

1. Planning Commission Regular Meeting Agenda

Documents:

[01-20 JUNE 2018 AGENDA.PDF](#)

2. Packet - Single File - June 20 2018

Documents:

[PLANNINGCOMMISSION-2018-JUNE.PDF](#)

3. Packet - Many Files - 2018 June 20

Documents:

[01-20 JUNE 2018 AGENDA.PDF](#)

[02-5-16-18 DRAFT PLANNING MEETING MINUTES.PDF](#)

[03-203 N SUMMIT- SPRSUP - 2014ZO.PDF](#)

[04-539EXISTING- SUPSPR.PDF](#)

[05-539SHURON-NEW.PDF](#)

[06-FIREARMS- POWERPOINT_CED.PDF](#)

[07-MMJ INCREASE IN BUFFER.PDF](#)

[08-307 N RIVER.PDF](#)

Agenda
Planning Commission
Wednesday, 20 June 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
Toi Dennis	P	A
Matt Dunwoodie	P	A
Phil Hollifield	P	A
Chris Madigan	P	A
Michael Simmons	P	A
Jared Talaga	P	A
Cheryl Zuellig	P	A

III. Approval of Minutes

- May 16, 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

- 203 N Summit
Public Hearing: Special Use and Site Plan
- 539 S Huron-existing
Public Hearing: Special Use and Site Plan
- 539-569 S Huron-expansion
Public Hearing: Special Use and Site Plan

VI. New Business

- Firearms Sales Regulations: Local Options
- Resolution in Appreciation of Liz Dahl MacGregor
- Elections

VII. Old Business

- Medical Marijuana Provisioning Centers: Increase in Buffer
Tabled from 3/21/2018
- 307 N River: Site plan review
Tabled from 5/16/2018

VIII. Future Business Discussion / Updates

IX. Committee Reports

- Master Plan: Housing Affordability and Access subcommittee report

X. Adjournment

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**PLANNING COMMISSION
MEETING MINUTES
May 16, 2018
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:09 p.m.

II. ROLL CALL

Present: H. Jugenitz, L. Dahl MacGregor, M. Dunwoodie, P. Hollifield, C. Madigan, M. Simmons, C. Zuellig

Absent: T. Dennis (excused) J. Talaga (excused)

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

Chair Jugenitz welcomed a new member, Michael Simmons, to the Planning Commission.

III. APPROVAL OF MINUTES

Commissioner Dahl MacGregor moved to approve the minutes of April 18 2018 with correction as noted on Page 4 (Support: P. Hollifield) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATION AND PUBLIC HEARING ITEMS

1. NC-Small Engine Repair – Text Amendment

City Planner Wessler stated that this request is in response to feedback heard during the Master Plan and zoning code amendment process which limited auto-oriented uses strictly to the General Corridor District and generally as Special Uses. They are defined very broadly in our Zoning Ordinance. We have seen a lot of interest in classic cars, motor cycles, etc., repairs - all things that can be done indoors. There are a couple of places in the city but they are non-conforming. As these places close down or new people want to start up, there are not many choices of where they can locate - they can locate in GC with a special use but there are a number of unique places that could be used in a less impactful way. We could also limit hours of operation to cut down on noise, which has been a complaint in the past. Staff is recommending approval of the text amendment to allow by right, small engine repair, less than 5,000 sq. ft., all repair and storage within a fully enclosed building and with business

hours limited from 7:00 am to 10:00 pm with various findings. This could be done as a permitted use in the NC district and also as a permitted use in GC district which would reduce the hurdle to smaller businesses.

Commissioner Dunwoodie wonders about small engine repairs and if by that we mean small engines in automobiles. Planner Wessler responded that we could include in a definitions update later on – she was thinking of small engines approximately two liters for smaller cars. Commissioner Dahl-MacGregor asked if we have any definitions currently for auto repair and Planner Wessler responded that we do not have a definition for small engines but we do have a definition for auto repair. Small engines could also include lawnmowers, snow blowers, etc. Commissioner Dunwoodie asked about overlap with regular auto repair and Planner Wessler responded it would be to a smaller site and only done indoors. Chair Jugenitz also asked about inclusion in the Historic Corridor.

Commissioner Dunwoodie moved to open the public portion of the hearing (Support: P. Hollifield) and the motion carried unanimously.

Malissa Hinderliter, 10 E. Cross – opened her business in 2009 and is currently located in Depot Town next to City Body. She wants to move to another location, which is Neighborhood Corridor, but it would limit them with an opportunity for growth – they are a premier business for motorcycles in Michigan as well as many parts of the United States. They could also help point out the differences between motorcycle repair and auto repair as well as small engines to help clarify the language for zoning purposes. They feel that they help bring a lot of business to the City of Ypsilanti. They have been featured on the Discovery Channel. They have been looking at the Superior TV property off Michigan Avenue as well as Lincoln Street. It does not make sense to leave motorcycles/scooters outside because of the effect of the elements. They hope to make this change and discuss any further language changes that could fix making this zoning.

Commissioner Dunwoodie moved to close the public portion of the hearing (Support: C. Madigan) and the motion carried unanimously.

Chair Jugenitz stated that she is supportive of this text amendment and it would simplify our future work by applying it to each of the three corridors included in the zoning map. Her thought regarding the language re: small engine repair is that we could possibly consider something like small and specialty engine repairs. That would help retain the targeting of the text amendment to these type of repair shops. Planner Wessler added that by limiting it to small and specialty engine repair could cause an overzealous zoning administrator to say work could not be done on the bodywork of this machine. Commissioner Dunwoodie added that it feels subjective but also feels "specialty" is not needed in this description. Commissioner Zuellig asked about noticing to which Ms. Wessler detailed. Some discussion was held on the possibility of having two liters as the definition on size of small engines. Commissioner Hollifield asked about clarification of automotive in the Historic Corridor, to which Planner Wessler stated there is already one existing and there is also a part of an automotive use in N. River that would not be affected by this since they are more storage. If everything is indoors and it is less 5000 sq. ft., and if we do pass this and include HC, it would be allowed between 7:00 am and 10:00 pm. Commissioner Hollifield continued by asking why would we have to

make a further distinction between large and small engine if they are totally enclosed. Ms. Wessler said we could include a definition of small engine if people are so moved.

After further discussion with board members, Chair Jugenitz stated that it sounds to her that the proposal on the table is to retain the definition as stated in our current zoning text for automobile keeping the same rules. She asked if anyone had any objections to extending it to at least neighborhood and general corridor and there was none.

Commissioner Dunwoodie moved that the Planning Commission recommend approval to City Council of the text amendment to allow, by right, automobile repair, less than 5,000 square feet, all repair and storage within a fully enclosed building, and with business hours limited to 7:00 am to 10:00 pm in Neighborhood, General and Historic Corridor zones with the following findings:

1. The amendment is consistent with the guiding values of the Master Plan.
2. The amendment is consistent with the description and purpose of the district.
3. The proposed amendment is consistent with the intent of the zoning ordinance.
4. The proposed amendment will enhance the character of the future development in the City.
5. The proposed amendment will enhance the environmental sustainability of the City and not negatively affect its natural features.
6. The proposed amendment will protect the health, safety, and general welfare of the public.
7. The proposed amendment will address a community need.
8. The proposed amendment will not result in the creation of significant nonconformities.

The motion was supported by Commissioner Dahl-MacGregor. A roll call was taken and carried unanimously 7:0.

2. NC-Apartments – Text Amendment

Staff presentation was made by Planner Wessler who stated that the applicant is the owner of 1715 Washtenaw, which is zoned NC and does have an apartment in the basement level. Below ground residential units were not anticipated as part of NC, GC, etc. The main intent of the wording of the zoning ordinance “apartments located above ground permitted non-residential uses” was to encourage commercial uses on the first floor and apartments above. This is correcting an oversight. The applicant applied only to allow only in NC – staff recommended the use in GC and HC

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

Abdou Thiam, 1715 Washtenaw – is requesting a Zoning Ordinance Text Amendment to permit apartments located below ground of permitted nonresidential use in the neighborhood Corridor zoning district.

Since there were no further comments, Commissioner Hollifield moved to close the public portion of the hearing (Support: L. Dahl-MacGregor) and the motion carried unanimously.

Chair Jugenitz stated that she is supportive of this – she is curious about the potential scale for something like this – to which Planner Wessler responded that it is her opinion it would be very small and recommends that this same change could be made to HC-Historic Corridor and GC-General Corridor if the board so desires.

Commissioner Dunwoodie moved that the Planning Commission recommend approval to City Council of the proposed text amendment to add apartments located below ground floor of permitted nonresidential uses to the NC Neighborhood Corridor, GC General Corridor and HC Historic Corridor zoning districts 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 districts.
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 is needed to correct an omission in the original text.
7. The proposed amendment will not result in the creation of significant nonconformities in the City.

The motion was supported by Commissioner Dahl-MacGregor. A roll call vote was taken and carried unanimously 7:0.

VI. NEW BUSINESS

1. 307 N. River – Site Plan Review

The applicant requested that this item be postponed. Commissioner Dunwoodie moved to postpone as requested (Support: P. Hollifield) and the motion carried unanimously.

2. Chair Jugenitz stated that it had come to the attention of the board that one of the members had missed three consecutive meetings, which required discussion as noted in the by-laws. The commissioner in question was asked if he anticipated future problems in attending meetings and if he was still very interested in continuing to serve on the board. The board member apologized adding that he does not anticipate future absences and is interested in continuing, therefore, no further action was taken.

3. Capital Improvements Plan: annual update process

Planner Wessler passed out the Capital Improvement Plan (CIP) FY 208-2023. Also attached was a copy of the Non-Motorized Advisory Committee suggested CIP Amendments by Director Bob Krzewinski. Planner Wessler added that she has not yet had time to review these comments by Director Bob Krzewinski and it is her understanding that the committee itself has not had an opportunity to review his suggestions. She recommended that the board take a few minutes to review these suggestions. Chair Jugenitz asked about the grand total of the requests for this coming

year as opposed to the total in “out” years and if we think these numbers will hold or there will be changes. Planner Wessler responded that generally what happens is that some of these projects will be deferred, so she anticipates that the number in 2021 will be the same as in the current in 2018.

Planner Wessler discussed further the Bike Lane projects, specifically, Harriet, Spring Factory, and Maus (First to Emerick) and did agree on the suggested amendment to include bike lanes in “right-sizing” as well as the CIP Infrastructure Category be added for Huron Street, Cross to Forest for bike lanes.

No action was done at this time.

VII. OLD BUSINESS

1. Medical Marijuana Provisioning Centers: Increase in Buffer

This item continues to be tabled from 3/21/18

2. 534 N. Huron – Special Use & Site Plan

This item continues to be tabled from 4/18/18

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

- 1. 307 N. River**
- 2. 539 S. Huron**
- 3. Officer elections**

IX. COMMITTEE REPORTS

1. Master Plan: Housing Affordability and Access subcommittee

Planner Wessler stated that last week the subcommittee met; broke down to sub-groups in order to do a “deep dive” to discuss housing stock, housing market, accessibility, density and homelessness. Next month they hope to get more information from each of these groups about their topic areas. Commissioner Zuellig asked where we stand on housing stock and housing rental which was addressed by Chair Jugenitz, since she also attended the meeting. It is going to require more active coordination from both these groups to determine what the quality of housing stock is and also need, etc.

2. Non-motorized Committee Report

Chair Jugenitz stated that Commissioner Talaga is proposed as the new representative to the Non-Motorized Committee. She asked if any other board members were interested – seeing none, Chair Jugenitz appointed Jared to serve on the non-motorized committee.

3. Non-motorized Advisory Committee: March – May minutes

March-May minutes were included in packet.

X. ADJOURNMENT

Since there was no further business, Commissioner Dahl MacGregor moved to adjourn the meeting (Support: P. Hollifield) and the motion carried unanimously. The meeting adjourned at 8:22 pm.

DRAFT

Agenda
Planning Commission
Wednesday, 20 June 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron
Ypsilanti, MI 48197

Presentations and Public Hearing Items

- **203 N Summit**

Special Use and Site Plan



City of Ypsilanti
Community & Economic Development Department

June 12, 2018

**Staff Review of Special Use Application
203 N Summit-3 Unit
203 N Summit**

GENERAL INFORMATION

Applicant: Jamal Kasham
Properties of Ann Arbor, LLC
4218 Ridgewood
Ypsilanti, MI 48197

Project: 203 N Summit-3 Unit

Application Date: April 26, 2018

Location: West side of N Summit between Sheridan and Grant Streets

Zoning: CN-Mid- Core Neighborhood-Mid

Action Requested: Approval of 3 unit multiple family dwelling

Staff Recommendation: Conditional approval or table for ZBA decision on variance

PROJECT AND SITE DESCRIPTION

The total for the parcel # 11-11-40-163-024 is 0.115 acres with frontage on N Summit. There is an existing 1,570 sf residential structure on site. No special use permits or variances have been previously approved for this property. This property is on a narrow but long lot, at 32.54' x 152.91'.

Zoned **CN-Mid- Core Neighborhood-Mid**, which allows for a multiple family dwelling, maximum of 4 units per building after approval as a special land use. Special land use is regulated under Subdivision II of the zoning code. The plans submitted call for the demolition of the existing structure with the construction of a 2 story multiple family dwelling consisting of 3 units with parking in the rear.

Figure 1: Subject Site Location



Figure 2: Site Aerial (2015)



Figure 3: Google image of site



Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single, Two & Multi-family residential	CN-Mid, Core Neighborhood-Mid
EAST	Single & Multi-family residential	CN-Mid, Core Neighborhood-Mid
SOUTH	Single & Multi-family residential	CN-Mid, Core Neighborhood-Mid
WEST	Single Family residential	R-1, Single-Family Residential

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: The location, scale, and intensity of the proposed use is compatible with adjacent uses and the zoning of the land. The height, location and size of the building is compatible with uses and buildings on

the adjacent properties. The intensity of the proposed use is compatible. There are issues with the walkability of the site and the location of the entrance doors however these will be addressed in the site plan review.

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

COMMENTS: The proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare. Noise, odor, smoke and potential contamination of air, soil and water is not anticipated. Additional impervious surfaces are planned with the potential for additional water runoff, however any issues with that will be addressed as part of the site plan review.

- (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: This special use is compatible with the surrounding land uses. The proposed structure is compatible in regards to its placement, bulk, and height with the surrounding structures. The proposed location and screening of parking areas, driveways, outdoor storage areas, and nature of landscaping are compatible.

- (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: Staff does not anticipate any unreasonable adverse impacts on the transportation system. The estimated pedestrian, bicycle and vehicular traffic generated by this use is minimal.

- (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: Staff does not anticipate any additional demands on public facilities and services that will be detrimental to the economic sustainability of the community.

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: Special use approval is subject to site plan approval.

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
CN-Mid: BUILDING TYPE §122-469	Determined by lot size		Cottage	Unchanged
LOT REQUIREMENTS				
Width ft	Min 25	Max 35	32.54'	Unchanged
Depth ft	Min 50	Max 150	152.91'	Unchanged
Area sf	Min 2,500	Max 6,300	4,982.7	Unchanged
Coverage %	Min --	Max 70%	Building footprint: 1063/4982.7=21%	Building footprint: 1777/4982.7=36%
BUILDING ENVELOPE AND HEIGHT				
Street setback ft	Min 10	Max 20	22'	18'
Side setback ft	Min 3	Max --	North: 3.5' South: 9'	North: 3.5' South: 5.97'
Rear setback ft	Min 10	Max --	84'	50.97'
Frontage buildout %	Min 70	Max 90	Lot width: 32.54' less setbacks: 26.54'	Proposed: 19' wide 71% buildout
Height stories	Min 1	Max 2	2+	2
PARKING PROVISIONS	Location: side, street side and rear yards		Rear yard	Rear yard
PRIVATE FRONTAGES	Required: porch or stoop		Porch	None, stoop or porch proposed on the side, not front of the building
Width	Min 5	Max 8		n/a
Depth	Min 3	Max 8		n/a

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
Height	Min 7	Max --		n/a
Yard Requirements	Must be landscaped/pervious, w/ a path at least 3' wide connecting the porch to the sidewalk			4' walkway to side porch, meets

Items to be Addressed:

1. Applicant to place a front porch or stoop on the house, or extend the side porch around to the front to provide a front "joint entrance," and meet the private frontage requirements.
2. Applicant has shown sliding doors on both first and second levels of the proposed structure, on the south side, but has not submitted elevations nor details on what said doors open to. Applicant to provide additional detail. Note that such decks/porches are subject to the 3' side yard setback pursuant to §122-654(a)(2).

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 proposed building will be longer than the existing building in order to accommodate the three units back to back. The building does not have a front porch or stoop and the entry doors for all of the units are all on the (north) side of building. Parking is in the rear on a gravel lot, with six parking spaces one of which is an accessible parking space. The accessible parking space will not satisfy requirements for the state barrier free design requirements as proposed. There is no fully paved access path for the rear unit as they exit to the rear with only a small concrete pad that connects the porch to the gravel lot.

Items to be Addressed:

1. Applicant to provide a paved, accessible parking space.

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."

Access points for vehicle traffic is thru the shared drive to the north of the structure. An easement will need to be established for this shared drive. Bike and pedestrian access is via the existing sidewalks on N Summit. Access to the proposed 2 front units is from the front walkway. To access the rear unit, bikes and pedestrians will need to

utilize the shared drive. AAATA bus routes 4 and 5 are nearby at Washtenaw and Summit and route 6 is located at Congress and Summit, all stops are over 500 feet away. The sidewalks are older but appear in fair to good condition. The applicant has proposed adding gravel to the rear lot and the southern drive that is partially on the property as needed in order to maintain and achieve the proposed grades. Parking will be at the rear of the property, there is also residential permit parking on the east side of N Summit. Bike parking is proposed to be handled on the covered porches. A waiver will be needed for the parking lot as proposed as it is less than the required 10' setback from the adjacent lot.

Figure 5: Site access, traffic and parking

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-607 Building entrances	No principal building can be placed on a lot unless the building is situated in such a manner that the front entry into the building faces the street to which the property is addressed.		Side entrances for all units, does not meet. Applicant to move entrances, connect with a front porch, or apply for a variance for their proposed locations.
CN-Mid: §122-670 CIRCULATION STANDARDS	CN, C, HC, NC, GC, HHS: Sites <3 acres: circulation plan to ID potential cross and joint access to adjacent parcels Sites >3 acres: block plan		None required by staff.
	Easements: nonmotorized plan, ReImagine Washtenaw, other		Easement required for shared access drive to the north of site.
§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)		2 @ 9' x 16' (1 is the accessible space) and 4 @ 8' x 16', does not meet. Only one space is permitted to be for small car (8 x 16).
§122-685 BARRIER FREE	Barrier free parking spaces must be provided in accordance with the state barrier free design requirements.		One provided, does not meet length, no access aisle or route provided and gravel proposed, does not meet.
§122-683 Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		None indicated, only a small concrete pad at the rear and 4' walkway from the front, does not meet.

Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway		-Meets -Meets -Existing nonconforming drive to be shared.
Internal Maneuvering	Each driveway providing access to an off-street parking lot containing five or more parking spaces shall be a minimum of ten feet in width. Minimum of 10' in width.		19', meets
Surfacing	durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff		Gravel surface proposed; permitted with engineering review and approval and once conditions for a paved accessible space and apron are provided.
Drainage	Graded and drained to public storm sewers or alternate. No surface water shall be permitted to drain onto adjoining properties. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.		Engineering is looking for additional details on the how the roof drains connect to the rain barrels and a maintenance plan.
Setback from Adjacent Lot	Parking areas are required to be 10' from any adjacent lot		At lot line, does not meet, waiver requested once storm water and landscaping requirements are met.
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.		Gravel lot

	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.		None indicated, does not meet.
§122-684	Screening & Landscaping (internal)	1 tree per 8 spaces		None proposed, 1 required, does not meet.
		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		Metal edging proposed, does not meet.
		3' between curb and planting (5' if vehicle overhang)		n/a
	Screening & Landscaping (perimeter)	Screened in accordance with 634 if abutting R1, MD, CN, CN-Mid, CN-SF		Screening required, will be addressed later in review, under 634
		3'-4' screen 80% opacity where visible from ROW		Parking at rear, screened by building, meets.
		Landscaped areas, walls, structures, walks- must be protected by curbing		No curbing or wheel stops proposed to protect shrubs at SW corner.
§122-691	Motor spaces	1.5 for each dwelling unit, plus 1 for each 10 dwelling units for guest parking.		$3 * 1.5 = 4.5 (5) + 1 = 6$ required, 6 proposed, meets.
§122-693	Bicycle spaces	1 per 5 motor spaces, minimum of 2		Bike parking is proposed to be on the covered porches, the covered porches are only 4' wide, thus this will reduce walkway clearance.
§122-692	Parking	Transit		Over 500' away, n/a

	discounts	Alternative Vehicles		n/a
		Bicycle		n/a
		PC discretion, special circumstances not listed above		PC could provide a waiver of 17%, or 1 space, thus providing the applicant with room for the remaining spaces to be the correct width and to accommodate curbing and landscaping.
§122-672	SIDEWALKS	provide a sidewalk or shared-use path		Sidewalk exists on N Summit.
§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.		Meets

Items to be Addressed:

1. Applicant to provide a front entrance to the structure or to apply for a variance to permit the door locations to remain as proposed on the side of the house.
2. Applicant to provide an easement for the shared access drive to the north of site.
3. Applicant to provide parking spaces in the required dimensions of 9' x 18', one space may be a small car space at 8' x 16' with the required signage.
4. Applicant to pave the accessible parking space, provide an access aisle and correct the length of the space.
5. Applicant can utilize a gravel lot once the engineering requirements for the paved accessible space and paved apron to the gravel lot are provided.
6. A waiver is requested for the parking lot at a 0' setback once all storm water and landscaping requirements are met, per administrative review.
7. Applicant to include wheel stops in paved areas of the parking lot.
8. Applicant to provide one tree internal to the site.
9. Applicant to provide curbing for all aisle-ends & corners.
10. Applicant to provide curbing or wheel stops to protect shrubs at SW corner.
11. A waiver is requested for 17%, or 1 space, thus providing the applicant with room for the remaining spaces to be the correct width and to accommodate curbing and landscaping.

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 required due to impervious surface changes on site. Engineering comments copied below.

Items to be Addressed:

SITE PLAN REVIEW COMMENTS:

1. The applicant shall review the City of Ypsilanti's parking standards and revise the dimensions of both the parking spaces and maneuvering lanes to comply with City standards in accordance to Sec. 122-685 of the municipal code.
2. The applicant shall add benchmarks to the topographic plan.
3. The plans shall include the location of all existing underground utility lines (i.e. water, sanitary, storm sewer, franchise, etc.).
4. It appears the applicant is proposing a gravel parking lot. Per City ordinance, surface alternatives to pavement may be considered (see Section 122-683). The applicant shall pave an apron into the proposed gravel parking area (minimum 5-feet). In addition, the proposed handicapped parking space must be paved to maintain compliance with ADA regulations. The plans shall be reviewed and revised accordingly.
5. The applicant shall review the proposed handicapped parking space to ensure ADA compliance. Additional spot elevations for the parking space as well as the sidewalk at the entrances shall be provided for verification purposes. In addition, plans shall include ADA compliant sidewalk ramp details on the plans (i.e. current MDOT R-28 series, etc.).
6. It appears there is an existing dumpster servicing the adjacent property to the north. Plans shall include the existing dumpster location and provide clarification if it is to be relocated. In addition, clarification is also needed to determine if this existing dumpster will serve this site in addition to the existing neighbor. An agreement with the adjacent property owner may need to be established if the dumpster is proposed to be shared.
7. It appears all proposed entrances to the building involve stairs, and the applicant shall consider adding an ADA entrance to the building, if necessary.
8. The applicant shall include any removals of existing landscaping or trees on the plans.
9. It is recommended the applicant label the addresses of the adjacent properties on the plans.

PRELIMINARY DETAILED ENGINEERING REVIEW COMMENTS:

The following comments should be addressed by the applicant during the detailed engineering drawing submittal, but do not affect the recommendation for approval to the City of Ypsilanti Planning Commission. It should be noted that this is not an all-inclusive list and additional comments may be generated as new information is presented.

1. The applicant shall provide details on how the roof drains connect to the rain barrels. Additionally, a maintenance plan and responsibility of maintenance shall be included.
2. The applicant shall provide a legal description and sketch of the proposed 18-foot wide access easement.
3. It appears the plans include the north and front elevations. The plans shall also include south and rear elevation drawings.

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 6: 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		• note on plans indicate that lights will be full cut off or under the covered porches • note on plans indicate that lights will not exceed 16' in height • applicant to provide staff with cut sheets and locations
§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	Existing nonconforming dumpster to be shared. Note also that multifamily buildings containing three units or fewer may take advantage of municipal curbside rubbish pickup.
§122-631 Landscape plan			Meets
§122-634 Screening Between Land Uses <i>if conflicting use</i>	visual buffer of at least 80% opacity and 6' height		Conflicting land use to west (behind) and to south. Applicant to construct screening pursuant to staff review.
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: $32.54/30' = 1$ tree	1 tree	Applicant plans to retain existing, meets

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-638 Site Landscaping	10%		4982.7*.10=498.27 required, ~500, meets
§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		More details required, submit for staff review.
	Credit for existing vegetation		n/a
§122-633 (d)(e) Maintenance	Readily available and acceptable water supply; may install underground sprinkler system		No maintenance plan included, applicant to provide.
§122-635 Fencing, hedges, walls, berms	CN-mid; Front yard: No more than 4' height and 50% opacity Side, Street Side, and Rear Yards: 6' height max, no opacity restriction		None proposed, applicant to provide visual buffer of at least 80% opacity and 6' height to rear and south to comply with sec. 122-634

Items to be Addressed:

1. Applicant to provide staff with a lighting plan and cut sheets for lights for staff review.
2. Applicant to provide more details on the dumpster enclosure for engineering review and a shared use agreement for access, or to participate in municipal pickup.
3. Applicant to provide a visual buffer of at least 80% opacity and 6' height on the west and south.
4. Applicant to provide more details on landscaping species and provide a maintenance plan for landscaping.

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."

DEPARTMENT OF PUBLIC SERVICES

The applicant is responsible for obtaining permits from the Department of Public Services before beginning work on any portion of the City right-of-way, including sidewalks, curbs, and driveways on N Summit.

FIRE DEPARTMENT

As applicant is not requesting any changes to curbcuts or to parking area circulation, Fire Department review is not required.

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."

Anyone, no matter what age or income, can find a place to call home in Ypsilanti. This action creates viable and safe homes in the EMU area, where housing is always needed.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit for the three unit multifamily dwelling at 203 N Summit with the following findings and conditions:

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

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

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Site Plan for the three unit multifamily dwelling at 203 N Summit with the following finding, waivers, and conditions:

Finding

1. The application substantially complies with §122-311.

Waivers

1. A waiver is permitted from Sec. 122-683 (d), parking setback from adjacent lot, for the parking lot at a 0' setback, with a finding that such waiver shall be subject staff review of storm water and landscaping proposed improvements and a finding of sufficiency.
2. A waiver is permitted from Sec. 122-691, minimum and maximum number of parking spaces, for 20%, or 1 space, upon Planning Commission finding that the low-density use of the site, small size of the parcel, and walkability of the area do not require 100% of the otherwise required vehicle parking spaces. Such a waiver provides the applicant with room for the remaining spaces to be the correct width and to accommodate curbing and landscaping.

Conditions

1. Applicant to place a front porch or stoop on the house, or extend the side porch around to the front to provide a front "joint entrance," and meet the private frontage requirements.
2. Applicant has shown sliding doors on both first and second levels of the proposed structure, on the south side, but has not submitted elevations nor details on what said doors open to. Applicant to provide additional detail. Note that such decks/porches are subject to the 3' side yard setback pursuant to §122-654(a)(2).
3. Applicant to provide a front entrance to the structure, construct a wrap-around porch such that the porch entrance is within the frontage area, or to apply for a variance to permit the door locations to remain on the side of the house.
4. Applicant to provide an easement for the shared access drive to the north of site.
5. Applicant to provide parking spaces in the required dimensions of 9' x 18'; one space may be a small car space at 8' x 16' with the required signage.
6. Applicant to pave the accessible parking space, provide an access aisle and correct the length of this space.
7. Applicant to satisfy the engineering requirements for the gravel parking area.

8. Applicant to provide one tree internal to the site.
9. Applicant to provide staff with an exterior lighting location plan and cut sheets for staff review.
10. Applicant to provide a shared use agreement for access to the existing dumpster, or submit a statement that the residents will be able to take advantage of curbside municipal pickup. If the latter, applicant to provide either a suitable, screened outdoor location for garbage can storage or mandate that garbage cans are to be stored indoors and in a sanitary condition, if latter option complies with the adopted Property Maintenance Code.
11. Applicant to provide a visual buffer of at least 80% opacity and 6' height on the west side and south side of the site.
12. Applicant to provide more details on landscaping species and provide a maintenance plan for staff review.
13. Applicant to address all engineering concerns as listed in the OHM letter dated June 1, 2018.

Cynthia Kochanek
Preservation Planner, Community & Economic Development Department

CC File, Applicant, Midwestern Consulting



June 1, 2018

City of Ypsilanti Planning and Development Department
534 North Huron Street
Ypsilanti, Michigan 48197

Attention: Ms. Bonnie Wessler

Regarding: 203 N. Summit St
Site Plan Review No. 1
OHM Job No. 0094-18-1040

Dear Ms. Wessler:

The applicant is requesting site plan approval for the demolition of an existing residential site and the proposed construction of a multi-family residential building containing three (3) units.

We have completed the first site plan review of the plans dated April 23, 2018 and received by OHM Advisors on May 21, 2018 for compliance with local ordinances and general engineering standards.

At this time, the plans are not recommended for approval. The following comments shall be addressed prior to resubmitting plans for approval. Preliminary detailed engineering comments have also been provided for the applicant's benefit to aid in the preparation of the detailed engineering drawings, but do not significantly affect the overall site plan layout.

SITE PLAN REVIEW COMMENTS:

1. The applicant shall review the City of Ypsilanti's parking standards and revise the dimensions of both the parking spaces and maneuvering lanes to comply with City standards in accordance to Sec. 122-685 of the municipal code.
2. The applicant shall add benchmarks to the topographic plan.
3. The plans shall include the location of all existing underground utility lines (i.e. water, sanitary, storm sewer, franchise, etc.).
4. It appears the applicant is proposing a gravel parking lot. Per City ordinance, surface alternatives to pavement may be considered (see Section 122-683). The applicant shall pave an apron into the proposed gravel parking area (minimum 5-feet). In addition, the proposed handicapped parking space must be paved to maintain compliance with ADA regulations. The plans shall be reviewed and revised accordingly.
5. The applicant shall review the proposed handicapped parking space to ensure ADA compliance. Additional spot elevations for the parking space as well as the sidewalk at the entrances shall be provided for verification purposes. In addition, plans shall include ADA compliant sidewalk ramp details on the plans (i.e. current MDOT R-28 series, etc.).
6. It appears there is an existing dumpster servicing the adjacent property to the north. Plans shall include the existing dumpster location and provide clarification if it is to be relocated. In addition, clarification is



also needed to determine if this existing dumpster will serve this site in addition to the existing neighbor. An agreement with the adjacent property owner may need to be established if the dumpster is proposed to be shared.

7. It appears all proposed entrances to the building involve stairs, and the applicant shall consider adding an ADA entrance to the building, if necessary.
8. The applicant shall include any removals of existing landscaping or trees on the plans.
9. It is recommended the applicant label the addresses of the adjacent properties on the plans.

PRELIMINARY DETAILED ENGINEERING REVIEW COMMENTS:

The following comments should be addressed by the applicant during the detailed engineering drawing submittal, but do not affect the recommendation for approval to the City of Ypsilanti Planning Commission. It should be noted that this is not an all-inclusive list and additional comments may be generated as new information is presented.

1. The applicant shall provide details on how the roof drains connect to the rain barrels. Additionally, a maintenance plan and responsibility of maintenance shall be included.
2. The applicant shall provide a legal description and sketch of the proposed 18-foot wide access easement.
3. It appears the plans include the north and front elevations. The plans shall also include south and rear elevation drawings.

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 us at (734) 522-6711.

Sincerely,
OHM Advisors

Jessica Katers, P.E.

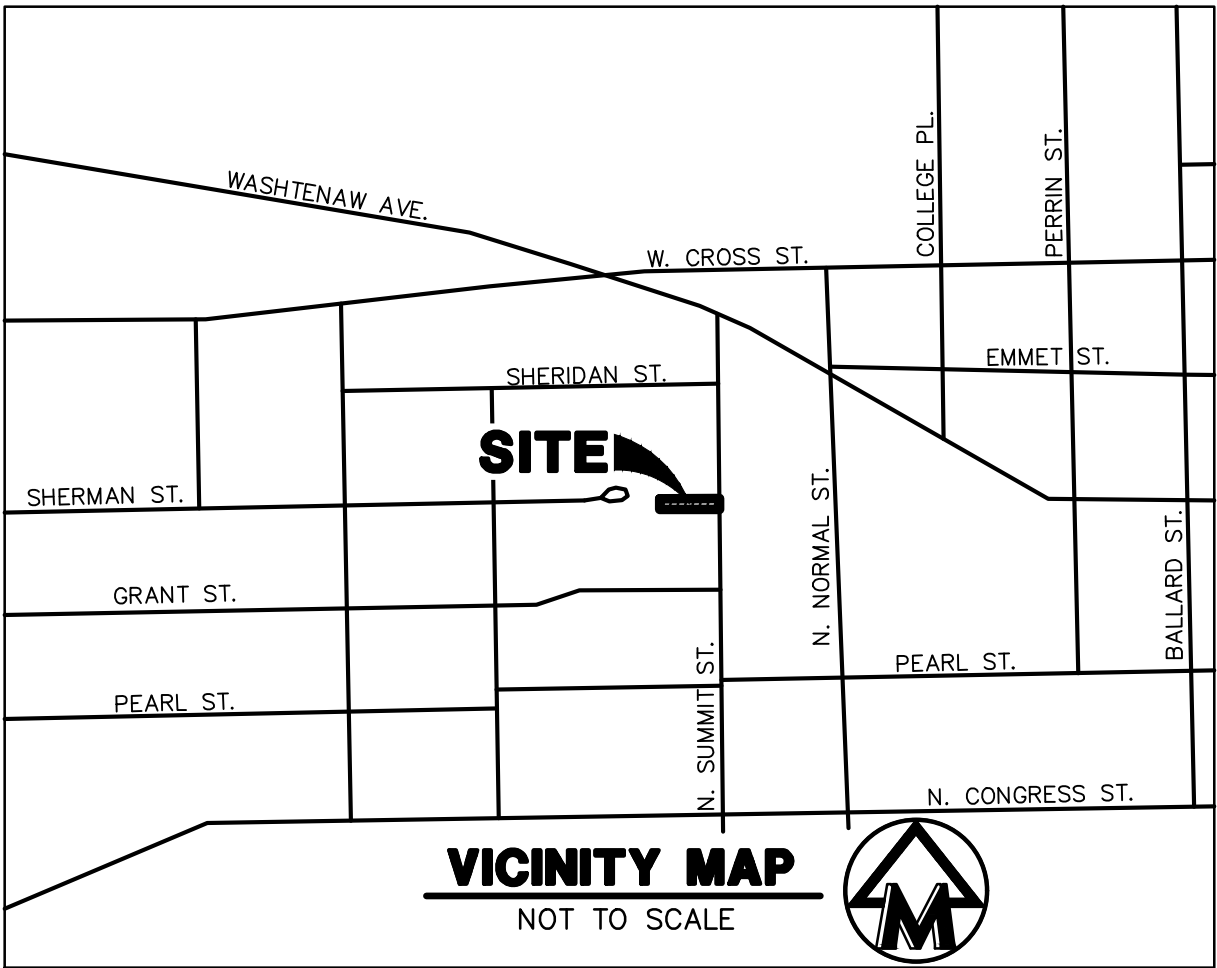
Jessica Howard

CC: Stan Kirton, Department of Public Works
Scott Westover, YCUA
File

P:\0000_0100\SITE_YpsilantiCity\2018\0094181040_203 N Summit\203 N Summit SP#1 FINAL 2018-05-25.docx

M:\Civ\132_Plan\10085\Site Plan\10085CV1.dwg, 5/16/2018 4:08 PM, Brett A. Blevins, COVER SHEET, MCLLC PDF, pc3
Copyright © 2018, Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

203 N. SUMMIT
SITE PLAN
SECTION 8, T3S, R7E,
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN



OWNER/APPLICANT/DEVELOPER

JAMAL KASHAM
4218 RIDGEWOOD DR.
YPSILANTI, MI 48179
PH. (734) 545-4832

ENGINEER/SURVEYOR

MIDWESTERN CONSULTING, LLC
3815 PLAZA DR.
ANN ARBOR, MI 48108
PH. (734) 995-0200
ATTN: HEATH HARTT, P.E.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE DEMOLITION OF A SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A MULTI-FAMILY DWELLING. THE PROPOSED 2 STORY MULTI-FAMILY DWELLING WILL CONSIST OF 3 COTTAGE UNITS.

SITE DATA COMPARISON CHART

ZONING COMPARISON	EXISTING	REQUIRED/ PERMITTED	PROPOSED
Zoning	Core Neighborhood, CN-Mid	Core Neighborhood, CN-Mid	Core Neighborhood, CN-Mid
Use	Single Family Attached		Multiple Family Dwelling, Max 4 (Special Use)
Building Type	Cottage	Cottage	Cottage
Building Footprint (s.f.)	1063	--	1777
Lot Requirements			
Lot Size (s.f.)	4982.7	2500 Min, 6300 Max	4982.7
Lot Width (ft)	32.54	25 Min, 35 Max	32.54
Lot Depth (ft)	152.91	50 Min, 150 Max	152.91
Lot Coverage (%)	21%	70% Max	36%
Building Envelope/Setbacks			
Front	N/A	10' Min, 20' Max	18'
Side	N/A	3' Min	3.5' / 5.97'
Rear	N/A	5' Min	50.97'
Frontage Buildout (%)	66%	70% Min, 90% Max	71%
Building Height, Principal (stories)	2	1 Min, 2 Max	2 (18')

LEGAL DESCRIPTION

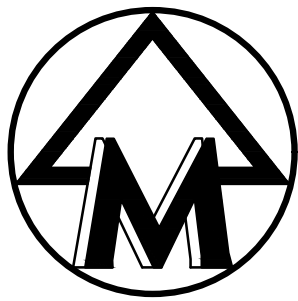
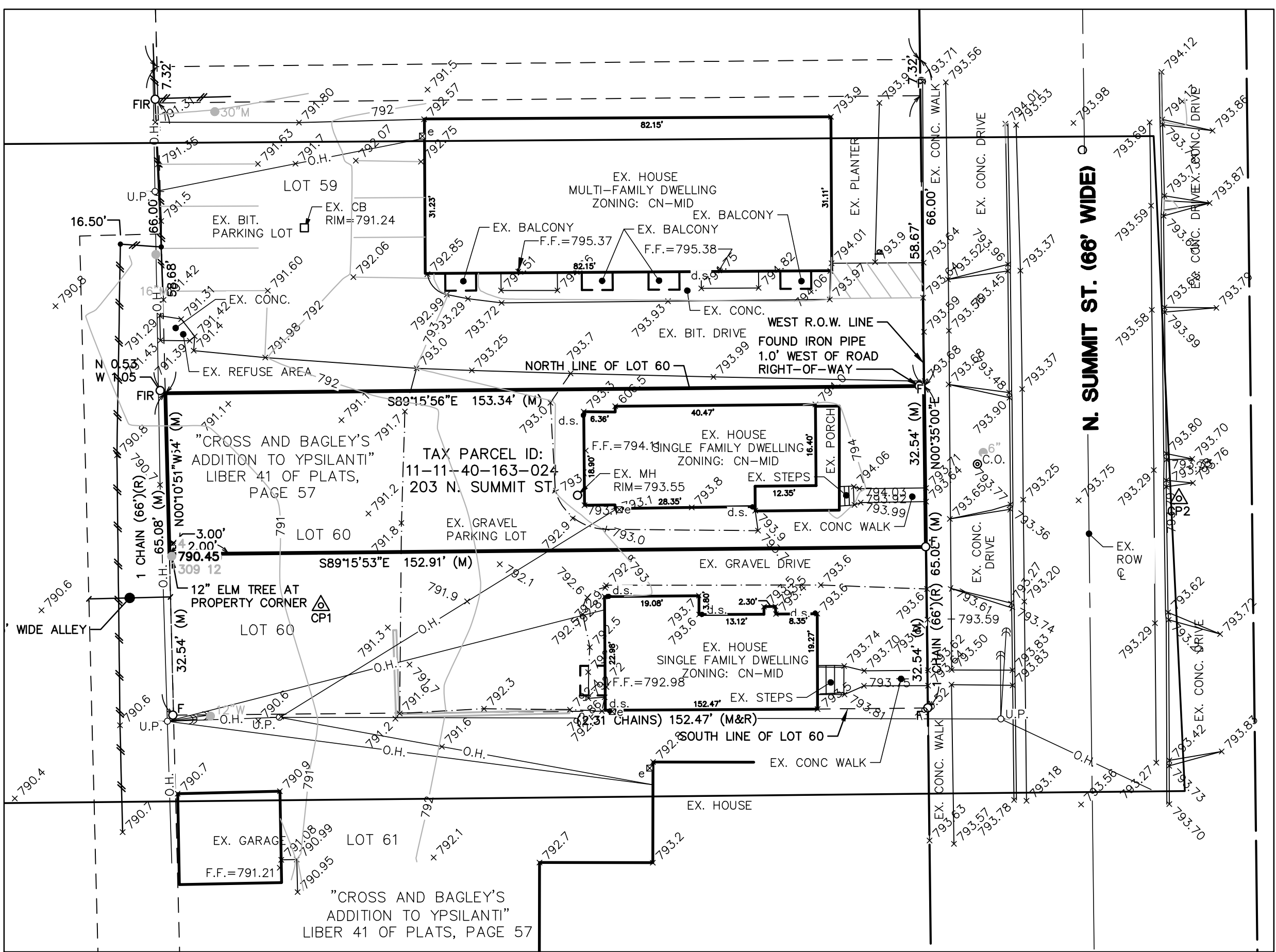
(from Warranty Deed as recorded in Liber 5203, Page 714, Washtenaw County records)

The north half of lot 60, Cross and Bagleys Addition to the City of Ypsilanti, Washtenaw County, Michigan, according to the Plat thereof as recorded in Liber V of Deeds, on Page 243, Washtenaw County Records.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1.	COVER SHEET AND EXISTING CONDITIONS
2.	DEMOLITION PLAN AND PROPOSED CONDITIONS
ARCH.	FIRST FLOOR AND SECOND FLOOR PLANS
ARCH.	FRONT AND NORTH SIDE ELEVATIONS

EXISTING CONDITIONS



SCALE: 1" = 20'
0 20 40 60



LEGEND

838	EXIST. CONTOUR
x836.2	EXIST. SPOT ELEVATION
-o- U.P.	EXIST. UTILITY POLE
---	GUY WIRE
OH	EXIST. OVERHEAD UTILITY LINE
---	EXIST. CATCH BASIN OR INLET
---	EXIST. CLEANOUT
---	FENCE
●	SINGLE TREE
●	ELECTRIC METER
●	POST
○ S	SET IRON PIPE
○ F	FOUND IRON PIPE
△	CONTROL PT.
○ S	EXIST. DOWNSPOUT
△	SIGN

TREE LEGEND

● E	ELM
● M	MAPLE
● W	WALNUT

203 N. SUMMIT

JOB No. 18085A	DATE: 04/23/18	1
REVISIONS:	REV. DATE	
PER MUNICIPAL COMMENTS	05/16/18	



MIDWESTERN
CONSULTING

3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

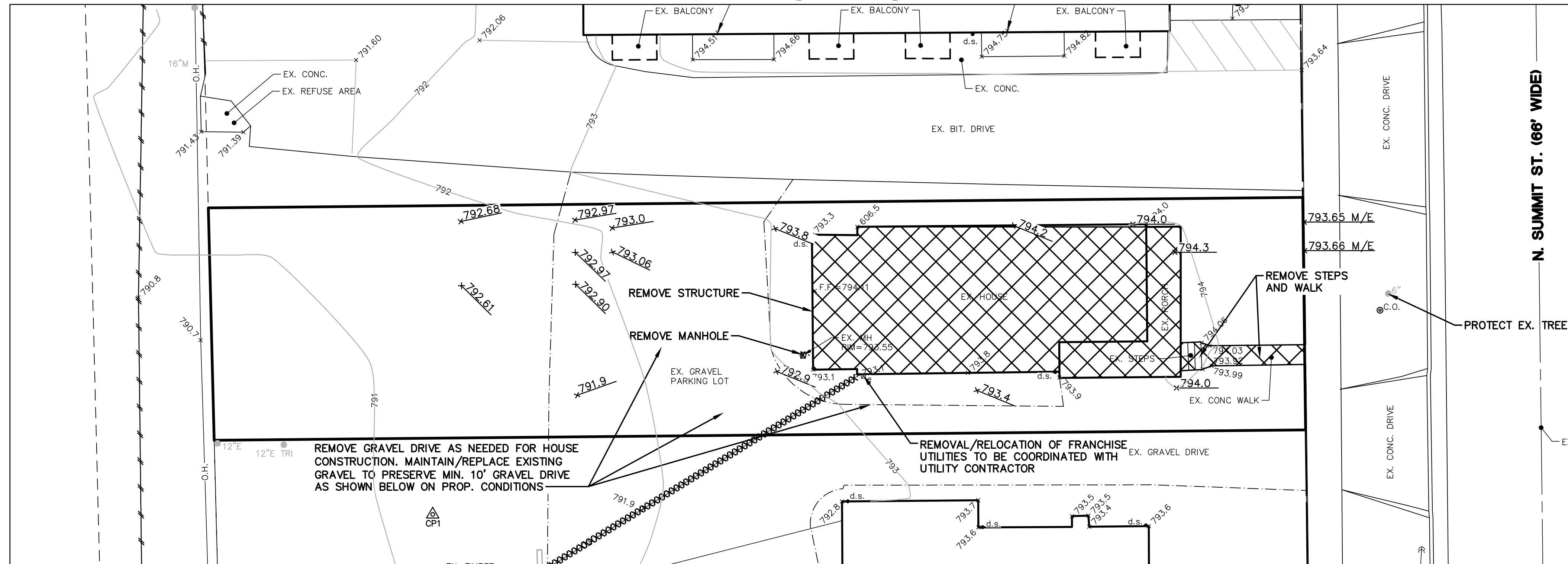
RELEASED FOR:

DATE

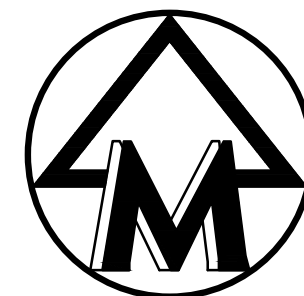
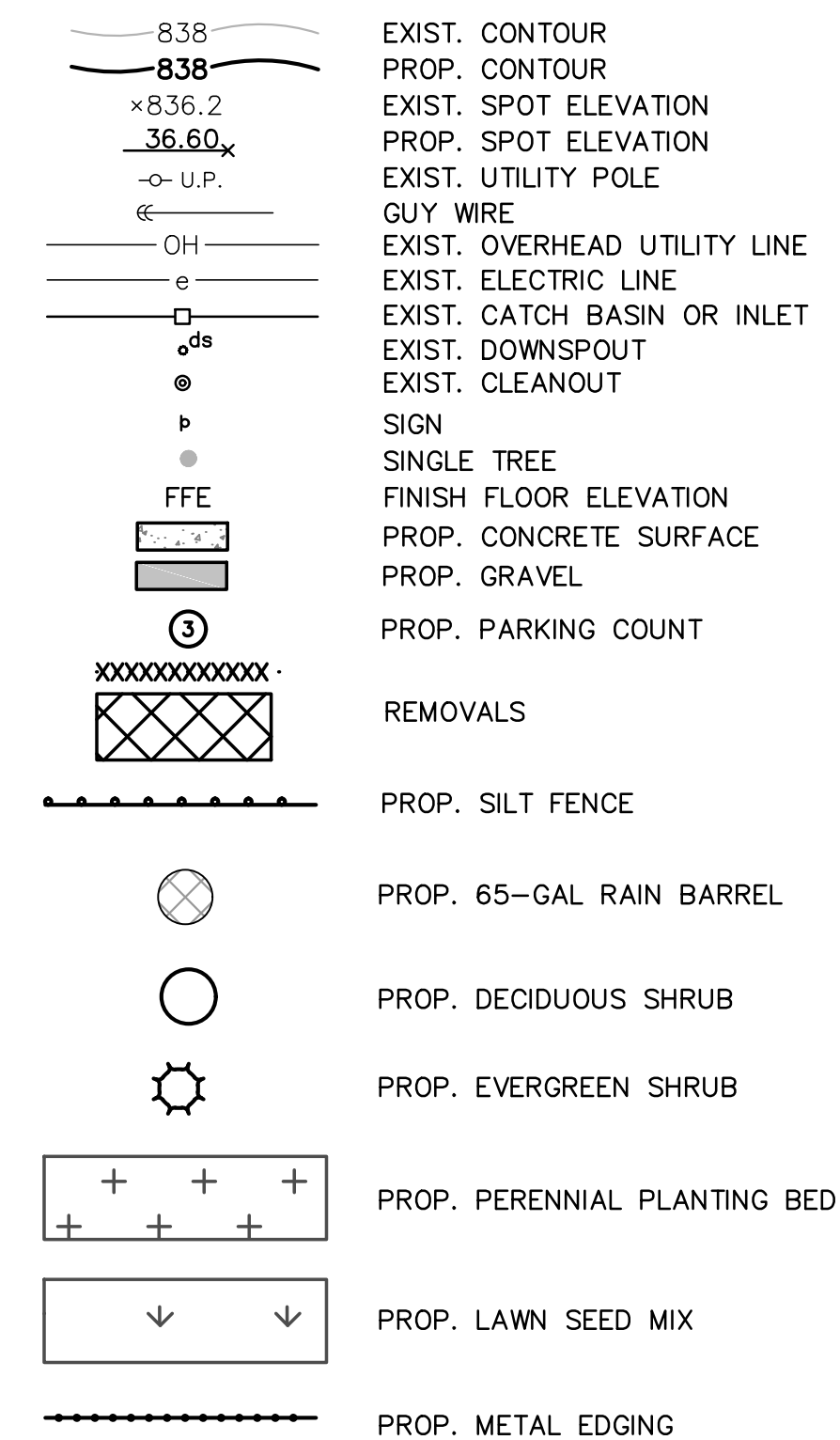
HEATH HARTT
P.E. #56247

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 the information available.

DEMOLITION PLAN



LEGEND



SCALE: 1" = 10'



A horizontal scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 10, 20, and 30, representing feet.

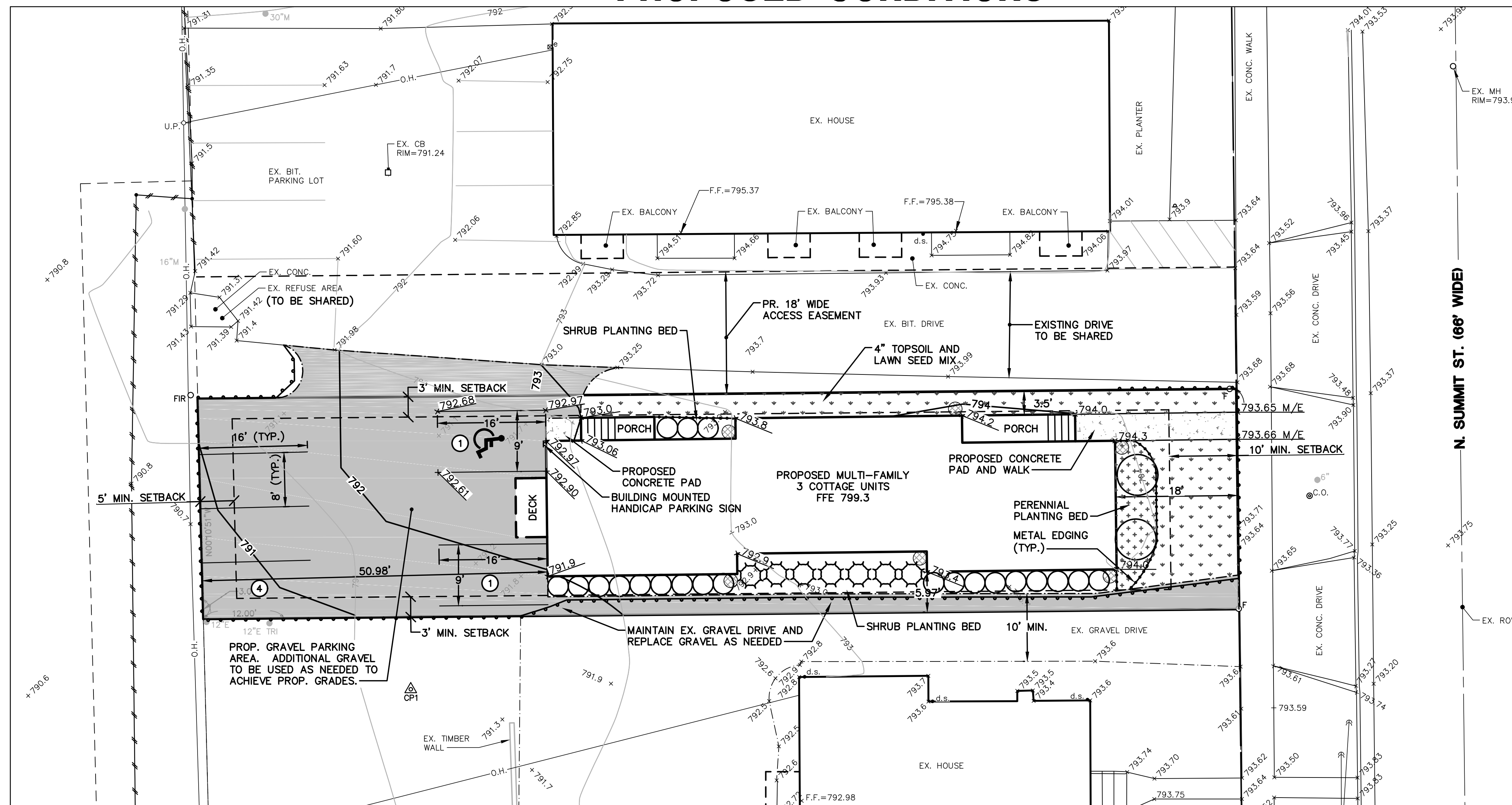


**Know what's below.
Call before you dig.**

NOTES

1. THE BUILDING FOOTPRINT SHOWN IS APPROXIMATE AND IS BASED ON A SCALED ARCHITECTURAL FLOOR PLAN PDF DRAWING PROVIDED BY THE CLIENT, DATED OCTOBER 10, 2017.
2. BICYCLE PARKING IS PROPOSED TO BE ACCOMMODATED ON THE COVERED PORCHES.
3. ALL PROPOSED LIGHTING SHALL BE BUILDING MOUNTED LIGHTING.
4. ALL OUTDOOR LIGHTING SHALL NOT SHINE ON ADJACENT PROPERTIES OR OCCUPIED DWELLINGS OR EXCESSIVELY IMPACT VEHICULAR OR PEDESTRIAN TRAFFIC ON NEARBY STREETS, DRIVES, WALKWAYS, OR GENERAL RIGHTS-OF-WAY.
5. LIGHT FIXTURES SHALL BE FULL CUTOFF OR PLACED UNDER COVERED PORCHES.
6. OUTDOOR LIGHTING SHALL NOT EXCEED THE HEIGHT OF 16 FEET.

PROPOSED CONDITIONS



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 the information available.

STORMWATER MANAGEMENT

C-Values (Rational Method)		NRCS CN's	
Building/ Pavement	0.95	Building/ Pavement	98
Gravel	0.85	Gravel	91
Lawn	0.45	Lawn	84

Pre-Development							
	Area		C	A°C	First Flush (1") Runoff Volume (Rational Method)	2-Year (24Hr) (2.35") Runoff Volume (NRCS Method, from HCAD)	100-Year (24Hr) (5.11") Runoff Volume (NRCS Method, from HCAD)
	sf	ac			cf	cf	cf
Bldg/Pavement Lawn	Gravel	1577	0.036	0.85	0.031		
		1115	0.026	0.95	0.024		
		2909	0.067	0.45	0.030		
Total	5601	0.129	0.66	0.085	309	610	1830

Post-Development							
	Area		C	A°C	First Flush (1")	2-Year (24Hr) (2.35")	100-Year (24Hr) (5.11")
	sf	ac			Runoff Volume (Rational Method) cf	Runoff Volume (NRCS Method, from HCAD) cf	Runoff Volume (NRCS Method, from HCAD) cf
Bldg/Pavement	Gravel		0.85	0.044			
	1842	0.042	0.95	0.040			
	Lawn	1525	0.035	0.45	0.016		
Total	5601	0.129	0.77	0.100	361	697	1917

	cf	cf	cf
Pre-Development to Post-Development Runoff Volume Increase	52	87	87

Proposed Detention Provided: Six (6) 65-Gallon Rain Barrels	$6 \text{ Barrels} * 65 \text{ Gal} / (7.48 \text{ Gal/cf}) =$	52.1 cf
---	--	----------------

THE PROPOSED DEVELOPMENT WILL INCREASE THE OVERALL SITE IMPERVIOUSNESS IN COMPARISON WITH EXISTING (PRE-DEVELOPMENT) CONDITIONS. DUE TO THE RESIDENTIAL LOT SIZE CONSTRAINTS OF THE SITE/ADJACENT PROPERTIES AND THE LACK OF AN AVAILABLE DISCHARGE POINT SOURCE, ON-SITE STORMWATER DETENTION WILL CONSIST OF SIX (6) RAIN BARRELS, EACH HAVING A CAPACITY OF 65-GALLONS (8.7 CF). THE TOTAL RAIN BARREL VOLUME OF 52.1 CF WILL PROVIDE CAPACITY FOR THE TREATMENT/DETENTION OF THE INCREASE IN FIRST FLUSH STORMWATER RUNOFF VOLUME WHICH WILL RESULT FROM THE PROPOSED DEVELOPMENT.

LANDSCAPE REQUIREMENTS

	Allowed/ Required	Proposed
Conflicting Land Use Screening	N/A	NA
Street Trees	1 per 30 linear feet = 1 tree required	1 existing tree to remain
Foundation Landscaping	N/A	N/A
Site Landscaping	10% site landscaping = 499sf required	504sf provided
Outdoor trash storage	Screening from street	N/A - shared area on adjacent property at rear of property

CLIENT

203 N. SUMMIT

DEMOLITION PLAN & PROPOSED CONDITIONS

2

18085A

JOB No.

REVISIONS:
PER MUNICIPAL

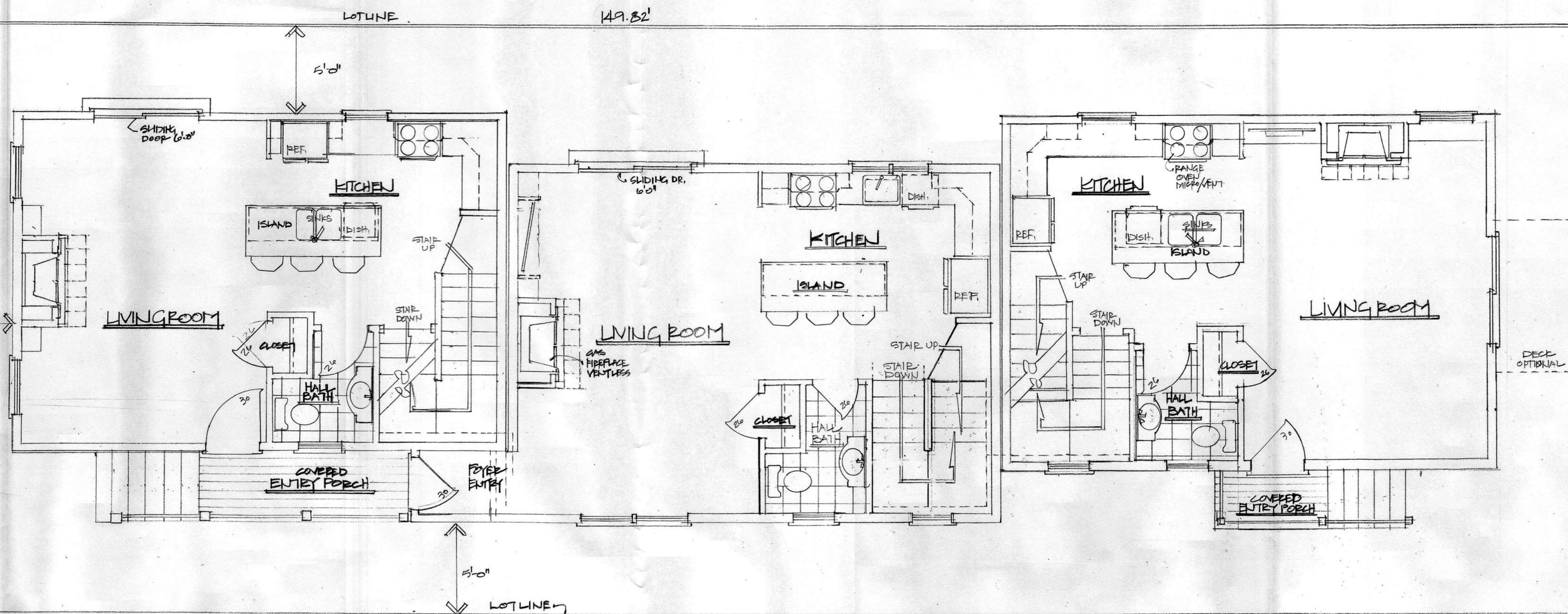
1001

1003

NORTH SUMMIT STREET
60'0" WID. PAVED



17'-6" FRONT SETBACK



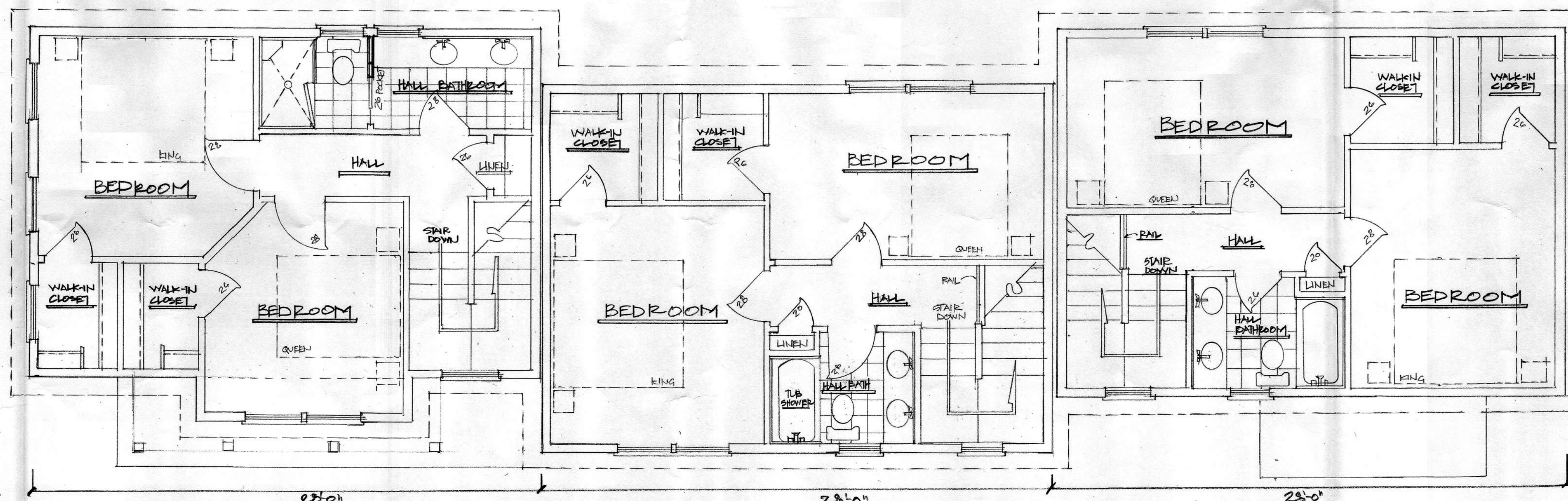
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

PRELIMINARY 3 COTTAGE UNITS
FOR 203 N. SUMMIT STREET
YPSILANTI, MICHIGAN

JNS COMMERCIAL DEVELOPMENT
455 E. EISENHOWER PARKWAY SUITE 70
ANN ARBOR, MI

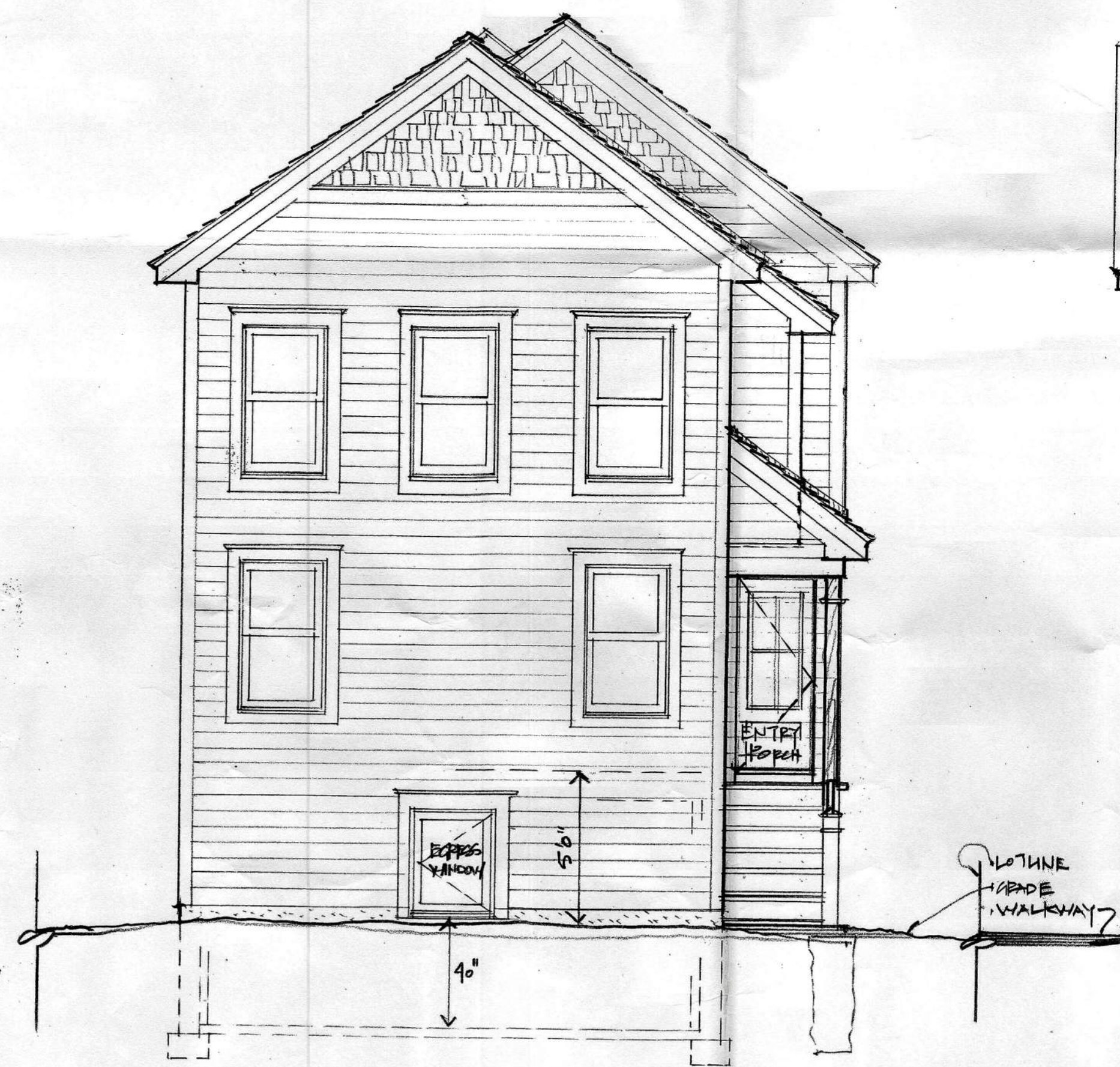
OCTOBER 10, 2017 - ZONED -
APPROX. 1,120 SQFT PER COTTAGE UNIT ON 2 FLOORS
23,600 SQFT PROJECT SIZE



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

20'-0"



☐ ☐ FRONT ELEVATION
 SCALE 1/4" = 1'-0"



☐ ☐ NORTH SIDE ELEVATION (ASPHALT ENTRY SIDE)
 SCALE 1/4" = 1'-0"

Agenda
Planning Commission
Wednesday, 20 June 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron
Ypsilanti, MI 48197

Presentations and Public Hearing Items

- **539 S Huron-existing**
Special Use and Site Plan



13 June 2018

**Staff Review of Special Use and Sketch Plan Application
Patient Station - Existing
539 S Huron St**

GENERAL INFORMATION

Applicant: Kenzy Consulting
539 S Huron St
Ypsilanti, MI 48198

Project: Patient Station - Existing

Application Date: 3 May 2018

Location: North of I-94 on east side of Huron

Zoning: General Corridor

Action Requested: Approval

Staff Recommendation: Approval

PROJECT AND SITE DESCRIPTION

The applicant is applying for a special use as a Medical Marijuana Provisioning Center (MMJPC). The existing building is currently used as an MMJPC, as it was a permitted use at the time of its establishment. Changes in the local ordinance resulted in this becoming a nonconforming use; this application is to bring the existing use into conformance. This conformance is important due to uncertainty at the State level; the State issues licenses, or not, after an extensive review process which may disfavor nonconforming uses. The State process is, at this time, unclear.

The business occupies a 540 square foot former gas station on a site of almost one acre. There is parking to the north and south, as well as vehicle access to Huron and Kramer. The vehicle access to Bell has been blocked at this time. No changes are being proposed to the site as part of this application.

Figure 1: Subject Site Location

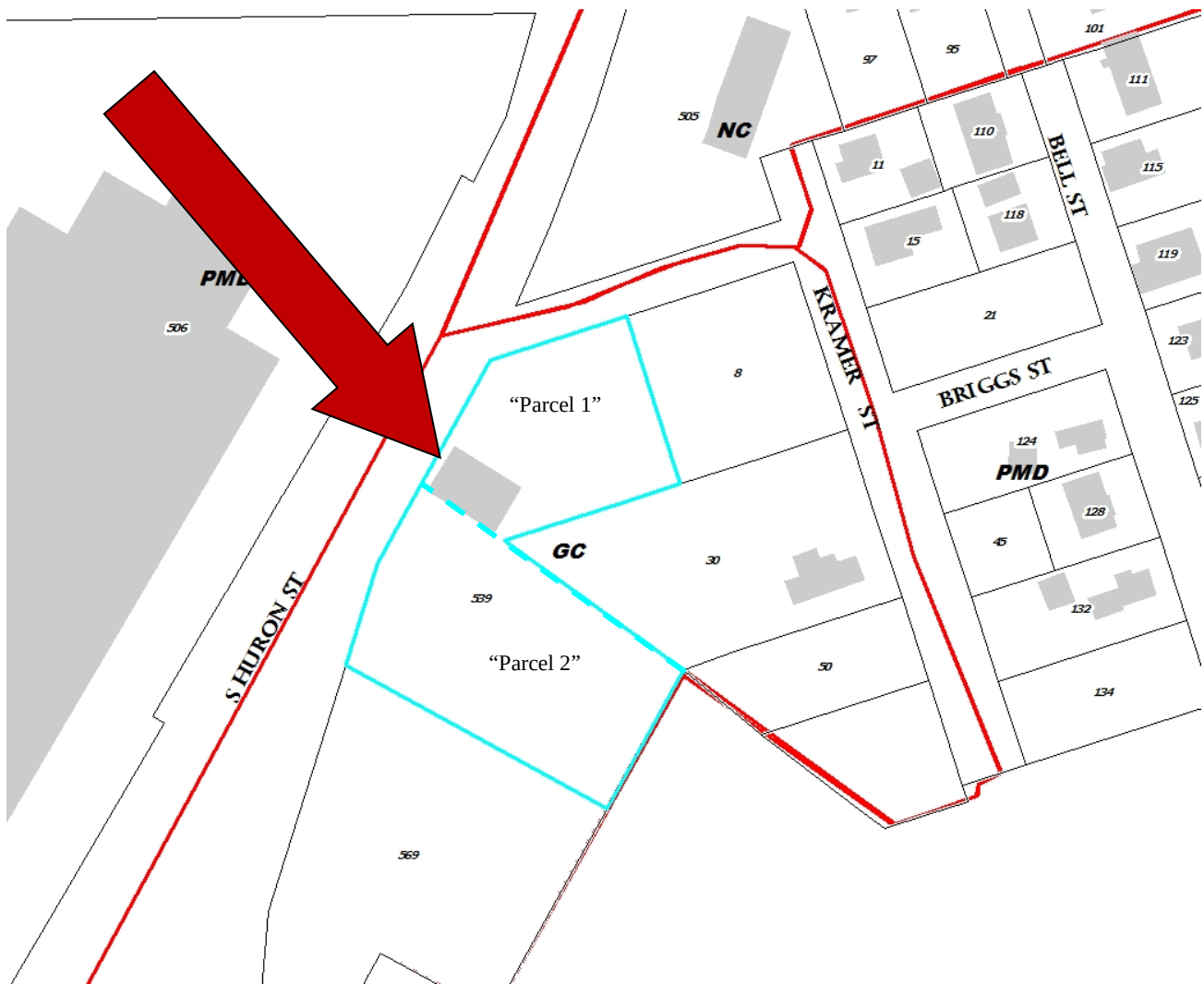


Figure 2: Site Aerial (2015)

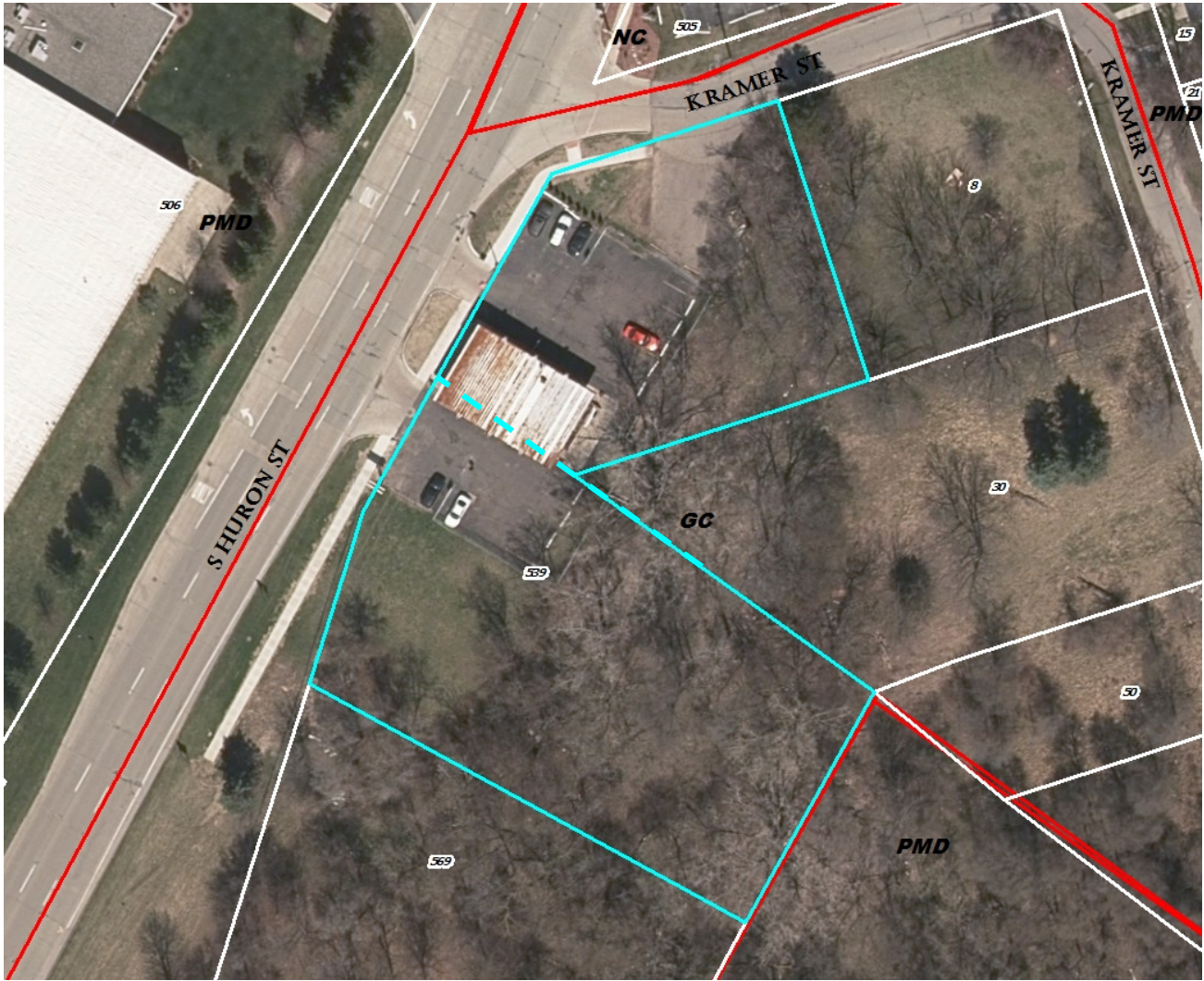


Figure 3: photograph of site (Google street view, Aug 2016)



Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Gas Station	NC- Neighborhood Corridor
EAST	Residential	GC, Park (vacant properties), and CN-Mid (residential properties)
SOUTH	Vacant Land I-94 Ramp	GC- General Corridor PMD- Production, Manufacturing, Distribution
WEST	Warehouse	PMD- Production, Manufacturing, Distribution

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: The applicant proposes to continue to make use of the existing nonconforming former gas station location until such time as a new facility is constructed (applied for separately). This location went through the site plan review process in 2013, which resulted in several site improvements, including the construction of a sidewalk along Huron. This building and use is not incompatible with the commercial uses in the immediate area.

- (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: There is some discussion locally, statewide, and federally as to the social and economic impact of marijuana in general. However, medical marijuana has historically had local support, statewide support, and growing nationwide support. Medical Marijuana has a growing acceptance in the medical field, primarily for palliative and compassionate care of terminal or chronic conditions. However, offensive odor is a consideration, and must be taken into account.

- (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: There is significant vegetation screening this location from the residential area to the east. The continued blocking of the vehicle access to Kramer to the north shall be continued to minimize inadvertent commercial traffic.

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

COMMENTS: This location has extensive access to transportation facilities, with the exception of transit and bicycle.

- (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: None are anticipated.

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.

SITE PLAN: CRITERIA AND REVIEW

§122-311

For zoning compliance reviews, or plans where a Special Use permit is required but no site changes will likely be needed, the applicant may, at the determination of the City Planner, submit a sketch plan (called a "limited site plan") for review in lieu of a full site plan per §122-126(19).

STANDING

§122-311(a)

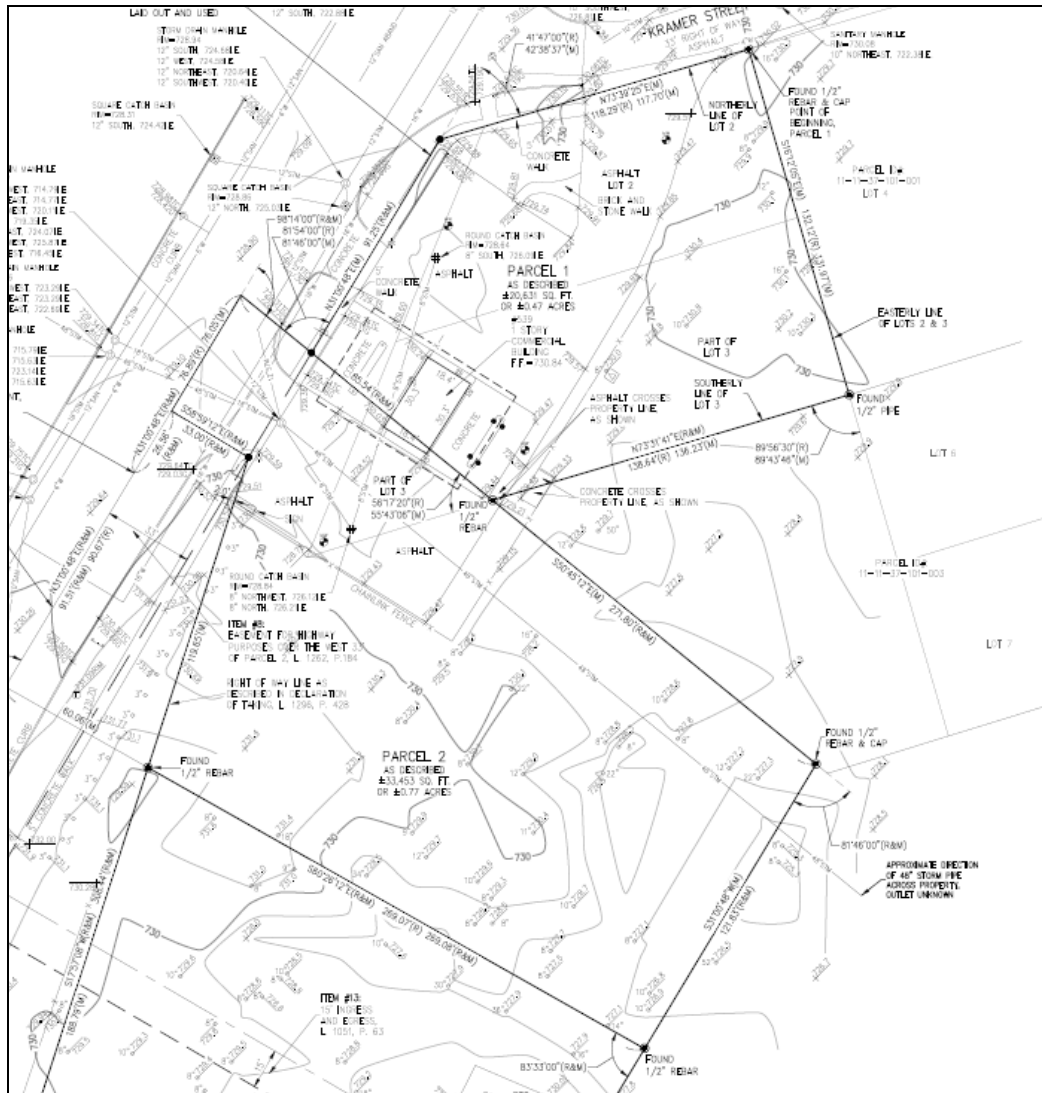
The applicant is legally eligible to apply for site plan review, and all required information has been provided.

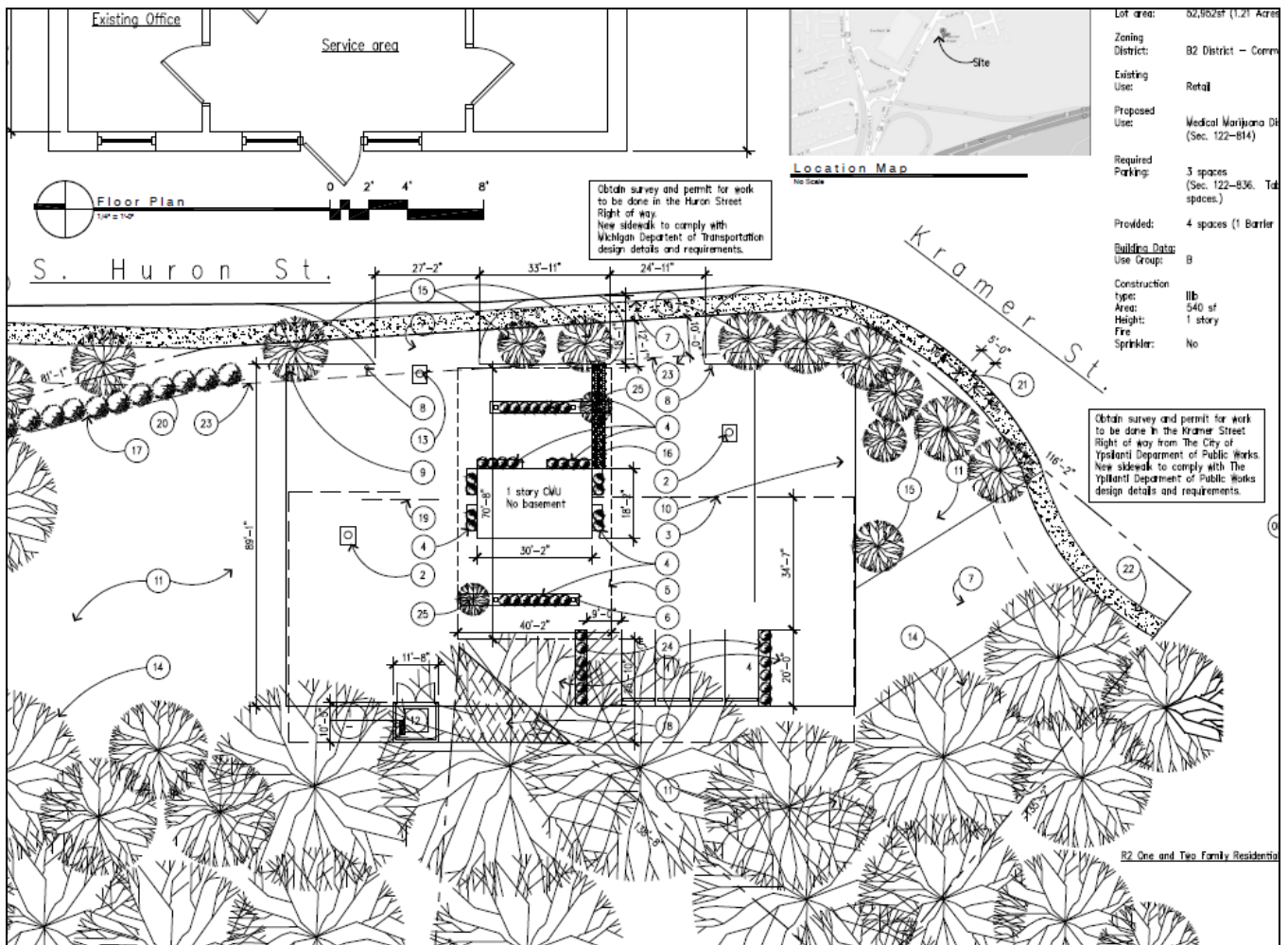
REQUIREMENTS

§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."

The applicant is proposing continued re-use of the existing former gas station. Such re-use is permissible under §122-352. The applicant has submitted a survey as the required limited site plan; we have also included an excerpt of the 2013 site plan for your convenience. Parking layout has changed significantly due to demand.





Items to be Addressed: None.

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 current arrangement is intended to continue until such time as the use is extinguished and/or relocated. There is one small building (approximately 18'x30') in the center of the site, as well as a canopy. There is a small shed towards the rear of the structure. Parking is to the north and south of the building.



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."

There are two access drives off Huron, as well as one off Kramer. The one drive off Kramer has been blocked, but the apron is still available for people to park. The drive off Kramer was blocked at neighborhood request due to concerns about traffic using Kramer/Bell to access the site or to cut through; the placement of parking on the apron, rather than cut-through access, alleviates the issue slightly, but not entirely. Staff recommends blocking parking in that area entirely within one year of approval.

The parking design has changed significantly since the submitted site plan. The current design allows for vehicle conflict due to lack of curbed aisle-ends in the northern lot; however, striping does allow for an appropriate turning radius. Staff recommends that the applicant remedy that potential conflict within one year of approval.

There are no barrier-free spaces signed or striped on site. Staff recommends at least one space be so designated.



Items to be Addressed: Block all parking in the Kramer drive within one year.

Applicant to remedy conflict conditions in the north lot within one year.

Applicant to provide at least one barrier-free space.

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."

No changes to site lighting or screening are proposed as part of this development, and none are required.

Items to be Addressed: none.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission approve the Special Use Permit for the Patient Station Existing Facility at 539 S Huron with the following findings and conditions:

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

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

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission approve the limited Site Plan for the Patient Station Existing Facility at 539 S Huron with the following findings, waivers, and conditions:

Findings

1. The application substantially complies with §122-310.
2. The existing building and site design are nonconforming under §122-352.

Conditions

1. Block all parking in the Kramer drive within one year.
2. Applicant to remedy conflict conditions in the north lot within one year.
3. Applicant to provide at least one barrier-free space.

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
 Applicant team



June 14, 2018

Planning Commission
City of Ypsilanti
One S. Huron St.
Ypsilanti, MI 48197

Re: The Patient Station
539 S. Huron Street and 569 S. Huron Street

Dear Chairperson Jugenitz and Planning Commission Members:

Our client, The Patient Station, has operated a medical marihuana dispensary at its current location since 2014. With the passage of the State's Michigan Marihuana Facilities Licensing Act ("MMFLA"), The Patient Station has applied for a State Provisioning Center License.

The Patient Station timely filed its State License Application prior to February 15, 2018. The State Medical Marihuana Licensing Board set an initial deadline for action on applications from existing Dispensaries at June 15, 2018. Recently, we were informed that this date has been extended to September 15, 2018.

The Patient Station is seeking two sets of approvals from the Planning Commission. First, there is an application for Special Land Use for the existing location at 539 S. Huron. That is also the site that The Patient Station is seeking its original State Provisioning Center. In addition, upon granting of its State License, The Patient Station intends to build a new 9,918 square feet facility on property, which it is purchasing from the current owner. Hence, The Patient Station is requesting Special Land Use and Site Plan approval for the new building. When constructed, the existing dispensary will be demolished along with the canopy.

The Patient Station holds a Ypsilanti Marihuana Facility Permit (No. 2018-10) for 2018 issued February 12, 2018 (see attached **Exhibit A**). Further, the City recently provided an Attestation required by the State concerning The Patient Station (see attached **Exhibit B**).

The Patient Station has operated without complaint or any building or zoning infractions since opening. The Patient Station has always strived to be a good neighbor and is very

Planning Commission
City of Ypsilanti
June 14, 2018
Page 2

compassionate about its customers and their medical marihuana needs. As a result, The Patient Station is committed to making a significant investment in a new building.

The Patient Station believes it meets and exceeds the standards for review of Special Land Use requests, as contained in City Ordinance Section 122-324. Attached to this correspondence is a narrative, which sets forth compliance with the six standards you are asked to review (**Exhibit C**).

In an effort to continue its "good neighbor" policy, The Patient Station has invited all those who received notice of the public hearing to a special neighborhood meeting to preview its plans. That meeting is scheduled for Monday, June 18th.

The Patient Station wishes to express its thanks to the City of Ypsilanti for its past support and opportunity to do business at its current location. Further, The Patient Station wants to thank Bonnie Wessler and her staff for all of their assistance during this process. We look forward to the upcoming meeting and to share our exciting plans for The Patient Station.

Sincerely,


Dennis G. Cowan
Direct Dial: (248) 901-4029
Email: dcowan@plunkettcooney.com

DGC/cmw
Attachments
Open.26776.74384.20473614-1



City of Ypsilanti

Office of the City Clerk

One South Huron, Ypsilanti, MI 48197

Phone: (734) 483-1100 Fax: (734) 487-8742

www.cityofypsilanti.com

Marihuana Facility Permit

Address: 539 S. Huron

Permit No.: 2018-10

**Business Name: Kenzy Consulting,
Inc. d/b/a The Patient Station**

Date Issued: 2/12/2018

☒ **Provisioning Center**

☐ **Growing/Manufacturing**

Permit Expires: December 31, 2018

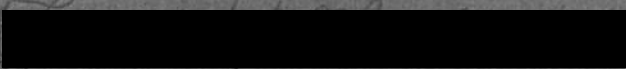
The renewal process for Medical Marijuana Dispensary permits begins November 2, 2018.

**Permit is non-transferrable and may not be sold or assigned, except as
authorized by City Council Resolution No. 2018-023**

This permit is granted pursuant to Chapter 7 of the Ypsilanti Code of Ordinances, as amended, and is only evidence that the applicant has applied for a permit under said Chapter and met the minimum standards required.

The granting and issuance of this permit does not legalize any act prohibited by state or federal law and is not intended to grant, nor shall it be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with applicable state law or local ordinance. Also, since federal law is not affected by state law or local ordinance, nothing in this permit, or in any companion regulatory provision adopted in any provision of the Code of Ordinances of the City of Ypsilanti, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under State or Federal law. State law does not, nor does local ordinance, protect users, caregivers or the owners of properties on which the medical use of marihuana is occurring from federal prosecution, or from having their property seized by federal authorities under the Federal Controlled Substances Act.

If the requirements of Chapter 7 of the Ypsilanti Code of Ordinances are not complied with, the City may revoke any permit granted and/or initiate prosecution for a civil infraction violation. A person or organization who has been issued a permit shall submit it for examination upon demand by any City official or police officer.


Frances McMullan
City Clerk



ATTESTATION I
(Use BLUE or BLACK ink ONLY)

CONFIRMATION OF SEC. 205 COMPLIANCE

(To be signed by the municipal clerk or their designee and submitted by the applicant)
Do not sign until notary is present

PART A:

I, ANDREW HELLENGA (clerk designee) of YPSILANTI (municipality), hereby attest to the Bureau of Medical Marihuana Regulation (Bureau) that the applicant for a state operating license as named below in part B, is in compliance with the municipal ordinance requirement of section 205 of the Medical Marihuana Facilities Licensing Act, 2016 PA 281 (MMFLA) and as provided in the LARA-BMMR, Emergency Administrative Rules filed with the Secretary of State on December 4, 2017.

I further attest that:

1. The municipality has adopted an ordinance under section 205 of the MMFLA and a copy of the local ordinance is attached.
2. Attached is a description of the limitations on the number of each type of marihuana facility (if applicable).
3. Attached is a copy of any zoning regulations. In the following space is the description of any zoning regulations that apply to the proposed marihuana facility within the municipality.
4. Attached is a description of any violation of the local ordinance or zoning regulations committed by the applicant named below, but only if these violations relate to activities licensed under this act or the Michigan medical marihuana act. (if applicable)

[Redacted Signature]

Clerk (or designee)

CITY OF YPSILANTI
Municipality

5-18-18
Date

Subscribed and sworn to by Andrew Hellinga before me on 5/18/18
(Clerk or designee) (date)

[Redacted Signature]

Notary Public Signature

Jennifer R. Aris
Notary Public Printed Name

State of Michigan, County of Washtenaw, Acting in the County of Washtenaw

My commission expires: August 31, 2024

JENNIFER R ARIS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WASHTENAW
My Commission Expires August 31, 2024
Acting in the County of Washtenaw

PART B:

I, the applicant, understand that I am submitting this Attestation I in compliance with Section 205 of the MMFLA and the Emergency Administrative Rules.

Applicant Signature

Date

Title

Kenzy Consulting, Inc. d/b/a The Patient Station
531 S. Huron, Ypsilanti, MI 48197

The Patient Station

539 S. Huron Street and 569 S. Huron Street

Compliance with Standards for Reviewing Special Use Requests Pursuant to City Ordinance Sec. 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.**

The Site Plan for the New Building complies with City Ordinance requirements, as well as the Master Plan. The New Building will “fit in” and be compatible with adjacent uses. The existing use has stood the test of time and has been operated without problems. The New Building will be one-story, which is compatible with adjacent properties. Hours of operation for the existing building and New Building will remain the same and are as follows:

Monday through Saturday: 10 am to 8 pm
Sunday: 10 am to 5 pm

There are no non-conformities present for the New Building, which would require any variances.

- 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.**

The proposed use has been in existence since 2014. The Patient Station’s business has been socially and economically sustainable and has not been detrimental in any

way to the surrounding commercial and residential neighborhoods. We do not anticipate any noise, smoke or potential contamination of air, soil or water. Any odor from a medical marihuana facility usually occurs in a grow or processing operation not a provisioning center where all marihuana product is in containers or sealed bags. The provisioning center will comply with all requirements of the MMFLA and City ordinances.

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.**

The New Building has been designed to assure long-term compatibility with surrounding land uses. Buffering has been provided for adjacent properties. There will be one driveway, which is located in a convenient area to allow easy access of the parking areas. The parking spaces will be increased from approximately 15 to 97 shown on the submitted Site Plan.

4. **The proposed special land use will 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.**

The existing land use for a medical marihuana dispensary has not caused any unreasonable adverse impacts on the transportation system. Customers of The Patient Station are familiar with the ingress and egress point. We believe the increased parking will allow for a smoother transition into the property and meet expected traffic volumes. The New Building includes a bike rack (for 6) to allow for “pedal” transportation.

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

The current structure and New Building will not create any additional cost for public utilities or services. The proposed Patient Station investment in the New Building will contribute to the economic sustainability of the community.

6. **Within the MD district, the proposed special land use will help to allow residents to access everyday needs by foot, if a similar service is not currently provided within a quarter mile walking distance.**

The proposed property is not within the MD district and this standard is not applicable.

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Agenda
Planning Commission
Wednesday, 20 June 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron
Ypsilanti, MI 48197

Presentations and Public Hearing Items

- **539-569 S Huron-expansion**
Special Use and Site Plan



June 20, 2018

**Staff Review of Site Plan Review Application
Patient Station New Build
539 S. Huron**

GENERAL INFORMATION

Applicant: Patient Station
James Nemeth
539 S. Huron
Ypsilanti, MI 48197

Project: Patient Station New Build

Application Date: May 5, 2018

Plan Date: May 4, 2018

Location: East side of S. Huron St between I-94 and Spring St

Zoning: GC-General Corridor

Action Requested: Approval of site plans for new building and location on site

Staff Recommendation:

PROJECT AND SITE DESCRIPTION

539/569 S Huron is approximately one and a quarter acres, with more than 500 feet of frontage on South Huron, immediately north of I-94. There is an existing 540 square foot single story building on site. The applicant is proposing to build a 7326 square foot structure, south of the existing, along with associated parking and site improvements, and to demolish the existing structure.

The existing structure is a nonconforming medical marijuana provisioning center, for which a special use permit has been applied that, if granted, would bring it into compliance. The new building is also proposed to be a medical marijuana provisioning center. Note that both these applications are driven by recent changes in both state and local law regarding medical marijuana; these changes have been discussed extensively in staff reports and at planning commission in recent months.

Points of note for this application include:

- A 'zoning lot' may consist of a portion of a lot of record, and §122-465(c)(1) allows for multiple building types on a single lot of record, provided the area requirements for each are met. Thus, due to the "boomerang" shape of the lot, we are considering the site as separate zoning lots.

- The site was once home to a gas station. Tanks have been removed, but due care must still be exercised, which includes, to some extent, extensive paving.
- This will be the second special use for this lot. These applications do need to be considered separately; one does not affect the other. Special Uses run with the land, but are generally revocable under §122-329. However, in the case of the small building's prospective Special Use Permit, such a permit would likely be moot once the building were demolished.

Figure 1: Subject Site Location

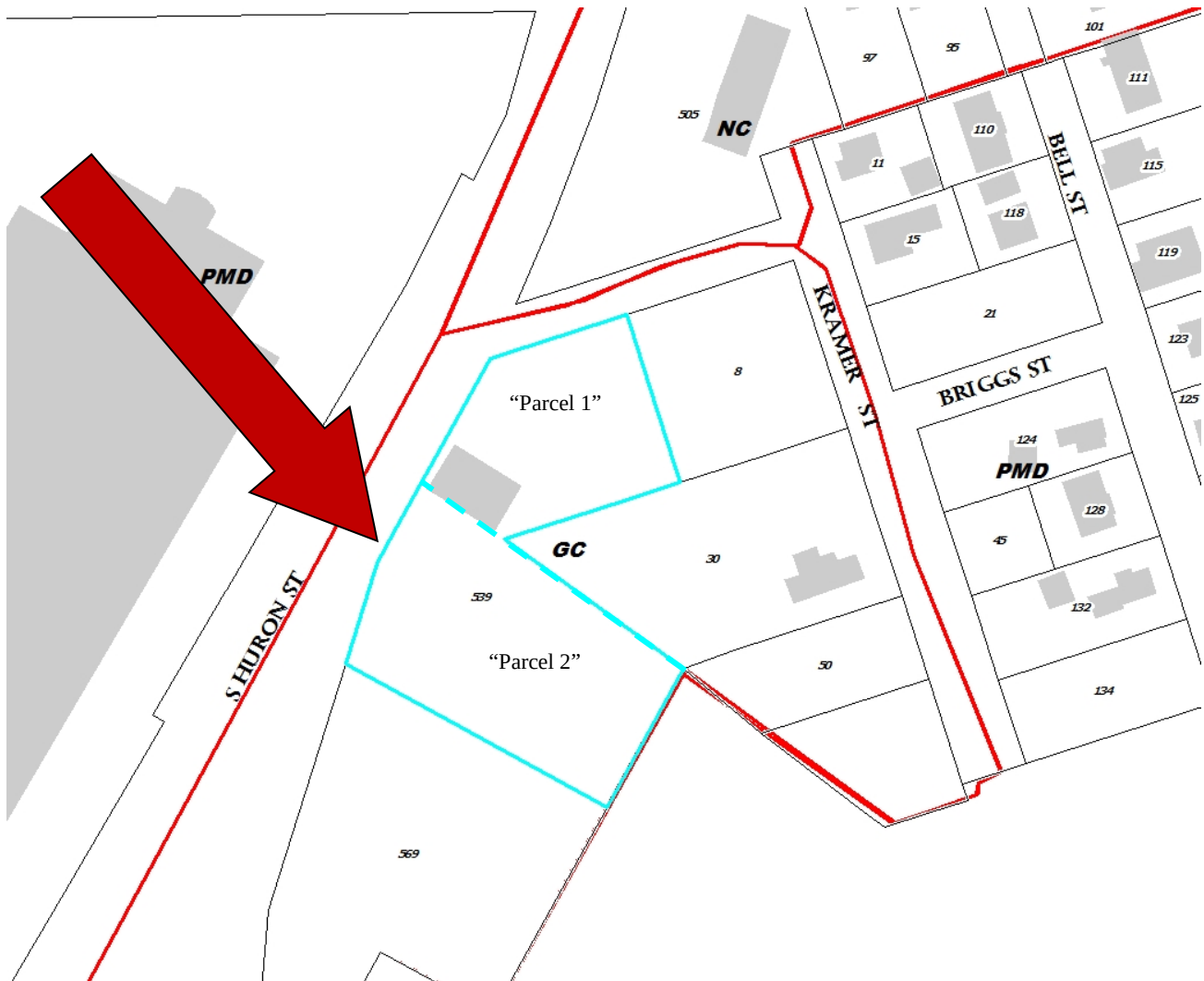


Figure 2: Site Aerial (2015)

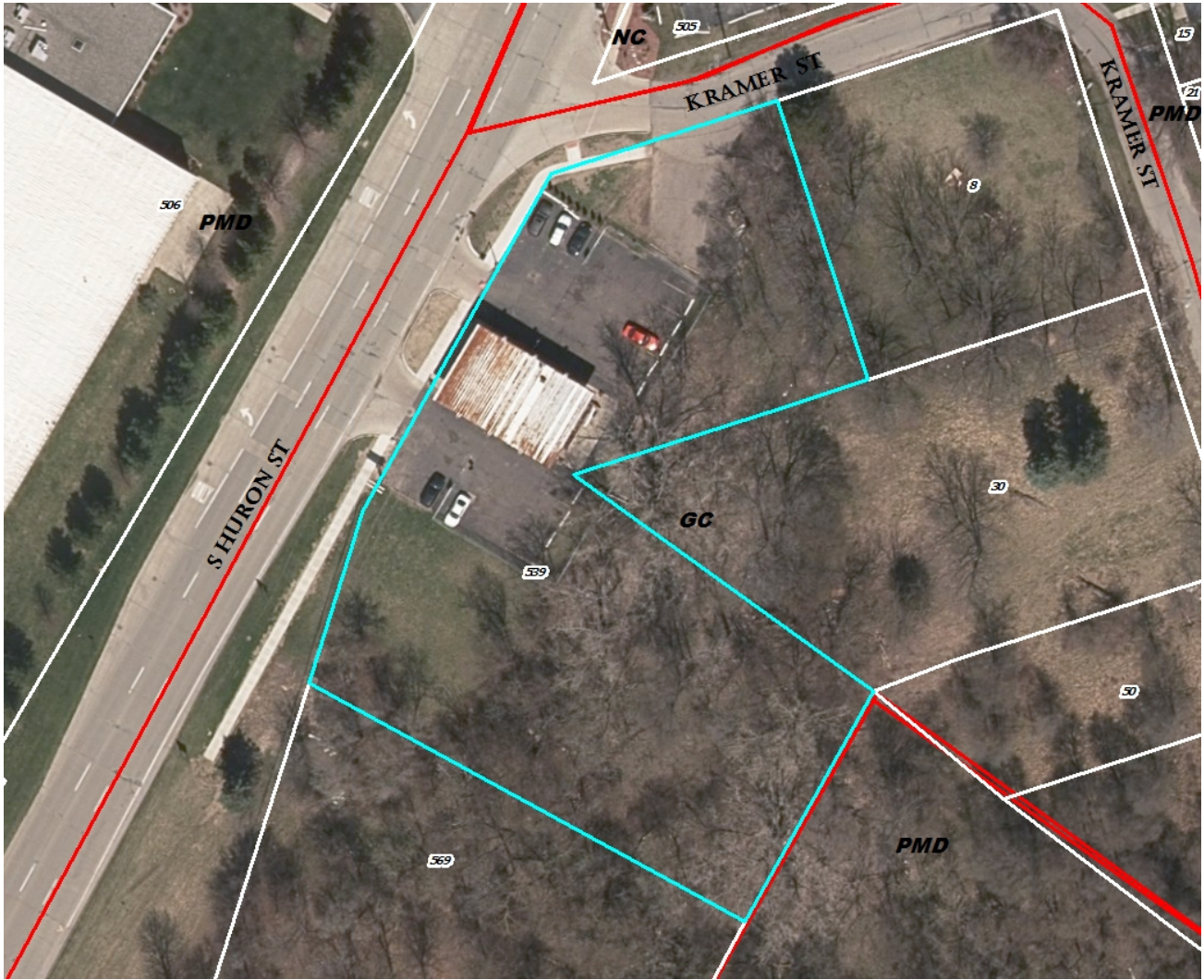


Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Gas Station	NC- Neighborhood Corridor
EAST	Vacant	P-Park
SOUTH	Vacant Land I-94 Ramp	GC- General Corridor P-Park
WEST	Warehouse	PMD- Production, Manufacturing, Distribution

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: The site plan for the building is largely in compliance with the zoning ordinance. The amount of parking is excessive for the location within the City. The volume of traffic, character of use, and size of building are appropriate for the outskirts of the City near the freeway.

(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 provisioning is a relatively new use in Michigan. The MMFLA, which authorizes it, was adopted after the relative success of the Michigan Medical Marijuana Act (MMMA). 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 facilities since they were first permitted in 2011. Ypsilanti's first provisioning center (dispensary) 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: The site is challenging, but the applicant has, overall, done an excellent job of designing a building which we believe will be an asset to the community.

(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 the freeway and trunklines. It is also accessible via sidewalk, to some extent, although gaps in the network exist to the south and north.

(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

§122-128

STANDING

§122-128(1)

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

REQUIREMENTS

§122-128(2)

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

These have all been calculated using “Parcel 2” – 569 S Huron St – as the “zoning lot.”

Figure 5: Requirements

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
GC: BUILDING TYPE §122-274	Determined by lot size		Single story commercial	Single story commercial
LOT REQUIREMENTS				
Area sf	Min 7500	Max 90,000	33,453 sf (parcel 2)	Unchanged
Width ft	Min 50	Max 300	164.65' (west) 121.83' (east)	Unchanged
Depth ft	Min 100	Max 300	238' (north) 210' (south)	Unchanged
Coverage %	Min -	Max 60%	n/a	Building footprint: 7326 /33,453= 21.89%, meets
BUILDING ENVELOPE AND HEIGHT				
Street setback ft	Min 5	Max 15		5' - 9', average.
Side setback ft	Min 0	Max -		69'-99', north lot line 28'-287', south lot line 120', average from north lot line. meets

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
Rear setback ft	Min 15 (25 if adjacent to existing SF)	Max -		94' – 96', meets
Frontage buildout %	Min 50	Max 100		64' of ~39%, does not meet Applicant to calculate per “zoning lot” and provide updated numbers
Height stories	Min 1	Max 1	1	1
PARKING PROVISIONS	Location: side, street-side and rear		Side, street-side	Side
PRIVATE FRONTAGES	Required: Commercial		Commercial	Commercial
Distance between façade openings ft	Min --	Max 2		6'8”, does not meet
Door recess Ft	Min --	Max 5		10'9”, does not meet
Ground floor transparency %	Min 60	Max -		~31%, does not meet
Height to bottom of window ft	Min --	Max 2.5		~2', meets
Interface zone	Extended sidewalk from right-of-way			Sidewalk exists along S. Huron, connects to the path surrounding the structure using the existing curb cut and driveway.

Items to be Addressed:

1. Applicant to update calculations for frontage buildout.
2. Applicant to attempt to bring the west elevation more into compliance with the private frontages requirements or apply for a variance.

Note: “commercial” frontage was designed for multi-storey mixed use buildings. Prior ordinance had all commercial building types' frontages listed as both “permitted” and “required;” the bug-fix process appears to have corrected them all to “required.” This is, effectively, an error in the text for the “single-story” and “large single story” building types.

BUILDING LOCATION AND SITE ARRANGEMENT

§122-128(3)

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

The lot is an odd shape that does not run parallel to S. Huron, due largely to MDOT rights-of-way. The applicant has innovatively used a "stepped" frontage to align with this and adhere to the setbacks; this works well with the fenestration. The existing building is to remain on site during construction, then be removed. The new structure is proposed to be built south of the existing structure, much closer to S. Huron St. Only one curb cut will be used for the new building.

The proposed entrance to the building is located on the Huron Street frontage as required. There are three parking areas proposed: one at the location of the former gas station, one just to the north of the building, and one to the south.

Items to be Addressed: None.

SITE ACCESS, TRAFFIC, AND PARKING

§122-128(4)

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

Vehicle access will be from South Huron. Bicycle and pedestrian access will be from the sidewalk along the frontage, and will not share the driveway with vehicles. The closest AAATA bus stop is at S. Huron just north of Harriet St, this stop is approximately 635 feet from the proposed building. AAATA routes 45, 46 and 47 stop at that location. Routes 45 and 47 have stops on Harriet just east of Hamilton and route 46 has a stop on Hamilton just south of Harriet. There is currently no pedestrian/bike lane over the S. Huron St bridge over I-94. There are 98 vehicle parking spaces proposed on site, divided into three lots: north with 48, middle with 27, and 23 in south. 6 bicycle parking spaces (3 hoops) appear on the site plan.

Figure 6: Site Access, Traffic and Parking

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-834 PARKING Dimensions	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)		The row closest to the building is 9x16 with a 2' overhand of the 7' sidewalk. This is acceptable. The remainder of spaces appear to be 9x18.

§122-835	Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		The northernmost parking lot is unconnected via a pedestrian pathway.
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway	S. Huron: existing.	Requirements met for the existing S. Huron St. drives
	Internal Maneuvering	10' width driveway		20' width drive, meets
	Surfacing	paved with a durable bonded material in accordance with accepted engineering standards		See engineering letter.
	Drainage			See engineering letter.
	Striping	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.		Meets
	Wheel Stops	wheel stops or curbing shall be provided for all parking spaces		See engineering letter.
	Lighting	Parking lots utilized during night-time hours shall be artificially illuminated		Lighting fixture locations and type shown on plans. Photometric submitted. Meets.
	Screening & Landscaping (internal)	1 tree per 8 spaces		Meets
		1 landscape island for each 16 spaces		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
		All aisle-ends & corners protected w curbed island		Southern parking lot, aisle adjacent to building: southern end not protected by curbed aisle-end.
	Screening & Landscaping (perimeter)	Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF		Not required

		3'-4' screen 80% opacity where visible from ROW		Southern parking area and northernmost parking lot require additional screening from South Huron.
		Landscaped areas, walls, structures, walks- must be protected by curbing		See engineering letter.
§122-836	Motor spaces	1 for each 300 square feet of gross floor area.		7326/300=25 spaces required, using retail standard; Applicant to reduce the number of parking spaces to within the 120% of allowed
	Bicycle spaces	1 per 5 motor spaces, minimum of 2	None	27/5 = 5.4; 6 required, 6 provided, meets
122-837	Parking discounts	Transit	~600' to closest transit stop	~635' to closest transit stop
		Alternative Vehicles	None	n/a
		Bicycle	6	n/a
		PC discretion, special circumstances not listed above		n/a
§122-647	SIDEWALKS	provide a sidewalk or shared-use path	None	A 5' sidewalk adjacent to S. Huron St exists on site. Internal 5' sidewalk surrounds the proposed structure. See engineering letter.
§122-649	TRAFFIC VISIBILITY	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.		Meets.

Items to be Addressed:

1. Remove the northernmost parking lot.
2. Add a landscaped aisle-end to the southern lot's row of parking adjacent to the building.
3. Provide additional parking screening from the right of way for the southern parking lot.
4. Reduce the overall number of parking spaces to conform to the ordinance.
 - a. Note: parking lots may be permitted in the General Corridor as a special use.

ENGINEERING & STORMWATER

§122-128(6), §122-128(7)

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

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

Site plan approval is subject to engineering review.

Items to be Addressed: See attached engineering review.

SCREENING

§122-128(8)

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

Figure 7: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-641 Lighting	• Dark Sky compliant; may be full cutoff where affecting residential uses • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc		Meets.
§122-650 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	Not shown	Meets.
§122-704 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb		None shown. Street trees are to be placed in the right-of-way, between the sidewalk and the street.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-708 Site Landscaping	10%		Meets.
122-711 Landscape Elements	Quality, composition, berms, spacing, species		Meets
	Credit for existing vegetation		9 trees at the rear and 9 at front marked as existing
§122-712 Maintenance	Readily available and acceptable water supply; may install underground sprinkler system		Irrigation system or maintenance plans not indicated.

Items to be Addressed:

1. Provide street trees, for administrative review
2. Provide landscaping maintenance plan, for administrative review.

OTHER DEPARTMENT AND AGENCY APPROVALS**§122-128(10)**

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

DEPARTMENT OF PUBLIC SERVICES

The applicant is responsible for obtaining permits from the Department of Public Services before beginning work on any portion of the City right-of-way, including sidewalks, curbs, and driveways on Kramer, if planned.

FIRE DEPARTMENT

As the applicant is requesting changes to parking area circulation, Fire Department review is required. The Fire Department has no objections to the proposed site plan; awaiting their response to the engineering review concern regarding the hydrant location.

MICHIGAN DEPARTMENT OF TRANSPORTATION

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

MASTER PLAN CONSIDERATIONS**§122-128(11)**

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

Great place to do business, especially green and creative. This new build helps with the potential growth of a local business, or creates new medical office space in a convenient location.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission approve the Special Use Permit for the Patient Station New Build at 539 S Huron with the following findings and conditions:

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

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

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Site Plan for the Patient Station New Build at 539 S. Huron St. with the following finding and conditions:

Finding

1. The application substantially complies with §122-300.
- 2.

Conditions

1. *Applicant to update calculations for frontage buildout, subject to administrative review.*
2. *Applicant to attempt to bring the west elevation into compliance with the private frontages requirements or apply for a variance, subject to administrative review.*
5. *Remove the northernmost parking lot.*
6. *Add a landscaped aisle-end to the southern lot's row of parking adjacent to the building, subject to administrative review.*
7. *Provide additional parking screening from the right of way for the southern parking lot, subject to administrative review.*
8. *Reduce the overall number of parking spaces to conform to the ordinance, subject to administrative review.*
9. *Provide street trees, for administrative review*
10. *Provide landscaping maintenance plan, for administrative review.*

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
 Applicant
 Site designer



June 13, 2018

Ms. Bonnie Wessler
Planning and Development Department
City of Ypsilanti
One South Huron Street
Ypsilanti, Michigan 48197

RE: 539 S. Huron
Site Plan Review No. 2
OHM Job No. 0094-17-1010

Dear Ms. Wessler:

The applicant is requesting site plan approval for site redevelopment at 539 S. Huron. The project consists of a building demolition and a new building and parking lot construction. We have reviewed the plans dated May 5, 2018, along with the updated C-1 plan sheet received June 8, 2018, for compliance with local ordinances and general engineering standards and recommend site plan approval contingent on the following items being addressed prior to submitting for detailed engineering.

SITE PLAN COMMENTS:

1. We have reviewed the site plan plans dated June 8, 2018 and recommend site plan approval.

PRELIMINARY DETAILED ENGINEERING PLAN COMMENTS (PROVIDED FOR APPLICANT'S BENEFIT):

The following comments should be addressed by the applicant during the detailed engineering drawing submittal, but do not affect the recommendation for approval to the City of Ypsilanti Planning Commission. It should be noted that this is not an all-inclusive list and additional comments may be generated as new information is presented.

1. Approval from YCUA will be required for all work associated with the water supply and sanitary sewer.
2. The proposed sewer lead is shown tapping an existing manhole in Huron Street. Service connections at manholes are not allowed.
3. Additional information is required regarding the proposed underground detention system. Based on the findings of the Phase I assessment, measures will need to be taken to ensure groundwater and potential contamination do not impact the storm water to be discharged from the site.

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 us at (734) 522-6711.

Sincerely,
OHM Advisors

Jessica Katers, P.E.

Jessica Howard



CC: Stan Kirton, Department of Public Works
Scott Westover, YCUA
File

P:\0000_0100\SITE_YpsilantiCity\2017\0094171010_539_Huron\539_S_Huron_SP02.docx

Project Name: Patient Station Medical Marijuana Dispensary

539 / 569 East Huron Ypsilanti, Michigan

ZONING CLASSIFICATION AND DATA:

ZONING REGULATION:	PERMITTED	PROPOSED
ZONING: ADJACENT ZONING: PROPOSED LAND USE: GROSS SITE AREA: LOT REQUIREMENTS AND BUILDING ENVELOP: LOT WIDTH: LOT DEPTH: LOT COVERAGE : STREET SET BACK: MINIMUM SIDE SETBACK: MINIMUM REAR SETBACK: LANDSCAPING, GREENBELTS, SITE LANDSCAPING: GROSS BUILDING AREA: PARKING REQUIREMENTS: CAR: : BICYCLE : LOADING SPACE PROVIDED:	GC- General Corridor P/UD-Production, Manufacturing, Distribution NC- Neighborhood Corridor, GC- General Corridor PARCEL 1,2 and 3 : .94,644.0 S.F. Or 2.17 ACRES 50 FEET MINIMUM 300 FEET MAXIMUM 100 FEET MINIMUM 300 FEET MAXIMUM 60 PERCENT OR 33,453 S.F.ZX.6 = 20,071 S.F. MINIMUM 5 FEET, MAXIMUM 15 FEET NONE 15 FEET 1 TREE FOR 30 FEET OF FRONTAGE OR 165 / 30 =6 10% OF SITE AREA 70,732 S.F.ZX.10 = 7,073 S.F.. 1 SPACE PER 250 SQUARE FEET OF GROSS AREA 6 BICYCLE RACK 1 SPACE 10X50'	244.35 FEET LOT WIDTH 269,08 FEET LOT DEPTH 7,000, S.F. 15 FEET AVERAGE 13 FEET AND 4 FEET 95 FEET 4 WITH CREDIT FOR EXISTING 10,370 S.F. 9,918 S.F. 40 SPACES 6 BICYCLE RACK 1 SPACE 10X50' 97 SPACES

PROPERTY DESCRIPTION:

PLAN DISTRIBUTION LIST:

PARCEL 2, PERFORMED A PLAN OF CLARKSVILLE. ACCORDING TO THE PLAT THEREOF AS RECORDED IN BOOK 1068, WASHINGTON COUNTY RECORDS, AND PART OF FRENCH CLAIM #90, DESCRIBED AS FOLLOWS, BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF HURON STREET WITH THE CENTERLINE OF MONROE AVENUE (NOW ABANDONED); THENCE NORTHWESTERLY 76.89 FEET ALONG THE CENTERLINE OF HURON STREET; THENCE SOUTHWESTERLY DEFLECTING 98 DEGREES 14 MINUTES TO THE RIGHT 271.80 FEET; THENCE SOUTHWESTERLY DEFLECTING 81 DEGREES 46 MINUTES TO THE RIGHT 121.83 FEET; THENCE NORTHWESTERLY DEFLECTING 88 DEGREES 33 MINUTES TO THE RIGHT 269.07 FEET; TO THE CENTER OF HURON STREET; THENCE NORTHEASTERLY DEFLECTING 91 DEGREES 27 MINUTES TO THE RIGHT 90.67 FEET ALONG THE CENTER OF HURON STREET TO THE POINT OF BEGINNING; BEING THE SAME AS SET FORTH IN DEED FOR HIGHWAY PURPOSES AS SET FORTH IN DECLARATION OF TAKING RECORDED IN LIBER 1236, PAGE 428, WASHTENAW COUNTY RECORDS.		AGENCY: CITY OF Ypsilanti	DEPARTMENT: Community and Economic Development
--	--	----------------------------------	---

PETITIONER AND OWNER:

ARCHITECT: / ENGINEER:

CONSTRUCTION MANAGER:

PETITIONER:
Kenzy Consulting Inc.
539 East Huron
Ypsilanti, MI 48197
(734) 544-9999

OWNER :
asad and Laura Khailany.
c/o . Kurdo Associates,
311 Jarvis Suite 204
Ypsilanti, MI 4819



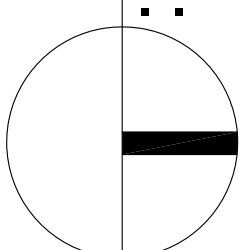
Atelier Architect, Inc.
1368 Cole St.
Birmingham
MI 48322
PHONE: 248-790-1639
EMAIL : mojaradifareed@gmail.com



Metro General Contractor, Inc.,
48155 West Rd, Wixom, MI 48393
PHONE: 248-615-1111
metrogeneralcontractorsinc.com

DRAWING INDEX:

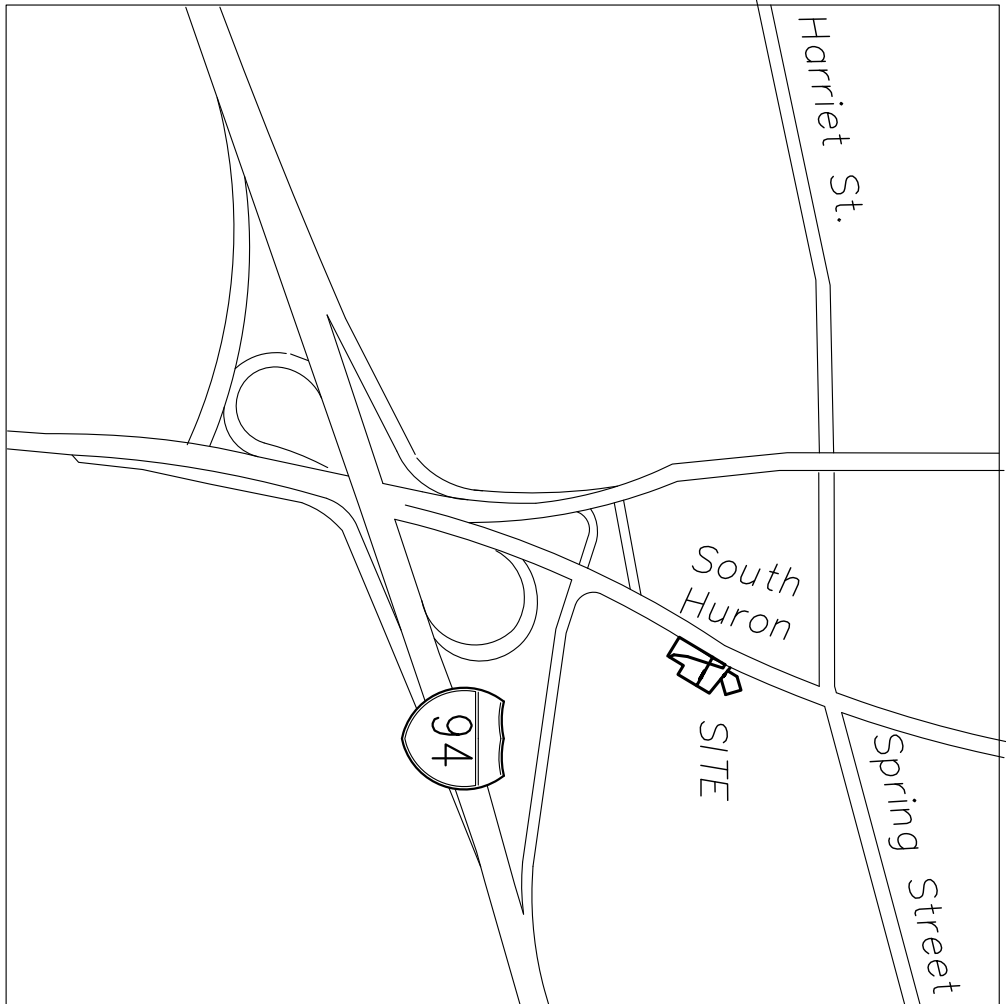
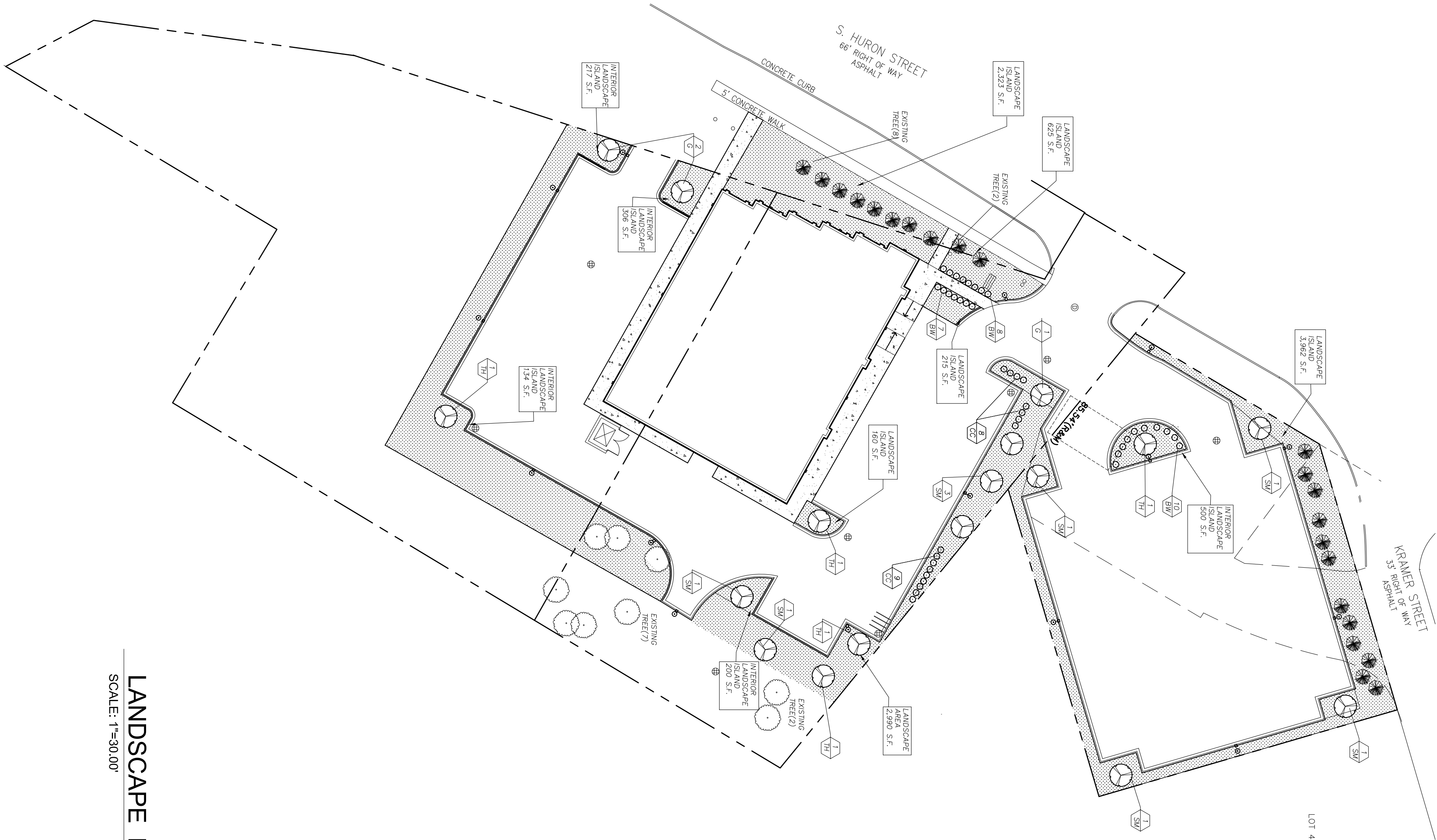
LOCATION MAP:



SUBMITTAL	DATE
1ST SITE PLAN APPROVAL	01/18/2017
2ND SITE PLAN APPROVAL	05/04/2018

COVER SHEET

PLANT MATERIAL LIST					
CODE	QTY.	COMMON NAME	BOTANICAL NAME	ROOT TYPE	CULTIVAR
Canopy Trees					
G	1	Ginkgo	Ginkgo Biloba	2.5" B & B	'Jade Butterfly'
TH	5	Thornless Honeylocust	Gleditsia Triacanthos Inermis	3" B & B	'Christie'
SM	8	Sugar Maple	Acer Saccharum	3" B & B	'Bonfire'
Shrubs					
BW	25	Wintergreen Boxwood	Buxus sinica var	3 GAL.	
CC	17	Cranberry Cotoneaster	Cotoneaster Apiculatus	3 GAL.	



LOCATION MAP



Atelier Architect, P.C.

6346 Orchard Lake Rd Suite 16
West Bloomfield, MI 48322-2327
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Fax: 248-885-8287
e-mail: info@atelierarchitect.com

Project

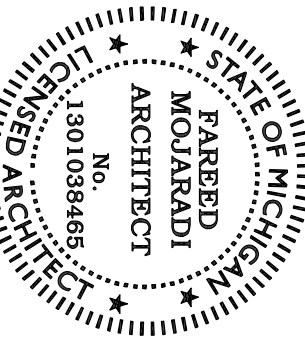
PATIENT STATION

Project No.

2016-25

Certification

I here by certify that the construction documents contained herein were prepared under my direct supervision and I am a registered architect under the laws of the State of Michigan.



Sheet Title

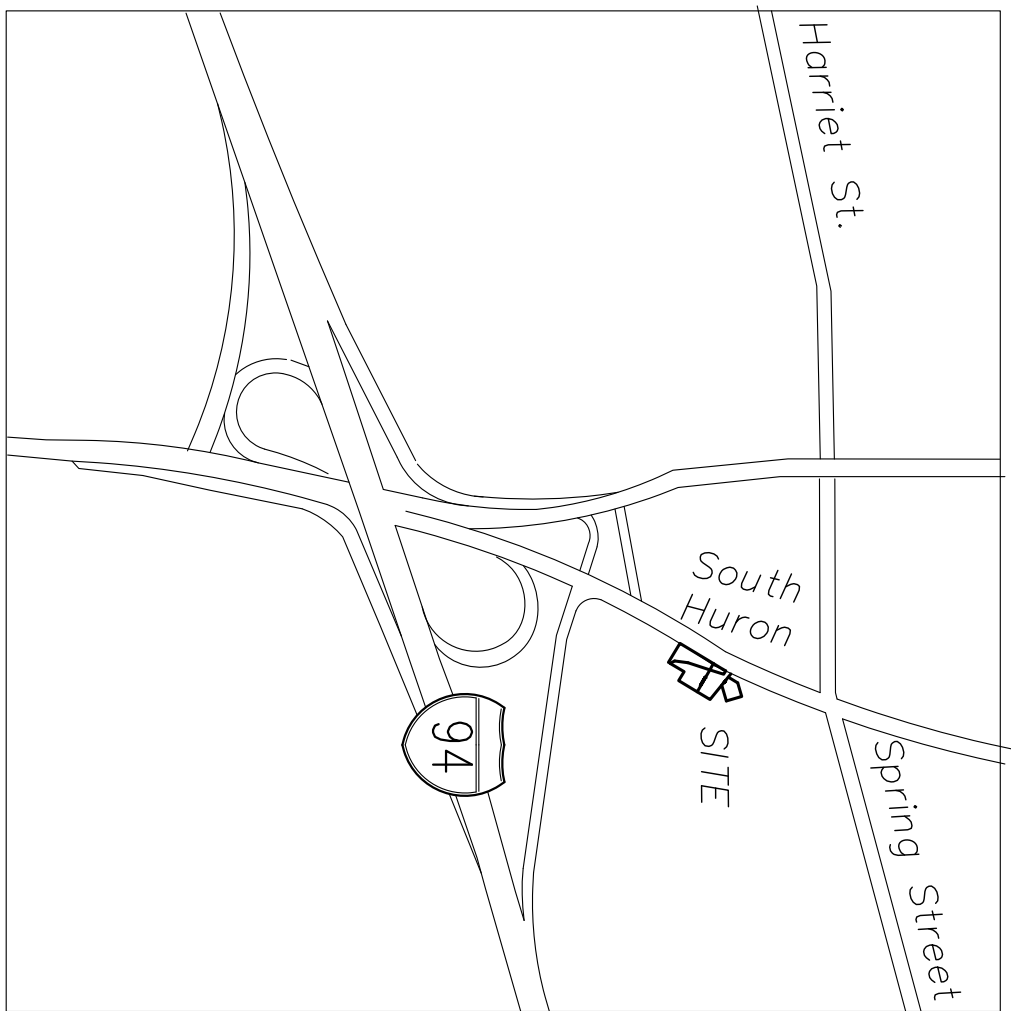
LANDSCAPE PLAN

Issued Date

SITE PLAN APP 05 /04 /2018

Sheet No.

L-1



LOCATION MAP

DETERMINATION OF UNDERGROUND DETENTION VOLUME

DEVELOPED AREA = 63,549 SQ.FT.= 1.459 ACRES

A(LAWN) = 12,461 SQ.FT. = 0.286 ACRES

A(PAVING+BUILDINGS) = 51,088 SQ.FT. = 1.173 ACRES

C(BUILDING) = 0.95, C(PAVEMENT) = 0.95 , C(LAWN) = 0.25

C(AVE.) = (1.173X0.95+0.286X0.25)/1.459 = 0.81

C(AVE.) = 0.81

Q₀=0.15X1.459= 0.219 CFS

$Q_0 = \frac{Q_0}{CA} = \frac{0.219}{0.81 \times 1.459} = 0.185$

$T_{100} = -25 + \sqrt{\frac{16500T - 400CT}{0.09}} = -25 + \sqrt{\frac{10312.5}{0.185}} = 211 \text{ MIN.}$

$V_s = \frac{16500T}{T+25} - 400CT = \frac{16500 \times 211}{211+25} - 40 \times 0.185 \times 211$

V_s= 13,191 CU. FT./ ACRE IMPERVIOUSNESS

V_i=V_sAC = 13,191X1.459X0.81= 15,589

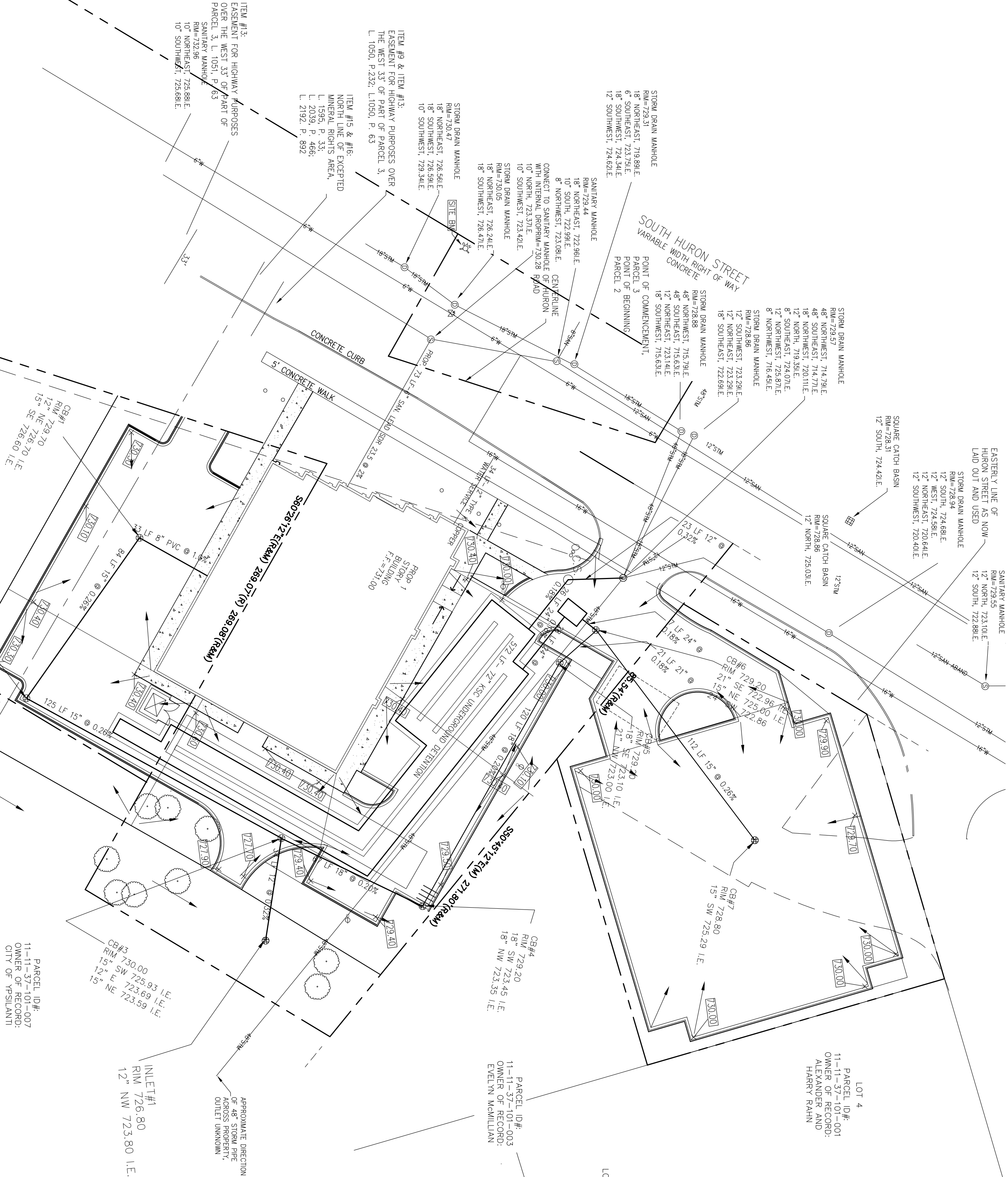
TOTAL VOLUME REQUIRED = 15,589 CU.FT.

REQUIRED 72" PIPES LENGTH= 15,589/28.29 = 551 LF

USE 572 LF- 72" KSC PIPES

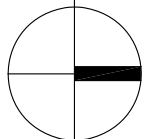
VOL. = 572X28.29 = 16,182 CU.FT.

TOTAL STORAGE AVAILABLE = 16,182 CU.FT. > 15,589 CU.FT. O.K.



PREL. ENGINEERING PLAN

SCALE: 1"=30.00'



Atelier Architect, P.C.

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e-mail: info@atelierarchitect.com

Project

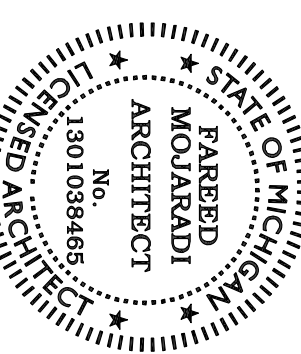
PATIENT STATION

Project No.

2016-25

Certification

I here by certify that the construction documents contained herein were prepared under my direct supervision and I am a registered architect under the laws of the State of Michigan.



Sheet Title

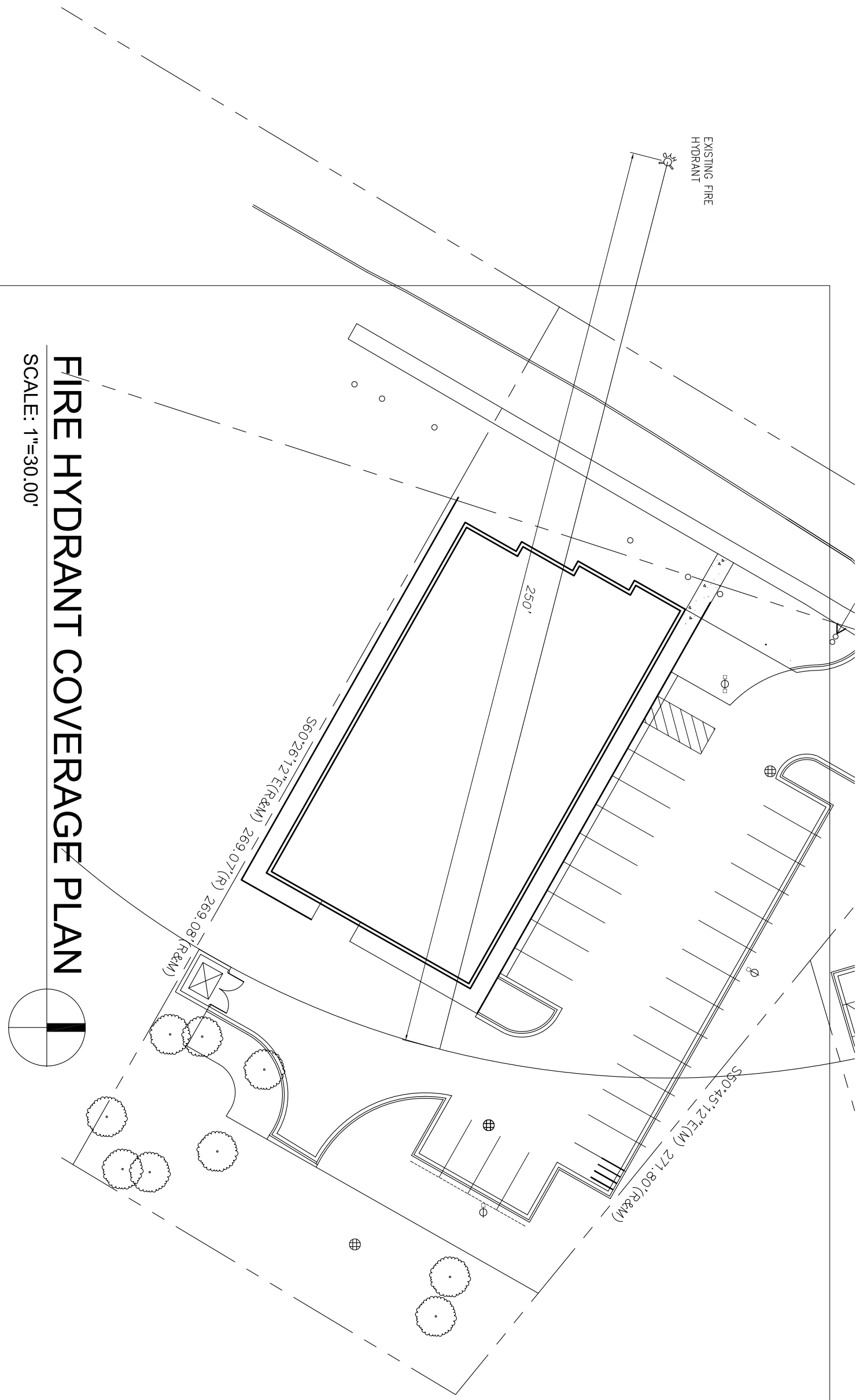
DIMENSION SITE PLAN

Issued Date

SITE PLAN APP. 05 /04 /2018

Sheet No.

SP-1



FIRE HYDRANT COVERAGE PLAN
SCALE: 1"=30.00'

DETERMINATION OF UNDERGROUND DETENTION VOLUME
DETENTION SYSTEM AREA = 31,845 SQ.FT. = 0.731 ACRES
A(LAWN) = 9,303 SQ.FT. = 0.214 ACRES
A(PAVING+BUILDINGS) = 22,542 SQ.FT. = 0.517 ACRES
C(BUILDING) = 0.95, C(PAVEMENT) = 0.95, C(LAWN) = 0.25
C(AVE.) = (0.517X0.95+0.214X0.25)/0.731 = 0.75
C(AVE.) = 0.75
Qd=0.15X0.731 = 0.110 CFS
 $Qd = \frac{Qg}{CA} = \frac{0.110}{0.75 \times 0.517} = 0.284$
 $T_{100} = -25 + \sqrt{\frac{10312.5}{0.284}} = -25 + \sqrt{36312.5} = 166 \text{ MIN.}$
 $V_s = \frac{16500T - 4000t}{T+25} = \frac{16500 \times 166 - 4000 \times 284 \times 168}{166+25} = 12,432$
Vs= 12,432 CU. FT./ ACRE IMPERVIOUSNESS
Vt=VsAC = 12,432X0.731X0.75= 6,816
TOTAL VOLUME REQUIRED = 6,816 CU.FT.
REQUIRED 72" PIPES LENGTH= 6,816/28.29 = 241 LF
USE 250 LF- 72" KSC PIPES
VOL. = 250X28.29 = 7,072 CU.FT.
TOTAL STORAGE AVAILABLE = 7,072 CU.FT. > 6,816 CU.FT. O.K.

- LEGEND:
- FOUND MONUMENT (AS NOTED)
 - PROPERTY CORNER
 - ⊙ SQUARE CATCH BASIN
 - ⊙ STORM MANHOLE
 - ⊙ ROUND CATCH BASIN
 - ⊙ FIRE HYDRANT
 - ⊙ WATER VALVE
 - ⊙ SEWER MANHOLE
 - ⊙ GAS WATER
 - ⊙ EXISTING ELEVATION
 - ⊙ EXISTING MONUMENT IN INCHES
 - ⊙ UTILITY POLE
 - ⊙ LIGHT POLE BASE
 - ⊙ ELECTRIC METER
 - ⊙ TELEPHONE MANHOLE
 - ⊙ BOLLARD
 - ⊙ DOUBLE POST SIGN
 - ⊙ MONITORING WELL
 - ⊙ MONITORING BOUNDARY LINE
 - ⊙ EDGE OF ASPHALT
 - ⊙ BOUNDARY LINE
 - ⊙ BUILDING
 - ⊙ BUILDING OVERLAP
 - ⊙ EDGE OF CONCRETE
 - ⊙ CONTOUR MAJOR
 - ⊙ CONTOUR MINOR
 - ⊙ CONCRETE CURB
 - ⊙ CONCRETE CURB
 - ⊙ CONCRETE UTILITY LINE
 - ⊙ CONCRETE UTILITY LINE
 - ⊙ FENCE (AS NOTED)
 - ⊙ PLATED SUBDIVISION
 - ⊙ RIGHT OF WAY
 - ⊙ SEWER LINE
 - ⊙ EDGE OF SIDEWALK
 - ⊙ STORM DRAIN LINE
 - ⊙ WALL (AS NOTED)
 - ⊙ WATER MAIN



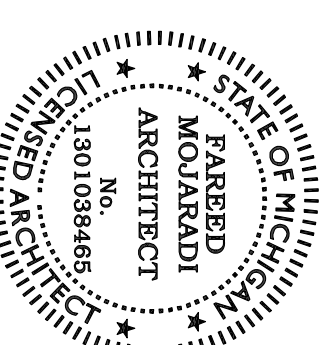
SITE UTILITY PLAN
SCALE: 1"=30.00'



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Project
PATIENT STATION
Project No.
2016-25

Certification
I here by certify that the construction documents contained herein were prepared under my direct supervision and I am a registered architect under the laws of the State of Michigan.



Sheet Title
SITE UTILITY PLAN

Issued Date
PLANNING 03/27/2016
REVISION 1 04/11/2018

Sheet No.
C-1

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Casting Number	Description	Lamp	File	Lumens	ULF	Watts
	A	15	KSF1 173M RASC (PROBE)	Specification Area KANSAS STATE UNIVERSITY HALLS, RASC Ship Chaff Railway Pad Cluff MEETS THE NIGHTTIME PREDICTY CRITERIA	ONE 173WATT CLEAR HORIZONTAL POSITION	KSF1_173M_RASC_4SC_(PROBE). Jes	12000	0.81	213
	B	10	TWF1 100M	CONTOUR SERIES KANSAS STATE UNIVERSITY WALLPOCK WITH VERTICAL LAMP AND GLASS LENS	ONE 100WATT CLEAR VERTICAL POSITION METAL HALIDE VERTICAL BASE UP POS.	TWF1_100M4e. s	6500	0.81	129

LUMINAIRE LOCATIONS										
No.	Label	X	Location Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	388.5	475.9	15.0	15.0	208.5	0.0	387.9	474.8	0.0
2	A	418.0	351.2	15.0	15.0	-57.6	0.0	416.9	351.9	0.0
3	A	425.5	424.3	15.0	15.0	281.7	0.0	424.2	424.2	0.0
4	A	348.2	610.8	15.0	15.0	168.7	0.0	348.4	609.6	0.0
5	A	420.3	632.2	15.0	15.0	168.6	0.0	420.5	630.9	0.0
6	A	306.7	553.2	15.0	15.0	126.1	0.0	306.8	552.4	0.0
7	A	283.9	491.0	15.0	15.0	69.0	0.0	285.0	491.5	0.0
8	A	352.2	562.1	15.0	15.0	72.1	0.0	353.4	562.5	0.0
9	A	475.6	589.3	15.0	15.0	251.9	0.0	474.4	588.9	0.0
10	A	422.1	512.5	15.0	15.0	-16.3	0.0	421.8	513.7	0.0
11	A	388.4	340.8	15.0	15.0	-31.6	0.0	387.8	341.8	0.0
12	B	287.5	448.2	12.0	12.0	33.3	0.0	286.2	450.3	0.0
13	B	320.8	430.0	12.0	12.0	32.4	0.0	321.4	431.1	0.0
14	B	383.7	406.1	12.0	12.0	21.7	0.0	384.3	407.3	0.0
15	B	258.8	420.6	12.0	12.0	-60.2	0.0	256.7	421.3	0.0
16	B	285.5	448.5	12.0	12.0	-60.4	0.0	284.4	448.1	0.0
17	B	363.2	379.9	12.0	12.0	120.9	0.0	364.3	379.3	0.0
18	B	245.4	367.5	12.0	12.0	213.7	0.0	244.7	366.5	0.0
19	B	283.2	346.9	12.0	12.0	203.4	0.0	281.7	344.7	0.0
20	A	358.8	290.1	15.0	15.0	-65.3	0.0	357.6	290.6	0.0
21	A	238.6	300.4	15.0	15.0	32.7	0.0	239.3	301.4	0.0
22	A	204.1	268.9	15.0	15.0	30.5	0.0	204.7	270.0	0.0
23	A	223.3	329.4	15.0	15.0	29.0	0.0	223.9	330.5	0.0
24	B	320.7	324.8	12.0	12.0	203.4	0.0	320.2	323.6	0.0
25	B	247.5	391.3	12.0	12.0	-60.2	0.0	246.4	392.0	0.0

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min

Cable Zone #1	+	15.6	7.9	0.1	79.0	15.6
Residential	+	0.0	0.1	0.0	N/A	N/A
Storeroom	+	0.2	1.4	0.0	N/A	N/A



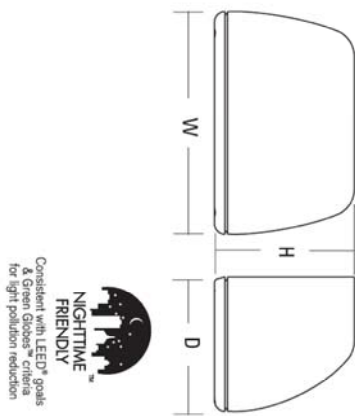
Wall-mounted luminaire

TW F1

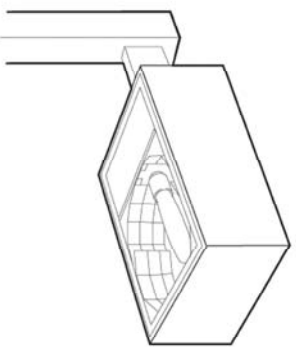
METAL HALIDE: 100W

Specifications

Width: 16 (40.6)
Height: 10 (1/16) (25.6)
Depth: 5.5 (6 (14.6))
Weight: 2.8 lbs (10.9 kg)
All dimensions are in inches (millimeters) unless otherwise indicated.
*Height as configured in example below.



CONTOUR SERIES
KANSAS STATE UNIVERSITY
WALLPOCK WITH
VERTICAL LAMP AND
GLASS LENS



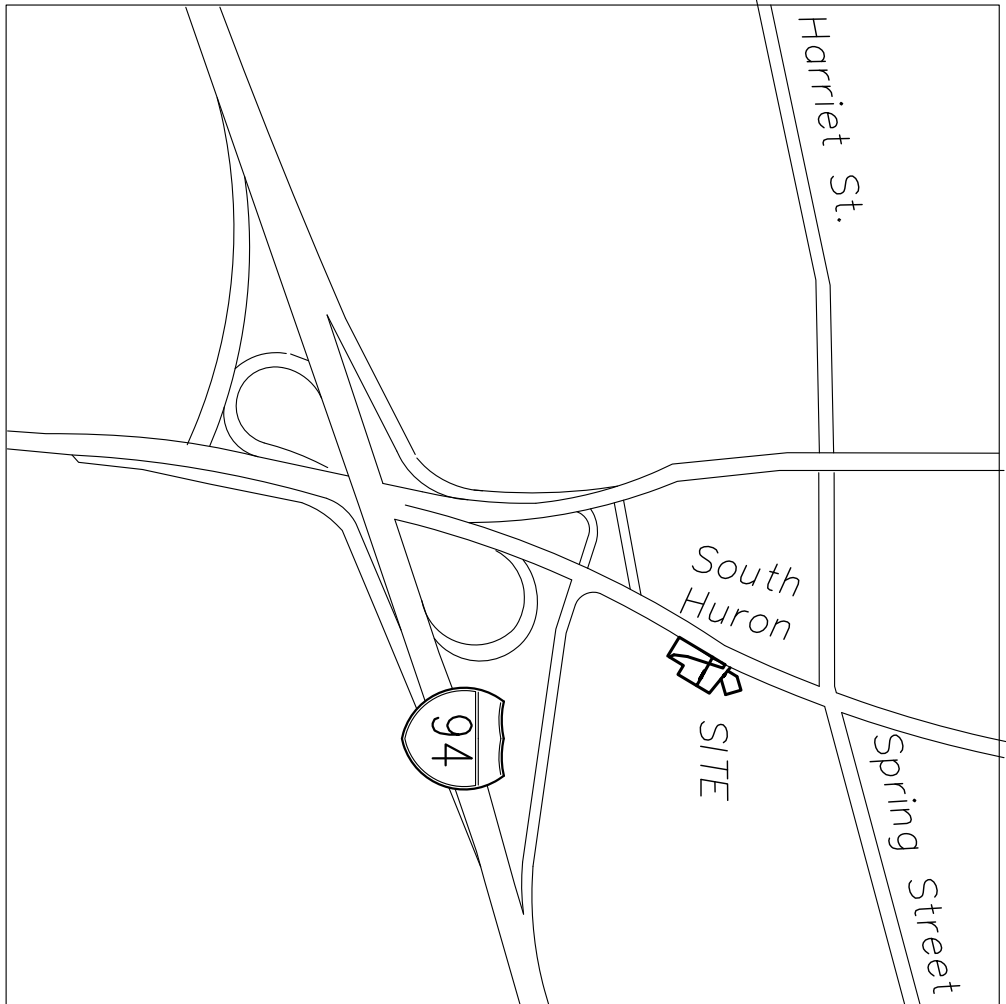
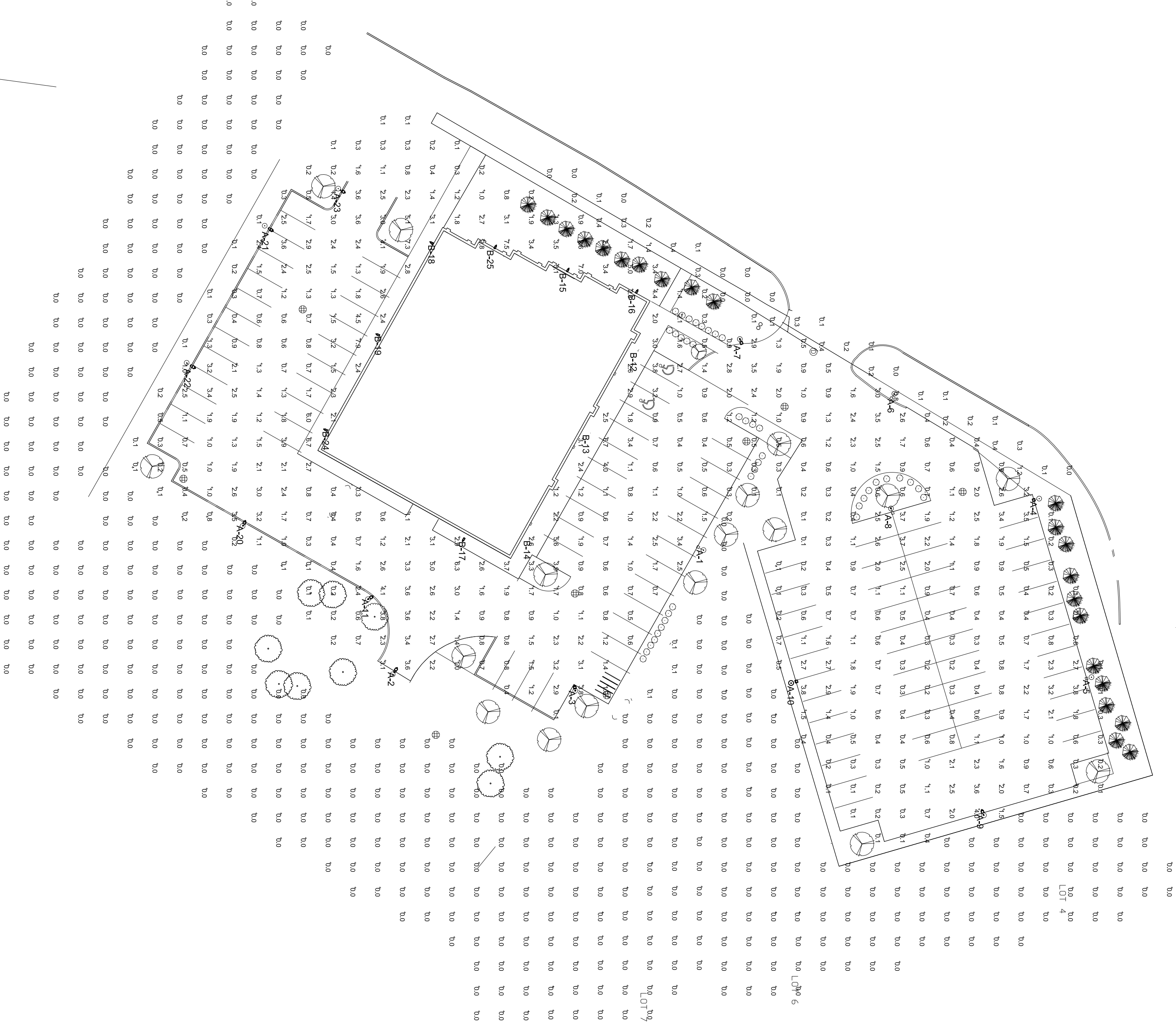
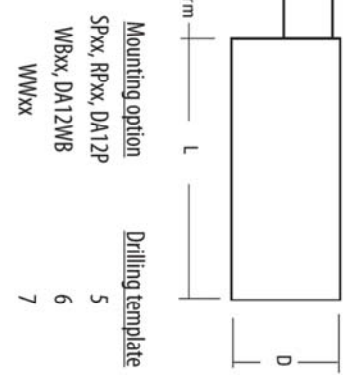
Area Lighting

KS F1

METAL HALIDE: 100-250W

15 to 25' Mounting

Specifications
EPA: 1.15 ft (1.4 m)
(includes arm)
Length: 21 (1/4) (54.0)
Width: 5 (5/32) (39.3)
Depth: 7 (1/4) (18.4)
Arm: 4 (10.2)
Weight: 3.5 lbs (1.5 kg)
*Height as configured in example below.
All dimensions are in inches (millimeters) unless otherwise specified.



LOCATION MAP



Atelier Architect, P.C.

6346 Orchard Lake Rd Suite 16
West Bloomfield, MI 48322-2327
Phone: 248-885-8286
Fax: 248-885-8287
e-mail: info@atelierarchitect.com

Project

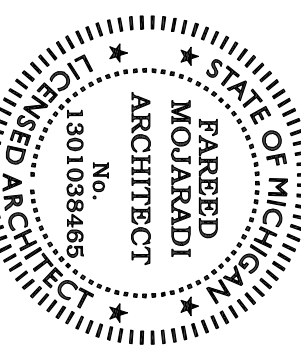
PATIENT STATION

Project No.

2016-25

Certification

I here by certify that the construction documents contained herein were prepared under my direct supervision and I am a registered architect under the laws of the State of Michigan.



Sheet Title

PHOTOMETRIC PLAN

Issued Date

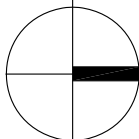
SITE PLAN APP 05 /04 /2018

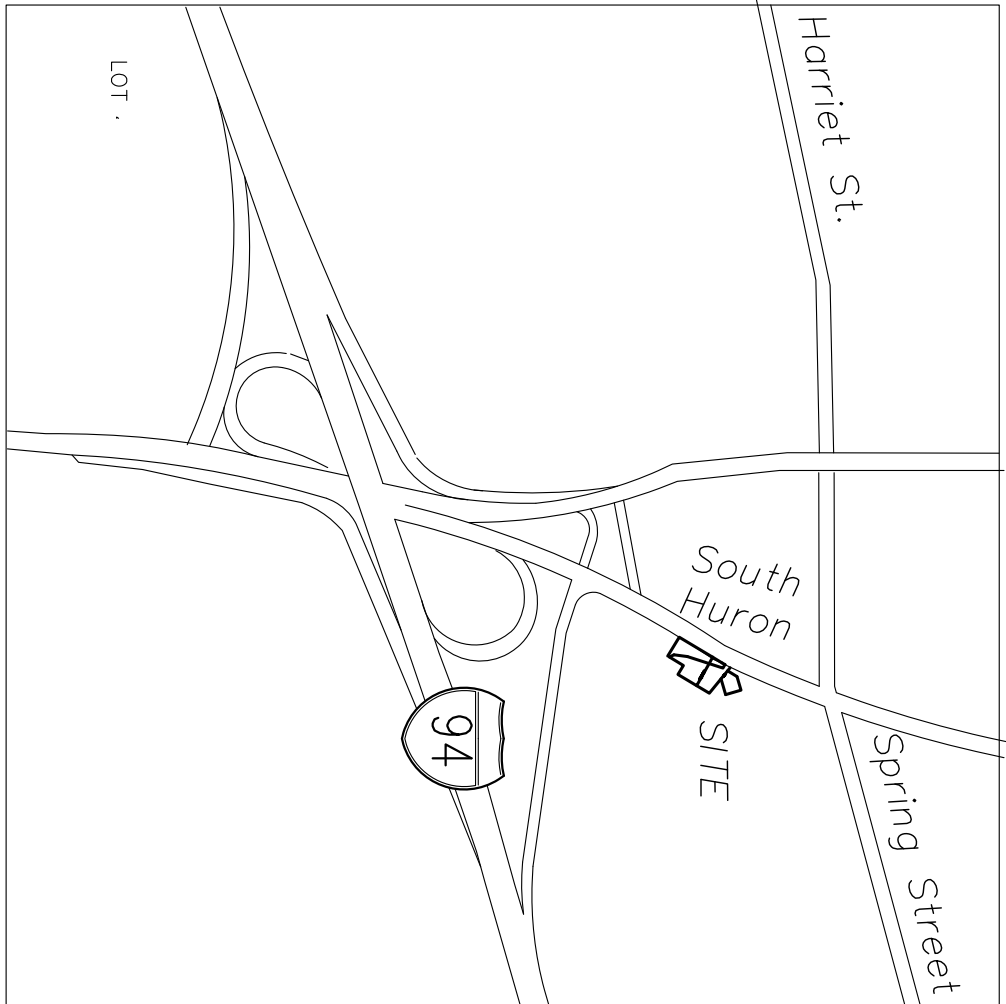
Sheet No.

E-1

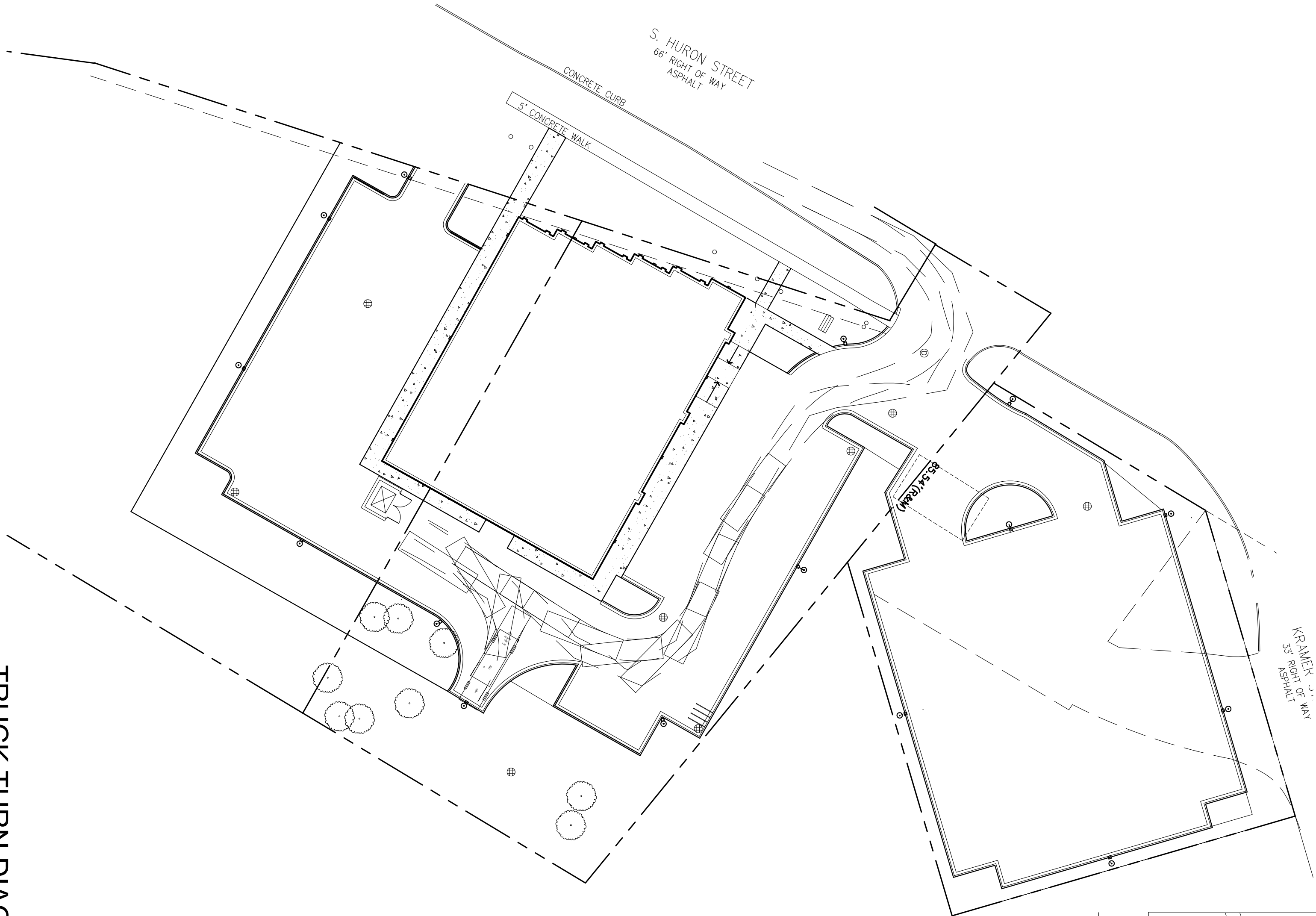
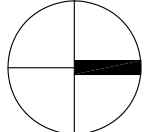
PHOTOMETRIC PLAN

SCALE: 1"=30.00'



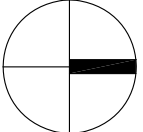


LOCATION MAP



TRUCK TURN DIAGRAM

SCALE: 1"=30.00'



SU-30 TRUCK 30 FEET
WHEEL TO WHEEL DIM.
45 FEET TOTAL LENGTH



Atelier Architect, P.C.

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West Bloomfield, MI 48322-2327
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Fax: 248-885-8287
e-mail: info@atelierarchitect.com

Project

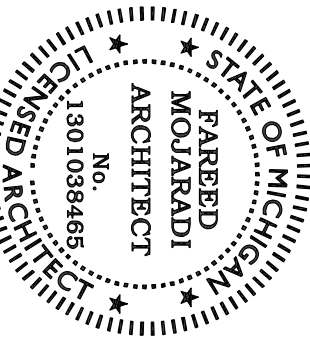
PATIENT STATION

Project No.

2016-25

Certification

I here by certify that the construction documents contained herein were prepared under my direct supervision and I am a registered architect under the laws of the State of Michigan.



Sheet Title

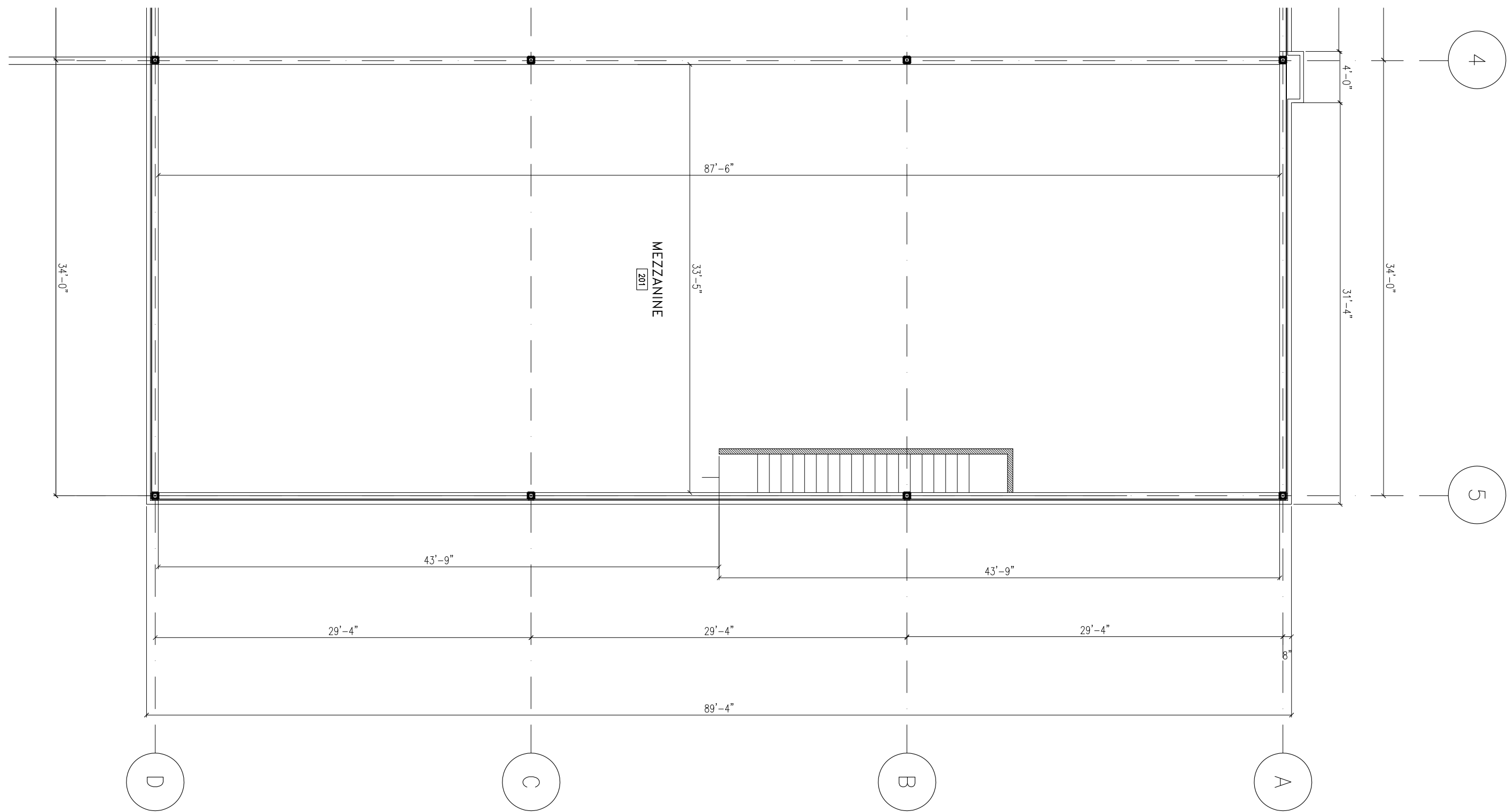
TRUCK TURN DIAGRAM

Issued Date

SITE PLAN APP 05 /04 /2018

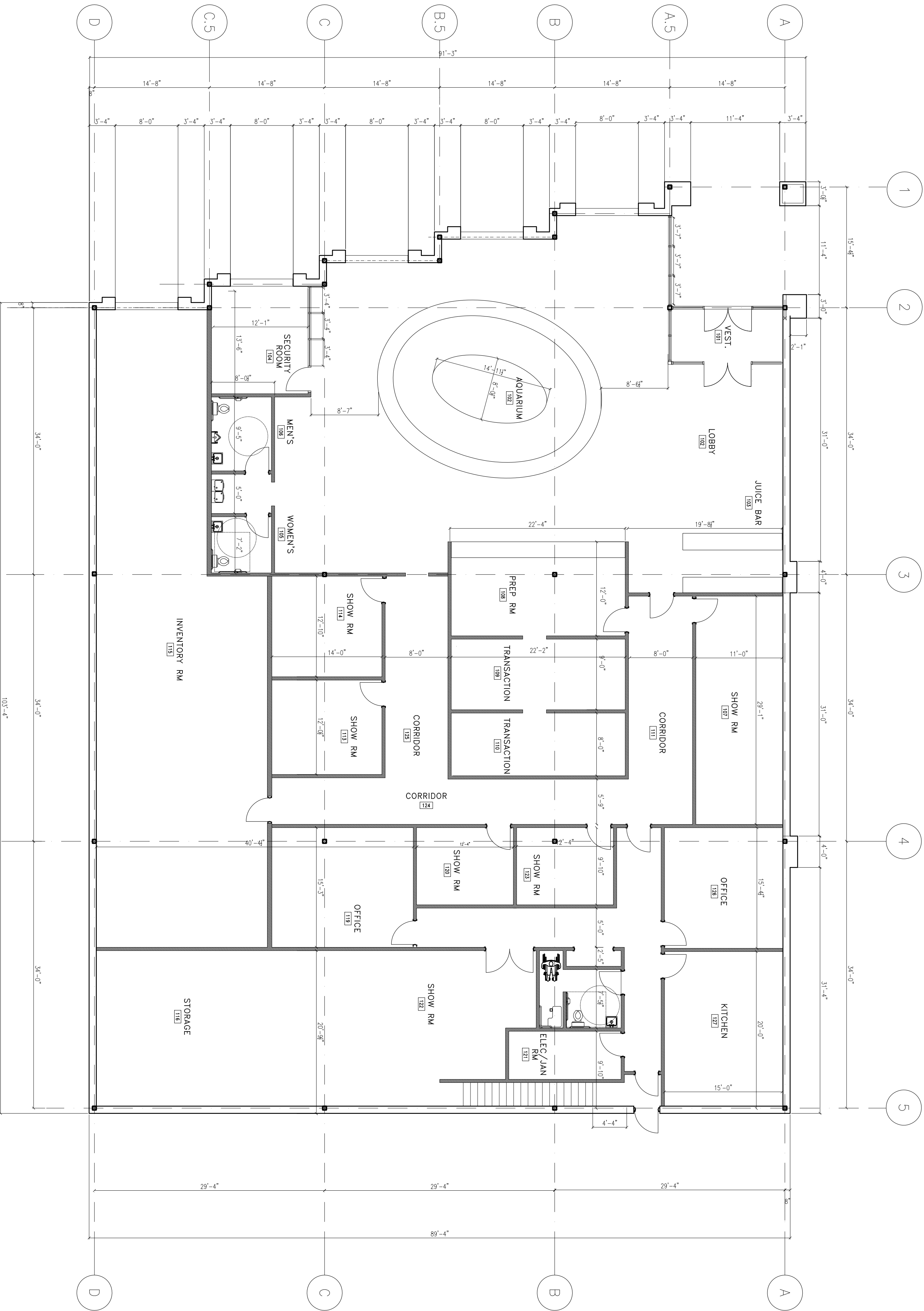
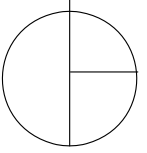
Sheet No.

T-1



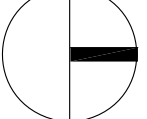
MEZZANINE PLAN

SCALE: 1/8"=1'00"



FLOOR PLAN

SCALE: 1/8"=1'00"



Atelier Architect, P.C.

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West Bloomfield, MI 48322-2327
Phone: 248-855-8286
Fax: 248-885-8287
e-mail: info@atelierarchitect.com

Project

PATIENT STATION

Project No.

2016-25

Certification

I here by certify that the construction documents contained herein were prepared under my direct supervision and I am a registered architect under the laws of the State of Michigan.



Sheet Title

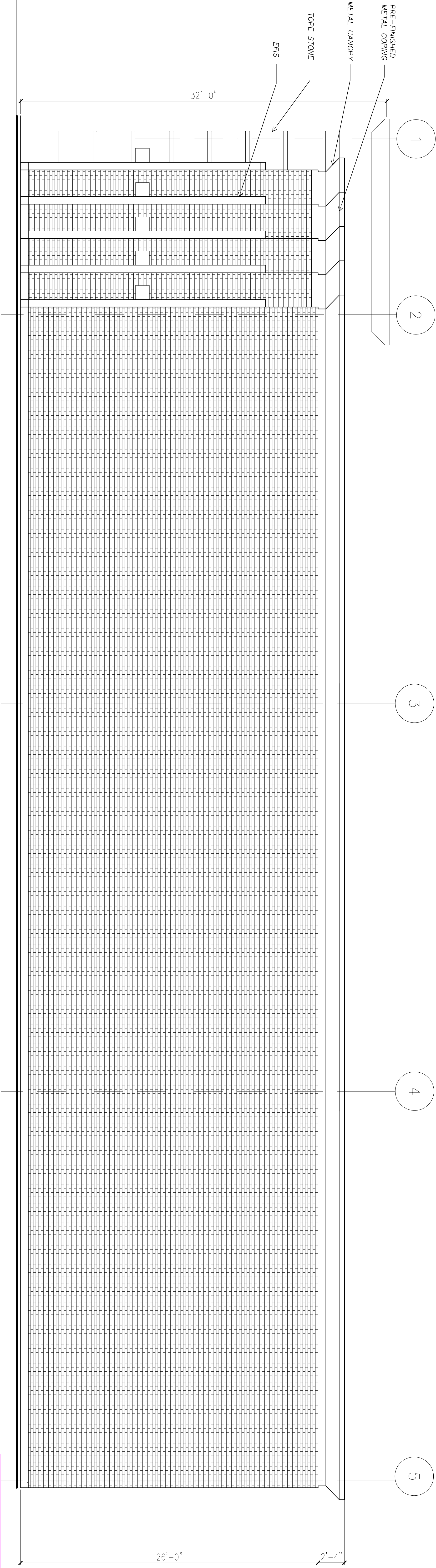
FLOOR PLAN

Issued Date

SITE PLAN APP 05 / 04 / 2018

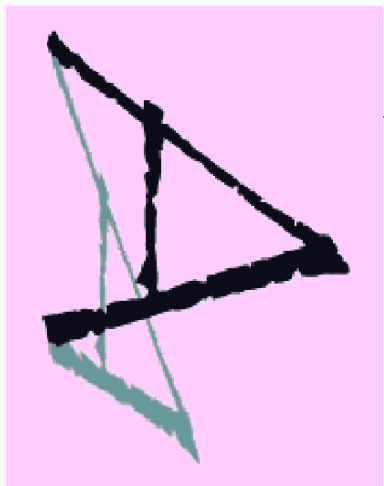
Sheet No.

A-1



SOUTHELEVATION

SCALE: 1/4"=1.00"



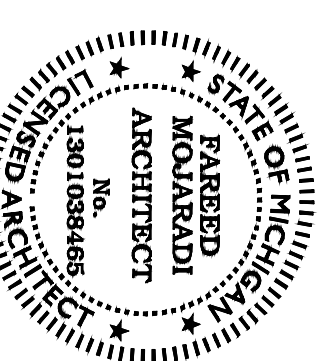
Atelier Architect, P.C.

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Westborough, MA 01581
Phone: 248-885-8286
Fax: 248-885-8287
Email: info@atelierarchitect.com

Project
PATENT STATION

Project No.
2016-25

Certification
I hereby certify that the
content of this document
has been prepared and
directed by the architect
of record for this project.
Signature of Michael J. Farnsworth



Sheet Title
ELEVATIONS

Issued Date
SITE PLAN APP 05/04/2018

EAST ELEVATION

SCALE: 1/4"=1.00"

Sheet No.

A-3

Agenda
Planning Commission
Wednesday, 20 June 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron
Ypsilanti, MI 48197

New Business

- **Firearms Sales Regulations: Local Options**



Firearms Zoning

CITY OF YPSILANTI, MI
JUNE PLANNING COMMISSION

Zoning Authority

Zoning ordinances are enacted to protect the health, safety, and welfare of the people in a municipality.

There are limitations on what a zoning ordinance can and cannot do.

Signs, which are strongly protected by the First Amendment, are regulated by the Zoning Ordinance for “time, place, and manner” and by the Building Code for structural safety.

“Adult Regulated Uses” – uses such as strip clubs and stores which primarily sell sexually explicit material – are also regulated for time, place, and manner under the Zoning Ordinance, and must meet the same standards for structural safety under the Building Code as any other structure.

These statements are, of course, vast simplifications of quite a bit of law at the federal, state, and local level as well as a vast body of case law.



Zoning Authority

The ability to carry a firearm, as well as the ability to own a firearm, are areas that are heavily regulated by the state and federal governments. These are not areas that would be subject to zoning regulation, nor are they the subject of any proposed discussion.

Where businesses that buy &/or sell firearms as the major component of their business may locate, whether buying &/or selling of firearms can be permitted as a home occupation, and where firearms ranges may locate is subject to zoning.

Currently, firearms are not considered separately from any retail/wholesale/specialty product, nor their recreational use from any other recreational use. Retailers of firearms may located anywhere retail is permitted, and ranges may locate anywhere indoor recreation is permitted.



Current Status

The ability to carry a firearm, as well as the ability to own a firearm, are areas that are heavily regulated by the state and federal governments. These are not areas that would be subject to zoning regulation, nor are they the subject of any proposed discussion.

Where businesses that buy &/or sell firearms as the major component of their business may locate, whether buying &/or selling of firearms can be permitted as a home occupation, and where firearms ranges may locate is subject to zoning.

Currently, firearms are not considered separately from any retail/wholesale/specialty product, nor their recreational use from any other recreational use. Retailers of firearms may located anywhere retail is permitted, and ranges may locate anywhere indoor recreation is permitted.



Other Communities

Municipalities Searched

- **Ann Arbor**
- **Ferndale**
- **Mount Pleasant**
- **Jackson**
- **Wayne**
- **Kalamazoo**
- **Adrian**
- **Grand Rapids**
- **Saugatuck**
- **Pontiac**
- **Inkster**
- **Marquette**
- **Zeeland**
- **Grosse Pointe Farms**

Terms Searched

- **Range**
- **Shooting**
- **Firearm(s)**
- **Archery**
- **Rifle**
- **Gun**
- **Pistol**

Other Communities

One municipality regulated whether pistols could be taken in pawn shops

Nine municipalities regulated where archery &/or gun ranges could be located (one allowed for archery ranges, but explicitly prohibited gun ranges; another allowed only for “police small arms firing ranges”)

One municipality prohibited “All uses involving the distribution of firearms or the storage of firearms intended for sale or distribution are prohibited as home occupations.”

One municipality regulated “firearms sales establishments” to a special use in one business district, and in the same manner as their equivalent of our “adult regulated uses.”





Discussion

CITY OF YPSILANTI, MI
JUNE PLANNING COMMISSION

Agenda
Planning Commission
Wednesday, 20 June 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron
Ypsilanti, MI 48197

Old Business

- **Medical Marijuana Provisioning Centers: Increase in Buffer**
Tabled from 3/21/2018



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.

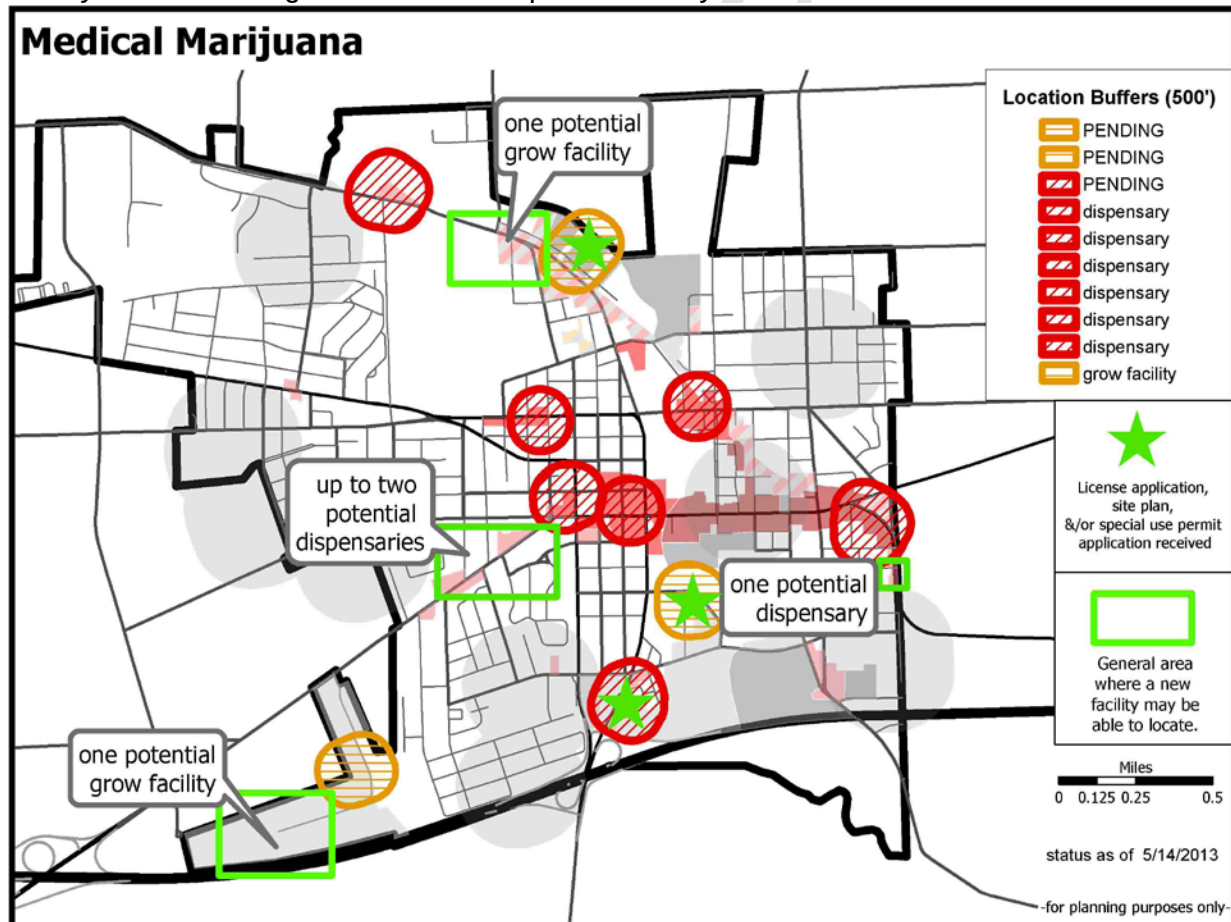
As a result of these changes at both the state and local level, it is possible that some existing provisioning centers could move; it is also possible that an existing provisioning center could go out of business and another provisioning center locate in the City. During the initial medical marijuana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

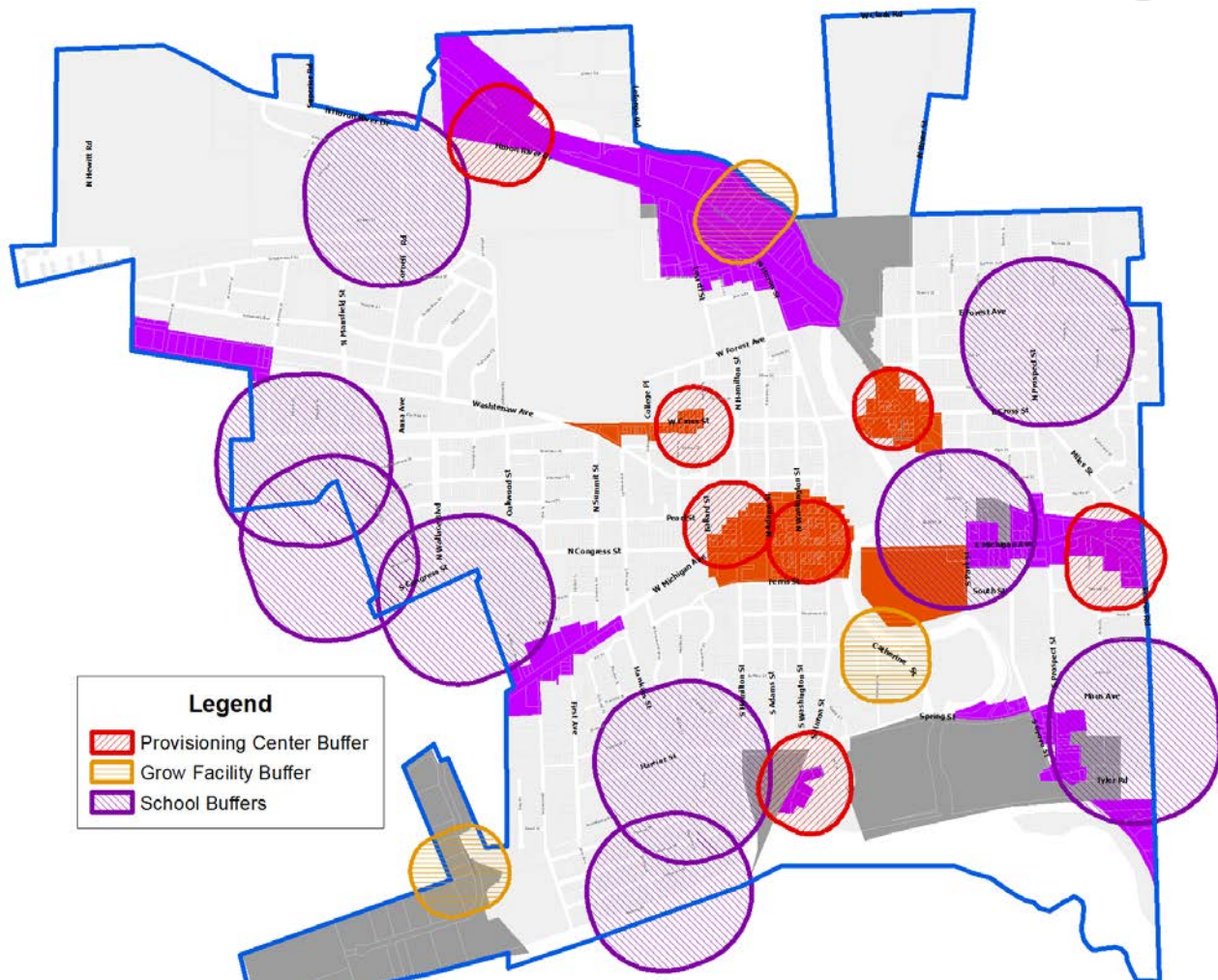
DISCUSSION

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.

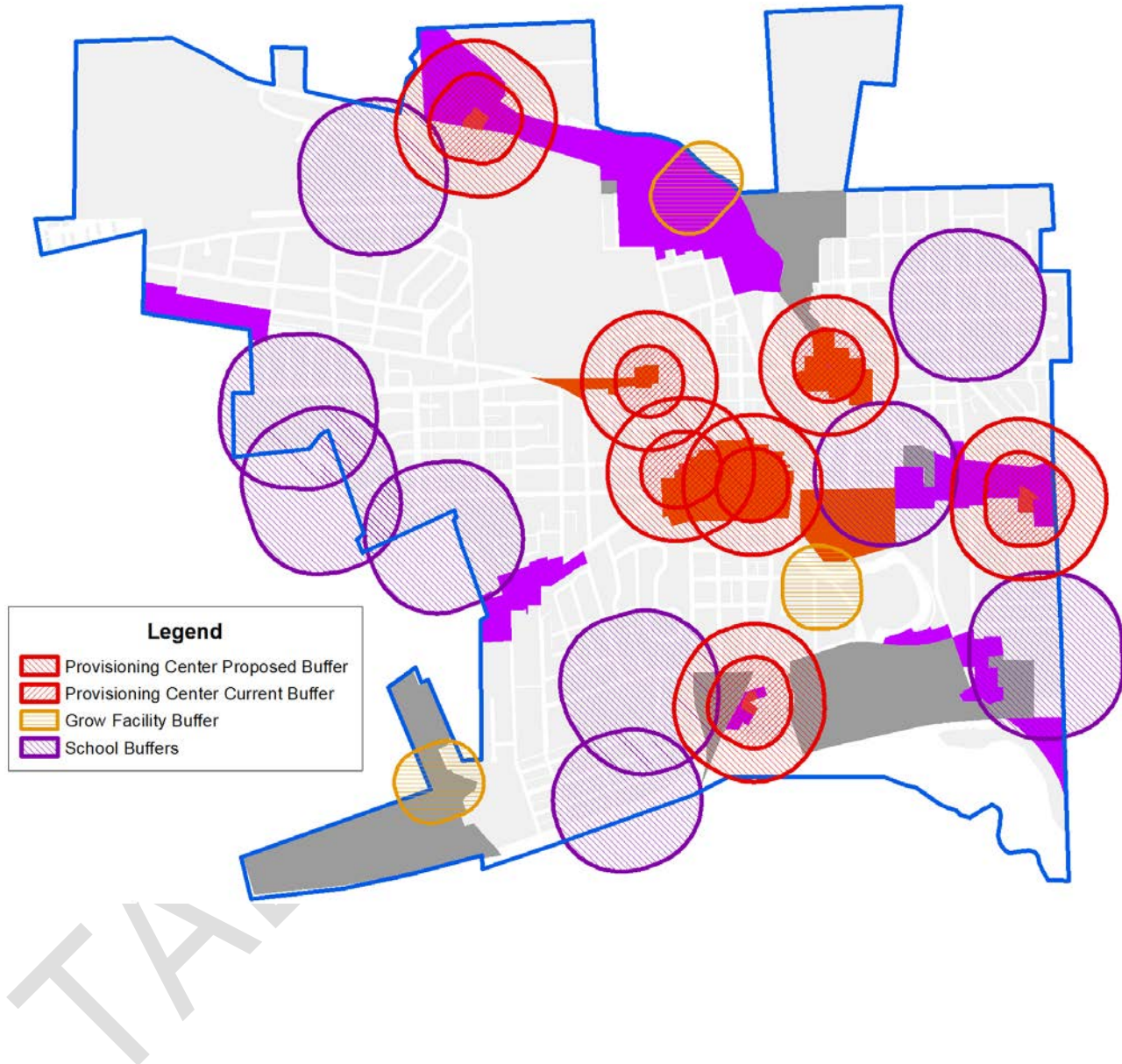
This map, as of 5/2013, shows potential locations for additional dispensaries/grow facilities; the potential distribution of facilities differed from current primarily around Washtenaw and West Michigan. The zoning around Huron River Drive has changed from the Commercial-Industrial District and a variety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



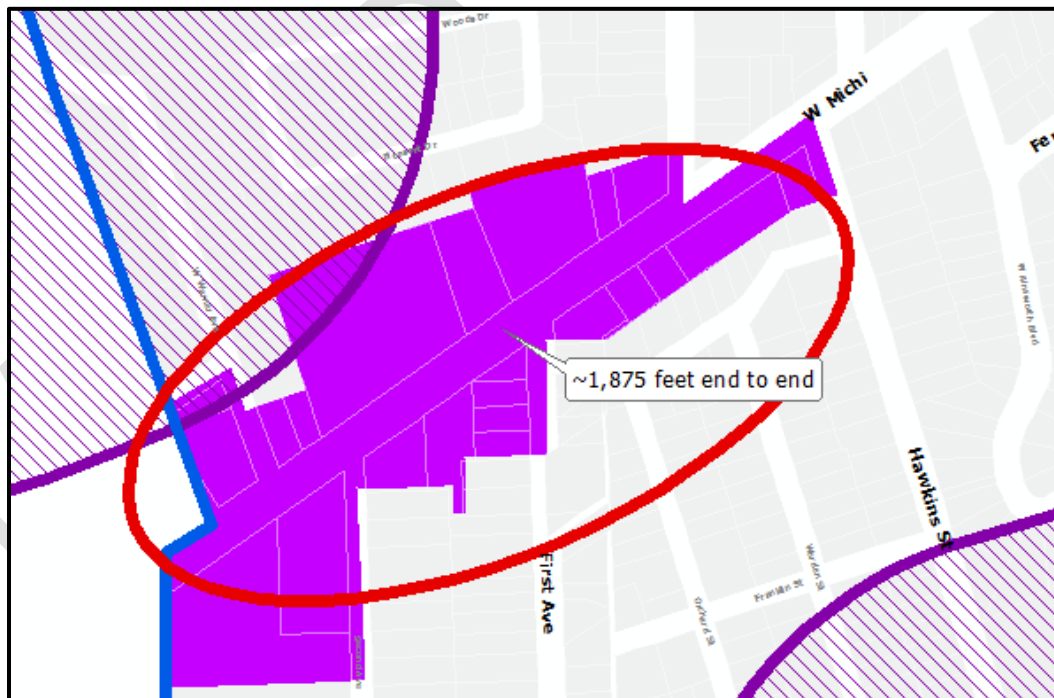
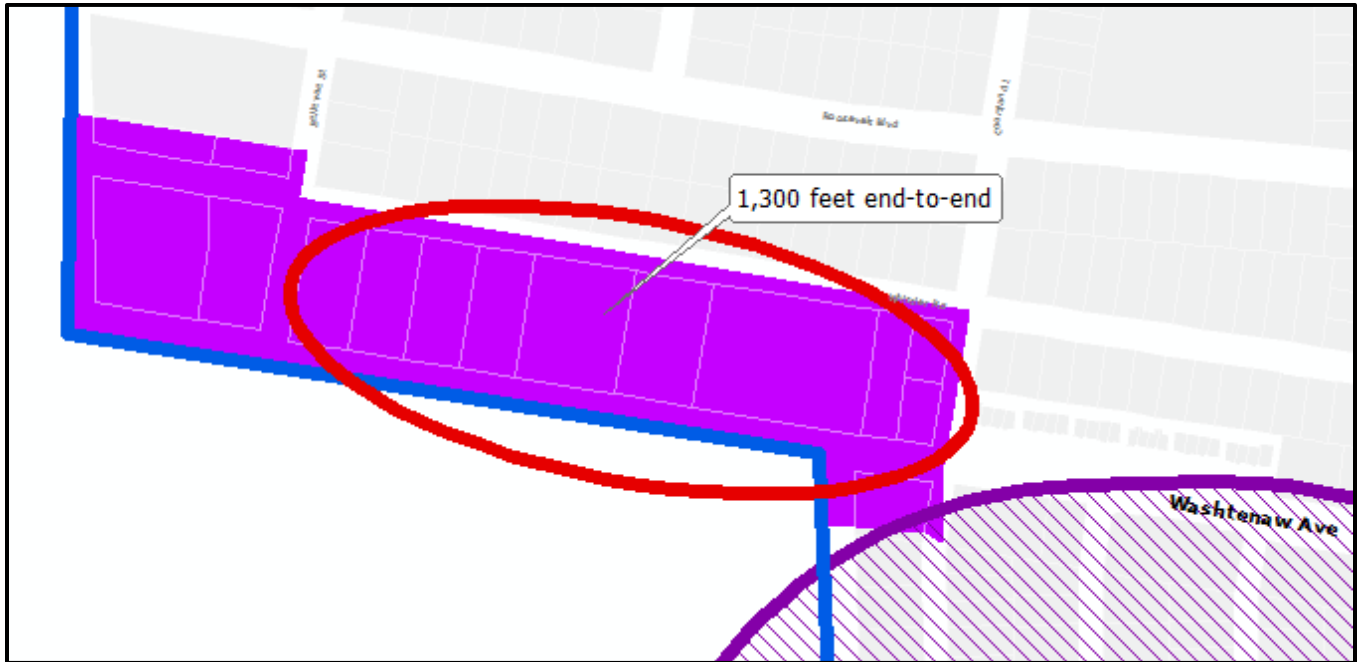
This map shows the *current* existing school buffers, facility buffers, and zoning districts. As a reminder, grow facilities are currently permitted only with a Special Use permit in GC and PMD; dispensaries are permitted by right in Center. The proposal on the table at Council would add dispensaries 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 <u>growing &/or processing facility nor within one thousand (1,000) feet of a lawfully existing medical marijuana provisioning center</u> 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

Agenda
Planning Commission
Wednesday, 20 June 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron
St Ypsilanti, MI 48197

VI. Old Business

- 307 N River: Site plan review
Tabled from 5/16/2018



23 April 2018

**Staff Review of Site Plan Application
Cultivate Coffee & Taphouse
307 N River**

GENERAL INFORMATION

Applicant: Ryan Wallace
Cultivate Coffee and Tap House
307 N River St
Ypsilanti, MI 48198

Project: Cultivate Coffee & Tap House

Application Date: 16 March 2018

Location: Depot Town, on the south-west corner of North River and Photo.

Zoning: C, Center

Action Requested: Approval

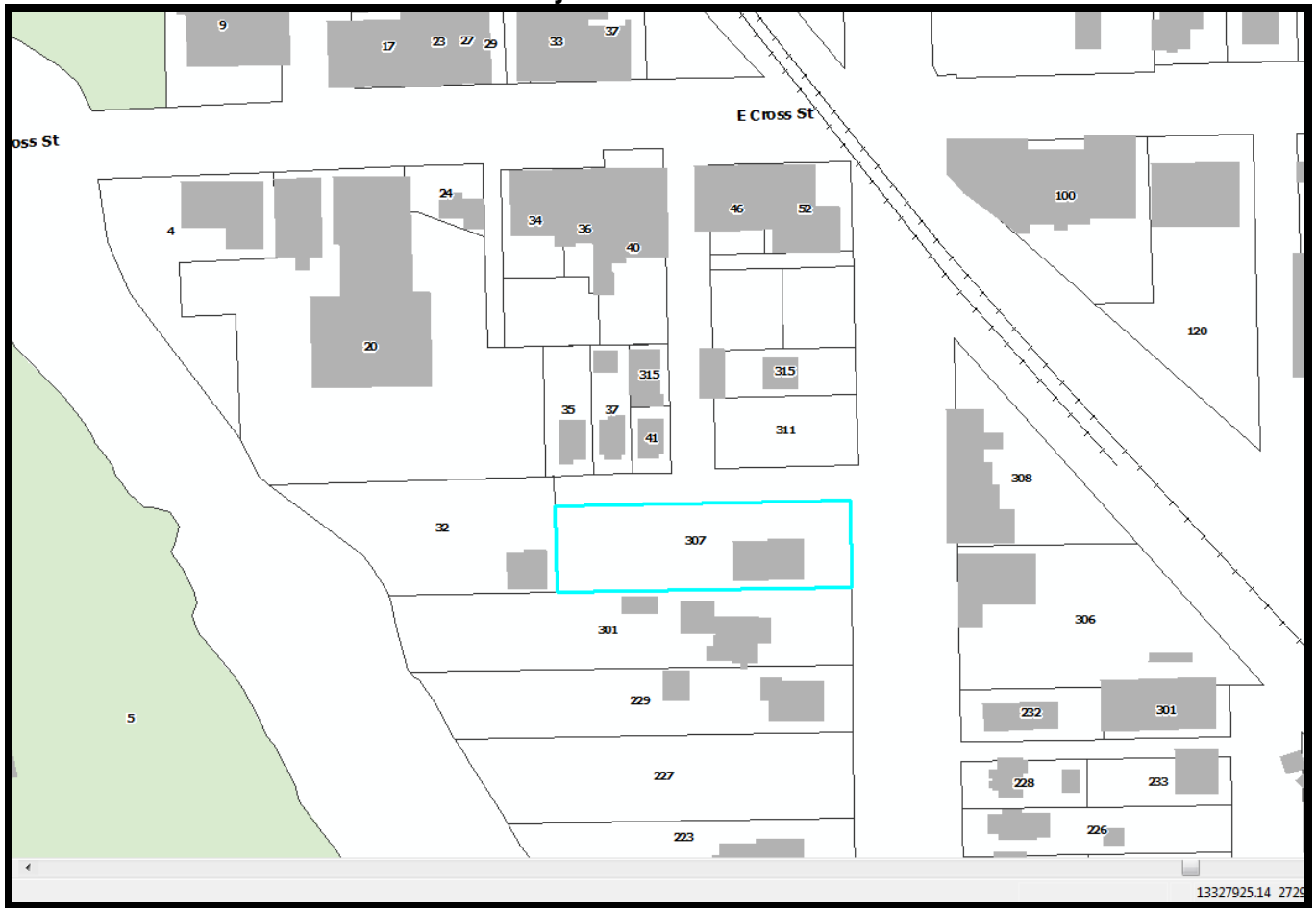
Staff Recommendation: Conditional Approval.

PROJECT AND SITE DESCRIPTION

Cultivate Coffee & Tap House ("Cultivate") is located in the former Ted's Auto Electric, and has been in operation since early 2015. In 2016, they expanded their parking area to the west of the existing parking, and created an outdoor service area to the west of the existing building. This site plan submittal is in furtherance of coming into conformance with the ordinance.

307 N River is zoned **Center**, which allows for bars and restaurants, as well as outdoor cafés, as permitted and accessory uses, respectively. Outdoor cafés are subject to specific standards found in 122-540. There are no parking minimums in the Center district.

Subject Site Location



Site Aerial (2015)



Site Aerial (per Google, 2017)



2011 Google Street View of site



2016 Google Street View of site



Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single family, parking	Center
EAST	Grocery store, shopping, services	Center
SOUTH	Multifamily residential	Historic Corridor
WEST	Single-family residential	Historic Corridor

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."

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
C: §122-477 BUILDING TYPE	Determined by lot size	21,700 sf Single story commercial	Unchanged Existing nonconforming building type
LOT: Unchanged.			
BUILDING ENVELOPE AND HEIGHT: Unchanged.			
ACCESSORY BUILDING ENVELOPE, FOOTPRINT, AND HEIGHT: Unchanged.			
PARKING PROVISIONS	Permitted in the side, street side, and rear yards	Street Side	Expanded street side.
§122-540 USE-SPECIFIC Outdoor cafes, restaurants, seating areas and beer gardens	(a) All outdoor seating areas at grade level must be accessory to business which provides indoor seating or food concession. All storage, preparation and cooking of food and all vending machines shall be within an enclosed building or food concession. (b) The outdoor seating area shall be separated from all parking areas by means of a minimum three-foot high planting, wall, or other architectural feature delineating the space. (c) The outdoor seating area shall not be located within 50 feet of any properties zoned R1, MD, CN, CN-Mid, or CN-SF. (d) All outdoor areas shall be kept clean and void of litter at all times.	No outdoor seating	(a) Met (b) 6' privacy fence proposed (c) Met (d) Applicant to note this requirement on the site plan.

Items to be Addressed: Applicant to note the requirement "all outdoor areas shall be kept clean and void of litter at all times" on site plan.

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."

Building arrangement proposed to continue unchanged. Applicant proposes to extend westward an outdoor seating area/beer garden. As shown, beer garden has minimal accessible area for patrons with mobility disabilities; this is likely to be a challenge when obtaining Building Department approvals. Applicant also proposes extending the parking area westward, in gravel. Both the parking area and the outdoor seating area are set back 23' from the rear property line. The outdoor seating area is set back approximately 4' (varies slightly) from the south/side property line.

The dumpster is located in the street side yard. This is addressed later in this report.

Due to limited space on the north side of the building for parking, should the applicant wish to have parking, applicant may wish to consider relocating the outdoor seating area to the north of the building and the parking to the west.

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."

Access to the site via car is currently done to the small paved parking to the north of the building, adjacent to the roll-up doors. There is bike parking available at the east end of the parking area. Foot traffic can approach from River or from Photo, as the area is highly walkable. However, there is no sidewalk on Photo nor on Ninde. Pedestrians from this direction must walk in the street. Photo generally has light traffic, with the vast majority going to/from the Sidetrack parking area to the north-east or to Cultivate. Note that both Ninde and Photo, while platted as streets, are quite narrow and more closely analogous to alleyways. Photo is less than 30' wide.

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)	One signed barrier-free space, approximately seven parking spaces.	Undimensioned. Two barrier-free spaces are proposed near the building entrance; seven in the paved area. No count or dimensions given for parking in the graveled area.
§122-683	Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		Walkway marked towards south of parking area.
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway		Parking aisles have a unique configuration; they are end-on to Photo Street. This places them within 50' from the Ninde Intersection.
	Internal Maneuvering	Each driveway providing access to an off-street parking lot containing five or more parking spaces shall be a minimum of ten feet in width. Where a turning radius is necessary, it shall be an arc that allows unobstructed vehicle flow.		Met

Surfacing	All parking and loading facilities and access drives shall be paved with a durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff, employ environmental and other best practices, and achieve low impact design, at the discretion of the City Engineer. Use of pervious alternative surfaces is encouraged in proximity to the Huron River and Paint Creek. Paving materials proposed to improve aesthetics may also be considered by the City Planner and the Planning Commission. Alternative surfaces proposed shall be reviewed by the City's consulting engineer.		See engineer's letter. Gravel surface is generally acceptable.
Drainage	All off-street parking and loading areas shall be graded and drained to public storm sewers. As an alternative, if in the opinion of the City's consulting engineer, the soils are of a type which will allow for efficient drainage, the use of drywells, infiltration trenches, swales, bio-retention or other best management practices for controlling urban runoff quality are permitted. No surface water shall be permitted to drain onto adjoining properties, unless there is a common engineered drainage system shared with the adjoining property or an appropriate watershed easement has been obtained. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.		See engineering review.

Setback from Street	Parking lot setbacks are designated by the zoning district in which they are located. An allowed exception are circular drives, which may be located in a required minimum front yard or street side yard, provided that such drives shall be designed so that no parking space is located closer than 25 feet to any street right-of-way line.		n/a.
Setback from Adjacent Lot	Parking areas are required to be 10' from any adjacent lot. Planning Commission may waive this requirement in whole or in part with a finding that the lot shares a common access and common parking with the adjoining lot, or that stormwater, landscaping, and other similar concerns have been adequately addressed with other methods.		Met.
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 not possible in graveled lot. Striping in paved lot proposed to be in conformance.

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.		Wheelstops not provided in paved lot.
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.		No lighting proposed. Streetlights not shown on plan.
Screening & Landscaping (internal)	1 tree per 8 spaces		Two trees required.
	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		Parking aisles unprotected in paved area.
	3' between curb and planting (5' if vehicle overhang)		n/a
Screening & Landscaping (perimeter)	Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF		n/a
	3'-4' screen 80% opacity where visible from ROW		None provided from Photo.

		Landscaped areas, walls, structures, walks- must be protected by curbing		Building walls and pedestrian walkway along building unprotected.
§122-691	Motor spaces			n/a
	Bicycle spaces	1 per 5 motor spaces, minimum of 2		n/a
§122-672	SIDEWALKS	provide a sidewalk or shared-use path This requirement may be modified by the Planning Commission as follows: (2) A fee in lieu of construction may be provided by the development in the amount of 100% of the construction cost, upon a finding that any portion of the perimeter of a lot is included in a transportation project programmed in the City's 5-year Capital Improvement Plan, or with a finding that sidewalk construction at this location is impractical due to lack of connectivity. Any fee paid for this purpose is reserved for non-motorized improvements as a part of the identified transportation project or for path and sidewalk construction throughout the City, respectively. (3) Any easement required for the construction, maintenance, or operation of a modified facility must be included on the site plan at the time the modification is requested.		Construction of a sidewalk along Photo would primarily serve Cultivate's pedestrian traffic from their parking areas. There are, however, four single-family residences along Photo; one commercial building on Ninde, and two apartments on Ninde that may also benefit. Planning Commission may choose to consider a fee-in-lieu.

§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.		The dumpster placement is an extreme challenge to visibility for those exiting the gravel parking area. Applicant must apply for a variance or redesign the gravel parking area entrance.
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Items to be Addressed:

- No count or rough dimensions given for gravel parking area. Applicant to provide.
- Parking lot access is less than 50' from Ninde/Photo intersection. Applicant to revise.
- No lighting is shown on the plan. Applicant to show either site lighting or adequate street lighting.
- Two trees required.
- Parking aisles in paved area are unprotected by islands.
- Parking (both gravel and paved) is not screened from Photo.
- No sidewalk provided along Photo. Planning Commission waiver for fee-in-lieu requested.
- Dumpster is within the visibility triangle for the gravel parking. Applicant to revise entrance to gravel parking.
- Conflicting land use screening is required between the gravel parking and the residential use to the west.

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.

See engineer's letter.

Items to be Addressed: None.

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."

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		No lighting proposed. Show cut sheets and locations for all proposed site lighting.
§122-608 Refuse Containers	Not located in the front yard or street side yard (waiver available) Maintained in a neat, orderly, and sanitary condition Adequate vehicle access must be provided masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door	Dumpster in wooden enclosure	Applicant shows a dumpster in the street side yard. Waiver requested as no other location with vehicular access is available, due to unique condition of Photo / Ninde.
§122-631 Landscape plan			None provided.
§122-634 Screening Between Land Uses <i>if conflicting use</i>	visual buffer of at least 80% opacity and 6' height		Required between Cultivate and properties to south and west. Gravel parking lot conflicts with residential use to west, screening must be provided.
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: 80'/30' = 6 trees		River: 3 trees required. One tree present, with extensive canopy. Waiver of one tree requested; applicant to plant one additional tree. Photo: no street trees provided. Applicant requests a waiver.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-638 Site Landscaping	10%	None	met
§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		No landscaping plan provided.
	Credit for existing vegetation		

Items to be Addressed:

- If outdoor lighting proposed, applicant to indicate on site plan and submit cut sheets.
- Waiver requested per 122-608(a) to allow placement of dumpster in street side yard, due to maneuverability challenges.
- Applicant to provide conflicting land use screening between gravel lot and property to west.
- Waiver from street tree requirement for one tree (of two) requested on River; waiver from street tree requirement on Photo for nine trees (of nine) requested.

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."

HISTORIC DISTRICT

All applicable Historic District reviews and approvals must be obtained.

DEPARTMENT OF PUBLIC SERVICES

The applicant is responsible for obtaining permits from the Department of Public Services before beginning work on any portion of the City right-of-way, including sidewalks, curbs, and driveways on Photo and River, as well as street tree plantings.

DISCUSSION

This site has several challenges due to the existing layout of the paved area, the building, and the relationship of each to Photo Street. It may be possible to reconfigure the proposed gravel lot to be angled parking, with an "in" at the current dumpster location and an "out" towards the west; the dumpster could be relocated southward towards the building as part of this reconfiguration. This may allow for off-street parking screening as well as the placement of some street trees. The aisled parking of the paved area as proposed is not an existing nonconformity, as parking prior was perpendicular from the building, but is an improvement over that condition as the vehicles are no longer backing directly into Photo Street. In the short term, it is possible that the site could work with some tweaks to the graveled area as discussed above and with the additional screening to the west. This, however, does not take full advantage of the site nor the building. Were the beer garden located to the north of the building, the overhead doors could be an asset in summer; the area immediately behind the building could be garden; and the bulk of the rear of the site could be parking. Due to the depth of the lot, it is likely that more parking than is currently available (even with the gravel lot) could be placed in the rear; this parking could be laid out with a more limited access to Photo Street, improving safety as well. Either the slight reconfiguration of the graveled lot or a complete overhaul of the site would bring the site into more conformance with the ordinance, improving traffic flows and compatibility with the neighborhood.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission *conditionally approve* the Site Plan for the Cultivate Coffee & Tap House with the following findings, waivers, and conditions:

Findings

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

Waivers

- Waiver requested per 122-608(a) to allow placement of dumpster in street side yard, due to maneuverability challenges.
- Waiver from street tree requirement for one tree (of two) requested on River; waiver from street tree requirement on Photo for nine trees (of nine) requested.
- Fee in lieu of provision of sidewalk along Photo is requested by the applicant.

Conditions

- If outdoor lighting proposed, applicant to indicate on site plan and submit cut sheets.
- Applicant to note the requirement “all outdoor areas shall be kept clean and void of litter at all times” on site plan.
- Applicant to address the following issues regarding the graveled parking area:
 - Lack of screening from Photo Street.
 - Lack of lighting. If on-site lighting is to be provided, please show in plan. If public street lighting is sufficient, please document.
 - Dumpster enclosure is within the visibility triangle of the parking lot entrance.
 - Conflicting land use screening is required between the parking area and the property to the west.
 - Provide approximate count of spaces proposed in gravel parking area.
 - Parking lot access is less than 50’ from Ninde/Photo intersection. Applicant to revise.

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
 Applicant



April 9, 2018

City of Ypsilanti Planning and Development Department
534 North Huron Street
Ypsilanti, Michigan 48197

Attention: Ms. Bonnie Wessler

Regarding: Cultivate Coffee & Tap House
Site Plan Review No. 1
OHM Job No. 0094-18-1030

Dear Ms. Wessler:

The applicant is requesting site plan approval for a proposal from the Cultivate Coffee & Tap House to make improvements to their existing site on North River Street and Photo Street in order to meet city standards. We have reviewed the plans dated February 22, 2018 for compliance with local ordinances and general engineering standards. At this time, we recommend site plan approval contingent on the following comments being addressed:

SITE PLAN REVIEW COMMENTS:

1. The applicant shall add "No Parking" signage to the north side of the existing gravel parking lot near the proposed guardrail.
2. Due to limited space behind the proposed dumpster location, it is recommended that bumper blocks be continued along the western edge of the dumpster enclosure to alleviate potential parking issues behind the enclosure.
3. The applicant shall provide clarification on the 10-inch stub that appears to terminate in front of the proposed dumpster pad location.

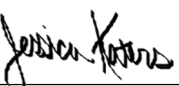
PRELIMINARY DETAILED ENGINEERING REVIEW COMMENTS:

4. The applicant shall provide grades for the handicap-accessible route from the parking lot to the building to ensure ADA compliance.

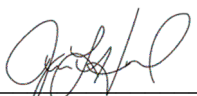
The applicant is advised that review and approval of detailed engineering plans is required prior to the start of construction.

If you have any questions, please contact me at (734) 522-6711.

Sincerely,
OHM Advisors



Jessica Katers, P.E.



Jessica Howard



CC: Stan Kirton, Department of Public Works
Scott Westover, YCUA
File

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CULTIVATE COFFEE & TAP HOUSE

SITE IMPROVEMENTS

307 N. RIVER STREET
YPSILANTI, MI 48198

OWNER/DEVELOPER

307 PROPERTY LLC | RYAN WALLACE
307 N RIVER ST
YPSILANTI, MI 48198
T: 616.502.3525

ARCHITECT

BOWERS + ASSOCIATES, INC.
2400 S. HURON PARKWAY
ANN ARBOR, MI 48104
T: 734.975.2400
F: 734.975.2410

CIVIL ENGINEER

NOWAK + FRAUS
46777 WOODWARD AVENUE
PONTIAC, MI 48342
T: 248.332.7931
F: 248.332.8257

PROJECT DESCRIPTION

SITE IMPROVEMENTS TO EXISTING PROPERTY
TO BRING UP TO CITY STANDARDS

SHEET INDEX

ARCHITECTURAL

T1.00 TITLE SHEET
SP1.00 SITE PLAN
SP2.00 SITE DETAILS

CIVIL

C1 BOUNDARY / TOPOGRAPHIC SURVEY
C2 PAVING / GRADING PLAN

ABBREVIATIONS:

ABV.	ABOVE
AFF	ABOVE FINISH FLOOR
ADJ.	ADJUSTABLE
AL.	ALUMINUM
ALUM.	ALUMINUM
ANOD.	ANODIZED
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX.	APPROXIMATE
ARCH.	ARCHITECT
BD.	BOARD
BDRM	BEDROOM
B.F.	BARRIER FREE
B.F.F.	BELOW FINISH FLOOR
BIT	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
B.O.	BOTTOM OF
BOTT.	BOTTOM
BTWN.	BETWEEN
CAB.	CABINET
CJ	CONTROL JOINT
CL.	CLOSET
CLOS.	CLOSET
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONIT.	CONTINUOUS
CPT.	CARPET
C.T.	CERAMIC TILE
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DN.	DOWN
DPFG	DAMP-PROOFING
DR.	DOOR
DS	DOWNSPOUT
DWG	DRAWING
EA.	EACH
EJ	EXPANSION JOINT
ELECT.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
EXP	EXPOSED
EX	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FIN.	FINISH
FIXT.	FIXTURE
FLASH.	FLASHING
FLK.	FLOOR
FRP	FIBERGLASS REINFORCED PANEL
FRPFG	FIREPROOFING
FT.	FOOT, FEET
FTG.	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GYPSUM BOARD
GFI	GROUND FAULT INTERRUPTER
GL.	GLASS, GLAZING
GYP.	GYPSUM
HD	HARDWOOD
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
IN.	INCHES
INC.	INCLUDE, INCLUDING
INSUL	INSULATION, INSULATED
INT.	INTERIOR
ISOL.	ISOLATION
J.C.	JANITOR'S CLOSET
KIT	KITCHEN
L	LENGTH
LAV.	LAVATORY
LBS.	POUNDS
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
MANUF.	MANUFACTURER
MAR.	MARBLE
MAS.	MASONRY
MATL.	MATERIAL
MAX.	MAXIMUM

ABBREVIATIONS CONT.:

MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
NATL	NATIONAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
O.F.	OVERFLOW
OHDR	OVERHEAD DOOR
OPG	OPENING
OPP.	OPPOSITE
P.E.	PRE-ENGINEERED
PERIM	PERIMETER
PL	PLATE
PLAM.	PLASTIC LAMINATE
PLYWD	PLYWOOD
P.P.T.	PRESERVATIVE PRESSURE TREATED
PR	PAIR
PRE-ENG.	PRE-ENGINEERED
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PROJ.	PROJECT, PROJECTION
PROP.	PROPOSED/PROPERTY
PRTN	PARTITION
P	PAINT
PT	PORCELAIN TILE
QT	QUARRY TILE
R&S	ROD AND SHELF
R.C.	ROOF CONDUCTOR
R.D.	ROOF DRAIN
REFRIG.	REFRIGERATION, REFRIGERATOR
REINF.	REINFORCED
REINFG	REINFORCING
REQ'D	REQUIRED
RET.	RETARDER
RF	RESILIENT FLOORING
RM.	ROOM
R.T.	RESILIENT TILE
RTNG	RETAINING
S.A.C.	SUSPENDED ACOUSTICAL CEILING
S.A.F.	SPRAY APPLIED FIREPROOFING
S.C.	SEALED CONCRETE
SCHED.	SCHEDULE
SCWD	SOLID CORE WOOD
SH	SHELF
SHW	SHOWER
SHT.	SHEET
SIM	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
SS	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
ST. STL.	STAINLESS STEEL
STRUCT.	STRUCTURE
SUPP.	SUPPORT, SUPPORTED
SUSP.	SUSPENDED
SV.	SHEET VINYL
T&G	TONGUE AND GROOVE
TH.	THRESHOLD
TEL	TELEPHONE
THK	THICKNESS, THICK
T.O.	TOP OF
T.O.S.	TOP OF STEEL
TRANSF.	TRANSFORMER
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
V.	VERTICAL
VB	VINYL BASE
VCT	VINYL COMPOSITE TILE
VERT.	VERTICAL
VVC	VINYL WALL COVERING
W.C.	WATER CLOSET
WD	WOOD
W.W.F.	WELDED WIRE FABRIC
W.W.M.	WELDED WIRE MESH



LOCATION MAP

NO SCALE

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
2400 SOUTH HURON PARKWAY • ANN ARBOR, MI 48104
P: 734.975.2400 • F: 734.975.2410
WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION

CULTIVATE
COFFEE & TAP HOUSE
307 N RIVER ST
YPSILANTI, MI 48198

PROJECT + NUMBER

17-306

ISSUE + DATE

03 NOV 2017
26 JAN 2018
12 MAR 2018

OWN REV
SITE

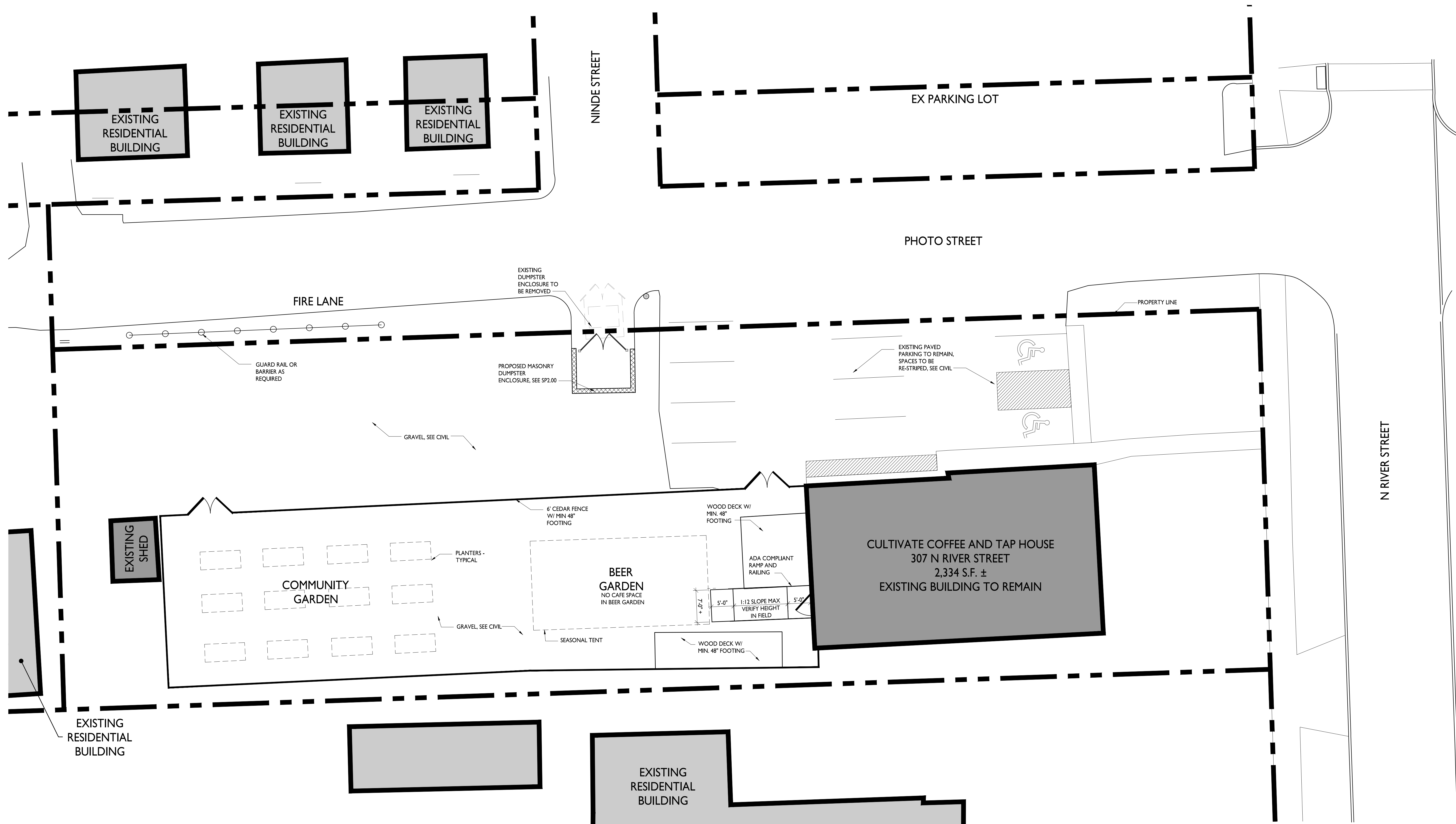
SHEET + TITLE

TITLE
SHEET

17306SP100.dwg

SHEET + NUMBER

T1.00



PRELIMINARY SITE PLAN
SCALE: 1" = 10'

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
2400 SOUTH HURCH PARKWAY • ANN ARBOR, MI 48104
P: 734.975.2400 • F: 734.975.2410
WWW.BOWERSARCH.COM

CONSULTANT + NAME

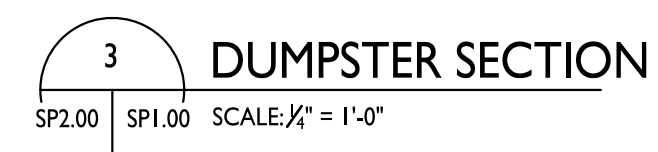
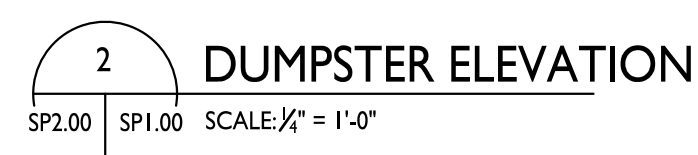
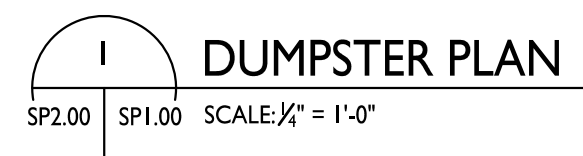
PROJECT + INFORMATION
**CULTIVATE
COFFEE & TAP HOUSE**
307 N RIVER ST
YPSILANTI, MI 48198

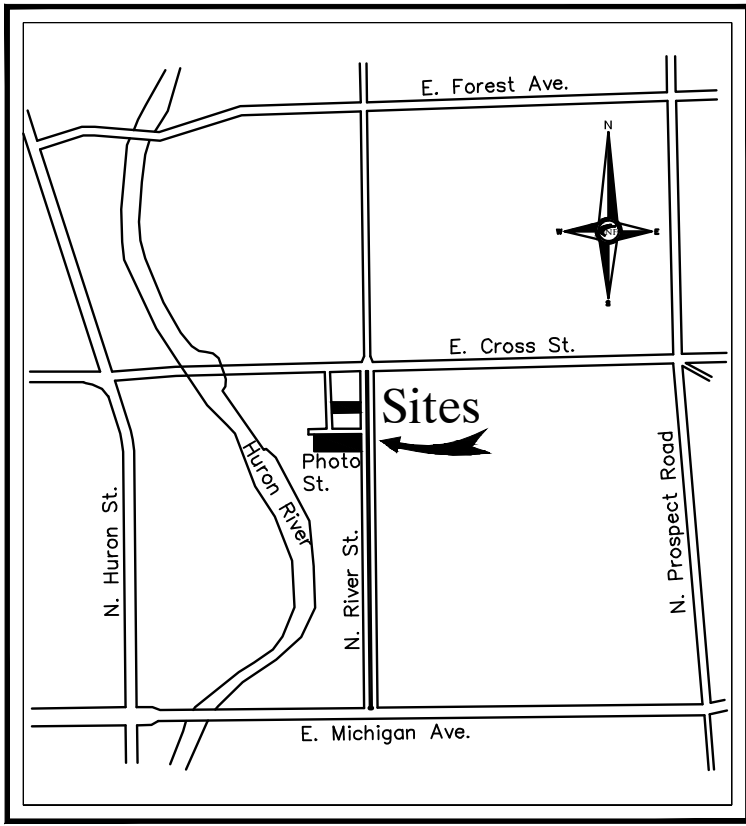
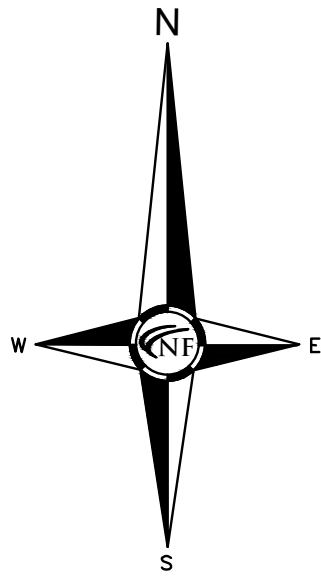
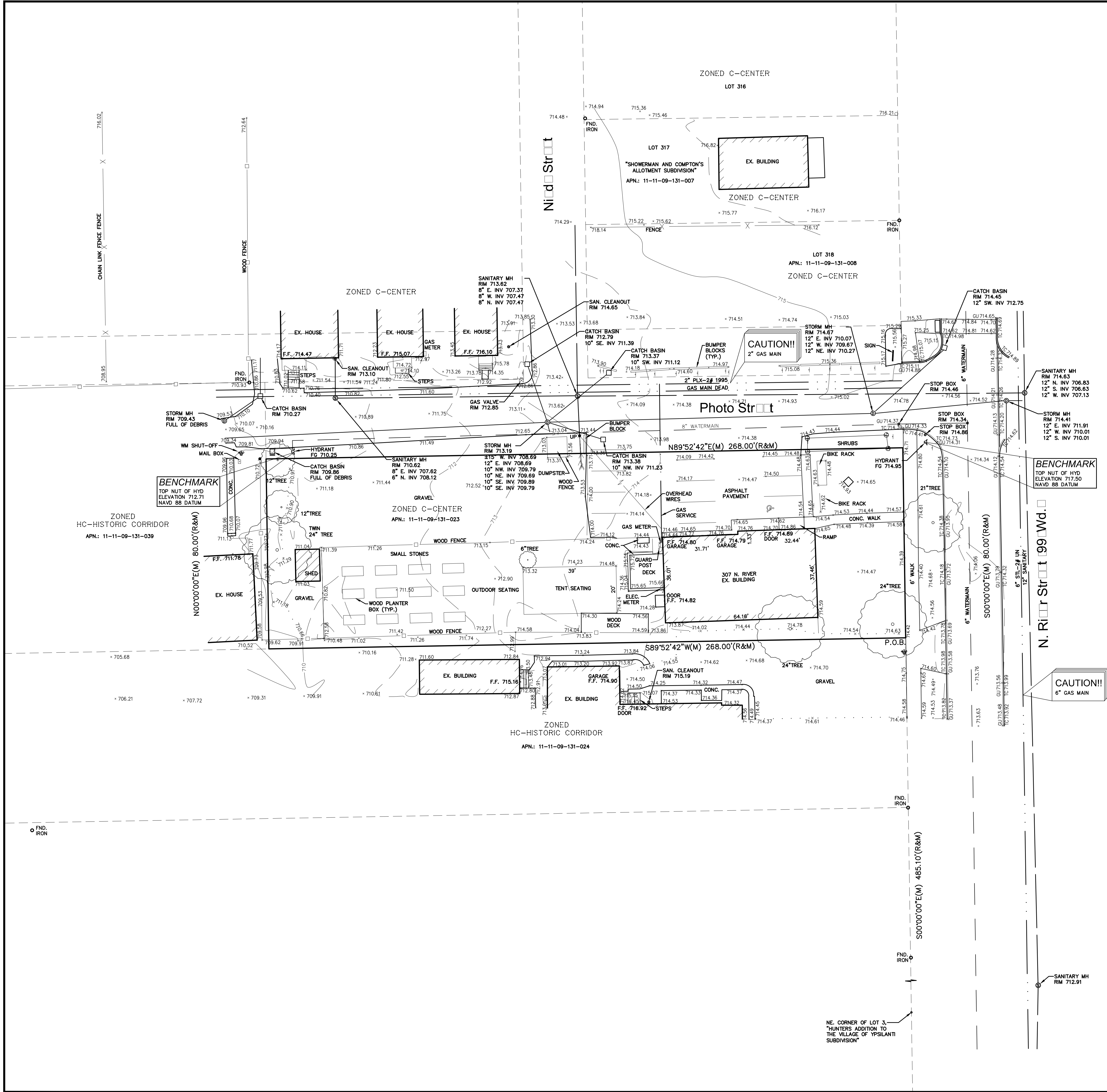
PROJECT + NUMBER
17-306

ISSUE + DATE
23 AUG 2017
03 NOV 2017
26 JAN 2018
2 MAR 2018
12 MAR 2018
OWN REV
OWN REV
SITE

SHEET + TITLE
SITE PLAN
17306SP100.dwg

SHEET + NUMBER
SP1.00





Location Map
N.T.S.



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

SEAL



PROJECT

Cultivate Coffee And
Tap House
307 N. River Street

CLIENT

307 Property, LLC
307 N. River Street
Ypsilanti, MI 48198
Contact: Ryan Wallace
Phone: (616) 502-3525

PROJECT LOCATION

Part of Frac. of Section 9
T.3S., R.7E.
Ypsilanti
Washtenaw County, Michigan

SHEET

Boundary / Topographic
Survey



Know what's below
Call before you dig.

REVISIONS

00-00-00

DRAWN BY:
N. Naoum

DESIGNED BY:

APPROVED BY:
K. Navaroli

DATE:
02-22-2018

SCALE: 1" = 20'

20 10 0 10 20 30

NFE JOB NO.

SHEET NO.

K166

1

LEGAL DESCRIPTION

PART OF FRAC. SECTION 9, T. 3 S., R. 7 E., YPSILANTI, WASHTENAW COUNTY, MICHIGAN, BEING DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF RIVER STREET (99.00 FEET WIDE) AND THE NE CORNER OF LOT 3, "HUNTERS ADDITION TO THE VILLAGE OF YPSILANTI SUBDIVISION"; THENCE N. 00° 00' 00" E. 485.10 FEET; THENCE S. 89° 52' 42" W. 268.00 FEET; THENCE N. 00° 00' 00" E. 80.00 FEET; THENCE N. 89° 52' 42" E. 268.00 FEET; THENCE S. 00° 00' 00" E. 80.00 FEET TO THE POINT OF BEGINNING. CONTAINING 21,440 SQUARE FEET OR 0.492 ACRES.

PARCEL NO. 11-11-09-131-023
ADDRESS: 307 N. RIVER ST., YPSILANTI, MI 48198

MISS DIG UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER B73381457, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 12-11-2017. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

TOPOGRAPHIC SURVEY NOTES

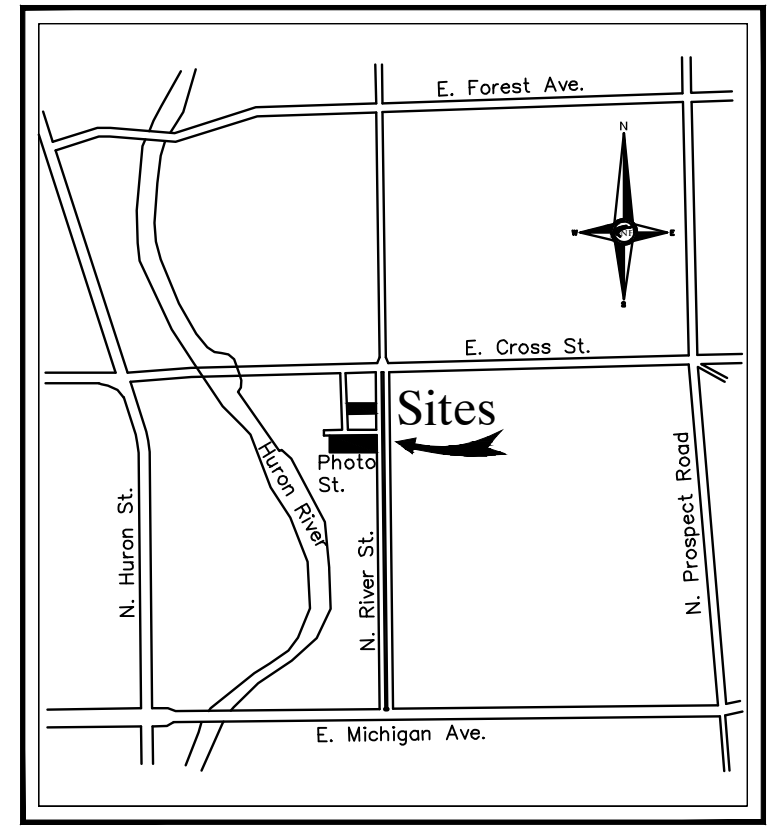
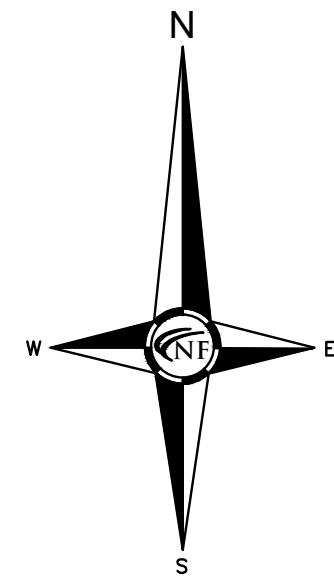
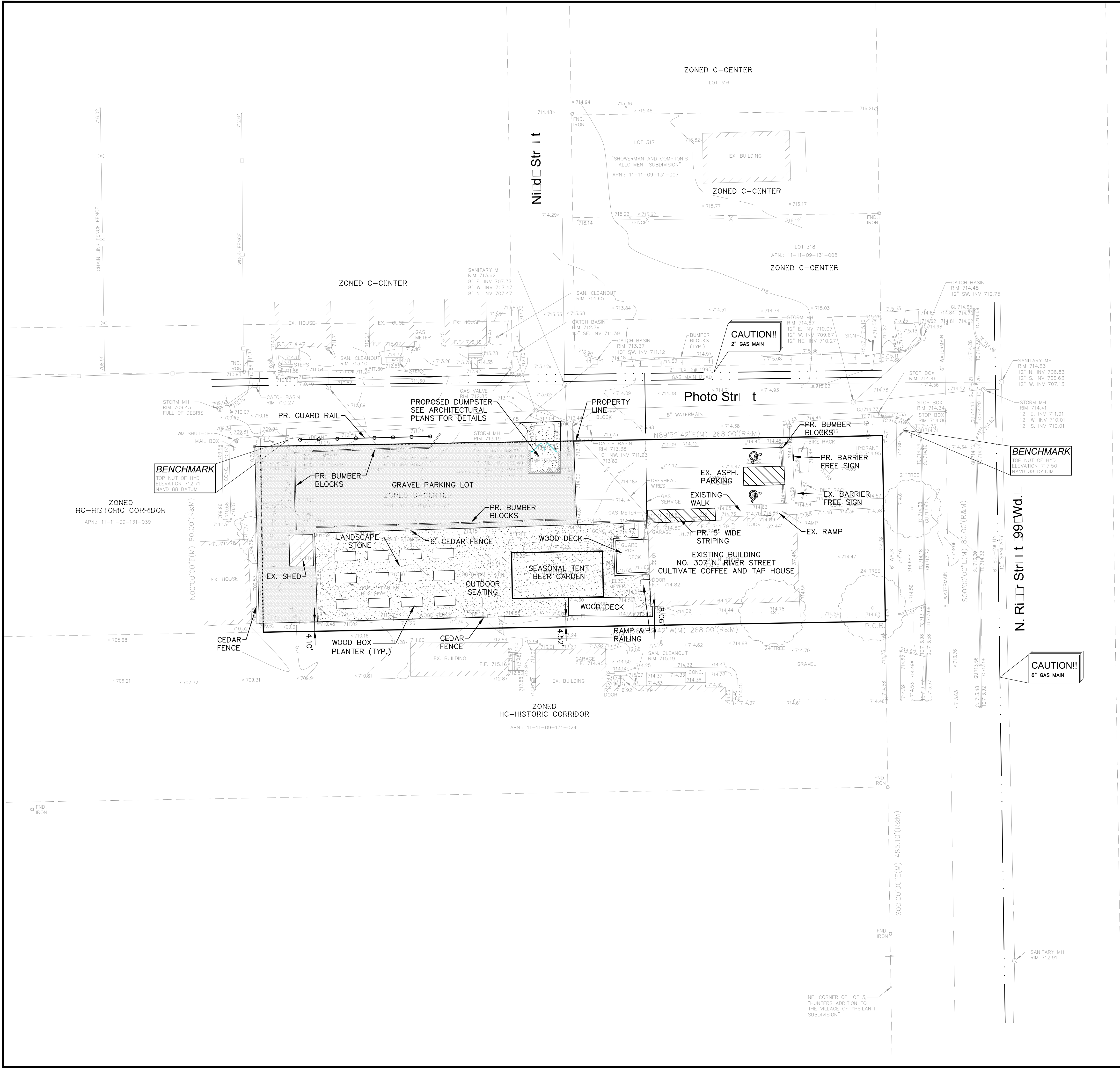
ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

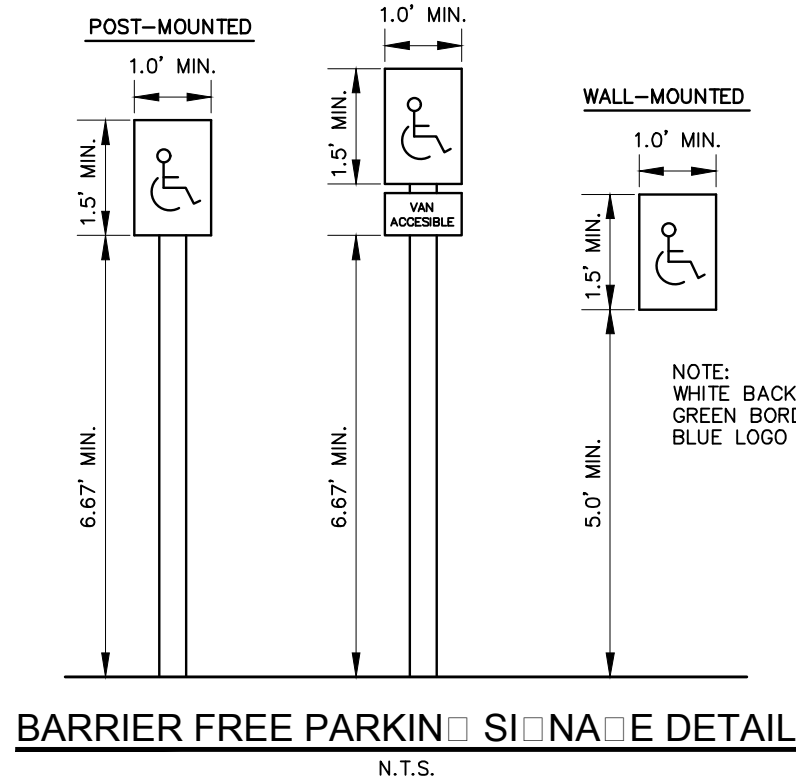
THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND

MANHOLE	EXISTING SANITARY SEWER
HYDRANT	EXISTING SAN. CLEAN OUT
MANHOLE	EXISTING WATER MAIN
MANHOLE	EXISTING STORM SEWER
UTILITY POLE GUY POLE	EX. R.Y. CATCH BASIN
GUY WIRE	EXISTING BURIED CABLES
GUY WIRE	OVERHEAD LINES
GUY WIRE	LIGHT POLE
GUY WIRE	SIGN
GUY WIRE	EXISTING GAS MAIN



Location Map
N.T.S.



PAVING LEGEND	
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND	
	MANHOLE
	HYDRANT
	CATCH BASIN
	UTILITY POLE
	GUY WIRE
	PROPOSED LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE
	PR. TOP OF CURB ELEVATION
	PR. GUTTER ELEVATION
	PR. TOP OF WALK ELEVATION
	PR. TOP OF PAVT. ELEVATION
	FINISH GRADE ELEVATION

NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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

SEAL

PROJECT
Cultivate Coffee And
Tap House
307 N. River Street

CLIENT
307 Property, LLC
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Ypsilanti, MI 48198
Contact: Ryan Wallace
Phone: (616) 502-3525

PROJECT LOCATION
Part of Frac. of Section 9
T.3S., R.7E.
Ypsilanti
Washtenaw County, Michigan

SHEET
Site Plan

811
Know what's below
Call before you dig.

REVISIONS
00-00-00

DRAWN BY:
N. Naoum

DESIGNED BY:
N. Naoum

APPROVED BY:
M. Peterson

DATE:
02-22-2018

SCALE: 1" = 20'

NFE JOB NO. SHEET NO.
K166 **2**

Agenda
Planning Commission
Wednesday, 20 June 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
Toi Dennis	P	A
Matt Dunwoodie	P	A
Phil Hollifield	P	A
Chris Madigan	P	A
Michael Simmons	P	A
Jared Talaga	P	A
Cheryl Zuellig	P	A

III. Approval of Minutes

- May 16, 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

- 203 N Summit
Public Hearing: Special Use and Site Plan
- 539 S Huron-existing
Public Hearing: Special Use and Site Plan
- 539-569 S Huron-expansion
Public Hearing: Special Use and Site Plan

VI. New Business

- Firearms Sales Regulations: Local Options
- Resolution in Appreciation of Liz Dahl MacGregor
- Elections

VII. Old Business

- Medical Marijuana Provisioning Centers: Increase in Buffer
Tabled from 3/21/2018
- 307 N River: Site plan review
Tabled from 5/16/2018

VIII. Future Business Discussion / Updates

IX. Committee Reports

- Master Plan: Housing Affordability and Access subcommittee report

X. Adjournment

**PLANNING COMMISSION
MEETING MINUTES
May 16, 2018
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:09 p.m.

II. ROLL CALL

Present: H. Jugenitz, L. Dahl MacGregor, M. Dunwoodie, P. Hollifield, C. Madigan, M. Simmons, C. Zuellig

Absent: T. Dennis (excused) J. Talaga (excused)

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

Chair Jugenitz welcomed a new member, Michael Simmons, to the Planning Commission.

III. APPROVAL OF MINUTES

Commissioner Dahl MacGregor moved to approve the minutes of April 18 2018 with correction as noted on Page 4 (Support: P. Hollifield) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATION AND PUBLIC HEARING ITEMS

1. NC-Small Engine Repair – Text Amendment

City Planner Wessler stated that this request is in response to feedback heard during the Master Plan and zoning code amendment process which limited auto-oriented uses strictly to the General Corridor District and generally as Special Uses. They are defined very broadly in our Zoning Ordinance. We have seen a lot of interest in classic cars, motor cycles, etc., repairs - all things that can be done indoors. There are a couple of places in the city but they are non-conforming. As these places close down or new people want to start up, there are not many choices of where they can locate - they can locate in GC with a special use but there are a number of unique places that could be used in a less impactful way. We could also limit hours of operation to cut down on noise, which has been a complaint in the past. Staff is recommending approval of the text amendment to allow by right, small engine repair, less than 5,000 sq. ft., all repair and storage within a fully enclosed building and with business

hours limited from 7:00 am to 10:00 pm with various findings. This could be done as a permitted use in the NC district and also as a permitted use in GC district which would reduce the hurdle to smaller businesses.

Commissioner Dunwoodie wonders about small engine repairs and if by that we mean small engines in automobiles. Planner Wessler responded that we could include in a definitions update later on – she was thinking of small engines approximately two liters for smaller cars. Commissioner Dahl-MacGregor asked if we have any definitions currently for auto repair and Planner Wessler responded that we do not have a definition for small engines but we do have a definition for auto repair. Small engines could also include lawnmowers, snow blowers, etc. Commissioner Dunwoodie asked about overlap with regular auto repair and Planner Wessler responded it would be to a smaller site and only done indoors. Chair Jugenitz also asked about inclusion in the Historic Corridor.

Commissioner Dunwoodie moved to open the public portion of the hearing (Support: P. Hollifield) and the motion carried unanimously.

Malissa Hinderliter, 10 E. Cross – opened her business in 2009 and is currently located in Depot Town next to City Body. She wants to move to another location, which is Neighborhood Corridor, but it would limit them with an opportunity for growth – they are a premier business for motorcycles in Michigan as well as many parts of the United States. They could also help point out the differences between motorcycle repair and auto repair as well as small engines to help clarify the language for zoning purposes. They feel that they help bring a lot of business to the City of Ypsilanti. They have been featured on the Discovery Channel. They have been looking at the Superior TV property off Michigan Avenue as well as Lincoln Street. It does not make sense to leave motorcycles/scooters outside because of the effect of the elements. They hope to make this change and discuss any further language changes that could fix making this zoning.

Commissioner Dunwoodie moved to close the public portion of the hearing (Support: C. Madigan) and the motion carried unanimously.

Chair Jugenitz stated that she is supportive of this text amendment and it would simplify our future work by applying it to each of the three corridors included in the zoning map. Her thought regarding the language re: small engine repair is that we could possibly consider something like small and specialty engine repairs. That would help retain the targeting of the text amendment to these type of repair shops. Planner Wessler added that by limiting it to small and specialty engine repair could cause an overzealous zoning administrator to say work could not be done on the bodywork of this machine. Commissioner Dunwoodie added that it feels subjective but also feels "specialty" is not needed in this description. Commissioner Zuellig asked about noticing to which Ms. Wessler detailed. Some discussion was held on the possibility of having two liters as the definition on size of small engines. Commissioner Hollifield asked about clarification of automotive in the Historic Corridor, to which Planner Wessler stated there is already one existing and there is also a part of an automotive use in N. River that would not be affected by this since they are more storage. If everything is indoors and it is less 5000 sq. ft., and if we do pass this and include HC, it would be allowed between 7:00 am and 10:00 pm. Commissioner Hollifield continued by asking why would we have to

make a further distinction between large and small engine if they are totally enclosed. Ms. Wessler said we could include a definition of small engine if people are so moved.

After further discussion with board members, Chair Jugenitz stated that it sounds to her that the proposal on the table is to retain the definition as stated in our current zoning text for automobile keeping the same rules. She asked if anyone had any objections to extending it to at least neighborhood and general corridor and there was none.

Commissioner Dunwoodie moved that the Planning Commission recommend approval to City Council of the text amendment to allow, by right, automobile repair, less than 5,000 square feet, all repair and storage within a fully enclosed building, and with business hours limited to 7:00 am to 10:00 pm in Neighborhood, General and Historic Corridor zones with the following findings:

1. The amendment is consistent with the guiding values of the Master Plan.
2. The amendment is consistent with the description and purpose of the district.
3. The proposed amendment is consistent with the intent of the zoning ordinance.
4. The proposed amendment will enhance the character of the future development in the City.
5. The proposed amendment will enhance the environmental sustainability of the City and not negatively affect its natural features.
6. The proposed amendment will protect the health, safety, and general welfare of the public.
7. The proposed amendment will address a community need.
8. The proposed amendment will not result in the creation of significant nonconformities.

The motion was supported by Commissioner Dahl-MacGregor. A roll call was taken and carried unanimously 7:0.

2. NC-Apartments – Text Amendment

Staff presentation was made by Planner Wessler who stated that the applicant is the owner of 1715 Washtenaw, which is zoned NC and does have an apartment in the basement level. Below ground residential units were not anticipated as part of NC, GC, etc. The main intent of the wording of the zoning ordinance “apartments located above ground permitted non-residential uses” was to encourage commercial uses on the first floor and apartments above. This is correcting an oversight. The applicant applied only to allow only in NC – staff recommended the use in GC and HC

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

Abdou Thiam, 1715 Washtenaw – is requesting a Zoning Ordinance Text Amendment to permit apartments located below ground of permitted nonresidential use in the neighborhood Corridor zoning district.

Since there were no further comments, Commissioner Hollifield moved to close the public portion of the hearing (Support: L. Dahl-MacGregor) and the motion carried unanimously.

Chair Jugenitz stated that she is supportive of this – she is curious about the potential scale for something like this – to which Planner Wessler responded that it is her opinion it would be very small and recommends that this same change could be made to HC-Historic Corridor and GC-General Corridor if the board so desires.

Commissioner Dunwoodie moved that the Planning Commission recommend approval to City Council of the proposed text amendment to add apartments located below ground floor of permitted nonresidential uses to the NC Neighborhood Corridor, GC General Corridor and HC Historic Corridor zoning districts 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 districts.
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 is needed to correct an omission in the original text.
7. The proposed amendment will not result in the creation of significant nonconformities in the City.

The motion was supported by Commissioner Dahl-MacGregor. A roll call vote was taken and carried unanimously 7:0.

VI. NEW BUSINESS

1. 307 N. River – Site Plan Review

The applicant requested that this item be postponed. Commissioner Dunwoodie moved to postpone as requested (Support: P. Hollifield) and the motion carried unanimously.

2. Chair Jugenitz stated that it had come to the attention of the board that one of the members had missed three consecutive meetings, which required discussion as noted in the by-laws. The commissioner in question was asked if he anticipated future problems in attending meetings and if he was still very interested in continuing to serve on the board. The board member apologized adding that he does not anticipate future absences and is interested in continuing, therefore, no further action was taken.

3. Capital Improvements Plan: annual update process

Planner Wessler passed out the Capital Improvement Plan (CIP) FY 208-2023. Also attached was a copy of the Non-Motorized Advisory Committee suggested CIP Amendments by Director Bob Krzewinski. Planner Wessler added that she has not yet had time to review these comments by Director Bob Krzewinski and it is her understanding that the committee itself has not had an opportunity to review his suggestions. She recommended that the board take a few minutes to review these suggestions. Chair Jugenitz asked about the grand total of the requests for this coming

year as opposed to the total in “out” years and if we think these numbers will hold or there will be changes. Planner Wessler responded that generally what happens is that some of these projects will be deferred, so she anticipates that the number in 2021 will be the same as in the current in 2018.

Planner Wessler discussed further the Bike Lane projects, specifically, Harriet, Spring Factory, and Maus (First to Emerick) and did agree on the suggested amendment to include bike lanes in “right-sizing” as well as the CIP Infrastructure Category be added for Huron Street, Cross to Forest for bike lanes.

No action was done at this time.

VII. OLD BUSINESS

1. Medical Marijuana Provisioning Centers: Increase in Buffer

This item continues to be tabled from 3/21/18

2. 534 N. Huron – Special Use & Site Plan

This item continues to be tabled from 4/18/18

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

- 1. 307 N. River**
- 2. 539 S. Huron**
- 3. Officer elections**

IX. COMMITTEE REPORTS

1. Master Plan: Housing Affordability and Access subcommittee

Planner Wessler stated that last week the subcommittee met; broke down to sub-groups in order to do a “deep dive” to discuss housing stock, housing market, accessibility, density and homelessness. Next month they hope to get more information from each of these groups about their topic areas. Commissioner Zuellig asked where we stand on housing stock and housing rental which was addressed by Chair Jugenitz, since she also attended the meeting. It is going to require more active coordination from both these groups to determine what the quality of housing stock is and also need, etc.

2. Non-motorized Committee Report

Chair Jugenitz stated that Commissioner Talaga is proposed as the new representative to the Non-Motorized Committee. She asked if any other board members were interested – seeing none, Chair Jugenitz appointed Jared to serve on the non-motorized committee.

3. Non-motorized Advisory Committee: March – May minutes

March-May minutes were included in packet.

X. ADJOURNMENT

Since there was no further business, Commissioner Dahl MacGregor moved to adjourn the meeting (Support: P. Hollifield) and the motion carried unanimously. The meeting adjourned at 8:22 pm.

DRAFT

Agenda
Planning Commission
Wednesday, 20 June 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron
Ypsilanti, MI 48197

Presentations and Public Hearing Items

- **203 N Summit**
Special Use and Site Plan



City of Ypsilanti
Community & Economic Development Department

June 12, 2018

**Staff Review of Special Use Application
203 N Summit-3 Unit
203 N Summit**

GENERAL INFORMATION

Applicant: Jamal Kasham
Properties of Ann Arbor, LLC
4218 Ridgewood
Ypsilanti, MI 48197

Project: 203 N Summit-3 Unit

Application Date: April 26, 2018

Location: West side of N Summit between Sheridan and Grant Streets

Zoning: CN-Mid- Core Neighborhood-Mid

Action Requested: Approval of 3 unit multiple family dwelling

Staff Recommendation: Conditional approval or table for ZBA decision on variance

PROJECT AND SITE DESCRIPTION

The total for the parcel # 11-11-40-163-024 is 0.115 acres with frontage on N Summit. There is an existing 1,570 sf residential structure on site. No special use permits or variances have been previously approved for this property. This property is on a narrow but long lot, at 32.54' x 152.91'.

Zoned **CN-Mid- Core Neighborhood-Mid**, which allows for a multiple family dwelling, maximum of 4 units per building after approval as a special land use. Special land use is regulated under Subdivision II of the zoning code. The plans submitted call for the demolition of the existing structure with the construction of a 2 story multiple family dwelling consisting of 3 units with parking in the rear.

Figure 1: Subject Site Location



Figure 2: Site Aerial (2015)



Figure 3: Google image of site



Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single, Two & Multi-family residential	CN-Mid, Core Neighborhood-Mid
EAST	Single & Multi-family residential	CN-Mid, Core Neighborhood-Mid
SOUTH	Single & Multi-family residential	CN-Mid, Core Neighborhood-Mid
WEST	Single Family residential	R-1, Single-Family Residential

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: The location, scale, and intensity of the proposed use is compatible with adjacent uses and the zoning of the land. The height, location and size of the building is compatible with uses and buildings on

the adjacent properties. The intensity of the proposed use is compatible. There are issues with the walkability of the site and the location of the entrance doors however these will be addressed in the site plan review.

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

COMMENTS: The proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare. Noise, odor, smoke and potential contamination of air, soil and water is not anticipated. Additional impervious surfaces are planned with the potential for additional water runoff, however any issues with that will be addressed as part of the site plan review.

- (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: This special use is compatible with the surrounding land uses. The proposed structure is compatible in regards to its placement, bulk, and height with the surrounding structures. The proposed location and screening of parking areas, driveways, outdoor storage areas, and nature of landscaping are compatible.

- (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: Staff does not anticipate any unreasonable adverse impacts on the transportation system. The estimated pedestrian, bicycle and vehicular traffic generated by this use is minimal.

- (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: Staff does not anticipate any additional demands on public facilities and services that will be detrimental to the economic sustainability of the community.

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: Special use approval is subject to site plan approval.

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
CN-Mid: BUILDING TYPE §122-469	Determined by lot size		Cottage	Unchanged
LOT REQUIREMENTS				
Width ft	Min 25	Max 35	32.54'	Unchanged
Depth ft	Min 50	Max 150	152.91'	Unchanged
Area sf	Min 2,500	Max 6,300	4,982.7	Unchanged
Coverage %	Min --	Max 70%	Building footprint: 1063/4982.7=21%	Building footprint: 1777/4982.7=36%
BUILDING ENVELOPE AND HEIGHT				
Street setback ft	Min 10	Max 20	22'	18'
Side setback ft	Min 3	Max --	North: 3.5' South: 9'	North: 3.5' South: 5.97'
Rear setback ft	Min 10	Max --	84'	50.97'
Frontage buildout %	Min 70	Max 90	Lot width: 32.54' less setbacks: 26.54'	Proposed: 19' wide 71% buildout
Height stories	Min 1	Max 2	2+	2
PARKING PROVISIONS	Location: side, street side and rear yards		Rear yard	Rear yard
PRIVATE FRONTAGES	Required: porch or stoop		Porch	None, stoop or porch proposed on the side, not front of the building
Width	Min 5	Max 8		n/a
Depth	Min 3	Max 8		n/a

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
Height	Min 7	Max --		n/a
Yard Requirements	Must be landscaped/pervious, w/ a path at least 3' wide connecting the porch to the sidewalk			4' walkway to side porch, meets

Items to be Addressed:

1. Applicant to place a front porch or stoop on the house, or extend the side porch around to the front to provide a front "joint entrance," and meet the private frontage requirements.
2. Applicant has shown sliding doors on both first and second levels of the proposed structure, on the south side, but has not submitted elevations nor details on what said doors open to. Applicant to provide additional detail. Note that such decks/porches are subject to the 3' side yard setback pursuant to §122-654(a)(2).

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 proposed building will be longer than the existing building in order to accommodate the three units back to back. The building does not have a front porch or stoop and the entry doors for all of the units are all on the (north) side of building. Parking is in the rear on a gravel lot, with six parking spaces one of which is an accessible parking space. The accessible parking space will not satisfy requirements for the state barrier free design requirements as proposed. There is no fully paved access path for the rear unit as they exit to the rear with only a small concrete pad that connects the porch to the gravel lot.

Items to be Addressed:

1. Applicant to provide a paved, accessible parking space.

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."

Access points for vehicle traffic is thru the shared drive to the north of the structure. An easement will need to be established for this shared drive. Bike and pedestrian access is via the existing sidewalks on N Summit. Access to the proposed 2 front units is from the front walkway. To access the rear unit, bikes and pedestrians will need to

utilize the shared drive. AAATA bus routes 4 and 5 are nearby at Washtenaw and Summit and route 6 is located at Congress and Summit, all stops are over 500 feet away. The sidewalks are older but appear in fair to good condition. The applicant has proposed adding gravel to the rear lot and the southern drive that is partially on the property as needed in order to maintain and achieve the proposed grades. Parking will be at the rear of the property, there is also residential permit parking on the east side of N Summit. Bike parking is proposed to be handled on the covered porches. A waiver will be needed for the parking lot as proposed as it is less than the required 10' setback from the adjacent lot.

Figure 5: Site access, traffic and parking

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-607 Building entrances	No principal building can be placed on a lot unless the building is situated in such a manner that the front entry into the building faces the street to which the property is addressed.		Side entrances for all units, does not meet. Applicant to move entrances, connect with a front porch, or apply for a variance for their proposed locations.
CN-Mid: §122-670 CIRCULATION STANDARDS	CN, C, HC, NC, GC, HHS: Sites <3 acres: circulation plan to ID potential cross and joint access to adjacent parcels Sites >3 acres: block plan		None required by staff.
	Easements: nonmotorized plan, ReImagine Washtenaw, other		Easement required for shared access drive to the north of site.
§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)		2 @ 9' x 16' (1 is the accessible space) and 4 @ 8' x 16', does not meet. Only one space is permitted to be for small car (8 x 16).
§122-685 BARRIER FREE	Barrier free parking spaces must be provided in accordance with the state barrier free design requirements.		One provided, does not meet length, no access aisle or route provided and gravel proposed, does not meet.
§122-683 Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		None indicated, only a small concrete pad at the rear and 4' walkway from the front, does not meet.

Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway		-Meets -Meets -Existing nonconforming drive to be shared.
Internal Maneuvering	Each driveway providing access to an off-street parking lot containing five or more parking spaces shall be a minimum of ten feet in width. Minimum of 10' in width.		19', meets
Surfacing	durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff		Gravel surface proposed; permitted with engineering review and approval and once conditions for a paved accessible space and apron are provided.
Drainage	Graded and drained to public storm sewers or alternate. No surface water shall be permitted to drain onto adjoining properties. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.		Engineering is looking for additional details on the how the roof drains connect to the rain barrels and a maintenance plan.
Setback from Adjacent Lot	Parking areas are required to be 10' from any adjacent lot		At lot line, does not meet, waiver requested once storm water and landscaping requirements are met.
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.		Gravel lot

	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.		None indicated, does not meet.
§122-684	Screening & Landscaping (internal)	1 tree per 8 spaces		None proposed, 1 required, does not meet.
		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		Metal edging proposed, does not meet.
		3' between curb and planting (5' if vehicle overhang)		n/a
	Screening & Landscaping (perimeter)	Screened in accordance with 634 if abutting R1, MD, CN, CN-Mid, CN-SF		Screening required, will be addressed later in review, under 634
		3'-4' screen 80% opacity where visible from ROW		Parking at rear, screened by building, meets.
		Landscaped areas, walls, structures, walks- must be protected by curbing		No curbing or wheel stops proposed to protect shrubs at SW corner.
§122-691	Motor spaces	1.5 for each dwelling unit, plus 1 for each 10 dwelling units for guest parking.		$3 * 1.5 = 4.5 (5) + 1 = 6$ required, 6 proposed, meets.
§122-693	Bicycle spaces	1 per 5 motor spaces, minimum of 2		Bike parking is proposed to be on the covered porches, the covered porches are only 4' wide, thus this will reduce walkway clearance.
§122-692	Parking	Transit		Over 500' away, n/a

	discounts	Alternative Vehicles		n/a
		Bicycle		n/a
		PC discretion, special circumstances not listed above		PC could provide a waiver of 17%, or 1 space, thus providing the applicant with room for the remaining spaces to be the correct width and to accommodate curbing and landscaping.
§122-672	SIDEWALKS	provide a sidewalk or shared-use path		Sidewalk exists on N Summit.
§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.		Meets

Items to be Addressed:

1. Applicant to provide a front entrance to the structure or to apply for a variance to permit the door locations to remain as proposed on the side of the house.
2. Applicant to provide an easement for the shared access drive to the north of site.
3. Applicant to provide parking spaces in the required dimensions of 9' x 18', one space may be a small car space at 8' x 16' with the required signage.
4. Applicant to pave the accessible parking space, provide an access aisle and correct the length of the space.
5. Applicant can utilize a gravel lot once the engineering requirements for the paved accessible space and paved apron to the gravel lot are provided.
6. A waiver is requested for the parking lot at a 0' setback once all storm water and landscaping requirements are met, per administrative review.
7. Applicant to include wheel stops in paved areas of the parking lot.
8. Applicant to provide one tree internal to the site.
9. Applicant to provide curbing for all aisle-ends & corners.
10. Applicant to provide curbing or wheel stops to protect shrubs at SW corner.
11. A waiver is requested for 17%, or 1 space, thus providing the applicant with room for the remaining spaces to be the correct width and to accommodate curbing and landscaping.

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 required due to impervious surface changes on site. Engineering comments copied below.

Items to be Addressed:

SITE PLAN REVIEW COMMENTS:

1. The applicant shall review the City of Ypsilanti's parking standards and revise the dimensions of both the parking spaces and maneuvering lanes to comply with City standards in accordance to Sec. 122-685 of the municipal code.
2. The applicant shall add benchmarks to the topographic plan.
3. The plans shall include the location of all existing underground utility lines (i.e. water, sanitary, storm sewer, franchise, etc.).
4. It appears the applicant is proposing a gravel parking lot. Per City ordinance, surface alternatives to pavement may be considered (see Section 122-683). The applicant shall pave an apron into the proposed gravel parking area (minimum 5-feet). In addition, the proposed handicapped parking space must be paved to maintain compliance with ADA regulations. The plans shall be reviewed and revised accordingly.
5. The applicant shall review the proposed handicapped parking space to ensure ADA compliance. Additional spot elevations for the parking space as well as the sidewalk at the entrances shall be provided for verification purposes. In addition, plans shall include ADA compliant sidewalk ramp details on the plans (i.e. current MDOT R-28 series, etc.).
6. It appears there is an existing dumpster servicing the adjacent property to the north. Plans shall include the existing dumpster location and provide clarification if it is to be relocated. In addition, clarification is also needed to determine if this existing dumpster will serve this site in addition to the existing neighbor. An agreement with the adjacent property owner may need to be established if the dumpster is proposed to be shared.
7. It appears all proposed entrances to the building involve stairs, and the applicant shall consider adding an ADA entrance to the building, if necessary.
8. The applicant shall include any removals of existing landscaping or trees on the plans.
9. It is recommended the applicant label the addresses of the adjacent properties on the plans.

PRELIMINARY DETAILED ENGINEERING REVIEW COMMENTS:

The following comments should be addressed by the applicant during the detailed engineering drawing submittal, but do not affect the recommendation for approval to the City of Ypsilanti Planning Commission. It should be noted that this is not an all-inclusive list and additional comments may be generated as new information is presented.

1. The applicant shall provide details on how the roof drains connect to the rain barrels. Additionally, a maintenance plan and responsibility of maintenance shall be included.
2. The applicant shall provide a legal description and sketch of the proposed 18-foot wide access easement.
3. It appears the plans include the north and front elevations. The plans shall also include south and rear elevation drawings.

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 6: 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		• note on plans indicate that lights will be full cut off or under the covered porches • note on plans indicate that lights will not exceed 16' in height • applicant to provide staff with cut sheets and locations
§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	Existing nonconforming dumpster to be shared. Note also that multifamily buildings containing three units or fewer may take advantage of municipal curbside rubbish pickup.
§122-631 Landscape plan			Meets
§122-634 Screening Between Land Uses <i>if conflicting use</i>	visual buffer of at least 80% opacity and 6' height		Conflicting land use to west (behind) and to south. Applicant to construct screening pursuant to staff review.
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: $32.54/30' = 1$ tree	1 tree	Applicant plans to retain existing, meets

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-638 Site Landscaping	10%		4982.7*.10=498.27 required, ~500, meets
§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		More details required, submit for staff review.
	Credit for existing vegetation		n/a
§122-633 (d)(e) Maintenance	Readily available and acceptable water supply; may install underground sprinkler system		No maintenance plan included, applicant to provide.
§122-635 Fencing, hedges, walls, berms	CN-mid; Front yard: No more than 4' height and 50% opacity Side, Street Side, and Rear Yards: 6' height max, no opacity restriction		None proposed, applicant to provide visual buffer of at least 80% opacity and 6' height to rear and south to comply with sec. 122-634

Items to be Addressed:

1. Applicant to provide staff with a lighting plan and cut sheets for lights for staff review.
2. Applicant to provide more details on the dumpster enclosure for engineering review and a shared use agreement for access, or to participate in municipal pickup.
3. Applicant to provide a visual buffer of at least 80% opacity and 6' height on the west and south.
4. Applicant to provide more details on landscaping species and provide a maintenance plan for landscaping.

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."

DEPARTMENT OF PUBLIC SERVICES

The applicant is responsible for obtaining permits from the Department of Public Services before beginning work on any portion of the City right-of-way, including sidewalks, curbs, and driveways on N Summit.

FIRE DEPARTMENT

As applicant is not requesting any changes to curbcuts or to parking area circulation, Fire Department review is not required.

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."

Anyone, no matter what age or income, can find a place to call home in Ypsilanti. This action creates viable and safe homes in the EMU area, where housing is always needed.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit for the three unit multifamily dwelling at 203 N Summit with the following findings and conditions:

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

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

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Site Plan for the three unit multifamily dwelling at 203 N Summit with the following finding, waivers, and conditions:

Finding

1. The application substantially complies with §122-311.

Waivers

1. A waiver is permitted from Sec. 122-683 (d), parking setback from adjacent lot, for the parking lot at a 0' setback, with a finding that such waiver shall be subject staff review of storm water and landscaping proposed improvements and a finding of sufficiency.
2. A waiver is permitted from Sec. 122-691, minimum and maximum number of parking spaces, for 20%, or 1 space, upon Planning Commission finding that the low-density use of the site, small size of the parcel, and walkability of the area do not require 100% of the otherwise required vehicle parking spaces. Such a waiver provides the applicant with room for the remaining spaces to be the correct width and to accommodate curbing and landscaping.

Conditions

1. Applicant to place a front porch or stoop on the house, or extend the side porch around to the front to provide a front "joint entrance," and meet the private frontage requirements.
2. Applicant has shown sliding doors on both first and second levels of the proposed structure, on the south side, but has not submitted elevations nor details on what said doors open to. Applicant to provide additional detail. Note that such decks/porches are subject to the 3' side yard setback pursuant to §122-654(a)(2).
3. Applicant to provide a front entrance to the structure, construct a wrap-around porch such that the porch entrance is within the frontage area, or to apply for a variance to permit the door locations to remain on the side of the house.
4. Applicant to provide an easement for the shared access drive to the north of site.
5. Applicant to provide parking spaces in the required dimensions of 9' x 18'; one space may be a small car space at 8' x 16' with the required signage.
6. Applicant to pave the accessible parking space, provide an access aisle and correct the length of this space.
7. Applicant to satisfy the engineering requirements for the gravel parking area.

8. Applicant to provide one tree internal to the site.
9. Applicant to provide staff with an exterior lighting location plan and cut sheets for staff review.
10. Applicant to provide a shared use agreement for access to the existing dumpster, or submit a statement that the residents will be able to take advantage of curbside municipal pickup. If the latter, applicant to provide either a suitable, screened outdoor location for garbage can storage or mandate that garbage cans are to be stored indoors and in a sanitary condition, if latter option complies with the adopted Property Maintenance Code.
11. Applicant to provide a visual buffer of at least 80% opacity and 6' height on the west side and south side of the site.
12. Applicant to provide more details on landscaping species and provide a maintenance plan for staff review.
13. Applicant to address all engineering concerns as listed in the OHM letter dated June 1, 2018.

Cynthia Kochanek
Preservation Planner, Community & Economic Development Department

CC File, Applicant, Midwestern Consulting



June 1, 2018

City of Ypsilanti Planning and Development Department
534 North Huron Street
Ypsilanti, Michigan 48197

Attention: Ms. Bonnie Wessler

Regarding: 203 N. Summit St
Site Plan Review No. 1
OHM Job No. 0094-18-1040

Dear Ms. Wessler:

The applicant is requesting site plan approval for the demolition of an existing residential site and the proposed construction of a multi-family residential building containing three (3) units.

We have completed the first site plan review of the plans dated April 23, 2018 and received by OHM Advisors on May 21, 2018 for compliance with local ordinances and general engineering standards.

At this time, the plans are not recommended for approval. The following comments shall be addressed prior to resubmitting plans for approval. Preliminary detailed engineering comments have also been provided for the applicant's benefit to aid in the preparation of the detailed engineering drawings, but do not significantly affect the overall site plan layout.

SITE PLAN REVIEW COMMENTS:

1. The applicant shall review the City of Ypsilanti's parking standards and revise the dimensions of both the parking spaces and maneuvering lanes to comply with City standards in accordance to Sec. 122-685 of the municipal code.
2. The applicant shall add benchmarks to the topographic plan.
3. The plans shall include the location of all existing underground utility lines (i.e. water, sanitary, storm sewer, franchise, etc.).
4. It appears the applicant is proposing a gravel parking lot. Per City ordinance, surface alternatives to pavement may be considered (see Section 122-683). The applicant shall pave an apron into the proposed gravel parking area (minimum 5-feet). In addition, the proposed handicapped parking space must be paved to maintain compliance with ADA regulations. The plans shall be reviewed and revised accordingly.
5. The applicant shall review the proposed handicapped parking space to ensure ADA compliance. Additional spot elevations for the parking space as well as the sidewalk at the entrances shall be provided for verification purposes. In addition, plans shall include ADA compliant sidewalk ramp details on the plans (i.e. current MDOT R-28 series, etc.).
6. It appears there is an existing dumpster servicing the adjacent property to the north. Plans shall include the existing dumpster location and provide clarification if it is to be relocated. In addition, clarification is



also needed to determine if this existing dumpster will serve this site in addition to the existing neighbor. An agreement with the adjacent property owner may need to be established if the dumpster is proposed to be shared.

7. It appears all proposed entrances to the building involve stairs, and the applicant shall consider adding an ADA entrance to the building, if necessary.
8. The applicant shall include any removals of existing landscaping or trees on the plans.
9. It is recommended the applicant label the addresses of the adjacent properties on the plans.

PRELIMINARY DETAILED ENGINEERING REVIEW COMMENTS:

The following comments should be addressed by the applicant during the detailed engineering drawing submittal, but do not affect the recommendation for approval to the City of Ypsilanti Planning Commission. It should be noted that this is not an all-inclusive list and additional comments may be generated as new information is presented.

1. The applicant shall provide details on how the roof drains connect to the rain barrels. Additionally, a maintenance plan and responsibility of maintenance shall be included.
2. The applicant shall provide a legal description and sketch of the proposed 18-foot wide access easement.
3. It appears the plans include the north and front elevations. The plans shall also include south and rear elevation drawings.

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 us at (734) 522-6711.

Sincerely,
OHM Advisors

Jessica Katers, P.E.

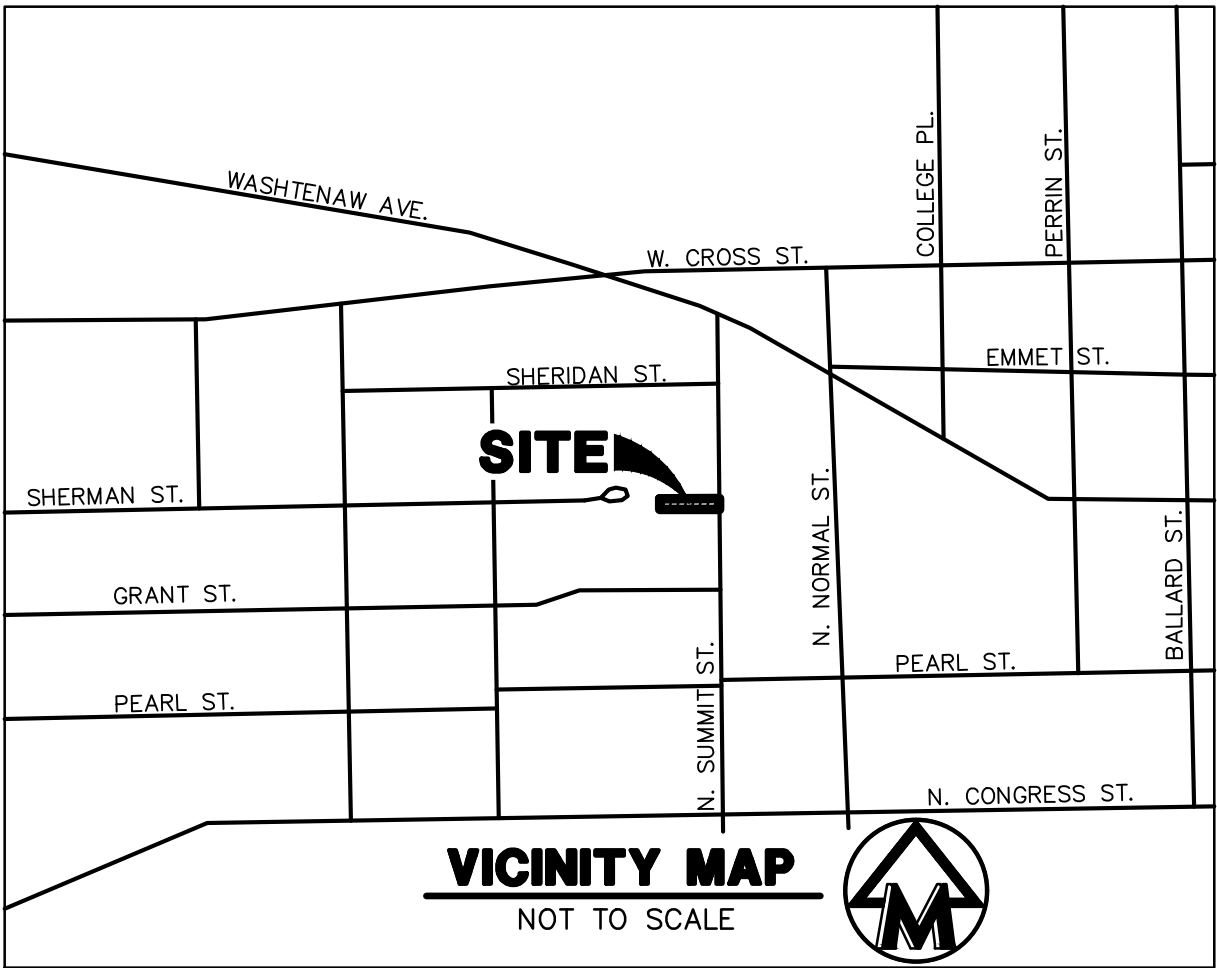
Jessica Howard

CC: Stan Kirton, Department of Public Works
Scott Westover, YCUA
File

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203 N. SUMMIT
SITE PLAN
SECTION 8, T3S, R7E,
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN



OWNER/APPLICANT/DEVELOPER

JAMAL KASHAM
4218 RIDGEWOOD DR.
YPSILANTI, MI 48179
PH. (734) 545-4832

ENGINEER/SURVEYOR

MIDWESTERN CONSULTING, LLC
3815 PLAZA DR.
ANN ARBOR, MI 48108
PH. (734) 995-0200
ATTN: HEATH HARTT, P.E.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE DEMOLITION OF A SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A MULTI-FAMILY DWELLING. THE PROPOSED 2 STORY MULTI-FAMILY DWELLING WILL CONSIST OF 3 COTTAGE UNITS.

SITE DATA COMPARISION CHART

ZONING COMPARISON	EXISTING	REQUIRED/ PERMITTED	PROPOSED
Zoning	Core Neighborhood, CN-Mid	Core Neighborhood, CN-Mid	Core Neighborhood, CN-Mid
Use	Single Family Attached		Multiple Family Dwelling, Max 4 (Special Use)
Building Type	Cottage	Cottage	Cottage
Building Footprint (s.f.)	1063	--	1777
Lot Requirements			
Lot Size (s.f.)	4982.7	2500 Min, 6300 Max	4982.7
Lot Width (ft)	32.54	25 Min, 35 Max	32.54
Lot Depth (ft)	152.91	50 Min, 150 Max	152.91
Lot Coverage (%)	21%	70% Max	36%
Building Envelope/Setbacks			
Front	N/A	10' Min, 20' Max	18'
Side	N/A	3' Min	3.5' / 5.97'
Rear	N/A	5' Min	50.97'
Frontage Buildout (%)	66%	70% Min, 90% Max	71%
Building Height, Principal (stories)	2	1 Min, 2 Max	2 (18')

LEGAL DESCRIPTION

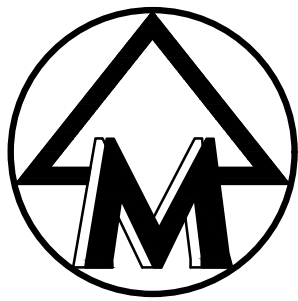
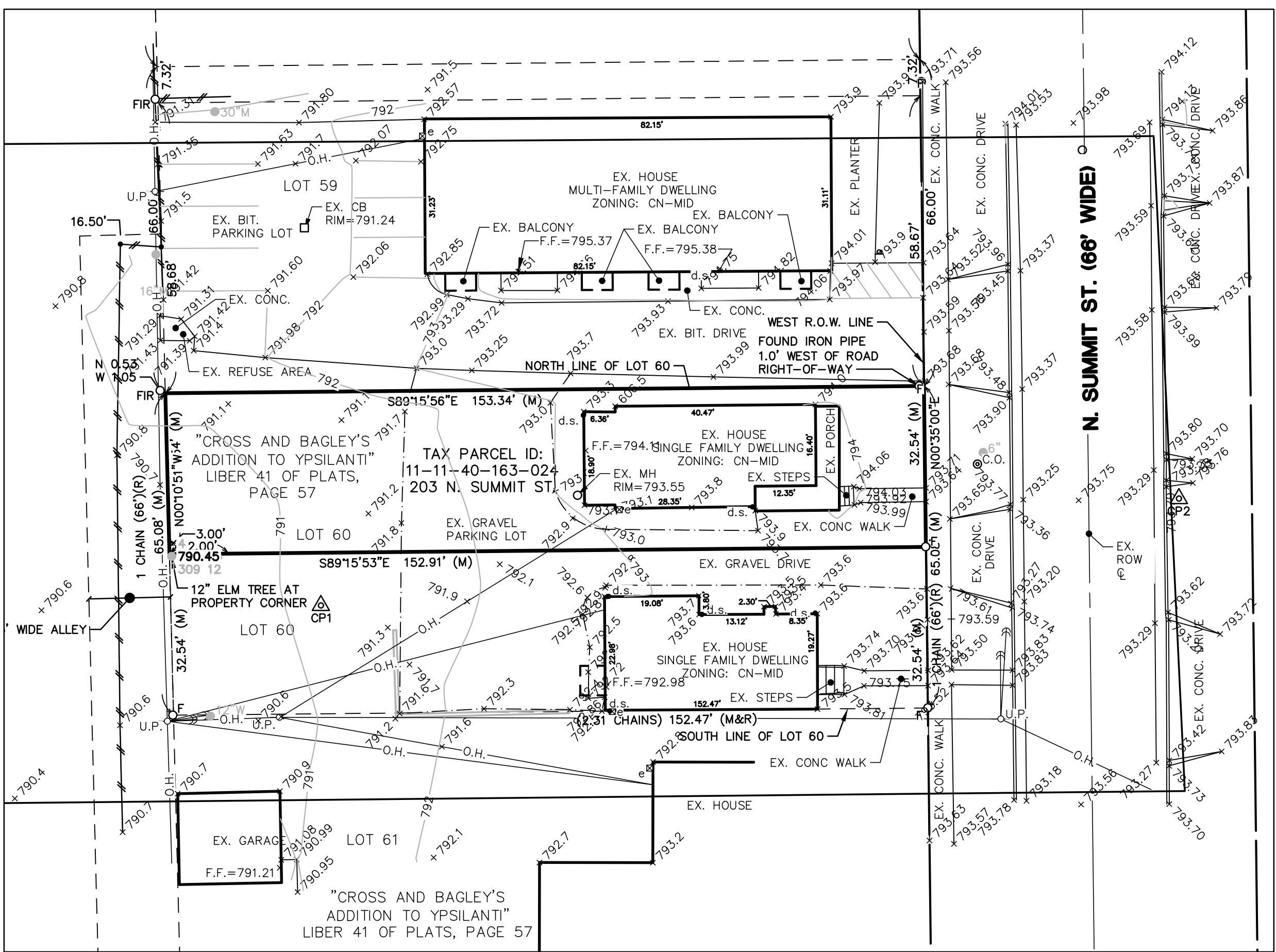
(from Warranty Deed as recorded in Liber 5203, Page 714, Washtenaw County records)

The north half of lot 60, Cross and Bagleys Addition to the City of Ypsilanti, Washtenaw County, Michigan, according to the Plat thereof as recorded in Liber V of Deeds, on Page 243, Washtenaw County Records.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1.	COVER SHEET AND EXISTING CONDITIONS
2.	DEMOLITION PLAN AND PROPOSED CONDITIONS
ARCH.	FIRST FLOOR AND SECOND FLOOR PLANS
ARCH.	FRONT AND NORTH SIDE ELEVATIONS

EXISTING CONDITIONS



SCALE: 1" = 20'
0 20 40 60



LEGEND

838	EXIST. CONTOUR
x836.2	EXIST. SPOT ELEVATION
-o- U.P.	EXIST. UTILITY POLE
---	GUY WIRE
OH	EXIST. OVERHEAD UTILITY LINE
---	EXIST. CATCH BASIN OR INLET
---	EXIST. CLEANOUT
---	FENCE
•	SINGLE TREE
•	ELECTRIC METER
•	POST
o S	SET IRON PIPE
o F	FOUND IRON PIPE
o S	CONTROL PT.
o S	EXIST. DOWNSPOUT
o S	SIGN

TREE LEGEND

• E	ELM
• M	MAPLE
• W	WALNUT

203 N. SUMMIT

JOB No. 18085A	DATE: 04/23/18	1
REVISIONS:	SHEET 1 OF 4	
PER MUNICIPAL COMMENTS	REV. DATE: 05/16/18	
	CADD: BAB	
	ENG: HTH	
	PM: HTH	
	TECH: BAB	
	18085CV1.DWG	



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CONSULTING

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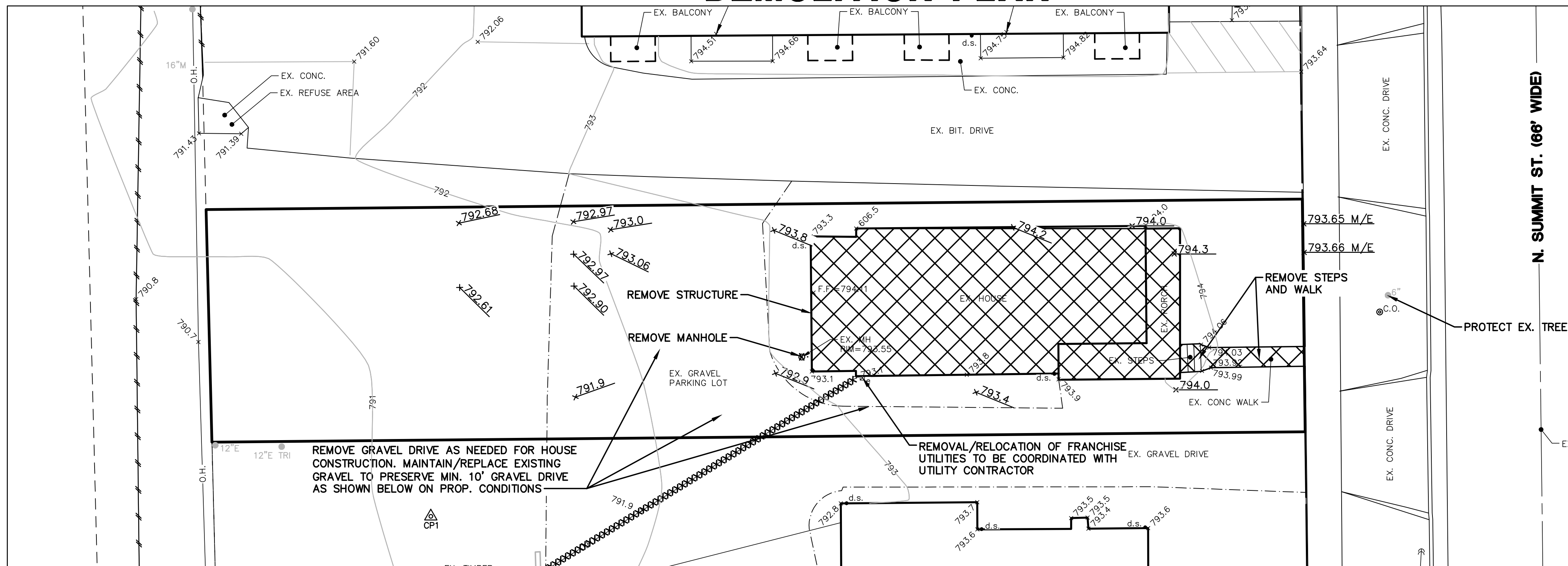
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DATE

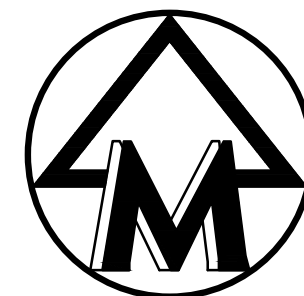
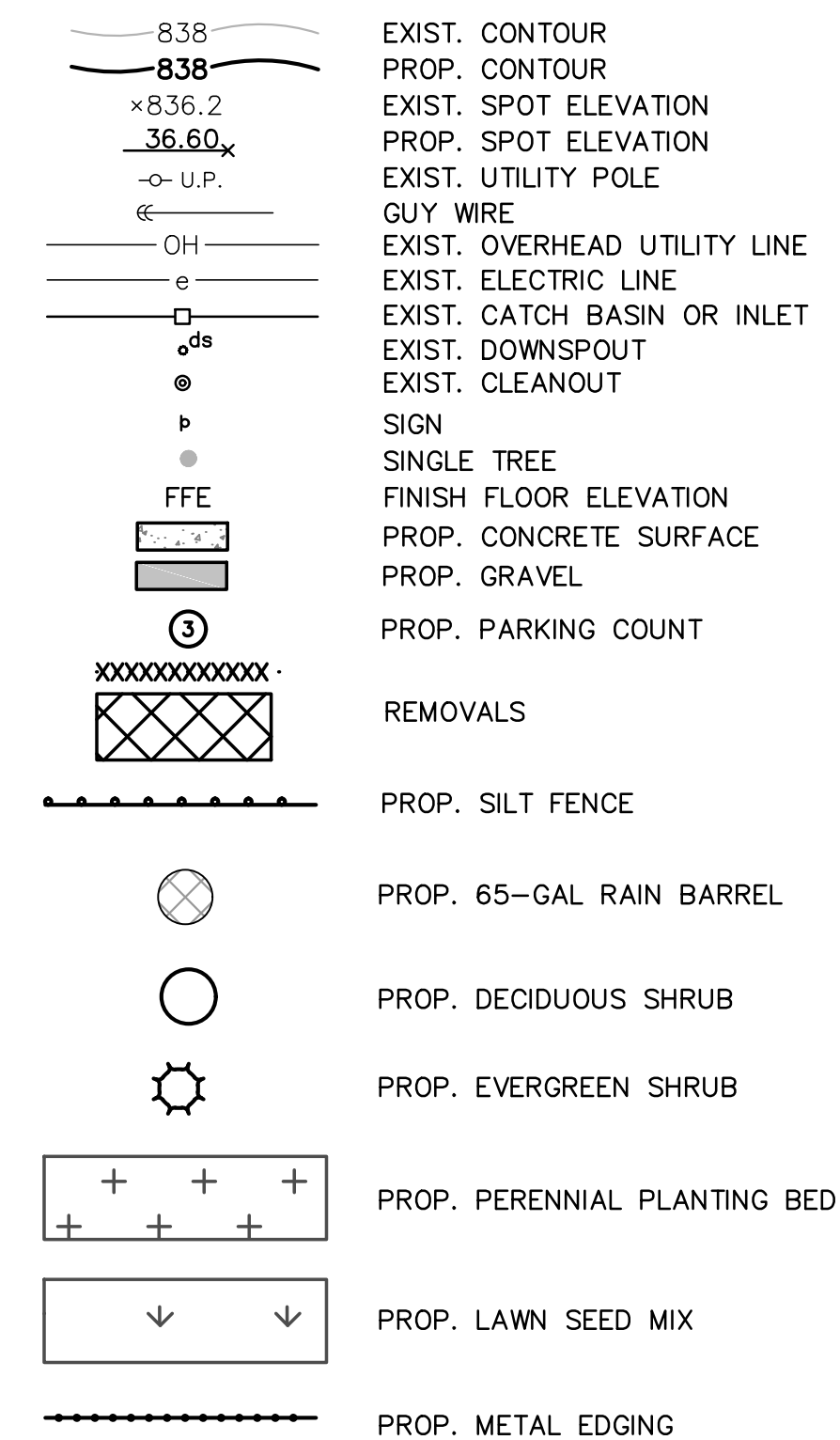
HEATH HARTT
P.E. #56247

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 the information available.

DEMOLITION PLAN



LEGEND



SCALE: 1" = 10'



A horizontal scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 10, 20, and 30.

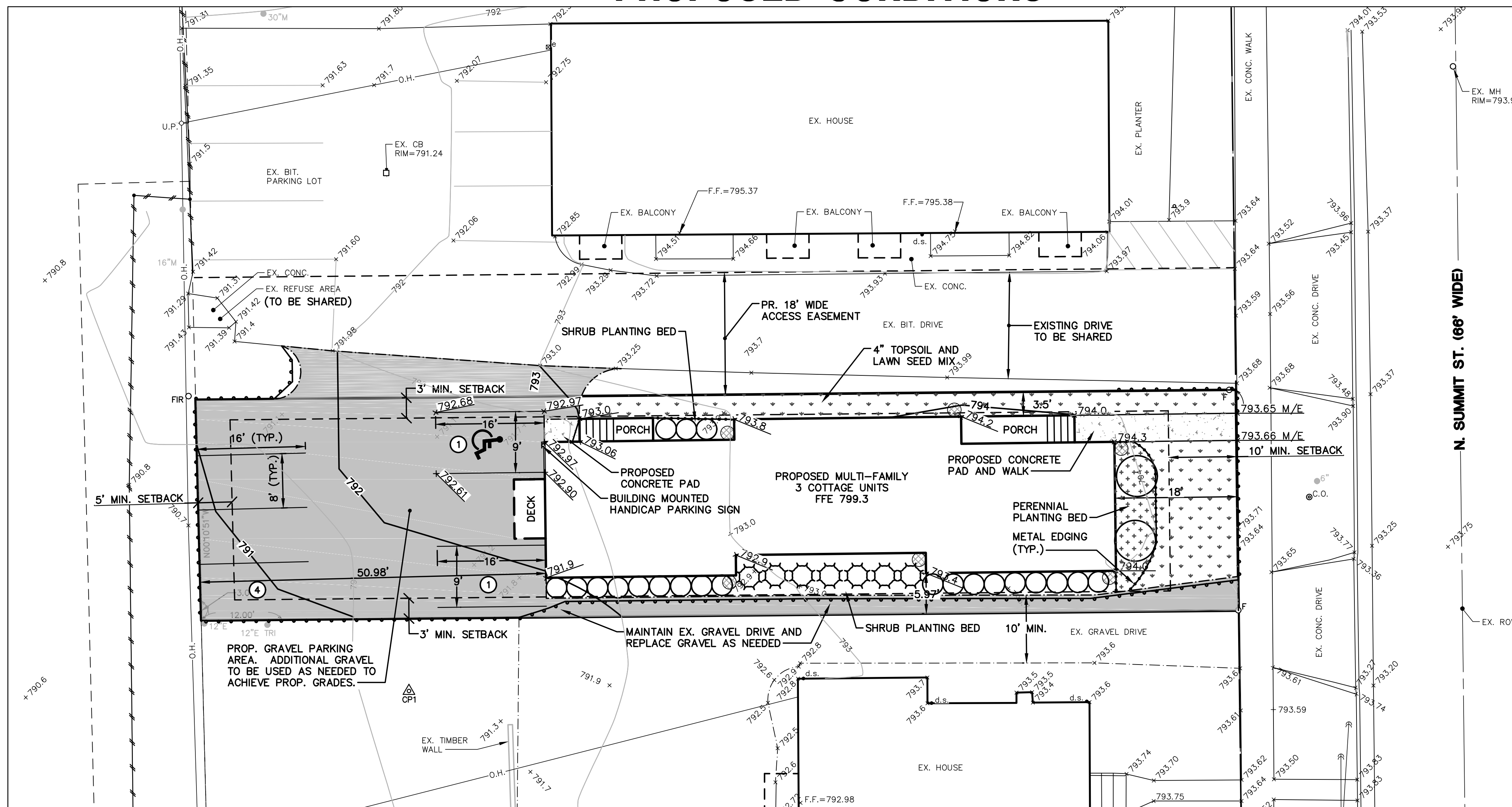


**Know what's below.
Call before you dig.**

NOTES

1. THE BUILDING FOOTPRINT SHOWN IS APPROXIMATE AND IS BASED ON A SCALED ARCHITECTURAL FLOOR PLAN PDF DRAWING PROVIDED BY THE CLIENT, DATED OCTOBER 10, 2017.
2. BICYCLE PARKING IS PROPOSED TO BE ACCOMMODATED ON THE COVERED PORCHES.
3. ALL PROPOSED LIGHTING SHALL BE BUILDING MOUNTED LIGHTING.
4. ALL OUTDOOR LIGHTING SHALL NOT SHINE ON ADJACENT PROPERTIES OR OCCUPIED DWELLINGS OR EXCESSIVELY IMPACT VEHICULAR OR PEDESTRIAN TRAFFIC ON NEARBY STREETS, DRIVES, WALKWAYS, OR GENERAL RIGHTS-OF-WAY.
5. LIGHT FIXTURES SHALL BE FULL CUTOFF OR PLACED UNDER COVERED PORCHES.
6. OUTDOOR LIGHTING SHALL NOT EXCEED THE HEIGHT OF 16 FEET.

PROPOSED CONDITIONS



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 the information available.

STORMWATER MANAGEMENT

C-Values (Rational Method)		NRCS CN's	
Building/ Pavement	0.95	Building/ Pavement	98
Gravel	0.85	Gravel	91
Lawn	0.45	Lawn	84

<i>Pre-Development</i>							
	Area		C	A°C	First Flush (1") Runoff Volume (Rational Method)	2-Year (24Hr) (2.35") Runoff Volume (NRCS Method, from HCAD)	100-Year (24Hr) (5.11") Runoff Volume (NRCS Method, from HCAD)
	<i>sf</i>	<i>ac</i>			<i>cf</i>	<i>cf</i>	<i>cf</i>
Gravel	1577	0.036	0.85	0.031			
Bldg/Pavement	1115	0.026	0.95	0.024			
Lawn	2909	0.067	0.45	0.030			
Total	5601	0.129	0.66	0.085	309	610	1830

Post-Development							
	Area		C	A°C	First Flush (1")	2-Year (24Hr) (2.35")	100-Year (24Hr) (5.11")
	sf	ac			Runoff Volume (Rational Method) cf	Runoff Volume (NRCS Method, from HCAD) cf	Runoff Volume (NRCS Method, from HCAD) cf
Bldg/Pavement	Gravel		0.85	0.044			
	1842	0.042	0.95	0.040			
	Lawn	1525	0.035	0.45	0.016		
Total	5601	0.129	0.77	0.100	361	697	1917

	cf	cf	cf
Pre-Development to Post-Development Runoff Volume Increase	52	87	87

Proposed Detention Provided: Six (6) 65-Gallon Rain Barrels	$6 \text{ Barrels} * 65 \text{ Gal} / (7.48 \text{ Gal/cf}) =$	52.1 cf
--	--	----------------

THE PROPOSED DEVELOPMENT WILL INCREASE THE OVERALL SITE IMPERVIOUSNESS IN COMPARISON WITH EXISTING (PRE-DEVELOPMENT) CONDITIONS. DUE TO THE RESIDENTIAL LOT SIZE CONSTRAINTS OF THE SITE/ADJACENT PROPERTIES AND THE LACK OF AN AVAILABLE DISCHARGE POINT SOURCE, ON-SITE STORMWATER DETENTION WILL CONSIST OF SIX (6) RAIN BARRELS, EACH HAVING A CAPACITY OF 65-GALLONS (8.7 CF). THE TOTAL RAIN BARREL VOLUME OF 52.1 CF WILL PROVIDE CAPACITY FOR THE TREATMENT/DETENTION OF THE INCREASE IN FIRST FLUSH STORMWATER RUNOFF VOLUME WHICH WILL RESULT FROM THE PROPOSED DEVELOPMENT.

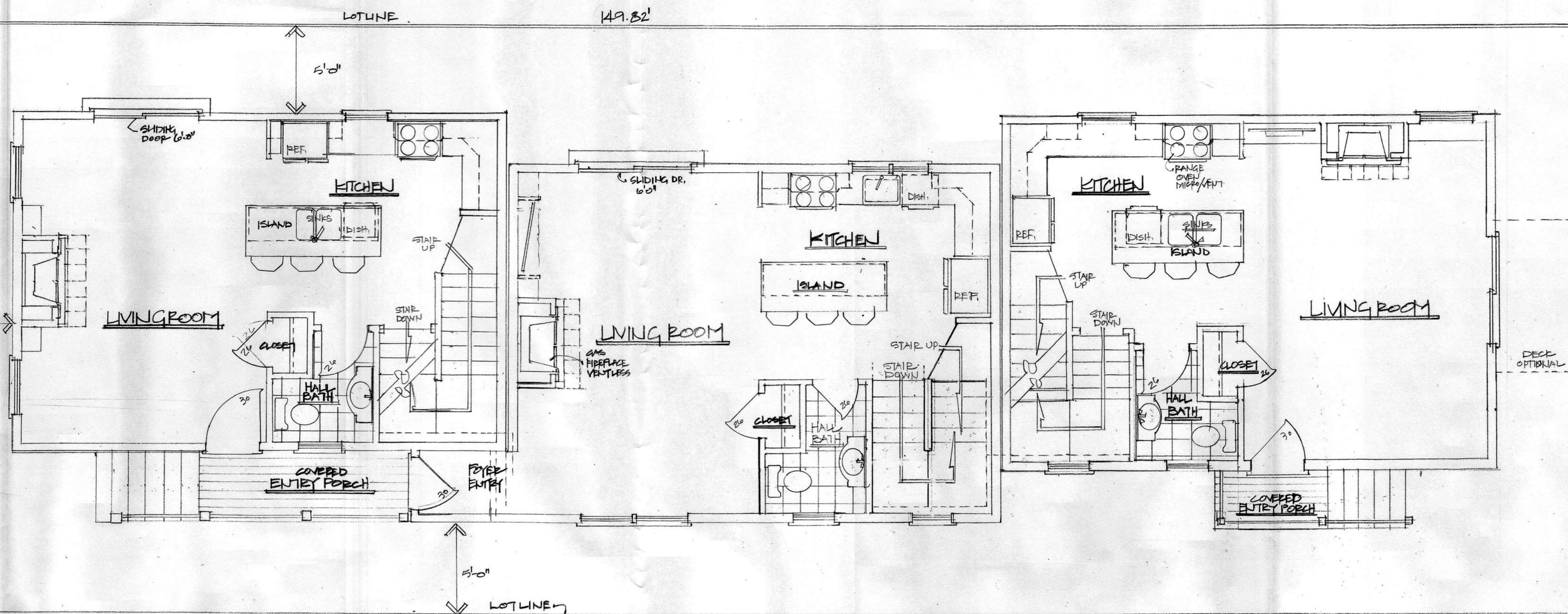
LANDSCAPE REQUIREMENTS

	Allowed/ Required	Proposed
Conflicting Land Use Screening	N/A	NA
Street Trees	1 per 30 linear feet = 1 tree required	1 existing tree to remain
Foundation Landscaping	N/A	N/A
Site Landscaping	10% site landscaping = 499sf required	504sf provided
Outdoor trash storage	Screening from street	N/A - shared area on adjacent property at rear of property

NORTH SUMMIT STREET
60'0" WID. PAVED



17'-6" FRONT SETBACK



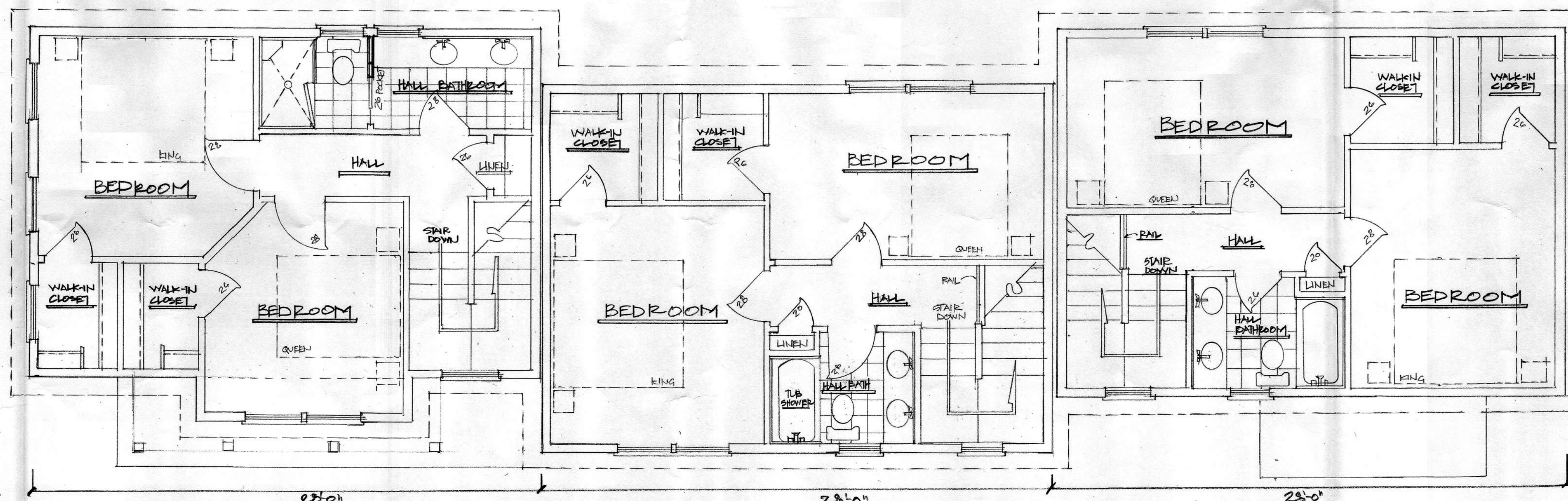
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

PRELIMINARY 3 COTTAGE UNITS
FOR 203 N. SUMMIT STREET
YPSILANTI, MICHIGAN

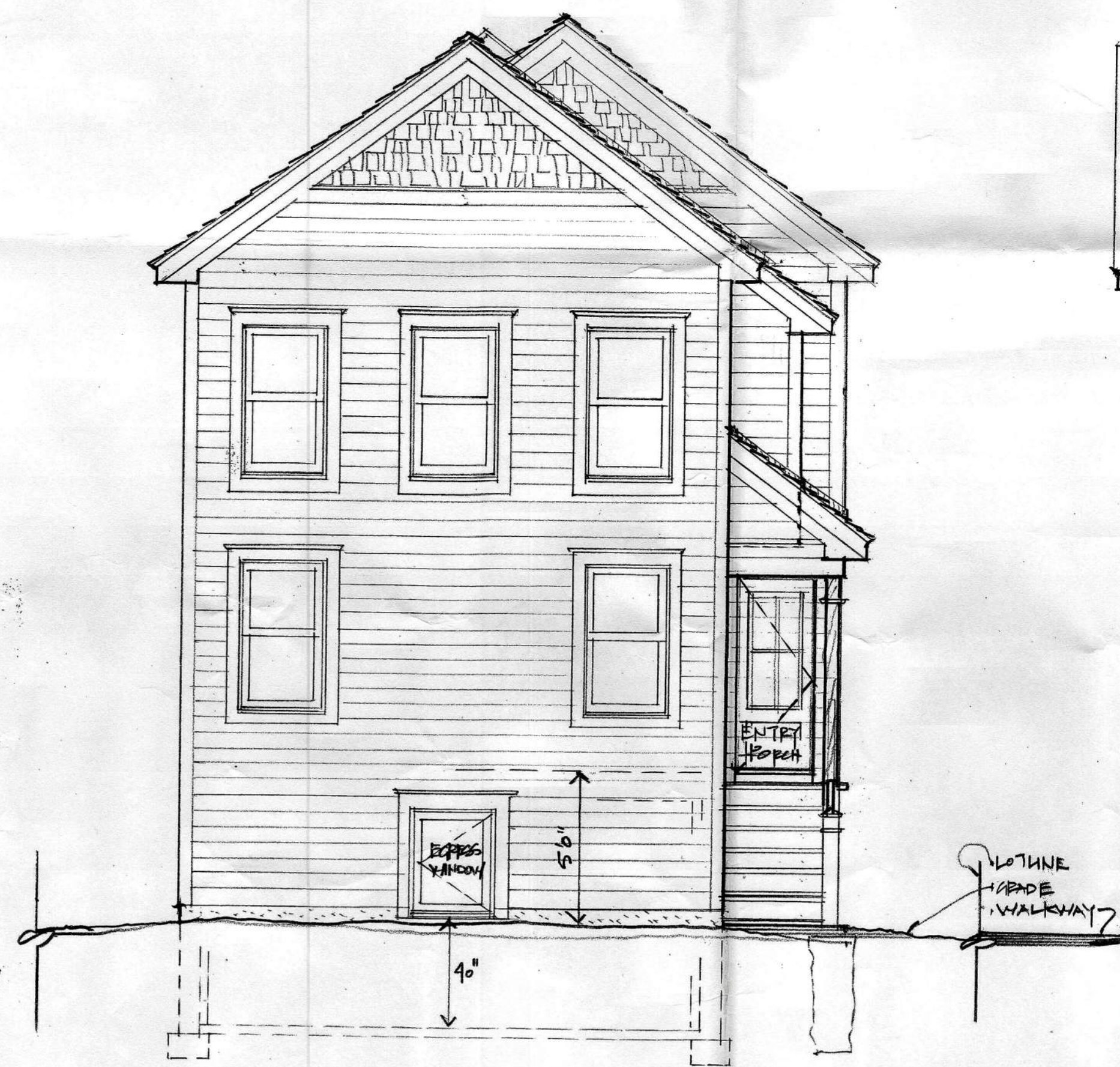
JNS COMMERCIAL DEVELOPMENT
455 E. EISENHOWER PARKWAY SUITE 70
ANN ARBOR, MI

OCTOBER 10, 2017 - ZONED -
APPROX. 1,120 SQFT PER COTTAGE UNIT ON 2 FLOORS
23,600 SQFT PROJECT SIZE



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



☐ ☐ FRONT ELEVATION
 SCALE 1/8"=1'-0"

LOTLINE
 GRADE
 WALKWAY



☐ ☐ NORTH SIDE ELEVATION (ASPHALT ENTRY SIDE)
 SCALE 1/8"=1'-0"

OPTIONAL
 DECK

Agenda
Planning Commission
Wednesday, 20 June 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron
Ypsilanti, MI 48197

Presentations and Public Hearing Items

- **539 S Huron-existing**
Special Use and Site Plan



13 June 2018

**Staff Review of Special Use and Sketch Plan Application
Patient Station - Existing
539 S Huron St**

GENERAL INFORMATION

Applicant: Kenzy Consulting
539 S Huron St
Ypsilanti, MI 48198

Project: Patient Station - Existing

Application Date: 3 May 2018

Location: North of I-94 on east side of Huron

Zoning: General Corridor

Action Requested: Approval

Staff Recommendation: Approval

PROJECT AND SITE DESCRIPTION

The applicant is applying for a special use as a Medical Marijuana Provisioning Center (MMJPC). The existing building is currently used as an MMJPC, as it was a permitted use at the time of its establishment. Changes in the local ordinance resulted in this becoming a nonconforming use; this application is to bring the existing use into conformance. This conformance is important due to uncertainty at the State level; the State issues licenses, or not, after an extensive review process which may disfavor nonconforming uses. The State process is, at this time, unclear.

The business occupies a 540 square foot former gas station on a site of almost one acre. There is parking to the north and south, as well as vehicle access to Huron and Kramer. The vehicle access to Bell has been blocked at this time. No changes are being proposed to the site as part of this application.

Figure 1: Subject Site Location

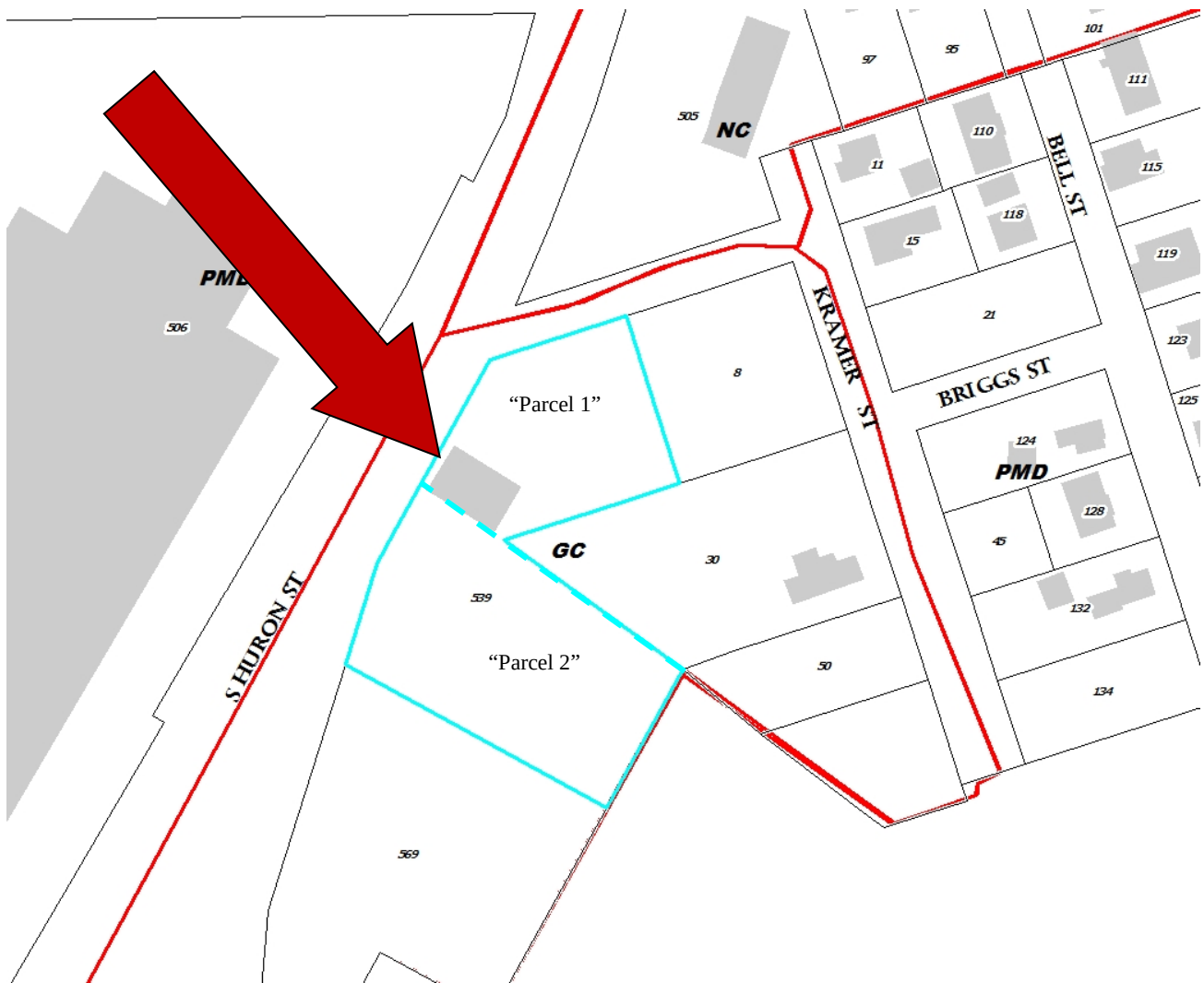


Figure 2: Site Aerial (2015)

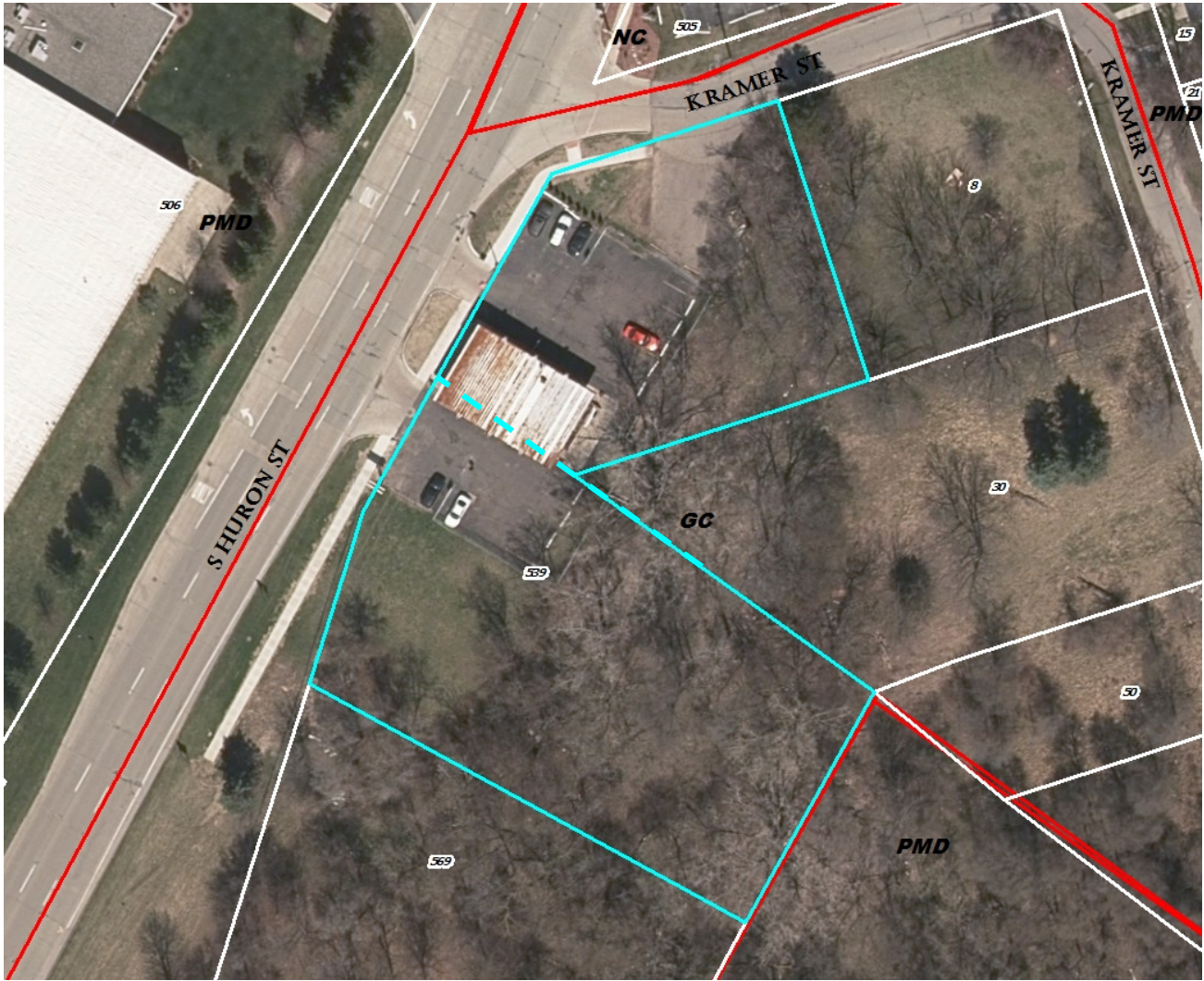


Figure 3: photograph of site (Google street view, Aug 2016)



Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Gas Station	NC- Neighborhood Corridor
EAST	Residential	GC, Park (vacant properties), and CN-Mid (residential properties)
SOUTH	Vacant Land I-94 Ramp	GC- General Corridor PMD- Production, Manufacturing, Distribution
WEST	Warehouse	PMD- Production, Manufacturing, Distribution

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: The applicant proposes to continue to make use of the existing nonconforming former gas station location until such time as a new facility is constructed (applied for separately). This location went through the site plan review process in 2013, which resulted in several site improvements, including the construction of a sidewalk along Huron. This building and use is not incompatible with the commercial uses in the immediate area.

- (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: There is some discussion locally, statewide, and federally as to the social and economic impact of marijuana in general. However, medical marijuana has historically had local support, statewide support, and growing nationwide support. Medical Marijuana has a growing acceptance in the medical field, primarily for palliative and compassionate care of terminal or chronic conditions. However, offensive odor is a consideration, and must be taken into account.

- (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: There is significant vegetation screening this location from the residential area to the east. The continued blocking of the vehicle access to Kramer to the north shall be continued to minimize inadvertent commercial traffic.

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

COMMENTS: This location has extensive access to transportation facilities, with the exception of transit and bicycle.

- (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: None are anticipated.

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.

SITE PLAN: CRITERIA AND REVIEW

§122-311

For zoning compliance reviews, or plans where a Special Use permit is required but no site changes will likely be needed, the applicant may, at the determination of the City Planner, submit a sketch plan (called a "limited site plan") for review in lieu of a full site plan per §122-126(19).

STANDING

§122-311(a)

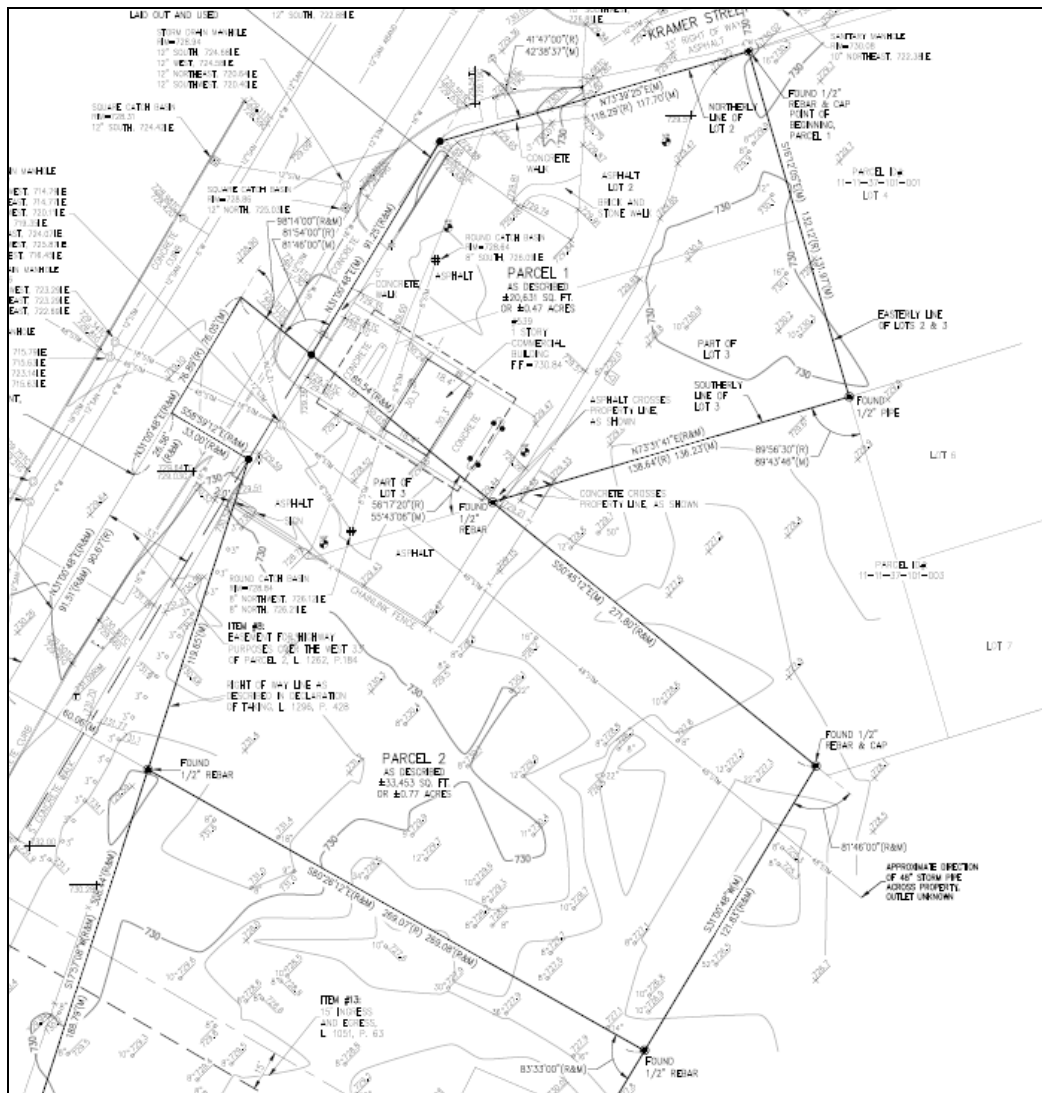
The applicant is legally eligible to apply for site plan review, and all required information has been provided.

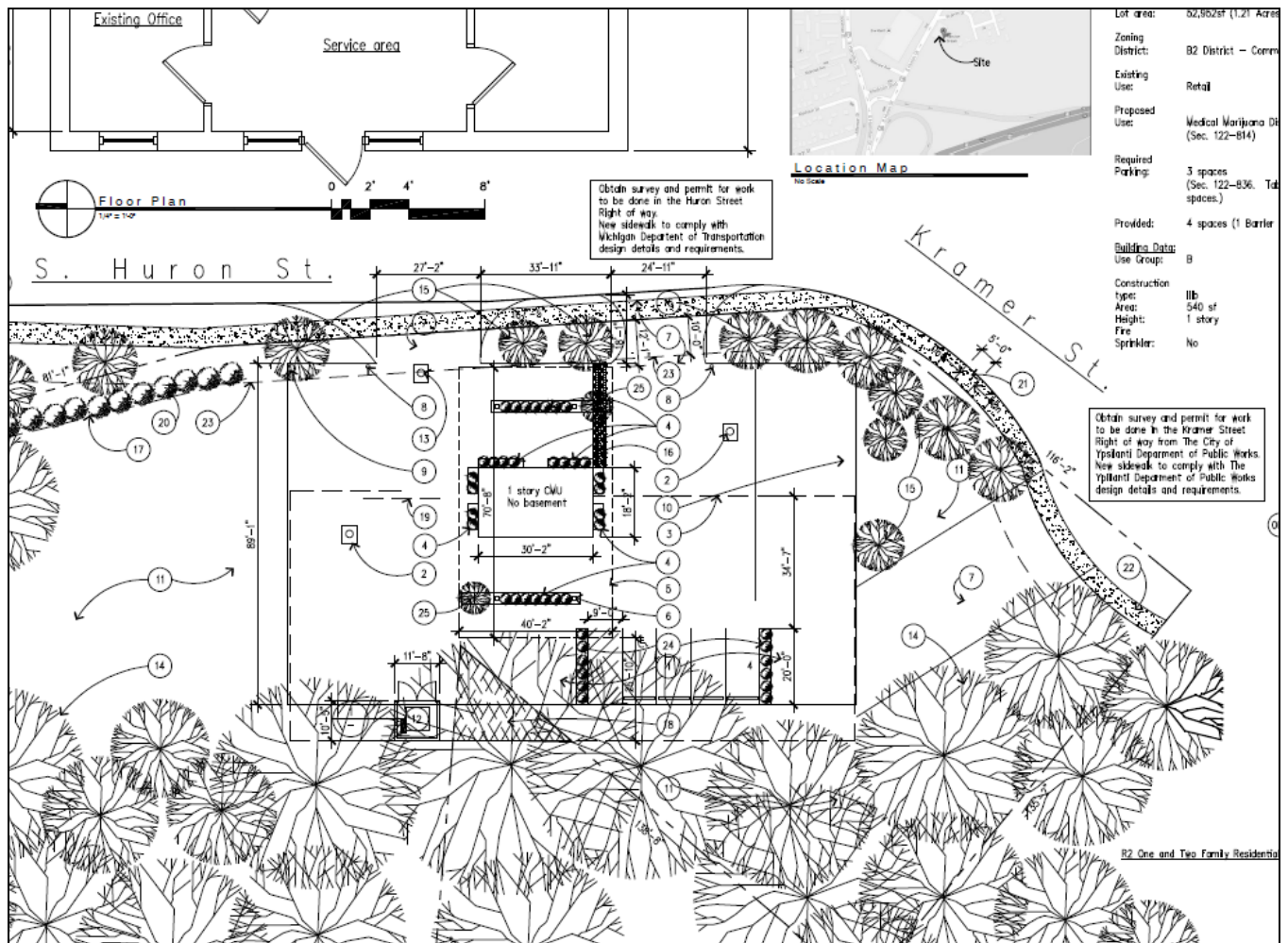
REQUIREMENTS

§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."

The applicant is proposing continued re-use of the existing former gas station. Such re-use is permissible under §122-352. The applicant has submitted a survey as the required limited site plan; we have also included an excerpt of the 2013 site plan for your convenience. Parking layout has changed significantly due to demand.





Items to be Addressed: None.

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 current arrangement is intended to continue until such time as the use is extinguished and/or relocated. There is one small building (approximately 18'x30') in the center of the site, as well as a canopy. There is a small shed towards the rear of the structure. Parking is to the north and south of the building.



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."

There are two access drives off Huron, as well as one off Kramer. The one drive off Kramer has been blocked, but the apron is still available for people to park. The drive off Kramer was blocked at neighborhood request due to concerns about traffic using Kramer/Bell to access the site or to cut through; the placement of parking on the apron, rather than cut-through access, alleviates the issue slightly, but not entirely. Staff recommends blocking parking in that area entirely within one year of approval.

The parking design has changed significantly since the submitted site plan. The current design allows for vehicle conflict due to lack of curbed aisle-ends in the northern lot; however, striping does allow for an appropriate turning radius. Staff recommends that the applicant remedy that potential conflict within one year of approval.

There are no barrier-free spaces signed or striped on site. Staff recommends at least one space be so designated.



Items to be Addressed: Block all parking in the Kramer drive within one year.
Applicant to remedy conflict conditions in the north lot within one year.
Applicant to provide at least one barrier-free space.

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."

No changes to site lighting or screening are proposed as part of this development, and none are required.

Items to be Addressed: none.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission approve the Special Use Permit for the Patient Station Existing Facility at 539 S Huron with the following findings and conditions:

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

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

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission approve the limited Site Plan for the Patient Station Existing Facility at 539 S Huron with the following findings, waivers, and conditions:

Findings

1. The application substantially complies with §122-310.
2. The existing building and site design are nonconforming under §122-352.

Conditions

1. Block all parking in the Kramer drive within one year.
2. Applicant to remedy conflict conditions in the north lot within one year.
3. Applicant to provide at least one barrier-free space.

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
 Applicant team



June 14, 2018

Planning Commission
City of Ypsilanti
One S. Huron St.
Ypsilanti, MI 48197

Re: The Patient Station
539 S. Huron Street and 569 S. Huron Street

Dear Chairperson Jugenitz and Planning Commission Members:

Our client, The Patient Station, has operated a medical marihuana dispensary at its current location since 2014. With the passage of the State's Michigan Marihuana Facilities Licensing Act ("MMFLA"), The Patient Station has applied for a State Provisioning Center License.

The Patient Station timely filed its State License Application prior to February 15, 2018. The State Medical Marihuana Licensing Board set an initial deadline for action on applications from existing Dispensaries at June 15, 2018. Recently, we were informed that this date has been extended to September 15, 2018.

The Patient Station is seeking two sets of approvals from the Planning Commission. First, there is an application for Special Land Use for the existing location at 539 S. Huron. That is also the site that The Patient Station is seeking its original State Provisioning Center. In addition, upon granting of its State License, The Patient Station intends to build a new 9,918 square feet facility on property, which it is purchasing from the current owner. Hence, The Patient Station is requesting Special Land Use and Site Plan approval for the new building. When constructed, the existing dispensary will be demolished along with the canopy.

The Patient Station holds a Ypsilanti Marihuana Facility Permit (No. 2018-10) for 2018 issued February 12, 2018 (see attached **Exhibit A**). Further, the City recently provided an Attestation required by the State concerning The Patient Station (see attached **Exhibit B**).

The Patient Station has operated without complaint or any building or zoning infractions since opening. The Patient Station has always strived to be a good neighbor and is very

Planning Commission
City of Ypsilanti
June 14, 2018
Page 2

compassionate about its customers and their medical marihuana needs. As a result, The Patient Station is committed to making a significant investment in a new building.

The Patient Station believes it meets and exceeds the standards for review of Special Land Use requests, as contained in City Ordinance Section 122-324. Attached to this correspondence is a narrative, which sets forth compliance with the six standards you are asked to review (**Exhibit C**).

In an effort to continue its "good neighbor" policy, The Patient Station has invited all those who received notice of the public hearing to a special neighborhood meeting to preview its plans. That meeting is scheduled for Monday, June 18th.

The Patient Station wishes to express its thanks to the City of Ypsilanti for its past support and opportunity to do business at its current location. Further, The Patient Station wants to thank Bonnie Wessler and her staff for all of their assistance during this process. We look forward to the upcoming meeting and to share our exciting plans for The Patient Station.

Sincerely,


Dennis G. Cowan
Direct Dial: (248) 901-4029
Email: dcowan@plunkettcooney.com

DGC/cmw
Attachments
Open.26776.74384.20473614-1



City of Ypsilanti

Office of the City Clerk

One South Huron, Ypsilanti, MI 48197

Phone: (734) 483-1100 Fax: (734) 487-8742

www.cityofypsilanti.com

Marihuana Facility Permit

Address: 539 S. Huron

Permit No.: 2018-10

Business Name: Kenzy Consulting,
Inc. d/b/a The Patient Station

Date Issued: 2/12/2018

☒ **Provisioning Center**

☐ **Growing/Manufacturing**

Permit Expires: December 31, 2018

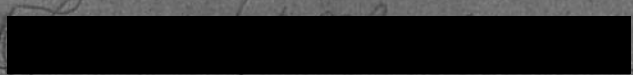
The renewal process for Medical Marijuana Dispensary permits begins November 2, 2018.

Permit is non-transferrable and may not be sold or assigned, except as authorized by City Council Resolution No. 2018-023

This permit is granted pursuant to Chapter 7 of the Ypsilanti Code of Ordinances, as amended, and is only evidence that the applicant has applied for a permit under said Chapter and met the minimum standards required.

The granting and issuance of this permit does not legalize any act prohibited by state or federal law and is not intended to grant, nor shall it be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with applicable state law or local ordinance. Also, since federal law is not affected by state law or local ordinance, nothing in this permit, or in any companion regulatory provision adopted in any provision of the Code of Ordinances of the City of Ypsilanti, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under State or Federal law. State law does not, nor does local ordinance, protect users, caregivers or the owners of properties on which the medical use of marihuana is occurring from federal prosecution, or from having their property seized by federal authorities under the Federal Controlled Substances Act.

If the requirements of Chapter 7 of the Ypsilanti Code of Ordinances are not complied with, the City may revoke any permit granted and/or initiate prosecution for a civil infraction violation. A person or organization who has been issued a permit shall submit it for examination upon demand by any City official or police officer.


Frances McMullan
City Clerk



ATTESTATION I
(Use BLUE or BLACK ink ONLY)

CONFIRMATION OF SEC. 205 COMPLIANCE

(To be signed by the municipal clerk or their designee and submitted by the applicant)
Do not sign until notary is present

PART A:

I, Andrew Hellenga (clerk designee) of Ypsilanti (municipality), hereby attest to the Bureau of Medical Marihuana Regulation (Bureau) that the applicant for a state operating license as named below in part B, is in compliance with the municipal ordinance requirement of section 205 of the Medical Marihuana Facilities Licensing Act, 2016 PA 281 (MMFLA) and as provided in the LARA-BMMR, Emergency Administrative Rules filed with the Secretary of State on December 4, 2017.

I further attest that:

1. The municipality has adopted an ordinance under section 205 of the MMFLA and a copy of the local ordinance is attached.
2. Attached is a description of the limitations on the number of each type of marihuana facility (if applicable).
3. Attached is a copy of any zoning regulations. In the following space is the description of any zoning regulations that apply to the proposed marihuana facility within the municipality.
4. Attached is a description of any violation of the local ordinance or zoning regulations committed by the applicant named below, but only if these violations relate to activities licensed under this act or the Michigan medical marihuana act. (if applicable)

[Redacted Signature]

Clerk (or designee)

CITY OF YPSILANTI
Municipality

5-18-18
Date

Subscribed and sworn to by Andrew Hellenga before me on 5/18/18
(Clerk or designee) (date)

[Redacted Signature]

Notary Public Signature

Jennifer R. Aris
Notary Public Printed Name

State of Michigan, County of Washtenaw, Acting in the County of Washtenaw

My commission expires: August 31, 2024

JENNIFER R ARIS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WASHTENAW
My Commission Expires August 31, 2024
Acting in the County of Washtenaw

PART B:

I, the applicant, understand that I am submitting this Attestation I in compliance with Section 205 of the MMFLA and the Emergency Administrative Rules.

Applicant Signature

Date

Title

Kenzy Consulting, Inc. d/b/a The Patient Station
531 S. Huron, Ypsilanti, MI 48197

The Patient Station
539 S. Huron Street and 569 S. Huron Street

Compliance with Standards for Reviewing Special Use Requests
Pursuant to City Ordinance Sec. 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.**

The Site Plan for the New Building complies with City Ordinance requirements, as well as the Master Plan. The New Building will “fit in” and be compatible with adjacent uses. The existing use has stood the test of time and has been operated without problems. The New Building will be one-story, which is compatible with adjacent properties. Hours of operation for the existing building and New Building will remain the same and are as follows:

Monday through Saturday: 10 am to 8 pm
Sunday: 10 am to 5 pm

There are no non-conformities present for the New Building, which would require any variances.

- 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.**

The proposed use has been in existence since 2014. The Patient Station’s business has been socially and economically sustainable and has not been detrimental in any

way to the surrounding commercial and residential neighborhoods. We do not anticipate any noise, smoke or potential contamination of air, soil or water. Any odor from a medical marihuana facility usually occurs in a grow or processing operation not a provisioning center where all marihuana product is in containers or sealed bags. The provisioning center will comply with all requirements of the MMFLA and City ordinances.

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.**

The New Building has been designed to assure long-term compatibility with surrounding land uses. Buffering has been provided for adjacent properties. There will be one driveway, which is located in a convenient area to allow easy access of the parking areas. The parking spaces will be increased from approximately 15 to 97 shown on the submitted Site Plan.

4. **The proposed special land use will 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.**

The existing land use for a medical marihuana dispensary has not caused any unreasonable adverse impacts on the transportation system. Customers of The Patient Station are familiar with the ingress and egress point. We believe the increased parking will allow for a smoother transition into the property and meet expected traffic volumes. The New Building includes a bike rack (for 6) to allow for "pedal" transportation.

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

The current structure and New Building will not create any additional cost for public utilities or services. The proposed Patient Station investment in the New Building will contribute to the economic sustainability of the community.

6. **Within the MD district, the proposed special land use will help to allow residents to access everyday needs by foot, if a similar service is not currently provided within a quarter mile walking distance.**

The proposed property is not within the MD district and this standard is not applicable.

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Agenda
Planning Commission
Wednesday, 20 June 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron
Ypsilanti, MI 48197

Presentations and Public Hearing Items

- **539-569 S Huron-expansion**
Special Use and Site Plan



June 20, 2018

**Staff Review of Site Plan Review Application
Patient Station New Build
539 S. Huron**

GENERAL INFORMATION

Applicant: Patient Station
James Nemeth
539 S. Huron
Ypsilanti, MI 48197

Project: Patient Station New Build

Application Date: May 5, 2018

Plan Date: May 4, 2018

Location: East side of S. Huron St between I-94 and Spring St

Zoning: GC-General Corridor

Action Requested: Approval of site plans for new building and location on site

Staff Recommendation:

PROJECT AND SITE DESCRIPTION

539/569 S Huron is approximately one and a quarter acres, with more than 500 feet of frontage on South Huron, immediately north of I-94. There is an existing 540 square foot single story building on site. The applicant is proposing to build a 7326 square foot structure, south of the existing, along with associated parking and site improvements, and to demolish the existing structure.

The existing structure is a nonconforming medical marijuana provisioning center, for which a special use permit has been applied that, if granted, would bring it into compliance. The new building is also proposed to be a medical marijuana provisioning center. Note that both these applications are driven by recent changes in both state and local law regarding medical marijuana; these changes have been discussed extensively in staff reports and at planning commission in recent months.

Points of note for this application include:

- A 'zoning lot' may consist of a portion of a lot of record, and §122-465(c)(1) allows for multiple building types on a single lot of record, provided the area requirements for each are met. Thus, due to the "boomerang" shape of the lot, we are considering the site as separate zoning lots.

- The site was once home to a gas station. Tanks have been removed, but due care must still be exercised, which includes, to some extent, extensive paving.
- This will be the second special use for this lot. These applications do need to be considered separately; one does not affect the other. Special Uses run with the land, but are generally revocable under §122-329. However, in the case of the small building's prospective Special Use Permit, such a permit would likely be moot once the building were demolished.

Figure 1: Subject Site Location

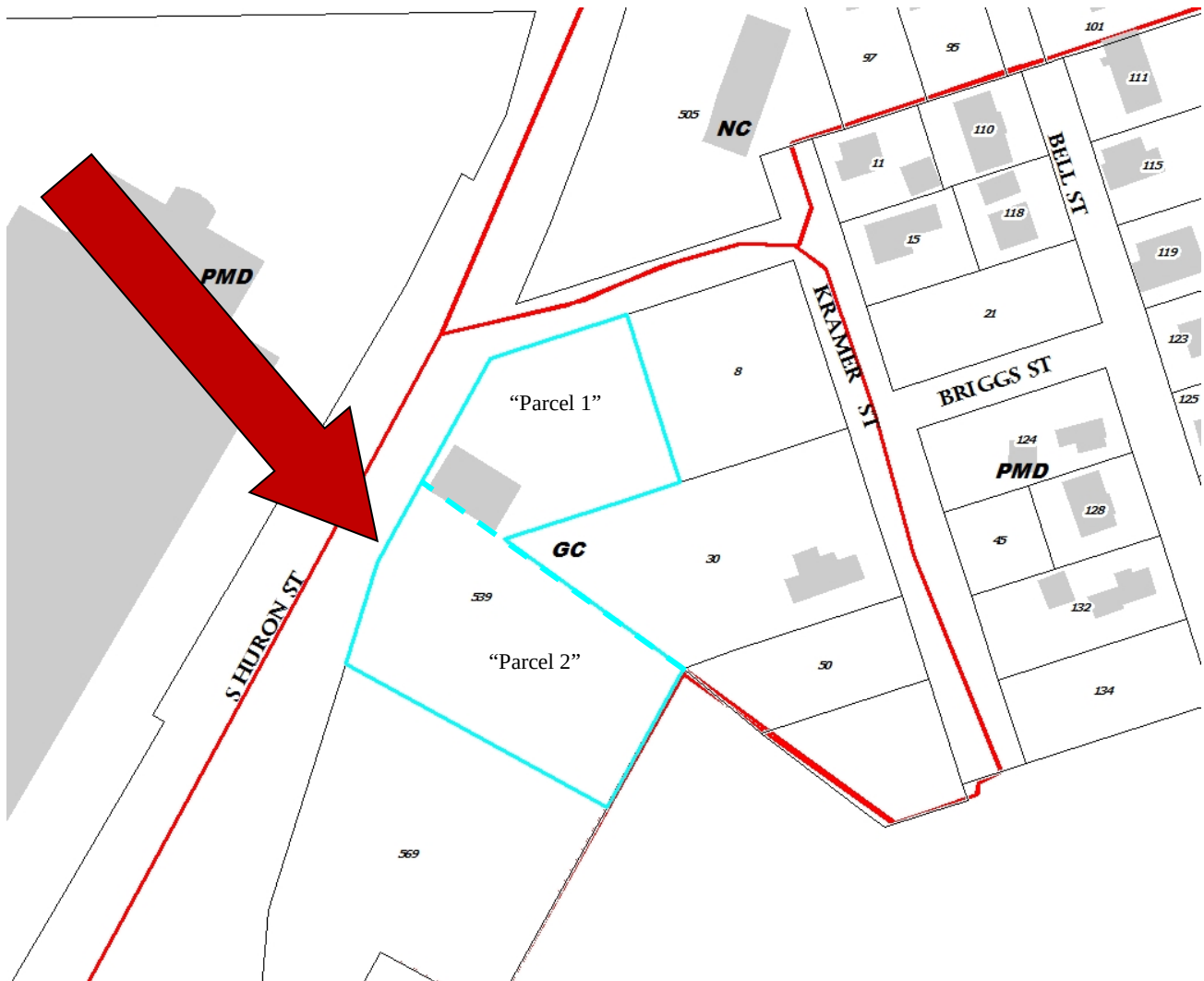


Figure 2: Site Aerial (2015)

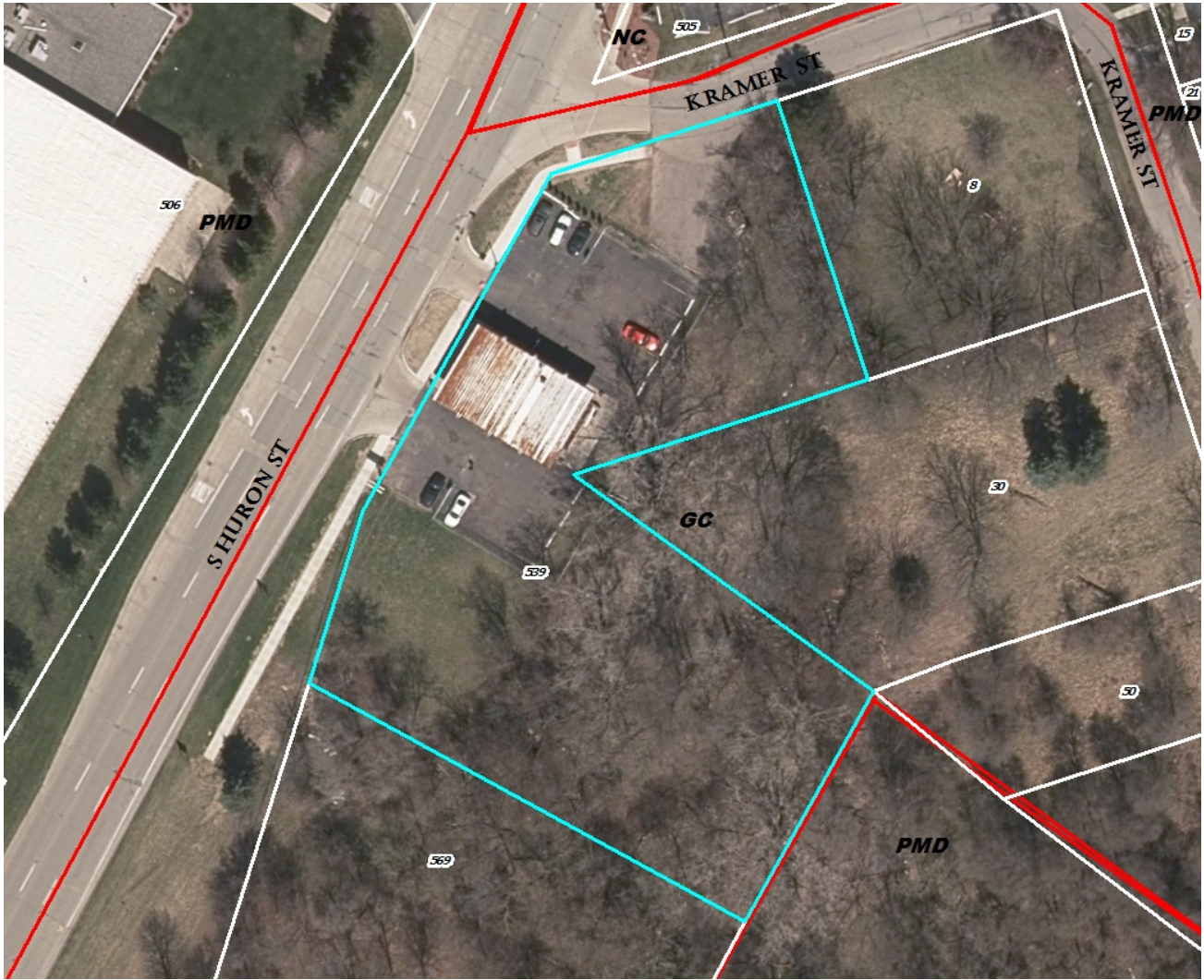


Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Gas Station	NC- Neighborhood Corridor
EAST	Vacant	P-Park
SOUTH	Vacant Land I-94 Ramp	GC- General Corridor P-Park
WEST	Warehouse	PMD- Production, Manufacturing, Distribution

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: The site plan for the building is largely in compliance with the zoning ordinance. The amount of parking is excessive for the location within the City. The volume of traffic, character of use, and size of building are appropriate for the outskirts of the City near the freeway.

(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 provisioning is a relatively new use in Michigan. The MMFLA, which authorizes it, was adopted after the relative success of the Michigan Medical Marijuana Act (MMMA). 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 facilities since they were first permitted in 2011. Ypsilanti's first provisioning center (dispensary) 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: The site is challenging, but the applicant has, overall, done an excellent job of designing a building which we believe will be an asset to the community.

(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 the freeway and trunklines. It is also accessible via sidewalk, to some extent, although gaps in the network exist to the south and north.

(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

§122-128

STANDING

§122-128(1)

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

REQUIREMENTS

§122-128(2)

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

These have all been calculated using “Parcel 2” – 569 S Huron St – as the “zoning lot.”

Figure 5: Requirements

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
GC: BUILDING TYPE §122-274	Determined by lot size		Single story commercial	Single story commercial
LOT REQUIREMENTS				
Area sf	Min 7500	Max 90,000	33,453 sf (parcel 2)	Unchanged
Width ft	Min 50	Max 300	164.65' (west) 121.83' (east)	Unchanged
Depth ft	Min 100	Max 300	238' (north) 210' (south)	Unchanged
Coverage %	Min -	Max 60%	n/a	Building footprint: 7326 /33,453= 21.89%, meets
BUILDING ENVELOPE AND HEIGHT				
Street setback ft	Min 5	Max 15		5' - 9', average.
Side setback ft	Min 0	Max -		69'-99', north lot line 28'-287', south lot line 120', average from north lot line. meets

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
Rear setback ft	Min 15 (25 if adjacent to existing SF)	Max -		94' – 96', meets
Frontage buildout %	Min 50	Max 100		64' of ~39%, does not meet Applicant to calculate per “zoning lot” and provide updated numbers
Height stories	Min 1	Max 1	1	1
PARKING PROVISIONS	Location: side, street-side and rear		Side, street-side	Side
PRIVATE FRONTAGES	Required: Commercial		Commercial	Commercial
Distance between façade openings ft	Min --	Max 2		6'8”, does not meet
Door recess Ft	Min --	Max 5		10'9”, does not meet
Ground floor transparency %	Min 60	Max -		~31%, does not meet
Height to bottom of window ft	Min --	Max 2.5		~2', meets
Interface zone	Extended sidewalk from right-of-way			Sidewalk exists along S. Huron, connects to the path surrounding the structure using the existing curb cut and driveway.

Items to be Addressed:

1. Applicant to update calculations for frontage buildout.
2. Applicant to attempt to bring the west elevation more into compliance with the private frontages requirements or apply for a variance.

Note: “commercial” frontage was designed for multi-storey mixed use buildings. Prior ordinance had all commercial building types’ frontages listed as both “permitted” and “required;” the bug-fix process appears to have corrected them all to “required.” This is, effectively, an error in the text for the “single-story” and “large single story” building types.

BUILDING LOCATION AND SITE ARRANGEMENT

§122-128(3)

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

The lot is an odd shape that does not run parallel to S. Huron, due largely to MDOT rights-of-way. The applicant has innovatively used a "stepped" frontage to align with this and adhere to the setbacks; this works well with the fenestration. The existing building is to remain on site during construction, then be removed. The new structure is proposed to be built south of the existing structure, much closer to S. Huron St. Only one curb cut will be used for the new building.

The proposed entrance to the building is located on the Huron Street frontage as required. There are three parking areas proposed: one at the location of the former gas station, one just to the north of the building, and one to the south.

Items to be Addressed: None.

SITE ACCESS, TRAFFIC, AND PARKING

§122-128(4)

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

Vehicle access will be from South Huron. Bicycle and pedestrian access will be from the sidewalk along the frontage, and will not share the driveway with vehicles. The closest AAATA bus stop is at S. Huron just north of Harriet St, this stop is approximately 635 feet from the proposed building. AAATA routes 45, 46 and 47 stop at that location. Routes 45 and 47 have stops on Harriet just east of Hamilton and route 46 has a stop on Hamilton just south of Harriet. There is currently no pedestrian/bike lane over the S. Huron St bridge over I-94. There are 98 vehicle parking spaces proposed on site, divided into three lots: north with 48, middle with 27, and 23 in south. 6 bicycle parking spaces (3 hoops) appear on the site plan.

Figure 6: Site Access, Traffic and Parking

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-834 PARKING Dimensions	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)		The row closest to the building is 9x16 with a 2' overhand of the 7' sidewalk. This is acceptable. The remainder of spaces appear to be 9x18.

§122-835	Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		The northernmost parking lot is unconnected via a pedestrian pathway.
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway	S. Huron: existing.	Requirements met for the existing S. Huron St. drives
	Internal Maneuvering	10' width driveway		20' width drive, meets
	Surfacing	paved with a durable bonded material in accordance with accepted engineering standards		See engineering letter.
	Drainage			See engineering letter.
	Striping	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.		Meets
	Wheel Stops	wheel stops or curbing shall be provided for all parking spaces		See engineering letter.
	Lighting	Parking lots utilized during night-time hours shall be artificially illuminated		Lighting fixture locations and type shown on plans. Photometric submitted. Meets.
	Screening & Landscaping (internal)	1 tree per 8 spaces		Meets
		1 landscape island for each 16 spaces		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
		All aisle-ends & corners protected w curbed island		Southern parking lot, aisle adjacent to building: southern end not protected by curbed aisle-end.
	Screening & Landscaping (perimeter)	Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF		Not required

		3'-4' screen 80% opacity where visible from ROW		Southern parking area and northernmost parking lot require additional screening from South Huron.
		Landscaped areas, walls, structures, walks- must be protected by curbing		See engineering letter.
§122-836	Motor spaces	1 for each 300 square feet of gross floor area.		7326/300=25 spaces required, using retail standard; Applicant to reduce the number of parking spaces to within the 120% of allowed
	Bicycle spaces	1 per 5 motor spaces, minimum of 2	None	27/5 = 5.4; 6 required, 6 provided, meets
122-837	Parking discounts	Transit	~600' to closest transit stop	~635' to closest transit stop
		Alternative Vehicles	None	n/a
		Bicycle	6	n/a
		PC discretion, special circumstances not listed above		n/a
§122-647	SIDEWALKS	provide a sidewalk or shared-use path	None	A 5' sidewalk adjacent to S. Huron St exists on site. Internal 5' sidewalk surrounds the proposed structure. See engineering letter.
§122-649	TRAFFIC VISIBILITY	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.		Meets.

Items to be Addressed:

1. Remove the northernmost parking lot.
2. Add a landscaped aisle-end to the southern lot's row of parking adjacent to the building.
3. Provide additional parking screening from the right of way for the southern parking lot.
4. Reduce the overall number of parking spaces to conform to the ordinance.
 - a. Note: parking lots may be permitted in the General Corridor as a special use.

ENGINEERING & STORMWATER

§122-128(6), §122-128(7)

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

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

Site plan approval is subject to engineering review.

Items to be Addressed: See attached engineering review.

SCREENING

§122-128(8)

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

Figure 7: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-641 Lighting	• Dark Sky compliant; may be full cutoff where affecting residential uses • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc		Meets.
§122-650 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	Not shown	Meets.
§122-704 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb		None shown. Street trees are to be placed in the right-of-way, between the sidewalk and the street.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-708 Site Landscaping	10%		Meets.
122-711 Landscape Elements	Quality, composition, berms, spacing, species		Meets
	Credit for existing vegetation		9 trees at the rear and 9 at front marked as existing
§122-712 Maintenance	Readily available and acceptable water supply; may install underground sprinkler system		Irrigation system or maintenance plans not indicated.

Items to be Addressed:

1. Provide street trees, for administrative review
2. Provide landscaping maintenance plan, for administrative review.

OTHER DEPARTMENT AND AGENCY APPROVALS**§122-128(10)**

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

DEPARTMENT OF PUBLIC SERVICES

The applicant is responsible for obtaining permits from the Department of Public Services before beginning work on any portion of the City right-of-way, including sidewalks, curbs, and driveways on Kramer, if planned.

FIRE DEPARTMENT

As the applicant is requesting changes to parking area circulation, Fire Department review is required. The Fire Department has no objections to the proposed site plan; awaiting their response to the engineering review concern regarding the hydrant location.

MICHIGAN DEPARTMENT OF TRANSPORTATION

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

MASTER PLAN CONSIDERATIONS**§122-128(11)**

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

Great place to do business, especially green and creative. This new build helps with the potential growth of a local business, or creates new medical office space in a convenient location.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission approve the Special Use Permit for the Patient Station New Build at 539 S Huron with the following findings and conditions:

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

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

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Site Plan for the Patient Station New Build at 539 S. Huron St. with the following finding and conditions:

Finding

1. The application substantially complies with §122-300.
- 2.

Conditions

1. *Applicant to update calculations for frontage buildout, subject to administrative review.*
2. *Applicant to attempt to bring the west elevation into compliance with the private frontages requirements or apply for a variance, subject to administrative review.*
5. *Remove the northernmost parking lot.*
6. *Add a landscaped aisle-end to the southern lot's row of parking adjacent to the building, subject to administrative review.*
7. *Provide additional parking screening from the right of way for the southern parking lot, subject to administrative review.*
8. *Reduce the overall number of parking spaces to conform to the ordinance, subject to administrative review.*
9. *Provide street trees, for administrative review*
10. *Provide landscaping maintenance plan, for administrative review.*

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
 Applicant
 Site designer



June 13, 2018

Ms. Bonnie Wessler
Planning and Development Department
City of Ypsilanti
One South Huron Street
Ypsilanti, Michigan 48197

RE: 539 S. Huron
Site Plan Review No. 2
OHM Job No. 0094-17-1010

Dear Ms. Wessler:

The applicant is requesting site plan approval for site redevelopment at 539 S. Huron. The project consists of a building demolition and a new building and parking lot construction. We have reviewed the plans dated May 5, 2018, along with the updated C-1 plan sheet received June 8, 2018, for compliance with local ordinances and general engineering standards and recommend site plan approval contingent on the following items being addressed prior to submitting for detailed engineering.

SITE PLAN COMMENTS:

1. We have reviewed the site plan plans dated June 8, 2018 and recommend site plan approval.

PRELIMINARY DETAILED ENGINEERING PLAN COMMENTS (PROVIDED FOR APPLICANT'S BENEFIT):

The following comments should be addressed by the applicant during the detailed engineering drawing submittal, but do not affect the recommendation for approval to the City of Ypsilanti Planning Commission. It should be noted that this is not an all-inclusive list and additional comments may be generated as new information is presented.

1. Approval from YCUA will be required for all work associated with the water supply and sanitary sewer.
2. The proposed sewer lead is shown tapping an existing manhole in Huron Street. Service connections at manholes are not allowed.
3. Additional information is required regarding the proposed underground detention system. Based on the findings of the Phase I assessment, measures will need to be taken to ensure groundwater and potential contamination do not impact the storm water to be discharged from the site.

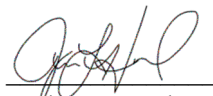
The applicant is advised that review and approval of detailed engineering plans is required prior to start of construction.

If you have any questions, please contact us at (734) 522-6711.

Sincerely,
OHM Advisors



Jessica Katers, P.E.



Jessica Howard

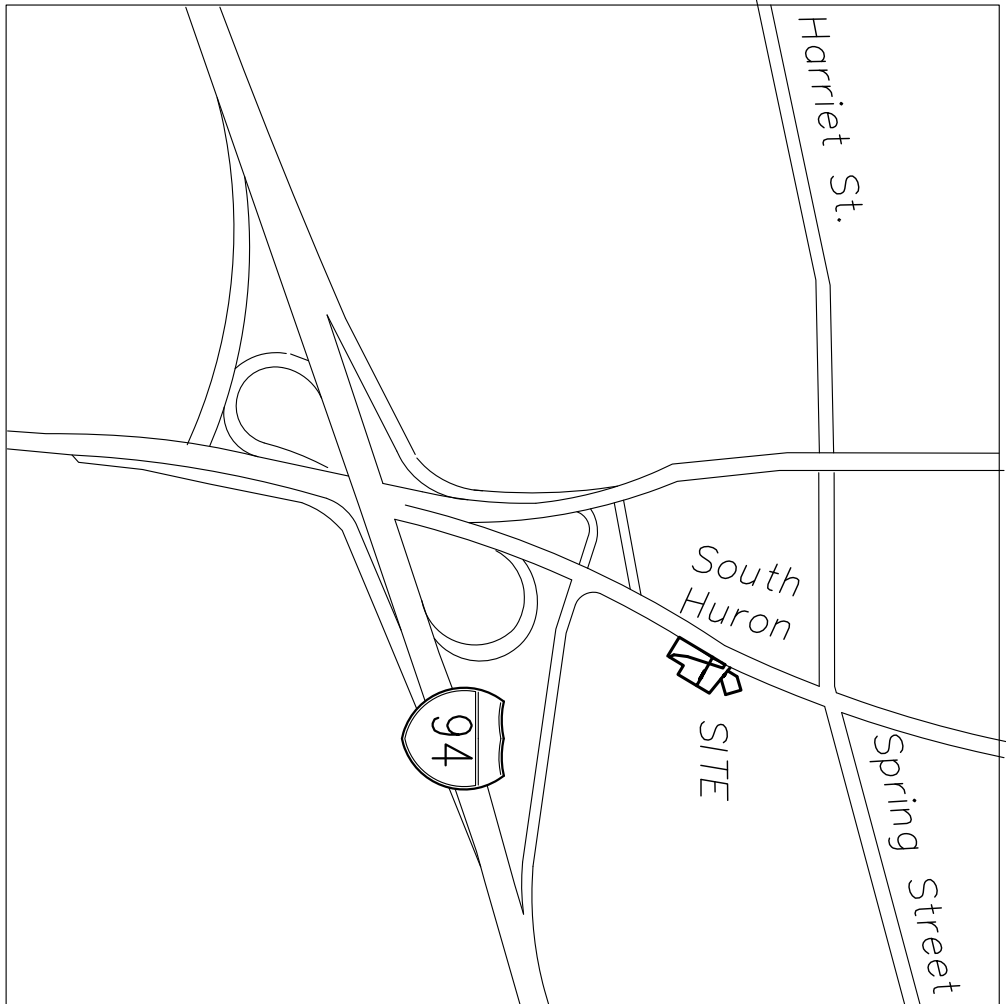
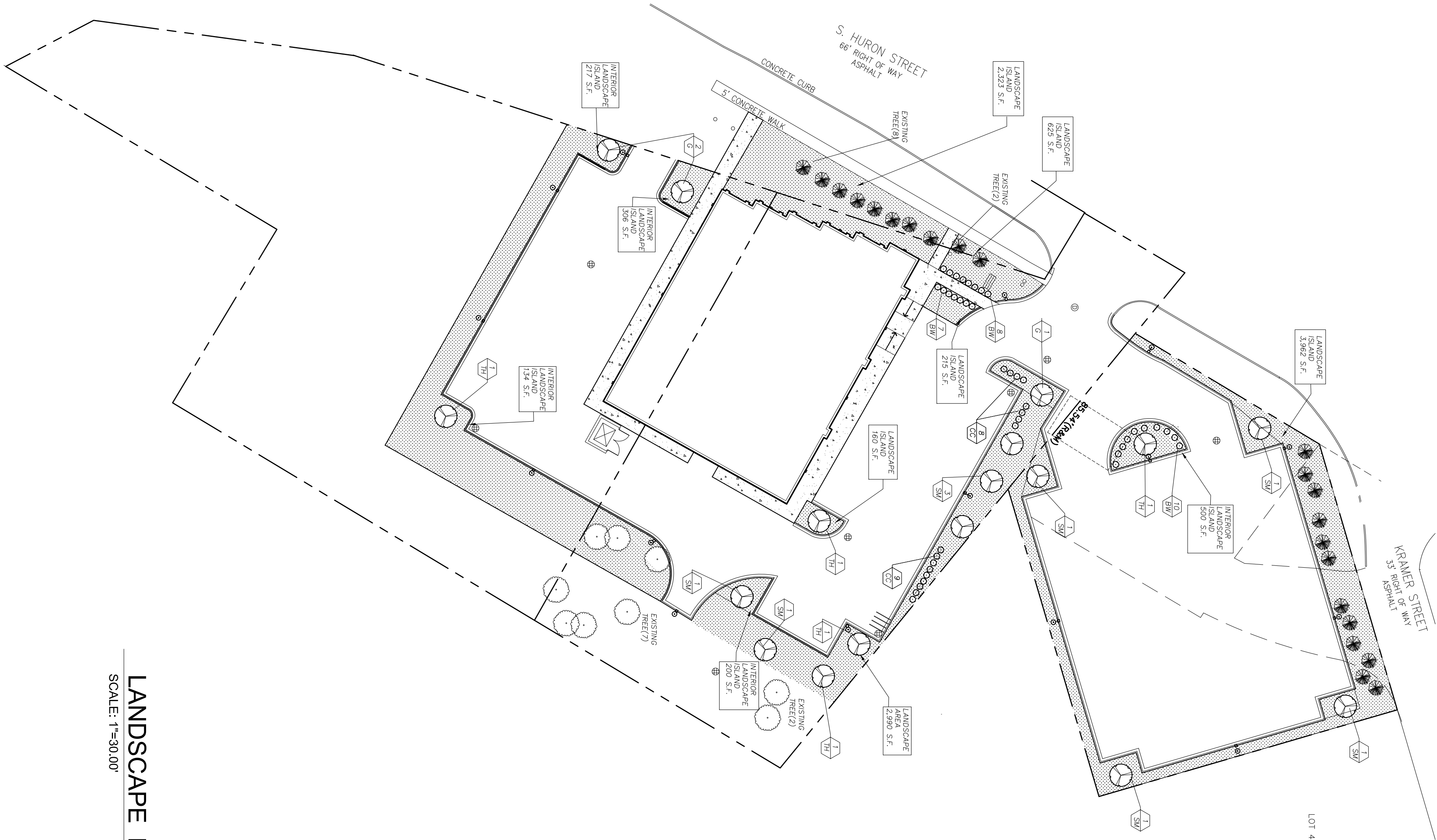


CC: Stan Kirton, Department of Public Works
Scott Westover, YCUA
File

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PLANT MATERIAL LIST					
CODE	QTY.	COMMON NAME	BOTANICAL NAME	ROOT TYPE	CULTIVAR
Canopy Trees					
G	1	Ginkgo	Ginkgo Biloba	2.5" B & B	'Jade Butterfly'
TH	5	Thornless Honeylocust	Gleditsia Triacanthos Inermis	3" B & B	'Christie'
SM	8	Sugar Maple	Acer Saccharum	3" B & B	'Bonfire'
Shrubs					
BW	25	Wintergreen Boxwood	Buxus sinica var	3 GAL.	
CC	17	Cranberry Cotoneaster	Cotoneaster Apiculatus	3 GAL.	



LOCATION MAP



Atelier Architect, P.C.

6346 Orchard Lake Rd Suite 16
West Bloomfield, MI 48322-2327
Phone: 248-885-8286
Fax: 248-885-8287
e-mail: info@atelierarchitect.com

Project

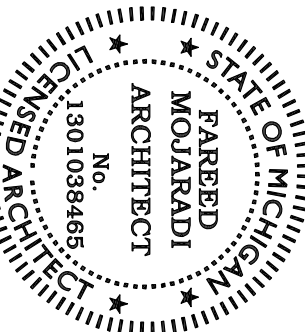
PATIENT STATION

Project No.

2016-25

Certification

I here by certify that the construction documents contained herein were prepared under my direct supervision and I am a registered architect under the laws of the State of Michigan.



Sheet Title

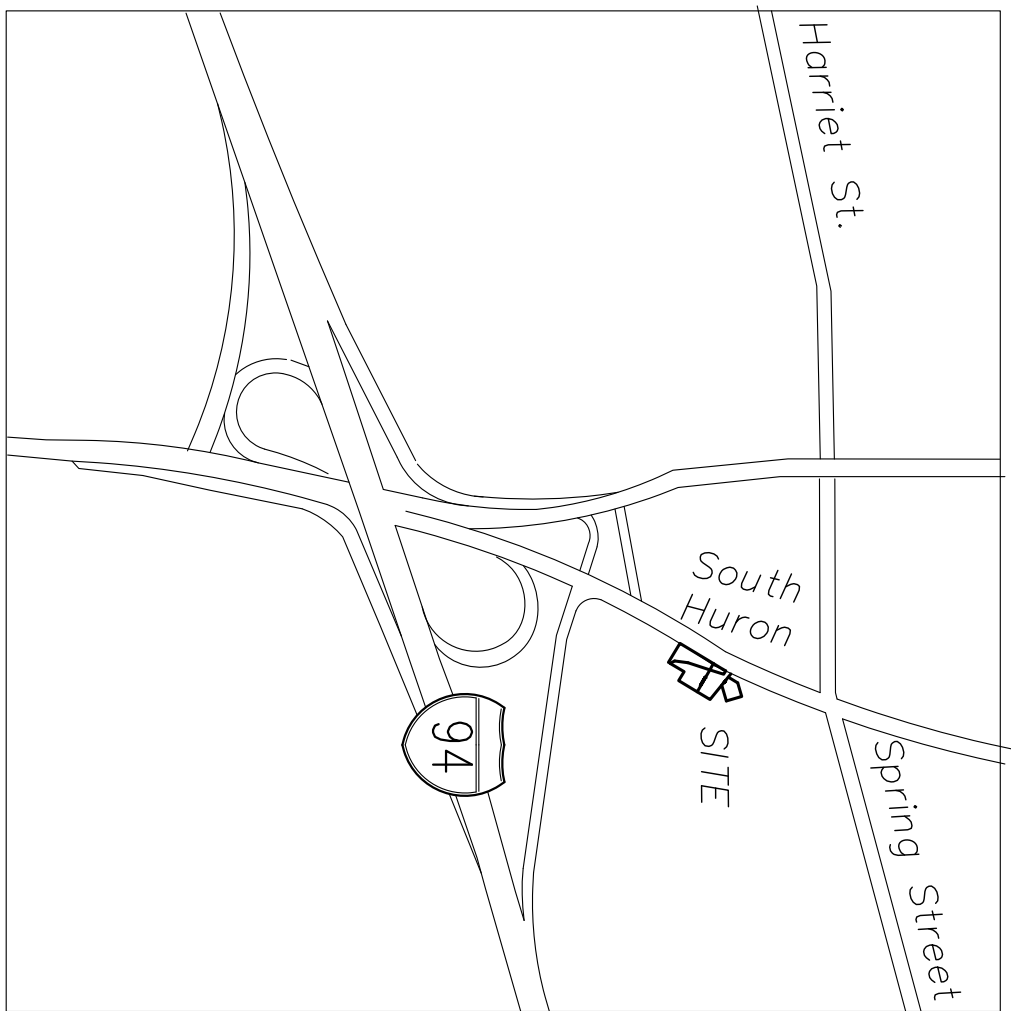
LANDSCAPE PLAN

Issued Date

SITE PLAN APP 05 /04 /2018

Sheet No.

L-1



LOCATION MAP

DETERMINATION OF UNDERGROUND DETENTION VOLUME

DEVELOPED AREA = 63,549 SQ.FT.= 1.459 ACRES

A(LAWN) = 12,461 SQ.FT. = 0.286 ACRES

A(PAVING+BUILDINGS) = 51,088 SQ.FT. = 1.173 ACRES

C(BUILDING) = 0.95, C(PAVEMENT) = 0.95 , C(LAWN) = 0.25

C(AVE.) = (1.173X0.95+0.286X0.25)/1.459 = 0.81

C(AVE.) = 0.81

Q₀=0.15X1.459= 0.219 CFS

$Q_0 = \frac{Q_d}{CA} = \frac{0.219}{0.81 \times 1.459} = 0.185$

$T_{100} = -25 + \sqrt{\frac{16500T}{0.09}} = -25 + \sqrt{\frac{10312.5}{0.185}} = 211 \text{ MIN.}$

$V_s = \frac{16500T}{T+25} - 400CT = \frac{16500 \times 211}{211+25} - 40 \times 0.185 \times 211$

V_s= 13,191 CU. FT./ ACRE IMPERVIOUSNESS

V_i=V_sAC = 13,191X1.459X0.81= 15,589

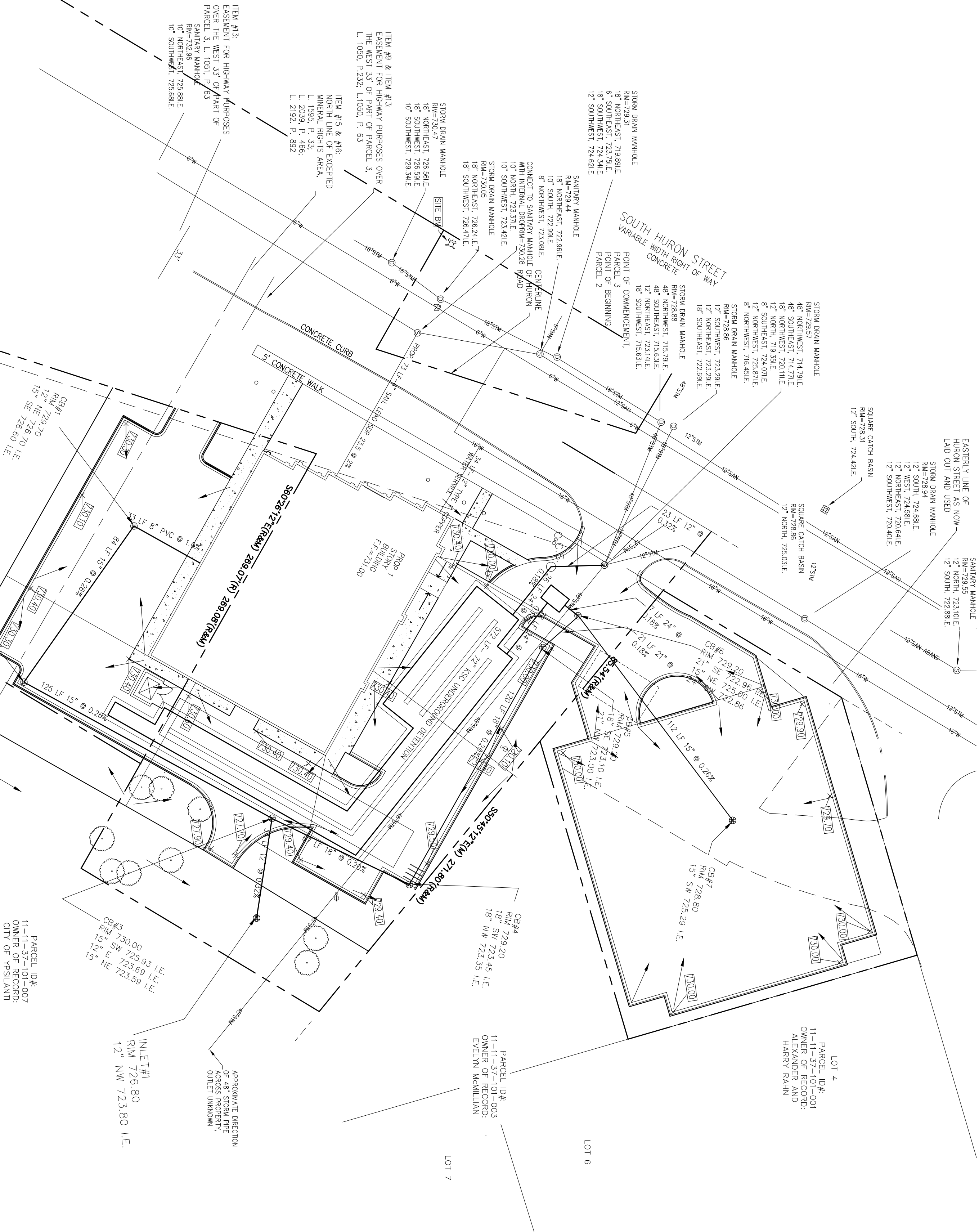
TOTAL VOLUME REQUIRED = 15,589 CU.FT.

REQUIRED 72" PIPES LENGTH= 15,589/28.29 = 551 LF

USE 572 LF- 72" KSC PIPES

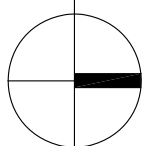
VOL. = 572X28.29 = 16,182 CU.FT.

TOTAL STORAGE AVAILABLE = 16,182 CU.FT. > 15,589 CU.FT. O.K.



PREL. ENGINEERING PLAN

SCALE: 1"=30.00'

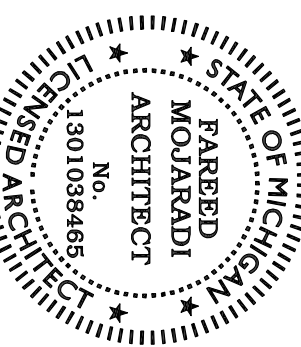


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Fax: 248-885-8287
e-mail: info@atelierarchitect.com

Project
PATIENT STATION

Project No.
2016-25

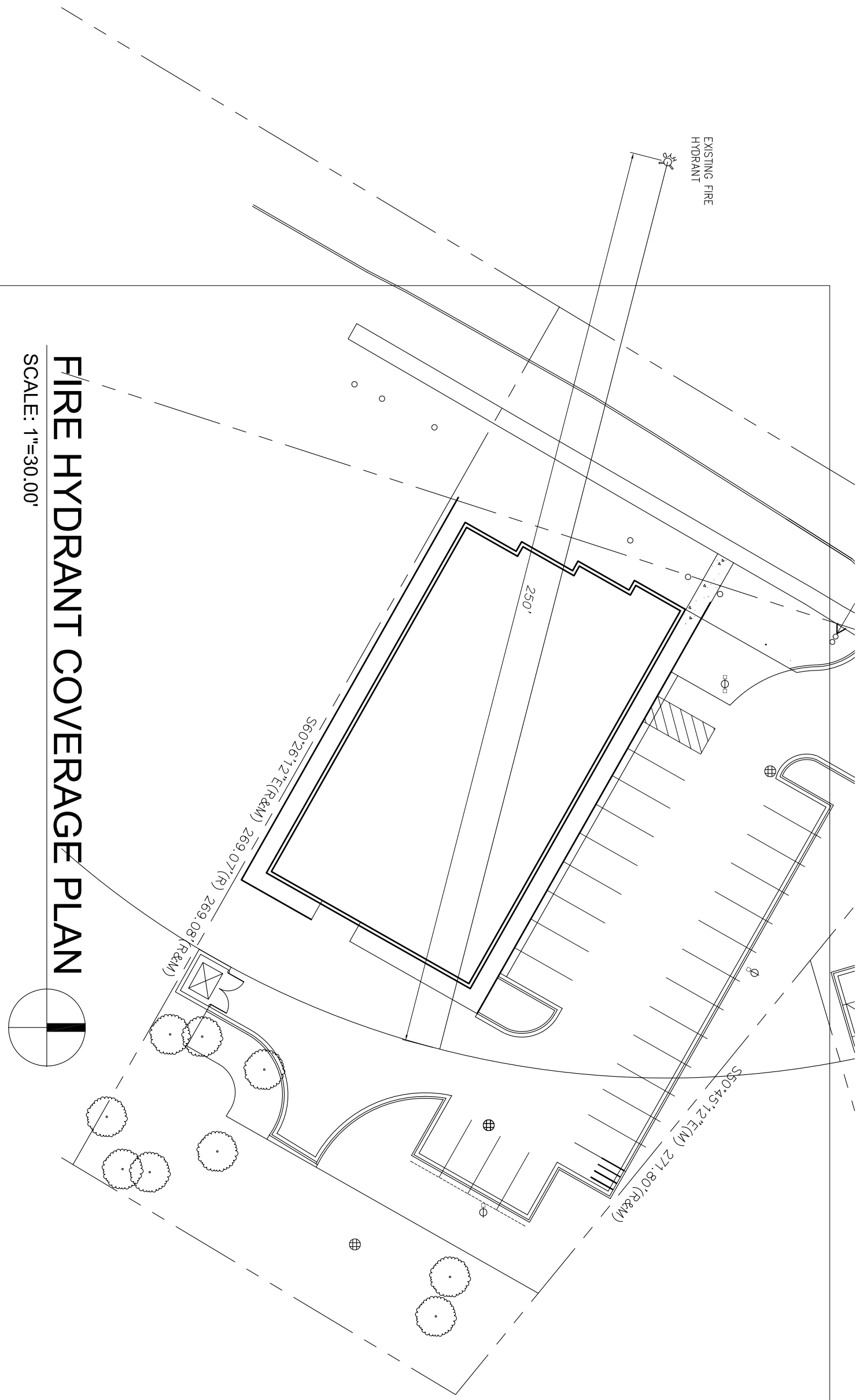
Certification
I here by certify that the construction documents contained herein were prepared under my direct supervision and I am a registered architect under the laws of the State of Michigan.



Sheet Title
DIMENSION SITE PLAN

Issued Date
SITE PLAN APP. 05 /04/ 2018

Sheet No.
SP-1



FIRE HYDRANT COVERAGE PLAN
SCALE: 1"=30.00'

DETERMINATION OF UNDERGROUND DETENTION VOLUME
DETENTION SYSTEM AREA = 31,845 SQ.FT. = 0.731 ACRES
A(LAWN) = 9,303 SQ.FT. = 0.214 ACRES
A(PAVING+BUILDINGS) = 22,542 SQ.FT. = 0.517 ACRES
C(BUILDING) = 0.95, C(PAVEMENT) = 0.95, C(LAWN) = 0.25
C(AVE.) = (0.517X0.95+0.214X0.25)/0.731 = 0.75
C(AVE.) = 0.75
Q=0.15X0.731 = 0.110 CFS
 $Q = \frac{Q_0}{C_A} = \frac{0.110}{0.75 \times 0.517} = 0.284$
 $T_{100} = -25 + \sqrt{\frac{10312.5}{0.284}} = -25 + \sqrt{36312.5} = 166 \text{ MIN.}$
 $V_{100} = \frac{16500T - 40Q_0T}{T+25} = \frac{16500 \times 166 - 40 \times 0.110 \times 284 \times 168}{166+25} = 12,432$
Vs = 12,432 CU. FT./ ACRE IMPERVIOUSNESS
Vt=VsAc = 12,432X0.731X0.75 = 6,816
TOTAL VOLUME REQUIRED = 6,816 CU.FT.
REQUIRED 72" PIPES LENGTH= 6,816/28.29 = 241 LF
USE 250 LF- 72" KSC PIPES
VOL. = 250X28.29 = 7,072 CU.FT.
TOTAL STORAGE AVAILABLE = 7,072 CU.FT. > 6,816 CU.FT. O.K.

- LEGEND:
- FOUND MONUMENT (AS NOTED)
 - PROPERTY CORNER
 - ⊙ SQUARE CATCH BASIN
 - ⊙ STORM MANHOLE
 - ⊙ ROUND CATCH BASIN
 - ⊙ FIRE HYDRANT
 - ⊙ WATER VALVE
 - ⊙ SEWER MANHOLE
 - ⊙ GAS WATER
 - ⊙ EXISTING ELEVATION
 - ⊙ 12" DRAIN MANHOLE IN INCHES
 - ⊙ UTILITY POLE
 - ⊙ LIGHT POLE BASE
 - ⊙ ELECTRIC METER
 - ⊙ TELEPHONE MANHOLE
 - ⊙ BOLLARD
 - ⊙ DOUBLE POST SIGN
 - ⊙ MONITORING WELL
 - ⊙ MONITORING BOUNDARY LINE
 - ⊙ EDGE OF ASPHALT
 - ⊙ BOUNDARY LINE
 - ⊙ BUILDING
 - ⊙ BUILDING OVERHANG
 - ⊙ EDGE OF CONCRETE
 - ⊙ CONTOUR MAJOR
 - ⊙ CONTOUR MINOR
 - ⊙ CONCRETE CURB
 - ⊙ CONCRETE CURB
 - ⊙ CONCRETE UTILITY LINE
 - ⊙ CONCRETE UTILITY LINE
 - ⊙ FENCE (AS NOTED)
 - ⊙ PLATED SUBDIVISION
 - ⊙ RIGHT OF WAY
 - ⊙ SEWER LINE
 - ⊙ EDGE OF SIDEWALK
 - ⊙ STORM DRAIN LINE
 - ⊙ WALL (AS NOTED)
 - ⊙ WATER MAIN



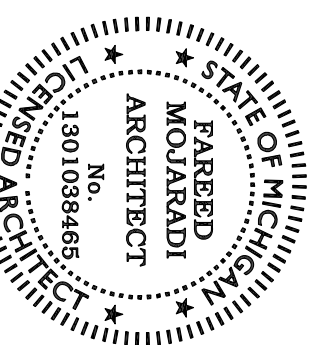
SITE UTILITY PLAN
SCALE: 1"=30.00'



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Project
PATIENT STATION
Project No.
2016-25

Certification
I here by certify that the construction documents contained herein were prepared under my direct supervision and I am a registered architect under the laws of the State of Michigan.



Sheet Title
SITE UTILITY PLAN

Issued Date
PLANNING 03/27/2016
REVISION 1 04/11/2018

Sheet No.
C-1

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Casting Number	Description	Lamp	File	Lumens	ULF	Watts
	A	15	KSF1 173M RASC (PROBE)	Specification Area KANSAS STATE UNIVERSITY HALLS, RASC Ship Chalf Railway Pad Outfit MEETS THE NIGHTTIME PREDICTY CRITERIA	ONE 173WATT CLEAR HORIZONTAL POSITION	KSF1_173M_RASC_4SC_(PROBE). Jes	12000	0.81	213
	B	10	TWF1 100M	CONTOUR SERIES KANSAS STATE UNIVERSITY WALLPOCK WITH VERTICAL LAMP AND GLASS LENS	ONE 100WATT CLEAR VERTICAL POSITION METAL HALIDE VERTICAL BASE UP POS.	TWF1_100M4L.S	6500	0.81	129

LUMINAIRE LOCATIONS										
No.	Label	X	Location Y	Z	MM	Orientation	Tilt	X	Y	Z
1	A	388.5	475.9	15.0	15.0	208.5	0.0	387.9	474.8	0.0
2	A	418.0	351.2	15.0	15.0	-57.6	0.0	416.9	351.9	0.0
3	A	425.5	424.3	15.0	15.0	281.7	0.0	424.2	424.2	0.0
4	A	348.2	610.8	15.0	15.0	168.7	0.0	348.4	609.6	0.0
5	A	420.3	632.2	15.0	15.0	168.6	0.0	420.5	630.9	0.0
6	A	306.7	553.2	15.0	15.0	126.1	0.0	306.8	552.4	0.0
7	A	283.9	491.0	15.0	15.0	69.0	0.0	285.0	491.5	0.0
8	A	352.2	562.1	15.0	15.0	72.1	0.0	353.4	562.5	0.0
9	A	475.6	589.3	15.0	15.0	251.9	0.0	474.4	588.9	0.0
10	A	422.1	512.5	15.0	15.0	-16.3	0.0	421.8	513.7	0.0
11	A	388.4	340.8	15.0	15.0	-31.6	0.0	387.8	341.8	0.0
12	B	287.5	448.2	12.0	12.0	33.3	0.0	286.2	450.3	0.0
13	B	320.8	430.0	12.0	12.0	32.4	0.0	321.4	431.1	0.0
14	B	383.7	406.1	12.0	12.0	21.7	0.0	384.3	407.3	0.0
15	B	258.8	420.6	12.0	12.0	-60.2	0.0	256.7	421.3	0.0
16	B	285.5	448.5	12.0	12.0	-60.4	0.0	284.6	448.1	0.0
17	B	363.2	379.9	12.0	12.0	120.9	0.0	364.3	379.3	0.0
18	B	245.4	367.5	12.0	12.0	213.7	0.0	244.7	366.5	0.0
19	B	285.2	346.9	12.0	12.0	203.4	0.0	281.7	344.7	0.0
20	A	358.8	290.1	15.0	15.0	-65.3	0.0	357.6	290.6	0.0
21	A	238.6	300.4	15.0	15.0	32.7	0.0	239.3	301.4	0.0
22	A	204.1	268.9	15.0	15.0	30.5	0.0	204.7	270.0	0.0
23	A	223.3	329.4	15.0	15.0	29.0	0.0	223.9	330.5	0.0
24	B	320.7	324.8	12.0	12.0	203.4	0.0	320.2	323.6	0.0
25	B	247.5	391.3	12.0	12.0	-60.2	0.0	246.4	392.0	0.0

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min

Cable Zone #1	+	15.6	7.9 fc	0.1 fc	79.0:1	15.6:1
Residential	+	0.0 fc	0.1 fc	0.0 fc	N / A	N / A
Storeroak	+	0.2 fc	1.4 fc	0.0 fc	N / A	N / A



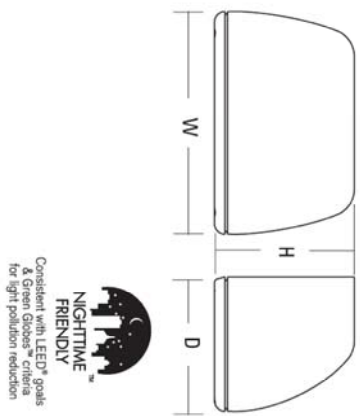
Wall-mounted luminaire

TW F1

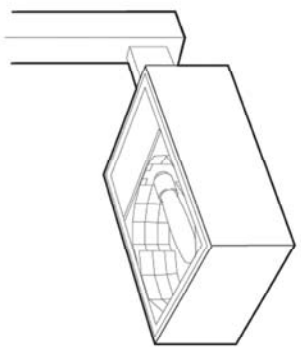
METAL HALIDE: 100W

Specifications

Width: 16 (6.6)
Height: 10 (16.0)
Depth: 5.5 (9.0)
Weight: 2.8 lbs (1.3 kg)
All dimensions are in inches (millimeters) unless otherwise indicated.
*Height as configured in example below.



CONTOUR SERIES
KANSAS STATE UNIVERSITY
WALLPOCK WITH
VERTICAL LAMP AND
GLASS LENS



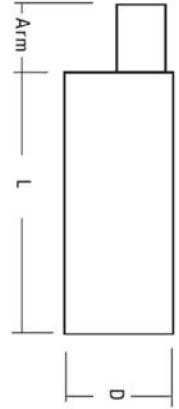
Area Lighting

KS F1

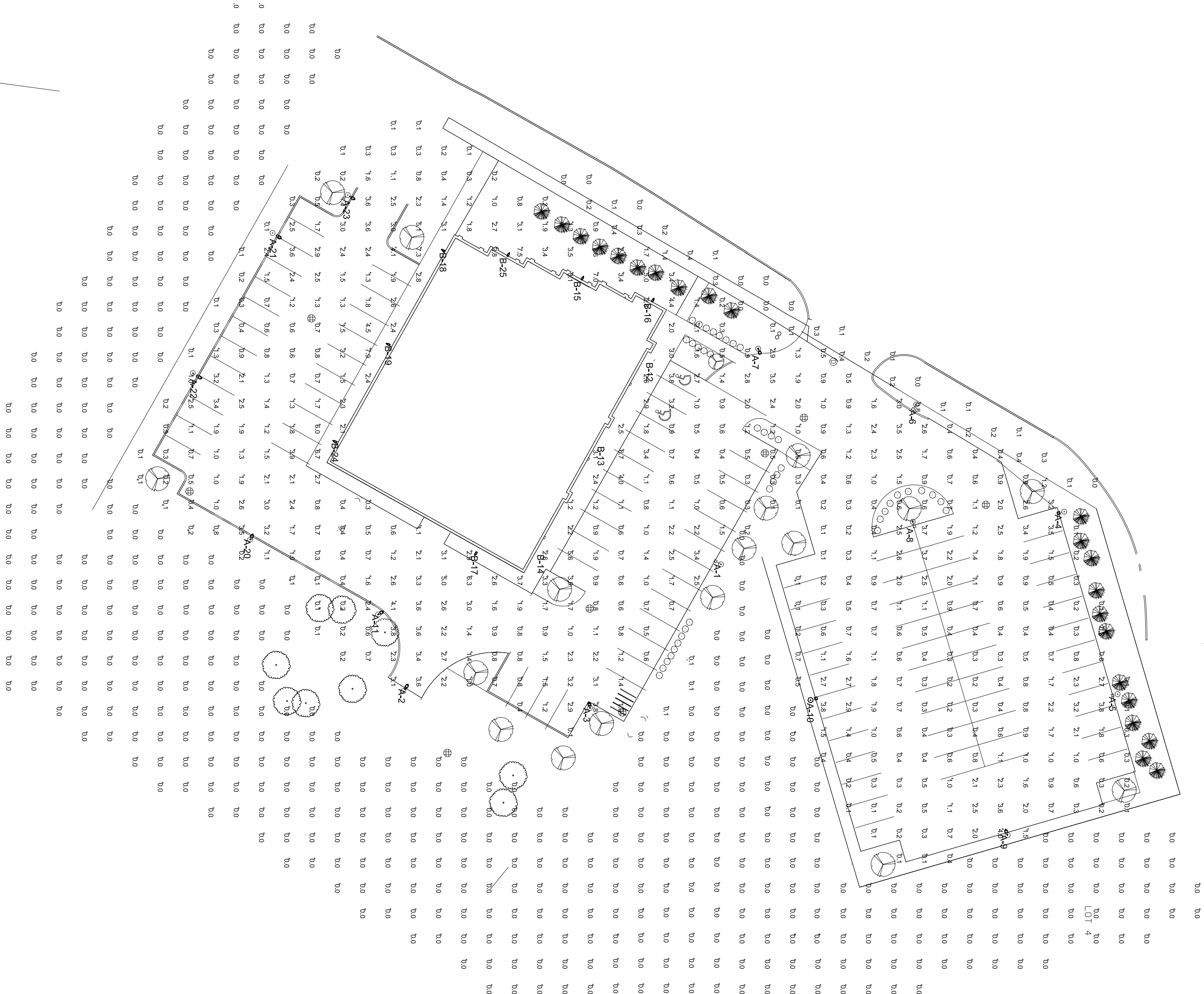
METAL HALIDE: 100-250W

Specifications

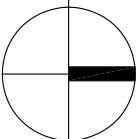
EM: 1.5 ft (1.4 m)
(includes arm)
Length: 21 (14.5)
Width: 5 (5.3)
Depth: 7 (14)
Arm: 4 (10.2)
Weight: 35 lbs (15.9 kg)
*Height as configured in example below.
All dimensions are in inches (millimeters) unless otherwise specified.



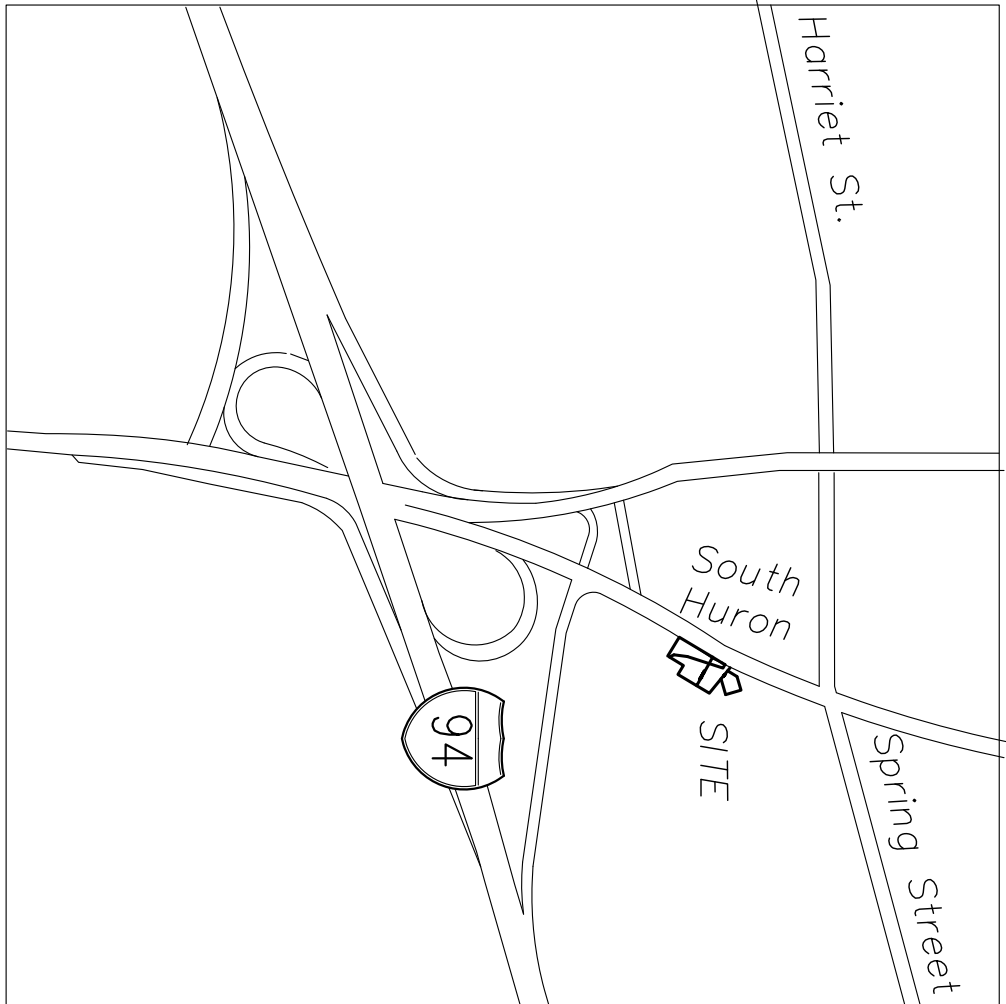
Mounting options
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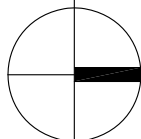
PHOTOMETRIC PLAN



SCALE: 1"=30.00'



LOCATION MAP



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e-mail: info@atelierarchitect.com

Project

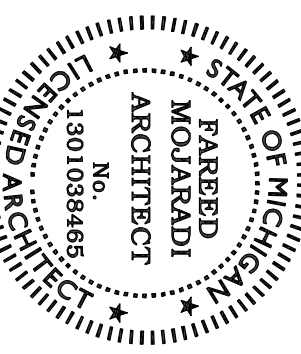
PATIENT STATION

Project No.

2016-25

Certification

I here by certify that the construction documents contained herein were prepared under my direct supervision and I am a registered architect under the laws of the State of Michigan.



Sheet Title

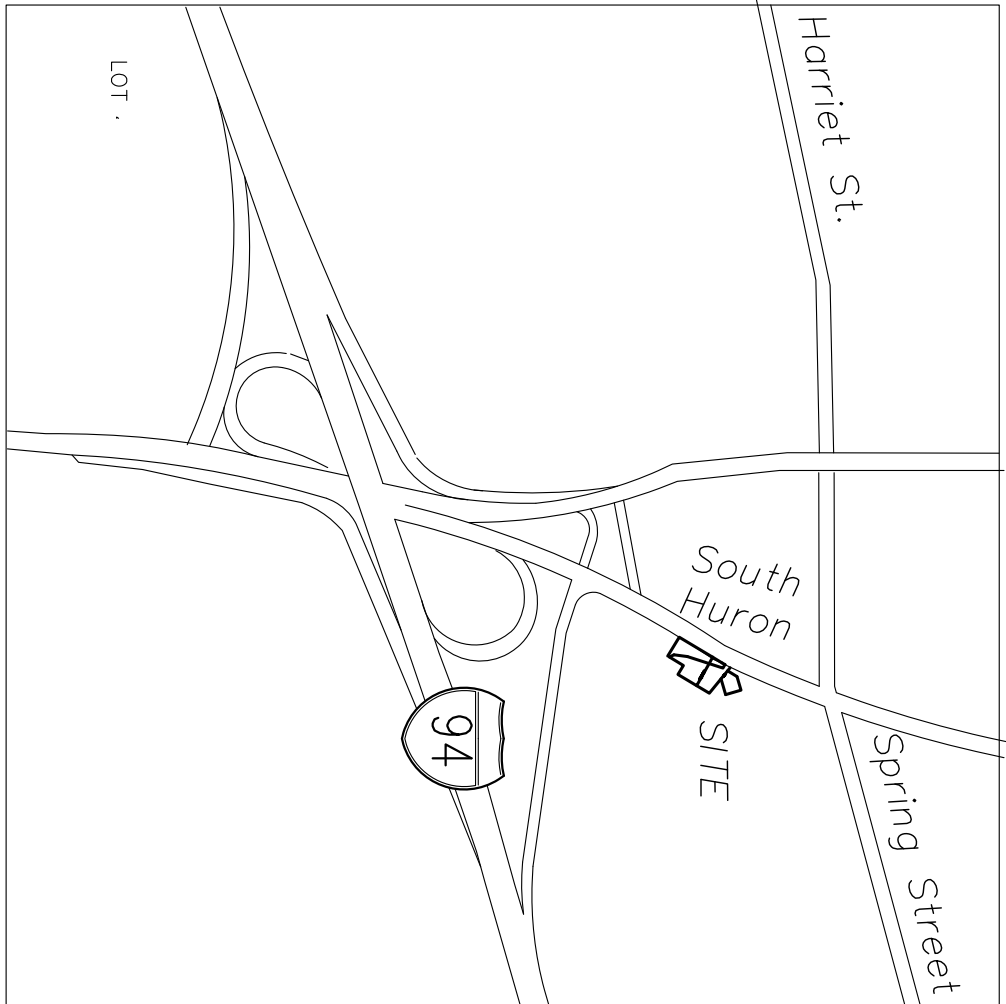
PHOTOMETRIC PLAN

Issued Date

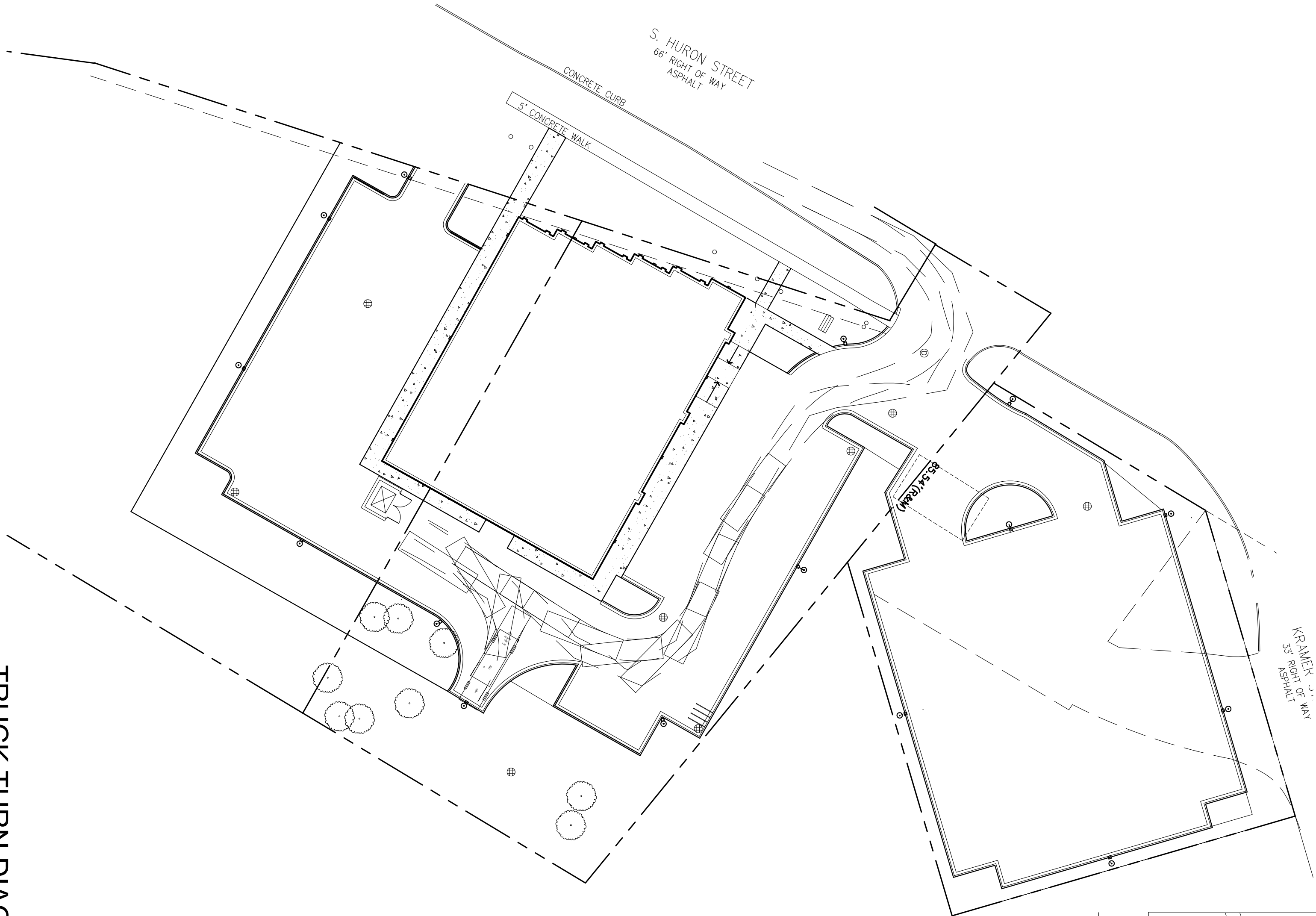
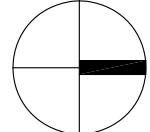
SITE PLAN APP 05 /04 /2018

Sheet No.

E-1



LOCATION MAP



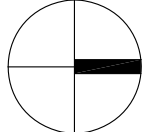
TRUCK TURN DIAGRAM

SCALE: 1"=30.00'

SU-30 TRUCK 30 FEET

WHEEL TO WHEEL DIM.

45 FEET TOTAL LENGTH



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Project

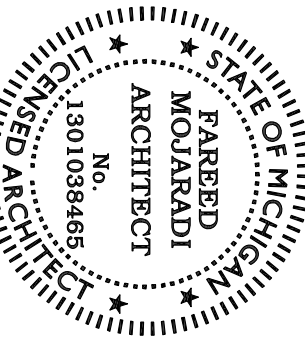
PATIENT STATION

Project No.

2016-25

Certification

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Sheet Title

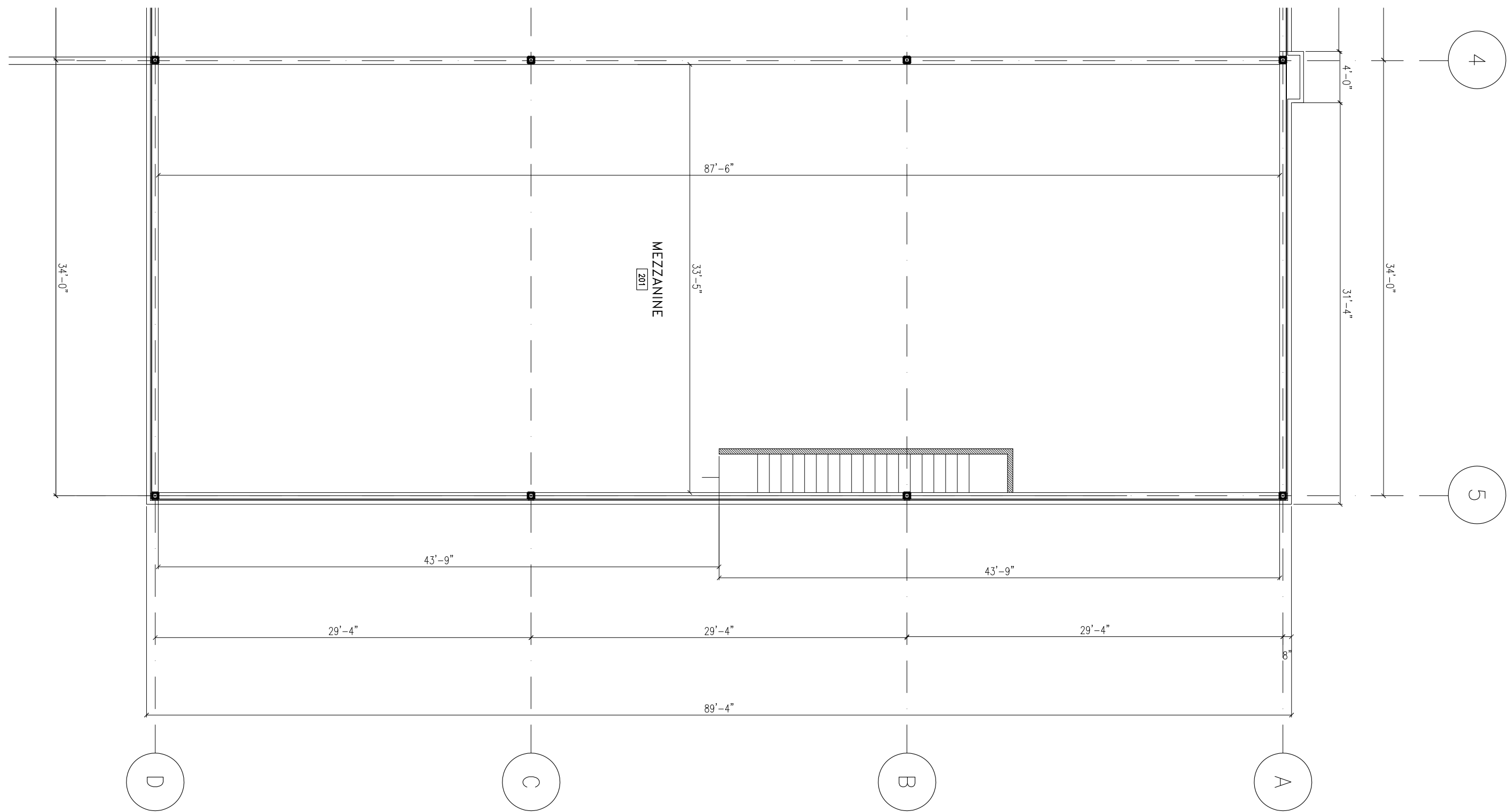
TRUCK TURN DIAGRAM

Issued Date

SITE PLAN APP 05 /04 /2018

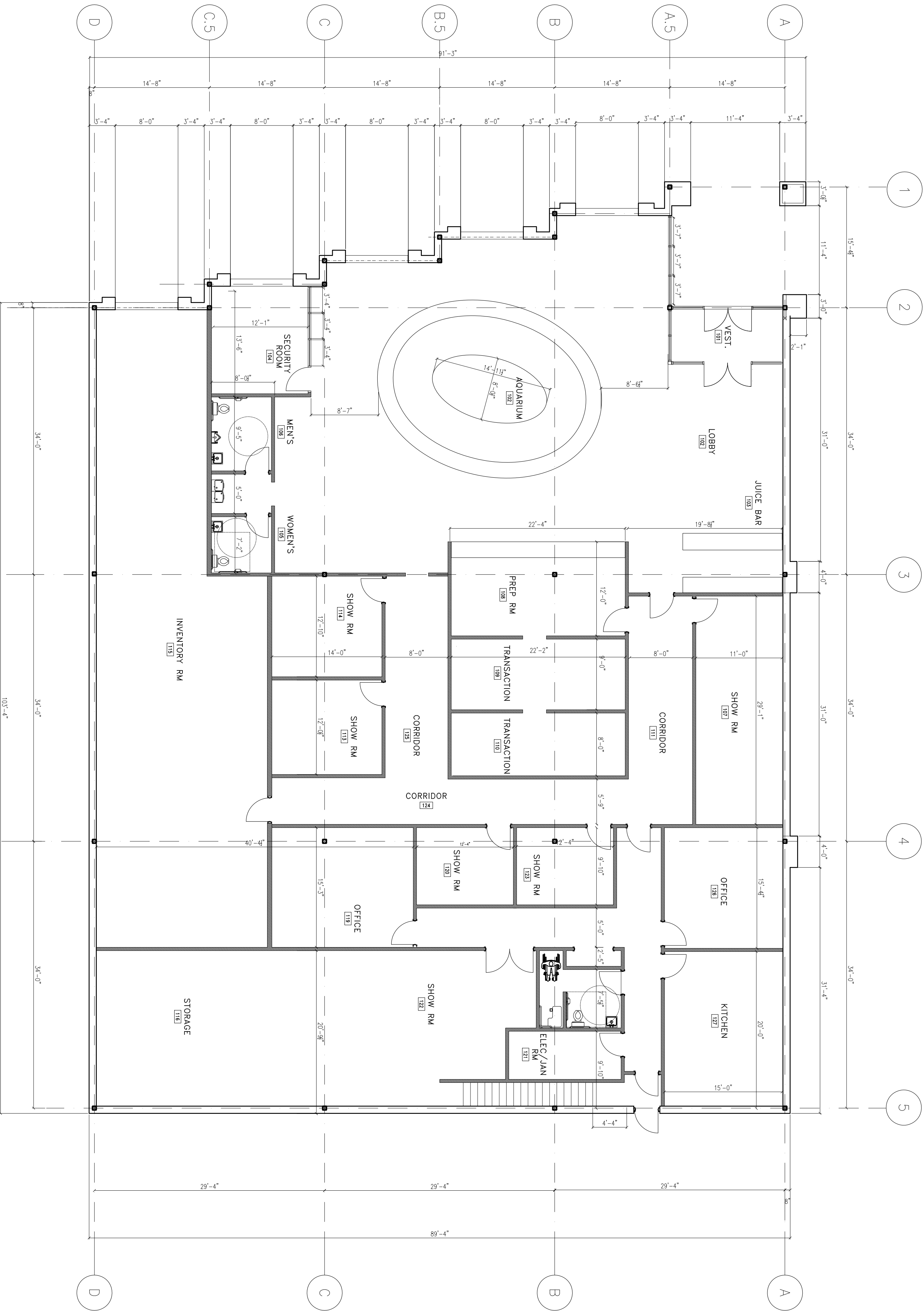
Sheet No.

T-1



MEZZANINE PLAN

SCALE: 1/8"=1'00"



FLOOR PLAN

SCALE: 1/8"=1'00"



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Project

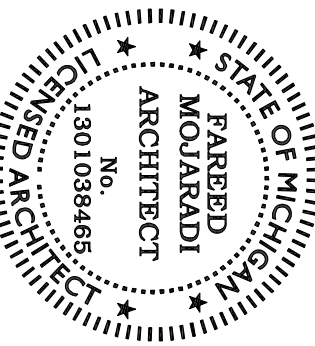
PATIENT STATION

Project No.

2016-25

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Sheet Title

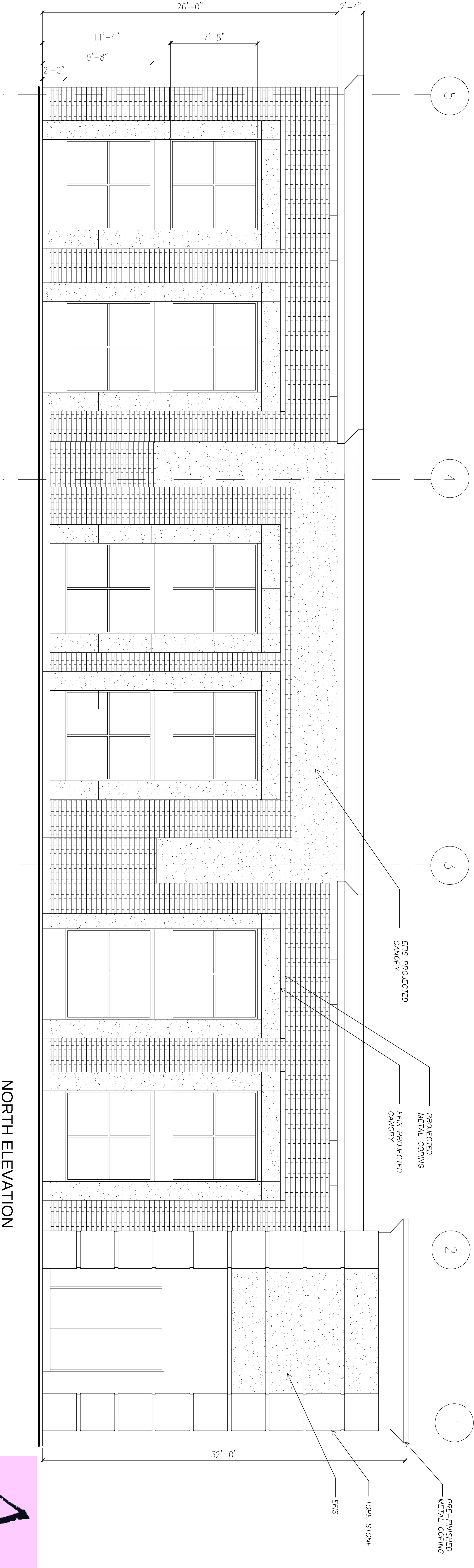
FLOOR PLAN

Issued Date

SITE PLAN APP 05 / 04 / 2018

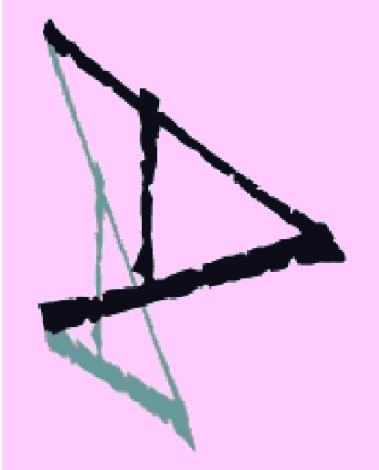
Sheet No.

A-1



NORTH ELEVATION

SCALE: 1/4"=1.00"



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West Bloomfield, MI 48322-2327
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Project

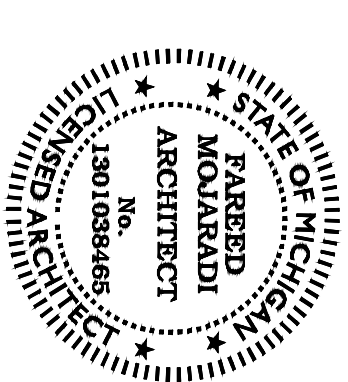
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Sheet Title

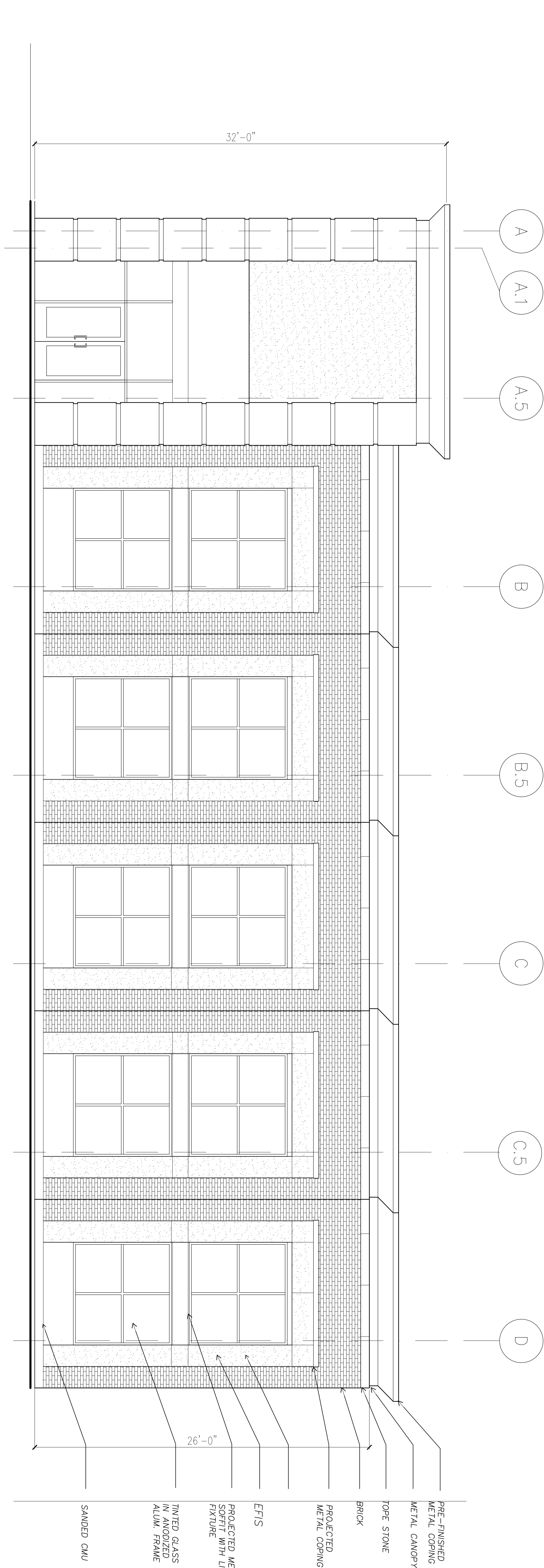
ELEVATIONS

Issued Date

SITE PLAN APP 05/04/2018

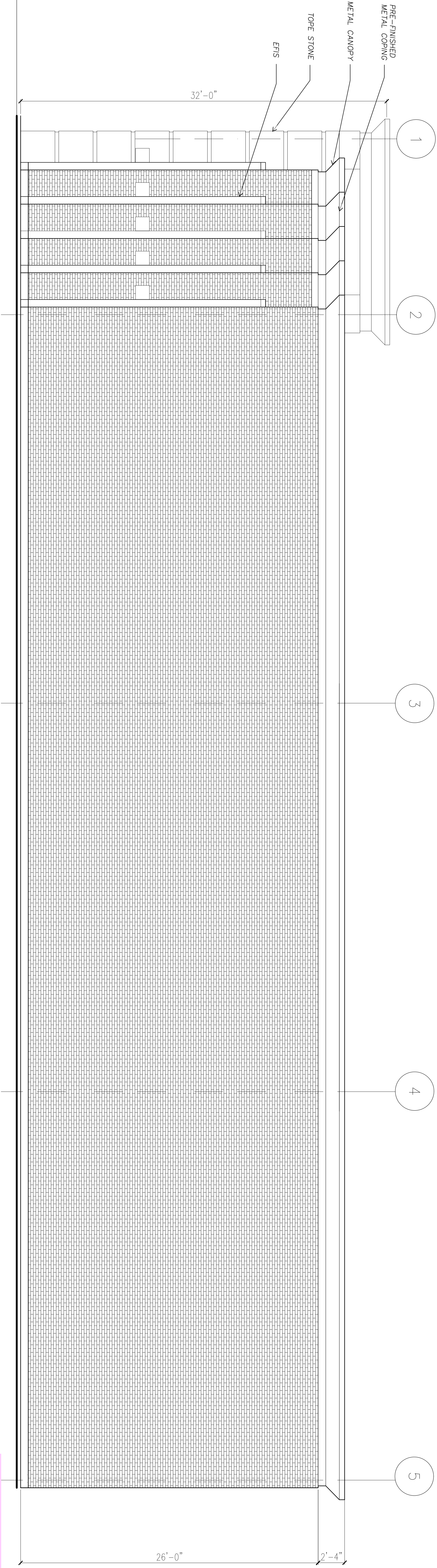
Sheet No.

A-2



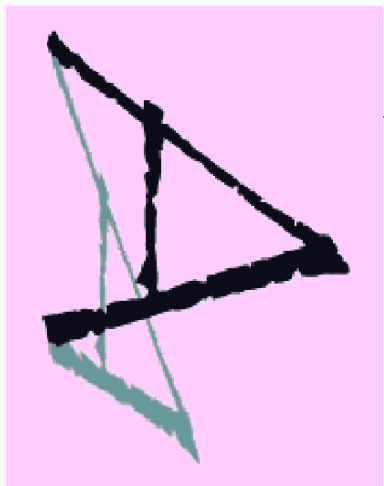
WEST ELEVATION

SCALE: 1/8"=1.00"



SOUTHELEVATION

SCALE: 1/4"=1.00"



Atelier Architect, P.C.

6346 Orchard Lake Rd Suite 16
West Bloomfield, MI 48322-2327
Phone: 248-885-8286
Fax: 248-885-8287
e-mail: info@atelierarchitect.com

Project

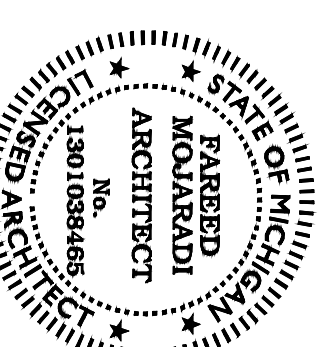
PATENT STATION

Project No.

2016-25

Certification

I hereby certify that the construction documents contained herein were prepared under my direct supervision and I am a registered architect under the laws of the State of Michigan.



Sheet Title

ELEVATIONS

Issued Date

SITE PLAN APP 05 / 04 / 2018

Sheet No.

A-3

Agenda
Planning Commission
Wednesday, 20 June 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron
Ypsilanti, MI 48197

New Business

- **Firearms Sales Regulations: Local Options**



Firearms Zoning

CITY OF YPSILANTI, MI
JUNE PLANNING COMMISSION

Zoning Authority

Zoning ordinances are enacted to protect the health, safety, and welfare of the people in a municipality.

There are limitations on what a zoning ordinance can and cannot do.

Signs, which are strongly protected by the First Amendment, are regulated by the Zoning Ordinance for “time, place, and manner” and by the Building Code for structural safety.

“Adult Regulated Uses” – uses such as strip clubs and stores which primarily sell sexually explicit material – are also regulated for time, place, and manner under the Zoning Ordinance, and must meet the same standards for structural safety under the Building Code as any other structure.

These statements are, of course, vast simplifications of quite a bit of law at the federal, state, and local level as well as a vast body of case law.



Zoning Authority

The ability to carry a firearm, as well as the ability to own a firearm, are areas that are heavily regulated by the state and federal governments. These are not areas that would be subject to zoning regulation, nor are they the subject of any proposed discussion.

Where businesses that buy &/or sell firearms as the major component of their business may locate, whether buying &/or selling of firearms can be permitted as a home occupation, and where firearms ranges may locate is subject to zoning.

Currently, firearms are not considered separately from any retail/wholesale/specialty product, nor their recreational use from any other recreational use. Retailers of firearms may located anywhere retail is permitted, and ranges may locate anywhere indoor recreation is permitted.



Current Status

The ability to carry a firearm, as well as the ability to own a firearm, are areas that are heavily regulated by the state and federal governments. These are not areas that would be subject to zoning regulation, nor are they the subject of any proposed discussion.

Where businesses that buy &/or sell firearms as the major component of their business may locate, whether buying &/or selling of firearms can be permitted as a home occupation, and where firearms ranges may locate is subject to zoning.

Currently, firearms are not considered separately from any retail/wholesale/specialty product, nor their recreational use from any other recreational use. Retailers of firearms may located anywhere retail is permitted, and ranges may locate anywhere indoor recreation is permitted.



Other Communities

Municipalities Searched

- **Ann Arbor**
- **Ferndale**
- **Mount Pleasant**
- **Jackson**
- **Wayne**
- **Kalamazoo**
- **Adrian**
- **Grand Rapids**
- **Saugatuck**
- **Pontiac**
- **Inkster**
- **Marquette**
- **Zeeland**
- **Grosse Pointe Farms**

Terms Searched

- **Range**
- **Shooting**
- **Firearm(s)**
- **Archery**
- **Rifle**
- **Gun**
- **Pistol**

Other Communities

One municipality regulated whether pistols could be taken in pawn shops

Nine municipalities regulated where archery &/or gun ranges could be located (one allowed for archery ranges, but explicitly prohibited gun ranges; another allowed only for “police small arms firing ranges”)

One municipality prohibited “All uses involving the distribution of firearms or the storage of firearms intended for sale or distribution are prohibited as home occupations.”

One municipality regulated “firearms sales establishments” to a special use in one business district, and in the same manner as their equivalent of our “adult regulated uses.”





Discussion

CITY OF YPSILANTI, MI
JUNE PLANNING COMMISSION

Agenda
Planning Commission
Wednesday, 20 June 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron
Ypsilanti, MI 48197

Old Business

- **Medical Marijuana Provisioning Centers: Increase in Buffer**
Tabled from 3/21/2018



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.

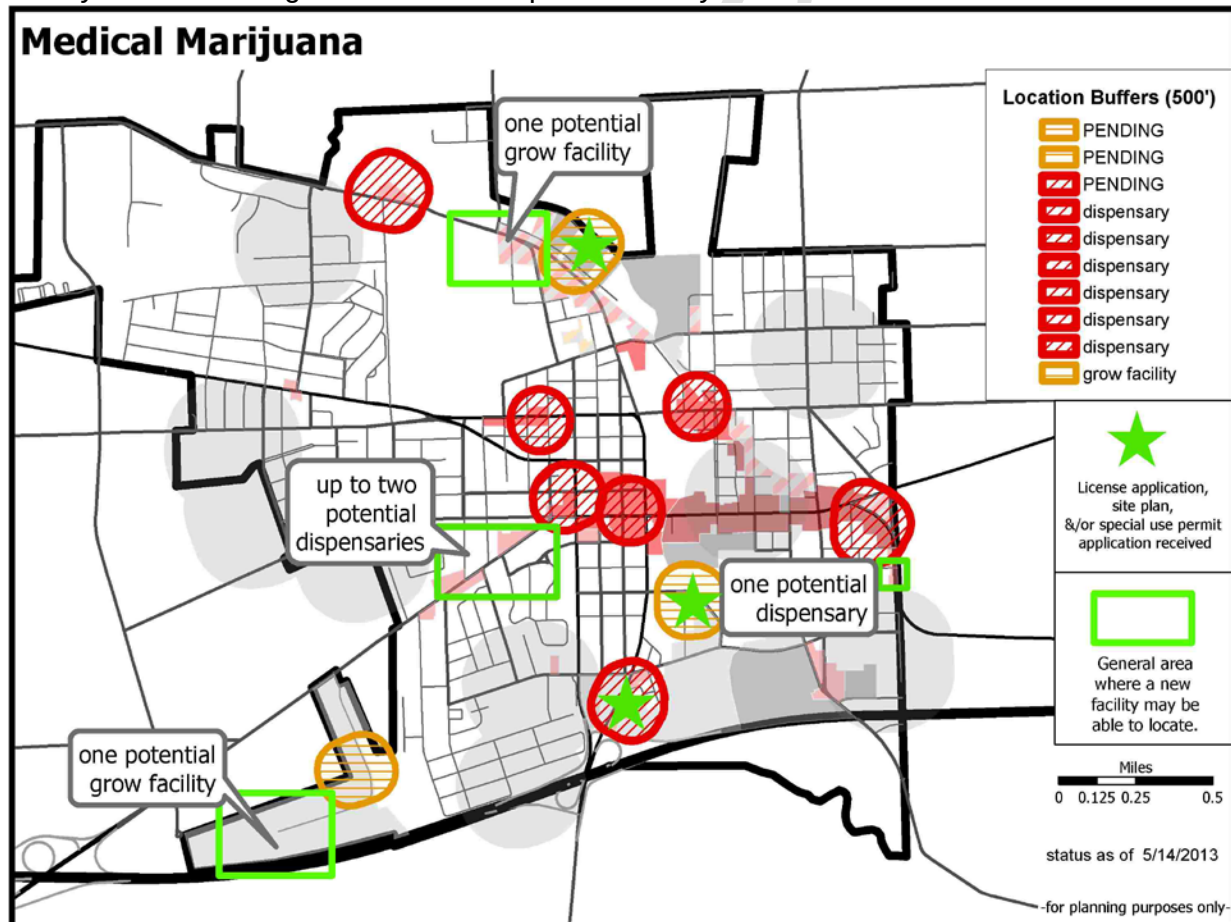
As a result of these changes at both the state and local level, it is possible that some existing provisioning centers could move; it is also possible that an existing provisioning center could go out of business and another provisioning center locate in the City. During the initial medical marijuana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

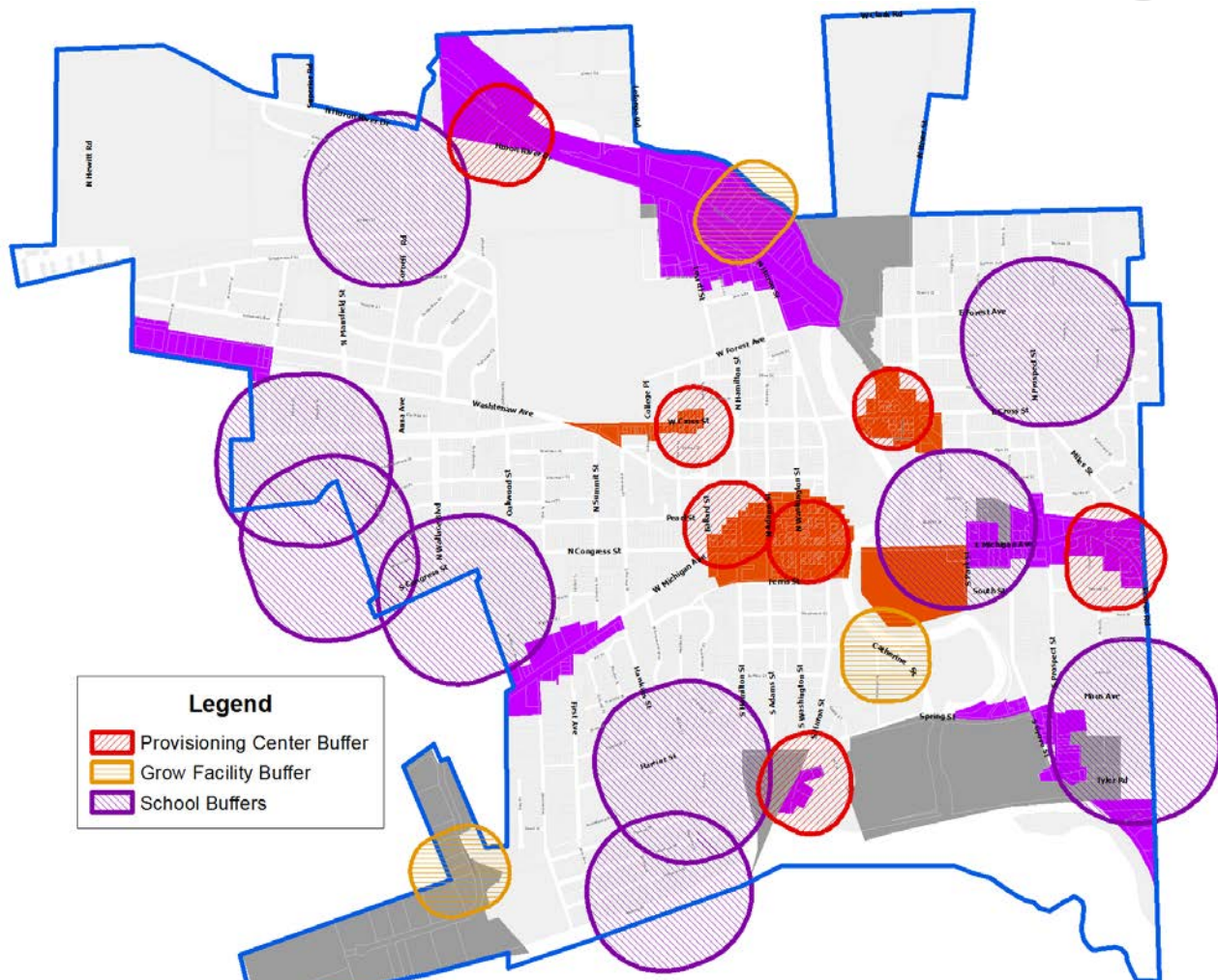
DISCUSSION

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.

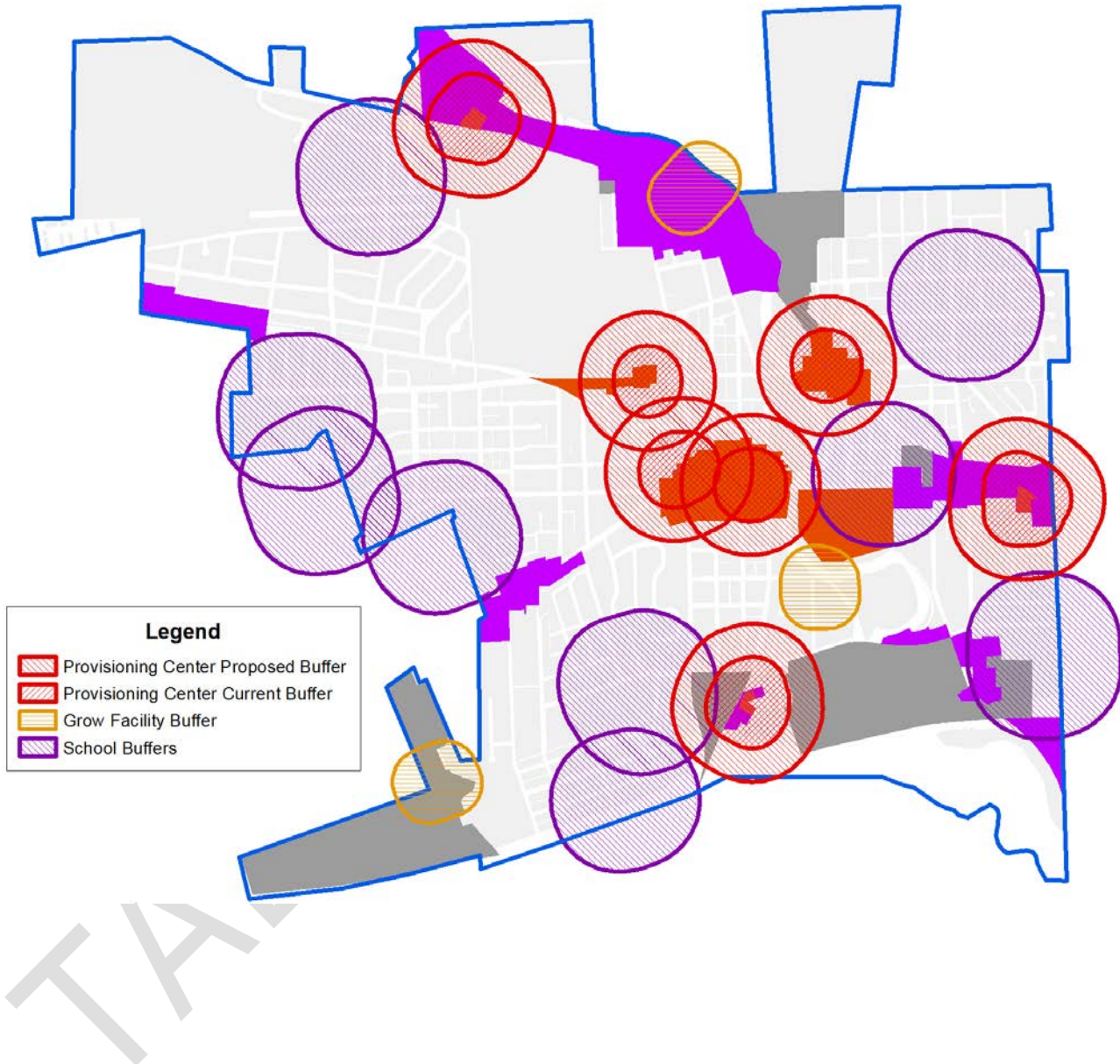
This map, as of 5/2013, shows potential locations for additional dispensaries/grow facilities; the potential distribution of facilities differed from current primarily around Washtenaw and West Michigan. The zoning around Huron River Drive has changed from the Commercial-Industrial District and a variety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



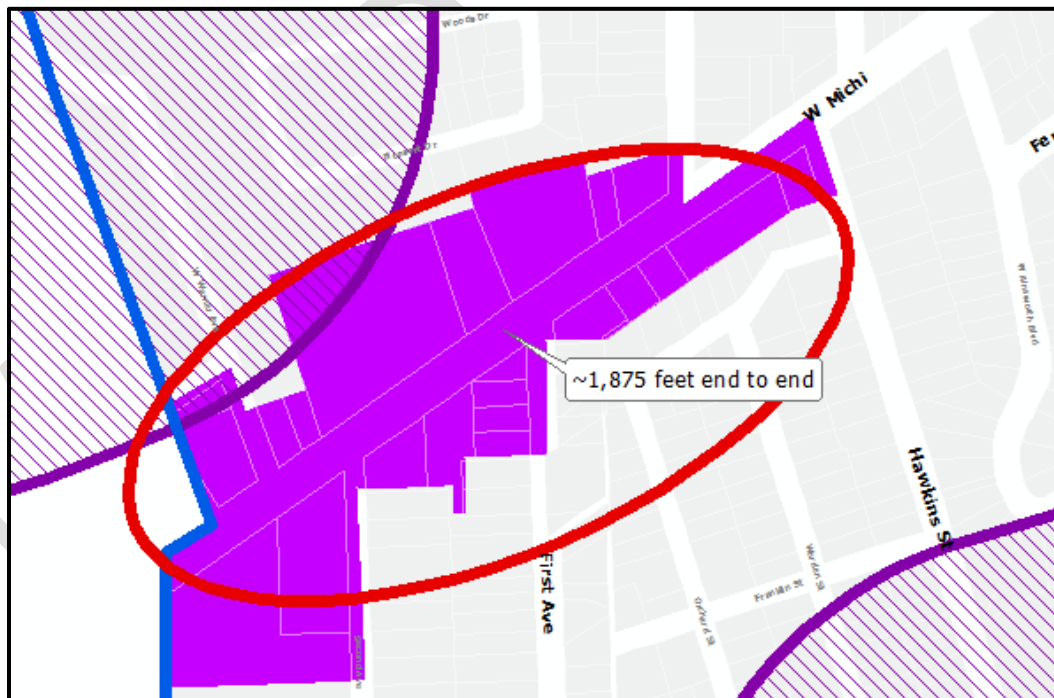
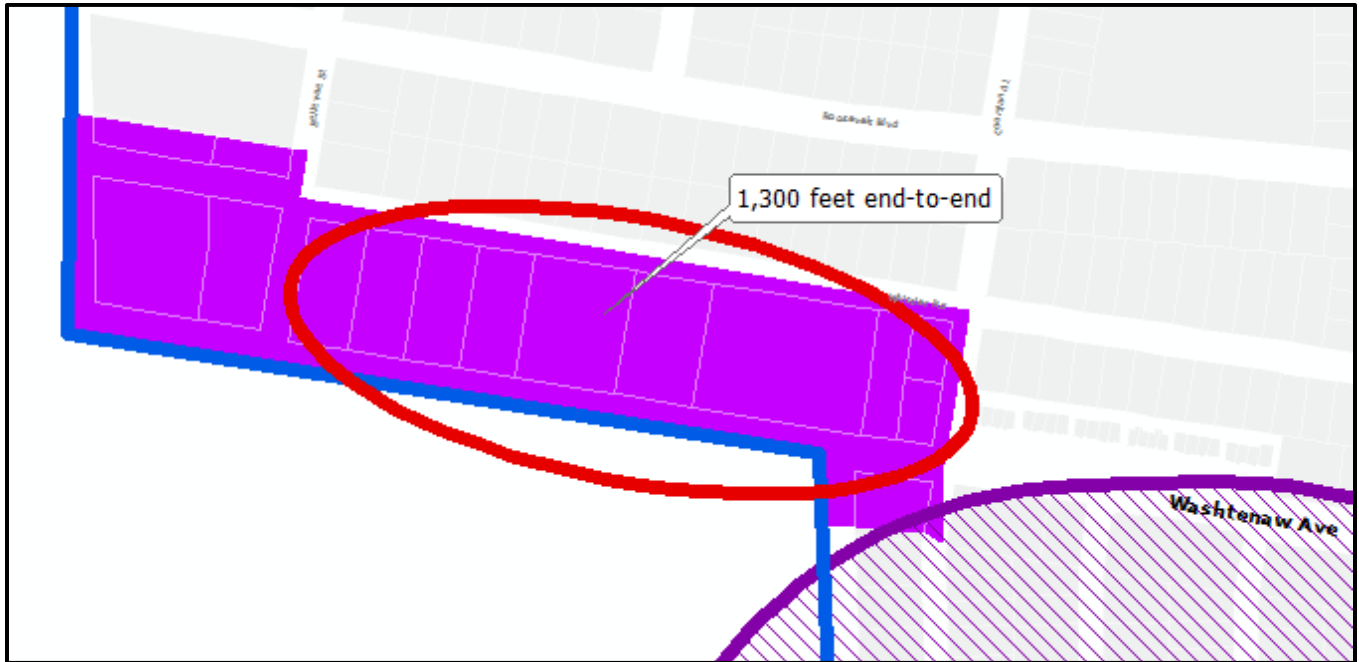
This map shows the *current* existing school buffers, facility buffers, and zoning districts. As a reminder, grow facilities are currently permitted only with a Special Use permit in GC and PMD; dispensaries are permitted by right in Center. The proposal on the table at Council would add dispensaries 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 <u>growing &/or processing facility nor within one thousand (1,000) feet of a lawfully existing medical marijuana provisioning center</u> 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

Agenda
Planning Commission
Wednesday, 20 June 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron
St Ypsilanti, MI 48197

VI. Old Business

- 307 N River: Site plan review
Tabled from 5/16/2018



23 April 2018

**Staff Review of Site Plan Application
Cultivate Coffee & Taphouse
307 N River**

GENERAL INFORMATION

Applicant: Ryan Wallace
Cultivate Coffee and Tap House
307 N River St
Ypsilanti, MI 48198

Project: Cultivate Coffee & Tap House

Application Date: 16 March 2018

Location: Depot Town, on the south-west corner of North River and Photo.

Zoning: C, Center

Action Requested: Approval

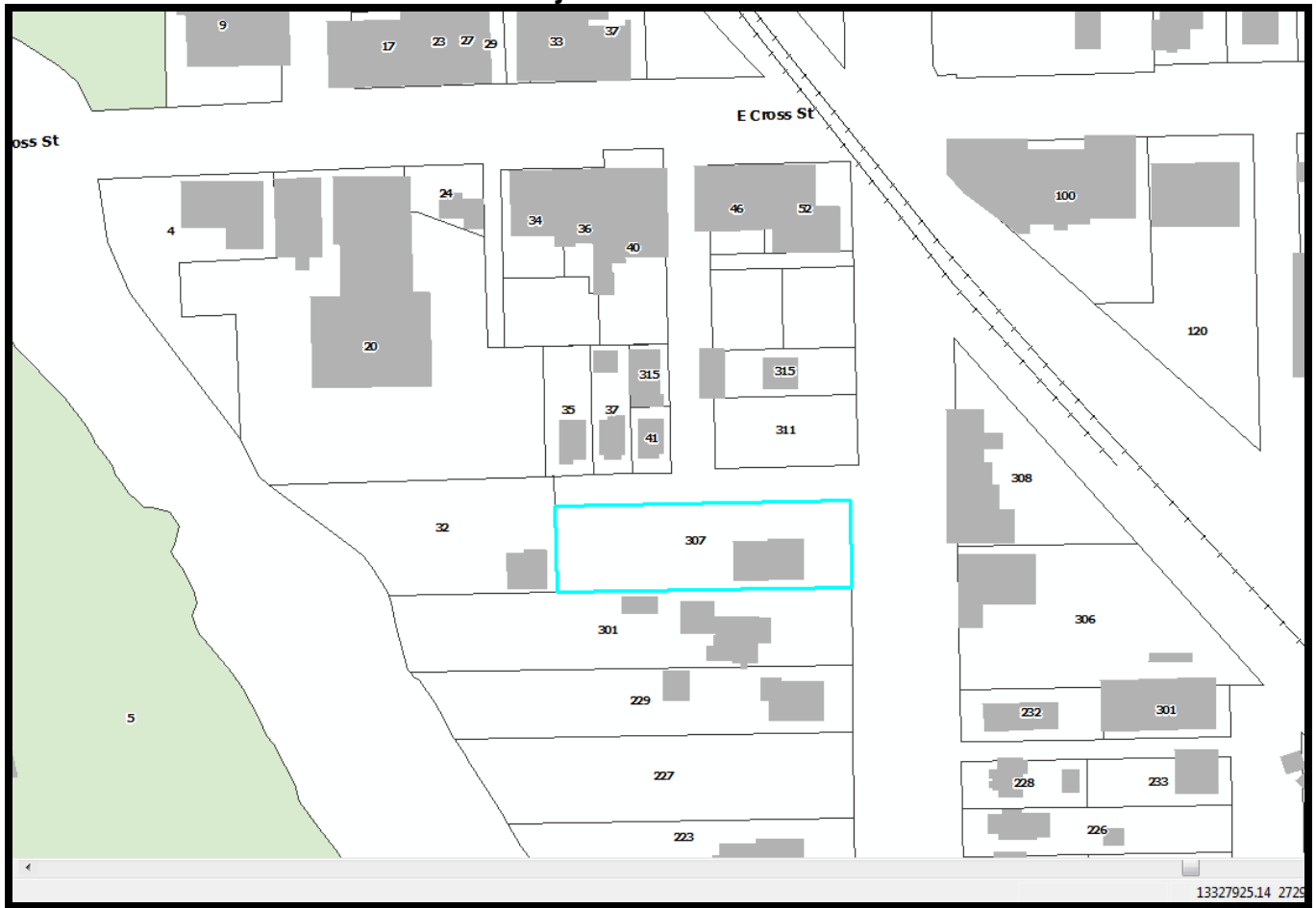
Staff Recommendation: Conditional Approval.

PROJECT AND SITE DESCRIPTION

Cultivate Coffee & Tap House ("Cultivate") is located in the former Ted's Auto Electric, and has been in operation since early 2015. In 2016, they expanded their parking area to the west of the existing parking, and created an outdoor service area to the west of the existing building. This site plan submittal is in furtherance of coming into conformance with the ordinance.

307 N River is zoned **Center**, which allows for bars and restaurants, as well as outdoor cafés, as permitted and accessory uses, respectively. Outdoor cafés are subject to specific standards found in 122-540. There are no parking minimums in the Center district.

Subject Site Location



Site Aerial (2015)



Site Aerial (per Google, 2017)



2011 Google Street View of site



2016 Google Street View of site



Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single family, parking	Center
EAST	Grocery store, shopping, services	Center
SOUTH	Multifamily residential	Historic Corridor
WEST	Single-family residential	Historic Corridor

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."

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
C: §122-477 BUILDING TYPE	Determined by lot size	21,700 sf Single story commercial	Unchanged Existing nonconforming building type
LOT: Unchanged.			
BUILDING ENVELOPE AND HEIGHT: Unchanged.			
ACCESSORY BUILDING ENVELOPE, FOOTPRINT, AND HEIGHT: Unchanged.			
PARKING PROVISIONS	Permitted in the side, street side, and rear yards	Street Side	Expanded street side.
§122-540 USE-SPECIFIC Outdoor cafes, restaurants, seating areas and beer gardens	(a) All outdoor seating areas at grade level must be accessory to business which provides indoor seating or food concession. All storage, preparation and cooking of food and all vending machines shall be within an enclosed building or food concession. (b) The outdoor seating area shall be separated from all parking areas by means of a minimum three-foot high planting, wall, or other architectural feature delineating the space. (c) The outdoor seating area shall not be located within 50 feet of any properties zoned R1, MD, CN, CN-Mid, or CN-SF. (d) All outdoor areas shall be kept clean and void of litter at all times.	No outdoor seating	(a) Met (b) 6' privacy fence proposed (c) Met (d) Applicant to note this requirement on the site plan.

Items to be Addressed: Applicant to note the requirement "all outdoor areas shall be kept clean and void of litter at all times" on site plan.

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."

Building arrangement proposed to continue unchanged. Applicant proposes to extend westward an outdoor seating area/beer garden. As shown, beer garden has minimal accessible area for patrons with mobility disabilities; this is likely to be a challenge when obtaining Building Department approvals. Applicant also proposes extending the parking area westward, in gravel. Both the parking area and the outdoor seating area are set back 23' from the rear property line. The outdoor seating area is set back approximately 4' (varies slightly) from the south/side property line.

The dumpster is located in the street side yard. This is addressed later in this report.

Due to limited space on the north side of the building for parking, should the applicant wish to have parking, applicant may wish to consider relocating the outdoor seating area to the north of the building and the parking to the west.

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."

Access to the site via car is currently done to the small paved parking to the north of the building, adjacent to the roll-up doors. There is bike parking available at the east end of the parking area. Foot traffic can approach from River or from Photo, as the area is highly walkable. However, there is no sidewalk on Photo nor on Ninde. Pedestrians from this direction must walk in the street. Photo generally has light traffic, with the vast majority going to/from the Sidetrack parking area to the north-east or to Cultivate. Note that both Ninde and Photo, while platted as streets, are quite narrow and more closely analogous to alleyways. Photo is less than 30' wide.

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)	One signed barrier-free space, approximately seven parking spaces.	Undimensioned. Two barrier-free spaces are proposed near the building entrance; seven in the paved area. No count or dimensions given for parking in the graveled area.
§122-683 Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		Walkway marked towards south of parking area.
Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway		Parking aisles have a unique configuration; they are end-on to Photo Street. This places them within 50' from the Ninde Intersection.
Internal Maneuvering	Each driveway providing access to an off-street parking lot containing five or more parking spaces shall be a minimum of ten feet in width. Where a turning radius is necessary, it shall be an arc that allows unobstructed vehicle flow.		Met

Surfacing	All parking and loading facilities and access drives shall be paved with a durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff, employ environmental and other best practices, and achieve low impact design, at the discretion of the City Engineer. Use of pervious alternative surfaces is encouraged in proximity to the Huron River and Paint Creek. Paving materials proposed to improve aesthetics may also be considered by the City Planner and the Planning Commission. Alternative surfaces proposed shall be reviewed by the City's consulting engineer.		See engineer's letter. Gravel surface is generally acceptable.
Drainage	All off-street parking and loading areas shall be graded and drained to public storm sewers. As an alternative, if in the opinion of the City's consulting engineer, the soils are of a type which will allow for efficient drainage, the use of drywells, infiltration trenches, swales, bio-retention or other best management practices for controlling urban runoff quality are permitted. No surface water shall be permitted to drain onto adjoining properties, unless there is a common engineered drainage system shared with the adjoining property or an appropriate watershed easement has been obtained. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.		See engineering review.

Setback from Street	Parking lot setbacks are designated by the zoning district in which they are located. An allowed exception are circular drives, which may be located in a required minimum front yard or street side yard, provided that such drives shall be designed so that no parking space is located closer than 25 feet to any street right-of-way line.		n/a.
Setback from Adjacent Lot	Parking areas are required to be 10' from any adjacent lot. Planning Commission may waive this requirement in whole or in part with a finding that the lot shares a common access and common parking with the adjoining lot, or that stormwater, landscaping, and other similar concerns have been adequately addressed with other methods.		Met.
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 not possible in graveled lot. Striping in paved lot proposed to be in conformance.

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.		Wheelstops not provided in paved lot.
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.		No lighting proposed. Streetlights not shown on plan.
Screening & Landscaping (internal)	1 tree per 8 spaces		Two trees required.
	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		Parking aisles unprotected in paved area.
	3' between curb and planting (5' if vehicle overhang)		n/a
Screening & Landscaping (perimeter)	Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF		n/a
	3'-4' screen 80% opacity where visible from ROW		None provided from Photo.

		Landscaped areas, walls, structures, walks- must be protected by curbing		Building walls and pedestrian walkway along building unprotected.
§122-691	Motor spaces			n/a
	Bicycle spaces	1 per 5 motor spaces, minimum of 2		n/a
§122-672	SIDEWALKS	provide a sidewalk or shared-use path This requirement may be modified by the Planning Commission as follows: (2) A fee in lieu of construction may be provided by the development in the amount of 100% of the construction cost, upon a finding that any portion of the perimeter of a lot is included in a transportation project programmed in the City's 5-year Capital Improvement Plan, or with a finding that sidewalk construction at this location is impractical due to lack of connectivity. Any fee paid for this purpose is reserved for non-motorized improvements as a part of the identified transportation project or for path and sidewalk construction throughout the City, respectively. (3) Any easement required for the construction, maintenance, or operation of a modified facility must be included on the site plan at the time the modification is requested.		Construction of a sidewalk along Photo would primarily serve Cultivate's pedestrian traffic from their parking areas. There are, however, four single-family residences along Photo; one commercial building on Ninde, and two apartments on Ninde that may also benefit. Planning Commission may choose to consider a fee-in-lieu.

§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.		The dumpster placement is an extreme challenge to visibility for those exiting the gravel parking area. Applicant must apply for a variance or redesign the gravel parking area entrance.
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Items to be Addressed:

- No count or rough dimensions given for gravel parking area. Applicant to provide.
- Parking lot access is less than 50' from Ninde/Photo intersection. Applicant to revise.
- No lighting is shown on the plan. Applicant to show either site lighting or adequate street lighting.
- Two trees required.
- Parking aisles in paved area are unprotected by islands.
- Parking (both gravel and paved) is not screened from Photo.
- No sidewalk provided along Photo. Planning Commission waiver for fee-in-lieu requested.
- Dumpster is within the visibility triangle for the gravel parking. Applicant to revise entrance to gravel parking.
- Conflicting land use screening is required between the gravel parking and the residential use to the west.

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.

See engineer's letter.

Items to be Addressed: None.

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."

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		No lighting proposed. Show cut sheets and locations for all proposed site lighting.
§122-608 Refuse Containers	Not located in the front yard or street side yard (waiver available) Maintained in a neat, orderly, and sanitary condition Adequate vehicle access must be provided masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door	Dumpster in wooden enclosure	Applicant shows a dumpster in the street side yard. Waiver requested as no other location with vehicular access is available, due to unique condition of Photo / Ninde.
§122-631 Landscape plan			None provided.
§122-634 Screening Between Land Uses <i>if conflicting use</i>	visual buffer of at least 80% opacity and 6' height		Required between Cultivate and properties to south and west. Gravel parking lot conflicts with residential use to west, screening must be provided.
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: 80'/30' = 6 trees		River: 3 trees required. One tree present, with extensive canopy. Waiver of one tree requested; applicant to plant one additional tree. Photo: no street trees provided. Applicant requests a waiver.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-638 Site Landscaping	10%	None	met
§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		No landscaping plan provided.
	Credit for existing vegetation		

Items to be Addressed:

- If outdoor lighting proposed, applicant to indicate on site plan and submit cut sheets.
- Waiver requested per 122-608(a) to allow placement of dumpster in street side yard, due to maneuverability challenges.
- Applicant to provide conflicting land use screening between gravel lot and property to west.
- Waiver from street tree requirement for one tree (of two) requested on River; waiver from street tree requirement on Photo for nine trees (of nine) requested.

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."

HISTORIC DISTRICT

All applicable Historic District reviews and approvals must be obtained.

DEPARTMENT OF PUBLIC SERVICES

The applicant is responsible for obtaining permits from the Department of Public Services before beginning work on any portion of the City right-of-way, including sidewalks, curbs, and driveways on Photo and River, as well as street tree plantings.

DISCUSSION

This site has several challenges due to the existing layout of the paved area, the building, and the relationship of each to Photo Street. It may be possible to reconfigure the proposed gravel lot to be angled parking, with an "in" at the current dumpster location and an "out" towards the west; the dumpster could be relocated southward towards the building as part of this reconfiguration. This may allow for off-street parking screening as well as the placement of some street trees. The aisled parking of the paved area as proposed is not an existing nonconformity, as parking prior was perpendicular from the building, but is an improvement over that condition as the vehicles are no longer backing directly into Photo Street. In the short term, it is possible that the site could work with some tweaks to the graveled area as discussed above and with the additional screening to the west. This, however, does not take full advantage of the site nor the building. Were the beer garden located to the north of the building, the overhead doors could be an asset in summer; the area immediately behind the building could be garden; and the bulk of the rear of the site could be parking. Due to the depth of the lot, it is likely that more parking than is currently available (even with the gravel lot) could be placed in the rear; this parking could be laid out with a more limited access to Photo Street, improving safety as well. Either the slight reconfiguration of the graveled lot or a complete overhaul of the site would bring the site into more conformance with the ordinance, improving traffic flows and compatibility with the neighborhood.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission *conditionally approve* the Site Plan for the Cultivate Coffee & Tap House with the following findings, waivers, and conditions:

Findings

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

Waivers

- Waiver requested per 122-608(a) to allow placement of dumpster in street side yard, due to maneuverability challenges.
- Waiver from street tree requirement for one tree (of two) requested on River; waiver from street tree requirement on Photo for nine trees (of nine) requested.
- Fee in lieu of provision of sidewalk along Photo is requested by the applicant.

Conditions

- If outdoor lighting proposed, applicant to indicate on site plan and submit cut sheets.
- Applicant to note the requirement “all outdoor areas shall be kept clean and void of litter at all times” on site plan.
- Applicant to address the following issues regarding the graveled parking area:
 - Lack of screening from Photo Street.
 - Lack of lighting. If on-site lighting is to be provided, please show in plan. If public street lighting is sufficient, please document.
 - Dumpster enclosure is within the visibility triangle of the parking lot entrance.
 - Conflicting land use screening is required between the parking area and the property to the west.
 - Provide approximate count of spaces proposed in gravel parking area.
 - Parking lot access is less than 50’ from Ninde/Photo intersection. Applicant to revise.

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
 Applicant



April 9, 2018

City of Ypsilanti Planning and Development Department
534 North Huron Street
Ypsilanti, Michigan 48197

Attention: Ms. Bonnie Wessler

Regarding: Cultivate Coffee & Tap House
Site Plan Review No. 1
OHM Job No. 0094-18-1030

Dear Ms. Wessler:

The applicant is requesting site plan approval for a proposal from the Cultivate Coffee & Tap House to make improvements to their existing site on North River Street and Photo Street in order to meet city standards. We have reviewed the plans dated February 22, 2018 for compliance with local ordinances and general engineering standards. At this time, we recommend site plan approval contingent on the following comments being addressed:

SITE PLAN REVIEW COMMENTS:

1. The applicant shall add "No Parking" signage to the north side of the existing gravel parking lot near the proposed guardrail.
2. Due to limited space behind the proposed dumpster location, it is recommended that bumper blocks be continued along the western edge of the dumpster enclosure to alleviate potential parking issues behind the enclosure.
3. The applicant shall provide clarification on the 10-inch stub that appears to terminate in front of the proposed dumpster pad location.

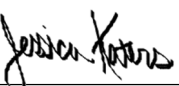
PRELIMINARY DETAILED ENGINEERING REVIEW COMMENTS:

4. The applicant shall provide grades for the handicap-accessible route from the parking lot to the building to ensure ADA compliance.

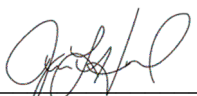
The applicant is advised that review and approval of detailed engineering plans is required prior to the start of construction.

If you have any questions, please contact me at (734) 522-6711.

Sincerely,
OHM Advisors



Jessica Katers, P.E.



Jessica Howard



CC: Stan Kirton, Department of Public Works
Scott Westover, YCUA
File

P:\0000_0100\SITE_YpsilantiCity\2018\0094181030_Cultivate Coffee & Tap House\Site Review\Site #1\Cultivate_SP01.docx

CULTIVATE COFFEE & TAP HOUSE

SITE IMPROVEMENTS

307 N. RIVER STREET
YPSILANTI, MI 48198

OWNER/DEVELOPER

307 PROPERTY LLC | RYAN WALLACE
307 N RIVER ST
YPSILANTI, MI 48198
T: 616.502.3525

ARCHITECT

BOWERS + ASSOCIATES, INC.
2400 S. HURON PARKWAY
ANN ARBOR, MI 48104
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F: 734.975.2410

CIVIL ENGINEER

NOWAK + FRAUS
46777 WOODWARD AVENUE
PONTIAC, MI 48342
T: 248.332.7931
F: 248.332.8257

PROJECT DESCRIPTION

SITE IMPROVEMENTS TO EXISTING PROPERTY
TO BRING UP TO CITY STANDARDS

SHEET INDEX

ARCHITECTURAL

T1.00 TITLE SHEET
SP1.00 SITE PLAN
SP2.00 SITE DETAILS

CIVIL

C1 BOUNDARY / TOPOGRAPHIC SURVEY
C2 PAVING / GRADING PLAN

ABBREVIATIONS:

ABV.	ABOVE
AFF	ABOVE FINISH FLOOR
ADJ.	ADJUSTABLE
AL.	ALUMINUM
ALUM.	ALUMINUM
ANOD.	ANODIZED
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX.	APPROXIMATE
ARCH.	ARCHITECT
BD.	BOARD
BDRM	BEDROOM
B.F.	BARRIER FREE
B.F.	BELOW FINISH FLOOR
BIT	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
B.O.	BOTTOM OF
BOTT.	BOTTOM
BTWN.	BETWEEN
CAB.	CABINET
CJ	CONTROL JOINT
CL.	CLOSET
CLOS.	CLOSET
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONIT.	CONTINUOUS
CPT.	CARPET
C.T.	CERAMIC TILE
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DN.	DOWN
DPFG	DAMP-PROOFING
DR.	DOOR
DS	DOWNSPROUT
DWG	DRAWING
EA.	EACH
EJ	EXPANSION JOINT
ELECT.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
EXP	EXPOSED
EX	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FIN.	FINISH
FIXT.	FIXTURE
FLASH.	FLASHING
FLK.	FLOOR
FRP	FIBERGLASS REINFORCED PANEL
FRPFG	FIREPROOFING
FT.	FOOT, FEET
FTG.	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GYP-SUM BOARD
GFI	GROUND FAULT INTERRUPTER
GL.	GLASS, GLAZING
GYP.	GYP-SUM
HD	HARDWOOD
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
IN.	INCHES
INC.	INCLUDE, INCLUDING
INSUL	INSULATION, INSULATED
INT.	INTERIOR
ISOL.	ISOLATION
J.C.	JANITOR'S CLOSET
KIT	KITCHEN
L	LENGTH
LAV.	LAVATORY
LBS.	POUNDS
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
MANUF.	MANUFACTURER
MAR.	MARBLE
MAS.	MASONRY
MATL.	MATERIAL
MAX.	MAXIMUM

ABBREVIATIONS CONT.:

MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
NATL	NATIONAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
O.F.	OVERFLOW
OHDR	OVERHEAD DOOR
OPG	OPENING
OPP.	OPPOSITE
P.E.	PRE-ENGINEERED
PERIM	PERIMETER
PL	PLATE
PLAM.	PLASTIC LAMINATE
PLYWD	PLYWOOD
P.P.T.	PRESERVATIVE PRESSURE TREATED
PR	PAIR
PRE-ENG.	PRE-ENGINEERED
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PROJ.	PROJECT, PROJECTION
PROP.	PROPOSED/PROPERTY
PRTN	PARTITION
P	PAINT
PT	PORCELAIN TILE
QT	QUARRY TILE
R&S	ROD AND SHELF
R.C.	ROOF CONDUCTOR
R.D.	ROOF DRAIN
REFRIG.	REFRIGERATION, REFRIGERATOR
REINF.	REINFORCED
REINFG	REINFORCING
REQ'D	REQUIRED
RET.	RETARDER
RF	RESILIENT FLOORING
RM.	ROOM
R.T.	RESILIENT TILE
RTNG	RETAINING
S.A.C.	SUSPENDED ACOUSTICAL CEILING
S.A.F.	SPRAY APPLIED FIREPROOFING
S.C.	SEALED CONCRETE
SCHED.	SCHEDULE
SCWD	SOLID CORE WOOD
SH	SHELF
SHW	SHOWER
SHI.	SHEET
SIM	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
SS	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
ST. STL.	STAINLESS STEEL
STRUCT.	STRUCTURE
SUPP.	SUPPORT, SUPPORTED
SUSP.	SUSPENDED
SV.	SHEET VINYL
T&G	TONGUE AND GROOVE
TH.	THRESHOLD
TEL	TELEPHONE
THK	THICKNESS, THICK
T.O.	TOP OF
T.O.S.	TOP OF STEEL
TRANSF.	TRANSFORMER
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
V.	VERTICAL
VB	VINYL BASE
VCT	VINYL COMPOSITE TILE
VERT.	VERTICAL
VVC	VINYL WALL COVERING
W.C.	WATER CLOSET
WD	WOOD
W.W.F.	WELDED WIRE FABRIC
W.W.M.	WELDED WIRE MESH



BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
2400 SOUTH HURON PARKWAY • ANN ARBOR, MI 48104
P: 734.975.2400 • F: 734.975.2410
WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION
CULTIVATE
COFFEE & TAP HOUSE
307 N RIVER ST
YPSILANTI, MI 48198

PROJECT + NUMBER

17-306

ISSUE + DATE

03 NOV 2017
26 JAN 2018
12 MAR 2018

OWN REV
SITE

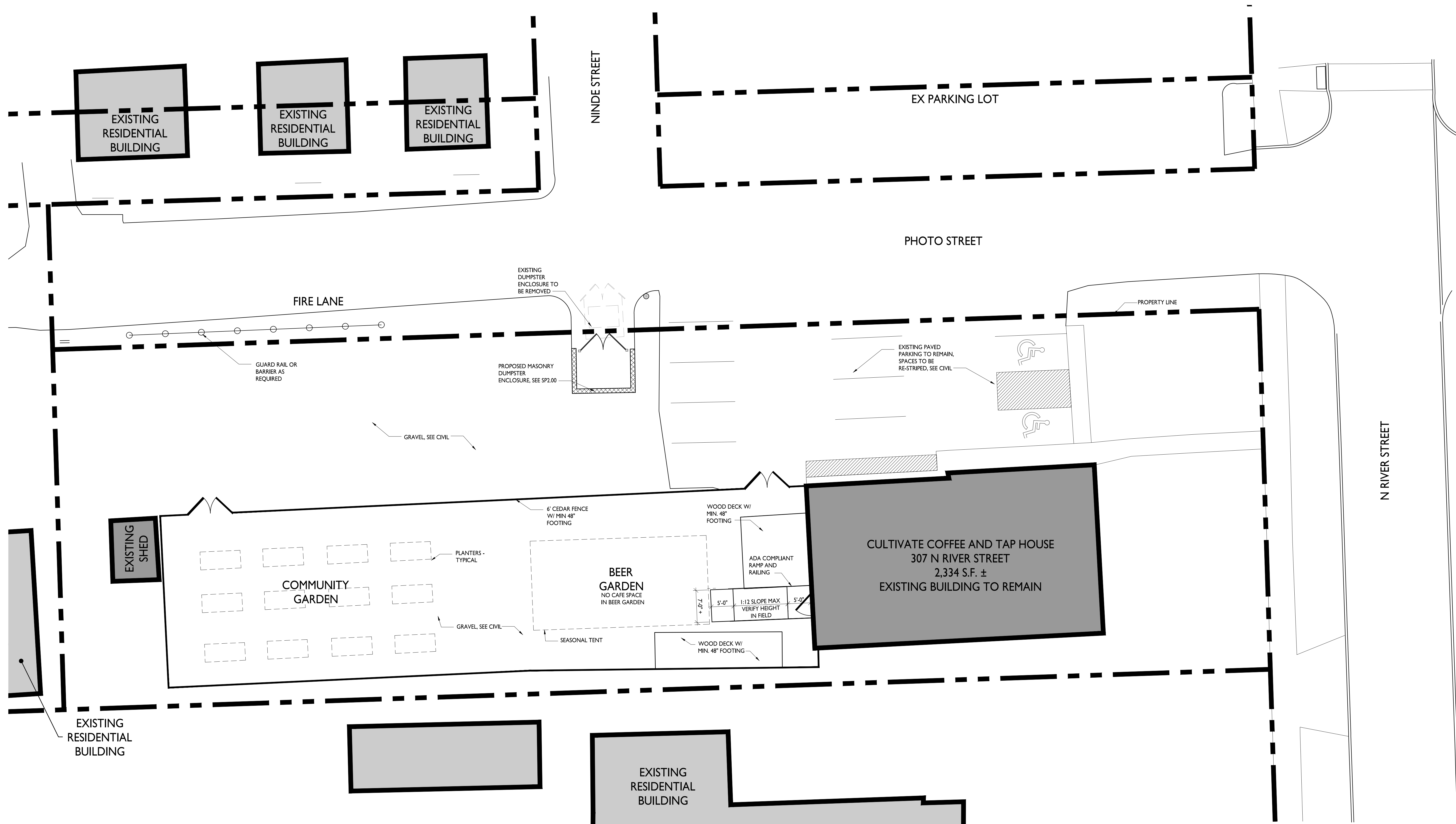
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TITLE
SHEET

17306SP100.dwg

SHEET + NUMBER

T1.00



PRELIMINARY SITE PLAN
SCALE: 1" = 10'

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
2400 SOUTH HURCH PARKWAY • ANN ARBOR, MI 48104
P: 734.975.2400 • F: 734.975.2410
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CONSULTANT + NAME

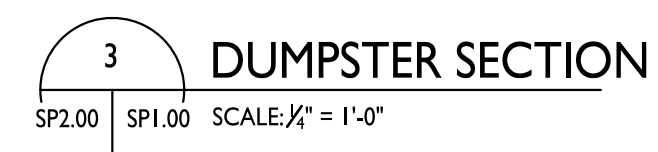
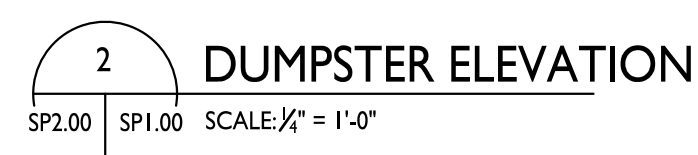
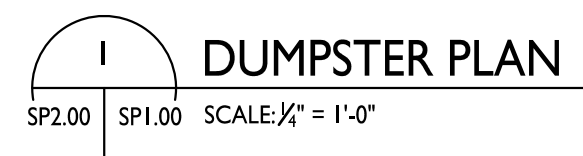
PROJECT + INFORMATION
**CULTIVATE
COFFEE & TAP HOUSE**
307 N RIVER ST
YPSILANTI, MI 48198

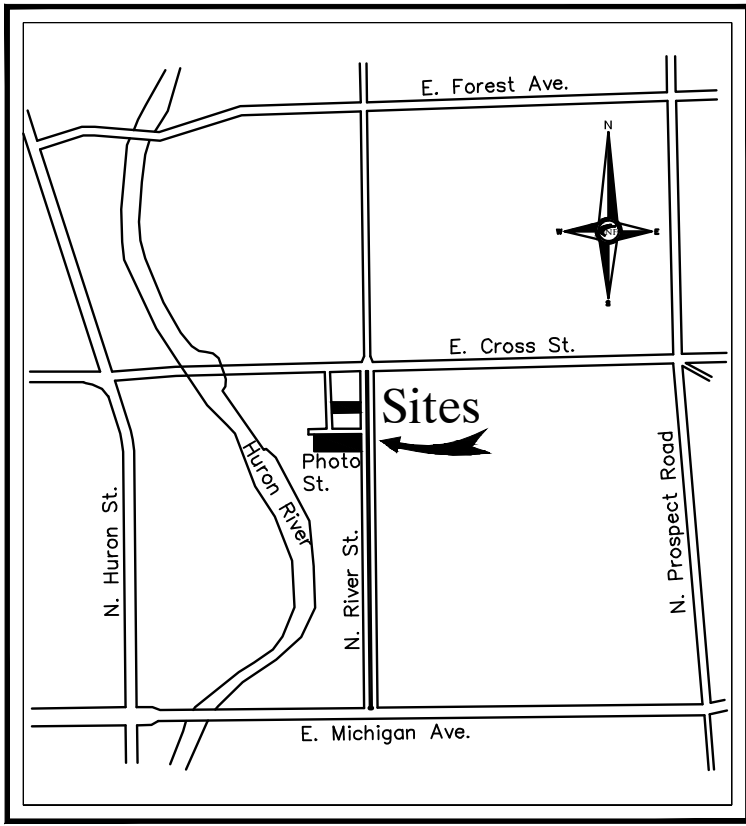
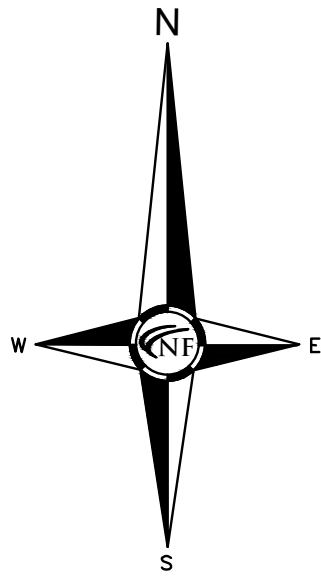
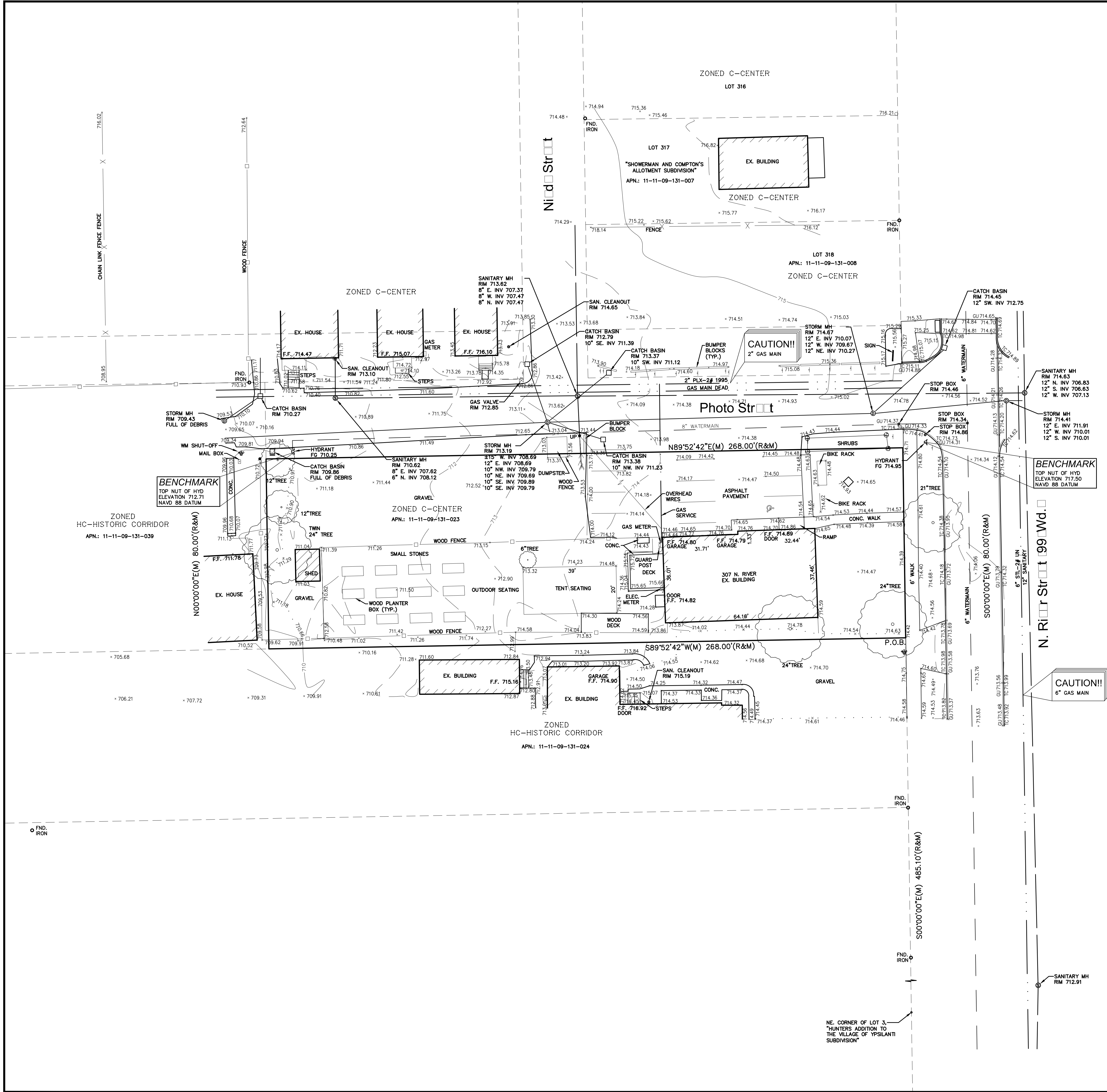
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17-306

ISSUE + DATE
23 AUG 2017
03 NOV 2017
26 JAN 2018
2 MAR 2018
12 MAR 2018
OWN REV
OWN REV
SITE

SHEET + TITLE
SITE PLAN
17306SP100.dwg

SHEET + NUMBER
SP1.00





Location Map
N.T.S.



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

SEAL



PROJECT

Cultivate Coffee And
Tap House
307 N. River Street

CLIENT

307 Property, LLC
307 N. River Street
Ypsilanti, MI 48198
Contact: Ryan Wallace
Phone: (616) 502-3525

PROJECT LOCATION

Part of Frac. of Section 9
T.3S., R.7E.
Ypsilanti
Washtenaw County, Michigan

SHEET

Boundary / Topographic
Survey



Know what's below
Call before you dig.

LEGAL DESCRIPTION

PART OF FRAC. SECTION 9, T. 3 S., R. 7 E., YPSILANTI, WASHTENAW COUNTY, MICHIGAN, BEING DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF RIVER STREET (99.00 FEET WIDE) AND THE NE. CORNER OF LOT 3, "HUNTERS ADDITION TO THE VILLAGE OF YPSILANTI SUBDIVISION"; THENCE N. 00° 00' 00" E. 485.10 FEET; THENCE S. 89° 52' 42" W. 268.00 FEET; THENCE N. 00° 00' 00" E. 80.00 FEET; THENCE N. 89° 52' 42" E. 268.00 FEET; THENCE S. 00° 00' 00" E. 80.00 FEET TO THE POINT OF BEGINNING. CONTAINING 21,440 SQUARE FEET OR 0.492 ACRES.

PARCEL NO. 11-11-09-131-023
ADDRESS: 307 N. RIVER ST., YPSILANTI, MI 48198

MISS DIG UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER B73381457, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 12-11-2017. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND	
	MANHOLE
	HYDRANT
	MANHOLE
	UTILITY POLE
	GUY WIRE
	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R.Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN

DRAWN BY:
N. Naoum

DESIGNED BY:

APPROVED BY:
K. Navaroli

DATE:
02-22-2018

SCALE: 1" = 20'

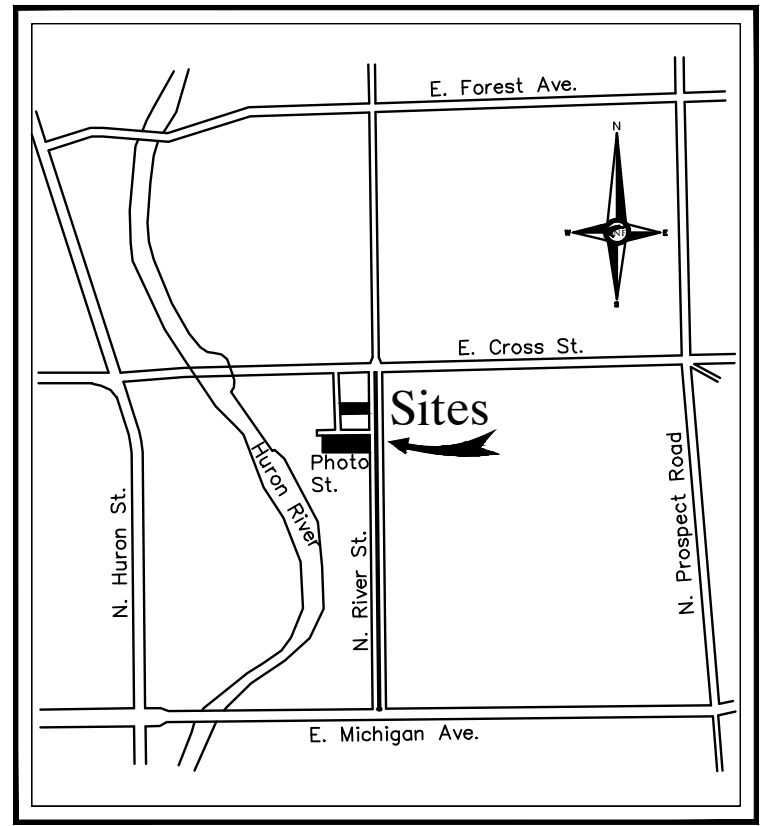
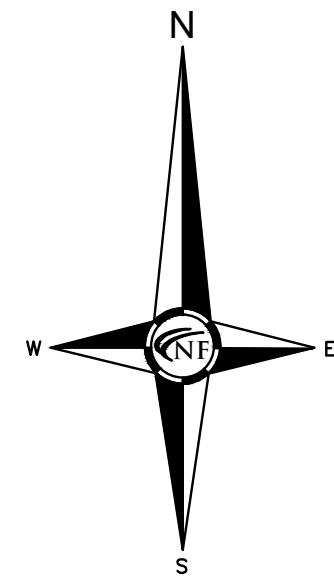
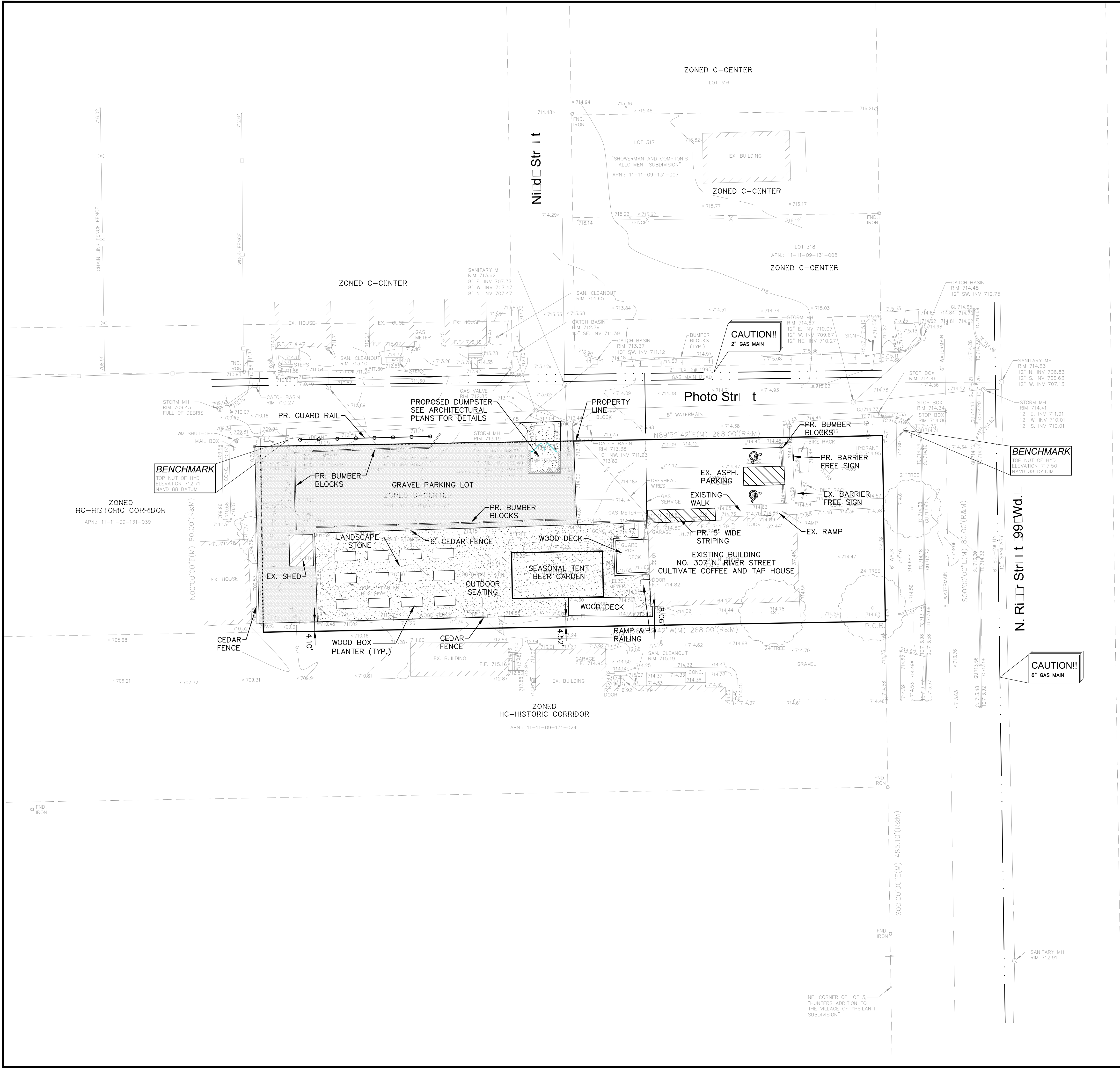
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NFE JOB NO.

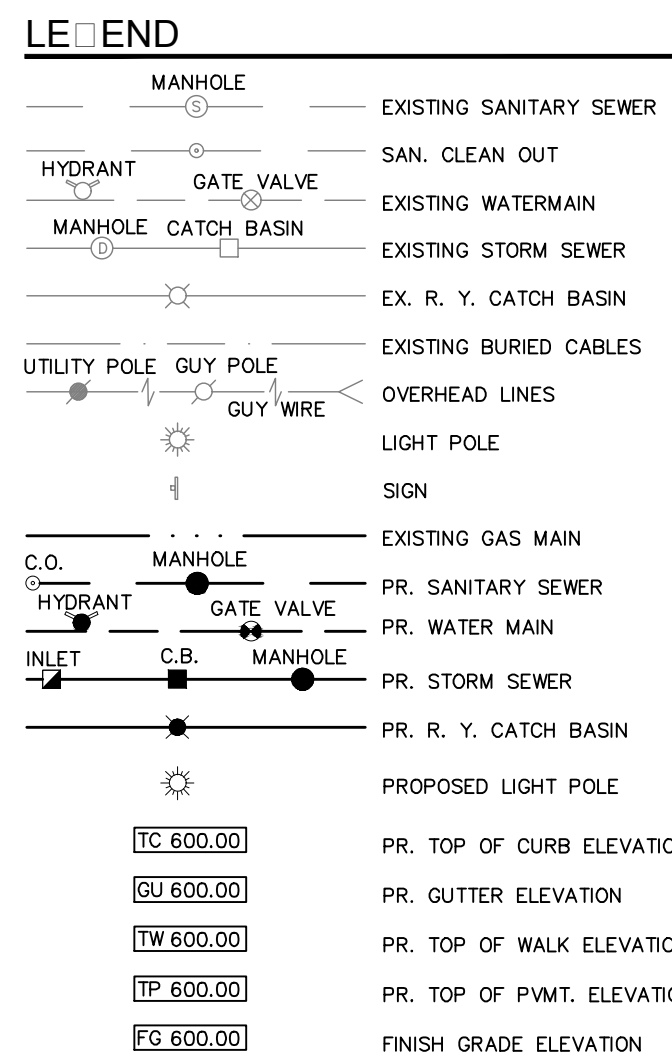
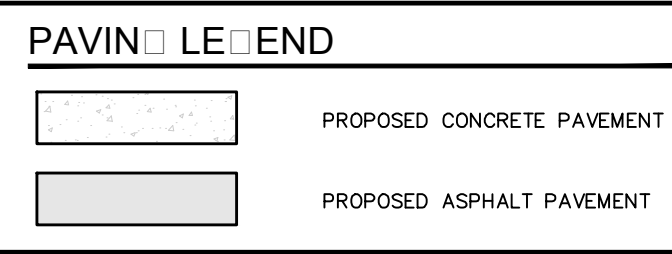
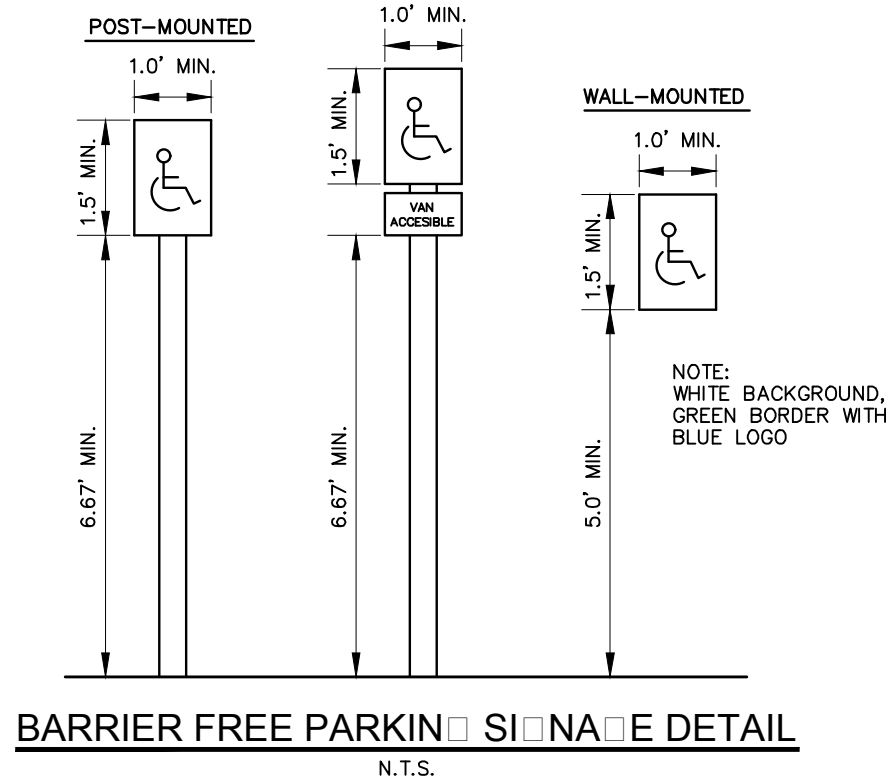
K166

SHEET NO.

1



Location Map
N.T.S.



NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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

SEAL

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Cultivate Coffee And
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307 N. River Street

CLIENT
307 Property, LLC
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Contact: Ryan Wallace
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PROJECT LOCATION
Part of Frac. of Section 9
T.3S., R.7E.
Ypsilanti
Washtenaw County, Michigan

SHEET
Site Plan



REVISIONS
00-00-00

DRAWN BY:
N. Naoum

DESIGNED BY:
N. Naoum

APPROVED BY:
M. Peterson

DATE:
02-22-2018

SCALE: 1" = 20'

NFE JOB NO.
K166

SHEET NO.
2