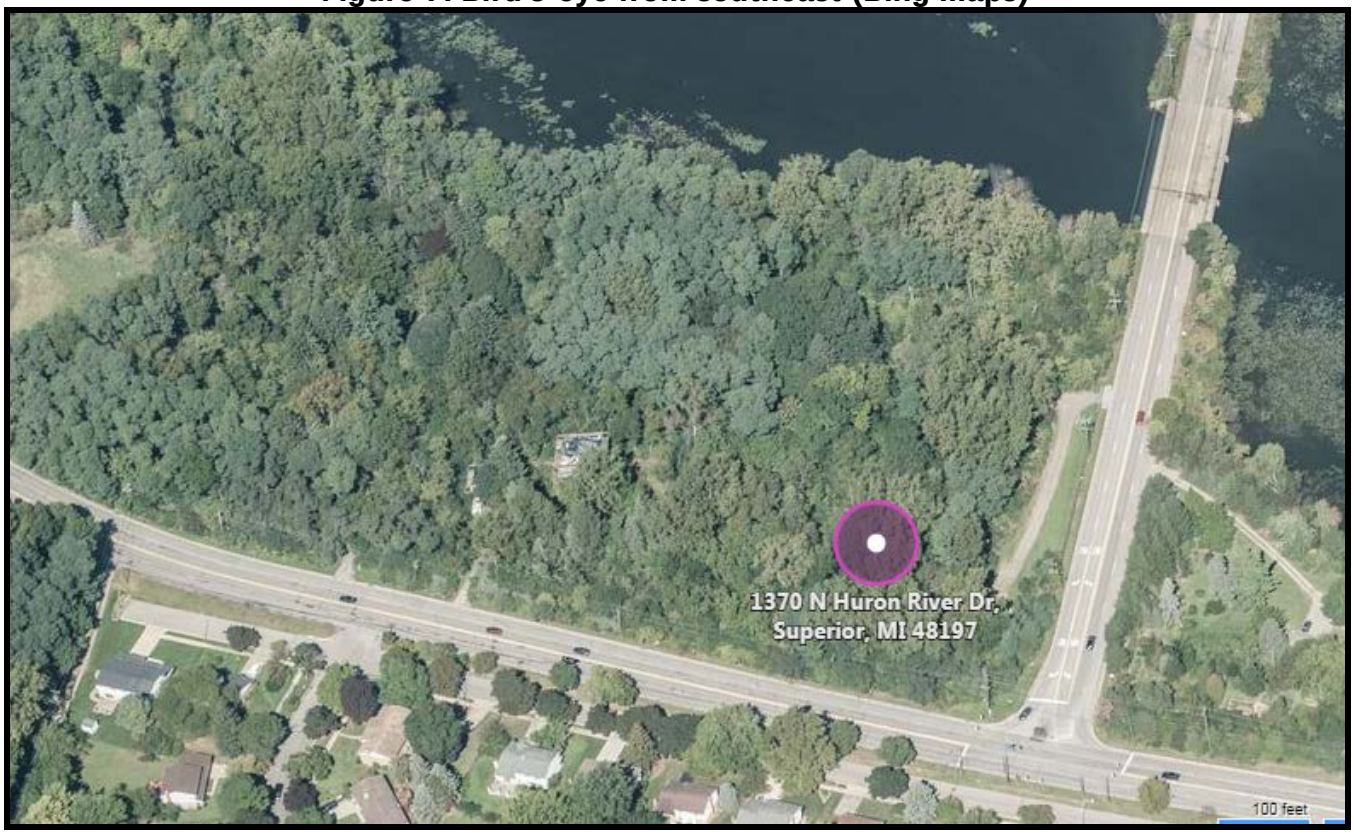


Figure 8: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Waterfront	--
EAST	Multifamily & single family residential	MD, R-3 (twp)
SOUTH	Single Family residential	R-1
WEST	Single-family & multi-family residential	R-1, RM-2 (twp)

PLANNED UNIT DEVELOPMENT: PURPOSE §122-700

(a) It is the purpose of this article to provide guidelines for development or redevelopment which is planned as a unit. Toward this end, it is the intent of these regulations to allow flexibility in the regulation of land development; encourage innovation in land use and variety in design, layout, and type of structures constructed; achieve economy and efficiency in the use of land, energy, public services, and utilities; encourage useful open space; provide better housing, employment, shopping opportunities, compatibility of design, and use between neighboring properties; facilitate the preservation and reuse of historic structures; and encourage development that is consistent with the City's master land use plan.

(b) The approval of a planned unit development application requires an amendment to this chapter to revise the Zoning Map and designate the subject property as "PUD, planned unit development." An approval granted under this article, including all aspects of the final site development plan and conditions imposed on it, constitutes an inseparable part of this chapter.

(c) The provisions of this article are not intended as a device for ignoring this chapter, the specific standards set forth in this chapter, or the planning upon which it has been based. Provisions of this article are intended to result in land development substantially consistent with the zoning standards generally applied to the proposed uses, allowing for modifications and departures from generally applicable standards in accordance with the guidelines of this article to insure appropriate, fair, and consistent decision-making.

PLANNED UNIT DEVELOPMENT: REQUIREMENTS §122-702

(a) Unified Control. Unified control. The proposed development must be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this chapter. The applicant must provide legal documentation of a single ownership or control in the form of agreements, contracts, covenants, and deed restrictions which indicate that the development can be completed as shown on the plans, and further, that all portions of the development that are not to be maintained or operated at public expense will continue to be operated and maintained by the developers or their successors.

COMMENTS: The site will be under single ownership.

(b) Minimum size. The minimum size of a planned unit development in the Walkable Urban Districts is one half-acre of contiguous land. The minimum size of a planned unit development in the Use Based Districts is one acre of contiguous land.

COMMENTS: This is met.

(c) Applicable base regulations. Unless waived or modified in accordance with the procedures and standards set forth in this article, the yard, bulk, parking, loading, landscaping, lighting, general provisions, and all other standards set forth in this chapter for the uses listed below must be applicable for uses proposed as part of a planned unit development:

(1) Multiple-family residential uses must comply with the regulations applicable in the MD multiple dwelling residential district.
(2) Commercial and office uses must comply with the regulations applicable in the C - Center district.
(3) Manufacturing uses must comply with the regulations applicable in the PMD - Production, Manufacturing, and Distribution district.
(4) Mixed uses must comply with the regulations applicable for each individual use, as outlined above, except that if conflicts exist between provisions, the regulations applicable to the most dominant use must apply.
(5) To encourage flexibility and creativity in development consistent with the planned development concept, departures from compliance with the base regulations may be granted by the City Council, upon recommendation of the Planning Commission, as a part of the approval of the planned development. For example, such departures may include modifications of lot dimensional standards, setback requirements, density standards, parking and landscaping requirements, and similar requirements. Such departures may be approved only on the condition that they will result in a higher quality of development than would be possible using conventional zoning standards.

COMMENTS: This is a mixed use of offices, education, emergency shelter (homeless shelter), supportive housing, childcare, and medical. HHS is the most appropriate zoning district. Each use will be evaluated per its specific standards.

(d) Street Access. Each lot, main building, and principal use within a Planned Development district shall have vehicular access to a public street. Adequate provision shall be made for dedications of land for streets and essential services.

COMMENTS: No new streets will be constructed as part of this development. Both buildings will be served by a single drive and parking.

(e) Usable Open Space. The proposed development shall contain at least as much open space as would otherwise be required by the existing underlying zoning.

COMMENTS: Extensive open space will be preserved. Less than a quarter of the site will be developed.

(f) Landscaping and Maintenance of Common Areas. All required yards and common areas shall be landscaped and adequately and permanently maintained by the property owner, tenant, or organization responsible for maintaining common areas. Through an irrevocable conveyance, such as deed restrictions or covenants that run with the land, the developer shall assure that all yards and common areas will be developed in accordance to the site plan and not changed to another use.

COMMENTS: The owner will be responsible for all maintenance.

(7) Additional Considerations. During review of a proposed planned development, the Planning Commission shall take into account the following considerations which may be relevant to a particular project:
- perimeter setbacks and screening;
- thoroughfares, drainage, as provided for in best management practices as appropriate, and utility design;
- underground installation of utilities;
- insulating pedestrian circulation from vehicular thoroughfares and ways;
- achievement of an integrated development with respect to signage, lighting, landscaping and building materials;
- and noise reduction mechanisms, particularly in cases where non-residential uses adjoin off-site residentially-zoned property.

COMMENTS: See the section of this review entitled "Site Plan: Standards for Approval."

PLANNED UNIT DEVELOPMENT: PROCESS §122-705

In broad strokes, the initial approval/denial process consists of four steps.

1) Pre-application conference
2) Planned Unit Development Application
3) Planning Commission review, public hearing, and recommendation to Council ***(we are here)***
4) City Council Action

SITE PLAN: STANDARDS FOR APPROVAL §122-311

STANDING §122-311(a)

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

REQUIREMENTS §122-311(b)

"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."

Due to easements in place, a drain on site and elevation changes within the site that make the east side of the property problematic to utilize, staff has eliminated the eastern 115' of the property from the review for requirements.

Figure 9: Requirements

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
NC: §122-479 MB BUILDING TYPE	Determined by lot size		Vacant	Multiple Story Building
LOT REQUIREMENTS				
Width ft	**Min** 120	**Max** block		230'
Depth ft	**Min** --	**Max** 500		409.65'
Area sf	**Min** --	**Max** 150,000		94,219.50 sf
Coverage %	**Min** -	**Max** 90%	7,855/94,219.5= 11,375/94,219.5=	Phase I-8.3% Phase II-12.1%
BUILDING ENVELOPE AND HEIGHT				
Street setback ft	**Min** 5	**Max** 25		Phase I-12'-15' **Phase II-240' (exception requested)**
Side setback ft	**Min** 0	**Max** --		East side Phase I-~20' Phase II-127' West side Phase I-70' Phase II-28'
Rear setback ft	**Min** 10 (25' adjacent to single-family)	**Max** --		Phase I-439' Phase II-250'
Frontage buildout %	**Min** 50	**Max** 100		**107/230-46.5% exception requested due to the physical challenges of the site**

ORDINANCE REFERENCE		REQUIRED		EXISTING CONDITIONS	PROPOSED
	Height stories	**Min** 2	**Max** 6		2, meets
	PARKING PROVISIONS	Location: side, street side and rear yards			Side and rear yard, meets
	PRIVATE FRONTAGES	Required: commercial			Main entry on west side
	Distance between openings (ft)	**Min** --	**Max** 2		**0.5'-19.5' exception requested**
	Door recess	**Min** --	**Max** 5		2'10 ½"
	Ground floor transparency (%)	**Min** 60	**Max** --		**165/1230.5=13.5% exception requested**
	Height to bottom of window (ft)	**Min** --	**Max** 2.5		2' – 2.5'
	Yard Requirements	Must be landscaped/pervious with a path at least 6' wide connecting the building entrance to the sidewalk			Phase I: 7' path only from door on Huron River Drive, **Phase II: 7' path only in front of building, does not fully connect to sidewalk in ROW exception requested due to site constraints**
§122-442 (d) et seq	**SIGNAGE**			None provided	Applicant to provide sign details with sign permit application
§122-521	**Child Care Centers and Group Day Care Homes**	(a) All child care centers and group day care homes must be registered with or licensed by the state department of social services and must comply with the minimum state standards for such facilities. (b) The square footage of outdoor recreation area required by the Building Code and licensing agency must be provided in the rear, side, or street side yard. Such outdoor space must be fenced and screened from any adjacent lot.			This is met. Applicant is licensed as a child care center in other locations and will pursue licensure here.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-528 Homeless Shelter	(a) The facility must be operated by a recognized human service agency, incorporated by the state, and which is not for profit. (b) Resident manager and support services must be provided 24 hours a day, 7 days a week. (c) No such facility may be located within 1,000 feet of a similar facility.		Ozone House is a non-profit human service agency. They will provide onsite services 24 hours per day, 7 days per week. There is no similar facility within more than 1,000 feet. This is met.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-548 Supportive Housing	(a) The maximum number of persons served per the facility shall not exceed 8. (b) On-site services shall be for residents of the facility only. (c) If the owner of the property does not reside on the premises, the owner must appoint a resident manager, who resides on the premises. The property owner must provide the name and contact information of this person upon request by the City. (d) For each adult cared for, the square footage of outdoor recreation or relaxation area required by the Building Code must be provided in the rear, side, or street side yard. Such outdoor space must be fenced and screened from any adjacent lot. (e) All new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood. (f) Screening in accordance with §122-634 shall be provided along all rear and side yard boundaries between the proposed use and property either zoned or used for single-family and two-family purposes.		(a) The facility would like the ability to serve more than eight supportive housing clients at a time, potentially up to fifty residents with the Phase 2 expansion. **Exception requested.** (b) On-site services will not be limited to residents, but will be limited to the client population of youth and young adults up to age 25. **Exception requested.** (c) This will be met and made part of the PUD agreement. (d) This is met. (e) The neighborhood as a whole is diverse with regards to structures. West, before Hewitt, are medical offices and EMU's facilities. East, there are some homes, then many multifamily developments. To the north, across the river, are luxury homes and utilities. The south elevation of the building reflects a multifamily "feel" which staff feels is not inconsistent with the diversity of the area. (f) This has been met.

Items to be Addressed:

- *Exception requested from front setback requirement for Phase 2 apartment building of §122-479(e), due to the constraints of the site.*
- *Exception requested from frontage buildout percentage requirements of §122-479(h), due to the constraints of the site.*
- *Exception requested from Private Frontage requirement of §122-484, due to the lack of a retail or commercial presence on the first floor open to the general public.*
- *Exception requested from §122-548(a), in the social interest of being able to serve more clients.*
- *Exception requested from §122-548(b), in the social interest of being able to serve a more clients.*

BUILDING LOCATION AND SITE ARRANGEMENT §122-311(c)

"All elements of the site or sketch 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 plans indicate two buildings will be placed on the western portion of the site. The main building will be located close to the street, with an east and west wing. The west wing is primarily assembly space and only one level. The east wing and main body of the building are three levels; a garden level, partially below-grade; a first floor; and a second floor. The garden level and second floor are primarily residential; the first floor is home to most business operations. A second building may be placed, in a potential phase 2, to the north of the basketball court, which will be made available to parking at that time. Parking will be located to the east and north of the main building, as will the dumpster enclosure.

Items to be Addressed: *None.*

SITE ACCESS, TRAFFIC, AND PARKING §122-311(d)

"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."

Note: The applicant is proposing construction of a crosswalk across Huron River Drive and the service drive to the south, in addition to the sidewalk along the south frontage, which also serves to provide a safe, accessible space for people to wait for the bus, as well as access the bus.

Figure 10: Parking Layout

	ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
NC: §122-670	**CIRCULATION STANDARDS**	Sites of 1 acre or more requires a circulation plan		No circulation plan is provided. None requested by staff due to a single access drive.
§122-685	**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)	Vacant	-40 spaces total -30 spaces at 9' x 18' & 9' x 20' proposed, meets -8 spaces at 8' x 16' for compact, meets, **requires signs** -2 barrier free, meets
§122-683	**Access**	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		Phase I: 5' – 7' paths, meets **Phase II: no walkway shown. Applicant to address with administrative review prior to construction of phase 2.**
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway		-meets -250', meets -26', meets
	Internal Maneuvering	10' (one-way), 20' (two-way)		-22', meets

Surfacing	durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials		Meets, see engineering review
Drainage	shall be graded and drained to public storm sewers		Meets, see engineering review
Setback from street	Parking lot setbacks are designated by the zoning district		Meets
Setback from adjacent lot	Parking areas are required to be 10' from any adjacent lot.		Meets
Striping	For parking lots containing five or more spaces, all spaces shall be outlined with three-inch wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue, and signed in accordance with the State Barrier-Free Code.		Striping indicated on plans, meets
Wheel Stops	For parking lots containing five or more spaces or accessory to commercial uses, wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping. In all cases where parking lots abut public or private sidewalks, continuous concrete curbing or bumper stops, at least six inches high, shall be placed so that a motor vehicle cannot be driven or parked on, or hang over, any part of any sidewalk.		Curbing proposed, meets
Lighting	With the exception of multiple-family dwellings on individual lots containing no more than four units, parking and loading facilities utilized during night-time hours shall be artificially illuminated. All such outdoor lighting shall meet the requirements of §122-609.		Lighting indicated on plans and photometric, meets

	Screening & Landscaping (internal) 122-684	1 tree per 8 spaces		40/8=5 required, 5 proposed, meets
		1 landscape island for each 16 spaces		2 proposed, meets
		Islands w trees: 9' wide min and 160' sf Islands w 5' min walkway: 11' wide min Islands: curbed or used for stormwater		-meets -n/a -meets
		All aisle-ends & corners protected w curbed island		Meets
		3' between curb and planting (5' if vehicle overhang)		Meets
	Screening & Landscaping (perimeter)	Screened in accordance with 634 if abutting R1, MD, CN, CN-Mid, CN-SF		6' privacy fence west of parking lot meets
		3'-4' screen 80% opacity where visible from ROW		Meets
		Landscaped areas, walls, structures, walks- must be protected by curbing		Meets
§122-691	**Motor spaces**	Phase 1: group residence/roominghouse: 1 per bedroom or sleeping room, plus 1 per each employee.	2 units, 2 staff: 4 spaces.	**30 spaces required in phase 1; 31 provided.** **46 spaces required (total) in phase 2; 40 provided.** **Waiver for 14% of required spaces requested for Phase 2 parking, due to proximity of bus stop and site constraints.**
		Phase 1: Business and professional offices, 1 per 300 sf usable area	8,000sf /300=26	
		Phase 2: Multiple-family dwellings, including townhouses 1.5 for each dwelling unit, plus 1 for each 10 dwelling units for guest parking.	10 units maximum; 16 spaces.	
		NOTE: Staff did not calculate "child care center" standards, as the children cared for will be residents and incorporated into the office uses of the site, thus falsely duplicating estimated parking demand.		
	Bicycle spaces	1 per 5 motor spaces, minimum of 2	40/5=8 required	14 spaces, meets
§122-692	**Parking discounts**	Transit	AAATA bus route 3 has stop at corner of HRD and Superior, w/in 100 '	20% of 80=16 spaces
		Alternative Vehicles	n/a	
		Bicycle	No covered spaces proposed	
		PC discretion, special circumstances not listed above	Up to 20% for special circumstances	

§122-672 SIDEWALKS	provide a sidewalk or shared-use path		5'-7' on HRD, meets **None proposed on Superior Rd. Exception requested; Superior Rd is under control of WCRC, whom generally does not require sidewalks. Sidewalks are not anticipated north of the development, and due to site constraints, would be prohibitively expensive to construct.**
§122-675 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.		**Eastern arborvitae southwest of the drive is in the 10 x 10 triangle due to the expanded right-of-way.** Recommend replacing arborvitae with low evergreen shrubs and a deciduous tree.

Items to be Addressed:

- *Applicant to provide compact car signage for the eight compact car parking spaces.*
- *Applicant to provide a fully connected 5' or wider walkway from the phase II apartment building to the sidewalk on Huron River Drive; to be reviewed administratively at point of construction.*
- *Waiver for 14% of the vehicle parking requested under 122-691 due to site constraints and proximity of bus stop.*
- *Exception requested from sidewalk requirement per 122-672 along Superior Drive.*
- *Applicant to review landscaping at southwest corner of site adjacent to drive and propose alternate plantings to meet both off-street parking screening requirements and traffic visibility requirements.*

ENGINEERING & STORMWATER §122-311(f), §122-311(g)

(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 plan review is required for this development as impervious surface is being added, and grade changes are present on the site.

Items to be Addressed: *See engineering review. Engineer sees no impediment to approval.*

SCREENING §122-311(h)

"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 11: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609 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		-meets -meets **-proposed @ 25', exception requested due to the extensive tree cover surrounding the site minimizing offsite impacts and site constraints in locating additional lighting.** -meets
§122-608 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad		**Applicant to provide more details on dumpster enclosure prior to construction.**
§122-631 Landscape plan			Included
§122-634 Screening Between Land Uses *if conflicting use*	visual buffer of at least 80% opacity and 6' height		6' vinyl fence on west side of property proposed, meets

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb.	230 of street frontage in area considered 230/30=8	**Only 7 street trees in the 230' considered, 10 proposed on entire frontage with 11 required. Applicant to evaluate ability to allow existing trees to remain where possible, or add additional tree on east side of site.**
§122-638 Site Landscaping	10%	94,219.5*.10=9,422	~14,000 proposed, meets
§122-640 Exterior Electrical	Screen when visible from any primary visual exposure area		n/a
§122-632 Landscape Elements	Quality, composition, berms, spacing, species		**Replace Callery Pear with a less invasive ornamental species.**
§122-633 (d)(e) Maintenance	Readily available and acceptable water supply; may install underground sprinkler system		Maintenance addressed in plans

Items to be Addressed:

- *Exception requested from maximum pole height in 122-609(c) due to the character of the site and the site constraints in locating additional fixtures.*
- *Applicant to provide details for the dumpster enclosure for administrative review.*
- *Applicant to evaluate ability to allow existing trees to remain where possible, or add additional tree on east side of site.*
- *Applicant to replace Callery Pear trees with similar trees with less invasive habit.*

PHASING §122-311(i)

"Separate phases of development shall be in logical sequence, and each phase shall stand alone so that no one phase will depend upon a subsequent phase for adequate access, public utility services, drainage, or other improvements."

The applicant proposes the initial construction of the main office building; with potential construction of additional apartments at some undetermined date in the future. As PUD agreements are often challenging to revisit, staff has advised applicant to apply for both phases at this time.

OTHER DEPARTMENT AND AGENCY APPROVALS §122-311(j)

"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."

FIRE DEPARTMENT

As applicant is requesting a curb cut opening and a new parking lot, Fire Department review and approval is required. Fire Department to review fire suppression and hydrant location.

WASHTENAW COUNTY ROAD COMMISSION

The applicant is responsible for obtaining permits from the Washtenaw County Road Commission before beginning work on any portion of the County right-of-way, including sidewalks, curbs, and driveways on Huron River Drive and Superior Rd. A 15' ROW on HRD has been requested by the WCRC.

MASTER PLAN CONSIDERATIONS §122-311(k)

"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."

Safety comes first. This development would help to secure safe housing for at-risk and homeless youth, and work to provide them with valuable life skills to help ensure that they can stay safe in the future.
Diversity is our strength. This development would serve a diverse youth population, an important segment of Ypsilanti's population.
Anyone, no matter what age or income, can find a place to call home in Ypsilanti. This development would provide temporary and supportive housing to at-risk and homeless youth, who may have no income.
Anyone can easily walk, bike, drive or take transit from anywhere in Ypsilanti and to anywhere else in Ypsilanti and beyond. This is located on the #3 bus route, which runs regularly to connect UM, UM hospital, WCC, St Joe's, EMU, and downtown Ypsilanti. This is also quite near the Border-to-Border trail.
We can only achieve our vision by building a community amongst ourselves and with our neighbors.

Please see the decision-making rubric on pages 8-11 of the Master Plan.

PLANNED UNIT DEVELOPMENT: STANDARDS FOR APPROVAL §122-706

In considering any application for a planned unit development, the Planning Commission and City Council must make their determinations based on the standards for site plan approval in §122-311 and the following standards:

(a) Conformance with the planned development concept. The overall design and all uses proposed in connection with a planned unit development must be consistent with and promote the intent of this article, as well as with specific project design standards set forth in this chapter.

COMMENTS: The overall use of the site aligns with the Master Plan. The design of the building and parking/circulation areas strive to conform with the dimensional standards of the zoning ordinance, but are challenged by the difficult layout of the site. This is an economic use of land, as it combines many far-flung services into one location. This use puts the site to a public purpose while also preserving the natural resources, utility functionality, and stormwater benefits of the site.

(b) Recognizable benefits. The planned development will result in recognizable and substantial benefits to the ultimate users of the project and to the community in general where such benefits would otherwise be unfeasible or unlikely to be achieved.

COMMENTS: Ozone House has had a long history in the community of providing needed services to area youth.

(c) Compatibility with adjacent uses. The proposed planned unit development must be designed with due regard to its relationship with development on surrounding properties and uses thereon, including building heights, setbacks, density, parking, circulation, landscaping, views, and other layout features. In particular, consideration must be given to the following:

(1) The bulk, placement, architecture, and types of materials used in construction of proposed structures.

(2) The location and screening of vehicular circulation and parking areas in relation to surrounding development.

(3) The location and screening of outdoor storage, outdoor activity or work areas, and mechanical equipment in relation to surrounding development.

(4) The hours of operation of the proposed uses.

(5) Landscaping, preservation of historic features, and other site amenities.

COMMENTS: The building is larger than those in the immediate area, however, the scale is aligned with multifamily and office buildings a short distance away, both east and west. The vehicle access and circulation is adequate to serve the buildings proposed; there is no future development potential to consider on the site due to the extreme challenges. Screening to the east is more than adequate due to existing vegetation; screening to the west is provided through a mix of landscaping and fencing. Operation, by nature of the mission of the organization, will be 24 hours, 7 days a week; this likewise aligns with other uses along this corridor. The site will remain largely open space.

(d) Impact of traffic. The planned development must be designed to minimize any adverse impact of traffic generated by the proposed development. Consideration must be given to the following:

(1) Estimated traffic to be generated by the proposed development.

(2) Access to major thoroughfares.

(3) Proximity and relation to intersections.

(4) Adequacy of driver sight distances.

(5) Location of and access to off-street parking.

(6) Required vehicular turning movements.

(7) Provisions for pedestrian traffic.

(8) Access to loading and unloading areas.

COMMENT: The site is located along a major thoroughfare, and is not expected to generate much traffic. Many clients will arrive via bus; still others will take the new provided sidewalk and crosswalk from other points within the City and beyond. Vehicle provisions are adequate.

(e) Public services. The proposed type and density of use must not result in a material increase in the need for public services, facilities, and utilities; including but not necessarily limited to water and sewer services, public roads, fire and police protection, and schools. The proposal must not place an undue burden upon the subject or surrounding land or property owners and occupants or the natural environment.

COMMENT: No such increase in demand is anticipated. The services provided at this location generally decrease the overall need for public safety and health services throughout the area.

(f) Compatibility with master plan and this chapter. The proposed development must be compatible with the adopted City master plan and with the spirit and intent of this chapter.

COMMENT: See earlier discussion. Staff believes this development to be consistent with the Master Plan.

(g) Economic impact. The proposed development must not result in an unreasonable negative economic impact upon surrounding properties.

COMMENT: Such is not anticipated.

(h) Compliance with applicable regulations. The proposed development must be in compliance with all applicable federal, state, county, and local laws and regulations.

COMMENT: Such compliance will be required prior to any issuance of Certificates of Occupancy.

(i) Phasing. Where a project is proposed for construction in phases, the project must be so designed that each phase, when completed, must be capable of standing on its own in terms of the presence of services, facilities, and open space; and must contain the necessary components to ensure protection of natural resources and the health, safety, and welfare of the users of the planned unit development and the occupants of the surrounding area.

COMMENT: The phases are indeed so constructed.

STAFF RECOMMENDATIONS

Staff recommends the Planning Commission recommend that City Council **approve** the Ozone House Planned Unit Development at 1600 Huron River Drive with the following findings, waivers, exceptions, and conditions:

Findings

1. The application substantially complies with §122-311, §122-702, and §122-706.

Waivers

1. For a reduction of 14% in the required vehicle parking under 122-691 due to site constraints and proximity of bus stop.

Exceptions

1. From the front setback requirement for Phase 2 apartment building of §122-479(e), due to the constraints of the site.
2. From the frontage buildout percentage requirements of §122-479(h), due to the constraints of the site.
3. From the Private Frontage requirement of §122-484, due to the lack of a retail or commercial presence on the first floor open to the general public.
4. From the §122-548(a), limiting the number of supportive housing residents, in the social interest of being able to serve more clients.
5. From §122-548(b), limiting provision of supportive services to residents only, in the social interest of being able to serve a more clients.
6. From sidewalk requirement of §122-672 along Superior Drive, with the finding that the site constraints and future connectivity make such construction impractical and undesirable, and the additional finding that provision of a crosswalk across Huron River Drive and the service drive to the south provide a superior benefit.
7. From the maximum light pole height in §122-609(c) due to the character of the site and the site constraints in locating additional fixtures.

Conditions

1. Applicant to provide compact car signage for the eight compact car parking spaces.
2. Applicant to provide a fully connected 5' or wider walkway from the phase II apartment building to the sidewalk on Huron River Drive; to be reviewed administratively at point of construction.
3. Applicant to review landscaping at southwest corner of site adjacent to drive and propose alternate plantings to meet both off-street parking screening requirements and traffic visibility requirements.
4. Applicant to provide details for the dumpster enclosure for administrative review.
5. Applicant to evaluate ability to allow existing trees to remain where possible, or add additional tree on east side of site.
6. Applicant to replace Callery Pear trees with similar trees with less invasive habit.
7. All site improvements related to construction of the Phase 2 building shall be reviewed administratively and in accordance with the PUD agreement. Any changes to the location or increases in the intensity of use of the building will be subject to the provisions of §122-708.

Bonnie Wessler, AICP
City Planner, Community & Economic Development Department

Cynthia Kochanek
Preservation Planner, Community & Economic Development Department

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities™

March 1, 2018

City of Ypsilanti Planning and Development Department
One South Huron Street
Ypsilanti, Michigan 48197

Attention: Ms. Bonnie Wessler

Regarding: Superior Road-Ozone House
Site Plan Review No. 1
OHM Job No. 0094-18-1011

Dear Ms. Wessler:

The applicant is requesting site plan approval for a proposal from the Ozone House to build an office building with associated site improvements in the northwest corner of North Huron River Drive and Superior Road. We have reviewed the plans dated February 21, 2018 for compliance with local ordinances and general engineering standards and offer the following comments:

SITE PLAN REVIEW COMMENTS:

1. An easement for access and maintenance for the drainage course along the east side of the property will need to be dedicated to the City as part of the property transfer. The easement for the enclosed section shall be 20-feet centered on the pipe centerline. The easement for the open channel section shall be variable width measured from the top of bank plus 15-feet. A draft of the easement dedication shall be provided for review.
2. The proposed grading associated with the drainage channel culvert removal shall be clarified on sheet 5.
3. A call out shall be added to the proposed dumpster pad. A detail of this dumpster pad shall also be provided.
4. All utilities shall have material and length callouts on the utility plans.
5. The proposed 8" storm sewer near the southeast side of the proposed building shall be 12".
6. A detail shall be provided for the boulder walls north of the proposed building.
7. There are two details shown for the unreinforced retaining wall on sheets 10 and 12. Only one detail is needed.
8. The "Path Asphalt Pavement Section in R.O.W." detail shown on sheet 12 shall be removed as there will be no asphalt pavement installed within the R.O.W.
9. A detail for the proposed rain garden within the proposed parking lot shall be provided.

PRELIMINARY DETAILED ENGINEERING REVIEW COMMENTS:

10. The retaining wall shown on the East Elevation will require structural review as it is greater than 18" per the City of Ypsilanti standards.
11. Any improvements to the water or sanitary sewer systems will require review and approval from YCUA.

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

12. Review and approval from the Fire Department is required. Building fire suppression and hydrant location requirements will be determined by the Fire Department.
13. The details for the crosswalk on Huron River Drive will be reviewed in greater detail during engineering plan review. The crosswalk will require review and approval from the Washtenaw County Roads Commission.

The applicant is advised that review and approval of detailed engineering plans is required prior to start of construction.

If you have any questions, please contact me at (734) 522-6711.

Sincerely,
OHM Advisors

Digitally signed by Marcus McNamara
Date: 2018.03.01 11:41:28-05'00'

Marcus J McNamara

CC: Stan Kirton, Department of Public Works
Scott Westover, YCUA
File

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OZONE HOUSE

SUPERIOR ROAD

PARCEL ID # 11-11-05-240-003

A PART OF THE NORTHWEST 1/4 SECTION 5, T3S, R7E, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

SITE PLAN

FOR:

OZONE HOUSE

1600 NORTH HURON RIVER DRIVE
ANN ARBOR, MI 48104
734-662-2265

FEBRUARY 2018

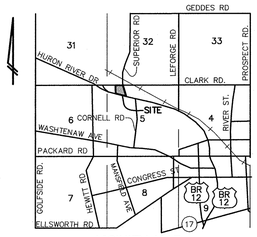
SITE DATA TABLE

	EXISTING	PHASE 1	PHASE 2	REQUIRED	TOTAL PROPOSED
ZONING	NC	PUD	PUD	PUD	PUD
LOT AREA	5.48 AC± (238,643SFT)	5.48 AC± (238,643SFT)	5.48 AC± (238,643SFT)	5.48 AC± (238,643SFT)	5.48 AC± (238,643SFT)
GROUND FLOOR AREA	0 SF±	7,855 SF±	3,520 SF±	–	11,375 SF±
GROUND FLOOR COVERAGE	0%	3.3%	1.4%	10% (OVERALL PROP.)	4.8%
TOTAL FLOOR AREA	0 SF±	19,066 SF±	7,040 SF±	–	26,106 SF±
FLOOR AREA RATIO	0%	8.0%	2.9%	10% (OVERALL PROP.)	10.9%
SETBACKS					
FRONT	15 FT	15 FT (12.3 TO VEST)	15 FT (12.3 TO VEST)	15 FT	15 FT (12.3 TO VEST)
REAR	35 FT	445.1 FT	28.5 FT	35 FT	244.8 FT
SIDE	10 FT	69.9 FT	244.86 FT	10 FT	28.5 FT
MIN. WIDTH	–	126.87 FT	801 FT	100.00	126.87 FT
NUMBER OF BUILDINGS	0	1	1	–	1
HEIGHT	–	(2) STORIES, 27' FT. 3"	(2) STORIES, 34 FT	(4) STORIES, 35 FT	(2) STORIES, 34 FT
PARKING	0 TOTAL 0 REGULAR 0 BARRIER FREE	40 TOTAL 38 REGULAR 2 BARRIER FREE (2 VAN)	0 TOTAL 0 REGULAR 0 BARRIER FREE		0 TOTAL 0 REGULAR 0 BARRIER FREE

NC – NEIGHBORHOOD CORRIDOR
PROPOSED USE – PUD

CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO CITY OF YPSILANTI AND THE W.C.R.C. SPECIFICATIONS.
2. ALL WORK NOT COVERED BY THE ABOVE WILL BE IN ACCORDANCE WITH THE 2012 MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. PROPOSED SPECIFICATIONS AND THE CONTRACT DOCUMENTS.
3. IT IS ESSENTIAL THAT THE CONTRACTOR FAMILIARIZE HIMSELF WITH THE SITE PRIOR TO SUBMITTING PROPOSAL.
4. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO AND THE REPAIR OF ANY EXISTING UTILITY LINE IN THE CONSTRUCTION ZONE.
6. AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL "MISS DIG" (1–800–482–7171) FOR UTILITY LOCATIONS.
7. LOCATION OF EXISTING UTILITIES WERE TAKEN FROM EXISTING PLANS. LOCATIONS WERE FIELD VERIFIED WHERE POSSIBLE.
8. CONTRACTOR MUST OBTAIN AN EROSION CONTROL PERMIT FROM THE WASHTENAW COUNTY WATER RESOURCES COMMISSIONER PRIOR TO BEGINNING EARTH MOVING. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES PER THIS APPROVED PLAN.
10. ANY CONDITIONS EXISTING ON THE SITE THAT ARE NOT CONSISTENT WITH THE PLANS OR SOIL EROSION SEDIMENTATION PERMIT WILL RESULT IN A STOP WORK ORDER AND REVOCATION OF THE SOIL EROSION SEDIMENTATION CONTROL PERMIT.
11. ALL FILL MATERIAL MUST BE PLACED IN LIFTS NOT EXCEEDING 12 INCHES AND COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT.
12. THE CONTRACTOR WILL BE REQUIRED TO PROOF ROLL (WITH A HEAVY RUBBER TIRED VEHICLE) ALL FILL AREAS PRIOR TO PLACING ADDITIONAL FILL AND ALL CUT AREAS UPON COMPLETION OF THE CUT AND PRIOR TO PLACING SUBBASE MATERIAL. IF THE PROOF ROLLING INDICATES UNSTABLE AREAS THE UNSTABLE MATERIAL MUST BE REMOVED AND REPLACED WITH MATERIAL MATCHING THE ADJACENT SOILS TO THE ELEVATION OF THE SUB–GRADE.
13. THE FINISHED SUBGRADE MUST BE GRADED WITHIN A TOLERANCE OF ± 0.1 FEET OF DESIGN GRADE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM UNIT WEIGHT TO A DEPTH OF 9 INCHES AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLACEMENT OF THE SUBBASE.
14. THE FINISHED SUBBASE MUST BE GRADED WITHIN A TOLERANCE OF ± 3/4 INCH OF THE DESIGN GRADE AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLACEMENT OF THE AGGREGATE BASE. FINE GRADING PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE MATERIAL SHALL BE INCLUDED IN THE COST OF FURNISHING AND PLACING THE SUBBASE.
15. THE WORK OF CONSTRUCTING AN AGGREGATE BASE COURSE SHALL CONFORM TO MDOT SPECIFICATION 302 EXCEPT THAT FINE GRADING PRIOR TO PLACEMENT OF THE BITUMINOUS SURFACING SHALL BE INCLUDED IN THE COST OF FURNISHING AND PLACING THE AGGREGATE BASE.
16. ALL PAVEMENT GRADES SHOWN REPRESENT TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
17. THERE ARE TO BE NO STOCKPILES OF TOPSOIL ONSITE. ANY EXCAVATED TOPSOIL IS TO BE REMOVED PROMPTLY BY THE CONTRACTOR.



VICINITY MAP
(NO SCALE)

Site Analysis Statement

This project is a proposed office building and associated site improvements located in the City of Ypsilanti at the north west corner of N. Huron River Drive and Superior Road. The proposed use is for a youth center consistent with a business park setting. The traffic study is not required for this site per the Washtenaw County Road Commission and City of Ypsilanti preliminary meetings. This site drains directly to the Huron River. Storm water for the developed areas of the site will be directed to a dry detention basin and will outlet to an existing ditch on the property that discharges directly to the Huron River.

Uses:
Medical & Professional Office, Education, Child Care/Day Care Institution, Supportive Housing, Homeless Shelter, future 8-10 unit apartment building.
Total projected maximum residents on site (incl. future building): 40
Typical Hours of Office Operation: M-TH 9am-8pm and Friday 9-5

Proposed Parking:
40 spaces based on projected staff and residents. 9 spaces double as a basketball court. Residents rely on public transportation and the Ozone House van.
Staff and visitor parking (maximum use is 9-5 M-F): 17 Staff, 4 volunteers, 8 visitors/deliveries, drop in staff, Ozone Van = 30 spaces
This allows 10 spaces for growth and accommodates off hours "all staff" meetings and training events.

SHEET TITLE — SHEET NO.

COVER 1
BOUNDARY & TOPOGRAPHICAL SURVEY 2
REMOVAL PLAN 3
SITE PLAN 4
GRADING PLAN 5
UTILITY PLAN 6
STORM WATER MANAGEMENT – EXISTING DRAINAGE PLAN 7
STORM WATER MANAGEMENT – PROPOSED DRAINAGE PLAN . . . 8
STORM WATER MANAGEMENT – CALCULATIONS 9
DETAILS 10
FIRE PROTECTION AND TURNING TEMPLATE PLAN 11
HURON DRIVE ENTRENCE DETAIL 12
LANDSCAPE PLAN 13
LANDSCAPE DETAILS 14
PHOTOMETRIC PLAN 15
SIDEWALK DETAILS 16

ARCHITECTURAL PLANS
LOWER FLOOR PLAN . . . . . A2.00 . . . 17
MAIN FLOOR PLAN . . . . . A2.01 . . . 18
SECOND FLOOR PLAN . . . . . A2.02 . . . 19
EXTERIOR ELEVATIONS . . . . . A3.01 . . . 20
EXTERIOR ELEVATIONS . . . . . A3.02 . . . 21

OWNER
CITY OF YPSILANTI
ONE SOUTH HURON STREET
YPSILANTI, MI 48197
TEL: 734–483–1100

APPLICANT
OZONE HOUSE
1705 WASHTENAW AVE.
ANN ARBOR, MI 48104
ADMIN. & OFFICE: 734–662–2265

CIVIL ENGINEERING
WASHTENAW ENGINEERING COMPANY
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OFFICE: 734–761–8800

ARCHITECT
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washtenawengineering.com

PREPARED BY _____
JOSEPH K. MAYNARD P.E., MICH No. 52559

STATE OF MICHIGAN — JOSEPH K. MAYNARD — ENGINEER No. 52559 — LICENSED PROFESSIONAL ENGINEER

ORIGINAL: 02–21–18

OZONE HOUSE

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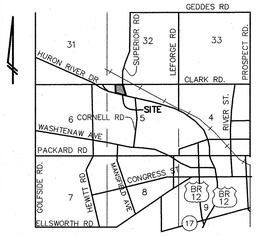

VICINITY MAP
(NO SCALE)

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE POSITION SHOWN BUT REPORTS THAT THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND OTHER INSTRUMENTS OF SERVICE ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS SO LONG AS WASHTENAW ENGINEERING COMPANY (WECO) IS NOT ADJUDGED TO BE IN DEFAULT UNDER THIS AGREEMENT, THESE WORK PRODUCTS ARE NOT INTENDED OR SUITABLE FOR REUSE BY OTHERS ON EXTENSIONS OF THIS PROJECT. THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS WECO, WECO'S CONSULTANTS AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES, ARISING OUT OF OR RESULTING THEREFROM, BY REASON OF SUCH REUSE OF DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA, OR OTHER INSTRUMENTS OF SERVICE.

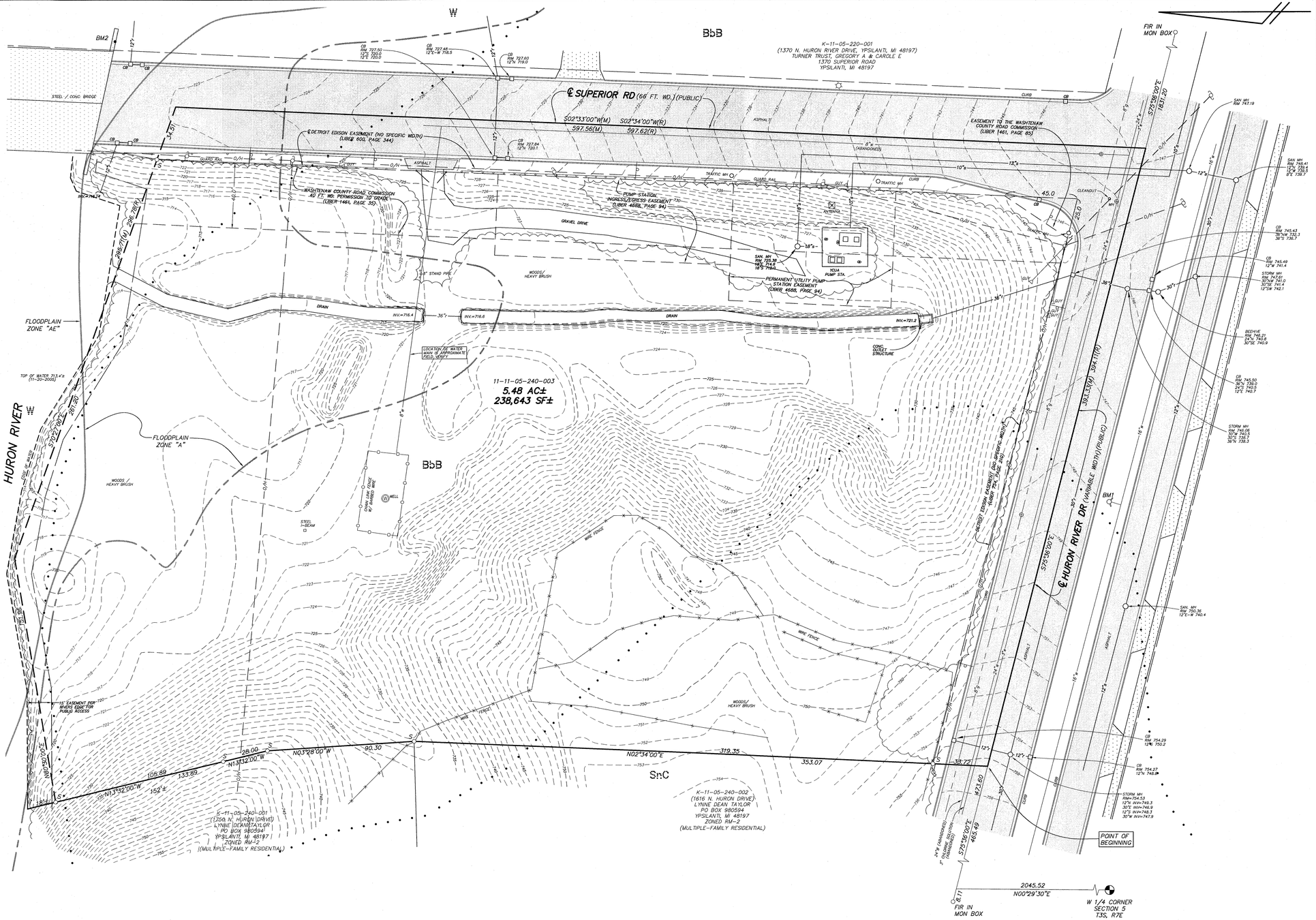
DESCRIPTION

Land situated in the City of Ypsilanti, County of Washtenaw, State of Michigan described as follows:
Commencing at the West 1/4 corner of Section 5, Town 3 South, Range 7 East, Ypsilanti Township (now City of Ypsilanti), Washtenaw County, Michigan; thence North 00 degrees 29 minutes 30 seconds East 2045.52 feet along the West line of said section; thence South 75 degrees 36 minutes East 465.49 feet for a Place of Beginning; thence North 02 degrees 34 minutes East 353.07 feet; thence North 03 degrees 28 minutes West 90.30 feet; thence North 13 degrees 32 minutes West 133.89 feet; thence North 80 degrees 30 minutes East 151.96 feet; thence South 70 degrees 27 minutes East 296.78 feet; thence South 02 degrees 34 minutes West 597.62 feet along the centerline of Superior Road; thence North 75 degrees 36 minutes West 394.11 feet along the centerline of Huron River Drive to the Place of Beginning.

Also, that land lying between the North line of the above described land and the Huron River described as follows: Commencing at the West ¼ corner of Section 5, Ypsilanti Township (now City of Ypsilanti), Washtenaw County, Michigan; thence North 00 degrees 29 minutes 30 seconds East 2045.52 feet along the West line of said section; thence South 75 degrees 36 minutes East 859.60 feet along the centerline of Huron River Drive; thence North 02 degrees 34 minutes East 597.62 feet along the centerline of Superior Road for a Place of Beginning; thence North 70 degrees 27 minutes West 296.78 feet; thence South 80 degrees 30 minutes West 151.96 feet; thence North 13 degrees 32 minutes West to the South bank of the Huron river; thence Easterly along the South bank of the Huron River to a point which lies North 02 degrees 34 minutes East of the Place of Beginning; thence South 02 degrees 34 minutes West to the Place of Beginning.

Described by the assessing authority as:

Commencing at the West 1/4 post of Section 5, Town 3 South, Range 7 East; Thence North 00 degrees 29 minutes 30 seconds East 2045.52 feet; thence South 75 degrees 36 minutes East 465.49 feet to the Point of Beginning; thence North 02 degrees 34 minutes East 353.07 feet; thence North 03 degrees 28 minutes West 90.30 feet; thence North 13 degrees 32 minutes West 133.89 feet; thence North 80 degrees 30 minutes East 151.96 feet; thence South 70 degrees 27 minutes East 296.78 feet; thence South 02 degrees 34 minutes West 597.62 feet; thence North 75 degrees 36 minutes West 394.11 feet to the Point of Beginning. Also land commencing at the West 1/4 post of Section 5; thence North 00 degrees 29 minutes 30 seconds East 2045.52 feet; thence South 75 degrees 36 minutes East 859.60 feet; thence North 02 degrees 34 minutes East 597.62 feet to the Point of Beginning; thence North 70 degrees 27 minutes West 296.78 feet; thence South 80 degrees 31 minutes West 151.96 feet; thence North 13 degrees 32 minutes West to the Huron River; thence Easterly along the south bank of the river to a point North 02 degrees 34 minutes East of the Point of Beginning; thence South 02 degrees 34 minutes West to the Point of Beginning.



WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

BbB – BLOUNT LOAM, 2 TO 6 PERCENT SLOPES
SnC – SISSON FINE SANDY LOAM, 6 TO 12 PERCENT SLOPES
StC – St. CLAIR CLAY LOAM, 6 TO 12 PERCENT SLOPES
StE – St. CLAIR CLAY LOAM, 18 TO 35 PERCENT SLOPES
W – WATER
. . . . . – SOILS BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

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

BOUNDARY & TOPOGRAPHICAL INFORMATION BASED ON TOPOGRAPHIC SURVEY PERFORMED BY ARBOR LAND CONSULTANTS, INC. JOB NO. 12705, DATED 12-19-05.

LEGEND

= LIGHT POLE
= UTILITY POLE
= GUY ANCHOR
= HYDRANT
= SPOT ELEV.
= POST
= GATE VALVE
= SIGN
TC = TOP OF CURB
TW = TOP OF WALL
= MANHOLE
= CATCHBASIN
= END SECTION
= GRAVEL
= FENCE
= CONCRETE
= ASPHALT
= EXISTING STORM
= EXISTING SANITARY
= EXISTING WATER
= EXISTING GAS
= EXISTING ELECTRIC
= EXISTING TELEPHONE

BENCHMARK BM1 – ARROW ON HYDRANT S. SIDE OF HURON RIVER DRIVE, WEST OF SUPERIOR ROAD. EVEVATION = 751.81' NAVD 88
BM2 – FOUND BRASS DISK IN EAST END OF SOUTH ABUTMENT OF SUPERIOR ROAD BRIDGE OVER HURON RIVER. ELEVATION = 721.99' NAVD 88

REVISIONS –

SCALE 0 15 30 60
SCALE: 1"=30'

PREPARED BY THOMAS L. SUTHERLAND P.S., MICH No. 24620

STATE OF MICHIGAN THOMAS L. SUTHERLAND PROFESSIONAL SURVEYOR NO. 24620 LICENSED PROFESSIONAL SURVEYOR

CIVIL ENGINEERS
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SHEET **BOUNDARY AND TOPOGRAPHICAL SURVEY**

PROJECT **OZONE HOUSE SUPERIOR ROAD**

SECTION 5 TOWN 3 SOUTH RANGE 7 EAST
CITY OF YPSILANTI
WASHTENAW COUNTY • MICHIGAN
DATE 02-21-2018 JOB NO. 32289
DWG NO. x-289-topo
FIELD BOOK NONE
FILE NO. 10406
SHEET 2

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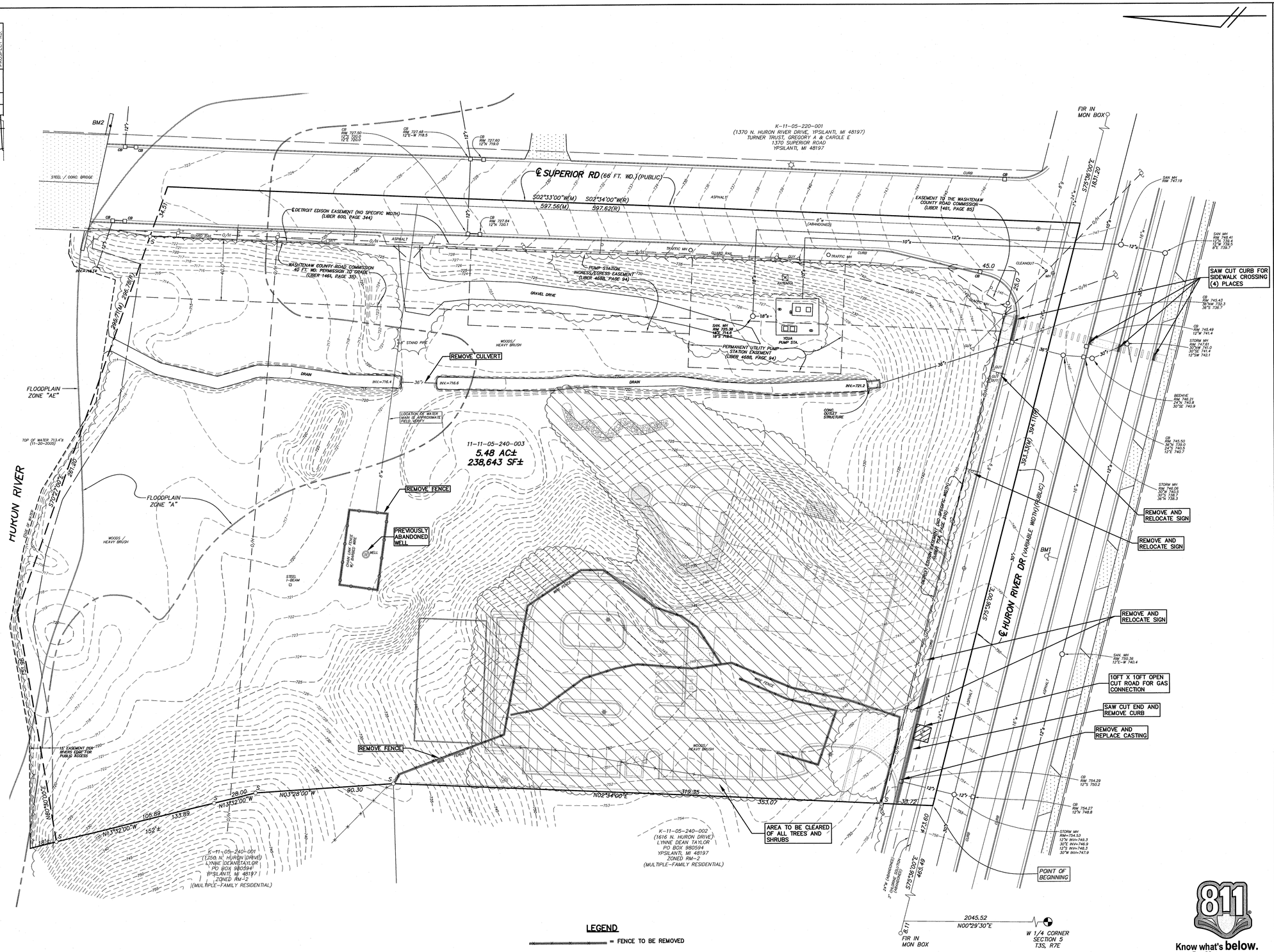

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SHEET

REMOVAL PLAN

PROJECT

OZONE HOUSE SUPERIOR ROAD

LEGEND

- = LIGHT POLE
- = UTILITY POLE
- = GUY ANCHOR
- = HYDRANT
- = SPOT ELEV.
- = POST
- = GATE VALVE
- = SIGN
- TC = TOP OF CURB
- TW = TOP OF WALL
- = MANHOLE
- = CATCHBASIN
- = END SECTION
- = GRAVEL
- = FENCE
- = CONCRETE
- = ASPHALT
- = EXISTING STORM
- = EXISTING SANITARY
- = EXISTING WATER
- = EXISTING GAS
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- = EXISTING TELEPHONE

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BM2 – FOUND BRASS DISK IN EAST END OF SOUTH ABUTMENT OF SUPERIOR ROAD BRIDGE OVER HURON RIVER. ELEVATION = 721.99' NAVD 88

REVISIONS –

SCALE 0 15 30 60
SCALE: 1"=30'

PREPARED BY JOSEPH K. MAYNARD P.E., MICH No. 52559

BOUNDARY & TOPOGRAPHICAL INFORMATION BASED ON TOPOGRAPHIC SURVEY PERFORMED BY ARBOR LAND CONSULTANTS, INC. JOB NO. 12705, DATED 12-19-05.

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STATE OF MICHIGAN JOSEPH K. MAYNARD ENGINEER No. 52559 LICENSED PROFESSIONAL ENGINEER

SECTION 5 TOWN 3 SOUTH RANGE 7 EAST
CITY OF YPSILANTI
WASHTENAW COUNTY • MICHIGAN

DATE	02-21-2018
JOB NO.	32289
DWG NO.	x-289-rem
FIELD BOOK	NONE
FILE NO.	10406
SHEET	3

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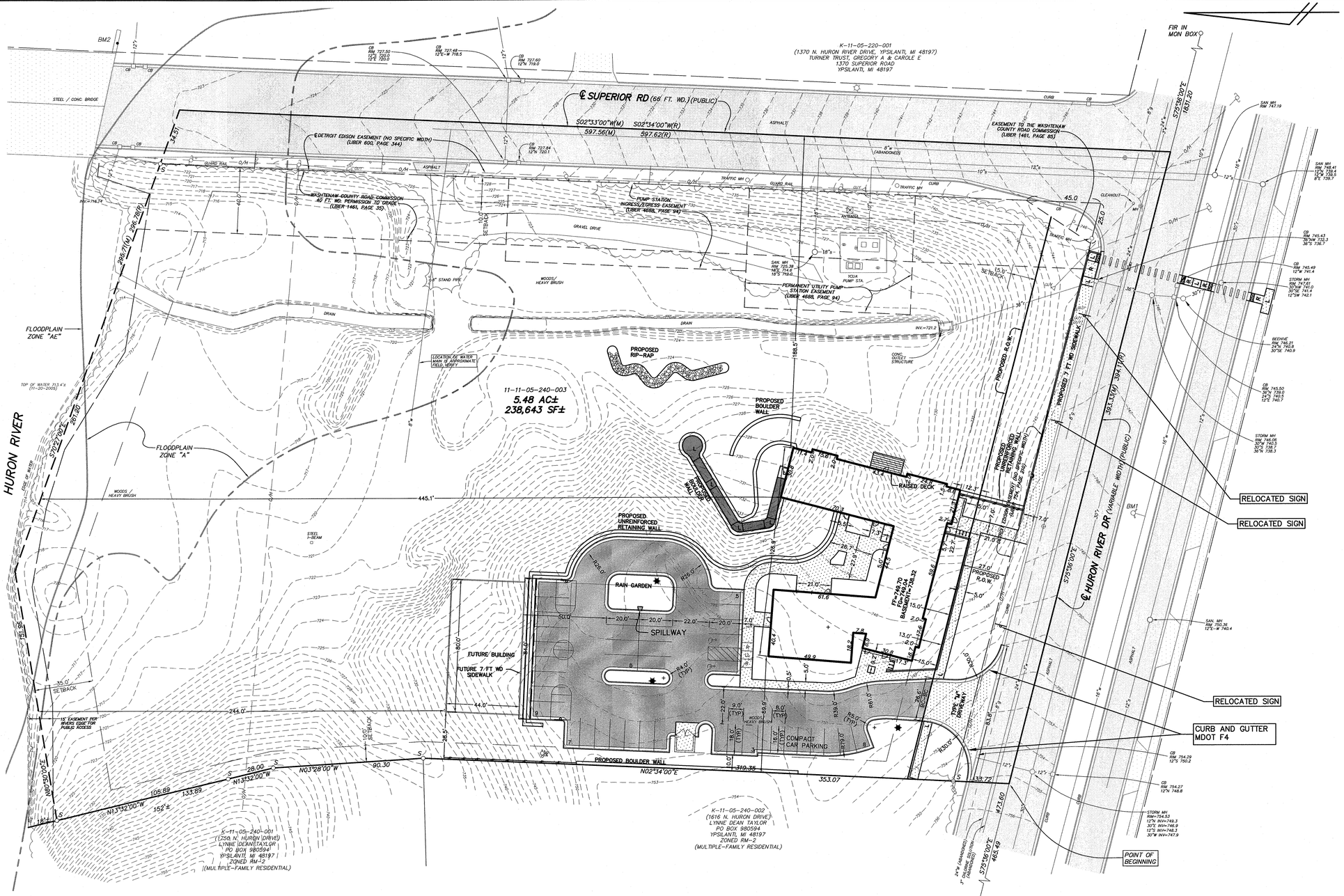
VICINITY MAP
(NO SCALE)



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SHEET

SITE PLAN

PROJECT

OZONE HOUSE
SUPERIOR ROAD

LEGEND

- = COMPACTED 21AA LIMESTONE PATH
- = ASPHALT
- = CONCRETE
- = BIKE HOOPS
- = LIGHT POLE
- = PRIVACE FENCE

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

BOUNDARY & TOPOGRAPHICAL INFORMATION BASED ON TOPOGRAPHIC SURVEY PERFORMED BY ARBOR LAND CONSULTANTS, INC. JOB NO. 12705, DATED 12-19-05.

STATE OF MICHIGAN
JOSEPH K. MAYNARD
ENGINEER No. 52559
LICENSED PROFESSIONAL ENGINEER

SECTION 5 TOWN 3 SOUTH RANGE 7 EAST
CITY OF YPSILANTI
WASHTENAW COUNTY • MICHIGAN

DATE 02-21-2018 | JOB NO. 32289 | DWG NO. x-289-site | FIELD BOOK NONE | FILE NO. 10406

SHEET 4

LEGEND

- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- HYDRANT
- SPOT ELEV.
- POST
- GATE VALVE
- SIGN
- TC = TOP OF CURB
- TW = TOP OF WALL
- MANHOLE
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REVISIONS –

SCALE 0 15 30 60
SCALE: 1"=30'

PREPARED BY JOSEPH K. MAYNARD P.E., MICH No. 52559

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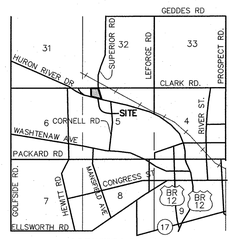
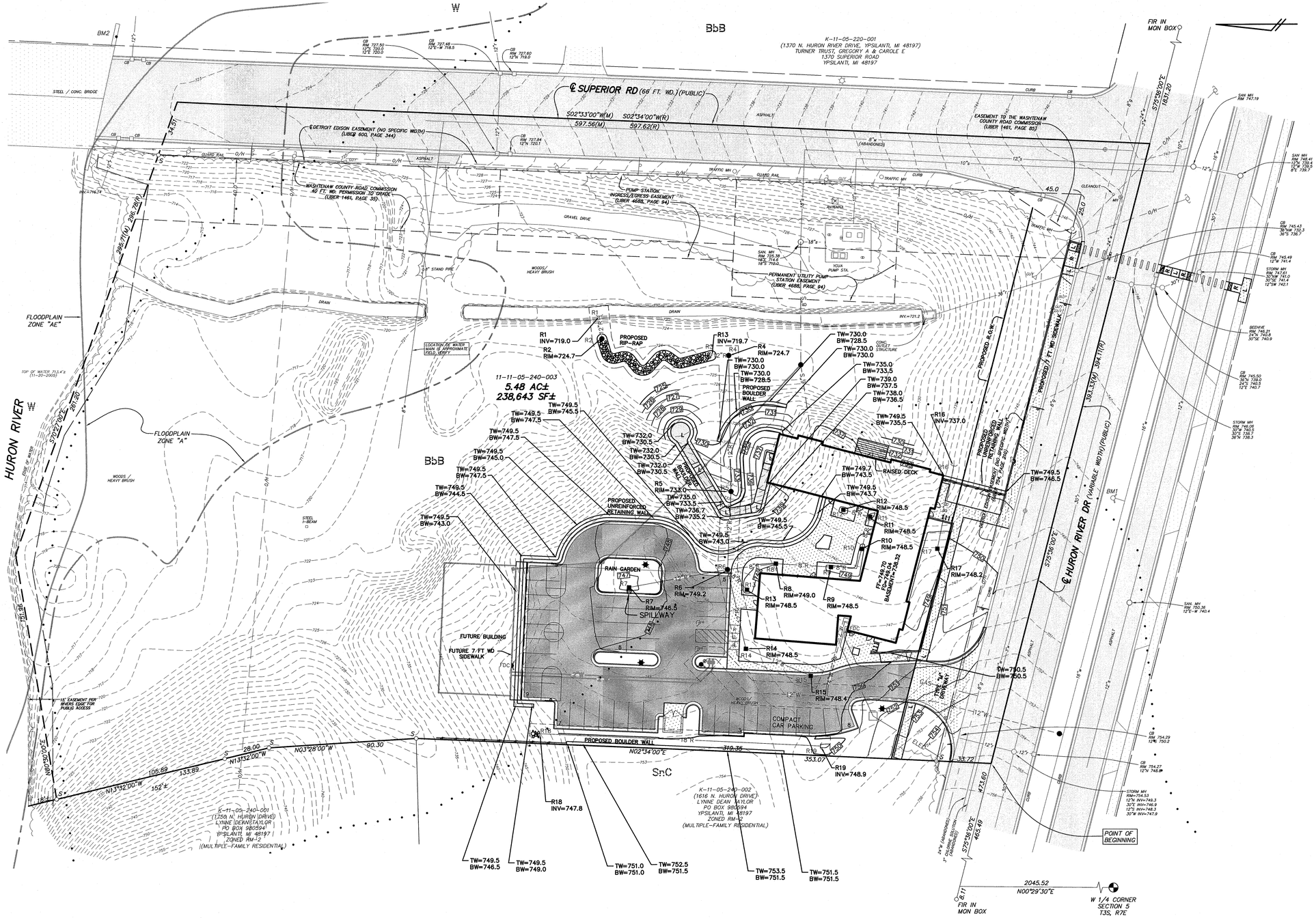


VICINITY MAP
(NO SCALE)



WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

- BbB – BLOUNT LOAM, 2 TO 6 PERCENT SLOPES
- SnC – SISSON FINE SANDY LOAM, 6 TO 12 PERCENT SLOPES
- StC – St. CLAIR CLAY LOAM, 6 TO 12 PERCENT SLOPES
- StE – St. CLAIR CLAY LOAM, 18 TO 35 PERCENT SLOPES
- W – WATER
- – SOILS BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

NOTES:
1. PROPOSED BOULDER WALL 1.5 FT HEIGHT (TYPICAL).
2. GRADES SHOWN FOR UNREINFORCED RETAINING WALL ARE TO FINISHED GRADE AT TOP AND BOTTOM OF WALL. THE TOP OF THE WALL IS TO BE 18" ABOVE THE FINISHED GRADE.

BOUNDARY & TOPOGRAPHICAL INFORMATION BASED ON TOPOGRAPHIC SURVEY PERFORMED BY ARBOR LAND CONSULTANTS, INC. JOB NO. 12705, DATED 12-19-05.

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

STATE OF MICHIGAN
JOSEPH K. MAYNARD
ENGINEER No. 52559
LICENSED PROFESSIONAL ENGINEER

LEGEND

- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- HYDRANT
- SPOT ELEV.
- POST
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REVISIONS –

SCALE 0 15 30 60
SCALE: 1"=30'

PREPARED BY JOSEPH K. MAYNARD P.E., MICH No. 52559

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SHEET
GRADING PLAN

PROJECT
OZONE HOUSE SUPERIOR ROAD

SECTION 5 TOWN 3 SOUTH RANGE 7 EAST
CITY OF YPSILANTI
WASHTENAW COUNTY • MICHIGAN
DATE 02-21-2018
JOB NO. 32289
DWG NO. x-289-grd
FIELD BOOK NONE
FILE NO. 10406
SHEET 5

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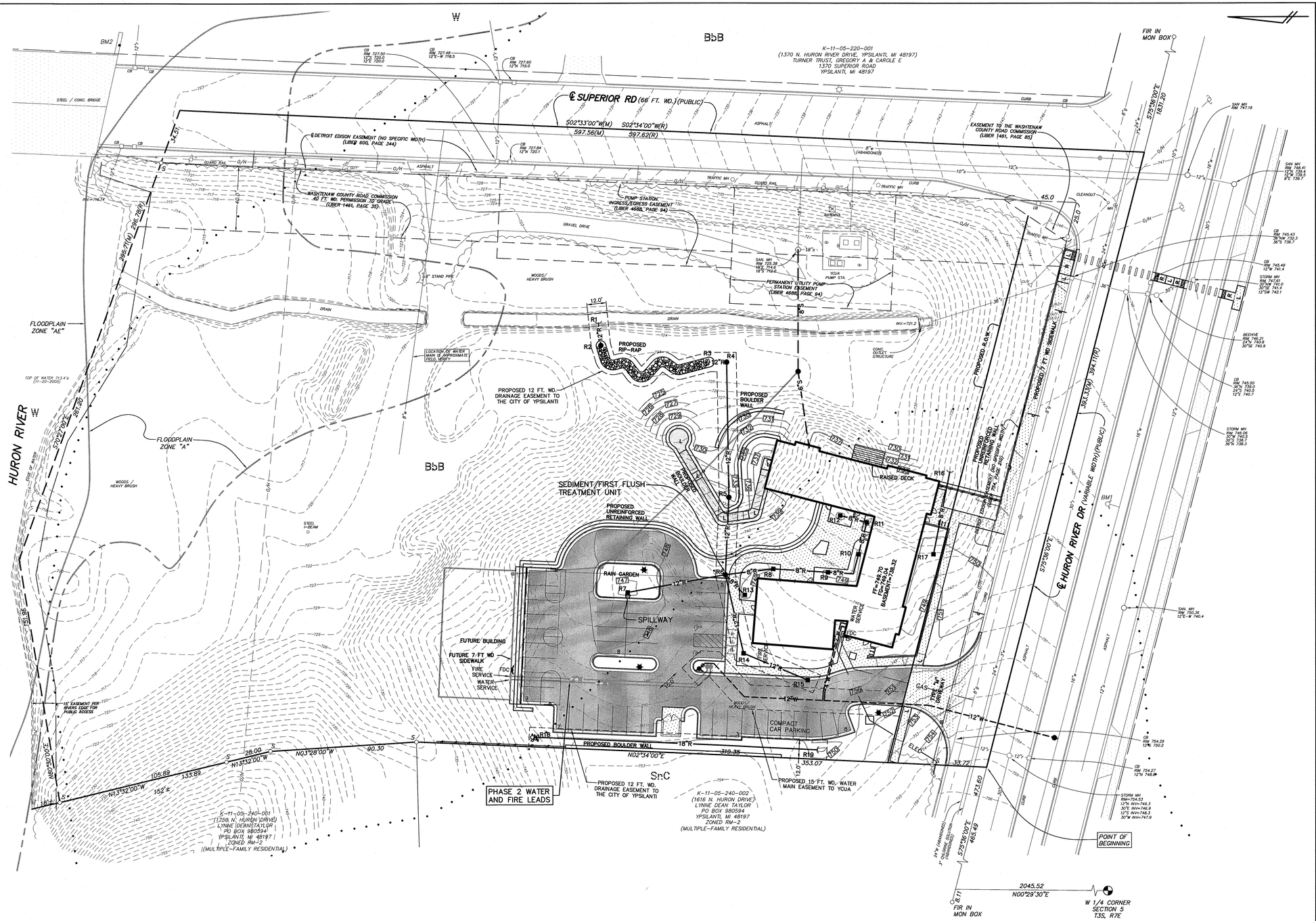
VICINITY MAP
(NO SCALE)



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- – SOILS BOUNDARY

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STATE OF MICHIGAN — JOSEPH K. MAYNARD — ENGINEER No. 52559 — LICENSED PROFESSIONAL ENGINEER

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REVISIONS –

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SCALE: 1"=30'

PREPARED BY JOSEPH K. MAYNARD P.E., MICH No. 52559

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SHEET
UTILITY PLAN

PROJECT
OZONE HOUSE SUPERIOR ROAD

SECTION 5 TOWN 3 SOUTH RANGE 7 EAST
CITY OF YPSILANTI
WASHTENAW COUNTY • MICHIGAN

DATE 02-21-2018 | JOB NO. 32289 | DWG NO. x-289-util | FIELD BOOK NONE | FILE NO. 10406

SHEET 6

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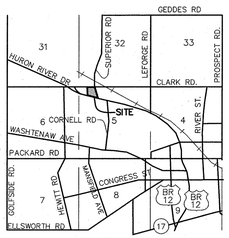
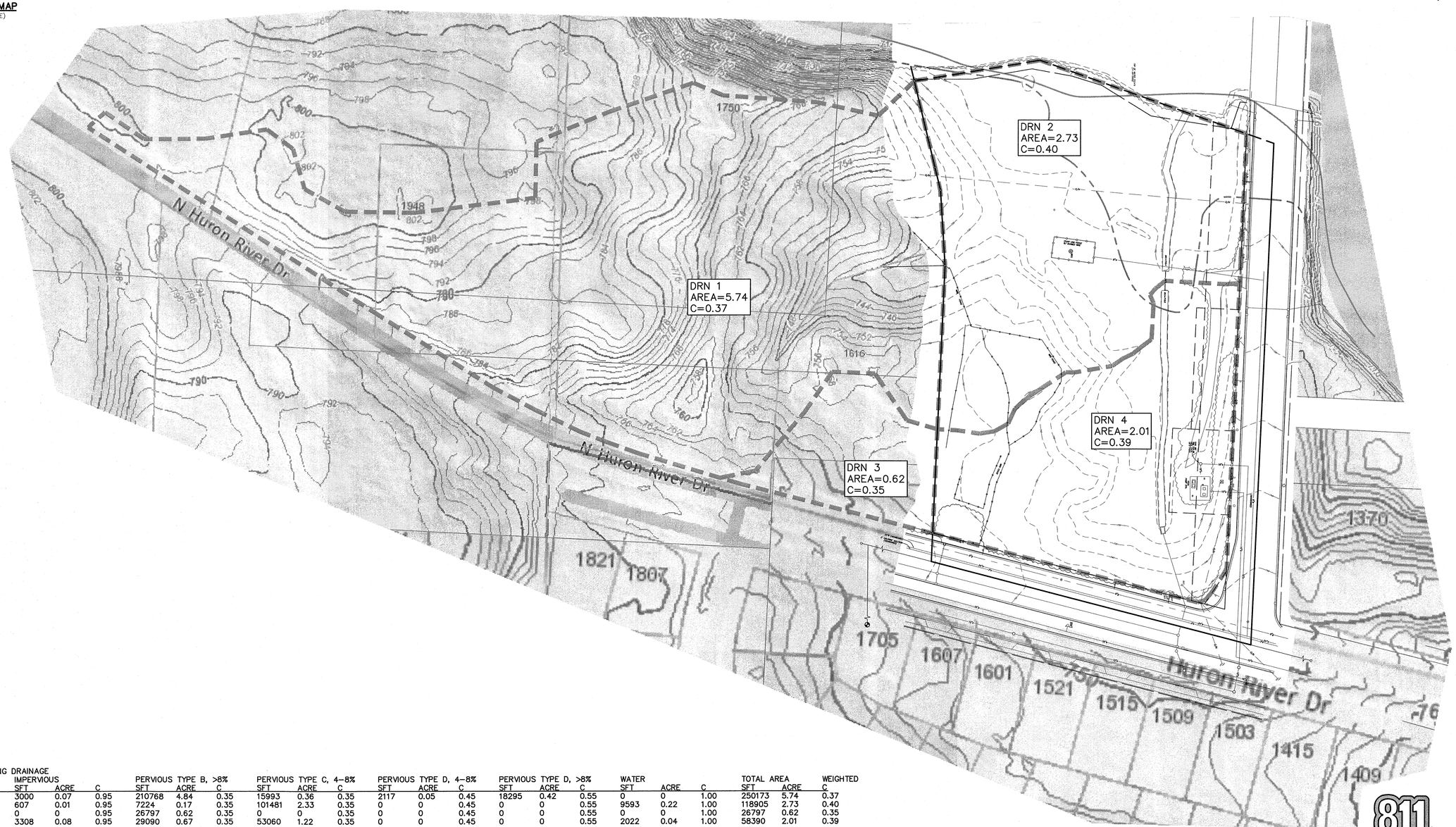


VICINITY MAP
(NO SCALE)



EXISTING DRAINAGE NAME	IMPERVIOUS SFT	IMPERVIOUS ACRE	IMPERVIOUS C	PERVIOUS TYPE B, >8% SFT	PERVIOUS TYPE B, >8% ACRE	PERVIOUS TYPE B, >8% C	PERVIOUS TYPE C, 4–8% SFT	PERVIOUS TYPE C, 4–8% ACRE	PERVIOUS TYPE C, 4–8% C	PERVIOUS TYPE D, 4–8% SFT	PERVIOUS TYPE D, 4–8% ACRE	PERVIOUS TYPE D, 4–8% C	PERVIOUS TYPE D, >8% SFT	PERVIOUS TYPE D, >8% ACRE	PERVIOUS TYPE D, >8% C	WATER SFT	WATER ACRE	WATER C	TOTAL AREA SFT	TOTAL AREA ACRE	WEIGHTED C
DRN1	3000	0.07	0.95	210768	4.84	0.35	15993	0.36	0.35	2117	0.05	0.45	18295	0.42	0.55	0	0	1.00	250173	5.74	0.37
DRN2	607	0.01	0.95	7224	0.17	0.35	101481	2.33	0.35	0	0	0.45	0	0	0.55	9593	0.22	1.00	118905	2.73	0.40
DRN3	0	0	0.95	26797	0.62	0.35	0	0	0.35	0	0	0.45	0	0	0.55	0	0	1.00	26797	0.62	0.35
DRN4	3308	0.08	0.95	29090	0.67	0.35	53060	1.22	0.35	0	0	0.45	0	0	0.55	2022	0.04	1.00	58390	2.01	0.39

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BOUNDARY & TOPOGRAPHICAL INFORMATION BASED ON TOPOGRAPHIC SURVEY PERFORMED BY ARBOR LAND CONSULTANTS, INC. JOB NO. 12705, DATED 12-19-05.

STATE OF MICHIGAN
JOSEPH K. MAYNARD
ENGINEER No. 52559
LICENSED PROFESSIONAL ENGINEER

LEGEND

- = LIGHT POLE
- = UTILITY POLE
- = GUY ANCHOR
- = HYDRANT
- = SPOT ELEV.
- = POST
- = GATE VALVE
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- = ASPHALT
- = EXISTING STORM
- = EXISTING SANITARY
- = EXISTING WATER
- = EXISTING GAS
- = EXISTING ELECTRIC
- = EXISTING TELEPHONE

BENCHMARK BM1 – ARROW ON HYDRANT S. SIDE OF HURON RIVER DRIVE, WEST OF SUPERIOR ROAD. EVEVATION = 751.81' NAVD 88
BM2 – FOUND BRASS DISK IN EAST END OF SOUTH ABUTMENT OF SUPERIOR ROAD BRIDGE OVER HURON RIVER. ELEVATION = 721.99' NAVD 88

REVISIONS –

SCALE 0 30 60 120
SCALE: 1"=60'

PREPARED BY JOSEPH K. MAYNARD P.E., MICH No. 52559

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115 ½ E. LIBERTY
ANN ARBOR, MI. 48104
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SHEET
STORM WATER MANAGEMENT DRAINAGE AREA PLAN EXISTING

PROJECT
OZONE HOUSE SUPERIOR ROAD

SECTION 5 TOWN 3 SOUTH RANGE 7 EAST
CITY OF YPSILANTI
WASHTENAW COUNTY • MICHIGAN

DATE 02-21-2018
JOB NO. 32289
DWG NO. x-289-stm-drn-ex
FIELD BOOK NONE
FILE NO. 10406

SHEET 7

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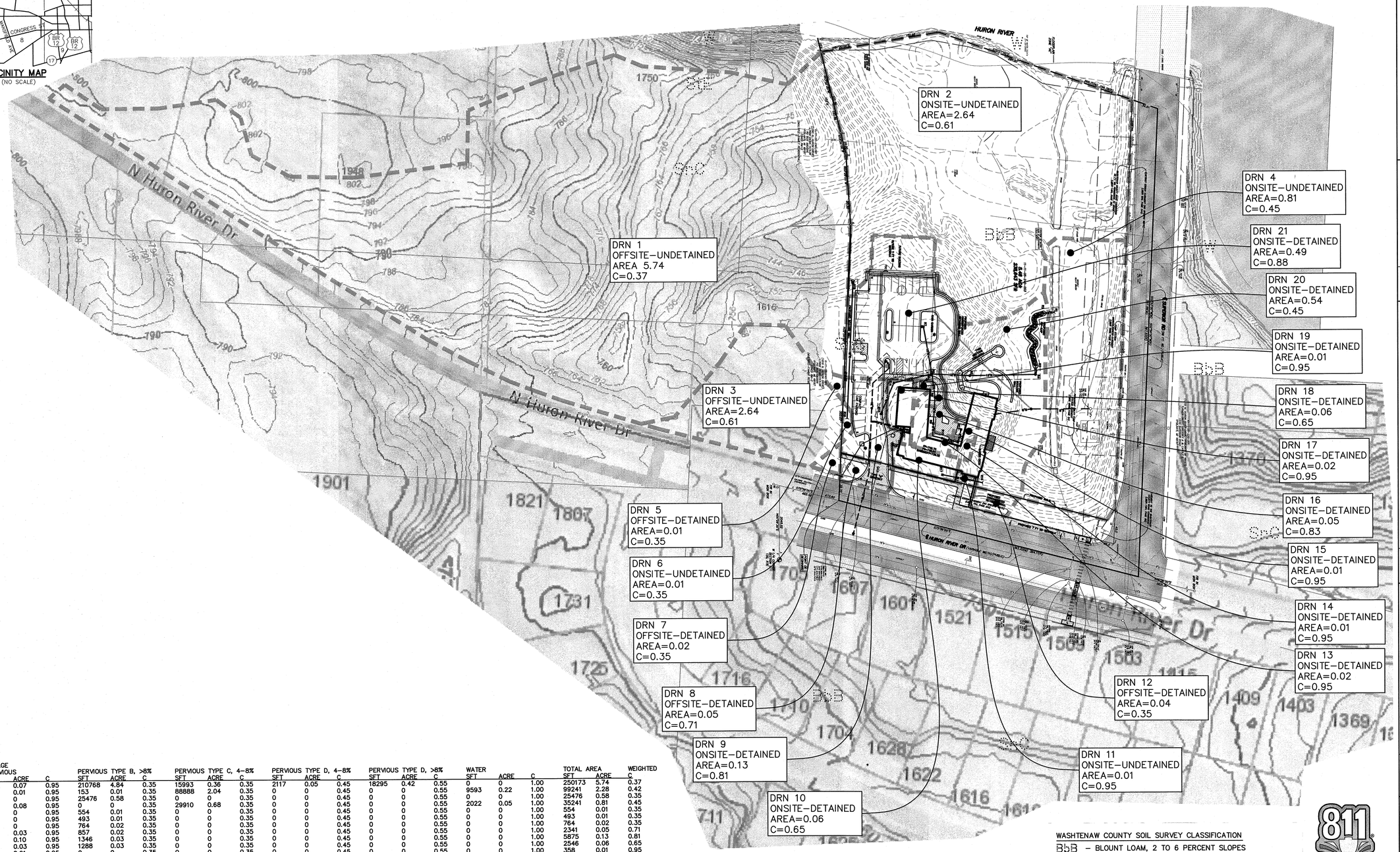
VICINITY MAP
(NO SCALE)



EXISTING DRAINAGE NAME	IMPERVIOUS SFT	IMPERVIOUS ACRE	IMPERVIOUS C	PERVIOUS TYPE B, >8% SFT	PERVIOUS TYPE B, >8% ACRE	PERVIOUS TYPE B, >8% C	PERVIOUS TYPE C, 4–8% SFT	PERVIOUS TYPE C, 4–8% ACRE	PERVIOUS TYPE C, 4–8% C	PERVIOUS TYPE D, 4–8% SFT	PERVIOUS TYPE D, 4–8% ACRE	PERVIOUS TYPE D, 4–8% C	PERVIOUS TYPE D, >8% SFT	PERVIOUS TYPE D, >8% ACRE	PERVIOUS TYPE D, >8% C	WATER SFT	WATER ACRE	WATER C	TOTAL AREA SFT	TOTAL AREA ACRE	WEIGHTED C
DRN1	3000	0.07	0.95	210768	4.84	0.35	15993	0.36	0.35	2117	0.05	0.45	18295	0.42	0.55	0	0	1.00	250173	5.74	0.37
DRN2	607	0.01	0.95	153	0.01	0.35	88888	2.04	0.35	0	0	0.45	0	0	0.55	9593	0.22	1.00	99241	2.28	0.42
DRN3	0	0	0.95	25476	0.58	0.35	0	0	0.35	0	0	0.45	0	0	0.55	0	0	1.00	25476	0.58	0.35
DRN4	3309	0.08	0.95	0	0	0.35	29910	0.68	0.35	0	0	0.45	0	0	0.55	2022	0.05	1.00	35241	0.81	0.45
DRN5	0	0	0.95	554	0.01	0.35	0	0	0.35	0	0	0.45	0	0	0.55	0	0	1.00	554	0.01	0.35
DRN6	0	0	0.95	493	0.01	0.35	0	0	0.35	0	0	0.45	0	0	0.55	0	0	1.00	493	0.01	0.35
DRN7	0	0	0.95	764	0.02	0.35	0	0	0.35	0	0	0.45	0	0	0.55	0	0	1.00	764	0.02	0.35
DRN8	1484	0.03	0.95	857	0.02	0.35	0	0	0.35	0	0	0.45	0	0	0.55	0	0	1.00	2341	0.05	0.71
DRN9	4529	0.10	0.95	1346	0.03	0.35	0	0	0.35	0	0	0.45	0	0	0.55	0	0	1.00	5875	0.13	0.81
DRN10	1258	0.03	0.95	1288	0.03	0.35	0	0	0.35	0	0	0.45	0	0	0.55	0	0	1.00	2546	0.06	0.65
DRN11	358	0.01	0.95	0	0	0.35	0	0	0.35	0	0	0.45	0	0	0.55	0	0	1.00	358	0.01	0.95
DRN12	0	0	0.95	1208	0.03	0.35	189	0.01	0.35	0	0	0.45	0	0	0.55	0	0	1.00	1397	0.04	0.35
DRN13	673	0.02	0.95	200	0.00	0.35	0	0	0.35	0	0	0.45	0	0	0.55	0	0	1.00	873	0.02	0.95
DRN14	632	0.01	0.95	60	0.00	0.35	0	0	0.35	0	0	0.45	0	0	0.55	0	0	1.00	692	0.01	0.95
DRN15	651	0.02	0.95	147	0.00	0.35	0	0	0.35	0	0	0.45	0	0	0.55	0	0	1.00	798	0.02	0.95
DRN16	1855	0.04	0.95	298	0.01	0.35	0	0	0.35	0	0	0.45	0	0	0.55	0	0	1.00	2147	0.05	0.83
DRN17	576	0.02	0.95	96	0.00	0.35	0	0	0.35	0	0	0.45	0	0	0.55	0	0	1.00	770	0.02	0.95
DRN18	1252	0.03	0.95	1109	0.03	0.35	0	0	0.35	0	0	0.45	0	0	0.55	0	0	1.00	2361	0.06	0.65
DRN19	280	0.01	0.95	168	0.00	0.35	0	0	0.35	0	0	0.45	0	0	0.55	0	0	1.00	448	0.01	0.95
DRN20	3723	0.09	0.95	3152	0.07	0.35	16614	0.38	0.35	0	0	0.45	0	0	0.55	0	0	1.00	23489	0.54	0.45
DRN21	18734	0.43	0.95	1466	0.03	0.35	1047	0.03	0.35	0	0	0.45	0	0	0.55	0	0	1.00	21247	0.49	0.88

WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION

BbB – BLOUNT LOAM, 2 TO 6 PERCENT SLOPES
SrC – SISSON FINE SANDY LOAM, 6 TO 12 PERCENT SLOPES
StC – St. CLAIR CLAY LOAM, 6 TO 12 PERCENT SLOPES
StE – St. CLAIR CLAY LOAM, 18 TO 35 PERCENT SLOPES
W – WATER
– SOILS BOUNDARY

SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.

BOUNDARY & TOPOGRAPHICAL INFORMATION BASED ON SURVEY PERFORMED BY ARBOR LAND CONSULTANTS, INC. JOB NO. 12705, DATED 12–19–05.

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SCALE 0 30 60 120
SCALE: 1"=60'

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SHEET **STORM WATER MANAGEMENT DRAINAGE AREA PLAN PROPOSED**

PROJECT **OZONE HOUSE SUPERIOR ROAD**

SECTION 5 TOWN 3 SOUTH RANGE 7 EAST
CITY OF YPSILANTI
WASHTENAW COUNTY • MICHIGAN

DATE 02-21-2018	JOB NO. 32289
	DWG NO. x-289-stm-dm-pro
	FIELD BOOK NONE
SHEET 8	FILE NO. 10406

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STORM WATER MANAGEMENT CALCULATIONS

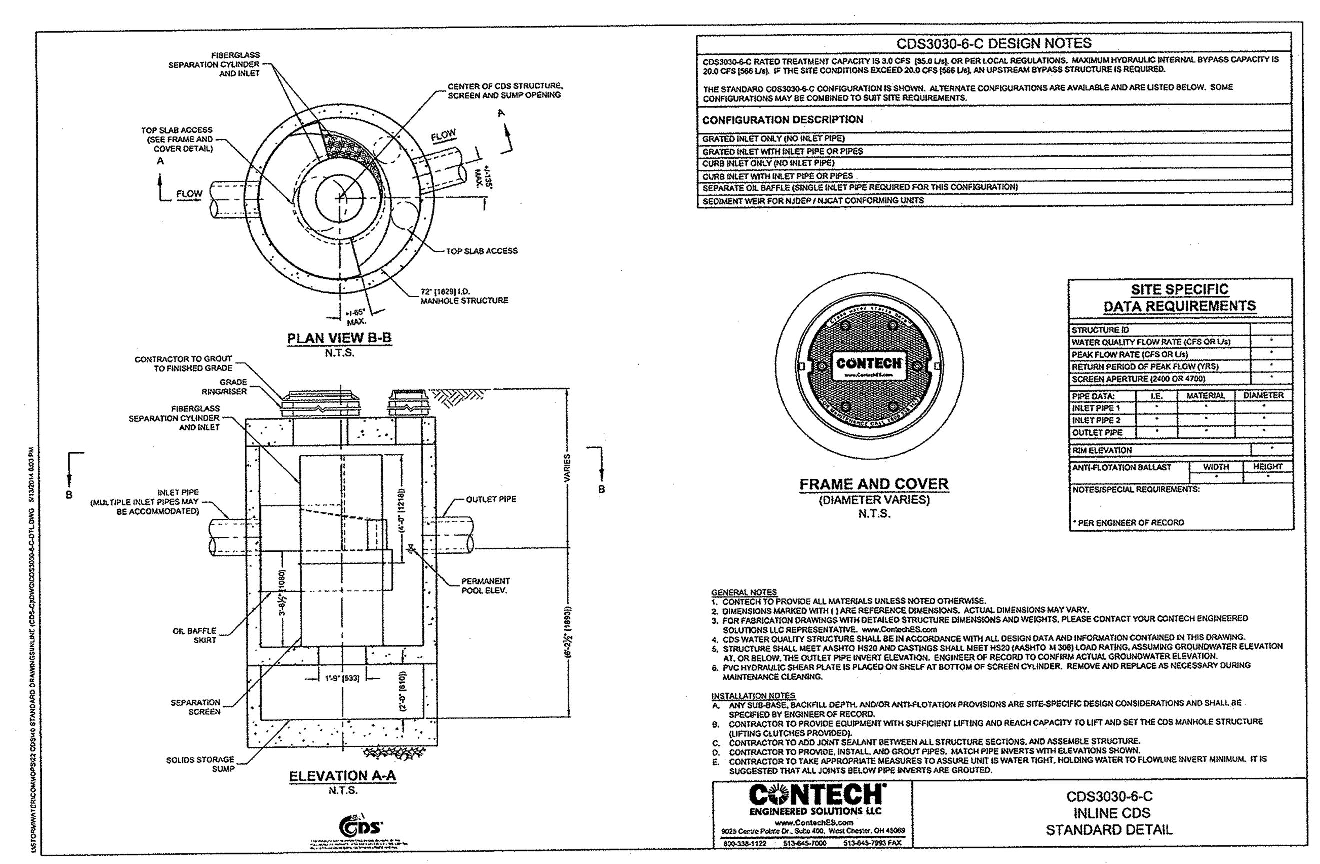
Standard Method Runoff Volume Work Sheets							
	Project:	Ozone House					
	Basin:	A					
	By:	Seth Garner, P.E.					
	Date:	2/12/2018					
W1	Determining Post-Development Cover types, Areas, Curve Numbers and Runoff						
	Total Site area =		5.48	Ac			
	Disturbed Site Area =		1.66	Ac			
	% Disturbed =		30	%			
	If less than 50% of the site over the last 10 years is being disturbed after initial approval by the WCWRC, only the disturbed area needs to be updated.						
	Total Tributary area Excluding "Self-Crediting" BMPS =					2.36	Ac
	Rational Method Variables						
	Cover Type	Soil Type	Slope Letter	Area (ft2)	Area(acre)	Runoff Coefficient C	(C)(Area)
	Pervious	B	C	12713	0.29	0.35	0.10
	Pervious	C	B	17850	0.41	0.35	0.14
	Impervious			35647	0.82	0.95	0.78
						Σ(C)(Area) =	1.02
						Σ(Area) =	1.52
						Weighted C = Σ(C)(Area)/Σ(Area) =	0.67
	NRCS Variables - Pervious Cover						
	Pervious Cover Type	Soil Type		Area (ft2)	Area(acre)	Curve Number	(CN)(Area)
Open Space-Good		B		12713	0.29	61	17.69
Open Space-Good		C		17850	0.41	74	30.34
						Σ(C)(Area) =	17.69
						Σ(Area) =	0.29
						Weighted CN = Σ(C)(Area)/Σ(Area) =	61
	NRCS Variables - Impervious Cover						
	Impervious Cover Type	Soil Type		Area (ft2)	Area(acre)	Curve Number	(CN)(Area)
	Paved			35647	0.82	98	80.36
						Σ(CN)(Area) =	80.36
						Σ(Area) =	0.82
						Weighted CN = Σ(C)(Area)/Σ(Area) =	98
W2	First Flush						
			Vff =	(1")(1'/12")(43560ft3/1ac)AC			
		Total Area	A =	1.52	Ac		
		Weighted C	C =	0.67			
			Vff =	3697	cft		
W3	Pre-development Bankfull Runoff Calculation (Vbf-pre)						
				Existing Cover Type =	Good Woods		
				2year/24 hour storm event P =	2.35	inches	
				Weighted Curve Number for Good Cover Woods CN =	67		
				S = (1000/CN) - 10 =	4.925373	inches	
				$Q = (P-0.2S)^2/(P+0.8S)$ =	0.296174	inches	
				Total Site Area (SF) excluding "Self-Crediting" BMPs Area =	66210	square feet	
				Vbf-pre = Q(1/12)Area =	1634	ft^3	
W4	Pervious Cover Post-development Bankfull Runoff Calculation (Vbf-per-post)						
				2year/24 hour storm event P =	2.35	inches	
				Pervious Curve Number from W1 =	61		
				S = (1000/CN) - 10 =	6.393443	inches	
				$Q = (P-0.2S)^2/(P+0.8S)$ =	0.15375	inches	
				Pervious Cover Area from W1 =	30563	square feet	
				Vbf-per-post = Q(1/12)Area =	392	ft^3	
W5	Impervious Cover Post-development Bankfull Runoff Calculation (Vbf-imp-post)						
				2year/24 hour storm event P =	2.35	inches	
				Impervious Curve Number from W1 =	98		
				S = (1000/CN) - 10 =	0.204082	inches	
				$Q = (P-0.2S)^2/(P+0.8S)$ =	2.121674	inches	
				Impervious Cover Area from W1 =	35647	square feet	
				Vbf-imp-post = Q(1/12)Area =	6303	ft^3	
W6	Pervious Cover Post-development 100-Year Storm Runoff Calculation ($V_{100\text{-per-post}}$)						
				100year/24 hour storm event P =	5.11	inches	
				Pervious Curve Number from W1 =	61		
				S = (1000/CN) - 10 =	6.393443	inches	
				$Q = (P-0.2S)^2/(P+0.8S)$ =	1.435628	inches	
				Pervious Cover Area from W1 =	30563	square feet	
				$VV_{100\text{-per-post}}$ = Q(1/12)Area =	3656	ft^3	
W7	Impervious Cover Post-development 100-Year Storm Runoff Calculation ($V_{100\text{-imp-post}}$)						
				100year/24 hour storm event P =	5.11	inches	
				Impervious Curve Number from W1 =	98		
				S = (1000/CN) - 10 =	0.204082	inches	
				$Q = (P-0.2S)^2/(P+0.8S)$ =	4.873	inches	
				Impervious Cover Area from W1 =	35647	square feet	
				$V_{100\text{-imp-post}}$ = Q(1/12)Area =	14476	ft^3	
W8	Determine Time of Concentration for Applicable Flow Types (Tc-hrs)						
Flow Type	K	Change in Elevation	Length (L)	Slope % (S*100)	$S^{0.5}$	$V=K*S^{0.5}$	Tc = L/(V*3600)
Sheet Flow*	0.48	1	100	1	1	0.48	0.06
Waterway	1.2	1	200	0.5	0.71	0.85	0.07
Small Trib.	2.1						
						Total Tc =	0.13
	*Sheet flow cannot exceed 300 feet. Anything beyond this is considered waterway.						

STORM WATER MANAGEMENT CALCULATIONS (CONTINUED)

W9	Runoff Summary & Onsite Infiltration Requirement		
	First Flush Volume Vff =	3697	ft^3
	Pervious-Post Development Bankfull Runoff Volume Vbf-per-post =	392	ft^3
	Impervious Cover Post-Development Bankfull Runoff Volume Vbf-imp-post =	6303	ft^3
	Total BF Volume Vbf-post =	6695	ft^3
	Pervious - Post Development 100-year Runoff Volume $V_{100\text{-per-post}}$ =	3656	ft^3
	Impervious Cover Post-Development 100-year Runoff Volume $V_{100\text{-imp-post}}$ =	14476	ft^3
	Total 100-year Volume V_{100} =	**18132**	ft^3
	Determine Onsite Infiltration Requirement		
	Subtract the Pre-Development Bankfull from the Post Development Bankfull Volume		
	Total Post-Development Bankfull Volume Vbf-post =	6695	ft^3
	Pre-Development Bankfull Runoff Volume Vbf-pre =	1634	ft^3
	Bankfull Volume Difference =	5061	ft^3
	Compare the Bankfull Volume Difference with the First Flush Volume.		
	The greater of the two is the Onsite Infiltration Requirement.		
	Onsite Infiltration Requirement V_{inf} =	**5061**	ft^3
W10	Detention/Retention Requirement		
	Detention		
	Peak of Unit Hydrograph $Qp=238.6Tc^{-0.82}$ =	1271	$cfs/in\text{-}mi^2$
	Total Site Area (ac) excluding "Self Crediting" BMPs Area =	2.36	ac
	$Q_{100} = Q_{100\text{-per}} + Q_{100\text{-imp}}$ =	6.3086287	in
	Peak Flow PF =Qp*Q100*Area/640 =	29.56736	cfs
	Δ = PF - 0.15 Area =	29.21336	cfs
	Vdet = (Δ/PF)*$V_{100\text{-post}}$ =	**17915**	ft^3
W13	Summary		
	A. Storm Water Management Summary		
	Minimum Onsite Infiltration Requirement, Vinf =	5061	cft
	Designed/Provided Infiltration Volume =	0	cft
	% Minimum Required Infiltration Provided =	0	%
	Total Calculated Detention Volume, Vdet =	17915	cft
	Net Required Detention Volume		
	(Vdet - Designed/Provided Infiltration Volume) =	17915	cft
	B. Detention Volume Increase for sites where the required infiltration cannot be achieved.		
	% Required Infiltration NOT provided		
	(100%-%Minimum Required Infiltration Provided)	100	%
	Net % Penalty		
	(20% x %Required Infiltration NOT Provided)	20	%
	Total Required Detention Volume, including penalty		
	[(100% + Net % Penalty) x Net Required Detention Volume)]	21498	cft

SEDIEMNT/FIRST FLUSH TREATMENT CALCULATIONS

Sediment/First Flush Treatment				
	Inlet Basin	R6		
Time of Conentration to reach ADS unit (per MDOT Drainage Manual)				
	S% =	1	% Slope (avg)	
	Li =	100	ft (Length to Inlet)	
	K =	0.48		
	V =	0.48*(S%)^(1/2)		
	t_c =	Li/(60*V)		
	t_c =	3.47	min.	
Design to treat a 1 year storm event (First Flush Event)				
	i =	$72/(t_c+25)$		
	i =	2.529		
Drainage Areas Contributing to ADS unit				
	Area	A(acre)	C	AxC
	DRN5	0.01	0.35	0.00
	DRN7	0.02	0.35	0.01
	DRN8	0.05	0.71	0.04
	DRN9	0.13	0.81	0.11
	DRN13	0.02	0.95	0.02
	DRN14	0.02	0.95	0.02
	DRN15	0.02	0.95	0.02
	DRN16	0.05	0.83	0.04
	DRN17	0.02	0.95	0.02
	DRN18	0.06	0.65	0.04
	DRN19	0.01	0.95	0.01
	DRN21	0.49	0.88	0.43
	Total =	0.90	Acres	0.75
	Weighted "C" =	0.83		
Treated Flow Rate				
	Q =	CiA		
	Q =	1.893	cfs	
CDS Model	Treatment Capacity (cfs)/(L/s)	Minimum Sump Storage Capacity (yd3)/(m3)	Minimum Oil Storage Capacity (gal)/(L)	
CDS2015-G	0.7 (19.8)	0.5 (0.4)	70 (265)	
CDS2015-4	0.7 (19.8)	0.5 (1.4)	70 (265)	
CDS2015	0.7(19.8)	1.3 (1.0)	92 (348)	
CDS2020	1.1 (31.2)	1.3 (1.0)	131 (496)	
CDS2025	1.6 (45.3)	1.3 (1.0)	143 (541)	
CDS3020	2.0 (56.6)	2.1 (1.6)	146 (552)	
CDS3030	3.0 (85.0)	2.1 (1.6)	205 (776)	
CDS3035	3.8 (106.2)	2.1 (1.6)	234 (885)	
CDS4030	4.5 (127.4)	5.6 (4.3)	407 (1540)	
CDS4040	6.0 (169.9)	5.6 (4.3)	492 (1862)	
CDS4045	7.5 (212.4)	5.6 (4.3)	534 (2012)	
Use ADS Model CDS3020				



SEDIEMNT/FIRST FLUSH TREATMENT UNIT DETAIL
(NOT TO SCALE)

STORM WATER NARRATIVE

EXISTING CONDITIONS
THIS PROJECT SITE IS LOCATED AT THE NORTH WEST CORNER OF NORTH HURON RIVER DRIVE AND SUPERIOR ROAD, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN. THE SITE IS LOCATED DIRECTLY ADJACENT TO THE HURON RIVER. THE PROPERTY WAS PREVIOUSLY OWNED BY THE CITY OF YPSILANTI. AN EXISTING DRAIN RUNS FROM NORTH HURON RIVER DRIVE NORTH ACCROSS THE PROPERTY TO THE RIVER. AN EXISTING SANITARY SEWER PUMP STATION IS PRESENT IN THE SOUTH EAST SECTION OF THE PROPERTY. AN EXISTING WELL IS SHOWN ON THE TOPOGRAPHY, HOWEVER IT HAS ALREADY BEEN REMOVED. THERE IS AN EXISTING NATURAL FEATURE OF STEEP SLOPES ON THE SITE. THE EXISTING FLOW OF WATER IS FROM SOUTH TO NORTH ACROSS THE SITE.

PROPOSED DEVELOPEMENT
THE PROPOSED PROJECT IS TO CONSTRUCT A BUILDING AND PARKING AREA FOR OZONE HOUSE. THE SITE LAYOUT IS BASED ON THE EXISTING STEEP SLOPES AND IS TO PRESERVE THE STEEP SLOPES AS MUCH AS POSSIBLE, WHILE STILL BEING DEVELOPED. WALLS ARE BEING UTILIZED TO MINIMIZE DISTURBANCE TO THE STEEP SLOPES.

STORM WATER MANAGEMENT
THE FIRST FLUSH STORM WATER FROM THE DEVELOPED AREAS IS TO BE COLLECTED AND TREATED FOR SEDIMENT REMOVAL BEFORE BEING DISCHARGED TO THE DRAIN GOING ACROSS THE PROPERTY AND OUTLETING TO THE HURON RIVER TO THE NORTH. THE EXISTING STORM WATER FLOW AT THE SOUTH WEST CORNER OF THE SITE IS BEING DIRECTED TO THE NORTH AROUND THE DEVELOPED AREA AND WILL NOT BE TREATED. A RAIN GARDEN IS PROPOPSED IN A TRAFFIC ISLAND ON THE EAST SIDE OF THE PARKING LOT. A SEDIMENT REMOVAL/FIRST FLUSH TREATMENT STRUCTURE IS PROPOSED AT THE NORTH EAST CORNER OF THE BUIDLING. A MEANDERING CHANNEL LINED WITH RIP-RAP WILL DIRECT THE STORM WATER TO THE OUTLET DRAIN.

FLOOD ZONE
THERE IS A 100 YEAR FLOOD PLAN ON THIS SITE. THE FLOOD ELEVATION ON THE FEMA FIRM MAP IS 719. THE PROPOSED DEVELOPMENT WILL NOT IMPACT THE FLOOD PLAIN AREA. THE PROPOSED DEVELOPMENT WILL NOT INCREASE OR DECREASE THE CHANCE OF FLOODING OF DOWNSTREAM PROPERTIES.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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LEGEND

- ☼ = LIGHT POLE
- = UTILITY POLE
- = GUY ANCHOR
- = HYDRANT
- x901.23 = SPOT ELEV.
- = POST
- ⊗ = GATE VALVE
- = SIGN
- TC = TOP OF CURB
- TW = TOP OF WALL
- O = MANHOLE
- □ = CATCHBASIN
- = END SECTION
- = GRAVEL
- = FENCE
- = CONCRETE
- = ASPHALT
- r = EXISTING STORM
- s = EXISTING SANITARY
- w = EXISTING WATER
- g = EXISTING GAS
- e = EXISTING ELECTRIC
- t = EXISTING TELEPHONE

BENCHMARK BM1 – ARROW ON HYDRANT S. SIDE OF HURON RIVER DRIVE, WEST OF SUPERIOR ROAD. EVEVATION = 751.81' NAVD 88
BM2 – FOUND BRASS DISK IN EAST END OF SOUTH ABUTMENT OF SUPERIOR ROAD BRIDGE OVER HURON RIVER. ELEVATION = 721.99' NAVD 88

REVISIONS –

SCALE
NO SCALE

PREPARED BY
JOSEPH K. MAYNARD P.E., MICH No. 52559

BOUNDARY & TOPOGRAPHICAL INFORMATION BASED ON TOPOGRAPHIC SURVEY PERFORMED BY ARBOR LAND CONSULTANTS, INC. JOB NO. 12705, DATED 12-19-05.

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JOSEPH K. MAYNARD ENGINEER No. 52559
LICENSED PROFESSIONAL ENGINEER

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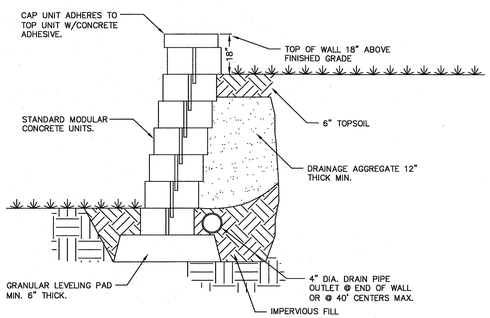
SHEET
STORM WATER MANAGEMENT CALCULATIONS

PROJECT
OZONE HOUSE SUPERIOR ROAD

SECTION 5 TOWN 3 SOUTH RANGE 7 EAST
CITY OF YPSILANTI
WASHTENAW COUNTY * MICHIGAN

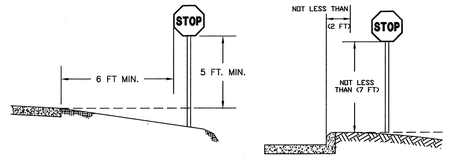
DATE 02-21-2018
JOB NO. 32289
DWG NO. x-289-stm-calc
FIELD BOOK NONE
FILE NO. 10406

SHEET 9

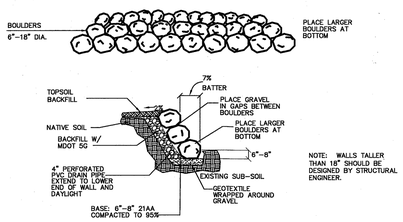


UNREINFORCED RETAINING WALL

NOT TO SCALE



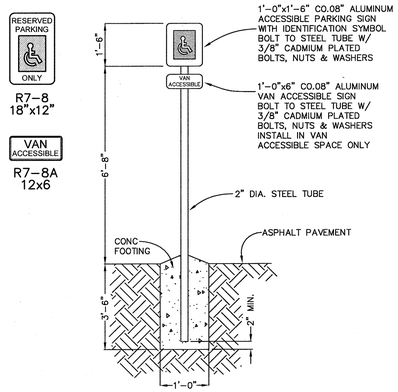
NOTES:
1. SIGNS ARE TO COMPLY WITH THE MOST CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
2. THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF THE PAVEMENT, OF SIGNS INSTALLED AT THE SIDE OF THE ROAD IN RURAL AREAS SHALL BE 5 FEET.
3. THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE TOP OF THE CURB, OR IN THE ABSENCE OF CURB, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF THE TRAVELED WAY, OF SIGNS INSTALLED AT THE SIDE OF THE ROAD IN BUSINESS, COMMERCIAL, OR RESIDENTIAL AREAS WHERE PARKING OR PEDESTRIAN MOVEMENTS ARE LIKELY TO OCCUR, OR WHERE THE VIEW OF THE SIGN MIGHT BE OBSTRUCTED SHALL BE 7 FEET.
4. POST MOUNTED SIGN AND OBJECT MARKER SUPPORTS SHALL BE CRASH WORTHY (BREAKAWAY, YIELDING, OR SHIELDED WITH A LONGITUDINAL BARRIER OR CRASH CUSHION) IF WITHIN A CLEAR ZONE.
5. SIGN POSTS, FOUNDATIONS, AND MOUNTINGS SHALL BE SO CONSTRUCTED AS TO HOLD SIGNS IN A PROPER AND PERMANENT POSITION, AND TO RESIST SWAYING IN THE WIND OR DISPLACEMENT BY VANDALISM.



NOTE: WALLS TALLER THAN 18" SHOULD BE DESIGNED BY STRUCTURAL ENGINEER.

BOULDER WALL DETAIL

NOT TO SCALE



HANDICAP PARKING SIGN DETAIL

NOT TO SCALE

handicap sign

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SHEET

DETAILS

PROJECT

OZONE HOUSE
SUPERIOR ROAD

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

BOUNDARY & TOPOGRAPHICAL INFORMATION BASED ON TOPOGRAPHIC SURVEY PERFORMED BY ARBOR LAND CONSULTANTS, INC. JOB NO. 12705, DATED 12-19-05.

STATE OF MICHIGAN — JOSEPH K. MAYNARD — ENGINEER No. 52559 — LICENSED PROFESSIONAL ENGINEER

SECTION 5 TOWN 3 SOUTH RANGE 7 EAST
CITY OF YPSILANTI
WASHTENAW COUNTY • MICHIGAN

DATE 02-21-2018 | JOB NO. 32289 | DWG NO. x-289-det | FIELD BOOK NONE | FILE NO. 10406

SHEET 10

LEGEND

- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- HYDRANT
- 25.23 = SPOT ELEV.
- POST
- GATE VALVE
- SIGN
- TC = TOP OF CURB
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- MANHOLE
- CATCHBASIN
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REVISIONS –

SCALE
NO SCALE

PREPARED BY JOSEPH K. MAYNARD P.E., MICH No. 52559

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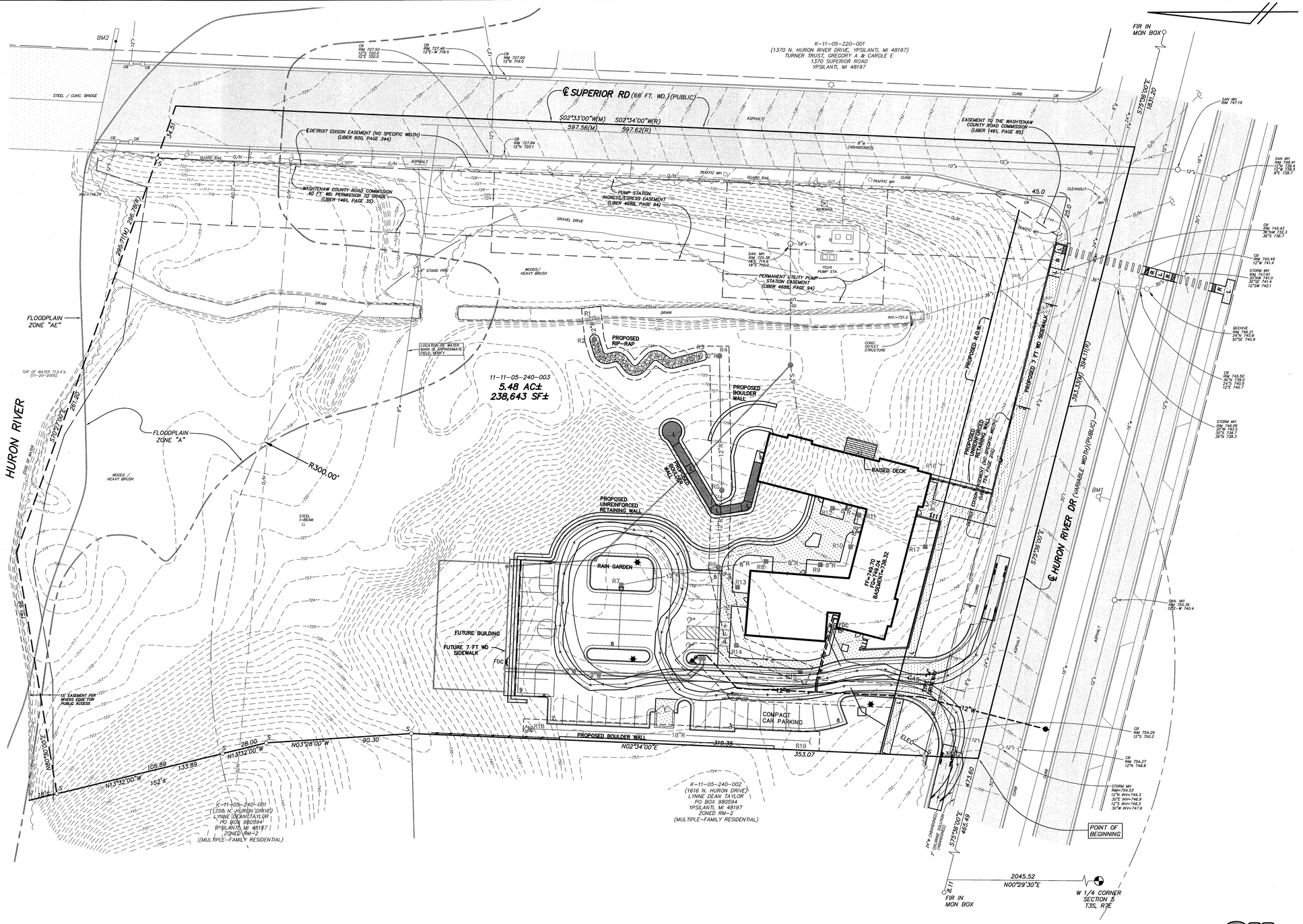
VICINITY MAP
(NO SCALE)



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SHEET
FIRE PROTECTION AND TURNING TEMPLATE PLAN

PROJECT
OZONE HOUSE SUPERIOR ROAD

LEGEND

- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- HYDRANT
- 601.23 = SPOT ELEV.
- POST
- MANHOLE
- GATE VALVE
- SIGN
- TC = TOP OF CURB
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REVISIONS –

SCALE 0 15 30 60
SCALE: 1"=30'

BOUNDARY & TOPOGRAPHICAL INFORMATION BASED ON TOPOGRAPHIC SURVEY PERFORMED BY ARBOR LAND CONSULTANTS, INC. JOB NO. 12705, DATED 12-19-05.

PREPARED BY JOSEPH K. MAYNARD P.E., MICH No. 52559

STATE OF MICHIGAN
JOSEPH K. MAYNARD
ENGINEER No. 52559
LICENSED PROFESSIONAL ENGINEER

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CITY OF YPSILANTI
WASHTENAW COUNTY • MICHIGAN

DATE 02-21-2018 | JOB NO. 32289 | DWG NO. X-289-fire | FIELD BOOK NONE | FILE NO. 10406

SHEET 11

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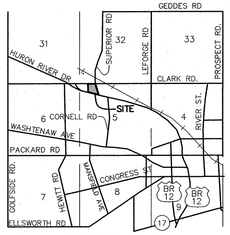
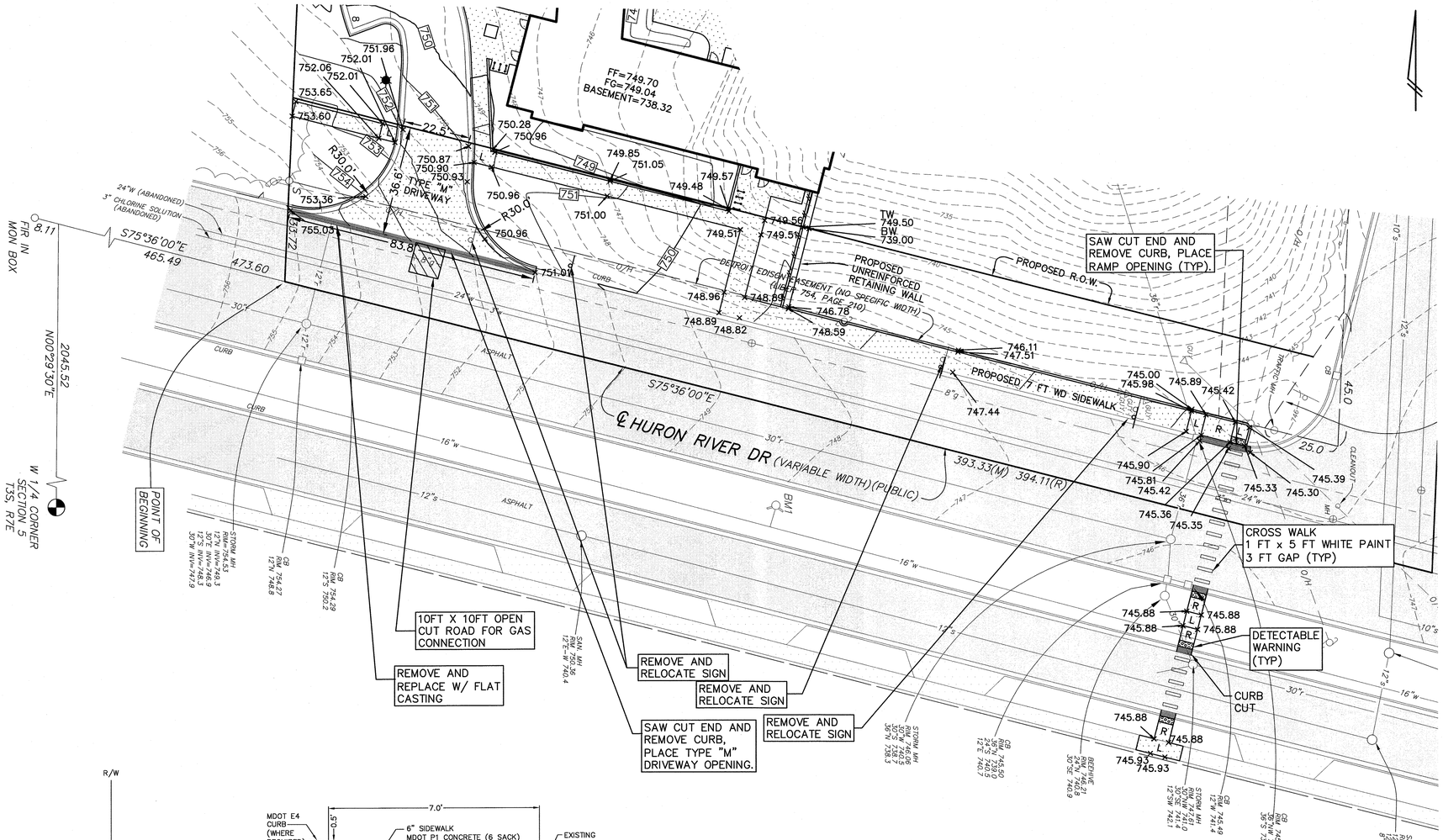
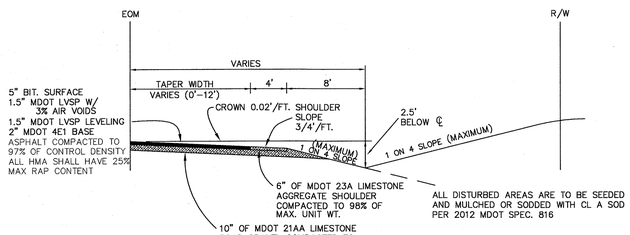


VICINITY MAP
(NO SCALE)



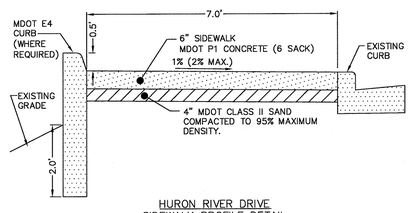


PAVEMENT CROSS SECTION IN R.O.W.

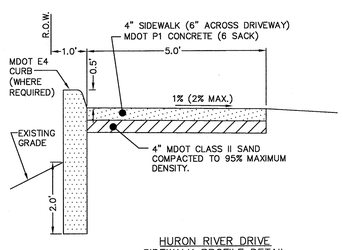
NOT TO SCALE

NOTES:

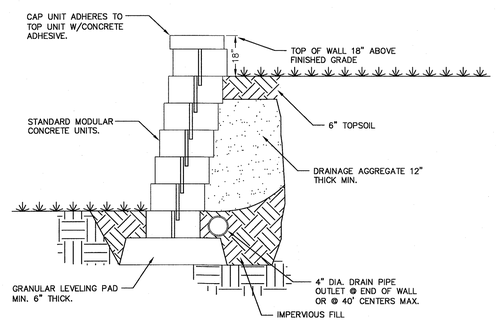
1. SITE DISTANCE 610FT+ BOTH EAST AND WEST ALONG EARHART RD.
2. PROPOSED DRIVE IS PERPENDICULAR(90°) TO EARHART RD.



HURON RIVER DRIVE
SIDEWALK PROFILE DETAIL
ADJACENT TO EXISTING CURB
(NOT TO SCALE)

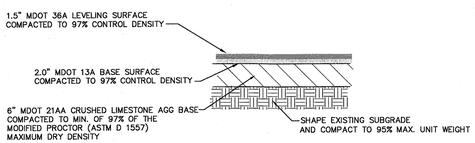


HURON RIVER DRIVE
SIDEWALK PROFILE DETAIL
ADJACENT TO R.O.W.
(NOT TO SCALE)



UNREINFORCED RETAINING WALL

NOT TO SCALE



PATH ASPHALT PAVEMENT SECTION IN R.O.W.

NOT TO SCALE

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SHEET
HURON RIVER DRIVE
ENTRENCE DETAIL

PROJECT
OZONE HOUSE
SUPERIOR ROAD

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

BOUNDARY & TOPOGRAPHICAL INFORMATION BASED ON TOPOGRAPHIC SURVEY PERFORMED BY ARBOR LAND CONSULTANTS, INC. JOB NO. 12705, DATED 12-19-05.

STATE OF MICHIGAN — JOSEPH K. MAYNARD ENGINEER No. 52559 — REGISTERED PROFESSIONAL ENGINEER

PREPARED BY JOSEPH K. MAYNARD P.E., MICH No. 52559

SECTION 5 TOWN 3 SOUTH RANGE 7 EAST
CITY OF YPSILANTI
WASHTENAW COUNTY • MICHIGAN
DATE 02-21-2018 JOB NO. 32289 DWG NO. x-289-turn FIELD BOOK NONE FILE NO. 10406
SHEET 12

LEGEND

- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- HYDRANT
- SPOT ELEV.
- POST
- GATE VALVE
- SIGN
- TC = TOP OF CURB
- TW = TOP OF WALL
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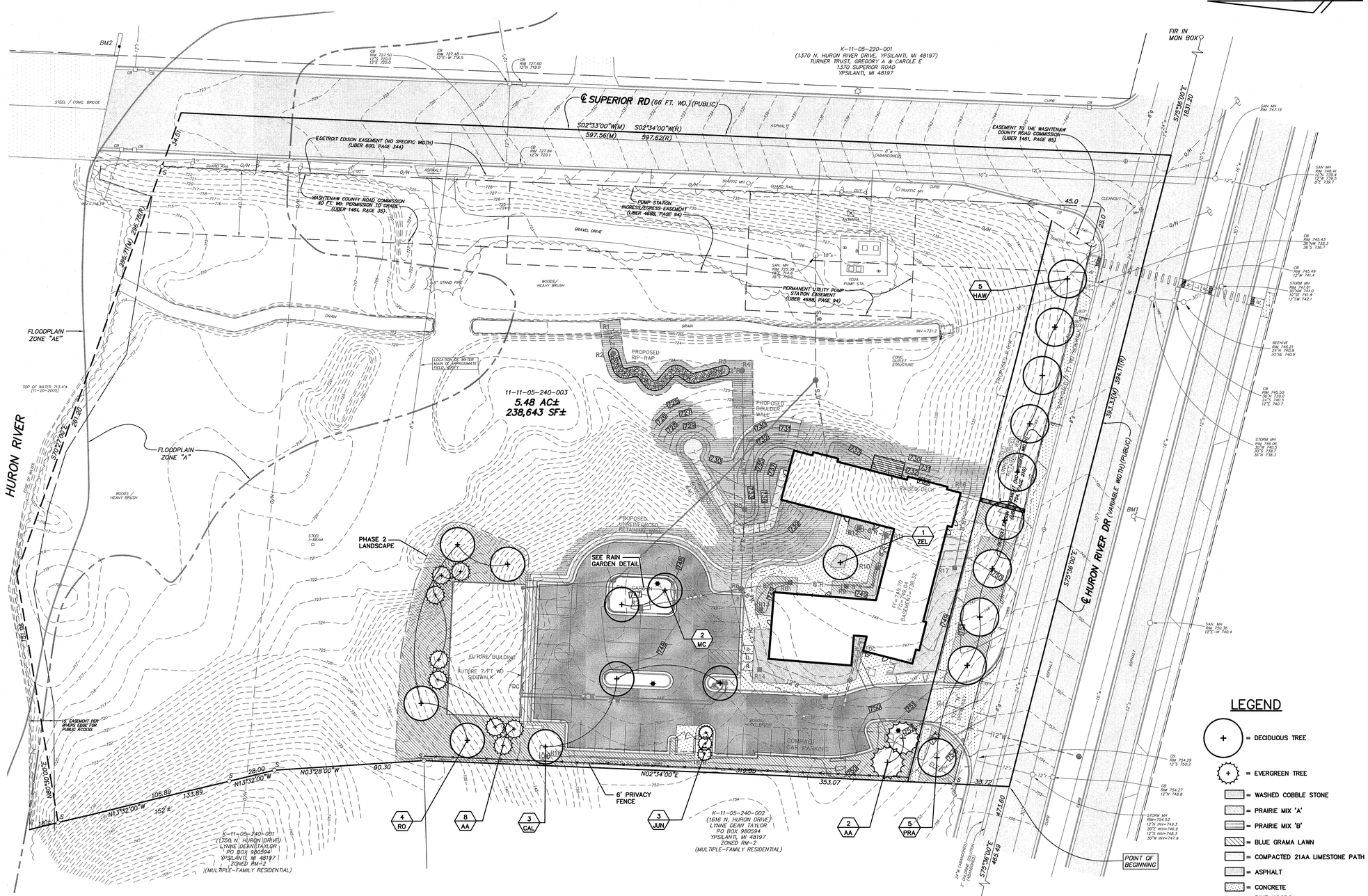
SCALE 0 15 30 60
SCALE: 1"=30'

VICINITY MAP
(NO SCALE)



LEGEND

- = DECIDUOUS TREE
- = EVERGREEN TREE
- = WASHED COBBLE STONE
- = PRAIRIE MIX 'A'
- = PRAIRIE MIX 'B'
- = BLUE GRAMA LAWN
- = COMPACTED 21AA LIMESTONE PATH
- = ASPHALT
- = CONCRETE
- = BIKE HOOPS
- = LIGHT POLE
- = PRIVACY FENCE

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

LANDSCAPE REQUIREMENTS

	EXISTING	REQUIRED	PROVIDED
CONFLICTING LANDUSE SCREEN	none	yes	6' ht.privacy fence
STREET TREES			
HURON RIVER DRIVE	325 LF	10.83	10
SUPERIOR ROAD	373.56 LF	12.45	0
BUILDING FOUNDATION			
HURON RIVER DRIVE	107 LF	21.4	25
INTERNAL PAKING LOT	85 LF	17	20
RAIN GARDEN	0	N/A	760 SF
PARKING LOT TREES (40 spaces)	0	5	5
DUMPSTER SCREEN		1' higher	3 evergreens

PHASE 2 LANDSCAPE PLANT LIST

KEY	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AA	10	Thuja occidentalis	American Arborvitae	6' ht.	B&B
RO	4	Quercus rubra	Red Oak	2.5" cal.	B&B

PHASE 1 LANDSCAPE PLANT LIST

KEY	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
MC	2	Malus spp. 'Indian Magic'	'Indian Magic' Crabapple	2.5" cal.	B&B
CAL	3	Pyrus calleryana	Callery Pear	2.5" cal.	B&B
ZEL	1	Zelkova serrata	Japanese Zelkova	2.5" cal.	B&B
PRA	5	Malus spp.	'Prairie Fire'	2.5" cal.	B&B
HAW	5	Crataegus crus-galli 'Inermis'	Thornless Cockspur Hawthorn	2.5" cal.	B&B
JUN	3	Juniperus Viginiana	Eastern Red Cedar Juniper	6' ht.	B&B

BOUNDARY & TOPOGRAPHICAL INFORMATION BASED ON TOPOGRAPHIC SURVEY PERFORMED BY ARBOR LAND CONSULTANTS, INC. JOB NO. 12705, DATED 12-19-05.

LEGEND

- = LIGHT POLE
- = UTILITY POLE
- = GUY ANCHOR
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- = SPOT ELEV.
- = POST
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- = EXISTING TELEPHONE

BENCHMARK BM1 – ARROW ON HYDRANT S. SIDE OF HURON RIVER DRIVE, WEST OF SUPERIOR ROAD. EVEVATION = 751.81' NAVD 88
BM2 – FOUND BRASS DISK IN EAST END OF SOUTH ABUTMENT OF SUPERIOR ROAD BRIDGE OVER HURON RIVER. ELEVATION = 721.99' NAVD 88

REVISIONS –

SCALE 0 15 30 60
SCALE: 1"=30'

PREPARED BY GERALD J. SOSNOWSKI RLA, MICH No. 982

STATE OF MICHIGAN — GERALD J. SOSNOWSKI — LANDSCAPE ARCHITECT NO. 982 — REGISTERED LANDSCAPE ARCHITECT

SECTION 5 TOWN 3 SOUTH RANGE 7 EAST
CITY OF YPSILANTI
WASHTENAW COUNTY • MICHIGAN
DATE 02-21-2018 JOB NO. 32289 DWG NO. x-289-land FIELD BOOK NONE FILE NO. 10406
SHEET 13

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SHEET
LANDSCAPE PLAN

PROJECT
OZONE HOUSE SUPERIOR ROAD

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THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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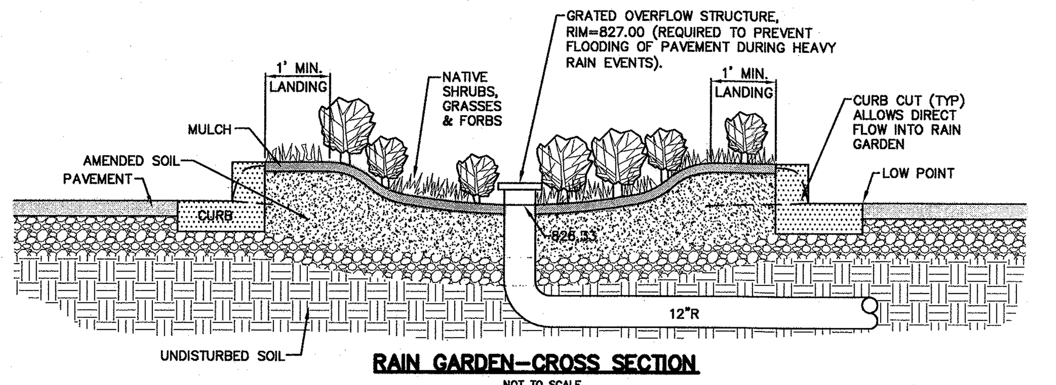
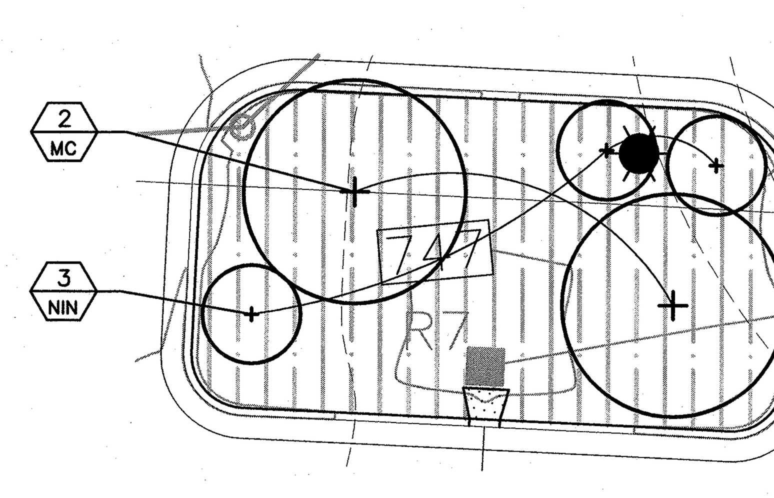
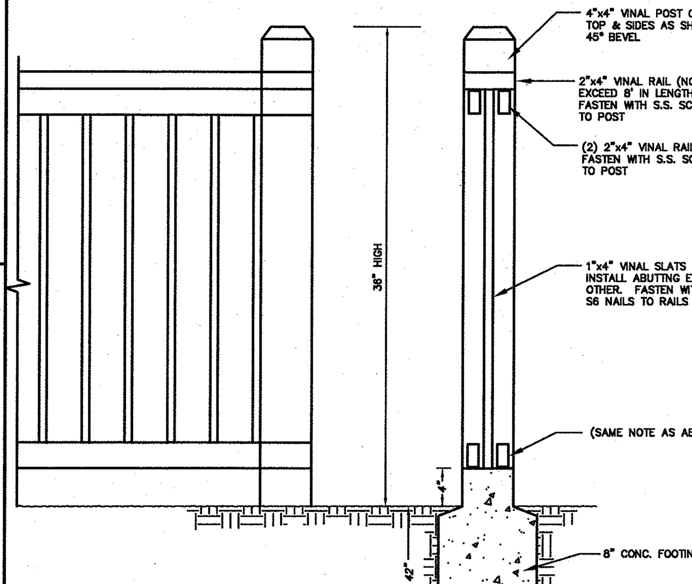


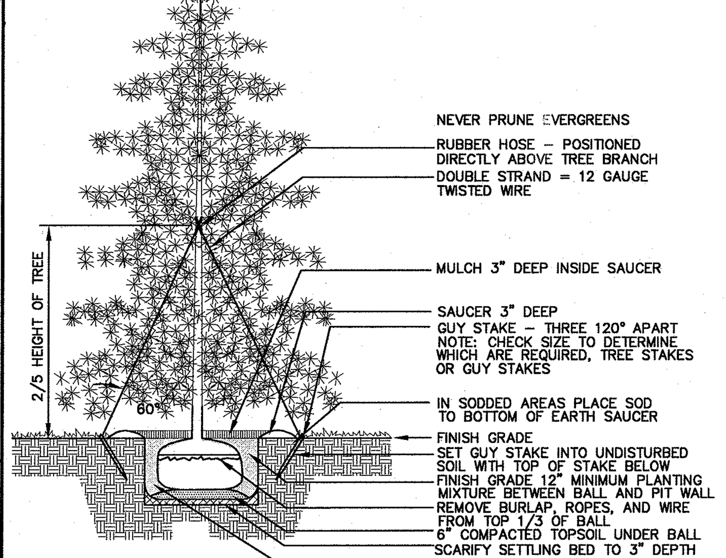
RAIN GARDEN–CROSS SECTION
NOT TO SCALE



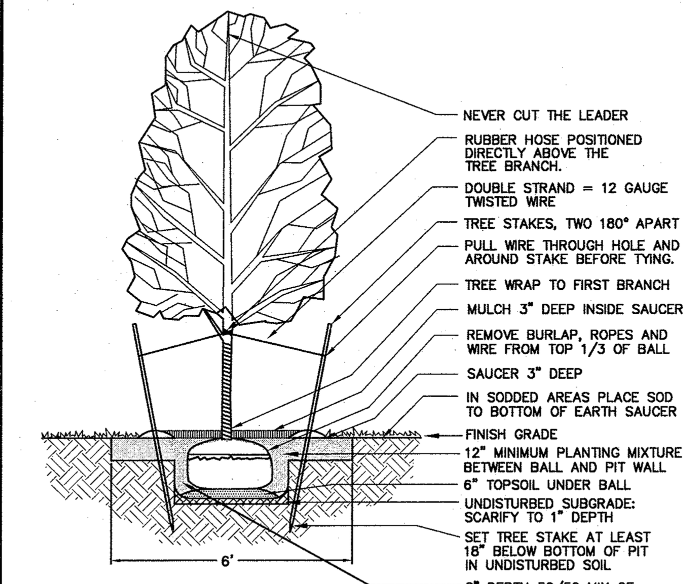
RAIN GARDEN DETAIL
SCALE: 1"=10'



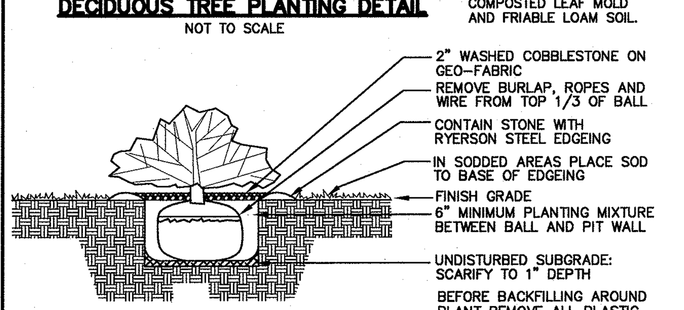
36" HIGH BOARD SCREEN FENCE
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



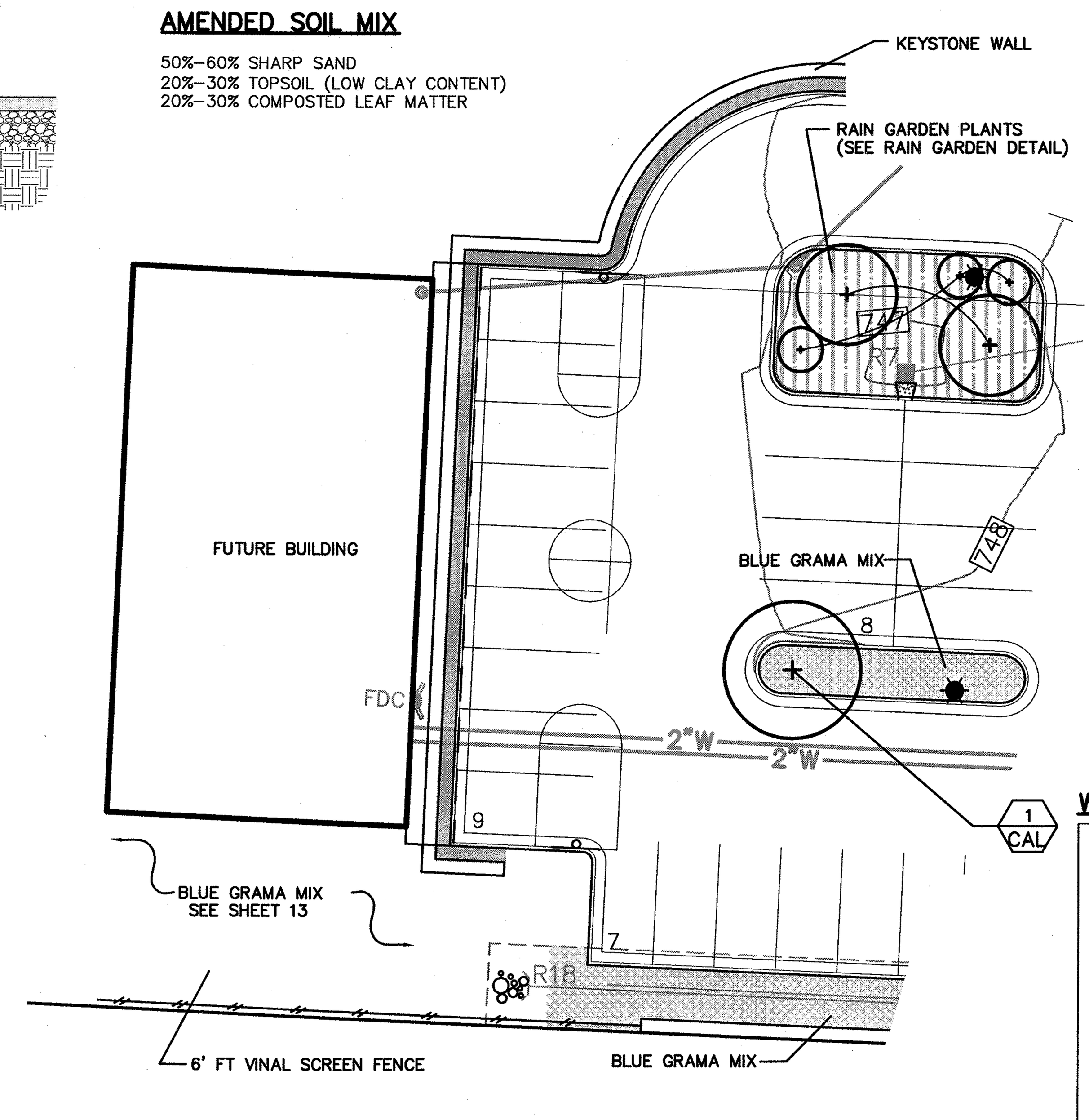
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

AMENDED SOIL MIX

50%–60% SHARP SAND
20%–30% TOPSOIL (LOW CLAY CONTENT)
20%–30% COMPOSTED LEAF MATTER



PHASE 2 BUILDING LANDSCAPE

LANDSCAPE PLANT LIST

KEY	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TD	6	Taxus deniformis	Dense Yew	24" spd.	B&B
VC	6	Viburnum Carlesi	Koreanspice Viburnum	24" spd.	B&B
CA	8	Cotoneaster apiculate	Cranberry Cotoneaster	24" spd.	B&B
VB	5	Viburnum burkwoodi	Burkwood viburnum	24" spd.	B&B
CS	5	Conus stolonifera	Red Twigged Dogwood	24" spd.	B&B
HIC	19	Taxus hicksi	Hicks Yew	24" ht.	B&B
AC	3	Amelanchier Canadensis	Canadian Serviceberry	6' ht.	B&B
MC	4	Malus spp. 'Indian Magic'	'Indian Magic' Crabapple	2.5" cal.	B&B
ZEL	1	Zelkova serrate	Japanese Zelkova	2.5" cal.	B&B
NIN	3	Physocarpus opulifolius	Common Ninebark	24" ht.	B&B

BLUE GRAMA GRASS

Botanical (Common) Name	Lbs./1000SF
Bouteloua gracilis (Blue Grama)	3-4 lbs.
Buchloe dactyloides (Bowie Buffalograss)	2-3 lbs.
Lolium multiflorum (Annual Rye)	.25 lbs.

RAIN GARDEN LANDSCAPE

Key	Quantity	Botanical Name	Common Name	Size	Remarks	Location
CA	20	Anemone Canadensis	Canadian Anemone	2"	plug	bottom
WG	15	Geranium macculatum	Wild geranium	2"	plug	bottom
BS	20	Liatris spicata	Blazing star	2"	plug	bottom
BL	20	Lobelia siphilitica	Blue lobelia	2"	plug	bottom
BI	25	Iris virginica	Blue flag iris	2"	plug	bottom
SF	25	Onoclea sensibilis	Sensitive fern	4"	pot	bottom
PT	30	Chelone lyonii	Pink turtlehead	2"	plug	bottom
FS	14	Carex vulpinoidea	Fox sedge	2"	plug	bottom
NEA	22	Aster novae–angliae	New England Aster	4"	plug	side slope
NWO	25	Allium cernuum	Nobbing wild onion	2"	plug	bottom
OF	11	Metteuccia struthiopteris	Ostrich fern	4"	pot	side slope
BES	32	Rubeckia fulgida	Goldstrum black–eyed Susan	4"	pot	side slope
ROD	7	Cornus sericea	Red–osier dogwood	10"	pot	bottom
NB	5	Physocarpus opulifolius	Ninebark	10"	pot	side slope

Rain Garden Soil Mix and Hydrologic Components
- 2" layer Hardwood shredded mulch, to be placed over Rain Garden surface
- 30% Composted leaf mold, to be thoroughly mixed into friable loam soil, 4"–6" deep layer of this planting mixture to be placed over storm storage sub–grade.
- Storm storage sub–grade to be 1"–2"size, Egg Rock Stone, 30" depth, wrapped in woven Geo–Fabric.

WILDFLOWER MIX "B"

Botanical (Common) Name	Lbs./AC.	Botanical (Common) Name	Lbs./AC.
PERMANENT MATRIX		FORBES	
Andropogon scoparius (Little Blue Stem)	2.000	Allium cernuum (Nodding Wild Onion)	0.006
Bouteloua curtependula (Side Oats Grama)	2.000	Amorpha canescens (Lead Plant)	0.250
Diarrhena americana (Beak Grass)	0.016	Aster azureus (Sky Blue Aster)	0.006
Elymus canadensis (Prairie Wild Rye)	1.000	Aster laevis (Smooth Blue Aster)	0.031
Festuca obtusa (Nodding Fescue)	0.006	Aster novae-anglia (New England Aster)	0.031
Hystrix patula (Bottlebrush Grass)	0.006	Aster turbinellus (Prairie Aster)	0.016
Sorghastrum nutans (Indian Grass)	2.000	Cassia marylandica (Maryland Senna)	0.016
Sporobolus heterolepis (Prairie Dropseed)	0.031	Castilleja coccinea (Indian Paintbrush)	0.006
Uniola latifolia (Spike Grass)	0.006	Coreopsis palmata (Prairie Coreopsis)	0.063
TEMPORARY MATRIX		Coreopsis tripteris (Tall Coreopsis)	0.016
Avena sativa (Seed Oats)	32.000	Dodecatheon meadii (Shooting Star)	0.006
Festuca elatior 'Scaldis (Scaldis Hard Fescue)	8.000	TOTAL LBS. PER ACRE	63.512
Festuca ovina (Sheep Fescue)	8.000		
Lolium multiflorum (Annual Rye)	5.000		
Phleum pratense (Timothy)	3.000		

WILDFLOWER MIX "A"

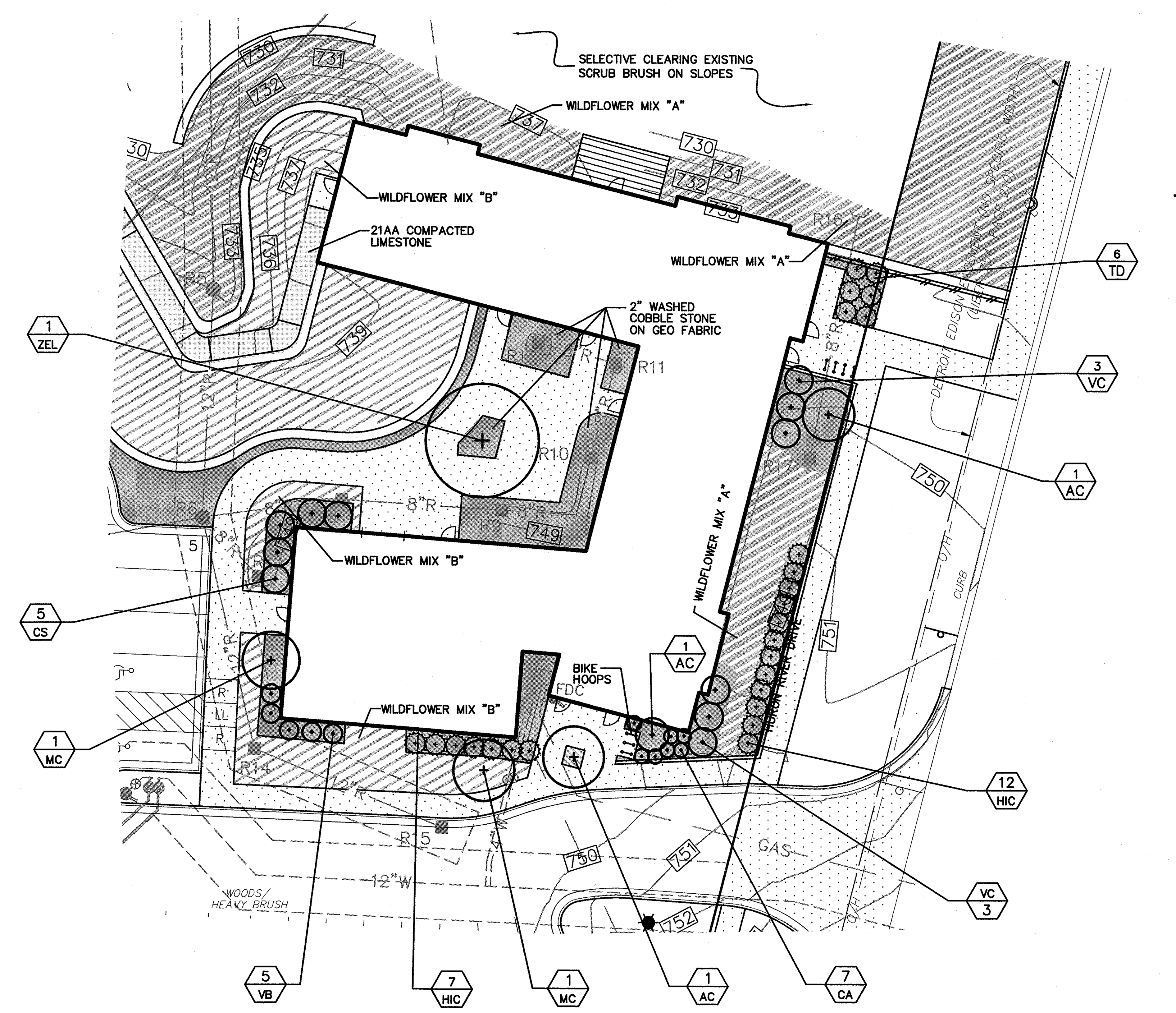
Botanical (Common) Name	Lbs./AC.	Botanical (Common) Name	Lbs./AC.
PERMANENT MATRIX		Helianthus tuberosus (Jerusalem Artichoke)	0.125
Andropogon gerardii (Big Blue Stem)	2.000	Liatris spicata (Marsh Blazing Star)	0.125
Bromuis kalmmii (Prairie Brome)	0.016	Lobelia siphilitica (Great Blue Lobelia)	0.006
Diarrhena americana (Beak Grass)	0.031	Napaea dioica (Glade Mallow)	0.006
Elymus canadensis (Prairie Wild Rye)	1.000	Pycnanthemum virginianum (Mountain Mint)	0.063
Elymus virginicus (Virginia Wild Rye)	0.188	Rudbeckia laciniata (Wild Golden Glow)	0.063
Glyceria striata (Fowl Manna Grass)	0.031	Rudbeckia subtomentosa (Swt Blk-Eyed Susan)	0.063
Hystrix patula (Bottlebrush Grass)	0.016	Silphium perfoliatum (Cup Plant)	0.063
Uniola latifolia (Spike Grass)	0.006	Zizia aurea (Golden Alexanders)	0.031
FORBES		TEMPORARY MATRIX	
Boltonia latisquama recognita (False Aster)	0.063	Agrostis alba (Redtoop)	2
Eupatorium maculatum (spotted Joe Pye Weed)	0.188	Avena sativa (Seed Oats)	32
Eupatorium perfoliatum (Cmmon Boneset)	0.125	Festuca elatior 'Scaldis (Scaldis Hard Fescue)	8
Eupatorium Purpureum (Purple Joe Pye Weed)	0.031	Festuca ovina (Sheep Fescue)	8
Gentiana flavida (Yellowish Gentian)	0.031	Lolium multiflorum (Annual Rye)	5
Helenium autumnale (Sneezeweed)	0.125	Phleum pratense (Timothy)	3
Hercleum maximum (Cow Parsnip)	0.063	TOTAL LBS. PER ACRE	62.459

GENERAL

Water to promote plant growth and survival, especially during the first two years and during dry spells. Inspect site following rainfall events. Add/replace vegetation in any eroded areas.
As Needed (Following Construction) Prune and weed swale to maintain appearance (DO NOT PULL WEEDS RATHER CUT PRIMARY ROOT BELOW SOIL SURFACE AND REMOVE TOPS). Remove accumulated trash and debris. Replace mulch as needed.
Regularly (Monthly) Inspect inflow area for sediment accumulation. Remove any accumulated sediment or debris. Inspect site for erosion as well as sediment and mulch which have been moved around in the garden.
Add/replace vegetation in any eroded areas. Inspect rain garden for dead or dying vegetation. Replace vegetation as needed.
Test planting bed for pH. If the pH is below 5.2, limestone should be applied. If the pH is above 8.0, iron sulfate and sulfur should be applied. Annually (Semi–Annually During First Year)
Remove and replace mulch. Every 2 to 3 Years

1. PLANT CARE
1.1 TRIMMING, PRUNING, AND THINNING Trimming and pruning of excess vegetation will occasionally be necessary. Dead, dying, diseased, or hazardous branches should be trimmed and removed as they occur. Trees and shrubs may also be pruned for shape or to maximize fruit production. Trees, shrubs, and flowers may be pinched, pruned, thinned or dead–headed during the growing season to encourage more flowering, a bushier plant, or a fresh set of leaves. Pruning of trees should occur over the winter, but definitely before bud–break (usually by mid–March). Pruning of flowering shrubs should be performed immediately after the plants have finished blooming.
1.2 MOWING Do not mow rain garden unless it is planted in turf grass. By design, plants in rain gardens are meant to flourish throughout the growing season. The lush vegetation is an important component of the rain garden, as it aids in the capture of nutrients and infiltration of water. When mowing near rain gardens, either use a mulching blade, or point the mower away from the rain gardens. Fresh grass clippings are high in nitrogen and should not be applied to rain gardens, as they will compromise the facility's pollutant reduction effectiveness.
1.3 WEEDING As with a regular garden, your rain garden will require more frequent and aggressive weeding during the first few years, until your desired plants become fully established. Weeding should be limited to invasive and exotic species, which can overwhelm the desired plant community. Weeding should occur once a week during the summer and at least once a month during the remainder of the growing season. Non–chemical methods are preferable appearance (DO NOT PULL WEEDS RATHER CUT PRIMARY ROOT BELOW SOIL SURFACE AND REMOVE TOPS). Chemical herbicides use should be limited to aggressive invasive species. For updated information on invasive species consult the MICHIGAN INVASIVE SPECIES LIST.
1.4 WATERING Regular watering is most critical during the first few weeks after planting and very important during hot, dry spells in the first two years after planting. During the first two years, plants should be watered whenever the top four inches of soil is dry. After the first two years, once plants are established, watering should only be necessary during drought conditions. When irrigating, water deeply, ensuring that water reached below the mulch layer and into the soil a minimum of every three to six days. To conserve water, reduce the potential for immediate evaporation, disease and fungal infestation, and improve the potential for infiltration, watering should be performed from in the early morning, roughly from 5:00 to 7:00am. A general rule of thumb when monitoring plant success is: if plants wilt during the day but recover in the evening, watering is not necessary. If plants do not recover in the evening, then watering is likely to be necessary. Another rule of thumb is to stick a pencil or screwdriver about four inches into the soil. If the soil is moist at that depth, watering is not needed. In addition, although plantings have been selected for their ability to withstand both dry and wet conditions, care should be taken to not over–water. Signs of stress associated with over–watering include: wilting of leaves or petals, yellowing of leaves, ringed spots on leaves, and soft or rotting plant base.
1.5 FERTILIZING Rain gardens are designed to absorb excess nutrients. Therefore, it is unlikely that soil fertilization will be necessary. Excess fertilization compromises the facility's pollutant reduction effectiveness, leads to weak plant growth, promotes disease and pest outbreaks, and inhibits soil life. If soil fertility is in doubt, call the Michigan Cooperative Extension Service. If fertilization is necessary, only organic fertilizers should be used.
1.6 PEST MANAGEMENT Trees, shrubs and herbaceous plants should be monitored regularly for pests and disease. It is important to keep in mind that insects and soil microorganisms perform a vital role in maintaining soil structure. Therefore, the use of pesticides should be avoided so as not to harm beneficial organisms. An alternative to pesticide use is to adopt an Integrated Pest Management (IPM) approach. This involves reducing pests to acceptable levels using a combination of biological, physical, mechanical, cultural, and chemical controls.
1.7 PLANT REPLACEMENT When replacing a plant, place the new plant in the same location as the old plant, or as near as possible to the old location. The exception to this recommendation is if plant mortality is due to initial improper placement (i.e., in an area that is too wet or too dry) or if diseased/infected plant material was used and there is risk of persistence of the disease or fungus in the soil. The best time to plant is in early to mid–fall or early to mid–spring. Trees can be planted as long as the soil temperature remains above 32℉ at a depth of six inches. Plants should be put in the ground as soon as possible after purchase to ensure the best chance of survival. Trim established plants as needed to make sure they don't shade out new plantings.

2. Infiltration Maintenance
2.1 PONDING AND DRAINAGE PROBLEMS ii Rain gardens are designed to have water standing for up to 24 hours at a time. If this water period is routinely exceeded, the facility may not be functioning properly. Contact the contractor that installed the rain garden.
2.2 TRASH AND DEBRIS REMOVAL Runoff flowing into rain gardens may carry trash and debris, which should be removed weekly to ensure that inlets do not become blocked and to keep the area from becoming unsightly. Inspect rain garden area after rainstorms to ensure drainage paths are free from blockages. When appropriate, curb cuts in parking areas will need to periodically be cleared of accumulated sediment and debris.
2.3 COMPOSTING Note that composted material should NOT be applied to rain gardens.
2.4 MULCHING Mulch has many benefits: it reduces competition by grass roots with tree and plant roots; controls weeds; prevents and reduces soil compaction; preserves soil moisture; and discourages potentially injurious practices like mowing and string trimming near tree trunks or woody stems. Rain gardens areas should receive a protective layer of mulch over root areas, similar to that provided by leaf litter in a natural forest. Mulch layers should not exceed one to two inches in depth around trees, shrubs, and perennials. Avoid blocking inflow entrance points with mounded mulch or raised plantings. To avoid bark rot and subsequent infestation by pests, mulch should not be mounded around the base of plants. The use of aged mulch is recommended and should consist of the shredded type rather than the chip type, to minimize floating. The mulch materials placed in the facility will decompose and blend with the soil medium over time. Once a full groundcover is established or if plant material is very dense, mulching may not be necessary.
The following materials may be used as mulch in rain gardens:
o Shredded hardwood mulch (recommended)
o Chipped hardwood mulch
The following materials should NOT be used as mulch in rain gardens:
o Fresh grass clippings
o Animal waste
o Compost
2.5 PET WASTE REMOVAL Always clean up pet waste from your lawn and rain garden to reduce this source of pollution. Studies show that pet waste is a leading source of disease, causing harmful bacteria to end up in our waterways, making them unsafe for human recreational use.
2.6 SNOW REMOVAL Plowed or shoveled snow piles should not block inlet structures or be placed in rain garden; however fallen snow need not be removed.
2.7 DE–ICING (Ice removal is NOT necessary in rain gardens). Treatment for ice buildup nearby rain gardens may be necessary for safety, however consider the impact that de–icing products will have on the environment before using them. Standard de–icing agents can be incredibly harmful to plant and aquatic life. Environmentally–friendly ice control agents are available that have been shown to have fewer adverse effects on pavement, infrastructure, vehicles, and plants. For example, calcium magnesium acetate (CMA) can be used as an alternative to salt in environmentally sensitive areas. Although CMA is environmentally–friendly, it is effective only to 21℉ and has a higher cost than conventional chemicals. Another example is Ice Ban, which is made from agricultural residues and is considered to be environmentally friendly.



PHASE 1 BUILDING LANDSCAPE

LEGEND

- = DECIDUOUS TREE
- = EVERGREEN TREE
- = BLUE GRAMA MIX
- = WILDFLOWER MIX "A"
- = WILDFLOWER MIX "B"
- = RAIN GARDEN MIX
- = 2" WASHED COBBLESTONE ON GEO FABRIC
- = COMPACTED 21AA LIMESTONE PATH
- = ASPHALT
- = CONCRETE
- = BIKE HOOPS
- = LIGHT POLE
- = PRIVACE FENCE

Know what's below. Call before you dig.

BOUNDARY & TOPOGRAPHICAL INFORMATION BASED ON TOPOGRAPHIC SURVEY PERFORMED BY ARBOR LAND CONSULTANTS, INC. JOB NO. 12705, DATED 12–19–05.

LEGEND

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= UTILITY POLE	oP = POST	TW = TOP OF WALL	= FENCE
= GUY ANCHOR	⊗ = GATE VALVE	o = MANHOLE	= CONCRETE
= HYDRANT	= SIGN	□ = CATCHBASIN	= ASPHALT
		= END SECTION	

—r— = EXISTING STORM
—s— = EXISTING SANITARY
—w— = EXISTING WATER
—g— = EXISTING GAS
—e— = EXISTING ELECTRIC
—t— = EXISTING TELEPHONE

BENCHMARK BM1 – ARROW ON HYDRANT S. SIDE OF HURON RIVER DRIVE, WEST OF SUPERIOR ROAD. EVEVATION = 751.81' NAVD 88
BM2 – FOUND BRASS DISK IN EAST END OF SOUTH ABUTMENT OF SUPERIOR ROAD BRIDGE OVER HURON RIVER. ELEVATION = 721.99' NAVD 88

REVISIONS –

SCALE
0 10 20 40
SCALE: 1"=20'

PREPARED BY [signature]
GERALD J. SOSNOWSKI RLA, MICH No. 982

STATE OF MICHIGAN
GERALD J. SOSNOWSKI
LANDSCAPE ARCHITECT
NO. 982
REGISTERED LANDSCAPE ARCHITECT

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SHEET
LANDSCAPE DETAILS

PROJECT
OZONE HOUSE
SUPERIOR ROAD

SECTION 5 TOWN 3 SOUTH RANGE 7 EAST
CITY OF YPSILANTI
WASHTENAW COUNTY * MICHIGAN
DATE 02–21–2018
JOB NO. 32289
DWG NO. x–289–land–det
FIELD BOOK NONE
FILE NO. 10406
14
SHEET

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Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Filename
	OA	1	Lithonia Lighting	DSX1 LED P2 40K T4M MVOLT	DSX1 LED P2 40K T4M MVOLT	LED	1	8707	0.9	140	DSX1_LED_P2_40K_T4M_MVOLT.ies
	OB	2	Lithonia Lighting	DSX1 LED P1 40K T5W MVOLT	DSX1 LED P1 40K T5W MVOLT	LED	1	7182	0.9	108	DSX1_LED_P1_40K_T5W_MVOLT.ies

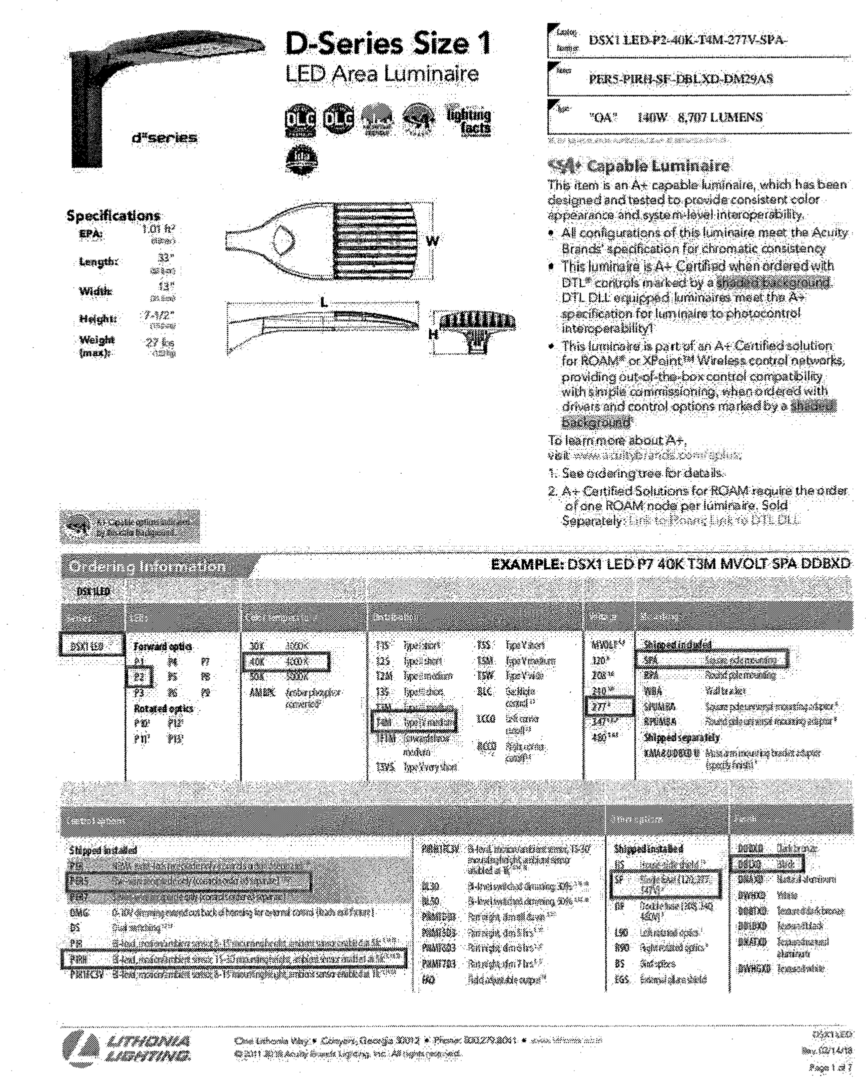
Statistics						
Description	Symbol	Min	Max/Min	Avg/Min	Avg	Max
Five Feet above surface	+	0.2 fc	24.5:1	5.5:1	1.1 fc	4.9 fc
Ground Level Parking Lot	+	0.3 fc	10.0:1	3.7:1	1.1 fc	3.0 fc

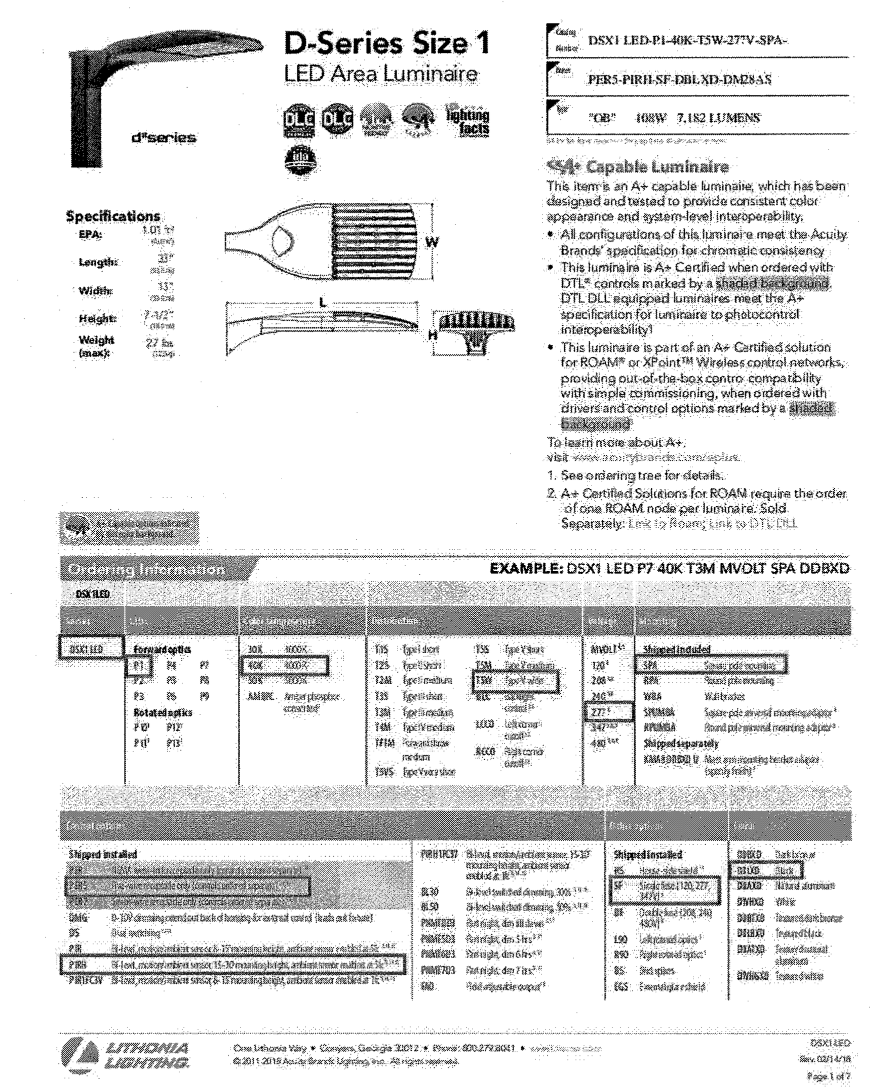
Luminaire Locations										
		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	OA	731.47	594.81	25.00	25.00	319.50	0.00			
7	OB	580.00	682.84	25.00	25.00	92.87	0.00			
8	OB	577.39	624.54	25.00	25.00	95.14	0.00			

Note

1. SITE LIGHTING LUMINAIRES MOUNTED AT 25'-0" ABOVE FINISH GRADE.
2. CALCULATIONS ARE SHOWN AT GRADE IN FOOTCANDLES.
3. ZERO FOOTCANDLE VALUES SHOWN ARE FOR LAYOUT ONLY AND ARE NOT INCLUDED AS PART OF STATISTICS.

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.





VISUAL

Ozone House
1600 Huron River Dr.
Ypsilanti, MI
Site Lighting Photometric Plan

Designer
DB
Date
2/17/2018
Scale
Not to Scale
Drawing No.

Summary

15

ACAD\FILES\73\73020-Ozone House\CAD\ELEC\Photometrics\Site Lighting Photometric.dwg, 2/17/2018 11:25:51 AM, dbarry

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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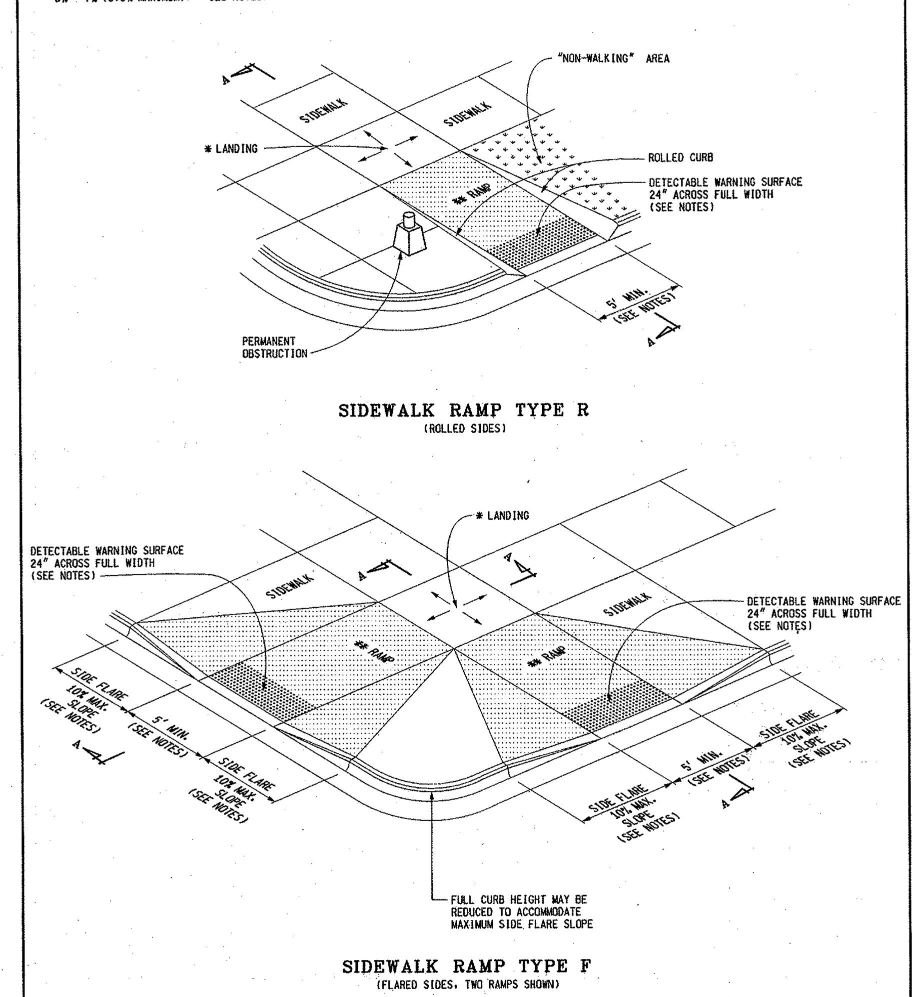
H:\dd3\eng\32289\dwg\289-sidewalk-detail.dwg, 2/20/2018 4:48:40 PM, 1:1

* MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.

** MAXIMUM RAMP CROSS SLOPE IS 2.0%. RUNNING SLOPE 5% - 7% (8.3% MAXIMUM). SEE NOTES.



SIDEWALK RAMP TYPE R
(ROLLED SIDES)

SIDEWALK RAMP TYPE F
(FLARED SIDES, TWO RAMPS SHOWN)

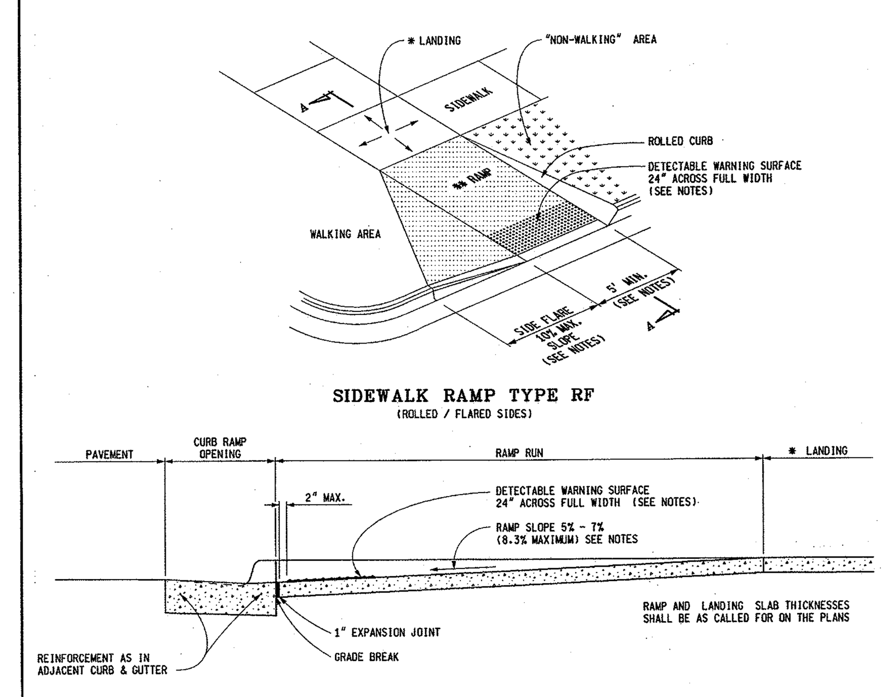
MDOT Michigan Department of Transportation | PREPARED BY DESIGN DIVISION | DRAWN BY: B.L.T. | CHECKED BY: W.K.P.

DEPARTMENT DIRECTOR Kirk T. Steudle
APPROVED BY: DIRECTOR, BUREAU OF FIELD SERVICES
APPROVED BY: DIRECTOR, BUREAU OF DEVELOPMENT

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
F.H.W.A. APPROVAL | 12-11-2017 PLAN DATE | R-28-J | SHEET 1 OF 7

* MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.

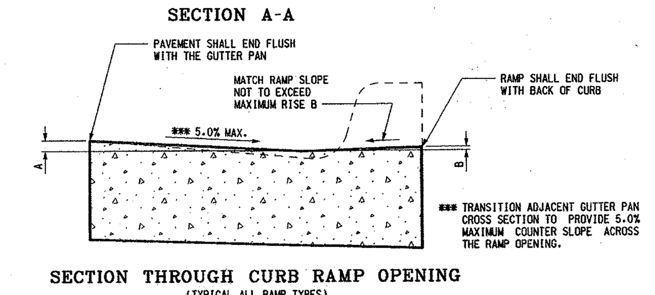
** MAXIMUM RAMP CROSS SLOPE IS 2.0%. RUNNING SLOPE 5% - 7% (8.3% MAXIMUM). SEE NOTES.



SECTION A-A

CURB TYPE	MAXIMUM RISE (INCHES)	
	A	B
B1	3/4	1
B2	3/4	1
B3	3/4	1
D1	3/4	1
D2	3/4	1
D3	3/4	1
C1	1/2	1/2
C2	1/2	1/2
C3	3/4	1/2
C4	3/4	1/2
C5	1	1/2
C6	1	1/2
F1	1/2	1/2
F2	1/2	1/2
F3	3/4	1/2
F4	3/4	1/2
F5	1	1/2
F6	1	1/2

FOR CURB TYPES SEE STANDARD PLAN R-30-SERIES

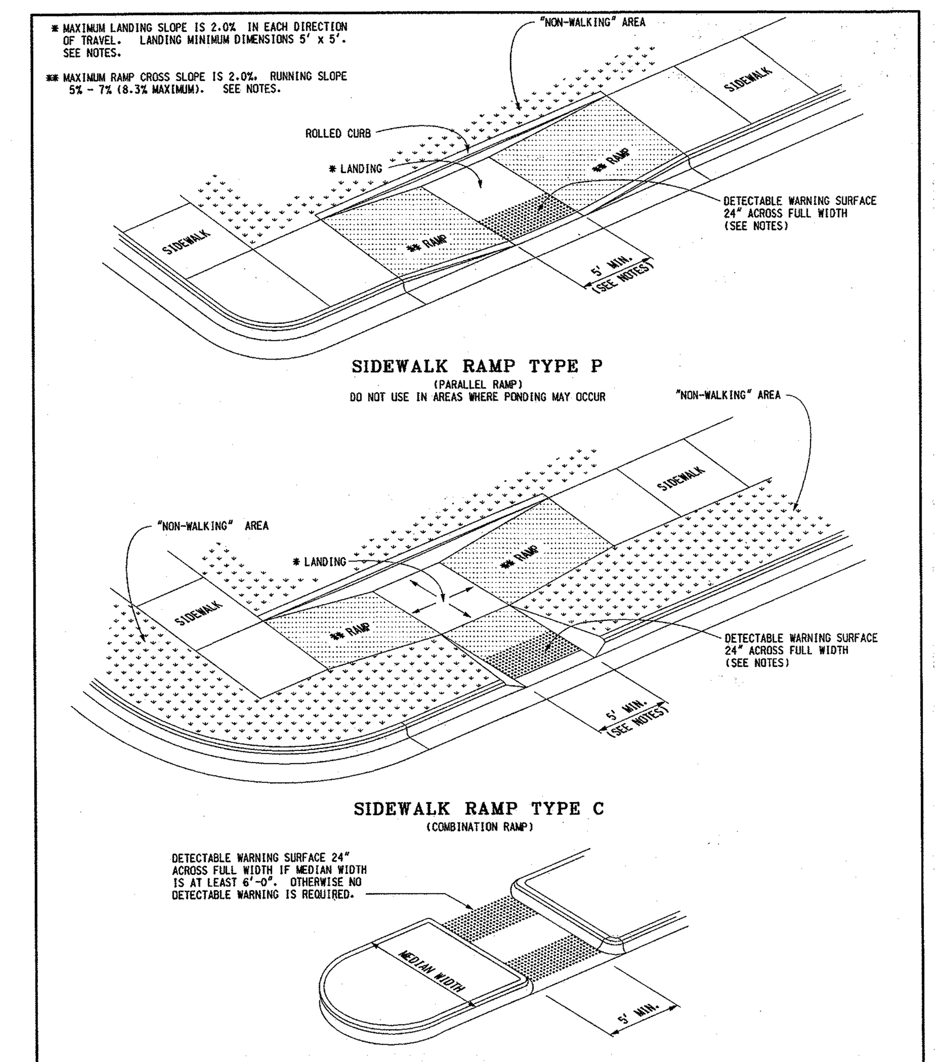


SECTION THROUGH CURB RAMP OPENING
(TYPICAL ALL RAMP TYPES)

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
F.H.W.A. APPROVAL | 12-11-2017 PLAN DATE | R-28-J | SHEET 2 OF 7

* MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.

** MAXIMUM RAMP CROSS SLOPE IS 2.0%. RUNNING SLOPE 5% - 7% (8.3% MAXIMUM). SEE NOTES.

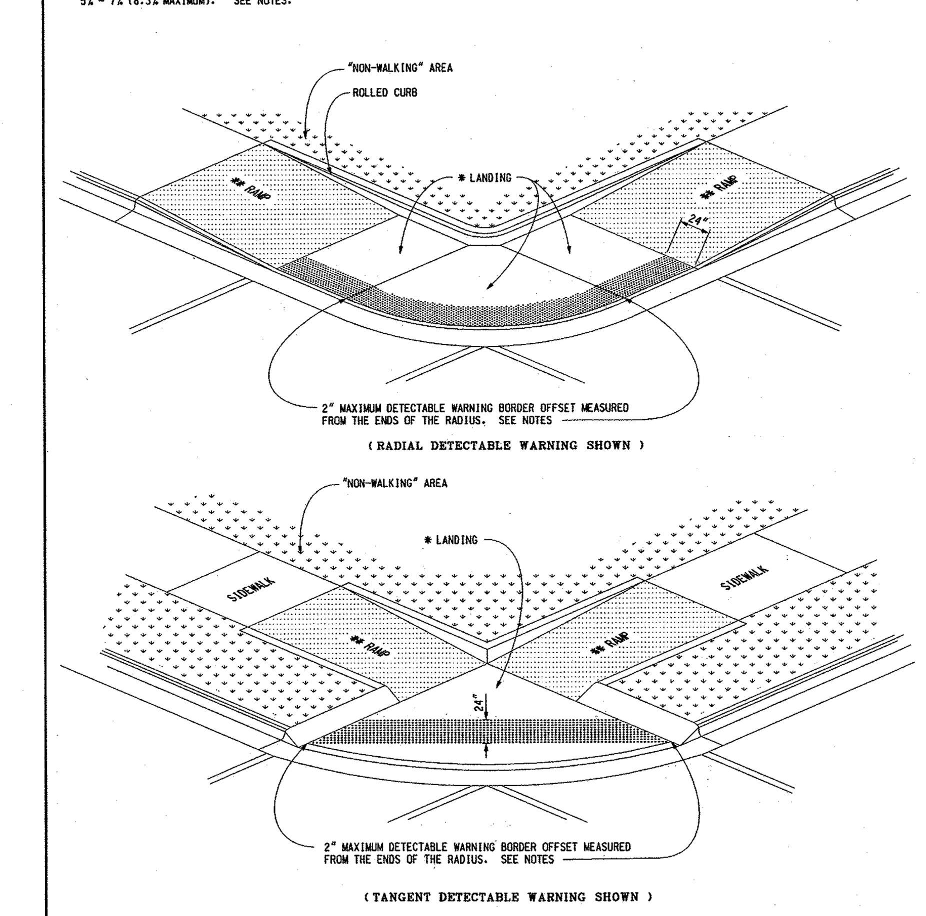


SIDEWALK RAMP TYPE M
(MEDIAN ISLAND)

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
F.H.W.A. APPROVAL | 12-11-2017 PLAN DATE | R-28-J | SHEET 3 OF 7

* MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.

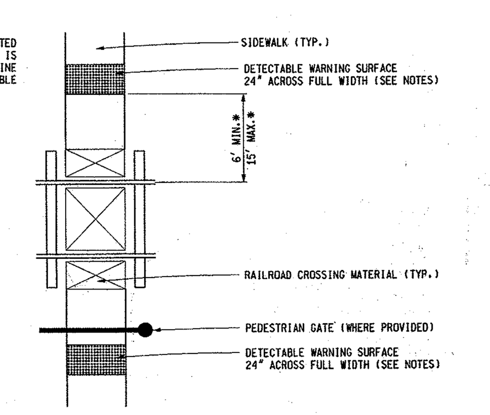
** MAXIMUM RAMP CROSS SLOPE IS 2.0%. RUNNING SLOPE 5% - 7% (8.3% MAXIMUM). SEE NOTES.



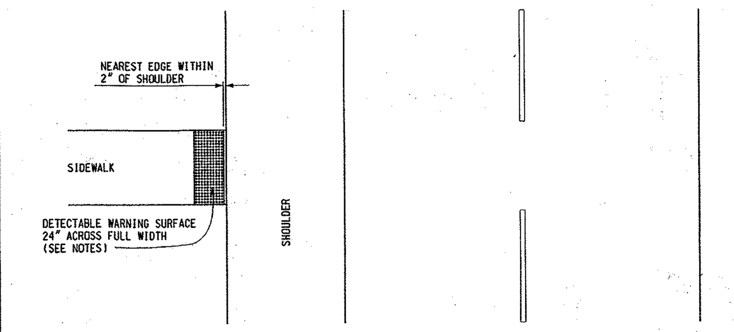
SIDEWALK RAMP TYPE D
(DEPRESSED CORNER)
USE ONLY WHEN INDEPENDENT DIRECTIONAL RAMPS CAN NOT BE CONSTRUCTED FOR EACH CROSSING DIRECTION

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
F.H.W.A. APPROVAL | 12-11-2017 PLAN DATE | R-28-J | SHEET 4 OF 7

* THE DETECTABLE WARNING SURFACE SHALL BE LOCATED SO THAT THE EDGE NEAREST THE RAIL CROSSING IS 6' MINIMUM AND 15' MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL. DO NOT PLACE DETECTABLE WARNING ON RAILROAD CROSSING MATERIAL.

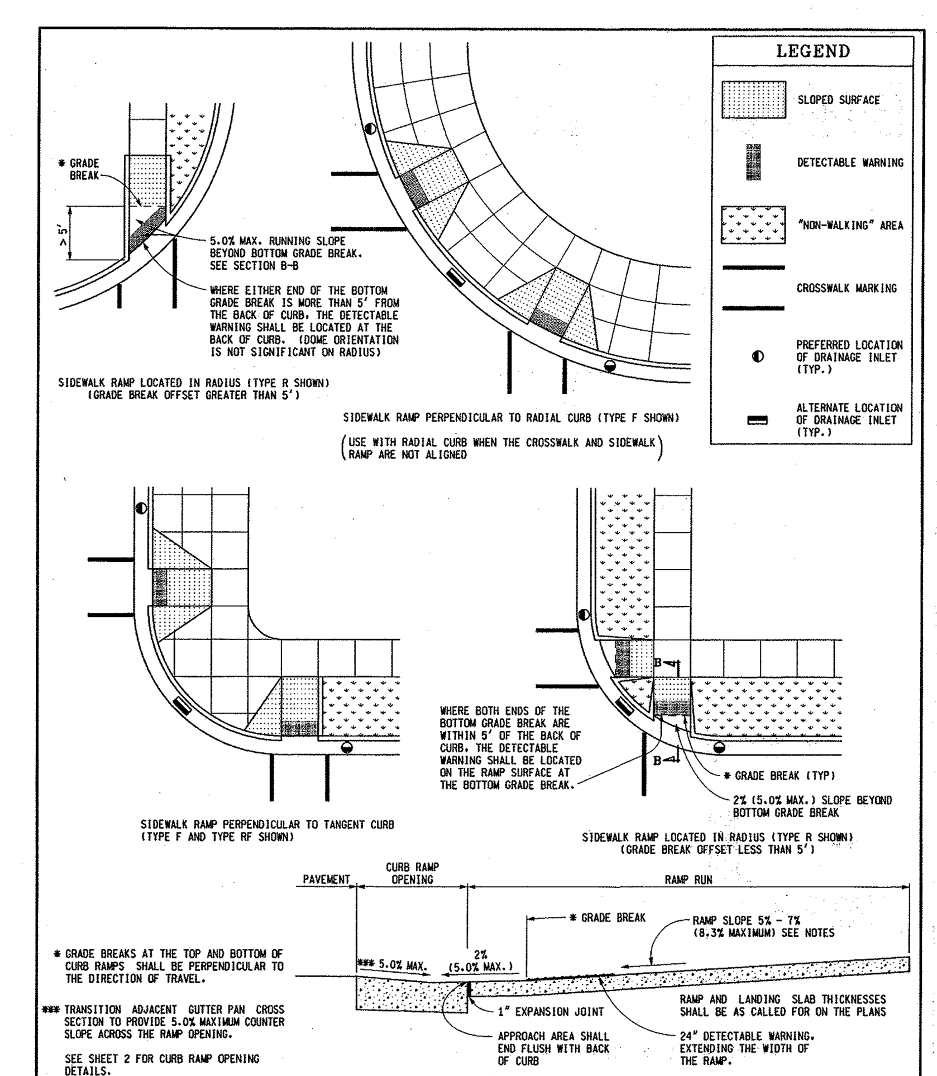


DETECTABLE WARNING AT RAILROAD CROSSING



DETECTABLE WARNING AT FLUSH SHOULDER OR ROADWAY

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
F.H.W.A. APPROVAL | 12-11-2017 PLAN DATE | R-28-J | SHEET 5 OF 7



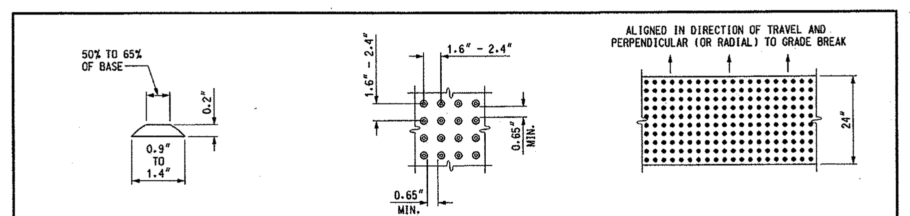
* GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.

*** TRANSITION ADJACENT GUTTER PAN CROSS SECTION TO PROVIDE 5.0% MAXIMUM COUNTER SLOPE ACROSS THE RAMP OPENING.

SEE SHEET 2 FOR CURB RAMP OPENING DETAILS.

SECTION B-B
SIDEWALK RAMP ORIENTATION

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
F.H.W.A. APPROVAL | 12-11-2017 PLAN DATE | R-28-J | SHEET 6 OF 7



DOME SECTION | DOME SPACING | DOME ALIGNMENT

DETECTABLE WARNING DETAILS

NOTES:

DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION, RECONSTRUCTION, OR ALTERATION OF STREETS, CURBS, OR SIDEWALKS IN THE PUBLIC RIGHT OF WAY.

SIDEWALK RAMPS ARE TO BE LOCATED AS SPECIFIED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

RAMPS SHALL BE PROVIDED AT ALL CORNERS OF AN INTERSECTION WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB. RAMPS SHALL ALSO BE PROVIDED AT MARKED AND/OR SIGNALIZED MID-BLOCK CROSSINGS.

SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROOMING, TRANSVERSE TO THE RUNNING SLOPE.

SIDEWALK SHALL BE RAMPED WHERE THE DRIVEWAY CURB IS EXTENDED ACROSS THE WALK.

CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP. WHERE CONDITIONS PERMIT, IT IS DESIRABLE THAT THE SLOPE OF THE RAMP BE IN ONLY ONE DIRECTION, PARALLEL TO THE DIRECTION OF TRAVEL.

RAMP WIDTH SHALL BE INCREASED, IF NECESSARY, TO ACCOMMODATE SIDEWALK SNOW REMOVAL EQUIPMENT NORMALLY USED BY THE MUNICIPALITY.

WHEN 5' MINIMUM WIDTHS ARE NOT PRACTICABLE, RAMP WIDTH MAY BE REDUCED TO NOT LESS THAN 4' AND LANDINGS TO NOT LESS THAN 4' x 4'.

CURB RAMPS WITH A RUNNING SLOPE ≤5% DO NOT REQUIRE A TOP LANDING. HOWEVER, ANY CONTINUOUS SIDEWALK OR PEDESTRIAN ROUTE CROSSING THROUGH OR INTERSECTING THE CURB RAMP MUST INDEPENDENTLY MAINTAIN A CROSS SLOPE NOT GREATER THAN 2% PERPENDICULAR TO ITS OWN DIRECTION(S) OF TRAVEL.

DETECTABLE WARNING SURFACE COVERAGE IS 24" MINIMUM IN THE DIRECTION OF RAMP/PATH TRAVEL AND THE FULL WIDTH OF THE RAMP/PATH OPENING EXCLUDING CURBED OR FLARED CURB TRANSITION AREAS. A BORDER OFFSET NOT GREATER THAN 2" MEASURED ALONG THE EDGES OF THE DETECTABLE WARNING IS ALLOWABLE. FOR RADIAL CURB THE OFFSET IS MEASURED FROM THE ENDS OF THE RADIUS.

FOR NEW ROADWAY CONSTRUCTION, THE RAMP CROSS SLOPE MAY NOT EXCEED 2.0%. FOR ALTERATIONS TO EXISTING ROADWAYS, THE CROSS SLOPE MAY BE TRANSITIONED TO MEET AN EXISTING ROADWAY GRADE. THE CROSS SLOPE TRANSITION SHALL BE APPLIED UNIFORMLY OVER THE FULL LENGTH OF THE RAMP.

THE MAXIMUM RUNNING SLOPE OF 8.3% IS RELATIVE TO A FLAT (0%) REFERENCE. HOWEVER, IT SHALL NOT REQUIRE ANY RAMP OR SERIES OF RAMPS TO EXCEED 15 FEET IN LENGTH NOT INCLUDING LANDINGS OR TRANSITIONS.

DRAINAGE STRUCTURES SHOULD NOT BE PLACED IN LINE WITH RAMPS. THE LOCATION OF THE RAMP SHOULD TAKE PRECEDENCE OVER THE LOCATION OF THE DRAINAGE STRUCTURE. WHERE EXISTING DRAINAGE STRUCTURES ARE LOCATED IN THE RAMP PATH OF TRAVEL, USE A MANUFACTURER'S ADA COMPLIANT GRATE. OPENINGS SHALL NOT BE GREATER THAN 1/2". ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

THE TOP OF THE JOINT FILLER FOR ALL RAMP TYPES SHALL BE FLUSH WITH THE ADJACENT CONCRETE.

CROSSWALK AND STOP LINE MARKINGS, IF USED, SHALL BE SO LOCATED AS TO STOP TRAFFIC SHORT OF RAMP CROSSINGS. SPECIFIC DETAILS FOR MARKING APPLICATIONS ARE GIVEN IN THE "MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

FLARED SIDES WITH A SLOPE OF 10% MAXIMUM, MEASURED ALONG THE ROADSIDE CURB LINE, SHALL BE PROVIDED WHERE AN UNOBSTRUCTED CIRCULATION PATH LATERALLY CROSSES THE SIDEWALK RAMP. FLARED SIDES ARE NOT REQUIRED WHERE THE RAMP IS BORDERED BY LANDSCAPING, UNPAVED SURFACE OR PERMANENT FIXED OBJECTS. WHERE THEY ARE NOT REQUIRED, FLARED SIDES CAN BE CONSIDERED IN ORDER TO AVOID SHARP CURB RETURNS AT RAMP OPENINGS.

DETECTABLE WARNING PLATES MUST BE INSTALLED USING FABRICATED OR FIELD CUT UNITS CAST AND/OR ANCHORED IN THE PAVEMENT TO RESIST SHIFTING OR HEAVING.

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
F.H.W.A. APPROVAL | 12-11-2017 PLAN DATE | R-28-J | SHEET 7 OF 7

CIVIL ENGINEERS
PLANNERS * SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48103
TEL. 734-761-8800
FAX. 734-761-9530
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115 ½ E. LIBERTY
ANN ARBOR, MI, 48104
(734) 663-1910
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SHEET
SIDEWALK DETAILS

PROJECT
OZONE HOUSE SUPERIOR ROAD

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

SECTION 5 TOWN 3 SOUTH RANGE 7 EAST
CITY OF YPSILANTI
WASHTENAW COUNTY * MICHIGAN
DATE 02-21-2018 | JOB NO. 32289
DWG NO. 289-sidewalk-detail
FIELD BOOK NONE
FILE NO. 10406
SHEET 16

BOUNDARY & TOPOGRAPHICAL INFORMATION BASED ON TOPOGRAPHIC SURVEY PERFORMED BY ARBOR LAND CONSULTANTS, INC. JOB NO. 12705, DATED 12-19-05.

STATE OF MICHIGAN
JOSEPH K. MAYNARD ENGINEER No. 52559
LICENSED PROFESSIONAL ENGINEER

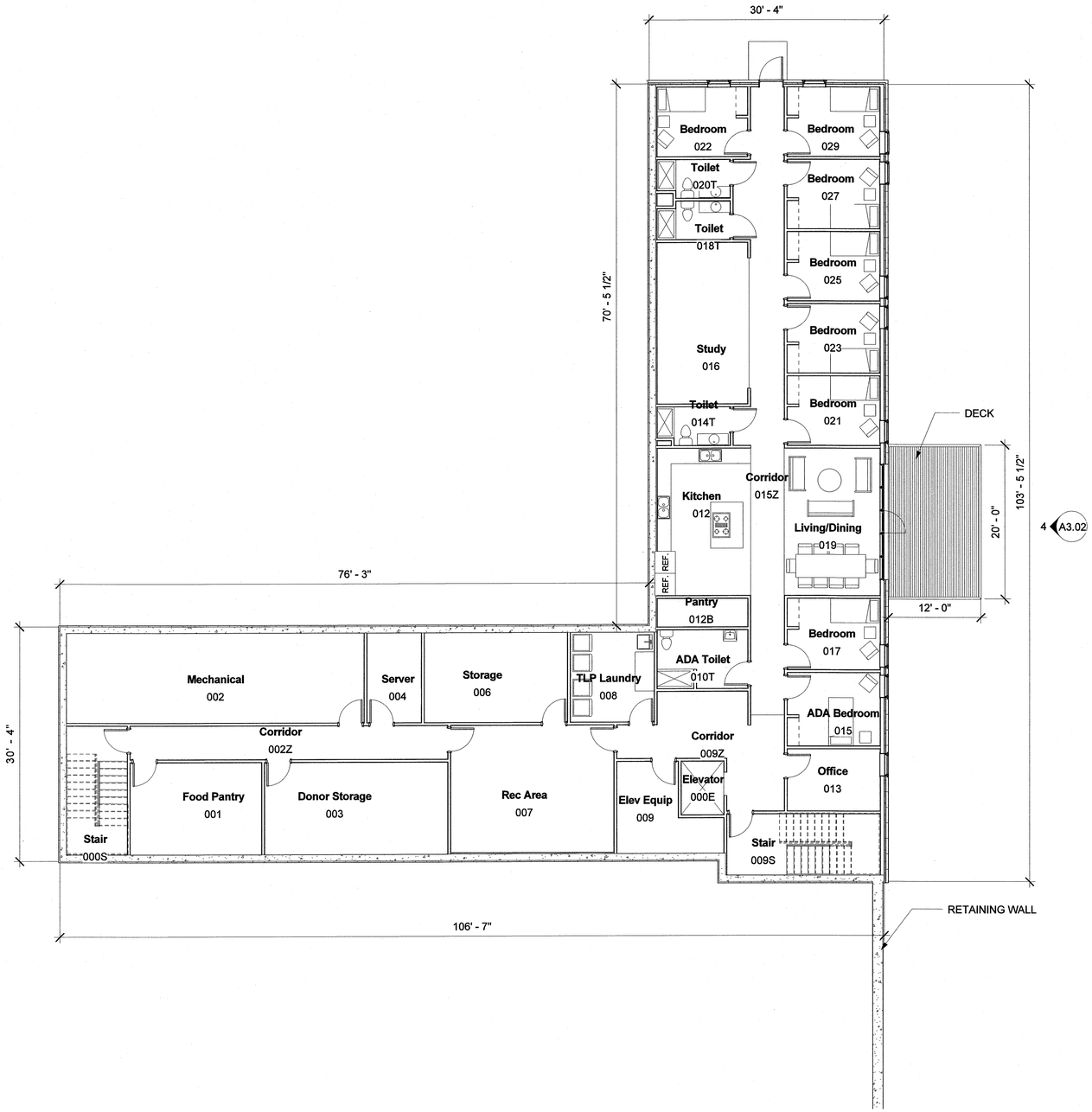
PREPARED BY
JOSEPH K. MAYNARD P.E., MICH No. 52559

LEGEND
- ☼ = LIGHT POLE
- = UTILITY POLE
- = GUY ANCHOR
- = HYDRANT
- x901.23 = SPOT ELEV.
- oP = POST
- ⊗ = GATE VALVE
- = SIGN
- TC = TOP OF CURB
- TW = TOP OF WALL
- O = MANHOLE
- □ = CATCHBASIN
- = END SECTION
- = GRAVEL
- = FENCE
- = CONCRETE
- = ASPHALT
- r = EXISTING STORM
- s = EXISTING SANITARY
- w = EXISTING WATER
- g = EXISTING GAS
- e = EXISTING ELECTRIC
- t = EXISTING TELEPHONE

BENCHMARK BM1 – ARROW ON HYDRANT S. SIDE OF HURON RIVER DRIVE, WEST OF SUPERIOR ROAD. EVEVATION = 751.81' NAVD 88
BM2 – FOUND BRASS DISK IN EAST END OF SOUTH ABUTMENT OF SUPERIOR ROAD BRIDGE OVER HURON RIVER. ELEVATION = 721.99' NAVD 88

REVISIONS -

SCALE 0 15 30 60
SCALE: 1"=30'



2/19/2018 3:45:17 PM

LOWER FLOOR PLAN

Scale: 1/8" = 1'-0"
Ref'd From: A3.01

1

Project Number 17043

Issue	Date
Site Plan Submittal	02.21.18

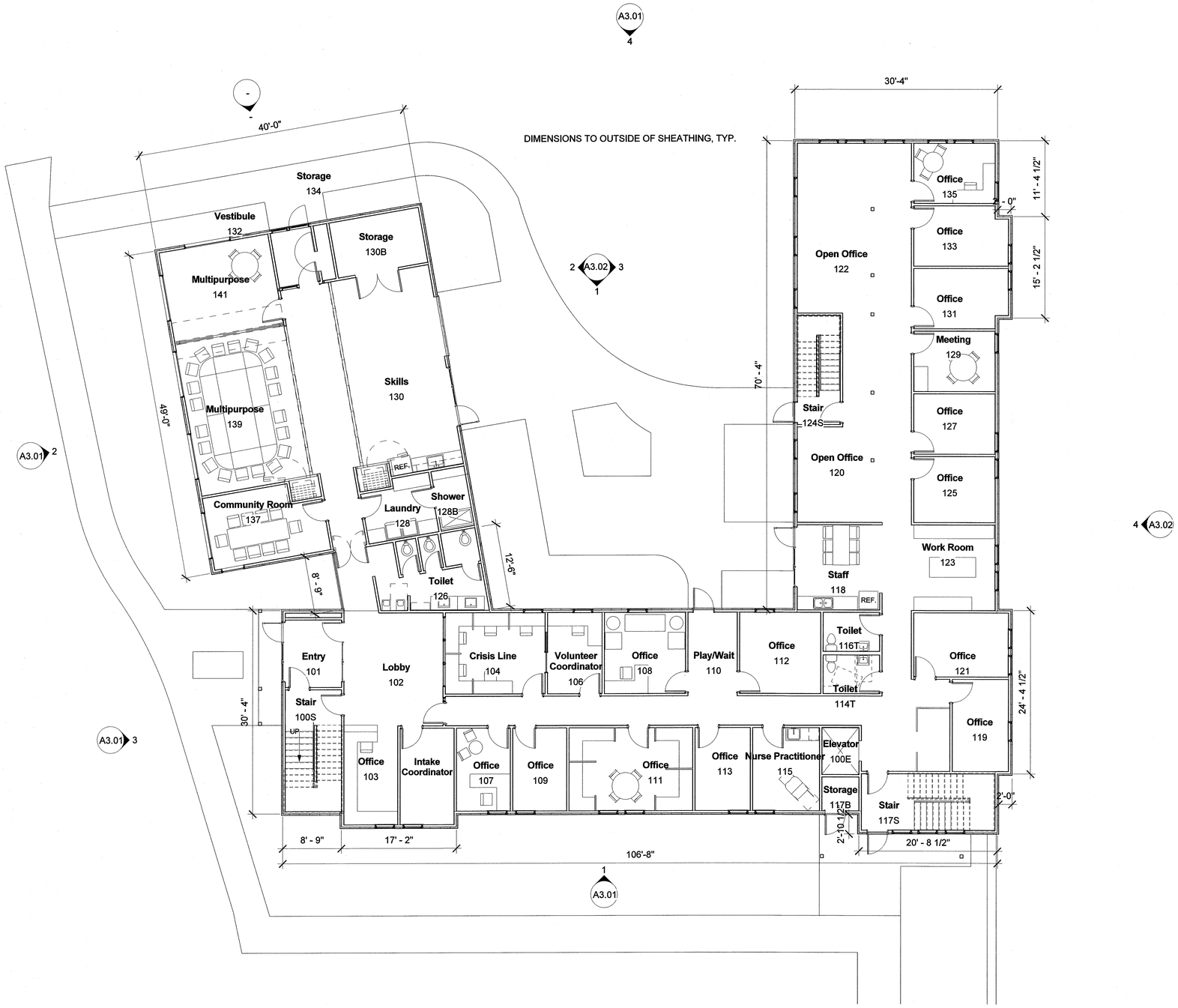
Drawn: NJP Checked: JKC

Ozone House
1600 Huron River Drive
Ypsilanti, MI

LOWER FLOOR PLAN

A3C COLLABORATIVE ARCHITECTURE
115 1/2 E. LIBERTY STREET
ANN ARBOR, MI 48104
T: (734) 663 - 1910
F: (866) 732 - 2168
www.a3c.com

Sheet
A2.00



MAIN FLOOR PLAN

Scale: 1/8" = 1'-0"
Ref'd From: A3.01

1

2/19/2018 3:45:19 PM

Project Number	17043

Issue	Date
Site Plan Submittal	02.21.18

Drawn: NJP Checked: JKC

Ozone House
1600 Huron River Drive
Ypsilanti, MI

MAIN FLOOR PLAN

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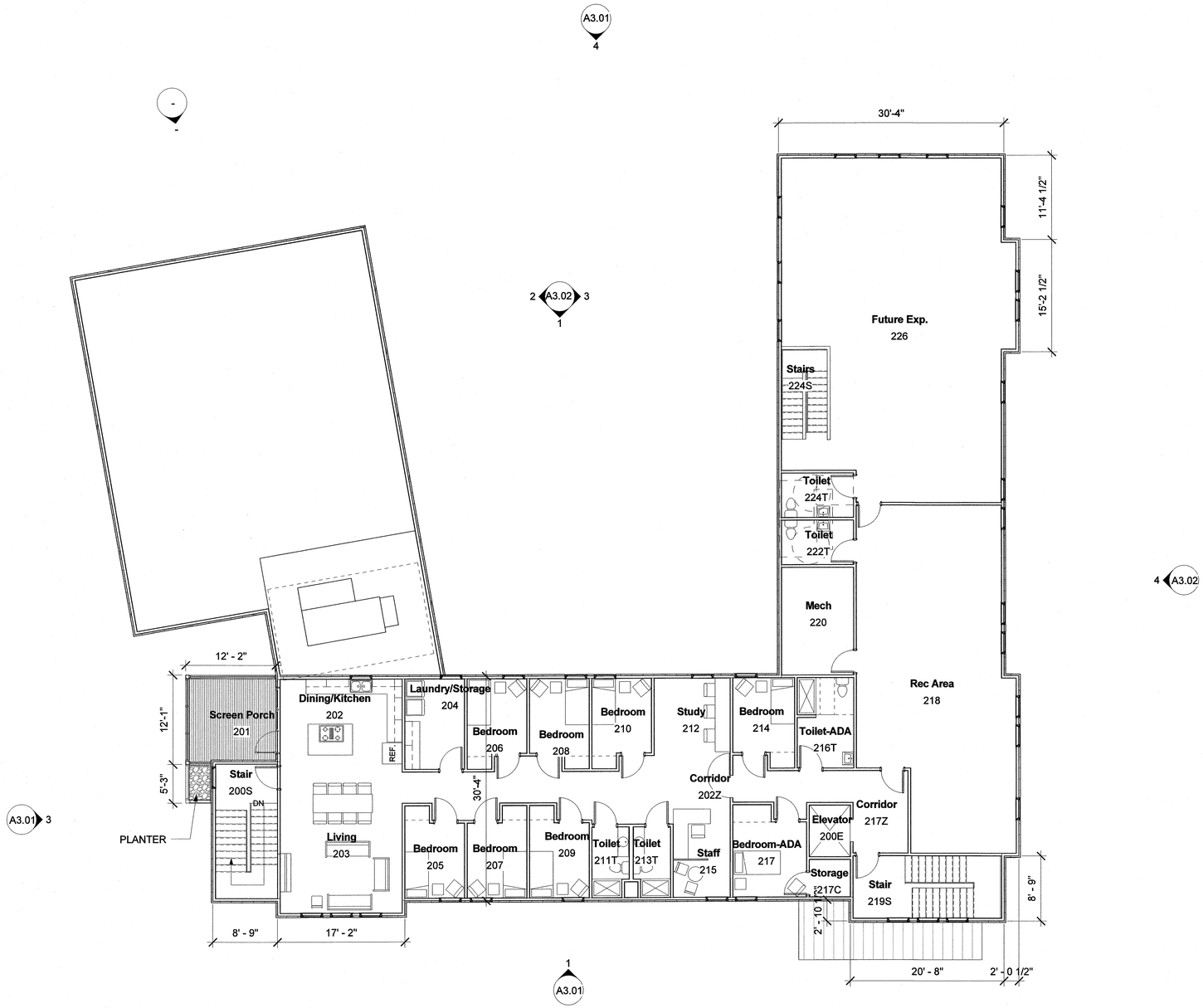
ANN ARBOR, MI 48104
T: (734) 663 - 1910
F: (866) 732 - 2168
www.a3c.com

Sheet
A2.01



2/19/2018 3:45:20 PM

SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"
Ref'd From: A3.01

1

Project Number	17043

Issue	Date
Site Plan Submittal	02.21.18

Drawn: NJP Checked: JKC

Ozone House
1600 Huron River Drive
Ypsilanti, MI

SECOND FLOOR PLAN

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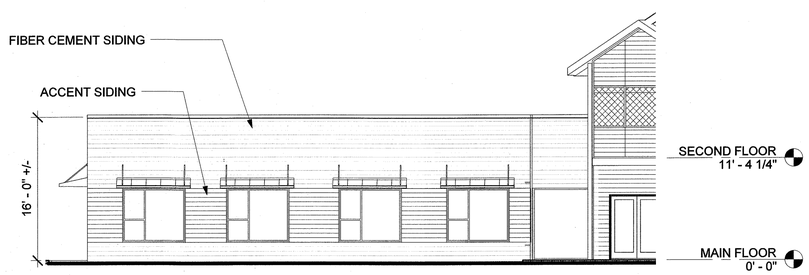
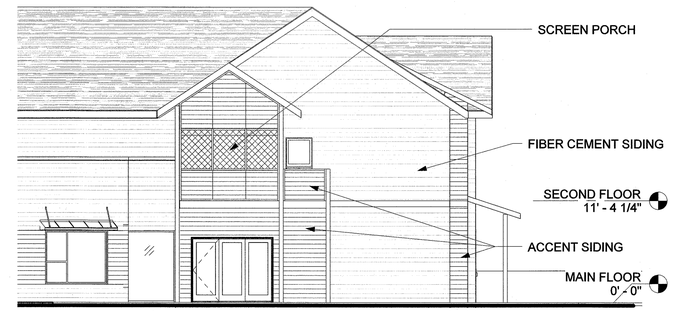
Sheet
A2.02

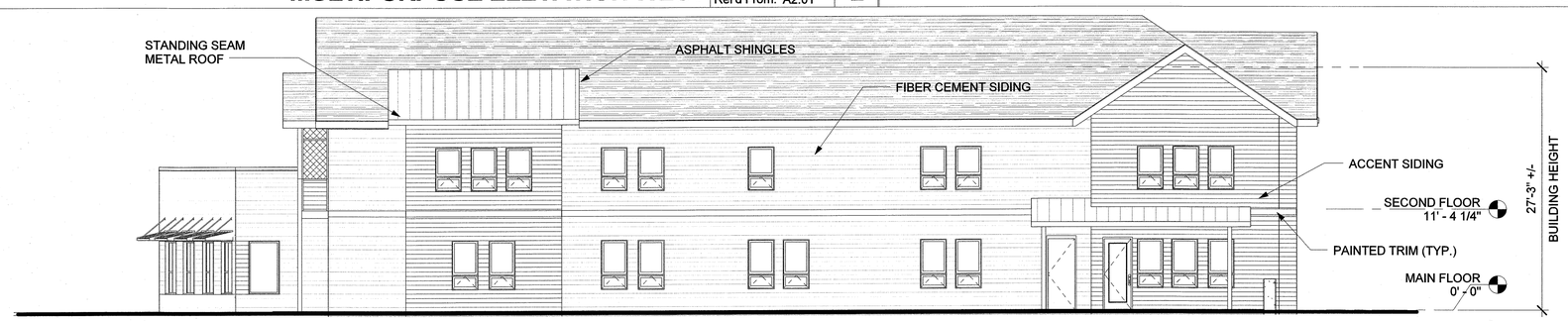
NORTH ELEVATION Scale: 1/8" = 1'-0" Ref'd From: A2.01 **4**



MULTIPURPOSE ELEVATION WEST Scale: 1/8" = 1'-0" Ref'd From: A2.01 **2**



PARTIAL WEST ELEVATION Scale: 1/8" = 1'-0" Ref'd From: A2.01 **3**



SOUTH ELEVATION Scale: 1/8" = 1'-0" Ref'd From: A2.01 **1**

2/19/2018 3:45:29 PM

Project Number 17043

Issue	Date
Site Plan Submittal	02.21.18

Drawn: NJP Checked: JKC

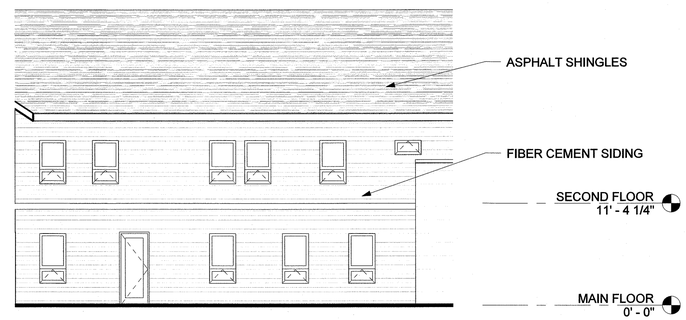
Ozone House
1600 Huron River Drive
Ypsilanti, MI

EXTERIOR ELEVATIONS

115 1/2 E. LIBERTY STREET
ANN ARBOR, MI 48104
T: (734) 663 - 1910
F: (866) 732 - 2168
www.a3c.com
A3C COLLABORATIVE ARCHITECTURE

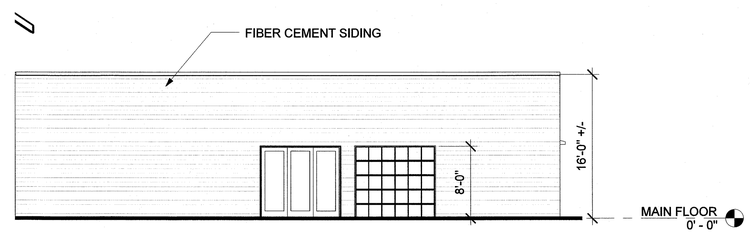
Sheet A3.01

EAST ELEVATION | Scale: 1/8" = 1'-0" | Ref'd From: A2.00 | **4**



NORTH COURTYARD ELEVATION | Scale: 1/8" = 1'-0" | Ref'd From: A2.01 | **1**

WEST COURYARD ELEVATION | Scale: 1/8" = 1'-0" | Ref'd From: A2.01 | **3**



EAST COURTYARD ELEVATION | Scale: 1/8" = 1'-0" | Ref'd From: A2.01 | **2**

2/19/2018 3:45:33 PM

Project Number 17043

Issue	Date
Site Plan Submittal	02.21.18

Drawn: NJP Checked: JKC

Ozone House
1600 Huron River Drive
Ypsilanti, MI

EXTERIOR ELEVATIONS

A3C COLLABORATIVE ARCHITECTURE
115 1/2 E. LIBERTY STREET
ANN ARBOR, MI 48104
T: (734) 663 - 1910
F: (866) 732 - 2168
www.a3c.com

Sheet A3.02

City of Ypsilanti

Community & Economic Development Department

Memo

To: Planning Commission

From: Bonnie Wessler, City Planner

Date: 15 March 2018

Subject: Firearms regulation with regards to zoning

A question was posed of staff regarding local options regarding zoning around firearms sales. Attached is a memo from the City Attorney.

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Jennifer A. Healy~ Legal Assistant

MEMORANDUM

To: **Bonnie Wessler, Ypsilanti City Planner**
From: **John M. Barr, Ypsilanti City Attorney**
Date: **March 8, 2018**
Re: **Regulation of firearms in city**

You have advised me that there are several inquiries of opening a store for the sale of firearms in the city. You requested an opinion of the extent that the city may regulate this activity. The answer is that the city may not regulate gun sales, but may zone where guns may be sold in the city.

Michigan municipalities are political subdivisions of the state and derive all their power from the state. *Tally v City of Detroit*, 54 Mich. App. 328 (1974).

Municipalities have no power to regulate when the state "preempts" the field. *People v Llewellyn*, 401 Mich 314 (1977).

The state of Michigan has by legislation preempted the field of gun control and prohibited all local units of government from gun control, MCL 123.1102:

> A local unit of government shall not impose special taxation on, enact or enforce any ordinance or regulation pertaining to, or regulate in any other manner the ownership, registration, purchase, sale, transportation, or possession of pistols, other firearms... except as provided by federal law or a law of this state.

There are some limited exceptions in MCL 123.1103 that allow municipalities to place limited restrictions on municipal employees regarding the possession of firearms in the course of their employment.

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Jennifer A. Healy~ Legal Assistant

The case of *Michigan Coalition for Responsible Gun Owners v City of Ferndale*, 256 Mich App 401 (2003) relied on this statute in holding that the state had preempted the field of regulation of firearms and upheld a lower court ruling that the City of Ferndale could not make city buildings gun-free zones.

In *Morgan v United States DOJ*, 473 F. Supp.2d 756 (ED Mich 2007), the court upheld a Redford Township zoning ordinance regulating the areas where the sale of guns could occur.

I have attached copies of MCL 123.1102 and 1103 for your convenience.

FIREARMS AND AMMUNITION (EXCERPT)
Act 319 of 1990

123.1102 Regulation of pistols, other firearms, pneumatic guns, or ammunition.

Sec. 2.

A local unit of government shall not impose special taxation on, enact or enforce any ordinance or regulation pertaining to, or regulate in any other manner the ownership, registration, purchase, sale, transfer, transportation, or possession of pistols, other firearms, or pneumatic guns, ammunition for pistols or other firearms, or components of pistols or other firearms, except as otherwise provided by federal law or a law of this state.

History: 1990, Act 319, Eff. Mar. 28, 1991 ;-- Am. 2015, Act 29, Eff. Aug. 10, 2015

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Michigan Compiled Laws Complete Through PA 40 of 2018
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FIREARMS AND AMMUNITION (EXCERPT)
Act 319 of 1990

123.1103 Local unit of government; permissible prohibitions or regulation.

Sec. 3.

This act does not prohibit a local unit of government from doing any of the following:

(a) Prohibiting or regulating conduct with a pistol, other firearm, or pneumatic gun that is a criminal offense under state law.

(b) Prohibiting or regulating the transportation, carrying, or possession of pistols, other firearms, or pneumatic guns by employees of that local unit of government in the course of their employment with that local unit of government.

(c) Regulating the possession of pneumatic guns within the local unit of government by requiring that an individual below the age of 16 who is in possession of a pneumatic gun be under the supervision of a parent, a guardian, or an individual 18 years of age or older, except that an ordinance shall not regulate possession of a pneumatic gun on or within private property if the individual below the age of 16 is authorized by a parent or guardian and the property owner or legal possessor to possess the pneumatic gun.

(d) Prohibiting an individual from pointing, waving about, or displaying a pneumatic gun in a threatening manner with the intent to induce fear in another individual.

History: 1990, Act 319, Eff. Mar. 28, 1991 ;-- Am. 2015, Act 29, Eff. Aug. 10, 2015

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