1. August Agenda

   Documents:

   01-15 AUG 2018 AGENDA.PDF

1.I. July Draft Minutes

   Documents:

   02- JULY MINUTES.PDF

1.II. 11 N Normal

   Documents:

   03- 11NNORMAL.PDF

1.III. 2 N Normal

   Documents:

   04- 2NNORMAL.PDF

1.IV. 539 S Huron

   Documents:

   05-539 S HURON-PARKING LOT.PDF

1.V. August Old Business

   Documents:

   06- OLD BUSINESS.PDF

2. Full Packet

   Documents:

   2018-08-15_PC_FULLPACKET.PDF

Agenda
Planning Commission
Wednesday, 15 August 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P	A
Jared Talaga, Vice-Chair	P	A
Toi Dennis	P	A
Phil Hollifield	P	A
Heidi Jugenitz	P	A
Jelani McGadney	P	A
Michael Simmons	P	A

III. Approval of Minutes

- July 18, 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

- 11 N Normal
  Public Hearing: Special Use and Site Plan
- 2 N Normal
  Public Hearing: Special Use and Site Plan
- 539-569 S Huron
  Public Hearing: Special Use and Site Plan

VI. Old Business

- 307 N River: Site plan review
  Tabled from 7/18/2018 – to remain on table
- Medical Marijuana Provisioning Centers: Increase in Buffer
  Tabled from 3/21/2018 – to remain on table

VII. New Business

- None

VIII. Future Business Discussion / Updates

IX. Committee Reports

- Non-motorized Committee Report
- Master Plan: Housing Affordability and Access subcommittee report

X. Adjournment

Agenda
Planning Commission
Wednesday, 15 August 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

III. Approval of Minutes

- July 18, 2018

PLANNING COMMISSION
MEETING MINUTES
July 18, 2018
CITY COUNCIL CHAMBER
7:00 P.M.

I. CALL TO ORDER

The meeting was called to order at 7:04 p.m.

II. ROLL CALL

Present: H. Jugenitz, M. Dunwoodie, P. Hollifield, M. Simmons, C. Zuellig, T. Dennis, J. Talaga, J. McGadney

Absent: P. Hollifield (excused)

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

III. APPROVAL OF MINUTES

Commissioner Dennis moved to approve the minutes of June 20, 2018 (Support: J. Talaga) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATION AND PUBLIC HEARING ITEMS

1. 203 N. Summit – Special Use and Site Plan

Staff report was presented by C. Kochanek, Preservation Planner, who stated that this is a request for approval of a three unit multiple family dwelling. It was tabled from the last meeting because of some concerns. Some new plans have been received which addresses these concerns; paving the lot, wheel stops, curbing on the southern end and not northern and better access for ADA spot. Still to be addressed are private frontages, as well as access to the barrier free space; they added a curbed island with a tree but doesn't quite meet what is required, needs to be closer to 160 sq. ft. Might be easier to put a tree somewhere else on the lot. There is still an issue with conflicting land use to the south; Staff would like to see some changes in fencing on the southern lot but if they are not receptive to that, they would require a variance. They are going to do a large picture window instead of a sliding door. Chair Dunwoodie asked staff to clarify the previous engineering review vs new engineering review, which Ms. Kochanek addressed adding that the engineer had approved the updated design with

some recommendations. Staff is recommending site plan approval subject to special use approval with findings, waiver and conditions.

Commissioner Jugenitz moved to open the public portion of the hearing (Support: T. Dennis) and the motion carried unanimously.

Steve Hart, Midwestern Consulting – was in attendance to represent the applicant. He stated that a number of changes had been made including parking. The property is not habitable right now but it is a prime piece of property. They are proposing a 3 unit building. They made some changes as requested; parking, etc. which has shrunk the size of the home and that is why they are proposing a shared driveway. The applicant has no problem making into 3' walkway or reduce the width of the access aisle. The tree in the back is dictated on getting handicapped parking space. They could locate the tree to another part of the property but could be a conflict. In conjunction with that area, they are looking at providing an opaque barrier, maybe an evergreen. They do plan to use asphalt, which was an oversight on the legend. Lighting plan will meet ordinance requirements.

Commissioner Zuellig moved to close the public portion of the hearing (Support: T. Dennis) and the motion carried unanimously.

Commissioner Zuellig stated that this is a request for a special use and the reason for this is because they are requesting the third unit. It is her feeling that we should be scrutinizing the impact of the extra unit and making sure the site plan is meeting the requirements of our ordinance. On the right lot she would be supportive but everything she has heard shows every reason it could not be met is because the lot is too small or the number of units is too many. They could put in three smaller units but she is seeing a building that the new façade will actually be closer to the road than the adjacent building. This one is not lined up and while it meets the code, it would be noticeable on the street. She also questions the parking and feels that this does not meet the intent of a special use.

Chair Dunwoodie stated that a small lot does create a lot of logistical struggles but that being said, a lot of conditions would help. He is not concerned with the waiver. He added that if these conditions can logistically be met, he feels it can work in some fashion. Commissioner Jugenitz asked if we are proposing the same number of parking spaces as was discussed at last month's meeting, which was six, and Ms. Kochanek responded that the parking lot is driving a lot of the constraints adding that we asked for a waiver for one space because of the constraints. Commissioner Jugenitz stated that taking one space doesn't make much difference to buildable area but taking away two does make a difference. Commissioner Zuellig stated that if you only have five spaces back there you wouldn't have to pave the backyard. Commissioner Jugenitz said that this is one area where she would like to see more creativity exercised and try to bring it more in line with other standards we have. Ms. Wessler stated that the porch needs to conform to frontage requirements and she also added that parking setbacks could not be waived. Commissioner Jugenitz stated that she would like to have the applicant state if they did look at potentially limiting the number of spaces to five, moving the structure back, thereby avoiding any issues with it being out of accordance with street issues. Commissioner Dennis asked if we are waiving the porch requirement and Chair Dunwoodie responded that we are not.

Steve Hart, Midwestern Consulting, stated that on the front setbacks, three other houses to the south and one to the north would be in front of where they are proposing to put this house. He also added that they looked at several options on parking trying to make it work but could not get it to work. What they are proposing is the most compact plan they could come up with as far as parking is concerned, which he elaborated in more detail.

Commissioner Jugenitz stated that while she is supportive of adding density where we can, she is comforted that this won't be setting a new standard on how close it is to the right-of-way and there are other homes that project further. In an ideal world, this building wouldn't consume as much of the lot as it does, but is inclined to support based on the changes that the applicant has agreed to make in light of our comments last month.

After further discussion, Commissioner Jugenitz moved 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 Sec122-324(b).

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

The motion was supported by Commissioner Dennis. A roll call vote was taken with a vote of 6:1 in support. Commissioner Zuellig opposed.

Commissioner Jugenitz moved that 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 applicant substantially complies with Sec122-311.

Waivers

1. A waiver is permitted from Sec122-683(d), parking setback from adjacent lot, for the parking lot at a 0' setback, with a finding that such waiver shall be subject to staff review of storm water and landscaping proposed improvements and a finding of sufficiency

Conditions:

1. Applicant to place a front porch or stoop on the house, or extend the side proch around to the front to provide a front "joint entrance," and meet the private frontage requirements.
2. Applicant to provide architectural plans that satisfy all concerns regarding the front porch and sliding doors for staff review.
3. Applicant to provide a dedicated access for pedestrians and bikes to and from the back of the property.
4. 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.
5. Applicant to provide an executed easement for the shared access drive to the north and the south of site for staff.

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6. Applicant to increase the size of the curbed island with the tree or to move the tree elsewhere internal to the site.
7. Applicant to provide curbing for aisle-ends and corners on the north end of the lot.
8. Applicant to provide staff with a lighting plan and cut sheets for lights for staff review.
9. Applicant to provide more details on the dumpster enclosure for engineering review and an executed shared use agreement for access.
10. Applicant to provide a visual buffer of at least 80% opacity and 6' height on the south side of the parking lot that meets the existing fence on the west or apply for a variance.
11. Applicant to address all engineering concerns as listed in the engineering review.

The motion was supported by Commissioner Talaga. A roll call vote was taken and carried with a vote of 6:1 in support. Commissioner Zuellig opposed.

2. Private Frontage Design – Text Amendment

Ms. Wessler, City Planner, gave a brief presentation. We have recently begun requiring private frontage design of our commercial single story buildings. The two commercial single story buildings that have come before us both have ended up seeking variances, which is not a good way to start off that requirement. So, looking at them and other buildings that are of a friendlier design in these particular zoning districts the GC and NC districts, staff is looking at a more commercial frontage for these two districts. Staff is recommending allowing the distance between openings be raised to 5' (a 3' difference); minimum ground floor transparency be reduced to 50% (reduction of 10%); and that the maximum height to bottom window be increased to 3' (from 2.5'). Not huge changes but would have been enough to avoid one of the variances that one of the applicants was asking for. Giving more ease and flexibility without totally opening things up. Commercial frontage design was designed with a downtown in mind, very pedestrian oriented. We do want the new construction to conform to some new frontage standard. It does have concessions in case it's a particularly hostile street to pedestrians; on frontages with more than 15,000 vehicles per day by latest count, on frontages with speed limits set at 35mph or more; all must be met. Planning Commission may choose to waive those requirements as they see fit to promote the health, safety, and welfare of the community, both its residents and its visitors.

This is just a first pass at this so would be happy to accept feedback.

Commissioner Jugenitz asked if there was something driving the 5' proposal and Ms. Wessler felt that it was an adequate distance for openings without feeling hostile. It can be very subjective. Commissioner Jugenitz feels very strongly about "eyes on the street" but the character of the general corridors in Ypsilanti are noticeably different than the feel of the center and is generally supportive of adopting the standards. Chair Dunwoodie asked for clarification on requirements before coming before the commission, which Ms. Wessler clarified. Standards for proposed amendments were noted in the staff report dated July 2018 and Ms. Wessler also gave some examples of traffic reports. Chair Dunwoodie was inclined to support this text amendment from staff but asked for further input from the board.

Since there was no further input, Commissioner Talaga moved that the Planning Commission recommend to City Council approval of the text amendment regarding private frontage design and the creation of a new private frontage design 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 districts.
3. The proposed amendment is consistent with the description and purpose of the districts.
4. The proposed amendment will enhance the functionality and character of the future development in the city.
5. The proposed amendment will help preserve the historic nature of the City.
6. The proposed amendment not negatively affect the City's natural features nor its environmental sustainability.
7. The proposed amendment will protect the health, safety, and general welfare of the public.
8. The proposed amendment corrects an oversight in the original text.
9. The proposed amendment will address a community need in development practices.
10. The proposed amendment will not result in the creation of significant nonconformities.

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

VI. NEW BUSINESS

1. Community Discussion – Traffic in the Bell-Kramer Neighborhood

City Planner Wessler stated that at the last Planning Commission meeting, we discussed the Special Use application for new commercial activity on S. Huron. A lot of the residents of the Bell/Kramer neighborhood were concerned about the increase in traffic in their neighborhood and increase in traffic at the gas station so they wanted ways to address. A couple of ideas that were discussed was to block Kramer St from S. Huron St to make the portion of Kramer St one way. Other things that were discussed was putting a sign saying "no right turns" from the Medical Marijuana or no left turns from the gas station. This was done at other locations and surprisingly seemed to work. Long term solutions could be speed bumps and as well as wait and see about their construction applications.

Chair Dunwoodie stated that since this is an item for community discussion, we should open the floor to the public. Commissioner Dennis moved to open the public portion of the hearing (Support: M. Simmons) and the motion carried unanimously. Since there was no input from the public, Commissioner Dennis moved to close the public portion of the hearing (Support: H. Jugenitz) and the motion carried unanimously.

Commissioner Jugenitz stated there is a lot of interest from the neighborhood and agreed with Ms. Wessler that we should monitor the situation while the construction is going on and see if there is any positive changes in traffic patterns, and if not, explore what the options are. Commissioner Jugenitz added that we should have community discussion at future meetings since there is a lot of interest from the neighborhood and would be good to monitor while the addition is under construction. People are concerned about this issue. Commissioner Dennis supports rescheduling. Ms. Wessler stated it was not noticed in the paper but neighborhood was notified and suggested we should be table until next meeting.

Chair Dunwoodie was concerned if next month would be adequate notification and asked about traffic data. Commissioner Dennis Toi asked about if a traffic study had been done and Ms. Wessler responded in the negative. She is not in agreement of blocking off the street but is in agreement with the one way. After further discussion it was agreed that we should revisit this in July 2019, which allows more time to see how it's going with construction. Commissioner Simmons added that we should not make a decision without the neighborhood input.

After further discussion, it was agreed unanimously to revisit this in July 2019 which would give us more opportunity to see how the construction is affecting traffic.

2. Firearms Sales Regulations – Local Options discussion

Ms. Wessler stated that at the latest Planning Commission meeting, staff was directed to assemble potential draft language restricting firearms sales in a manner similar to adult regulated uses; to restrict firearms sales as a home occupation; to map potentially permissible locations for such businesses; and similar legislation as fit. Any proposed legislation must also be reviewed by City Counsel, as there are many State and Federal laws that affect the field as well as case law that may impact draft legislation.

Two memos are included in the packets stating what other locations in Michigan do; non-zoning and zoning. The first one contains a potential regulation so some things for discussion are definitions of firearms sales and places for firearms establishments. Staff thinks Special Use in GC and Special Use in adjacent to residential and PMD with certain conditions would be reasonable. Firearms ranges could be located as a special use within the PMD district with different location restrictions and firearm sales and firearm ranges could be co-located and disallow home occupation of any use involving the distribution of firearms.

Most of that is based on the code of other communities as well as what we do for adult regulated uses and uses which the community has deemed problematic and that is mapped out in the first memo. There are not many locations in the city that are open for adult regulated use so staff had considered just including firearm sales as an adult regulated use because that was the limit – we could have one more, potentially two more, adult regulated uses.

Chair Dunwoodie asked about the differences between other adult regulated uses, etc. which Ms. Wessler provided in detail.

Staff is recommending that the item "any use involving the distribution of firearms or the storage of firearms intended for sale or distribution" as determined by legal counsel, be added to the list of Home Occupations. Staff also recommends Indoor Firearms Ranges be permissible as a Special Use within the PMD district, when not within 500' of public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District, as well as 500' away from a store less than 15,000 sq. ft with sales of alcohol or a bar/lounge. Staff recommends allowing Firearms Sales Establishments as a Special Use in GC and S/Res (Special Use when adjacent to residential, otherwise permitted) in PMD, with the following locational restrictions: 500' away from public parks, daycare centers, grade schools, Eastern Michigan University and the Center District; 500' away from pawn stores or secondhand goods dealers; 500' from a store less than 15,000 sq. ft with sales of alcohol, or a bar/lounge. Staff has not mapped these distances, and simply presents these for discussion.

Staff noted that Inkster has also produced a definition of "firearms sales establishment," this excludes stores that sell firearms as only a portion of their overall business (ex. Meijer, Cabela, some ranges, etc). Staff believes that this definition would be sufficient for use in Ypsilanti upon review and acceptance by legal counsel.

Staff recommends that Chapter 82 be reviewed and potentially altered to limit the acceptance of firearms by secondhand goods establishments within the City.

Ms. Wessler stated that she was not was directed to do an actual text amendment today but if the board wants to move to do that for the next meeting she could do that. Board members would like to include libraries and movies in the restrictions.

VII. OLD BUSINESS

1. 307 N. River – Site Plan Review

Commissioner Dennis moved to remove this item from the table (Support: M. Simmons) and carried unanimously.

Ms. Wessler stated that this is a site application for Cultivate Coffee. They are proposing formalizing an arrangement on the site which was constructed without permits. It's been in operation for two years. Staff is recommending conditional approval with findings, waivers and conditions. Staff is also recommending fee in lieu of sidewalk along Photo – they either build a sidewalk or pay a fee in lieu of. Also want cut sheets for lighting – all outdoor areas shall be screened at all times.

Mark Wright, Bowers + Associates, representing Cultivate – the fifty feet provision is the most difficult one to address since parking on Photo is limited. The lighting is no problem and screening is no issue either.

Commissioner Jugenitz is well acquainted with this area and is strongly in favor of Option 1 because of the traffic patterns in that area. She is also concerned of the fire lane. She is also concerned about people parking into the right-of-way and should paint a line or do something to stop people parking. Chair Dunwoodie stated that he is in favor of Option 2. Many clarifications were asked by board members of staff who responded in detail. Chair Dunwoodie stated that we have a site plan in front of us that doesn't have an option presented that meets all the requirements and any motion we make would have to include conditions that might not be logistically possible without a waiver or haven't been logistically executed without a variance from ZBA, and as far as approving a site plan, would we have to pick one of the three? Ms. Wessler responded that any of the three would be contingent on engineering review and variances from ZBA. We generally don't permit people to construct anything but sidewalks or street trees in the right-of-way so the parking islands extending into Photo would have to be discussed with DPS. Commissioner Jugenitz added more comments on parking and the three residences in the areas and still prefers Option 1. Commissioner Zuellig added that it would be helpful to have engineering weigh in on the option that has the driveway right across from Ninde.

After further discussion and comments by commissioners and review by staff on requirements for outdoor beer gardens, Commissioner Jugenitz moved to table this item for further review taking into consideration all of the comments and concerns by board members and staff (M. Simmons) and he motion carried unanimously.

2. Medical Marijuana Provisioning Centers: Increase in Buffer

No action – will continue to table.

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

1. 539 S. Huron, 11 N. Normal, 2 N. Normal

IX. COMMITTEE REPORTS

1. Non-motorized Committee Report

Commissioner Talaga stated that they are updating the non-motorized plan and that they are looking for another member and asked if anyone else on the board would be willing to commit. Wessler added that it is a sub-committee and voluntary. Currently the plans are broken down into five categories and they are trying to combine them into three.

2. Master Plan – Housing Affordability/Access subcommittee report

Ms. Wessler stated that the Housing Subcommittee met last week. Heard presentations about backgrounds from two groups – they are scheduling their next meeting which would include how to proceed and what they want the end product to look like. Commissioner Dennis is behind on her summary reports but will start working on that. Commissioner Zuellig asked if the committee information is being posted on the website to which Ms. Wessler confirmed it is and how people can find on the website.

X. ADJOURNMENT

Since there was no further business, Commissioner McGadney moved to adjourn the meeting (Support: M. Simmons) and the motion carried unanimously. The meeting adjourned at 9:26 pm.

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Agenda
Planning Commission
Wednesday, 15 August 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

V. Presentations and Public Hearing Items

- 11 N Normal

  Public Hearing: Special Use and Site Plan

City of Ypsilanti
Community & Economic Development Department

27 June 2018

Staff Review of Special Use and Sketch Plan Application
SS Minnow Johnson
11 N Normal

GENERAL INFORMATION

Applicant:	Beth Stephens 206 N Huron Ypsilanti, MI 48197
Project:	SS Minnow Johnson
Application Date:	20 June 2018
Location:	North of Congress on west side of Normal
Zoning:	Core Neighborhood
Action Requested:	Approval
Staff Recommendation:	Approval w/ Conditions

PROJECT AND SITE DESCRIPTION

Parcel # 11-11-40-431-011 has a total area of 0.179 acres with frontage on Normal Street. There is an existing 2,240 square foot residential structure and a 240 sf garage on site. Planning records indicate the dwelling was a three-family residence in 1957. In 1971, property became 4 “student rooms,” 3 efficiency apartments, one 1-bedroom apartment; this was accepted as legal nonconforming in the 1980s. In 2017 an inspection based on a tenant complaint showed four dwelling units: three apartments and one seven-bedroom roominghouse. Staff notified the then-owner that the property could be returned to the previous condition or a Special Use could be sought for the new configuration. The current owner, the applicant, purchased the property in June 2018.

The application requests a Special Use to become a conforming five-unit dwelling. Zoned **CN- Core Neighborhood,** this district allows for multiple family dwelling with a maximum of 4 units per building by right. Additional units are subject to special use approval.

Note: The previous use of the space as 1 roominghouse + 4 dwelling units was highly nonconforming and would require 2 special use permits. This the five-unit, non-group-residence use conforms more closely with the ordinance, only requiring 1 special use permit.

Figure 1: Subject Site Location

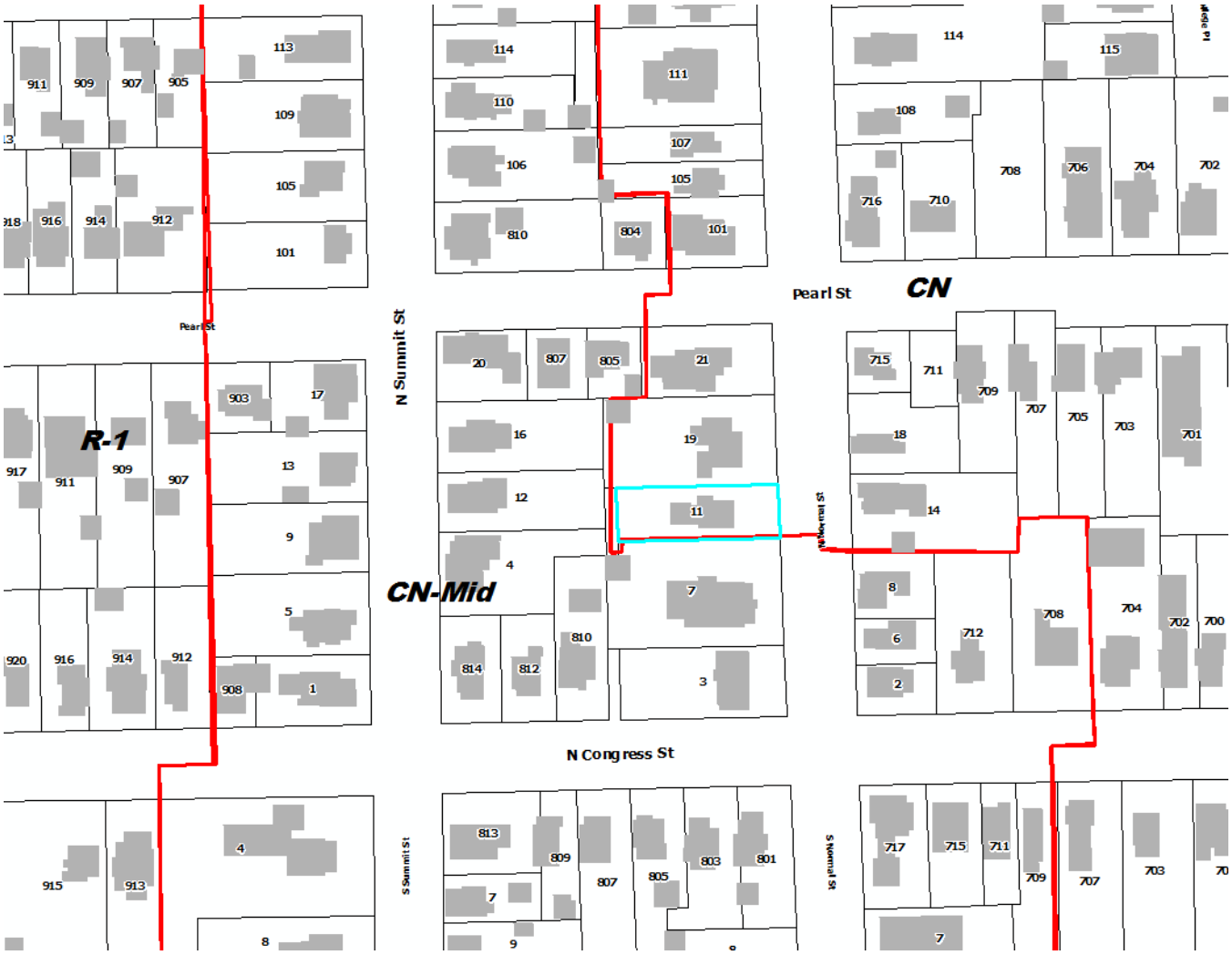


Figure 2: Site Aerial (2015)

Figure 3: photograph of site

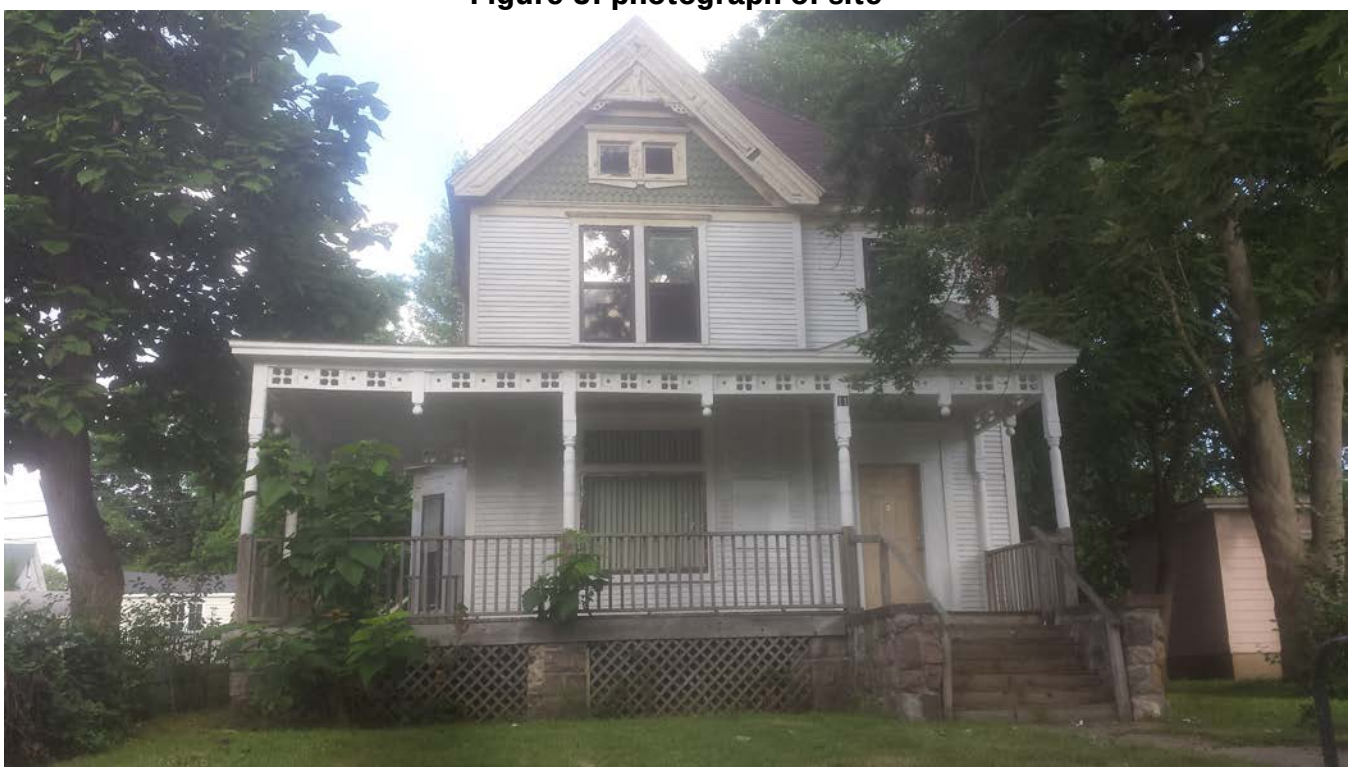


Figure 4: Land Use and Zoning of Surrounding Area

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

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 are compatible with the surrounding uses. The neighborhood is a mix of single-family to multifamily homes. Directly across the street is a 5-unit; to the north is a mix of 4, 3, and 2 units. To the south is a mix of predominantly single-family, with a 2-unit and a 3-unit. The nonconforming "roominghouse" use of one of the units will be eliminated.

(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 is not anticipated to 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.

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

(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.

(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: *The property has had many complaints in recent years, both for exterior maintenance and for concerns about the condition of the interior. Staff recommends the Special Use approval be conditioned upon receiving a full rental Certificate of Compliance within 6 months, with an opportunity to extend that time period once upon finding of good cause shown.*

LIMITED 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 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 not proposing any changes to the existing building. It meets current setbacks and lot coverage requirements.

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."

Building remains unchanged. There is a one-car garage towards the rear of the lot.

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."

An AAATA bus route 6 stop is nearby at the corner of Congress and Summit. The area is within the Residential Permit Parking program and part of Area 4. There is on-street parking available on both sides of Normal.

The current parking is gravel without any barrier free parking, accessed by a 9.5 wide gravel drive. The drive approach to the street is broken concrete; **applicant to repair drive apron. Applicant to repair any broken sidewalk.**

There are several entrances to the building; two off the front porch, and two off the north side. T**he applicant is to ensure that there is a clear, paved path of travel from these entrances to the sidewalk. Each**

entrance must be lit; applicant to submit lighting plan and cut sheets for fixtures to ensure compliance.

The parking area must be screened from the south and the west. **Screening exists to the south; applicant to screen from the west.**

Applicant is required to provide 8 spaces before discounts. By-right discounts for "on-site showers" reduce that requirement by four spaces. **Applicant is asking for a discretionary waiver from Planning Commission for additional space (20%) due to the site's walkability and access to transit.**
Applicant to provide two on-site bike parking spaces.

Applicant to provide a plan for the parking area which includes a clear and durable delineation of the parking area and a barrier-free space.
Applicant to provide mirror on corner of garage to allow for traffic visibility.

Items to be Addressed:

1. Applicant to submit parking plan, including:
    a. Clear and durable delineation of graveled parking area from remainder of lawn
    b. Barrier free space
    c. Location of mirror allowing incoming and outgoing traffic visibility, due to narrowness of drive
    d. Bicycle parking
    e. Proposed clear, paved, path of travel for pedestrians from sidewalk to each entrance.
2. Applicant to provide screening to the west.
3. Applicant to repair sidewalk and driveway apron.
4. Planning Commission waiver requested for one 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."

There are several entrances to the building; two off the front porch, and two off the north side. **Each entrance must be lit; applicant to submit lighting plan and cut sheets for fixtures to ensure compliance.**

A dumpster is not required, but applicant is ineligible for City curbside pickup. Applicant to provide a refuse disposal plan.

The site has approximately 80' of frontage on N Normal. Two street trees are required.

Items to be Addressed:

1. Applicant to submit lighting cut sheets and lighting plan for staff review.
2. Applicant to build an enclosure for refuse area and submit a refuse removal plan.
3. Applicant to plant two street trees. Note: a permit from DPS must be obtained.

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 Normal, or installation of street trees.

BUILDING DEPARTMENT

The applicant is responsible for obtaining permits from the Building Department. As this is considered a "commercial" building under the Building Code, an architect or other licensed professional will be required for the needed interior alterations. A rental Certificate of Occupancy is also 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."

Diversity is our strength. This special use does not introduce or accommodate new economic, racial, or other diversity; however, it does sustain the existing economic diversity of the City.

Anyone, no matter what age or income, can find a place to call home in Ypsilanti. This special use continues to provide rental opportunity within the City.

Easily walk, bike, drive or take transit from anywhere. Located within walking distance of Downtown and EMU.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission ***conditionally approve*** the Special Use Permit for the SS Minnow Johnson at 11 N Normal 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. Applicant to acquire a full rental Certificate of Compliance within 6 months; this deadline may be extended once for up to six months by the Building Official for good cause shown.

STAFF RECOMMENDATIONS: LIMITED SITE PLAN

Staff recommends the Planning Commission ***conditionally approve*** the Site Plan for the SS Minnow Johnson at 11 N Normal with the following findings, waivers, and conditions:

Findings

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

Waivers

Applicant is requesting a waiver from 122-691 for 20% of the parking requirements under 122-692 due to the location of the site in a walkable neighborhood, near transit, with access to on-street parking.

Conditions

5. Applicant to submit parking plan, including:
    a. Clear and durable delineation of graveled parking area from remainder of lawn
    b. Barrier free space
    c. Location of mirror allowing incoming and outgoing traffic visibility, due to narrowness of drive
    d. Bicycle parking
    e. Proposed clear, paved, path of travel for pedestrians from sidewalk to each entrance.
6. Provide screening to the west.
7. Repair sidewalk and driveway apron.
4. Submit lighting cut sheets and lighting plan for staff review.
5. Build an enclosure for refuse area and submit a refuse removal plan.
6. Plant two street trees.

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
Applicant

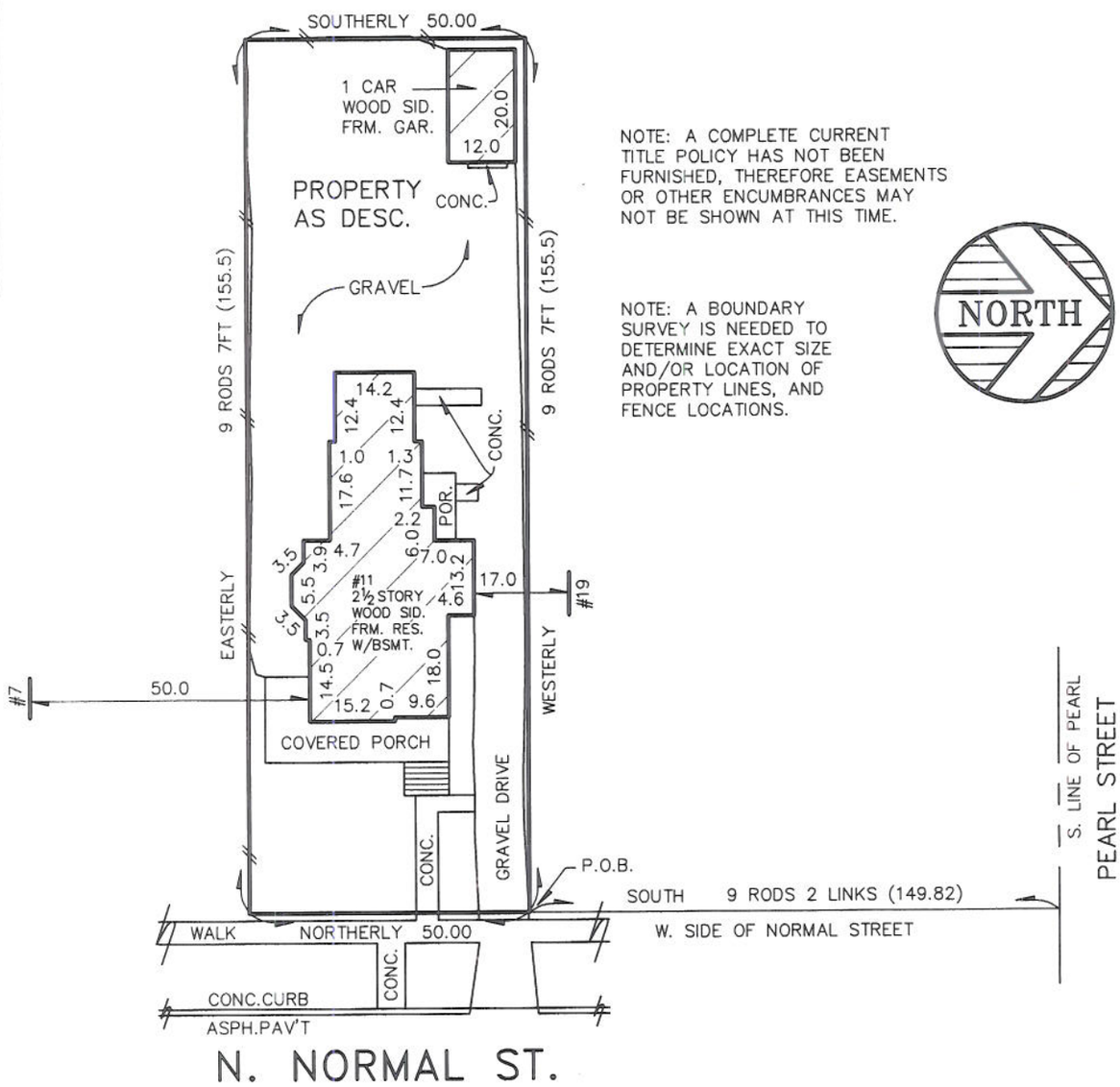
MORTGAGE SURVEY

Certified to: BETH STEPHENS

Applicant: BETH STEPHENS

Property Description:

Land situated in the City of Ypsilanti, County of Washtenaw, State of Michigan, described as:
Commencing at a point on the West side of Normal Street, 9 rods and 2 links South of the South line of Pearl Street; running thence Westerly parallel with Pearl Street, 9 rods and 7 feet; thence Southerly parallel to Normal Street 50 feet; thence Easterly parallel to Pearl Street 9 rods and 7 feet to the West line of Normal Street; thence Northerly along the West line of Normal Street 50 feet to the Place of Beginning, being part of French Claim 691, City of Ypsilanti, County of Washtenaw State of Michigan.



NOTE: A COMPLETE CURRENT TITLE POLICY HAS NOT BEEN FURNISHED, THEREFORE EASEMENTS OR OTHER ENCUMBRANCES MAY NOT BE SHOWN AT THIS TIME.

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND FENCE LOCATIONS.

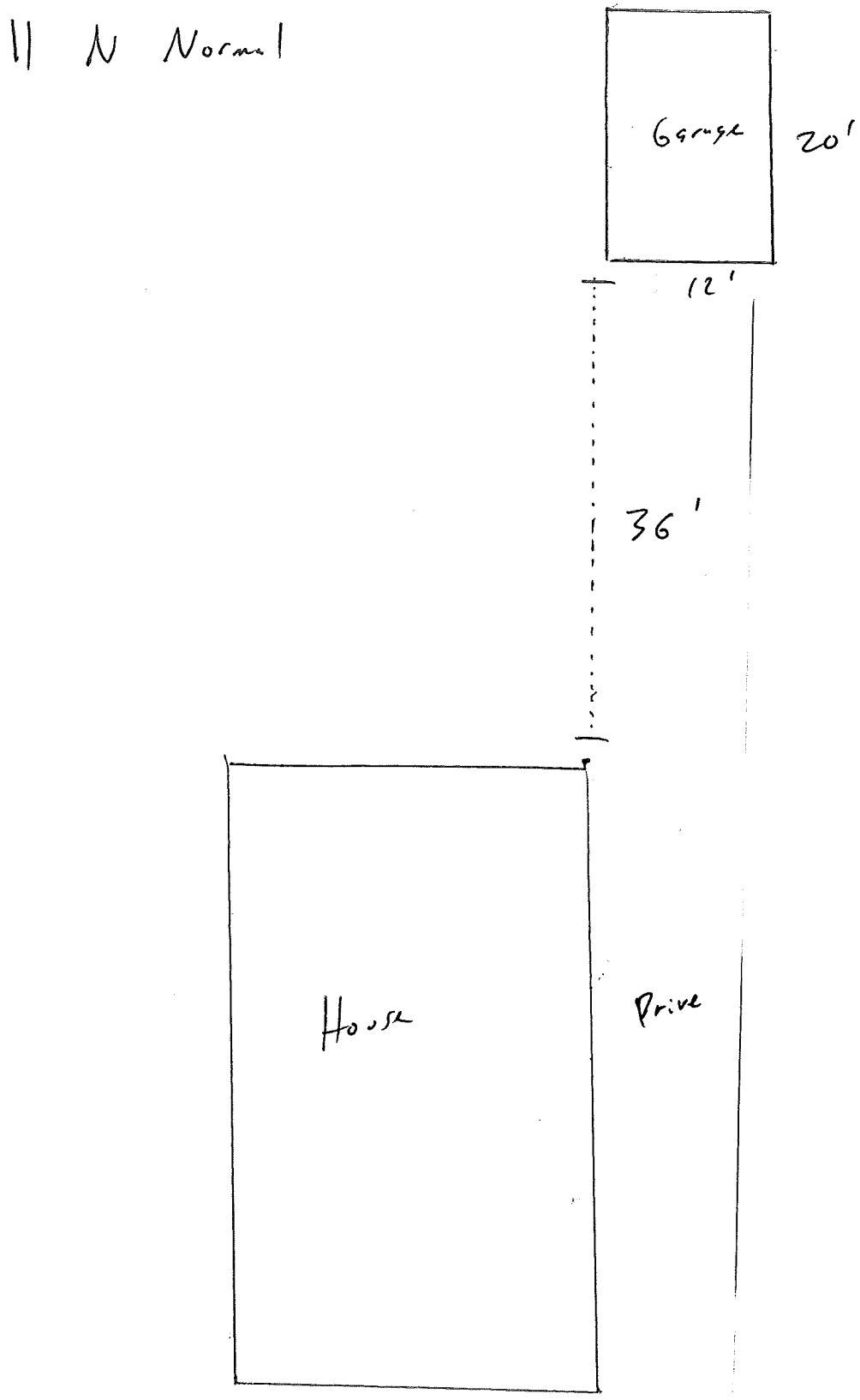
CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

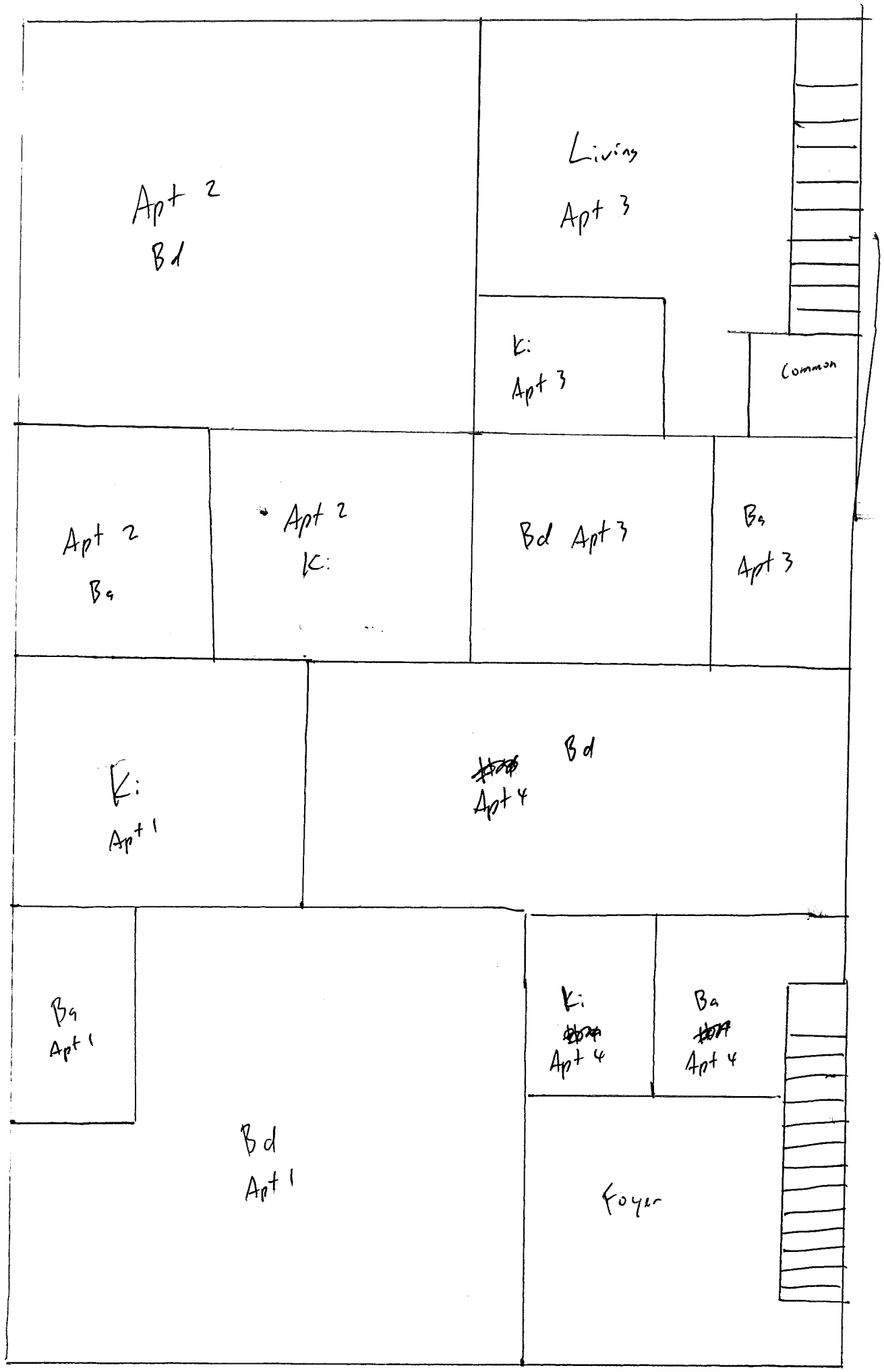
JOB NO: 18-02485 SCALE: 1"=30'

DATE: 07/10/18 DR BY: LAO

KEM-TEC PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GROUP OF COMPANIES
Eastpointe (800) 295.7222 FAX: (586) 772.4048
Detroit (313) 758.0677 FAX: (586) 772.4048
Ann Arbor (734) 994.0888 FAX: (734) 994.0667
Grand Blanc (888) 694.0001 FAX: (810) 694.9955
www.kemtecagroupofcompanies.com

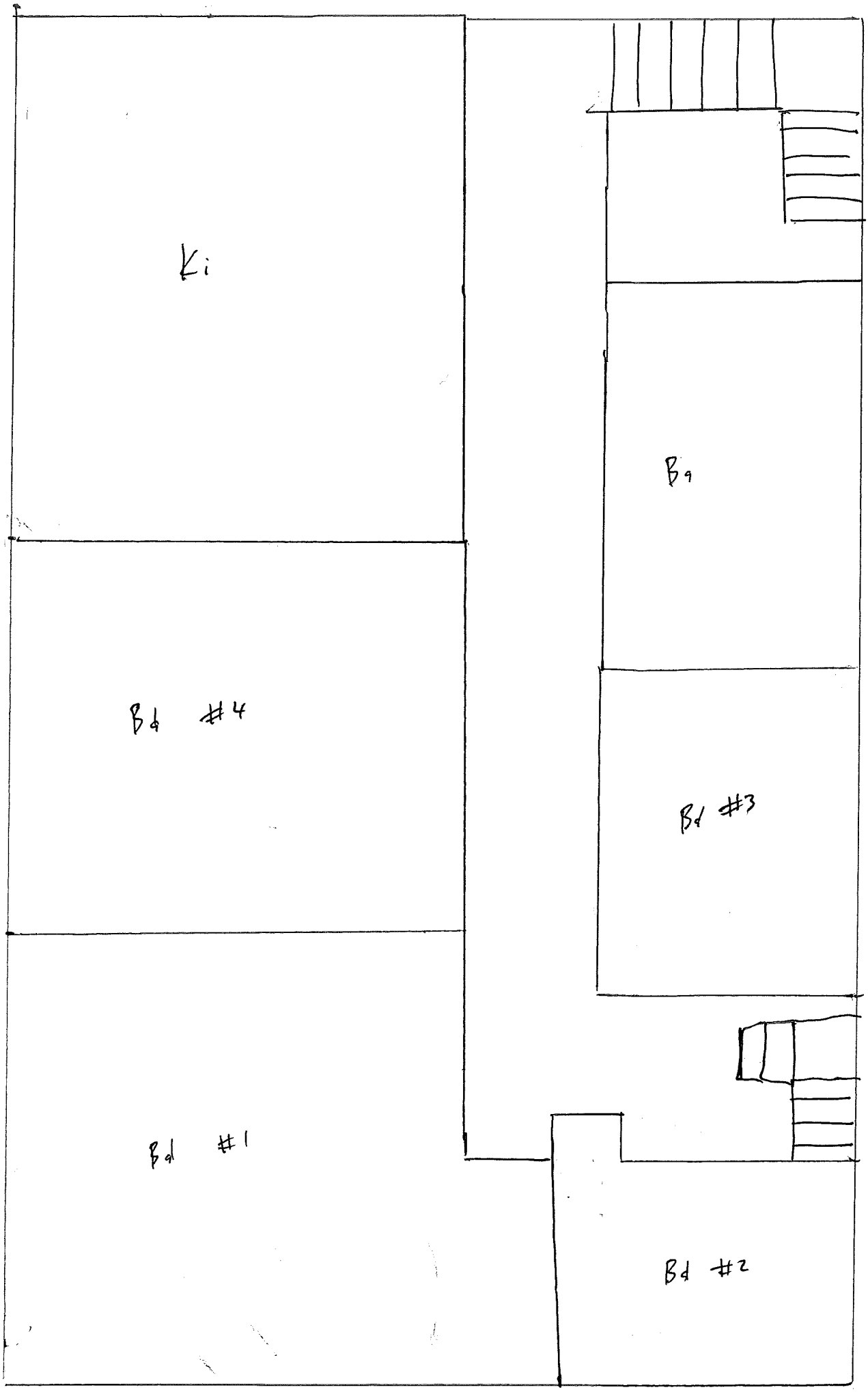

N Normal
Garage
20'
12'
36'
House
Drive

1st Floor


Apt 2
Bd
Living
Apt 3
K:
Apt 3
Common
Apt 2
Ba
Apt 2
K:
Bd Apt 3
Ba
Apt 3
K:
Apt 1
Bd
Apt 4
Ba
Apt 1
K:
Apt 4
Ba
Apt 4
Bd
Apt 1
Foyer

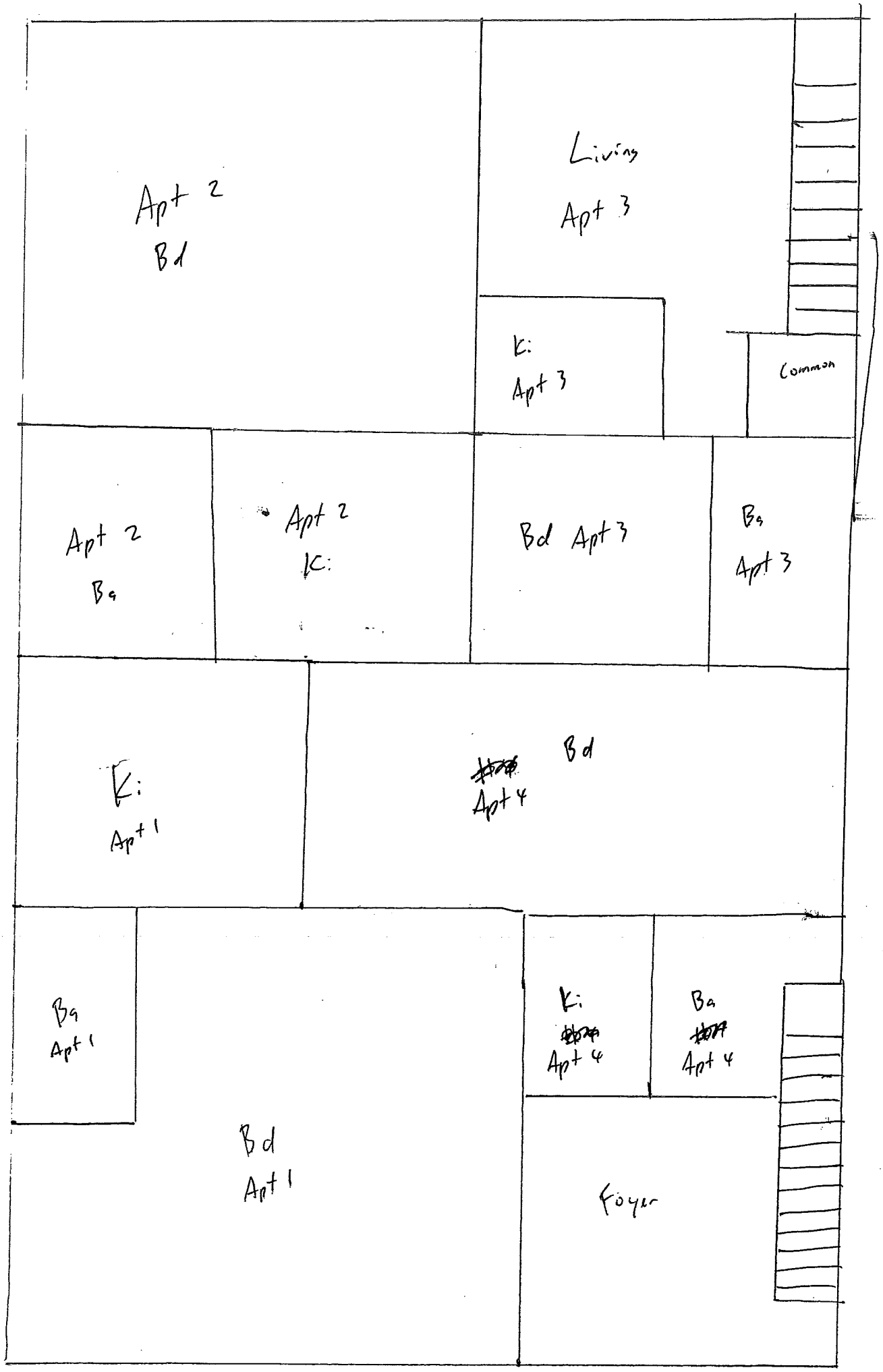
N →

2nd Floor



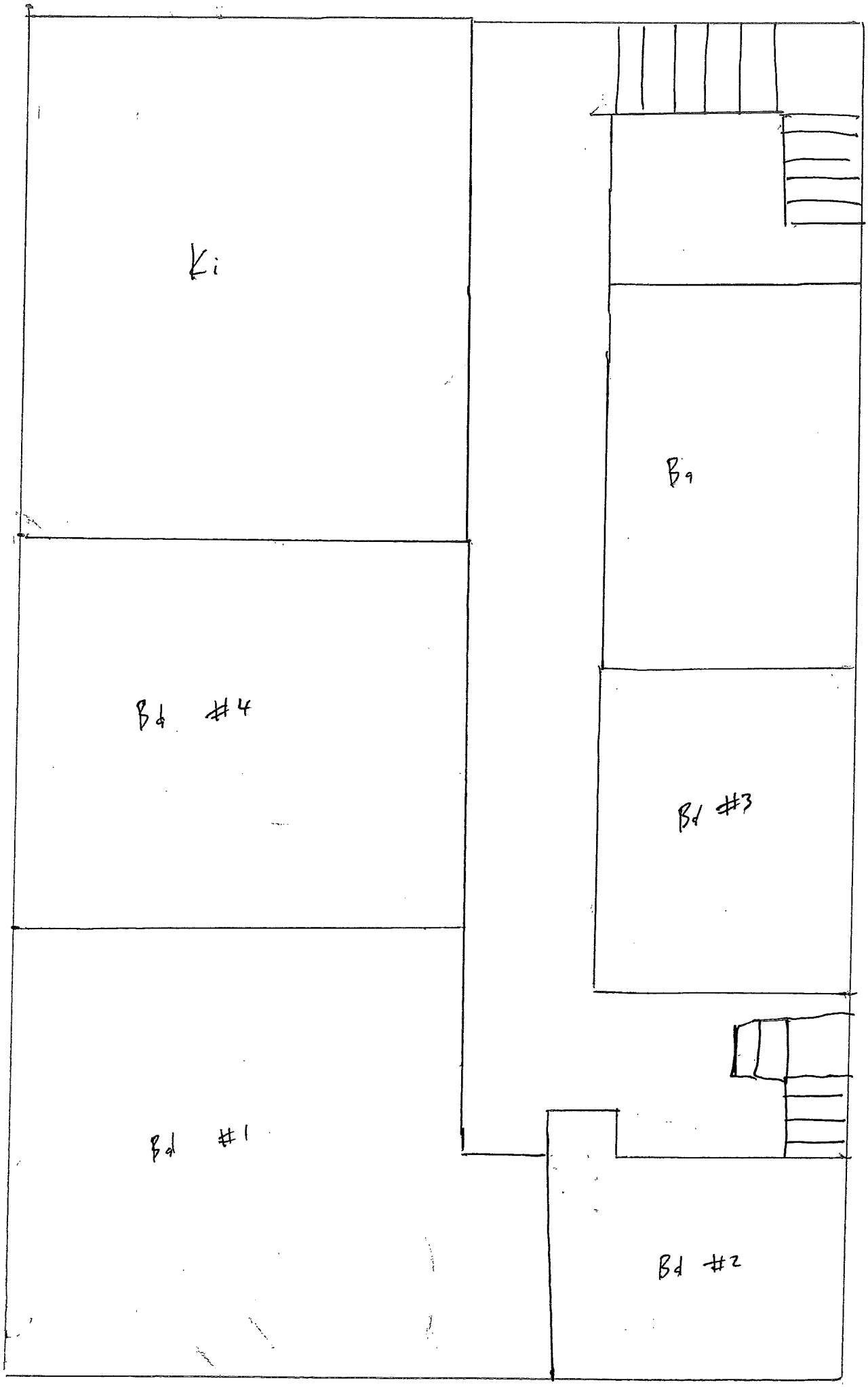
N→

1st Floor


Apt 2
Bd
Living
Apt 3
K:
Apt 3
Common
Apt 2
Ba
Apt 2
K:
Bd Apt 3
Ba
Apt 3
K:
Apt 1
Bd
Apt 4
Ba
Apt 1
Bd
Apt 1
K:
Apt 4
Ba
Apt 4
Foyer

N →

2nd Floor



N→

Agenda
Planning Commission
Wednesday, 15 August 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

V. Presentations and Public Hearing Items

- 2 N Normal
  Public Hearing: Special Use and Site Plan

City of Ypsilanti
Community & Economic Development Department

9 August 2018

Staff Review of Special Use Application
2 N Normal – 2nd Floor Addition
2 N Normal

Applicant:	Vincent Zhang Daisy Rentals 800 Cliffs Dr # 308 Ypsilanti, MI 48198
Project:	2 N Normal - 2nd Floor Addition
Application Date:	18 July 2018
Location:	North east corner of Congress and Normal
Zoning:	CN-Mid
Action Requested:	Approval of 3 units w/expansion of 2nd floor
Staff Recommendation:	Approval with conditions.

PROJECT AND SITE DESCRIPTION

2 N Normal is an existing three-unit home. There was a fire at the property earlier this year, causing extensive damage. The owners are interested in expanding the second story by approximately 200 square feet, over an existing first-story addition, at the same time they perform the repairs. The use of the property for three units is an existing legal nonconforming use; nonconformities may not be expanded; thus, they are seeking a Special Use Permit for the use of the property as a three-unit with the expanded second story.

Figure 1: Subject Site Location

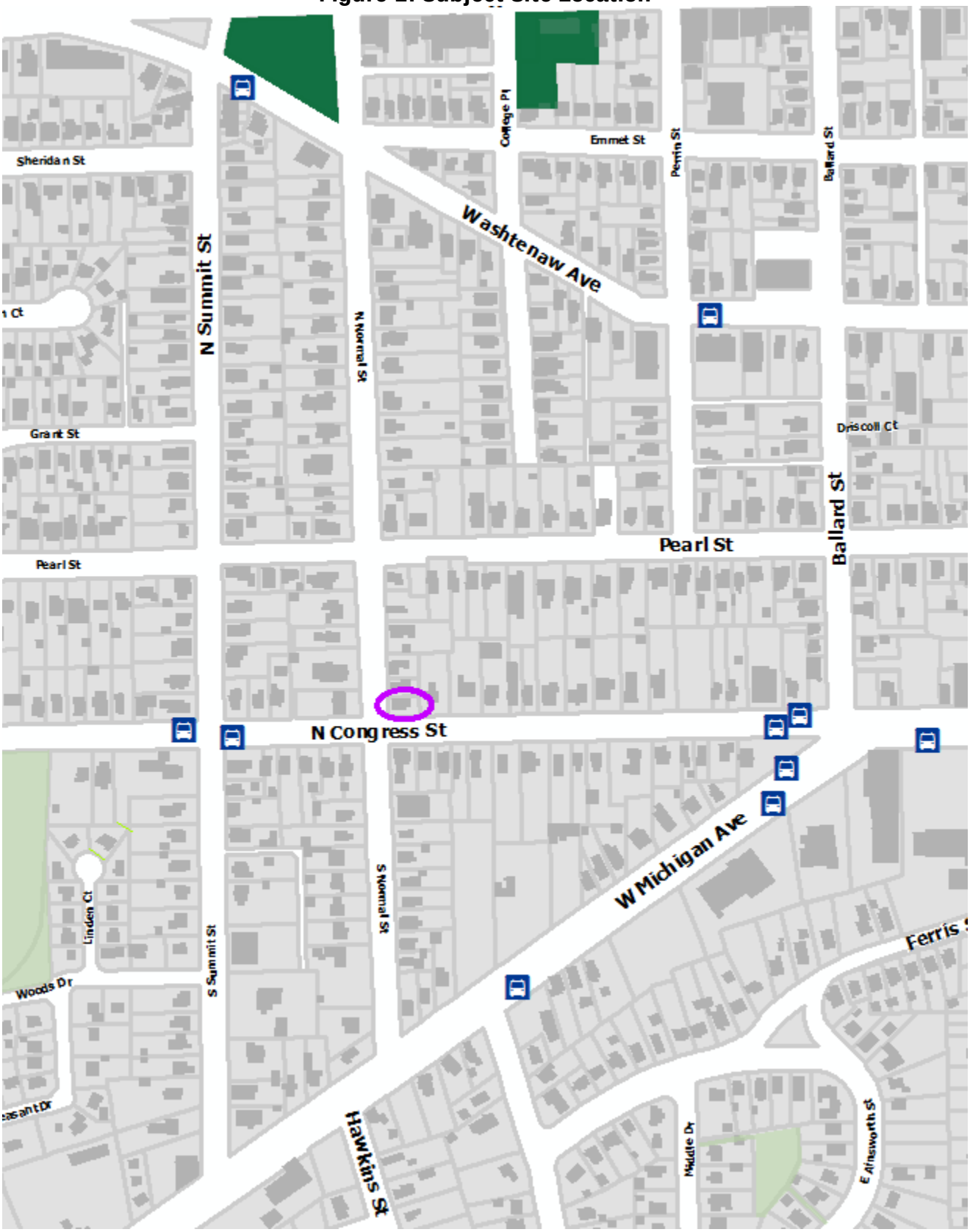


Figure 2: Site Aerial (2010)

Figure 3: photograph of site (google street view)

Figure 4: Current Photographs (Normal frontage)

Figure 4: Current Photograph (Congress frontage)

Figure 5: Land Use and Zoning of Surrounding Area

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

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 proposed use is a continuation and slight expansion of an existing nonconforming use that has been in use since at least 1999. Due to this, only a sketch plan was required, which has been provided. The location, scale, and intensity of the use are compatible with the surrounding area, which is a transition between the higher-density CN adjacent to downtown and campus and the lower-density areas south and westward.

(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 is not anticipated to 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.

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

COMMENTS: The proposed special use is compatible with the surrounding land uses.

(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 site has good access to transit, is located along a major thoroughfare at an intersection, and there is adequate sidewalks for pedestrian activity. The bicycle infrastructure in this location is better than the majority of the City.

(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.

LIMITED 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."

Applicant is not proposing any changes to the lot or the building footprint; applicant is proposing expanding the second story over an existing first story addition. Setbacks are met.

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 building is oriented towards Normal Street. There is a door on the Congress Street face to the basement unit, #A. Units B (first story) and C (second story) are accessed from the Normal entrance. Trash cans and recycling cans appear to be stored along the north side of the building, just in front of the parking space, in an unscreened area.

Items to be Addressed: Applicant to construct a trash can corral to contain and screen trash cans from the ROW.

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 is one existing nonconforming paved parking space on the north side of the Normal face of the building. An AAATA bus route 6 stop is nearby at the corner of Congress and Summit. The area is within the Residential

Permit Parking program and part of Area 4. There is on-street parking available on both sides of Normal and on the north side of Congress. There are plentiful sidewalks in the area, and sidewalks connect the building entrances to the street. Although sidewalks are generally in good condition in this area, applicant to review and repair any broken, heavily spalled, or heaved sections of sidewalk.

The single space onsite in the front yard is paved. Front yard spaces are no longer permitted. It could be possible to place a space in the rear yard, off Congress, however, this would pose some logistical and setback challenges. Five spaces are required under the ordinance, and relocating the drive would not be able to provide any more than one total space due to the limited width. The applicant has applied for a variance from the parking requirement. There are no bike parking spaces provided.

Applicant may wish to consider reserving the space as a barrier-free space when such is requested by residents.

Items to be Addressed: Provide one bike parking hoop.

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."

- The property is screened to the north but not the east; the property to the east is a four-unit and screening is not required.
- Each building entrance is required to be lit. It appears that each is lit, but with fixtures that do not comply with current zoning. Lighting is required to be dark-sky compliant. **Applicant to update lighting and provide cut sheets for staff approval.**
- **Applicant to provide screening for trash can corral.**
- There is one street tree currently on the Normal frontage; due to its placement and species, staff suspect it to be a weed tree. A guy wire for a utility pole extends over the majority of the Normal frontage. No changes are requested to this frontage due to the guy wire placement. There are two street trees along the Congress frontage; there appears to be frontage for another tree; a tree with a full growth height of 25' or less is required at this location due to the presence of overhead power lines. **Applicant to add one small tree to the Congress frontage.**
- Generally, the landscaping on this site appears to be poorly kept; several shrubs are overgrowing the Congress sidewalk and the sidewalk at the intersection. Shrubs appear to have other weed shrubs growing within them, and poison ivy is ovserved at the east end of the property. **Applicant to remedy the weedy growth; applicant is required to keep the landscaping in a well-maintained condition.**

Items to be Addressed:

1. Applicant to update lighting and provide cut sheets for staff approval.
2. Applicant to provide screening for trash can corral.
3. Applicant to add one small tree to the Congress frontage.
4. Applicant to remedy the weedy growth; applicant is required to keep the landscaping in a well-maintained condition.

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."

Diversity is our strength. This special use does not introduce or accommodate new economic, racial, or other diversity; however, it does sustain the existing economic diversity of the City.
Anyone, no matter what age or income, can find a place to call home in Ypsilanti. This special use continues to provide rental opportunity within the City.
Easily walk, bike, drive or take transit from anywhere. Located within walking distance of Downtown and EMU.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission approve the Special Use Permit for the 3 units as shown for the 2 N Normal 2nd floor expansion project 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: LIMITED SITE PLAN

Staff recommends the Planning Commission approve the Site Plan for the 3 units as shown for the 2 N Normal 2nd floor expansion project with the following findings, waivers, and conditions:

Findings
The application substantially complies with §122-310.

Conditions
1. Applicant to construct a trash can corral to contain and screen trash cans from the ROW.
2. Provide one bike parking hoop.
3. Update lighting and provide cut sheets for staff approval.
4. Add one small tree to the Congress frontage.
5. Remedy the weedy growth; applicant must keep the landscaping in a well-maintained condition.
6. Review adjoining sidewalks; repair any broken, heavily spalled, or heaved sections.

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
Applicant

Addition for
Existing Apartment Building

2 North Normal Street - Ypsilanti, MI 48197

Planning Department

18 July 2018

Owner:
Daisy Rentals LLC - Vincent Zhang
800 Cliffs Drive #308
Ypsilanti, MI 48198
615.957.4320

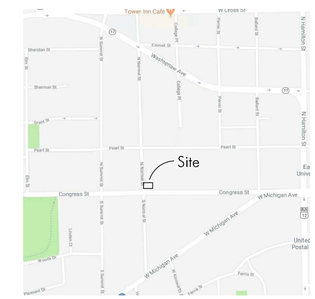
Architect:
Lewis Greenspoon Architects LLC
440 South Main Street, suite 2
Ann Arbor, MI 48104
contact: David Lewis (734.786.3757)

Scope of Work:

2nd Floor Addition over existing
one-story portion of building.
Repair fire damage to existing building.

Sheet Index:

A1.1 Cover Sheet & Site Plan
A2.1 Existing and Proposed Floor Plans



2 VICINITY MAP
N.T.S.

Planning Department Notes:

Zoning: CN-Mid
Lot Size: 47.0' x 74.25' = 3,489.75 sq. ft.

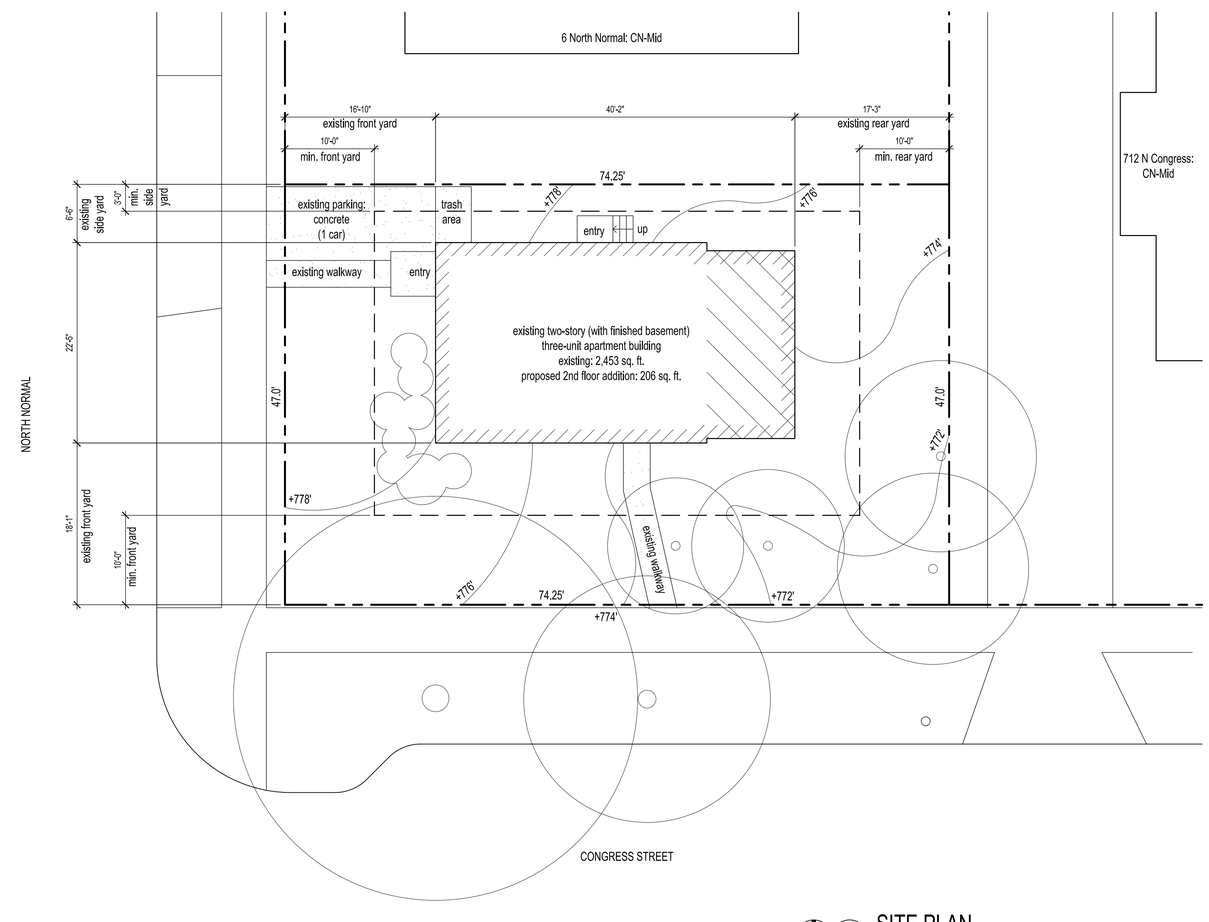
Existing Building Use: Multi-Family Housing, 3 units
Proposed Building Use: No Change

Existing Building Size: two-stories / 2,453 sq. ft. (includes finished basement)
Proposed Building Size: two-stories / 2,659 sq. ft. (includes finished basement)

Existing Bldg Footprint: 886 sq. ft. (25% of lot)
Proposed Bldg Footprint: 886 sq. ft. (25% of lot)

Existing Parking Provided: 1 car
Proposed Parking Provided: 1 car

Variance Request: reduce the required off-street parking from 5 to 1 car



1 SITE PLAN
1/8" = 1'-0"

L • G • A

LEWIS GREENSPOON
ARCHITECTS LLC
440 main st, ste 2
ann arbor, mi 48104
734 . 786 . 3757
www.lg-architects.com

DAISY RENTALS LLC
QUALITY PLACES FOR QUALITY PEOPLE

Daisy Rentals

Second Floor Addition

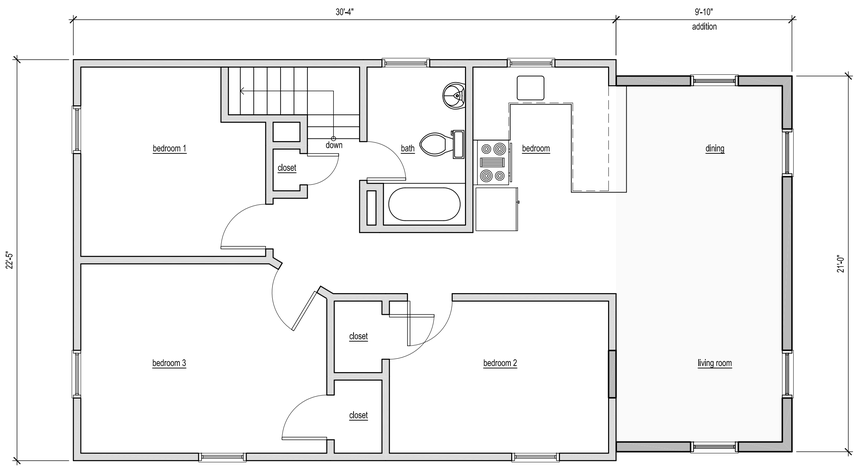
2 North Normal Street
Ypsilanti MI 48197

project no: 10036

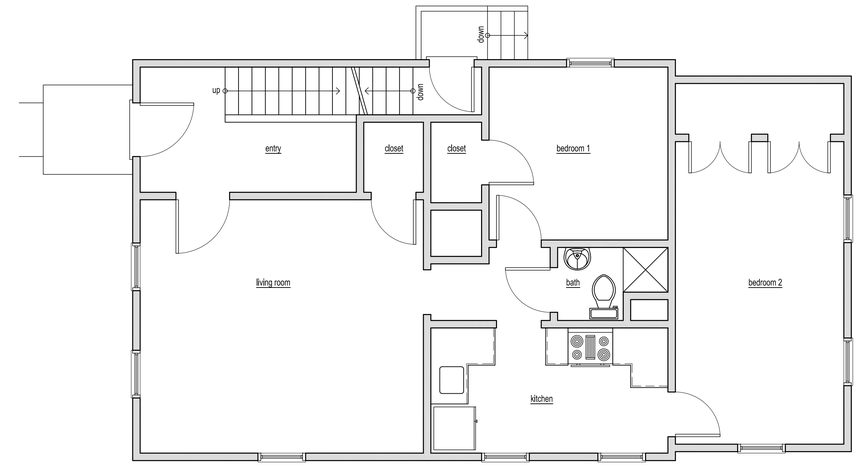
issue no:
planning dept. 18 Jul'18

A1.1

COVER SHEET
SITE PLAN



4 SECOND FLOOR - PROPOSED
1/4" = 1'-0"



2 FIRST FLOOR - EXISTING
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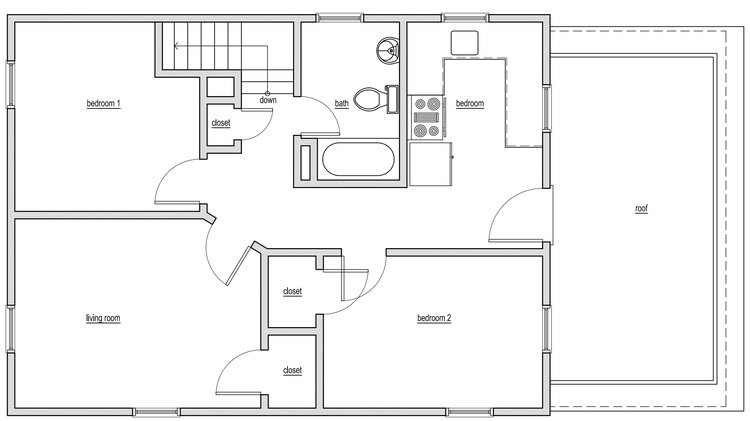
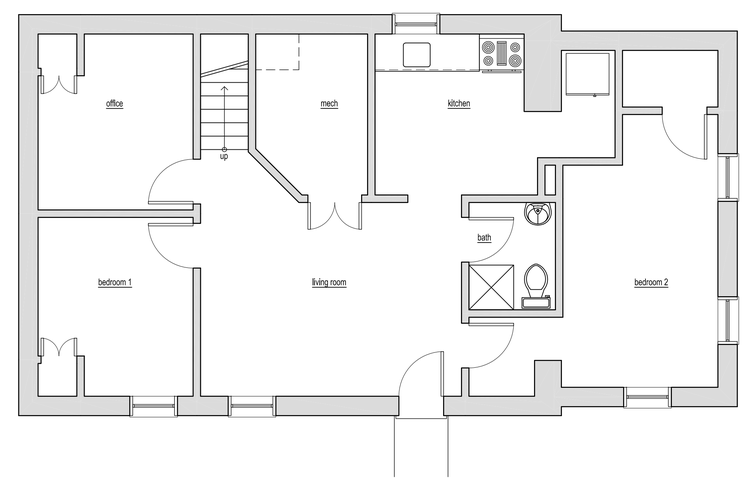


3 SECOND FLOOR - EXISTING
1/4" = 1'-0"



1 BASEMENT - EXISTING
1/4" = 1'-0"

L • G • A

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ann arbor, mi 48104
734 . 786 . 3757
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Daisy Rentals

Second Floor Addition

2 North Normal Street
Ypsilanti MI 48197

project no: 10036

issue no:
planning dept. 18 Jul'18

A2.1

FLOOR PLANS

Agenda
Planning Commission
Wednesday, 15 August 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

V. Presentations and Public Hearing Items

- 539-569 S Huron
  Public Hearing: Special Use and Site Plan

City of Ypsilanti

Community & Economic Development Department

August 8, 2018

Staff Review of Site Plan & Special Use Application
Patient Station New Build
539-569 S. Huron

GENERAL INFORMATION

Applicant:	Kenzy Consulting, Inc. 539 S. Huron Ypsilanti, MI 48197
Project:	Patient Station New Build-Parking Lot
Application Date:	July 18, 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 Plan and Special use for a parking lot as a principle use, 47 spaces
Staff Recommendation:	Conditionally approve at a reduced amount to accommodate conditions with a back-up plan for underutilized parking

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. In June, the existing site plan and special use as a medical marijuana dispensary was conditionally approved by the Planning Commission, thus bringing the current site into compliance. At that same meeting, the Planning Commission conditionally approved the site plan and special use permit for new construction on the site including a 9,918 square foot structure, south of the existing, along with associated parking and site improvements, and to demolish the existing structure.

The applicant was advised in the previous site plan and special use review by staff for the new build to seek a special use for a parking lot as a principal use to the northeast of the new building, in the "parcel 1" area of the site. Staff has consistently treated different portions of 539-569 S Huron as separate "zoning lots". "Parcel 1" is 20,631 square feet or ~0.47 acres on the north of the site. The applicant argues that the additional parking is needed for the larger building in order to accommodate the additional customers and employees.

Zoned **GC- General Corridor,** which only allows for automobile parking lots as a principal use after approval as a special land use. Principal use parking lots are regulated under §122-519 and special land use is regulated under Subdivision II of the zoning code. The parking lot contains 47 parking spaces and is accessed via a single curb cut to the southwest of the lot. The curb cut is shared with the building and parking area to the south of the proposed lot.

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 third 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 existing small building's approved Special Use Permit, such a permit would likely be moot once the building is demolished.
- A variance is also an option for the applicant for any amount of spaces over the maximum of 120%.

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 amount of parking is excessive for the location within the City. The volume of traffic, character of use, and size may be appropriate for the outskirts of the City near the freeway. The applicant argues that the additional parking will ensure that the parking for the larger building does not run over into the neighborhood and help them to remain a "good neighbor". The applicant should provide a plan for use of the extra parking if it ends up underutilized.

(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: 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. With this amount of paving, storm water may be a concern but as stated previously that the site was once home to a gas station and while the tanks have been removed, due care must still be exercised, which includes, to some extent, extensive paving.

(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, and while the applicant has, overall, considered the impact of the business and its required parking on the area, this parking lot more than doubles the parking for the site, when less parking spaces in the north lot and more green space could suffice. The adjacent lot to the east is zoned the same as this parcel and thus is 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: The proposed use should have minimal impact on the area and is conveniently located to the freeway and trunklines. It will also be accessible via sidewalk, once the applicant provides a sidewalk adjacent to the north lot, although gaps do exist to the south.

(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:

1. Special use approval subject to approval of the proposed site plan.
2. The applicant to provide a back-up plan for use of the extra parking if it ends up underutilized for staff review.

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."

Calculated using "Parcel 1" – the northern portion of 539 S Huron St – as the "zoning lot."

Figure 5: Requirements

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-519 USE-SPECIFIC	Parking lots must meet all dimensional requirements for off-street parking in accordance with Article VI, Division 7 of this chapter.		See below, section 122-683
	Parking lots must contain an amount of bicycle spaces equal to 5% of the number of vehicle spaces year-round; another 5% must be provided April-October, with that area being used for snow storage or additional vehicle parking during the winter months.		**Bike racks in the southern parking lot; does not meet.** **10% * 47= 4.7 or 5 bike spaces**

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	Parking lots must contain twice the number of barrier-free parking spaces as would be required under Michigan Barrier-Free code, with no fewer than two barrier-free spaces being provided.		**None indicated in northern lot, 2 in southern lot; does not meet.** **47 spaces requires 2 barrier free spaces per MI Barrier free *2= 4 spaces required.**

Items to be Addressed:

1. Applicant to provide 5 additional bike spaces in the northern lot, half of which must be provided year-round.
2. Applicant to provide 4 barrier-free spaces in the northern lot.

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 lot is an odd shape that does not run parallel to S. Huron, due largely to MDOT rights-of-way. Only one curb cut will be used for the new building and for access to the parking lots. There are three parking areas proposed: one at the northern portion of the lot (this lot is the subject of this review), one lot adjacent to the north side of the building, and one to the south.

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."

Vehicle access will be from South Huron. Bicycle and pedestrian access will be from the sidewalk along the southern frontage, and will not share the driveway with vehicles. **No sidewalk is indicated on the plans on the north side of the curb cut, adjacent to the proposed northern parking lot.** 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 47, middle with 26, 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
§122-685	**PARKING Dimensions**	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)		• 9'x18' on the inside rows • 9'x16' on the outside (north and south rows), **this does not meet since the landscaping on the north side requires 3' between the curb and plantings plus the additional 2' overhang, requiring all landscaping to be 5' or more from the curb**, the southern row at 9x16 with a 2' overhang of the grass area is acceptable.
§122-685	**BARRIER FREE**	Barrier free parking spaces must be provided in accordance with the state barrier free design requirements.		**None proposed, 4 required, 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 on the plans for the north lot. There is no marked access from the southern parking lots and the building to the northern lot.**
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway • Drives: 20' for 2-way, 10' for 1-way, 30' max		**Access from S Huron located on "parcel 2". The internal access point to the northern lot is 32' wide.**

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.		22', meets
Surfacing	durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff		No mention in the engineering letter; must meet engineering standards.
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.		Per OHM letter: *"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."*
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		**5', does not meet,** waive-able by the PC if stormwater, landscaping, and other similar concerns have been adequately addressed with other methods.
	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.		Meets
	Wheel Stops	For parking lots containing five or more spaces or accessory to commercial uses, wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping.		Curbing on the exterior rows, **no wheel stops indicated on the interior rows.**
	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.		Indicated, see sec. 122-609 review.
§122-684	**Screening & Landscaping (internal)**	1 tree per 8 spaces		**47/8=6 trees, required, only five indicated at the corners and internal to the lot, does not meet.**
		1 landscape island for each 16 spaces		22/16=1.4
		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		**No curbed island on eastern aisle end**
		3' between curb and planting (5' if vehicle overhang)		**1'-5' on the north end, does not meet.**
	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		**Does not meet**
		Landscaped areas, walls, structures, walks- must be protected by curbing		Meets
§122-691	**Motor spaces**	Principal use parking lot		N/A **48 spaces are provided adjacent to the building which is 120%, or the maximum # of spaces permitted**, the additional 47 spaces in the north lot doubles that
§122-693	**Bicycle spaces**	1 per 5 motor spaces, minimum of 2		N/A, see use specific requirements earlier
§122-672	**SIDEWALKS**	provide a sidewalk or shared-use path		**None indicated on the plans adjacent to the north lot**
§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.		N/A
§122-695	**Off-street loading**	Commercial-5,000 – 19,999=1 space at 10' x 50'		Loading area indicated in the southern lot near the building.

Items to be Addressed:

1. Applicant to provide 9' x 18' parking spaces or move the landscaping on the north side 5' or more from the curb.

2. Applicant to provide a 5' walkway from parking lot and a raised/marked crosswalks within parking lot for access to building and lot to the south.
3. Applicant to reduce the internal access point to the northern lot to 30' or less.
4. Applicant to increase the setback from the adjacent lot to the required 10'.
5. Applicant to provide an additional tree internal to the parking lot.
6. Applicant to provide a curbed island at the east end of the internal parking spaces.
7. Applicant to install a 3'-4' screen of 80% opacity where the parking lot is visible from ROW.
8. Applicant to provide a sidewalk along the northern property line.

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.

Site plan approval is subject to engineering review.

Items to be Addressed: See attached engineering review.

SCREENING §122-311(h)

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

Figure 7: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609 Lighting	• Dark Sky compliant; may be full cutoff where affecting residential uses • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc		• Meets • **3 areas, 2 on the west and 1 on the east are higher than the 0.5 fc requirement** • 15' height is indicated • **Some areas of the lot are less than the requirement**

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§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	In southern lot, behind new building.
§122-631 Landscape plan			Plan included
§122-634 Screening Between Land Uses *if conflicting use*	visual buffer of at least 80% opacity and 6' height		N/A
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: 212'/30' = 7 trees		**None shown. Street trees are to be placed in the right-of-way, between the sidewalk and the street.**
§122-638 Site Landscaping	10%	None	~4,462/20,631 = ~22%, meets
§122-632 Landscape Elements	Quality, composition, berms, spacing, species		Meets
	Credit for existing vegetation		None marked as retained near north lot
§122-633 (d)(e) Maintenance	Readily available and acceptable water supply; may install underground sprinkler system		**Irrigation system or maintenance plans not indicated.**

Items to be Addressed:

1. Applicant to adjust the lighting foot-candles in the north lot to meet the zoning requirements and resubmit lighting plan for staff review.
2. Applicant to provide street trees, for administrative review
3. Applicant to provide landscaping maintenance plan, for administrative review.

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 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 §122-311(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."

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

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission ***conditionally approve*** the Special Use Permit for the Patient Station New Build-Parking Lot at 539-569 S Huron with the following finding and conditions:

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

Conditions:

1. Special use approval shall be subject to approval of site plan.
2. The applicant to provide a back-up plan for use of the extra parking if it ends up underutilized for staff review.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission ***conditionally approve*** the Site Plan for the Patient Station New Build-Parking Lot at 539-569 S. Huron St. with the following finding and conditions:

Finding

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

Conditions

1. Applicant to provide 5 additional bike spaces in the northern lot, half of which must be provided year-round.
2. Applicant to provide 4 barrier-free spaces in the northern lot.
3. Applicant to provide 9' x 18' parking spaces or move the landscaping on the north side of the lot 5' or more from the curb.
4. Applicant to provide a 5' walkway from parking lot to the sidewalk and a raised/marked crosswalks within parking lot for access to building and parking lot to the south.
5. Applicant to reduce the internal access point to the northern lot to 30' or less.
6. Applicant to increase the setback from the adjacent lot to the required 10'.
7. Applicant to provide an additional tree internal to the parking lot.
8. Applicant to provide a curbed island at the east end of the internal parking spaces.
9. Applicant to install a 3'-4' screen of 80% opacity where the parking lot is visible from ROW.

10. Applicant to provide a sidewalk along the northern property line.
11. Applicant to adjust the lighting foot-candles in the north lot to meet the zoning requirements and resubmit lighting plan for staff review.
12. Applicant to provide street trees, for administrative review
13. Applicant to provide landscaping maintenance plan, for administrative review.

Cynthia Kochanek
Preservation Planner, Community & Economic Development Department

CC File
Applicant
Site designer

PLUNKETT COONEY

August 9, 2018

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

Re: Kenzy Consulting, Inc. / The Patient Station
539 S. Huron Street and 569 S. Huron Street
Special Land Use Request for Additional Parking

Dear Chairman Dunwoodie and Planning Commission Members:

On behalf of our client, Kenzy Consulting, Inc. ("The Patient Station"), we wish to thank the Planning Commission for its Special Land Use and Site Plan approvals on June 20, 2018. The approval of the new construction will allow The Patient Station to further invest in the community with a new facility.

As you may recall from your June 20th meeting, during the course of the review of our Applications it came to our attention that Zoning Ordinance Section 122-691 restricts the number of parking spaces to 120% of required parking. Consequently, the Planning Commission did approval 48 parking spaces of the requested 95 parking spaces for the new construction. We are now seeking to add the additional 47 parking spaces that were shown on the original submissions.

Today, with a much smaller building, The Patient Station is an active business with a number of patients coming to the business during the course of the day. With the new construction, we anticipate more customers and additional parking needs. The Patient Station will also have more employees. Consequently, after much study, The Patient Station came to the conclusion that 48 spaces, as previously approved, is simply not enough to handle the anticipated demand.

In addition, The Patient Station has pledged to its residential and commercial neighbors that it will be a "good neighbor." Our client is extremely concerned that the current approved parking will be insufficient and its customers, vendors and other visitors will be forced to park on the neighboring residential streets or at commercial businesses. Unfortunately, due to the unique location of the site, there really is nowhere else to go. Consequently, The Patient Station respectfully requests the Planning Commission approve the Special Land Use for the additional 47 parking spaces.

In summary, the 47 additional parking spaces will:

1. Bring the parking space total to 95 spaces, which The Patient Station believes will be adequate;

2. Restrict access to the neighborhood, as the north parking lot, which will contain the additional 47 spaces, will not have any access to Kramer Street, but will only have access to South Huron;

3. Allow The Patient Station to be a "good neighbor" and provide additional parking at its cost and expense; and

4. Be located at the north end of the site on land that would otherwise be vacant and, instead, can be utilized and landscaped.

It would be easy for The Patient Station to avoid additional cost and expense and not build the additional parking spaces. However, our client believes that would be irresponsible and not in keeping with its "good neighbor" policy.

As always, if any of you have any questions, please feel free to let us know and we will respond either prior to or at your August 15th meeting.

Thank you for your thoughtful consideration of this Special Land Use request.

Sincerely,

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

DGC/cmw
cc: Bonnie Wessler
Cory Nemeth
Jim Nemeth
Fareed Mojaradi

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

OHM Advisors
34000 PLYMOUTH ROAD
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CC: Stan Kirton, Department of Public Works
Scott Westover, YCUA
File

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Project Name: Patient Station Medical Marijuana Dispensary

539/569 East HuronYpsilanti, Michigan

ZONING CLASSIFICATION AND DATA:

ZONING REGULATION:	PERMITTED	PROPOSED
ZONING:	GC- General Corridor	
ADJACENT ZONING:	PMD-Production, Manufacturing, Distribution NC- Neighborhood Corridor, GC General Corridor	
PROPOSED LAND USE:		
GROSS SITE AREA:	PARCEL 1,2 and 3 : 94,644.0 S.F. Or 2.17 ACRES	
LOT REQUIREMENTS AND BUILDING ENVELOP:		
LOT WIDTH:	50 FEET MINIMUM 300 FEET MAXIMUM	244.35 FEET LOT WIDTH
LOT DEPTH:	100 FEET MINIMUM 300 FEET MAXIMUM	269.08 FEET LOT DEPTH
LOT COVERAGE :	60 PERCENT OR 33,453 S.F.ZX.6 = 20,071 S.F.	7,000. S.F.
STREET SET BACK:	MINIMUM 5 FEET, MAXIMUM 15 FEET	15 FEET AVERAGE
MINIMUM SIDE SETBACK:	NONE	13 FEET AND 4 FEET
MINIMUM REAR SETBACK:	15 FEET	95 FEET
LANDSCAPING , GREENBELTS:	1 TREE FOR 30 FEET OF FRONTAGE OR 165 / 30 =6	4 WITH CREDIT FOR EXISTING
SITE LANDSCAPING:	10% OF SITE AREA 70,732 S.F.ZX.10 = 7,073 S.F.	10,370 S.F.
GROSS BUILDING AREA:		9,918 S.F.
PARKING REQUIREMENTS:		
CARS:	1 SPACE PER 250 SQUARE FEET OF GROSS AREA	40 SPACES
BICYCLE :	6 BICYCLE RACK	6 BICYCLE RACK
LOADING SPACE	1 SPACE 10'X50'	1 SPACE 10'X50'
PROVIDED:		97 SPACES

LOCATION MAP:

PROPERTY DESCRIPTION:

PARCEL 2:
PART OF LOT 3 PLAN OF CLARKSVILLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3, PAGE 1, WASHTENAW COUNTY RECORDS, AND PART OF FRENCH CLAIM 680, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF HURON STREET WITH THE CENTERLINE OF MONROE AVENUE (NOW ABANDONED); THENCE NORTHEASTERLY 76.89 FEET ALONG THE CENTERLINE OF HURON STREET; THENCE SOUTHEASTERLY DEFLECTING 98 DEGREES 14 MINUTES TO THE RIGHT 271.80 FEET; THENCE SOUTHWESTERLY DEFLECTION 81 DEGREES 46 MINUTES TO THE RIGHT 121.83 FEET; THENCE NORTHWESTERLY DEFLECTING 88 DEGREES 33 MINUTES TO THE RIGHT 269.07FEET 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, EXCEPTING THEREFROM THAT PART TAKEN FOR HIGHWAY PURPOSES AS SET FORTH IN DECLARATION OF TAKING RECORDED IN LIBER 1296, PAGE 428, WASHTENAW COUNTY RECORDS.

PLAN DISTRIBUTION LIST:

AGENCY:	DEPARTMENT:	CONTACT:	EMAIL ADDRESS	TELEPHONE:	DATE:
CITY OF Ypsilanti	Cmmunity and Economic Development	Bonnie Wessler City Planner	bwessler@cityofypsilanti.com	734.483.9646	05/05/2018

DRAWING INDEX:

- COVER SHEET
- SURVEY
- SP-1 SITE PLAN
- L-1 LANDSCAPE PLAN
- C-1 GRADING , SITE UTILITY PLAN
- E-1 SITE PHOTOMETRIC PLAN
- T-1 TRUCK ROUTE DIAGRAM
- A-1 BUILDING FLOOR PLAN
- A-2 BUILDING ELEVATIONS
- A-3 BUILDING ELEVATIONS

PETITIONER AND OWNER:

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 48197

ARCHITECT: / ENGINEER:

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

CONSTRUCTION MANAGER:

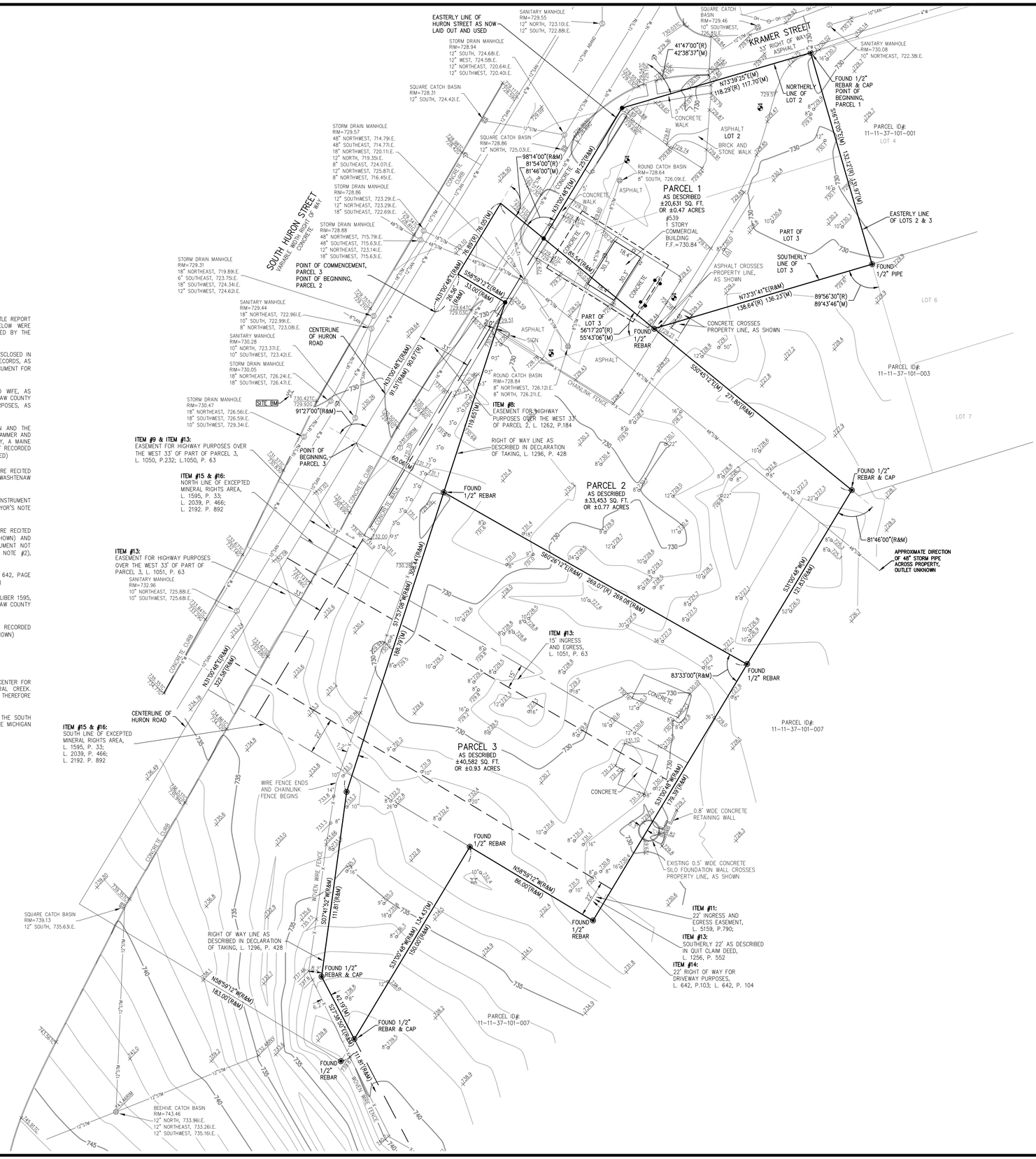
Metro General Contractor. Inc,
48155 West Rd, Wixom, MI 48393
PHONE: 248 -615-1111
metrogeneralcontractorsinc.com

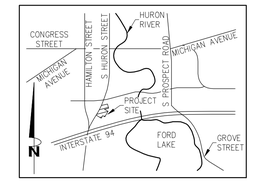
Metro General Contractors, Inc.

STATE OF MICHIGAN
FAREED MOJARADI
ARCHITECT
No. 1301038465
LICENSED ARCHITECT

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

COVER SHEET





LOCATION MAP
(NOT TO SCALE)

BENCHMARK DATA:

SITE BENCHMARK:
TOP NUT ON FIRE HYDRANT ON THE WEST SIDE OF SOUTH HURON STREET.
ELEVATION = 732.83 NAVD88

TITLE REPORT EXCEPTIONS:

ONLY THOSE EXCEPTIONS CONTAINED WITHIN ATA NATIONAL TITLE GROUP, LLC TITLE REPORT FILE NO. 81-16494244-FHR, DATED AUGUST 28, 2016 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

8. INTEREST OF THE AMERICAN OIL COMPANY, A MARYLAND CORPORATION, AS DISCLOSED IN WARRANTY DEED RECORDED IN LIBER 1262, PAGE 184, WASHTENAW COUNTY RECORDS, AS TO PARCEL 2. (33' EASEMENT FOR HIGHWAY PURPOSES, AS SHOWN) (SEE DOCUMENT FOR ADDITIONAL INTERESTS)

9. INTEREST OF GEORGE R. MASSEY AND CARRIE D. MASSEY, HUSBAND AND WIFE, AS DISCLOSED IN WARRANTY DEED RECORDED IN LIBER 1050, PAGE 232, WASHTENAW COUNTY RECORDS, AS TO PART OF PARCEL 3. (33' EASEMENT FOR HIGHWAY PURPOSES, AS SHOWN)

10. LESSEE'S INTEREST OF SINCLAIR REFINING COMPANY, A MAINE CORPORATION AND THE TERMS CONDITIONS AND PROVISIONS CONTAINED IN THE LEASE BETWEEN J.J. HAMMER AND MARTHELYN HAMMER, HIS WIFE, AS LESSOR AND SINCLAIR REFINING COMPANY, A MAINE CORPORATION , AS LESSEE, SAID LEASE BEING DISCLOSED BY THE INSTRUMENT RECORDED IN LIBER 658, PAGE 444, WASHTENAW COUNTY RECORDS. (NO EASEMENTS LISTED)

11. EASEMENTS AND THE TERMS, CONDITIONS AND PROVISIONS THEREOF WHICH ARE RECITED IN GRANT OF PERPETUAL EASEMENTS RECORDED IN LIBER 5159, PAGE 790, WASHTENAW COUNTY RECORDS. (AS SHOWN)

12. RIGHT OF WAY FOR SEWERS PURPOSES VESTED IN CITY OF YPSILANTI BY INSTRUMENT RECORDED IN LIBER 337, PAGE 8, WASHTENAW COUNTY RECORDS. (SEE SURVEYOR'S NOTE #1)

13. EASEMENTS AND THE TERMS, CONDITIONS AND PROVISIONS THEREOF WHICH ARE RECITED IN GRANT OF RIGHT OF WAY RECORDED IN LIBER 1051, PAGE 63 (AS SHOWN) AND FURTHER EVIDENCED IN DEEDS RECORDED IN LIBER 1260, PAGE 393 (DOCUMENT NOT PROVIDED) AND IN LIBER 1236, PAGE 552 (AS SHOWN) (SEE SURVEYOR'S NOTE #2), WASHTENAW COUNTY RECORDS.

14. RIGHT OF WAY FOR DRIVEWAY AS SET FORTH IN DEEDS RECORDED IN LIBER 642, PAGE 103 AND IN LIBER 642, PAGE 104, WASHTENAW COUNTY RECORDS. (AS SHOWN)

15. RESERVING FLUID AND MINERAL RIGHTS AS DISCLOSED IN DEEDS RECORDED IN LIBER 1595, PAGE 33, IN LIBER 2039, PAGE 466 AND IN LIBER 2192, PAGE 892, WASHTENAW COUNTY RECORDS. (AS SHOWN)

16. TERMS AND CONDITIONS CONTAINED IN THE DEED DATED MAY 11, 1977 AND RECORDED MAY 25, 1977 IN LIBER 1595 PAGE 33, WASHTENAW COUNTY RECORDS. (AS SHOWN)

SURVEYOR'S NOTES:

1. ITEM #12, LIBER 337, PAGE 8 CALLS FOR A 25 FOOT WIDE EASEMENT, THE CENTER FOR THE PROPOSED RIGHT OF WAY TO FOLLOW THE CENTER OF THE NATURAL CREEK. EVIDENCE TO THE LOCATION OF THE NATURAL CREEK WAS NOT OBSERVED, THEREFORE SAID EASEMENT IS NOT SHOWN HEREON.

2. ITEM #13, LIBER 1256, PAGE 552 IS A QUIT CLAIM DEED THAT QUIT CLAIMS THE SOUTH 22 FEET OF THE PARCEL AS DESCRIBED FROM THE CITY OF YPSILANTI TO THE MICHIGAN STATE HIGHWAY DEPARTMENT.

LEGEND:

- FOUND MONUMENT (AS NOTED)
- PROPERTY CORNER
- SQUARE CATCH BASIN
- STORM MANHOLE
- ROUND CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE
- GAS METER
- 720.00 EXISTING ELEVATION
- TREE WITH DIAMETER IN INCHES
- LIGHT POLE BASE
- UTILITY POLE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- BOLLARD
- DOUBLE POST SIGN
- MONITORING WELL
- ADJOINING BOUNDARY LINE
- EDGE OF ASPHALT
- BOUNDARY LINE
- BUILDING
- BUILDING OVERHANG
- EDGE OF CONCRETE
- 800 CONTOUR MAJOR
- CONTOUR MINOR
- CONCRETE CURB
- EASEMENT
- OH OVERHEAD UTILITY LINE
- X FENCE (AS NOTED)
- FLATTED SUBDIVISION
- RIGHT OF WAY
- SAN SEWER LINE
- EDGE OF SIDEWALK
- STM STORM DRAIN LINE
- WALL (AS NOTED)
- W WATER MAIN

LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF WASHTENAW, CITY OF YPSILANTI, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 2 AND PART OF LOT 3, PLAN OF CLARKSVILLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3, PAGE 1, WASHTENAW COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTHERLY 132.12 FEET ALONG THE EASTERLY LINE OF LOTS 2 AND 3; THENCE WESTERLY DEFLECTING 89 DEGREES 56 MINUTES 30 SECONDS TO THE RIGHT 138.64 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 3; THENCE NORTHWESTERLY DEFLECTING 56 DEGREES 17 MINUTES 20 SECONDS TO THE RIGHT 85.54 FEET; THENCE NORTHEASTERLY DEFLECTING 81 DEGREES 54 MINUTES TO THE RIGHT 91.25 FEET ALONG THE EASTERLY LINE OF HURON STREET AS NOW LAID OUT AND USED; THENCE EASTERLY DEFLECTING 41 DEGREES 47 MINUTES TO THE RIGHT 118.29 FEET ALONG THE NORTHERLY LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

PARCEL 2:
PART OF LOT 3 PLAN OF CLARKSVILLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3, PAGE 1, WASHTENAW COUNTY RECORDS, AND PART OF FRENCH CLAIM 680, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF HURON STREET WITH THE CENTERLINE OF MONROE AVENUE (NOW ABANDONED); THENCE NORTHEASTERLY 76.89 FEET ALONG THE CENTERLINE OF HURON STREET; THENCE SOUTHEASTERLY 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, EXCEPTING THEREFROM THAT PART TAKEN FOR HIGHWAY PURPOSES AS SET FORTH IN DECLARATION OF TAKING RECORDED IN LIBER 1296, PAGE 428, WASHTENAW COUNTY RECORDS.

PARCEL 3:
ALL THAT PART OF FRENCH CLAIM 680, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF HURON STREET AND MONROE AVENUE, THENCE SOUTH 31 DEGREES 00 MINUTES 48 SECONDS WEST A DISTANCE OF 91.51 FEET ALONG THE CENTERLINE OF HURON STREET TO THE POINT OF BEGINNING; THENCE SOUTH 60 DEGREES 26 MINUTES 12 SECOND EAST A DISTANCE OF 269.08 FEET; THENCE SOUTH 31 DEGREES 00 MINUTES 48 SECONDS WEST A DISTANCE OF 179.39 FEET; THENCE NORTH 58 DEGREES 59 MINUTES 12 SECONDS WEST A DISTANCE OF 86.00 FEET; THENCE SOUTH 31 DEGREES 00 MINUTES 48 SECONDS WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 58 DEGREES 59 MINUTES 12 SECONDS WEST, A DISTANCE OF 183.00 FEET TO THE CENTERLINE OF HURON STREET; THENCE NORTH 31 DEGREES 00 MINUTES 48 SECONDS EAST A DISTANCE OF 322.58 FEET TO THE POINT OF BEGINNING, WHICH LIES SOUTHEASTERLY OF A LINE DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF MONROE AVENUE AND HURON STREET; THENCE NORTH 31 DEGREES 00 MINUTES 48 SECONDS EAST ALONG THE CENTERLINE OF HURON STREET A DISTANCE OF 26.56 FEET; THENCE SOUTH 58 DEGREES 59 MINUTES 12 SECONDS EAST A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 57 MINUTES 08 SECONDS WEST A DISTANCE OF 308.44 FEET; THENCE SOUTH 07 DEGREES 41 MINUTES 52 SECONDS WEST A DISTANCE OF 111.81 FEET; THENCE SOUTH 27 DEGREES 38 MINUTES 50 SECONDS EAST A DISTANCE OF 111.81 FEET TO A POINT OF ENDING.

NOTES:

1. SURVEY IN ACCORDANCE WITH TITLE COMMITMENT FILE NO. 81-16494244-FHR PREPARED BY ATA NATIONAL TITLE GROUP, LLC, AN AGENCY FOR STEWART TITLE GUARANTY COMPANY, DATED AUGUST 28, 2016.

2. TELEPHONE, GAS, ELECTRIC, AND CABLE TV UTILITY MAPS WERE NOT AVAILABLE AT THE TIME OF SURVEY.

3. TREE SIZES ARE THE BEST ESTIMATION OF THE FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING INDIVIDUAL TREES SHOULD BE DIRECTED TO A QUALIFIED FORESTER.

4. BY GRAPHIC PLOTTING ONLY, THIS PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ZONE X – OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 26161C0426E, EFFECTIVE DATE OF APRIL 3, 2012. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THE ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. 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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

2. PRIOR TO ANY BUILDING IMPROVEMENTS, AND/OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THE UTILITIES.

REVISION	DATE	BY	DESCRIPTION

CORE
CORE LAND CONSULTING
PROFESSIONAL SURVEYING
29425 Northwestern Hwy., Suite 320
Southfield, MI 48034
Phone: (248) 932-7120
Fax: (248) 932-7124
Email: info@corelandconsulting.com
www.corelandconsulting.com

CLIENT:

ATELIER ARCHITECT, PC

PROJECT LOCATION:

539 S. HURON STREET
YPSILANTI, MICHIGAN

DRAWN BY:	NEM
CHECKED BY:	NEM
FIELD WORK BY:	MDL

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

Terms and Conditions for Electronic Data:
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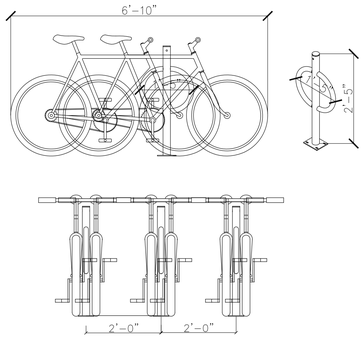
SHEET:

ARCHITECTURAL SURVEY

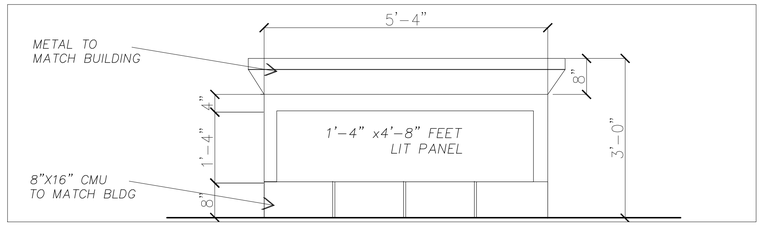
DATE:	09/21/2016
SCALE:	1"=30'
PROJECT NO:	2794-178



DERO BIKE RACK AS MANUFACTURED BY DERO BIKE RACKS
CENTER BEAM : 2" SCHEDULE 40 BEAM
RING 1.5" OD 11 GA. BEAM

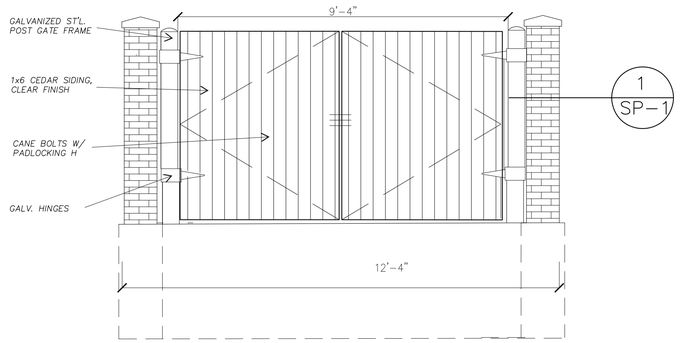
BIKE RACK DETAIL

SCALE:AS DIMENSIONED



MONUMENT SIGN ELEVATION

SCALE:¾"=1'-0"



FRONT ELEVATION

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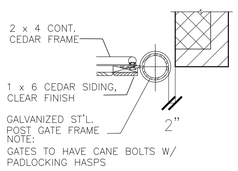
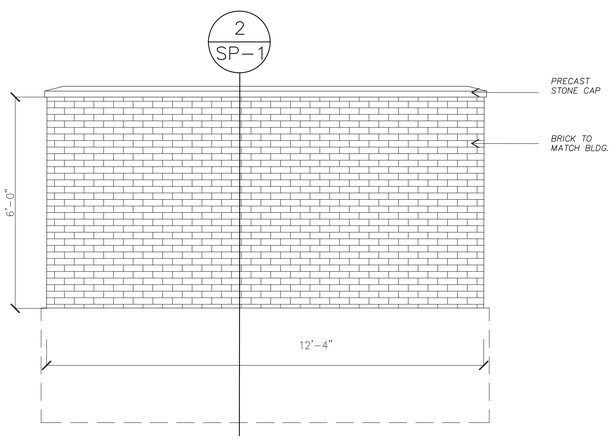


NOTE:
GATES TO HAVE CANE BOLTS W/ PADLOCKING HASPS

1 SP-1 HINGE SECTION

SCALE:¾"=1'-0"



REAR ELEVATION

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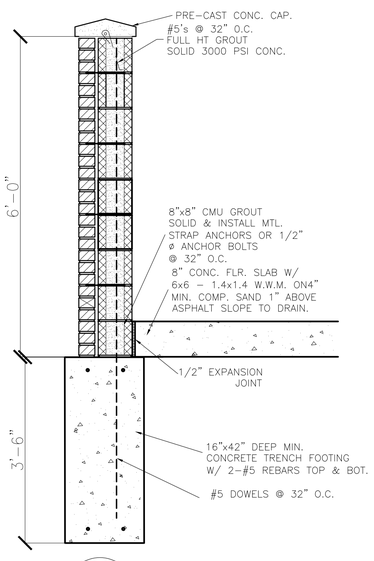
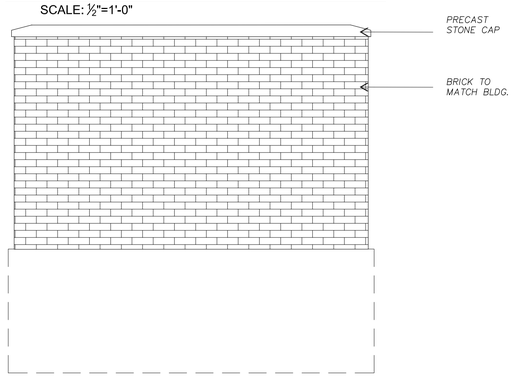


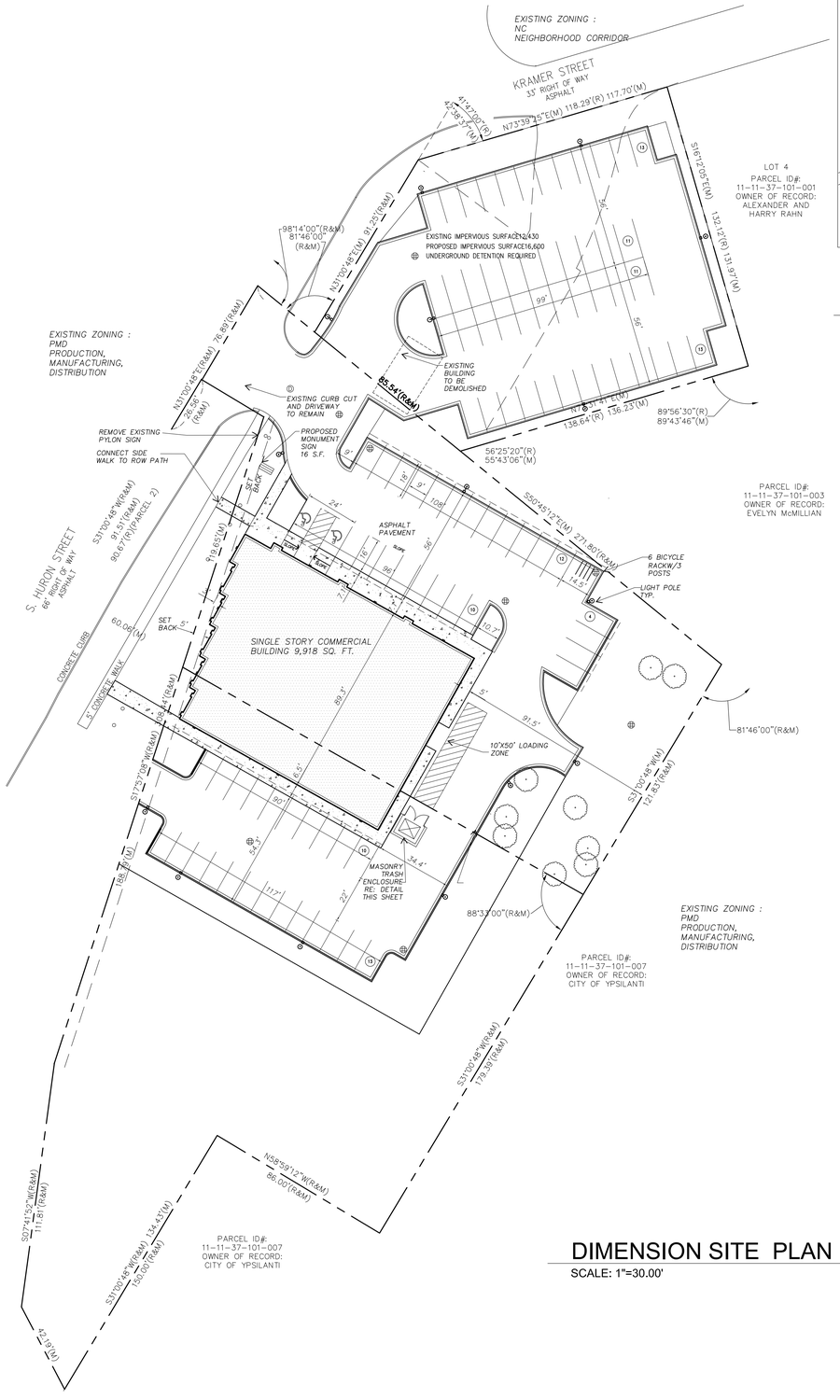
2 SP-1 WALL SECTION

SCALE:¾"=1'-0"



SIDE ELEVATION

SCALE: ½"=1'-0"



DIMENSION SITE PLAN

SCALE: 1"=30.00'

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.

STATE OF MICHIGAN
FAREED MOJARADI
ARCHITECT
No. 1301038465
LICENSED ARCHITECT

Sheet Title

DIMENSION SITE PLAN

Issued	Date
SITE PLAN APP.	05 / 04 / 2018

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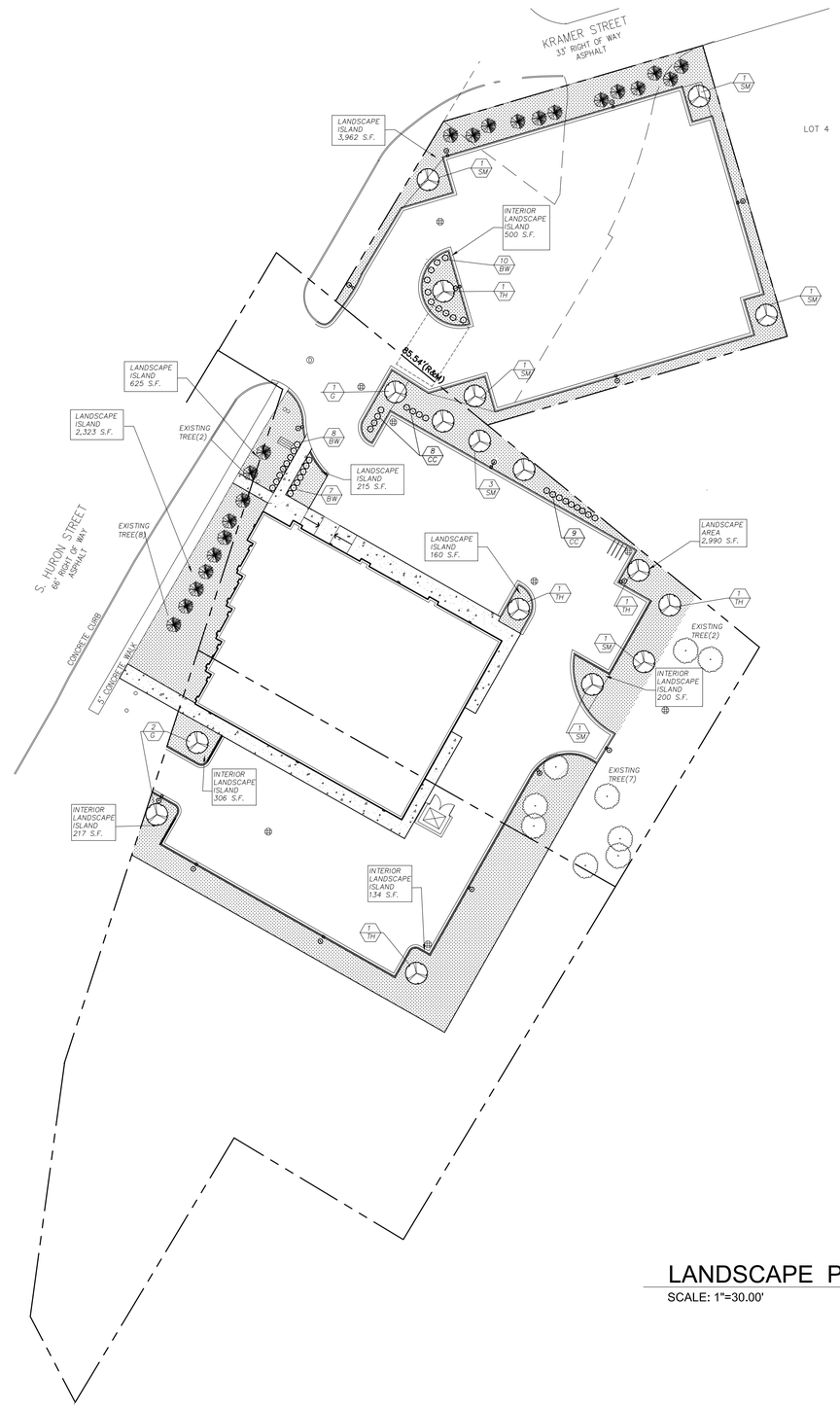
SP-1

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.	



LANDSCAPE PLAN

SCALE: 1"=30.00'

LOCATION MAP

Atelier Architect, P.C.
6346 Orchard Lake Rd Suite 16
West Bloomfield, MI 48322-2327
Phone: 248-885-8286
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STATE OF MICHIGAN
FAREED MOJARADI
ARCHITECT
No. 1301038465
LICENSED ARCHITECT

Sheet Title

LANDSCAPE PLAN

Issued	Date
SITE PLAN APP	05 / 04 / 2018

Sheet No.

L-1

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

Qa=0.15X1.459= 0.219 CFS

$$Qo = \frac{Qa}{CA} = \frac{0.219}{0.81X1.459} = 0.185$$

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

$$Vs_{100} = \frac{16500T}{T+25} - 40QoT = \frac{16500X211}{211+25} - 40X0.185X211$$

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

Vt=VsAC = 13,191X1.459X0.81= 15,589

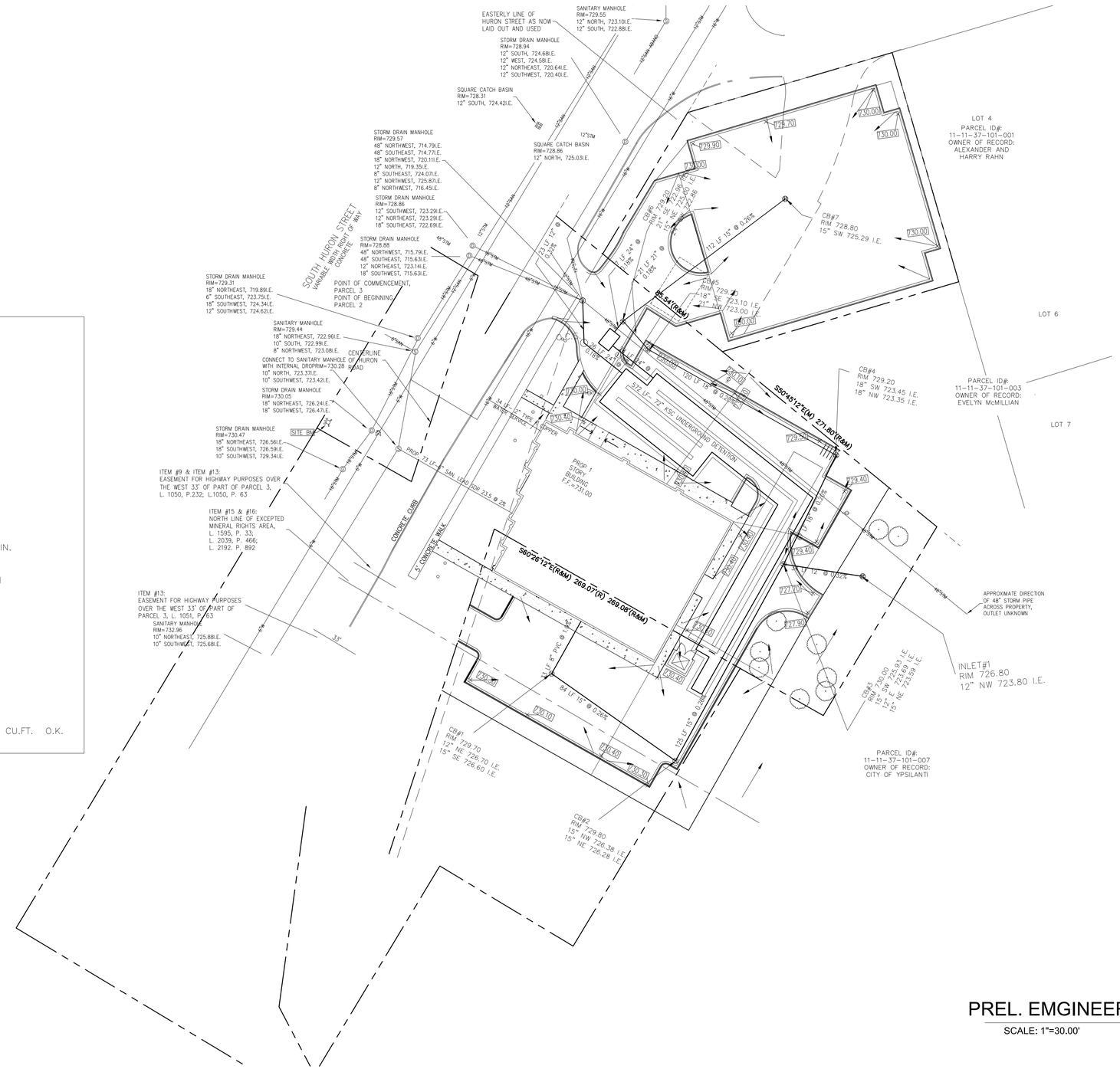
TOTAL VOLUME REQUIRED = 15,589 CU.FT.

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. EMGINEERING PLAN

SCALE: 1"=30.00'

LOCATION MAP

Atelier Architect, P.C.
6346 Orchard Lake Rd Suite 16
West Bloomfield, MI 48322-2327
Phone: 248-885-8286
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e-mail: Info@atelierarchitect.com

Project

PATIENT STATION

Project No.

2016-25

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STATE OF MICHIGAN FAREED MOJARADI ARCHITECT No. 1301038465 LICENSED ARCHITECT

Sheet Title

DIMENSION SITE PLAN

Issued	Date
SITE PLAN APP.	05 / 04 / 2018

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SP-1

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	15	KSF1 175M R4SC (PROBE)	Specification Area Luminaire, 175W Metal Halide, R4SC Sharp Cutoff Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 175-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION.	KSF1_175M_R4SC_(PROBE)Jes	12000	0.81	213
	B	10	TWF1 100M	CONTOUR SERIES BUILDING MOUNTED WALLPACK WITH VERTICAL LAMP AND GLASS LENS	ONE 100-WATT CLEAR E17 PULSE START METAL HALIDE, VERTICAL BASE UP POS.	TWF1_100M.Jes	8500	0.81	129

LUMINAIRE LOCATIONS

No.	Label	Location X	Location Y	Location Z	MH	Orientation	Tilt	Aim X	Aim Y	Aim Z
1	A	368.5	475.9	15.0	15.0	208.5	0.0	367.9	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	261.7	0.0	424.2	424.2	0.0
4	A	348.2	610.8	15.0	15.0	166.7	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	305.7	553.2	15.0	15.0	125.1	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	552.1	15.0	15.0	72.1	0.0	353.4	552.5	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	449.2	12.0	12.0	33.3	0.0	288.2	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	363.7	406.1	12.0	12.0	27.7	0.0	364.3	407.3	0.0
15	B	256.8	420.6	12.0	12.0	-60.2	0.0	255.7	421.3	0.0
16	B	265.5	448.5	12.0	12.0	-60.4	0.0	264.4	449.1	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	282.2	345.9	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	294.1	268.9	15.0	15.0	30.5	0.0	294.7	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
Calc Zone #1	+	1.5 fc	7.9 fc	0.1 fc	79.0:1	15.0:1
Residential	+	0.0 fc	0.1 fc	0.0 fc	N / A	N / A
Sidewalk	+	0.2 fc	1.4 fc	0.0 fc	N / A	N / A

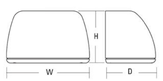
Wall-Mounted Luminaire

TWF1

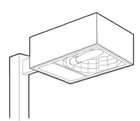
METAL HALIDE: 100W

Specifications

Width: 16 (40.6)
Height: 10 1/16 (25.6)
Depth: 9-5/8 (24.4)
*Weight: 24 lbs (10.9 kg)
All dimensions are inches (centimeters) unless otherwise indicated.
*Weight as configured in example below.



NIGHTTIME FRIENDLY
Consistent with IES/IDA* goals & Green Globes* criteria for light pollution reduction



Area Lighting

KSF1

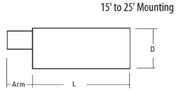
METAL HALIDE: 100-250W

15' to 25' Mounting

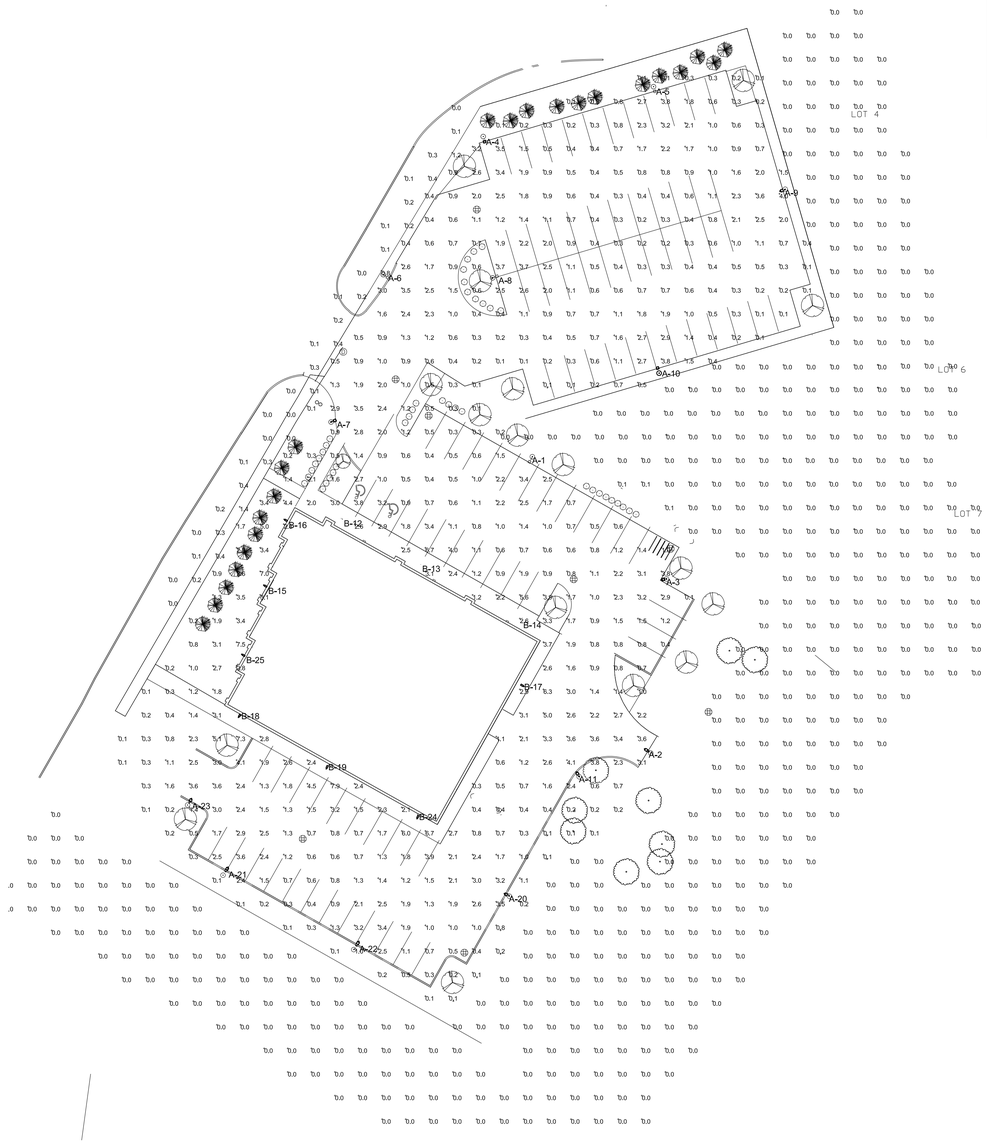
Specifications

EPA: 1.5 ft² (.14 m²) (includes arm)
Length: 21-1/4 (54.0)
Width: 15-15/32 (39.3)
Depth: 7-1/4 (18.4)
Arm: 4 (10.2)
*Weight:: 35 lbs (15.9 kg)
*Weight: as configured in example below.

All dimensions are inches (centimeters) unless otherwise specified.



Mounting option	Drilling template
SPxx, RPxx, DA12P	5
WBxx, DA12W8	6
WWxx	7



PHOTOMETIC PLAN

SCALE: 1"=30.00'

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.

STATE OF MICHIGAN
FAREED MOJARADI
ARCHITECT
No. 1301038465
LICENSED ARCHITECT

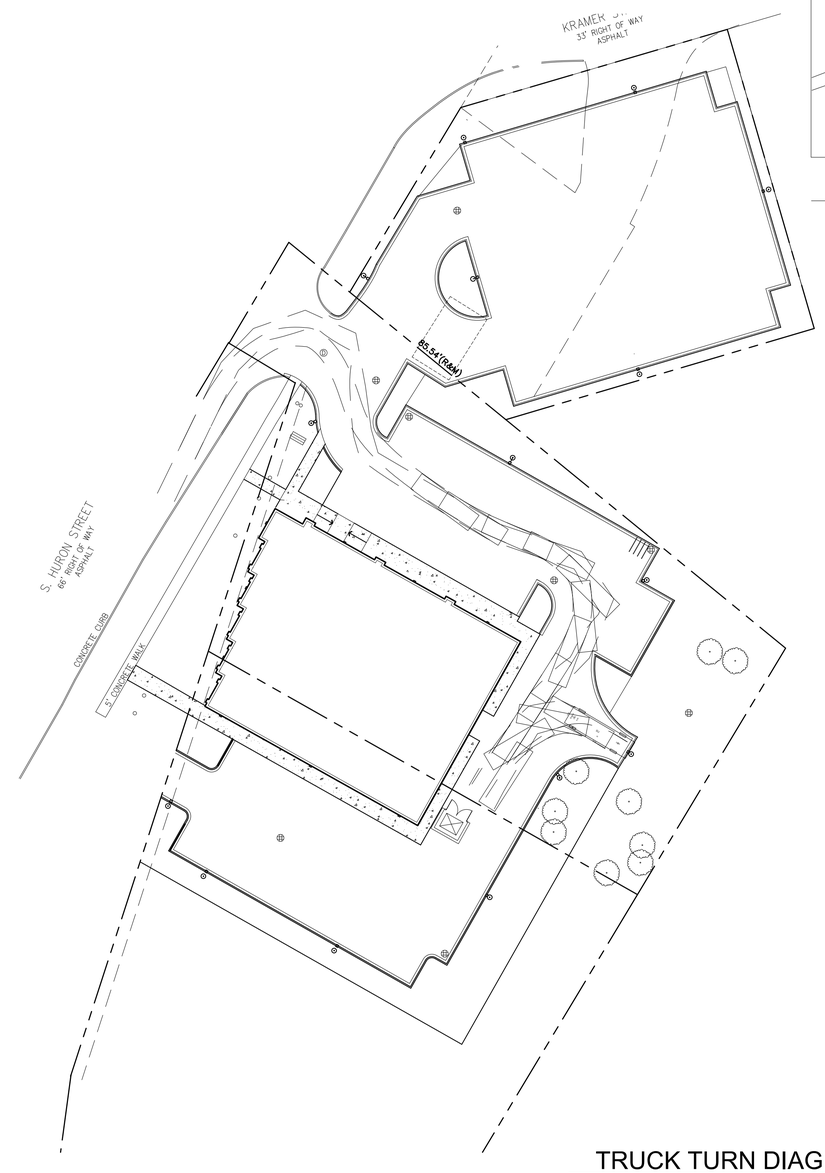
Sheet Title

PHOTOMETIC 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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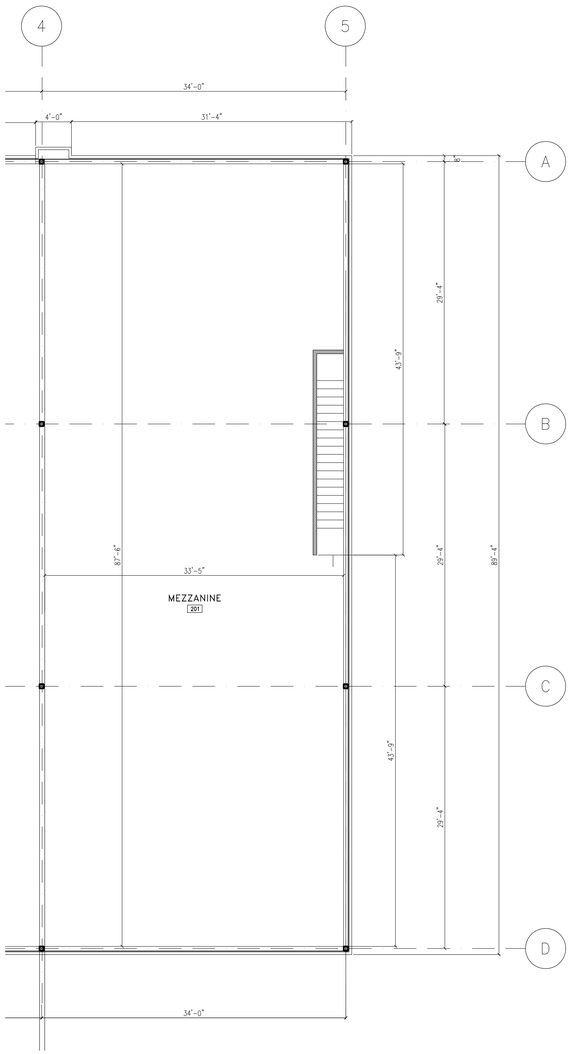
TRUCK TURN DIAGRAM

Issued	Date
SITE PLAN APP	05 / 04 / 2018

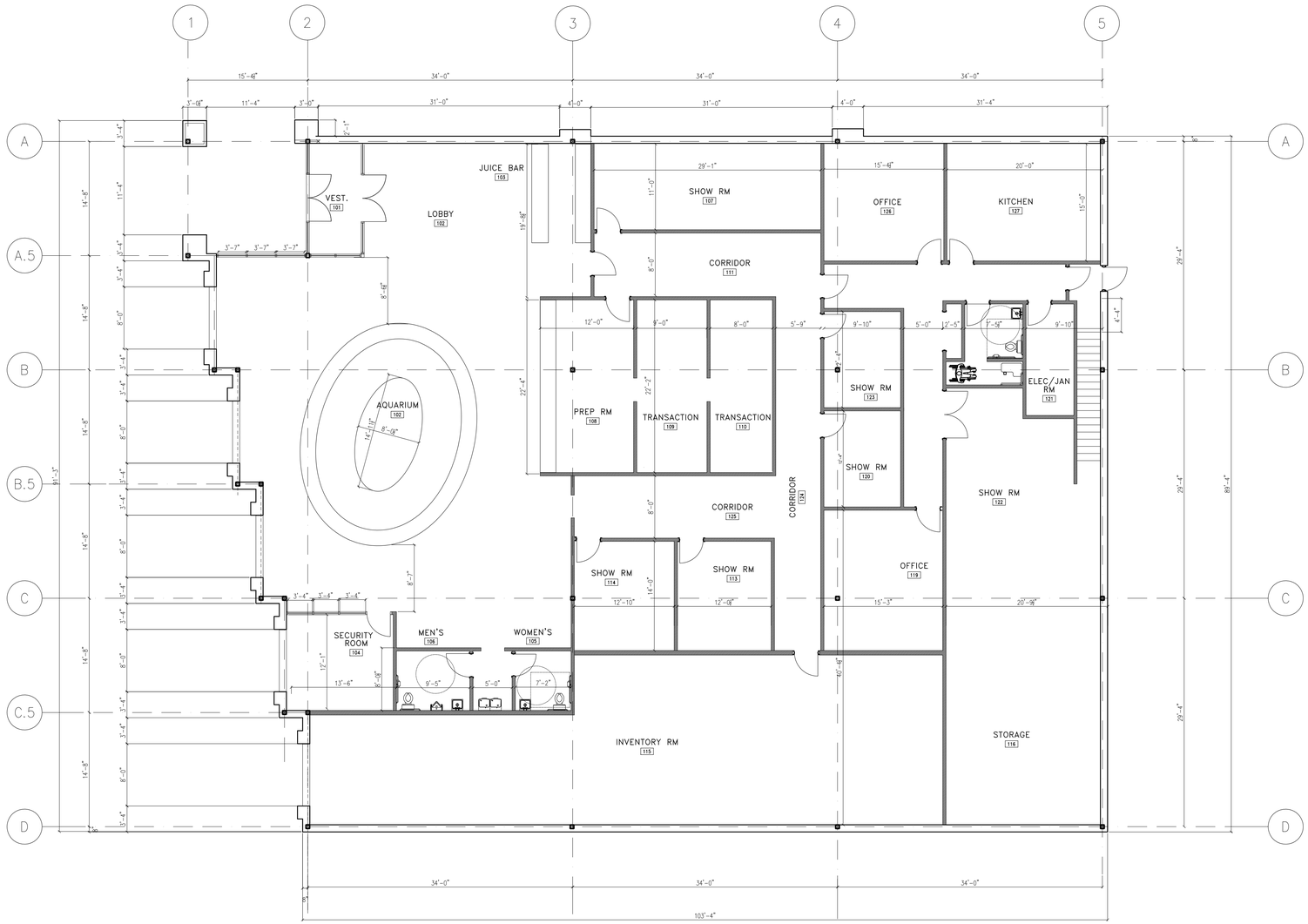
Sheet No.

T-1



MEZZANINE PLAN

SCALE: 1/8"=1.00"



FLOOR PLAN

SCALE: 1/8"=1.00"

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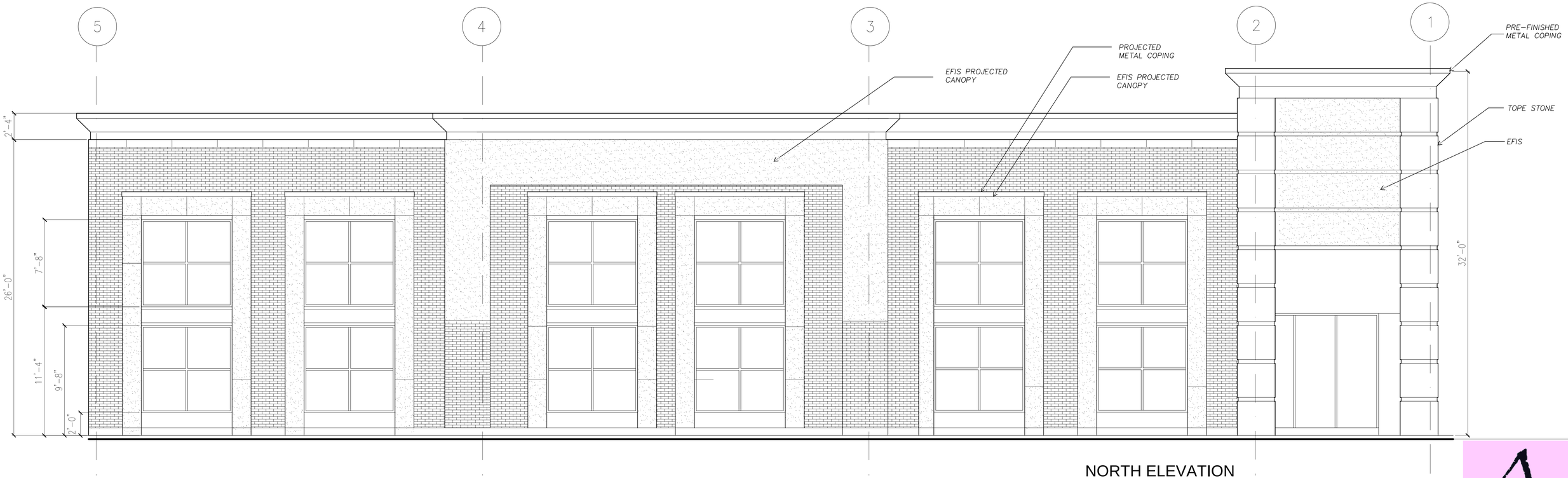
FLOOR PLAN

Issued	Date
SITE PLAN APP	05 / 04 / 2018

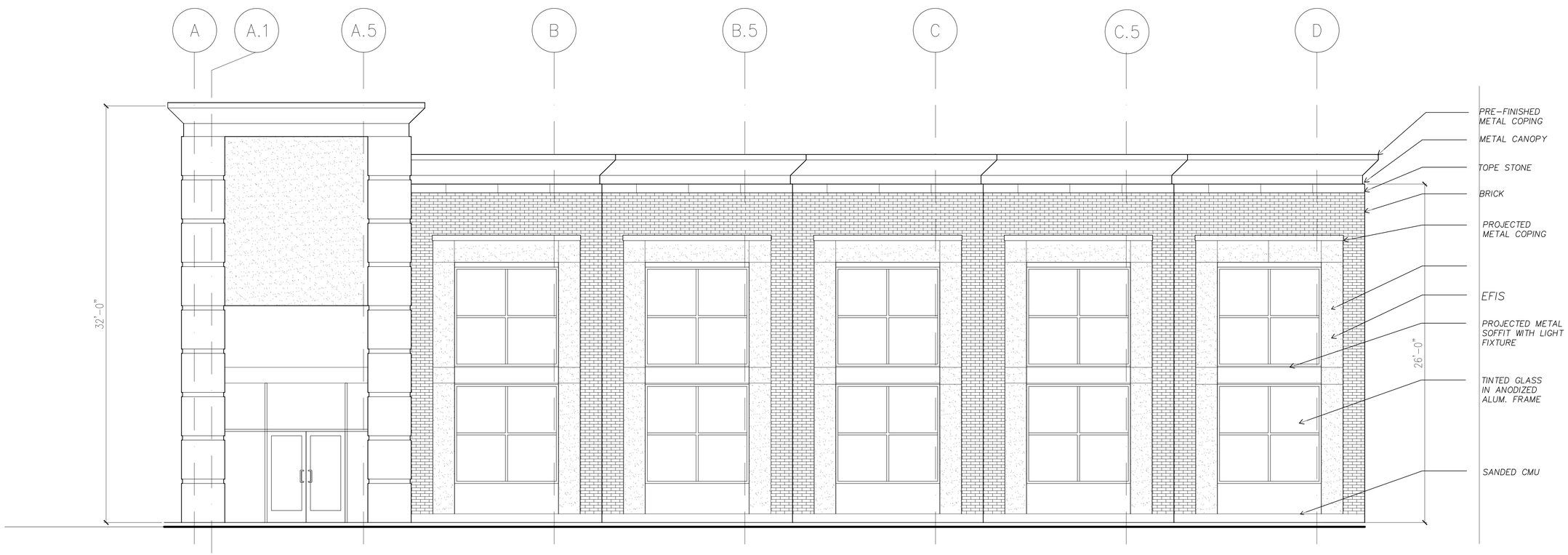
Sheet No.

A-1



NORTH ELEVATION

SCALE: 1/4"=1.00"



WEST ELEVATION

SCALE: 1/8"=1.00"

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Sheet Title

ELEVATIONS

Issued	Date
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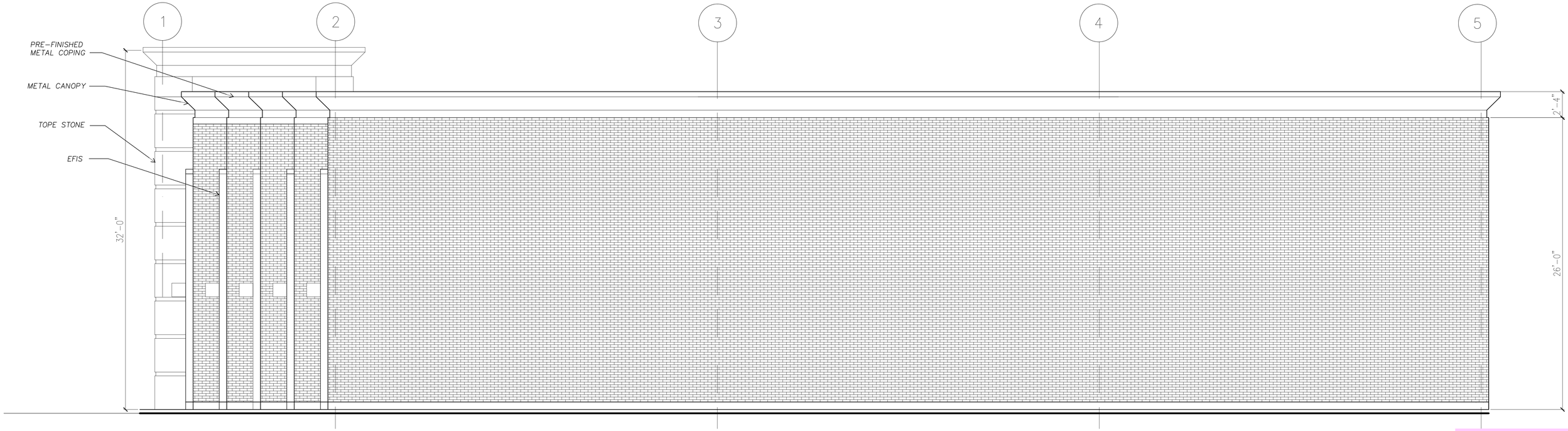
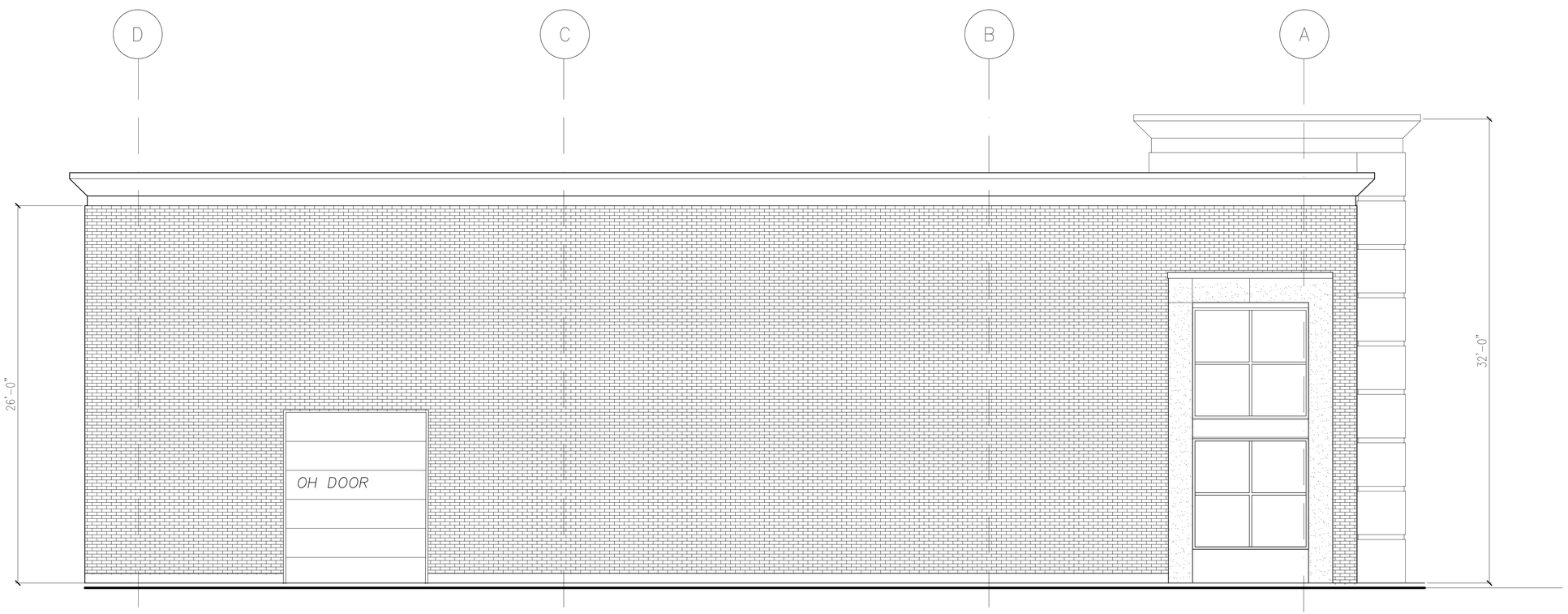
Sheet No.

A-2



SOUTHELEVATION

SCALE: 1/4"=1.00"



EAST ELEVATION

SCALE: 1/4"=1.00"

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Sheet Title

ELEVATIONS

Issued	Date
SITE PLAN APP	05 / 04 / 2018

Sheet No.

A-3

Agenda
Planning Commission
Wednesday, 15 August 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

VI. Old Business

City of Ypsilanti
Community & Economic Development Department

23 April 2018

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

GENERAL INFORMATION

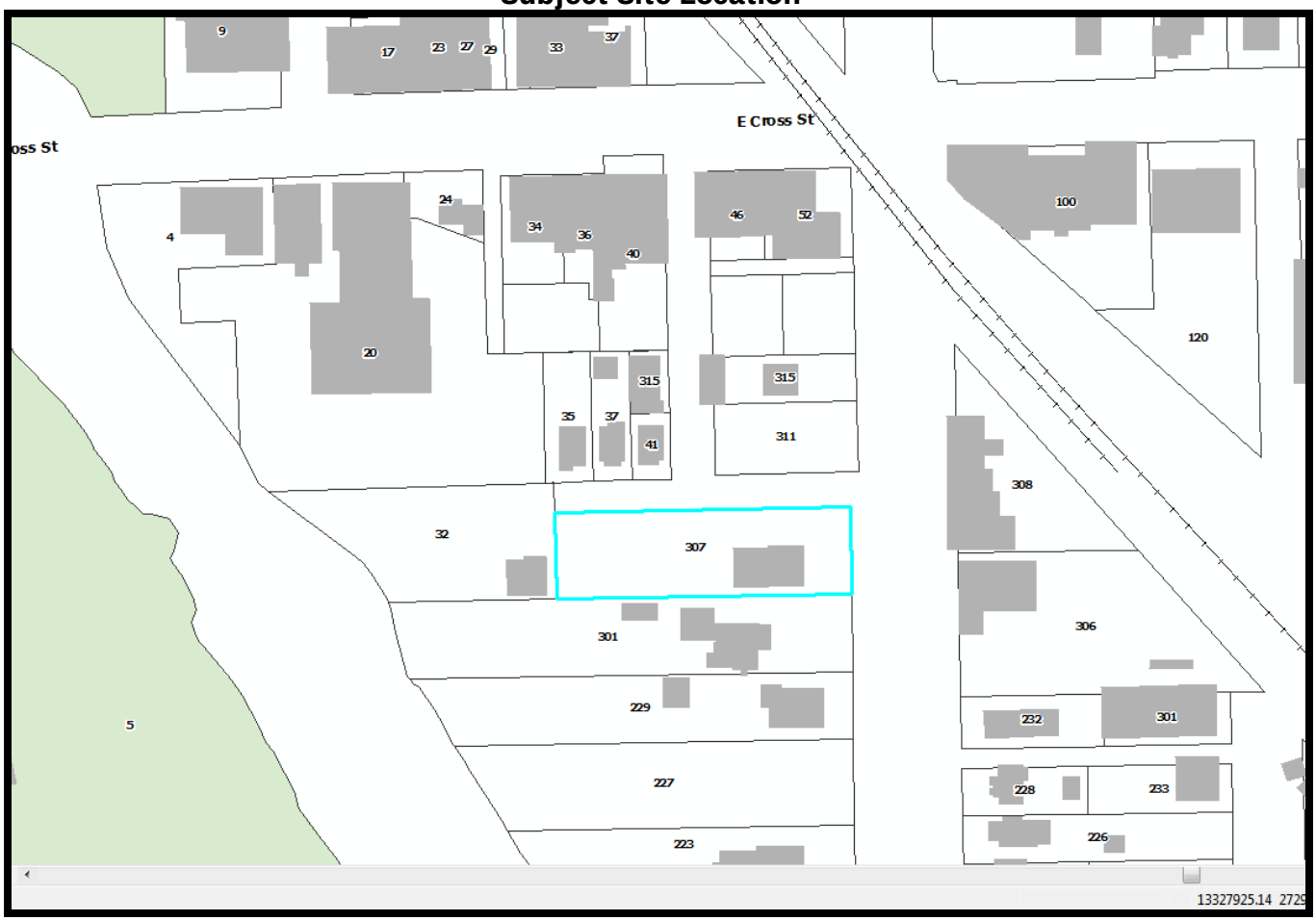
Applicant:	Ryan Wallace Cultivate Coffee and Tap House 307 N River St Ypsilanti, MI 48198
Project:	Cultivate Coffee & Tap House
Application Date:	16 March 2018
Location:	Depot Town, on the south-west corner of North River and Photo.
Zoning:	C, Center
Action Requested:	Approval
Staff Recommendation:	Conditional 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.

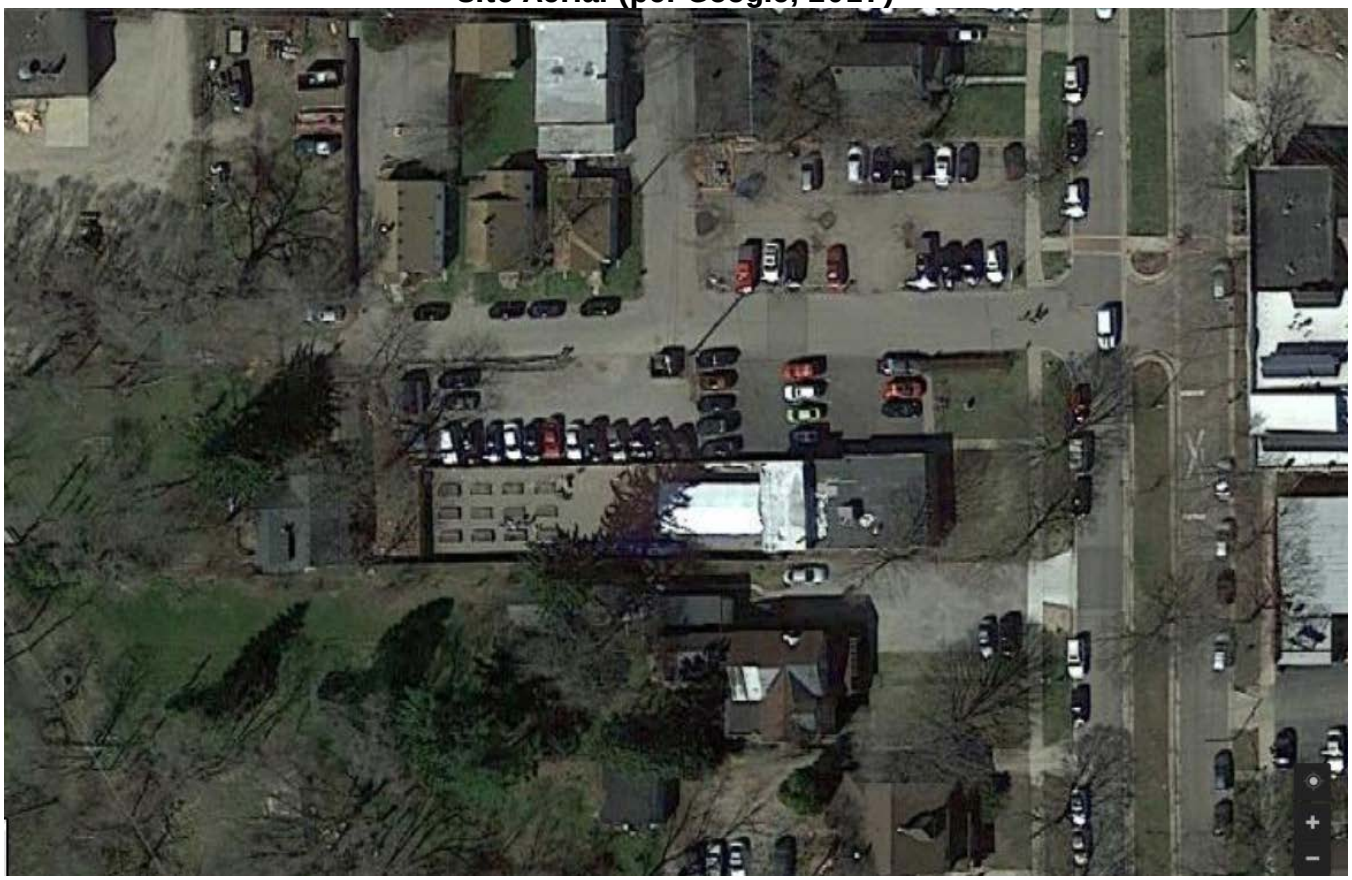
307 N River is zoned **Center,** which allows for bars and restaurants, as well as outdoor cafés, as permitted and accessory uses, respectively. Outdoor cafés are subject to specific standards found in 122-540. There are no parking minimums in the Center district.

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.**

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 *if conflicting use*	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

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

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
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

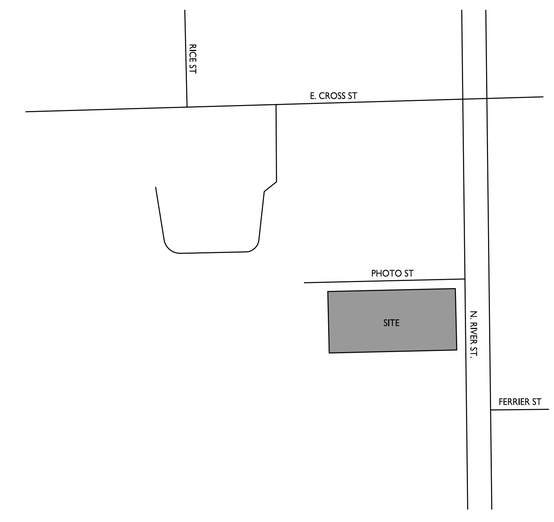
C1	BOUNDARY / TOPOGRAPHIC SURVEY
C2	PAVING / GRADING PLAN

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
BFF	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
CONT.	CONTINUOUS
CPT.	CARPET
C.T.	CERAMIC TILE
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DN.	DOWN
DPFG	DAMPPROOFING
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
FLR.	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
P.LAM.	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
REINF'G	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
VWC	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.BOWERSNOW.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	OWN REV
12 MAR 2018	SITE

SHEET + TITLE
TITLE
SHEET
17306SP100.dwg

SHEET + NUMBER
T1.00

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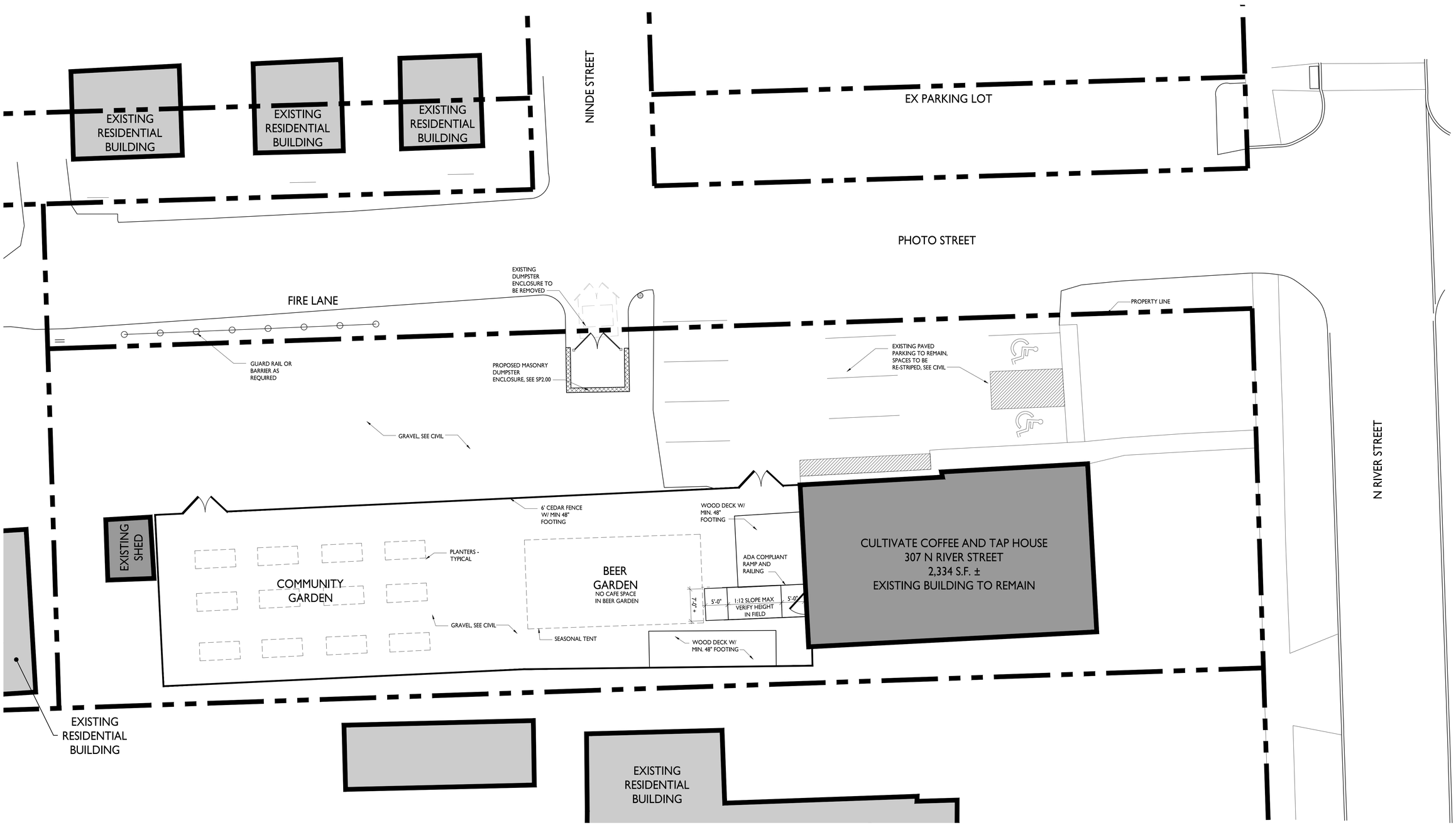

PRELIMINARY SITE PLAN
SCALE: 1" = 10'

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COFFEE & TAP HOUSE
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YPSILANTI, MI 48198

PROJECT + NUMBER
17-306

ISSUE + DATE

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

SHEET + TITLE
SITE PLAN
17306SP100.dwg

SHEET + NUMBER
SP1.00

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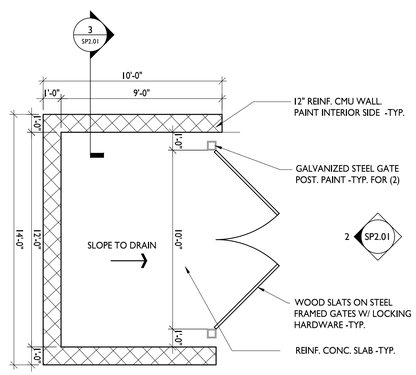
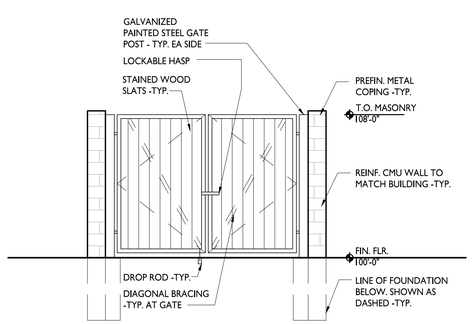
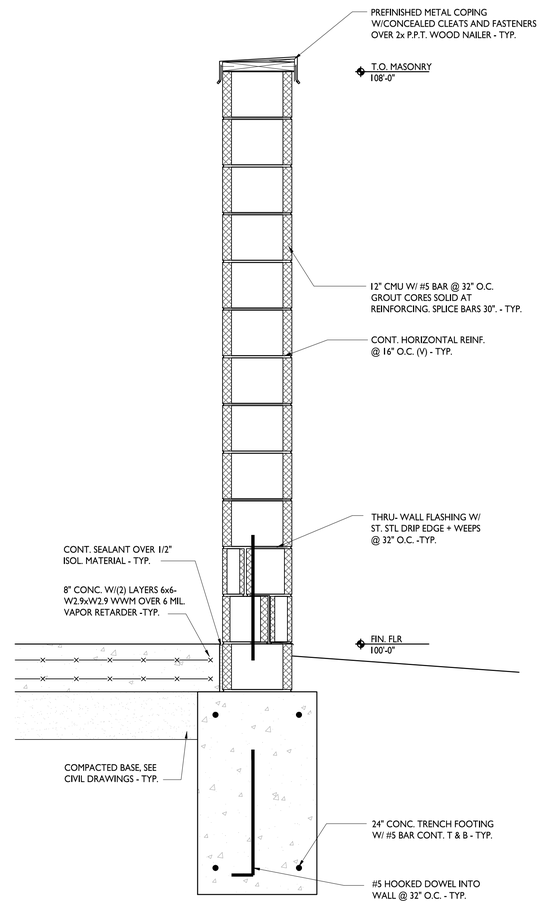


1 DUMPSTER PLAN
SP2.00 | SP1.00 SCALE: ¼" = 1'-0"



2 DUMPSTER ELEVATION
SP2.00 | SP1.00 SCALE: ¼" = 1'-0"



3 DUMPSTER SECTION
SP2.00 | SP1.00 SCALE: ¼" = 1'-0"

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YPSILANTI, MI 48198

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03 NOV 2017	
26 JAN 2018	OWN REV
2 MAR 2018	OWN REV
12 MAR 2018	SITE

SHEET + TITLE
SITE DETAILS
17306SP100.dwg

SHEET + NUMBER
SP2.00

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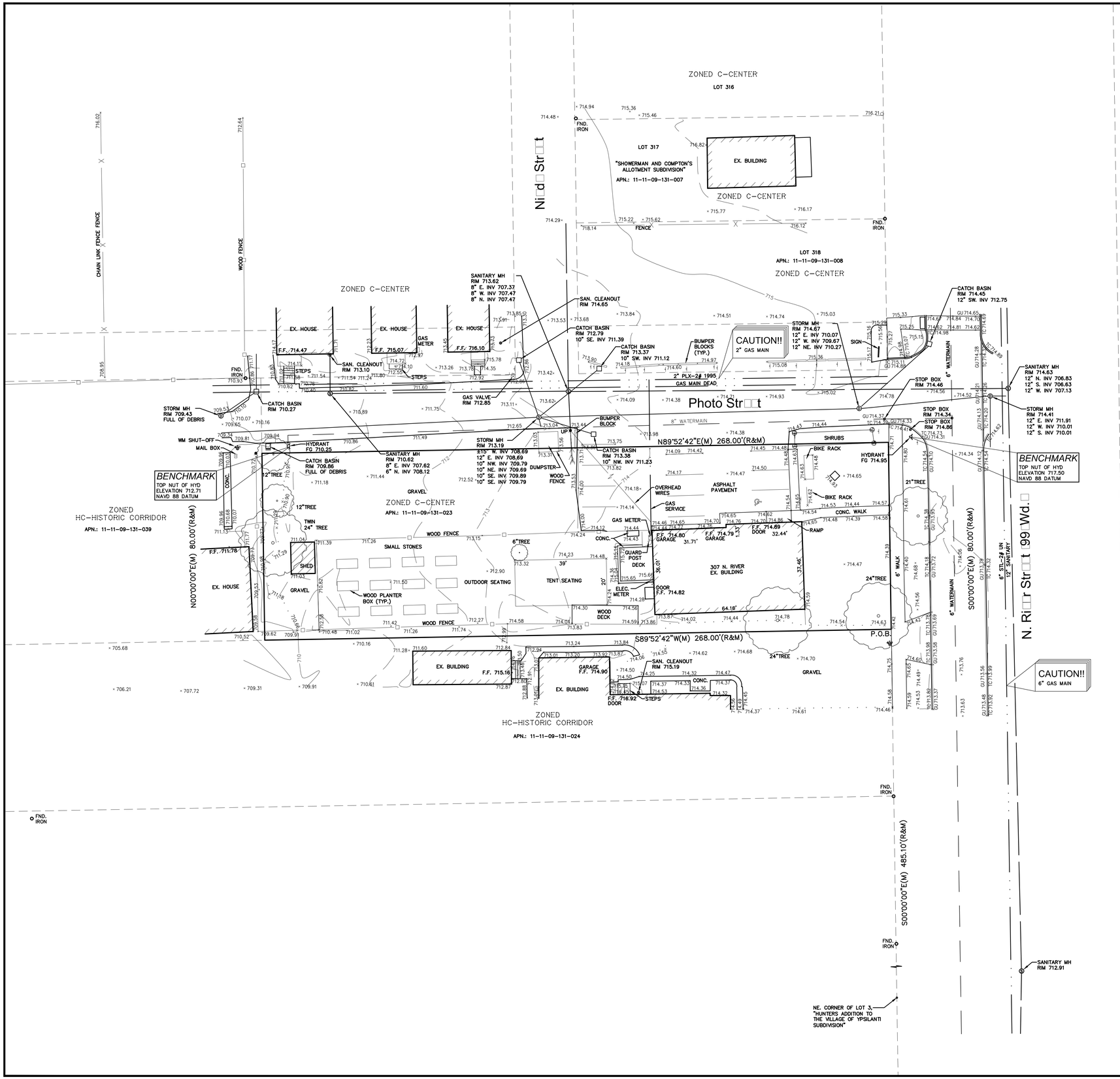
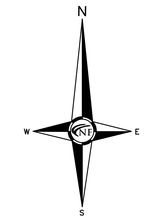
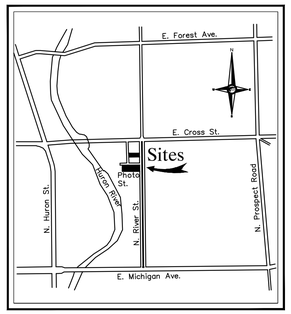






Location Map
N.T.S.

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

STATE OF MICHIGAN
KEVIN NAVAROLI
PROFESSIONAL SURVEYOR
No. 53503
LICENSED PROFESSIONAL SURVEYOR

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

811
Know what's below
Call before you dig.

REVISIONS
00-00-00

LE AL 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 DI 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.

TOPO RAPHIC 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.

LE END

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

DRAWN BY:
N. Naoum

DESIGNED BY:

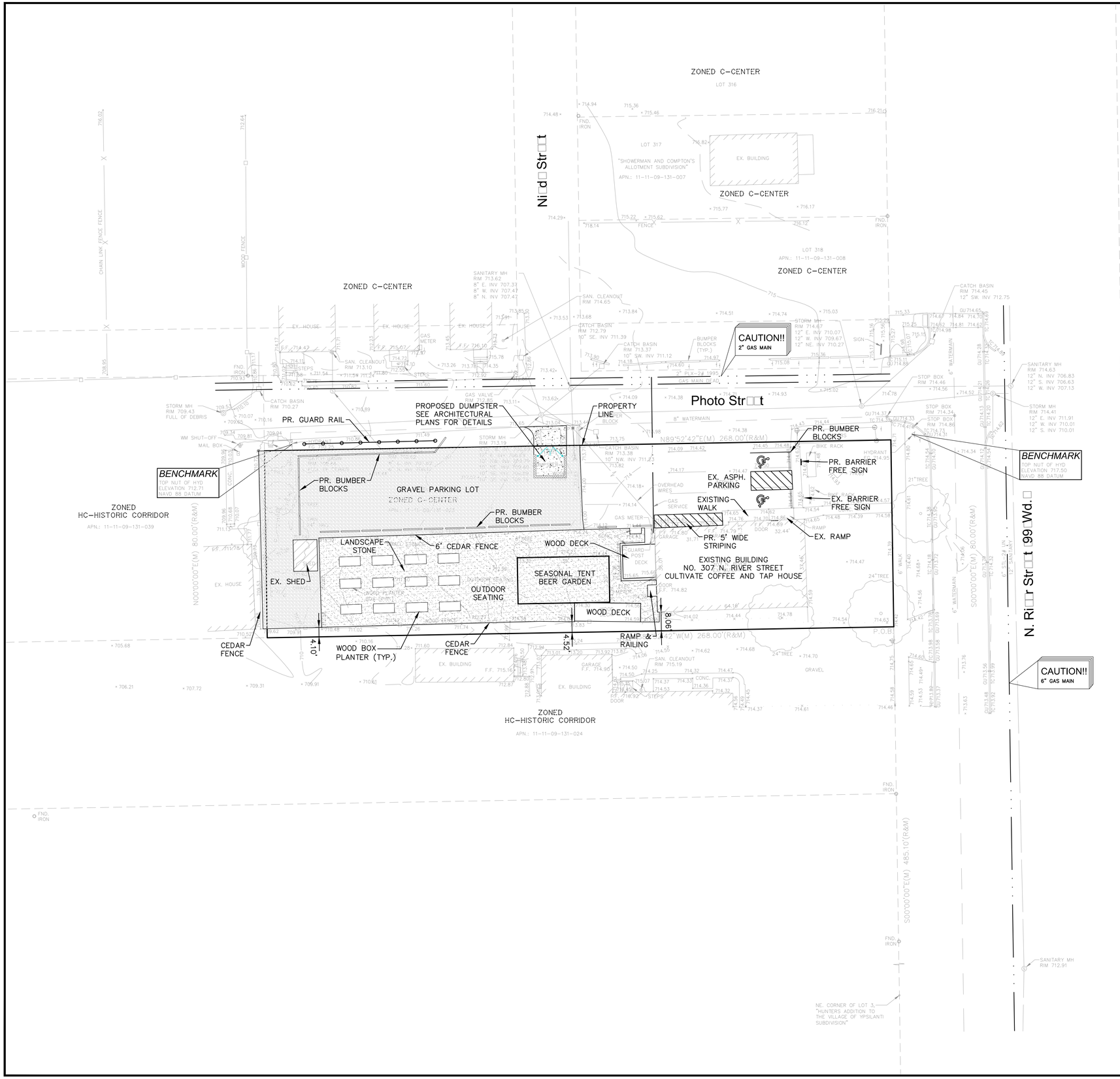
APPROVED BY:
K. Navaroli

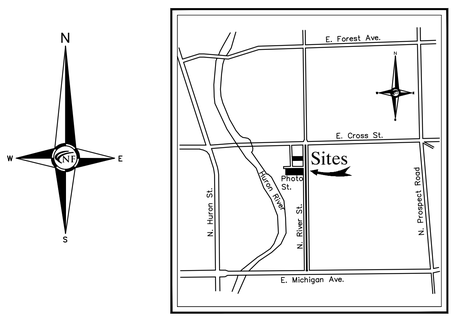
DATE:
02-22-2018

SCALE: 1" = 20'
20 10 0 10 20 30

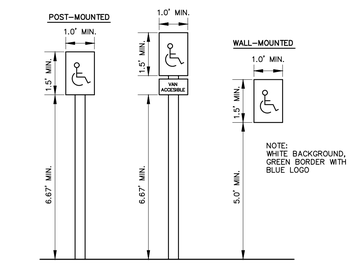
NFE JOB NO. **K166**

SHEET NO. **1**





Location Map
N.T.S.



BARRIER FREE PARKIN SI NA E DETAIL
N.T.S.

PAVIN LE END

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LE END

MANHOLE	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
HYDRANT, GATE VALVE	EXISTING WATERMAIN
MANHOLE, CATCH BASIN	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
UTILITY POLE, GUY POLE, GUY WIRE	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
C.O., MANHOLE	PR. SANITARY SEWER
HYDRANT, GATE VALVE	PR. WATER MAIN
INLET, C.B., MANHOLE	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE
TC 600.00	PR. TOP OF CURB ELEVATION
GU 600.00	PR. GUTTER ELEVATION
TW 600.00	PR. TOP OF WALK ELEVATION
TP 600.00	PR. TOP OF PVMT. ELEVATION
FG 600.00	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
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
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. K166
SHEET NO. 2

Bonnie Wessler

From: Mark Wright <MarkW@bowersarch.com>
Sent: Wednesday, July 11, 2018 4:43 PM
To: Bonnie Wessler
Cc: Ryan Wallace (ryan@cultivateypsi.org)
Subject: Cultivate
Attachments: 17306SP100-A.pdf; 17306SP100-B.pdf; 17306SP100-C.pdf

Bonnie,

I wanted to touch base with you in regards to the site plan revisions for Cultivate / 307 N River Street and our response to the city's review comments, in particular the ingress / egress issues with the Photo, Ninide intersection. I have attached 3 Preliminary site plans with different parking layouts.

Our preferred site plan would be Site Plan 'A' and is currently the one we plan to resubmit in which the gravel / dumpster access is aligned across from Ninide which would keep Cultivate traffic from having to travel down near the residential homes to enter the lot. It seems to align with the intent of Sec. 112-683 (b) (6) with Ninide's current use being closer to that of a public alley for the adjacent commercial properties.

Site Plan 'B' relocates proposed gravel drive 20' from the intersection per Sec. 112-683 (b) (7) This plan would be our proposed plan if the Planning Commission would allow our site to use the 20' offset for the proposed lot but not use layout 'A'

Site Plan 'C' is would create a new layout for the parking in the gravel and paved area to meet the 50' offset, however this would have all cultivate traffic driving down past the residential properties and seems to be the least desirable solution.

Can you advise me as to if we would require any separate applications whether for a variance or waiver in regards to aligning the drive or using the 20' offset so that we can include it with our resubmission or if you have any other comments that may be helpful to expedite finding a solution to this issue.

Thank You

MARK WRIGHT
ARCHITECTURAL ASSOCIATE
markw@bowersarch.com
T: 734.975.2400 x703

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

PARKING DATA

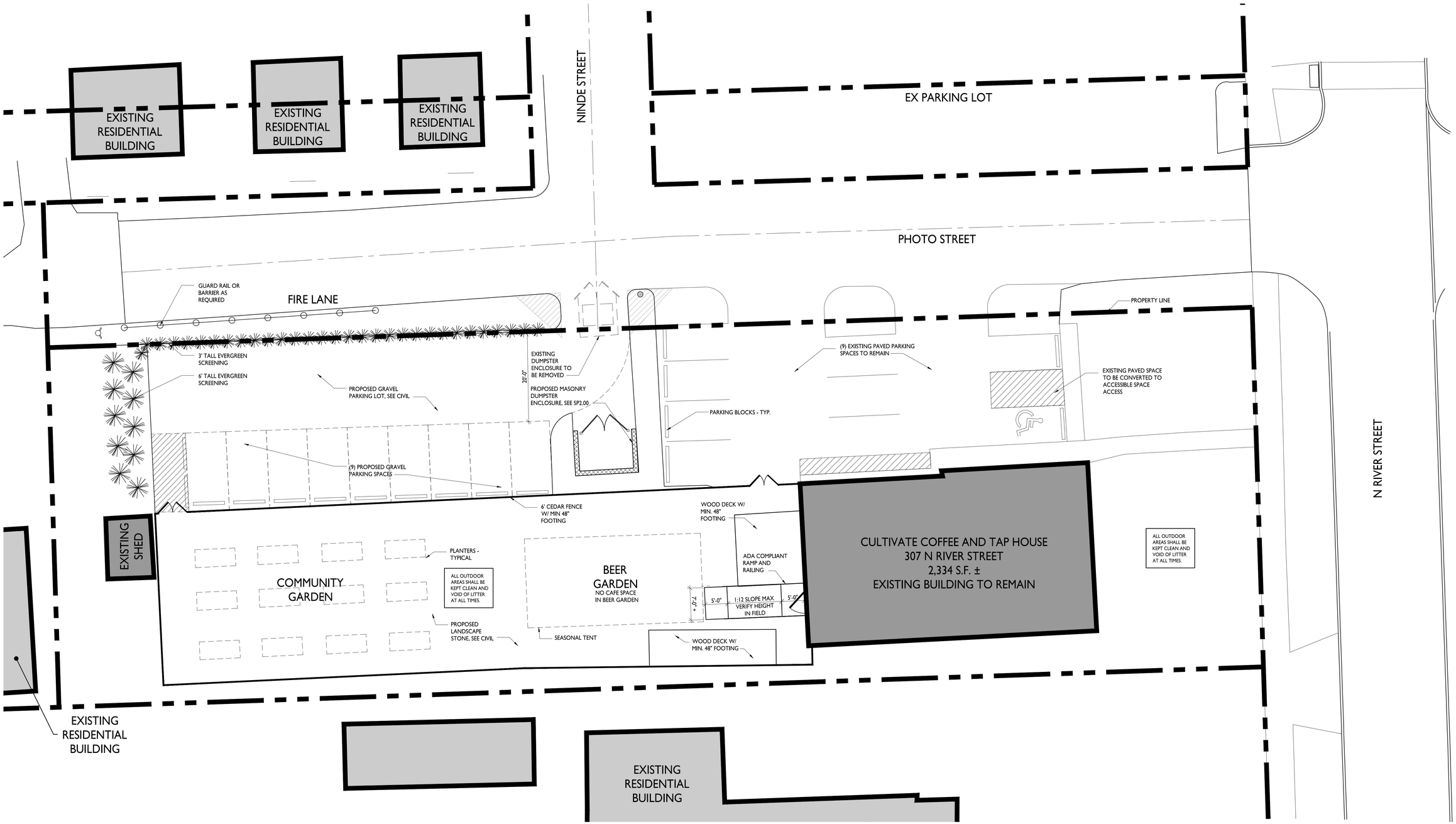
PARKING REQUIRED	0 SPACES
ACC. SPACES REQUIRED	1 SPACE W/ 5' ACCESS WAY
EXISTING PARKING TO REMAIN	8 SPACES 1 ACC. SPACE 9 TOTAL EXISTING
PROPOSED GRAVEL PARKING	9 SPACES
TOTAL SPACES TO BE PROVIDED	18 SPACES

LANDSCAPE DATA

6' EVERGREEN LANDSCAPE SCREENING TO BE PROVIDED ON WEST SIDE OF GRAVEL LOT

3' EVERGREEN LANDSCAPE SCREENING TO BE PROVIDED FROM PHOTO STREET TO GRAVEL LOT

3 STREET TREES REQUIRED
1 EXISTING STREET TREE TO REMAIN
1 PROPOSED STREET TREE
1 WAIVER REQUESTED FOR REMAINING REQUIRED TREE



PRELIMINARY SITE PLAN
SCALE: 1" = 10'

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
2400 SOUTH HURON PARKWAY + ANN ARBOR, MI 48104
P: 734.975.2400 + F: 734.975.2410
WWW.BOWERSPLUS.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	OWN REV
2 MAR 2018	OWN REV
12 MAR 2018	SITE
25 JUNE 2018	OWN. REV.

SHEET + TITLE
SITE PLAN
17306SP100.dwg

SHEET + NUMBER
SP1.00

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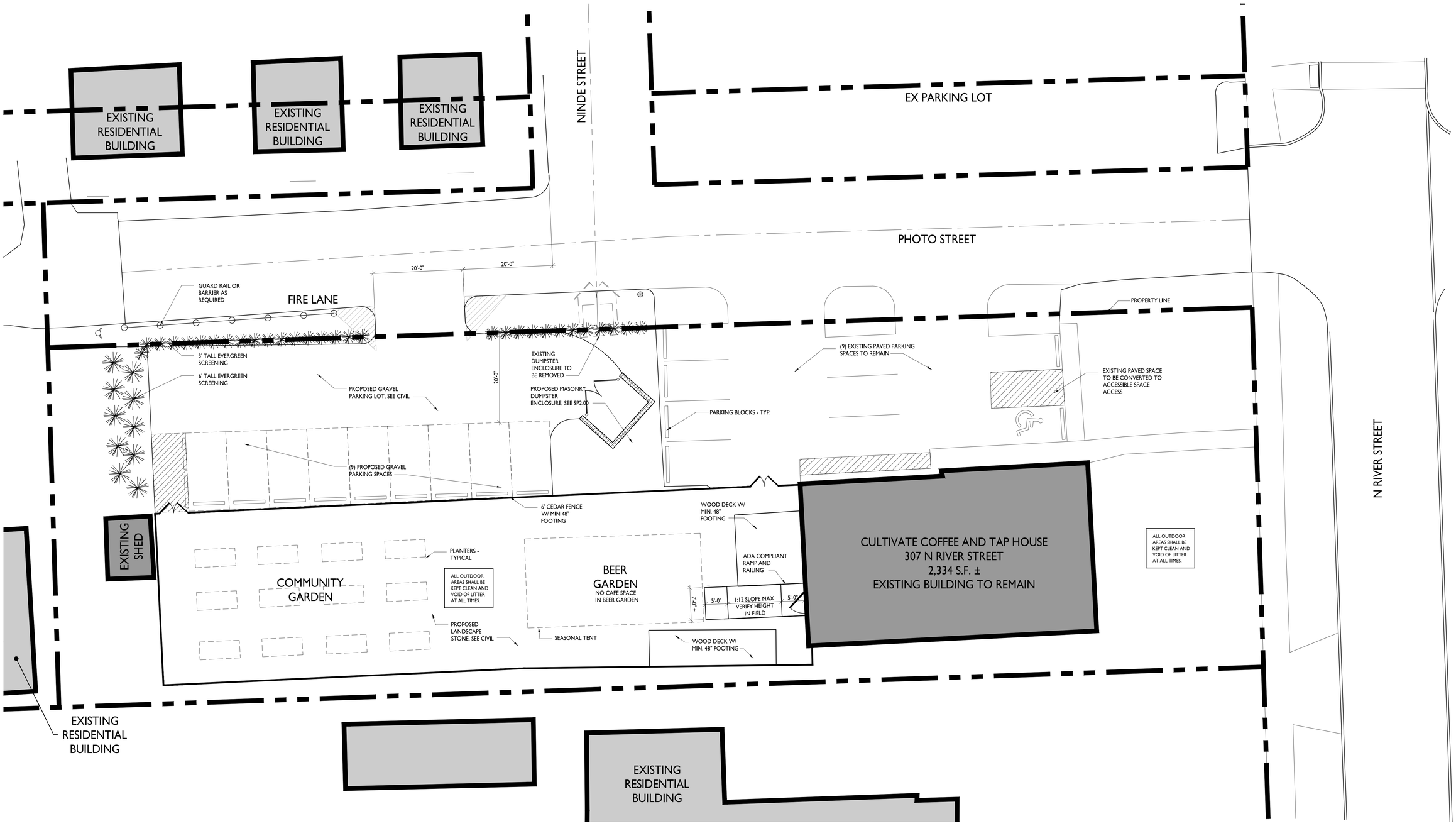

PRELIMINARY SITE PLAN
SCALE: 1" = 10'

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P: 734.975.2400 + F: 734.975.2410
WWW.BOWERSINCH.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	OWN REV
2 MAR 2018	OWN REV
12 MAR 2018	SITE
25 JUNE 2018	OWN. REV.

SHEET + TITLE
SITE PLAN
17306SP100c.dwg

SHEET + NUMBER
SP1.00

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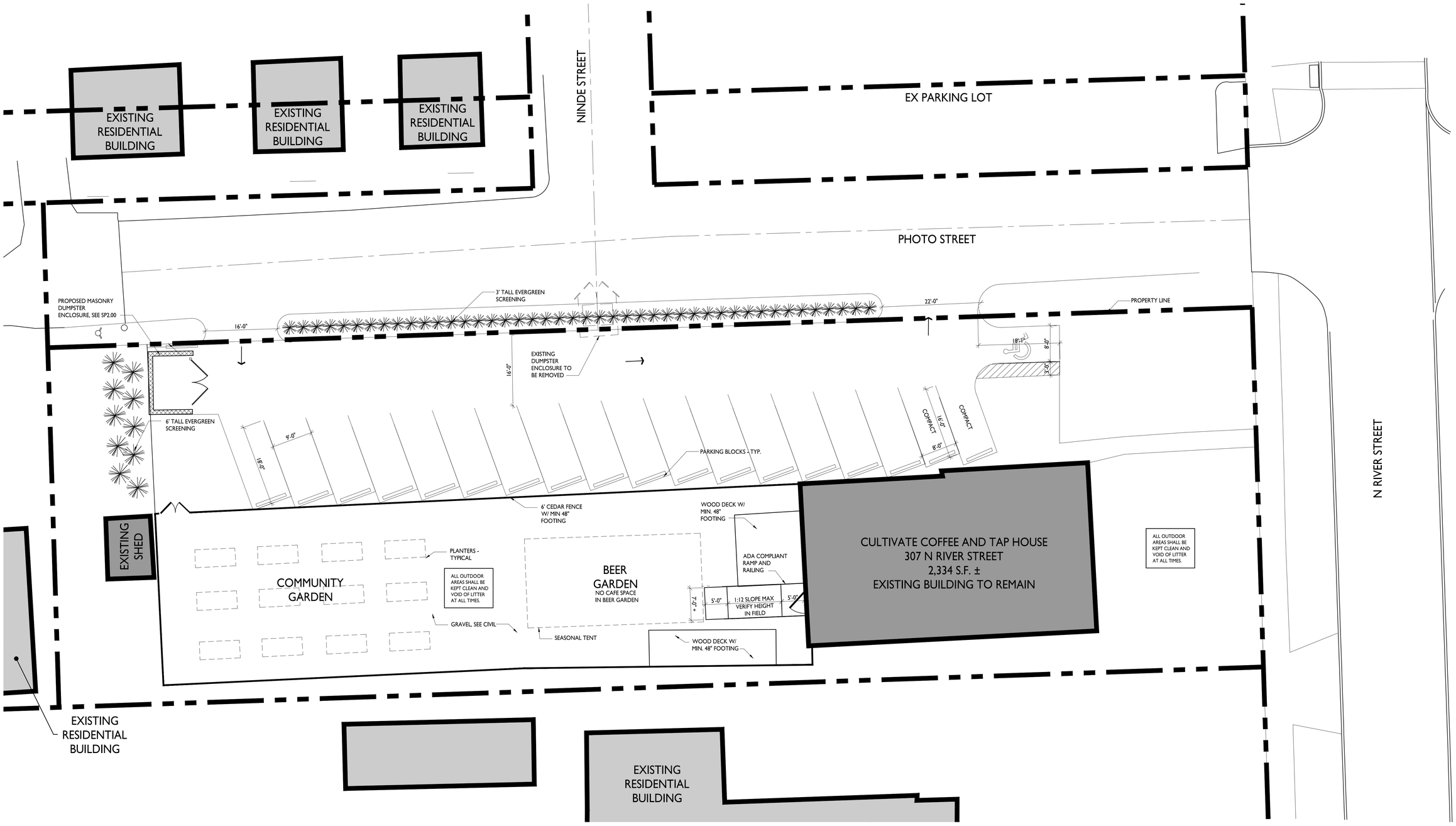

PRELIMINARY SITE PLAN
SCALE: 1" = 10'

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

23 AUG 2017	
03 NOV 2017	
26 JAN 2018	OWN REV
2 MAR 2018	OWN REV
12 MAR 2018	SITE
25 JUNE 2018	OWN. REV.
8 JULY 2018	OWN. REV.

SHEET + TITLE
SITE PLAN
17306SP100b.dwg

SHEET + NUMBER
SP1.00

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City of Ypsilanti
Community & Economic Development Department

15 March 2018

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

TABLED 03-2018

GENERAL INFORMATION

Applicant: City of Ypsilanti

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

SUMMARY

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

BACKGROUND

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

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

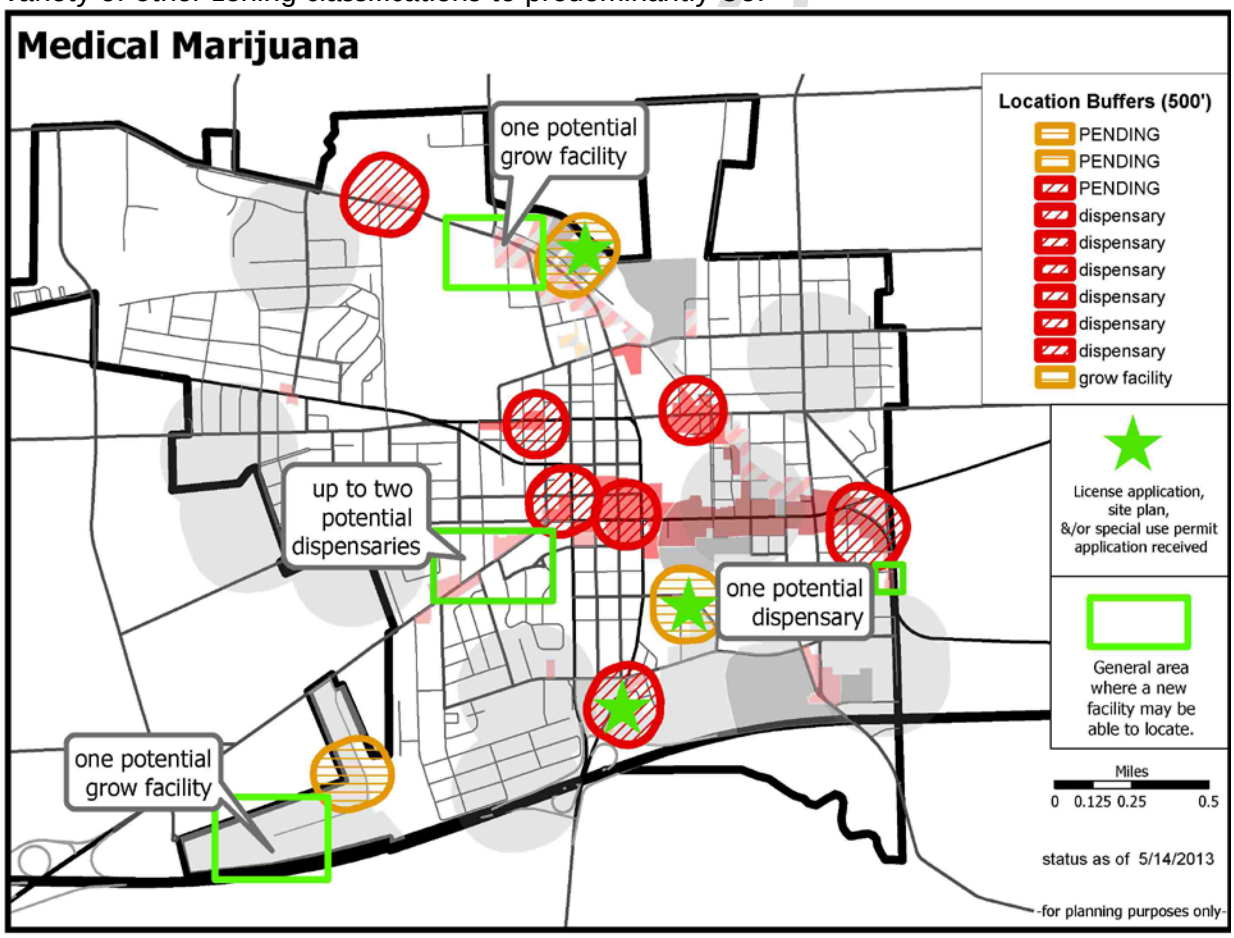
As a result of these changes at both the state and local level, it is possible that some existing provisioning centers could move; it is also possible that an existing provisioning center could go out of business and another provisioning center locate in the City. During the initial medical marijuana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

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

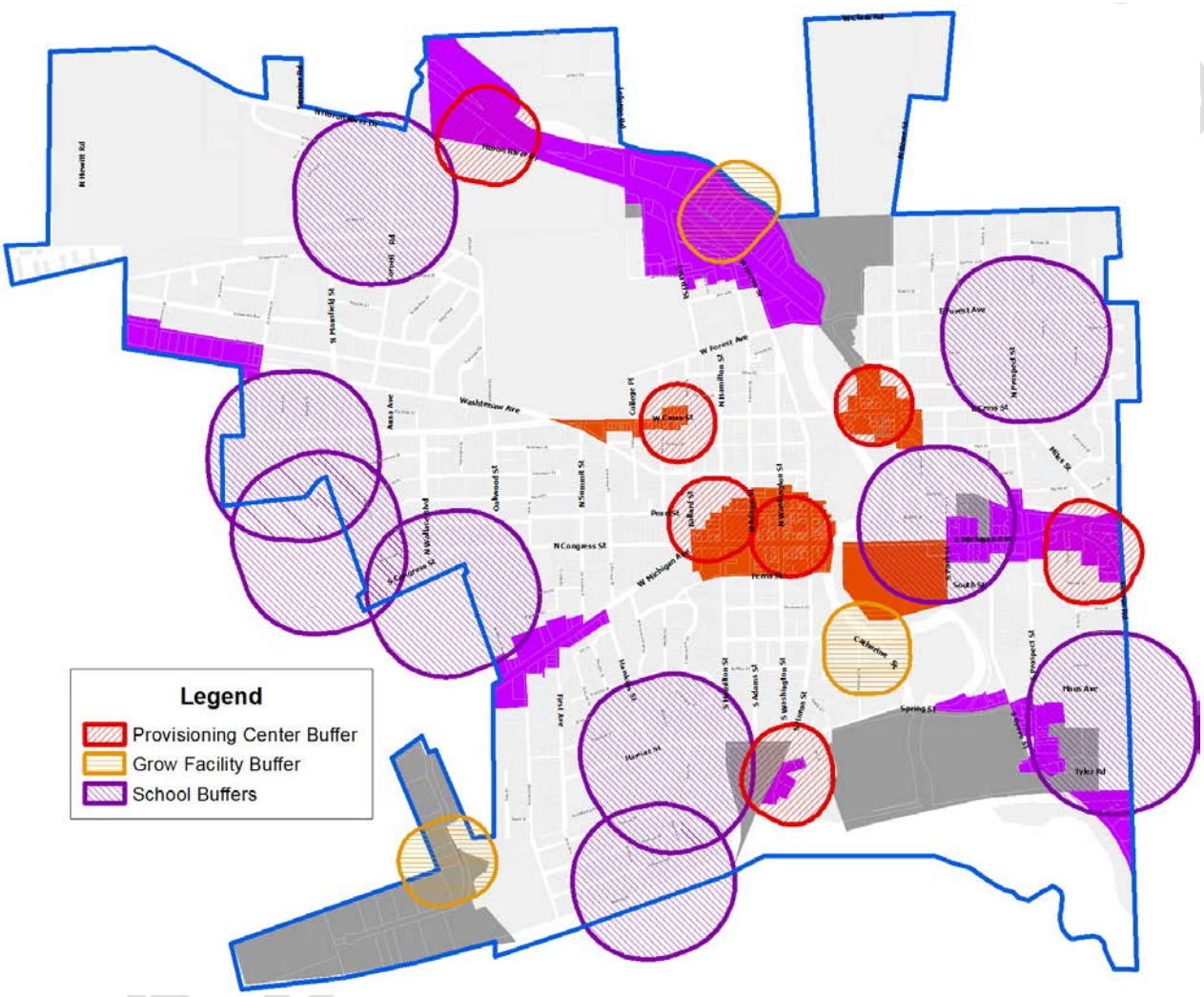
DISCUSSION

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

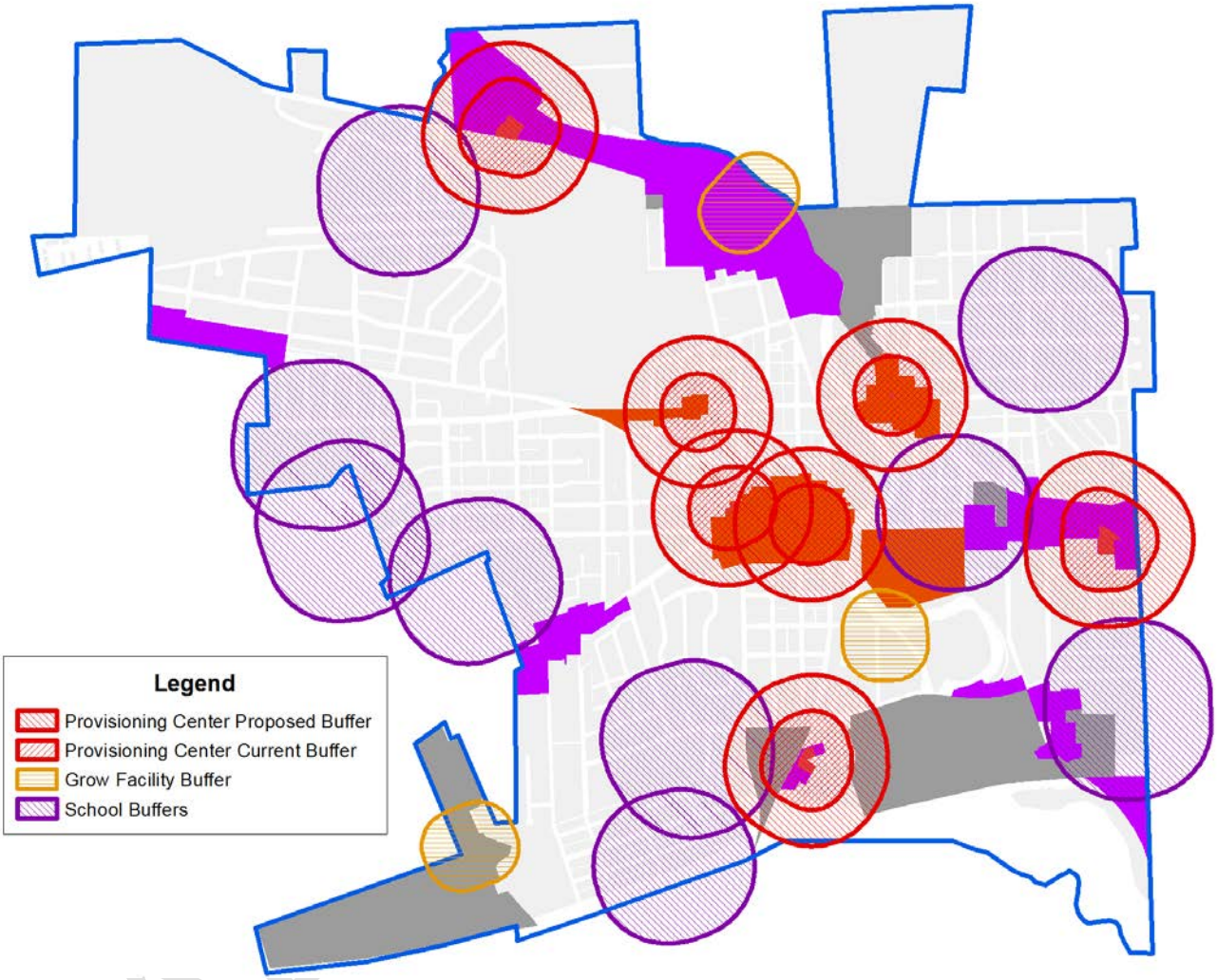
This map, as of 5/2013, shows potential locations for additional dispensaries/grow facilities; the potential distribution of facilities differed from current primarily around Washtenaw and West Michigan. The zoning around Huron River Drive has changed from the Commercial-Industrial District and a variety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



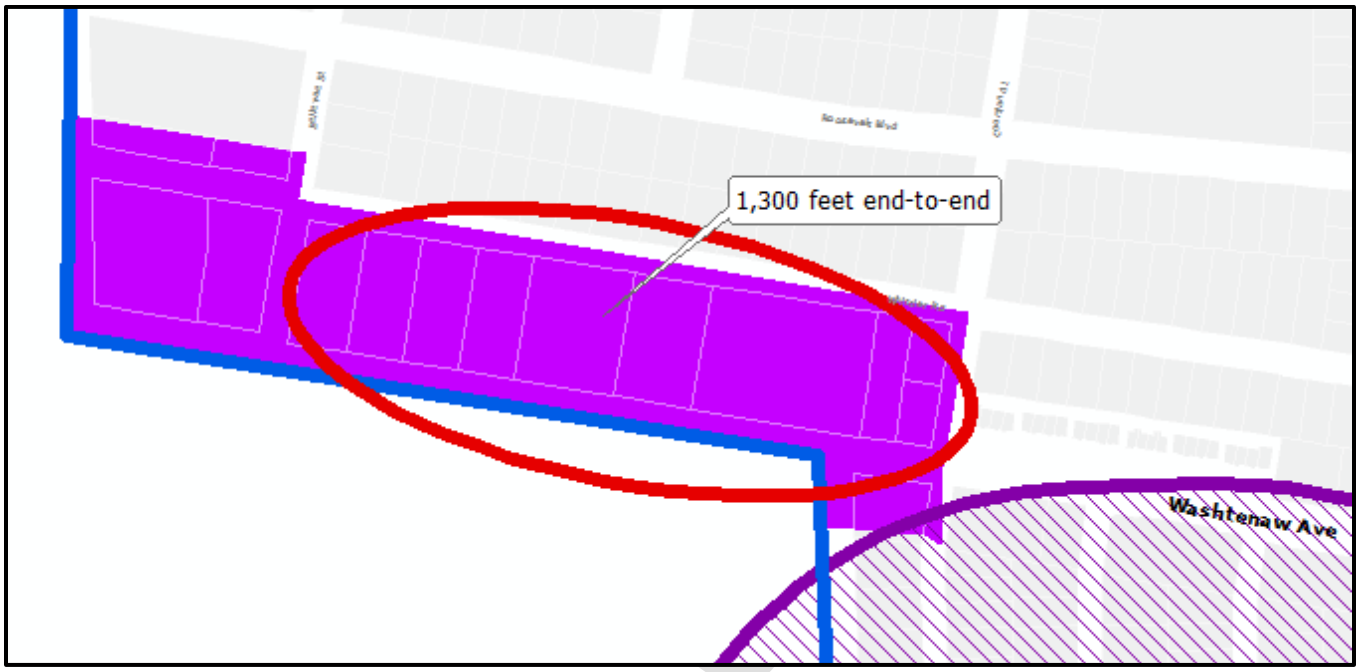
This map shows the *current* existing school buffers, facility buffers, and zoning districts. As a reminder, grow facilities are currently permitted only with a Special Use permit in GC and PMD; dispensaries are permitted by right in Center. The proposal on the table at Council would add dispensaries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

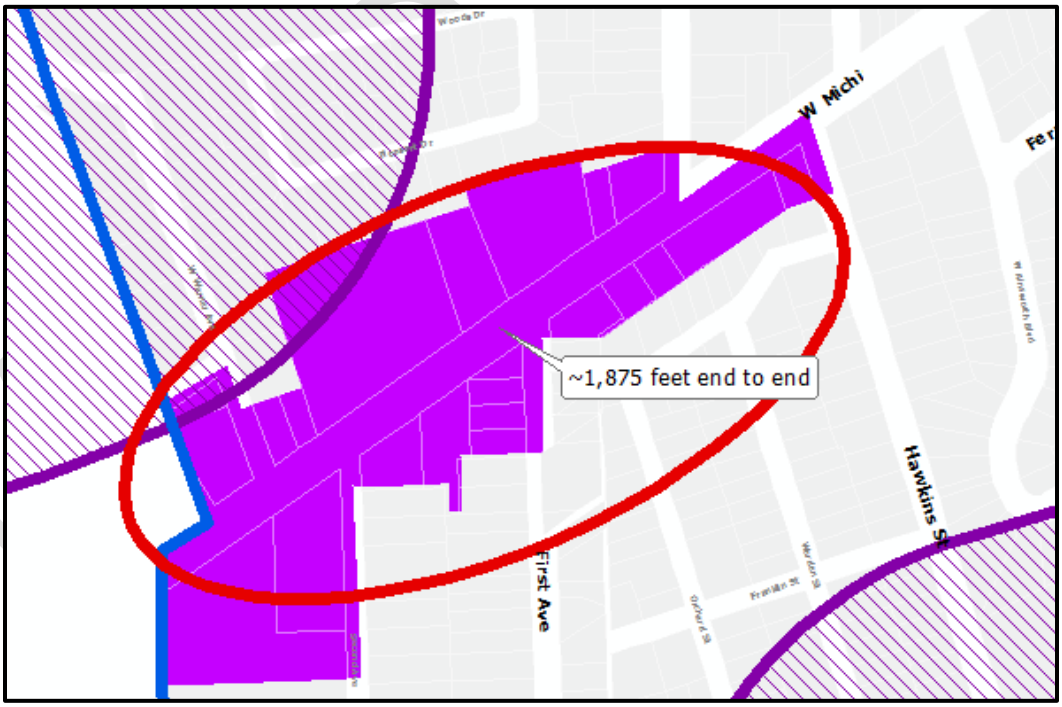


Under the proposed increase in buffers between provisioning centers, the East Michigan/Ecorse corridor cannot bear a new provisioning center, nor can Depot Town or West Cross. The two existing provisioning centers in downtown Ypsilanti would exclude each other by approximately four feet; however, Herbal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



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





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

STANDARDS FOR AMENDMENTS §122-362(a)

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

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

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

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

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

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

TABLED 03-2018

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

TABLED 03-2018

Agenda
Planning Commission
Wednesday, 15 August 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P	A
Jared Talaga, Vice-Chair	P	A
Toi Dennis	P	A
Phil Hollifield	P	A
Heidi Jugenitz	P	A
Jelani McGadney	P	A
Michael Simmons	P	A

III. Approval of Minutes

- July 18, 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

- 11 N Normal
  Public Hearing: Special Use and Site Plan
- 2 N Normal
  Public Hearing: Special Use and Site Plan
- 539-569 S Huron
  Public Hearing: Special Use and Site Plan

VI. Old Business

- 307 N River: Site plan review
  Tabled from 7/18/2018 – to remain on table
- Medical Marijuana Provisioning Centers: Increase in Buffer
  Tabled from 3/21/2018 – to remain on table

VII. New Business

- None

VIII. Future Business Discussion / Updates

IX. Committee Reports

- Non-motorized Committee Report
- Master Plan: Housing Affordability and Access subcommittee report

X. Adjournment

Agenda
Planning Commission
Wednesday, 15 August 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

III. Approval of Minutes

- July 18, 2018

PLANNING COMMISSION
MEETING MINUTES
July 18, 2018
CITY COUNCIL CHAMBER
7:00 P.M.

I. CALL TO ORDER

The meeting was called to order at 7:04 p.m.

II. ROLL CALL

Present: H. Jugenitz, M. Dunwoodie, P. Hollifield, M. Simmons, C. Zuellig, T. Dennis, J. Talaga, J. McGadney

Absent: P. Hollifield (excused)

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

III. APPROVAL OF MINUTES

Commissioner Dennis moved to approve the minutes of June 20, 2018 (Support: J. Talaga) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATION AND PUBLIC HEARING ITEMS

1. 203 N. Summit – Special Use and Site Plan

Staff report was presented by C. Kochanek, Preservation Planner, who stated that this is a request for approval of a three unit multiple family dwelling. It was tabled from the last meeting because of some concerns. Some new plans have been received which addresses these concerns; paving the lot, wheel stops, curbing on the southern end and not northern and better access for ADA spot. Still to be addressed are private frontages, as well as access to the barrier free space; they added a curbed island with a tree but doesn't quite meet what is required, needs to be closer to 160 sq. ft. Might be easier to put a tree somewhere else on the lot. There is still an issue with conflicting land use to the south; Staff would like to see some changes in fencing on the southern lot but if they are not receptive to that, they would require a variance. They are going to do a large picture window instead of a sliding door. Chair Dunwoodie asked staff to clarify the previous engineering review vs new engineering review, which Ms. Kochanek addressed adding that the engineer had approved the updated design with

some recommendations. Staff is recommending site plan approval subject to special use approval with findings, waiver and conditions.

Commissioner Jugenitz moved to open the public portion of the hearing (Support: T. Dennis) and the motion carried unanimously.

Steve Hart, Midwestern Consulting – was in attendance to represent the applicant. He stated that a number of changes had been made including parking. The property is not habitable right now but it is a prime piece of property. They are proposing a 3 unit building. They made some changes as requested; parking, etc. which has shrunk the size of the home and that is why they are proposing a shared driveway. The applicant has no problem making into 3' walkway or reduce the width of the access aisle. The tree in the back is dictated on getting handicapped parking space. They could locate the tree to another part of the property but could be a conflict. In conjunction with that area, they are looking at providing an opaque barrier, maybe an evergreen. They do plan to use asphalt, which was an oversight on the legend. Lighting plan will meet ordinance requirements.

Commissioner Zuellig moved to close the public portion of the hearing (Support: T. Dennis) and the motion carried unanimously.

Commissioner Zuellig stated that this is a request for a special use and the reason for this is because they are requesting the third unit. It is her feeling that we should be scrutinizing the impact of the extra unit and making sure the site plan is meeting the requirements of our ordinance. On the right lot she would be supportive but everything she has heard shows every reason it could not be met is because the lot is too small or the number of units is too many. They could put in three smaller units but she is seeing a building that the new façade will actually be closer to the road than the adjacent building. This one is not lined up and while it meets the code, it would be noticeable on the street. She also questions the parking and feels that this does not meet the intent of a special use.

Chair Dunwoodie stated that a small lot does create a lot of logistical struggles but that being said, a lot of conditions would help. He is not concerned with the waiver. He added that if these conditions can logistically be met, he feels it can work in some fashion. Commissioner Jugenitz asked if we are proposing the same number of parking spaces as was discussed at last month's meeting, which was six, and Ms. Kochanek responded that the parking lot is driving a lot of the constraints adding that we asked for a waiver for one space because of the constraints. Commissioner Jugenitz stated that taking one space doesn't make much difference to buildable area but taking away two does make a difference. Commissioner Zuellig stated that if you only have five spaces back there you wouldn't have to pave the backyard. Commissioner Jugenitz said that this is one area where she would like to see more creativity exercised and try to bring it more in line with other standards we have. Ms. Wessler stated that the porch needs to conform to frontage requirements and she also added that parking setbacks could not be waived. Commissioner Jugenitz stated that she would like to have the applicant state if they did look at potentially limiting the number of spaces to five, moving the structure back, thereby avoiding any issues with it being out of accordance with street issues. Commissioner Dennis asked if we are waiving the porch requirement and Chair Dunwoodie responded that we are not.

Steve Hart, Midwestern Consulting, stated that on the front setbacks, three other houses to the south and one to the north would be in front of where they are proposing to put this house. He also added that they looked at several options on parking trying to make it work but could not get it to work. What they are proposing is the most compact plan they could come up with as far as parking is concerned, which he elaborated in more detail.

Commissioner Jugenitz stated that while she is supportive of adding density where we can, she is comforted that this won't be setting a new standard on how close it is to the right-of-way and there are other homes that project further. In an ideal world, this building wouldn't consume as much of the lot as it does, but is inclined to support based on the changes that the applicant has agreed to make in light of our comments last month.

After further discussion, Commissioner Jugenitz moved 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 Sec122-324(b).

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

The motion was supported by Commissioner Dennis. A roll call vote was taken with a vote of 6:1 in support. Commissioner Zuellig opposed.

Commissioner Jugenitz moved that 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 applicant substantially complies with Sec122-311.

Waivers

1. A waiver is permitted from Sec122-683(d), parking setback from adjacent lot, for the parking lot at a 0' setback, with a finding that such waiver shall be subject to staff review of storm water and landscaping proposed improvements and a finding of sufficiency

Conditions:

1. Applicant to place a front porch or stoop on the house, or extend the side proch around to the front to provide a front "joint entrance," and meet the private frontage requirements.
2. Applicant to provide architectural plans that satisfy all concerns regarding the front porch and sliding doors for staff review.
3. Applicant to provide a dedicated access for pedestrians and bikes to and from the back of the property.
4. 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.
5. Applicant to provide an executed easement for the shared access drive to the north and the south of site for staff.

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6. Applicant to increase the size of the curbed island with the tree or to move the tree elsewhere internal to the site.
7. Applicant to provide curbing for aisle-ends and corners on the north end of the lot.
8. Applicant to provide staff with a lighting plan and cut sheets for lights for staff review.
9. Applicant to provide more details on the dumpster enclosure for engineering review and an executed shared use agreement for access.
10. Applicant to provide a visual buffer of at least 80% opacity and 6' height on the south side of the parking lot that meets the existing fence on the west or apply for a variance.
11. Applicant to address all engineering concerns as listed in the engineering review.

The motion was supported by Commissioner Talaga. A roll call vote was taken and carried with a vote of 6:1 in support. Commissioner Zuellig opposed.

2. Private Frontage Design – Text Amendment

Ms. Wessler, City Planner, gave a brief presentation. We have recently begun requiring private frontage design of our commercial single story buildings. The two commercial single story buildings that have come before us both have ended up seeking variances, which is not a good way to start off that requirement. So, looking at them and other buildings that are of a friendlier design in these particular zoning districts the GC and NC districts, staff is looking at a more commercial frontage for these two districts. Staff is recommending allowing the distance between openings be raised to 5' (a 3' difference); minimum ground floor transparency be reduced to 50% (reduction of 10%); and that the maximum height to bottom window be increased to 3' (from 2.5'). Not huge changes but would have been enough to avoid one of the variances that one of the applicants was asking for. Giving more ease and flexibility without totally opening things up. Commercial frontage design was designed with a downtown in mind, very pedestrian oriented. We do want the new construction to conform to some new frontage standard. It does have concessions in case it's a particularly hostile street to pedestrians; on frontages with more than 15,000 vehicles per day by latest count, on frontages with speed limits set at 35mph or more; all must be met. Planning Commission may choose to waive those requirements as they see fit to promote the health, safety, and welfare of the community, both its residents and its visitors.

This is just a first pass at this so would be happy to accept feedback.

Commissioner Jugenitz asked if there was something driving the 5' proposal and Ms. Wessler felt that it was an adequate distance for openings without feeling hostile. It can be very subjective. Commissioner Jugenitz feels very strongly about "eyes on the street" but the character of the general corridors in Ypsilanti are noticeably different than the feel of the center and is generally supportive of adopting the standards. Chair Dunwoodie asked for clarification on requirements before coming before the commission, which Ms. Wessler clarified. Standards for proposed amendments were noted in the staff report dated July 2018 and Ms. Wessler also gave some examples of traffic reports. Chair Dunwoodie was inclined to support this text amendment from staff but asked for further input from the board.

Since there was no further input, Commissioner Talaga moved that the Planning Commission recommend to City Council approval of the text amendment regarding private frontage design and the creation of a new private frontage design 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 districts.
3. The proposed amendment is consistent with the description and purpose of the districts.
4. The proposed amendment will enhance the functionality and character of the future development in the city.
5. The proposed amendment will help preserve the historic nature of the City.
6. The proposed amendment not negatively affect the City's natural features nor its environmental sustainability.
7. The proposed amendment will protect the health, safety, and general welfare of the public.
8. The proposed amendment corrects an oversight in the original text.
9. The proposed amendment will address a community need in development practices.
10. The proposed amendment will not result in the creation of significant nonconformities.

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

VI. NEW BUSINESS

1. Community Discussion – Traffic in the Bell-Kramer Neighborhood

City Planner Wessler stated that at the last Planning Commission meeting, we discussed the Special Use application for new commercial activity on S. Huron. A lot of the residents of the Bell/Kramer neighborhood were concerned about the increase in traffic in their neighborhood and increase in traffic at the gas station so they wanted ways to address. A couple of ideas that were discussed was to block Kramer St from S. Huron St to make the portion of Kramer St one way. Other things that were discussed was putting a sign saying "no right turns" from the Medical Marijuana or no left turns from the gas station. This was done at other locations and surprisingly seemed to work. Long term solutions could be speed bumps and as well as wait and see about their construction applications.

Chair Dunwoodie stated that since this is an item for community discussion, we should open the floor to the public. Commissioner Dennis moved to open the public portion of the hearing (Support: M. Simmons) and the motion carried unanimously. Since there was no input from the public, Commissioner Dennis moved to close the public portion of the hearing (Support: H. Jugenitz) and the motion carried unanimously.

Commissioner Jugenitz stated there is a lot of interest from the neighborhood and agreed with Ms. Wessler that we should monitor the situation while the construction is going on and see if there is any positive changes in traffic patterns, and if not, explore what the options are. Commissioner Jugenitz added that we should have community discussion at future meetings since there is a lot of interest from the neighborhood and would be good to monitor while the addition is under construction. People are concerned about this issue. Commissioner Dennis supports rescheduling. Ms. Wessler stated it was not noticed in the paper but neighborhood was notified and suggested we should be table until next meeting.

Chair Dunwoodie was concerned if next month would be adequate notification and asked about traffic data. Commissioner Dennis Toi asked about if a traffic study had been done and Ms. Wessler responded in the negative. She is not in agreement of blocking off the street but is in agreement with the one way. After further discussion it was agreed that we should revisit this in July 2019, which allows more time to see how it's going with construction. Commissioner Simmons added that we should not make a decision without the neighborhood input.

After further discussion, it was agreed unanimously to revisit this in July 2019 which would give us more opportunity to see how the construction is affecting traffic.

2. Firearms Sales Regulations – Local Options discussion

Ms. Wessler stated that at the latest Planning Commission meeting, staff was directed to assemble potential draft language restricting firearms sales in a manner similar to adult regulated uses; to restrict firearms sales as a home occupation; to map potentially permissible locations for such businesses; and similar legislation as fit. Any proposed legislation must also be reviewed by City Counsel, as there are many State and Federal laws that affect the field as well as case law that may impact draft legislation.

Two memos are included in the packets stating what other locations in Michigan do; non-zoning and zoning. The first one contains a potential regulation so some things for discussion are definitions of firearms sales and places for firearms establishments. Staff thinks Special Use in GC and Special Use in adjacent to residential and PMD with certain conditions would be reasonable. Firearms ranges could be located as a special use within the PMD district with different location restrictions and firearm sales and firearm ranges could be co-located and disallow home occupation of any use involving the distribution of firearms.

Most of that is based on the code of other communities as well as what we do for adult regulated uses and uses which the community has deemed problematic and that is mapped out in the first memo. There are not many locations in the city that are open for adult regulated use so staff had considered just including firearm sales as an adult regulated use because that was the limit – we could have one more, potentially two more, adult regulated uses.

Chair Dunwoodie asked about the differences between other adult regulated uses, etc. which Ms. Wessler provided in detail.

Staff is recommending that the item "any use involving the distribution of firearms or the storage of firearms intended for sale or distribution" as determined by legal counsel, be added to the list of Home Occupations. Staff also recommends Indoor Firearms Ranges be permissible as a Special Use within the PMD district, when not within 500' of public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District, as well as 500' away from a store less than 15,000 sq. ft with sales of alcohol or a bar/lounge. Staff recommends allowing Firearms Sales Establishments as a Special Use in GC and S/Res (Special Use when adjacent to residential, otherwise permitted) in PMD, with the following locational restrictions: 500' away from public parks, daycare centers, grade schools, Eastern Michigan University and the Center District; 500' away from pawn stores or secondhand goods dealers; 500' from a store less than 15,000 sq. ft with sales of alcohol, or a bar/lounge. Staff has not mapped these distances, and simply presents these for discussion.

Staff noted that Inkster has also produced a definition of "firearms sales establishment," this excludes stores that sell firearms as only a portion of their overall business (ex. Meijer, Cabela, some ranges, etc). Staff believes that this definition would be sufficient for use in Ypsilanti upon review and acceptance by legal counsel.

Staff recommends that Chapter 82 be reviewed and potentially altered to limit the acceptance of firearms by secondhand goods establishments within the City.

Ms. Wessler stated that she was not was directed to do an actual text amendment today but if the board wants to move to do that for the next meeting she could do that. Board members would like to include libraries and movies in the restrictions.

VII. OLD BUSINESS

1. 307 N. River – Site Plan Review

Commissioner Dennis moved to remove this item from the table (Support: M. Simmons) and carried unanimously.

Ms. Wessler stated that this is a site application for Cultivate Coffee. They are proposing formalizing an arrangement on the site which was constructed without permits. It's been in operation for two years. Staff is recommending conditional approval with findings, waivers and conditions. Staff is also recommending fee in lieu of sidewalk along Photo – they either build a sidewalk or pay a fee in lieu of. Also want cut sheets for lighting – all outdoor areas shall be screened at all times.

Mark Wright, Bowers + Associates, representing Cultivate – the fifty feet provision is the most difficult one to address since parking on Photo is limited. The lighting is no problem and screening is no issue either.

Commissioner Jugenitz is well acquainted with this area and is strongly in favor of Option 1 because of the traffic patterns in that area. She is also concerned of the fire lane. She is also concerned about people parking into the right-of-way and should paint a line or do something to stop people parking. Chair Dunwoodie stated that he is in favor of Option 2. Many clarifications were asked by board members of staff who responded in detail. Chair Dunwoodie stated that we have a site plan in front of us that doesn't have an option presented that meets all the requirements and any motion we make would have to include conditions that might not be logistically possible without a waiver or haven't been logistically executed without a variance from ZBA, and as far as approving a site plan, would we have to pick one of the three? Ms. Wessler responded that any of the three would be contingent on engineering review and variances from ZBA. We generally don't permit people to construct anything but sidewalks or street trees in the right-of-way so the parking islands extending into Photo would have to be discussed with DPS. Commissioner Jugenitz added more comments on parking and the three residences in the areas and still prefers Option 1. Commissioner Zuellig added that it would be helpful to have engineering weigh in on the option that has the driveway right across from Ninde.

After further discussion and comments by commissioners and review by staff on requirements for outdoor beer gardens, Commissioner Jugenitz moved to table this item for further review taking into consideration all of the comments and concerns by board members and staff (M. Simmons) and he motion carried unanimously.

2. Medical Marijuana Provisioning Centers: Increase in Buffer

No action – will continue to table.

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

1. 539 S. Huron, 11 N. Normal, 2 N. Normal

IX. COMMITTEE REPORTS

1. Non-motorized Committee Report

Commissioner Talaga stated that they are updating the non-motorized plan and that they are looking for another member and asked if anyone else on the board would be willing to commit. Wessler added that it is a sub-committee and voluntary. Currently the plans are broken down into five categories and they are trying to combine them into three.

2. Master Plan – Housing Affordability/Access subcommittee report

Ms. Wessler stated that the Housing Subcommittee met last week. Heard presentations about backgrounds from two groups – they are scheduling their next meeting which would include how to proceed and what they want the end product to look like. Commissioner Dennis is behind on her summary reports but will start working on that. Commissioner Zuellig asked if the committee information is being posted on the website to which Ms. Wessler confirmed it is and how people can find on the website.

X. ADJOURNMENT

Since there was no further business, Commissioner McGadney moved to adjourn the meeting (Support: M. Simmons) and the motion carried unanimously. The meeting adjourned at 9:26 pm.

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Agenda
Planning Commission
Wednesday, 15 August 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

V. Presentations and Public Hearing Items

- 11 N Normal

  Public Hearing: Special Use and Site Plan

City of Ypsilanti
Community & Economic Development Department

27 June 2018

Staff Review of Special Use and Sketch Plan Application
SS Minnow Johnson
11 N Normal

GENERAL INFORMATION

Applicant:	Beth Stephens 206 N Huron Ypsilanti, MI 48197
Project:	SS Minnow Johnson
Application Date:	20 June 2018
Location:	North of Congress on west side of Normal
Zoning:	Core Neighborhood
Action Requested:	Approval
Staff Recommendation:	Approval w/ Conditions

PROJECT AND SITE DESCRIPTION

Parcel # 11-11-40-431-011 has a total area of 0.179 acres with frontage on Normal Street. There is an existing 2,240 square foot residential structure and a 240 sf garage on site. Planning records indicate the dwelling was a three-family residence in 1957. In 1971, property became 4 “student rooms,” 3 efficiency apartments, one 1-bedroom apartment; this was accepted as legal nonconforming in the 1980s. In 2017 an inspection based on a tenant complaint showed four dwelling units: three apartments and one seven-bedroom roominghouse. Staff notified the then-owner that the property could be returned to the previous condition or a Special Use could be sought for the new configuration. The current owner, the applicant, purchased the property in June 2018.

The application requests a Special Use to become a conforming five-unit dwelling. Zoned **CN- Core Neighborhood,** this district allows for multiple family dwelling with a maximum of 4 units per building by right. Additional units are subject to special use approval.

Note: The previous use of the space as 1 roominghouse + 4 dwelling units was highly nonconforming and would require 2 special use permits. This the five-unit, non-group-residence use conforms more closely with the ordinance, only requiring 1 special use permit.

Figure 1: Subject Site Location

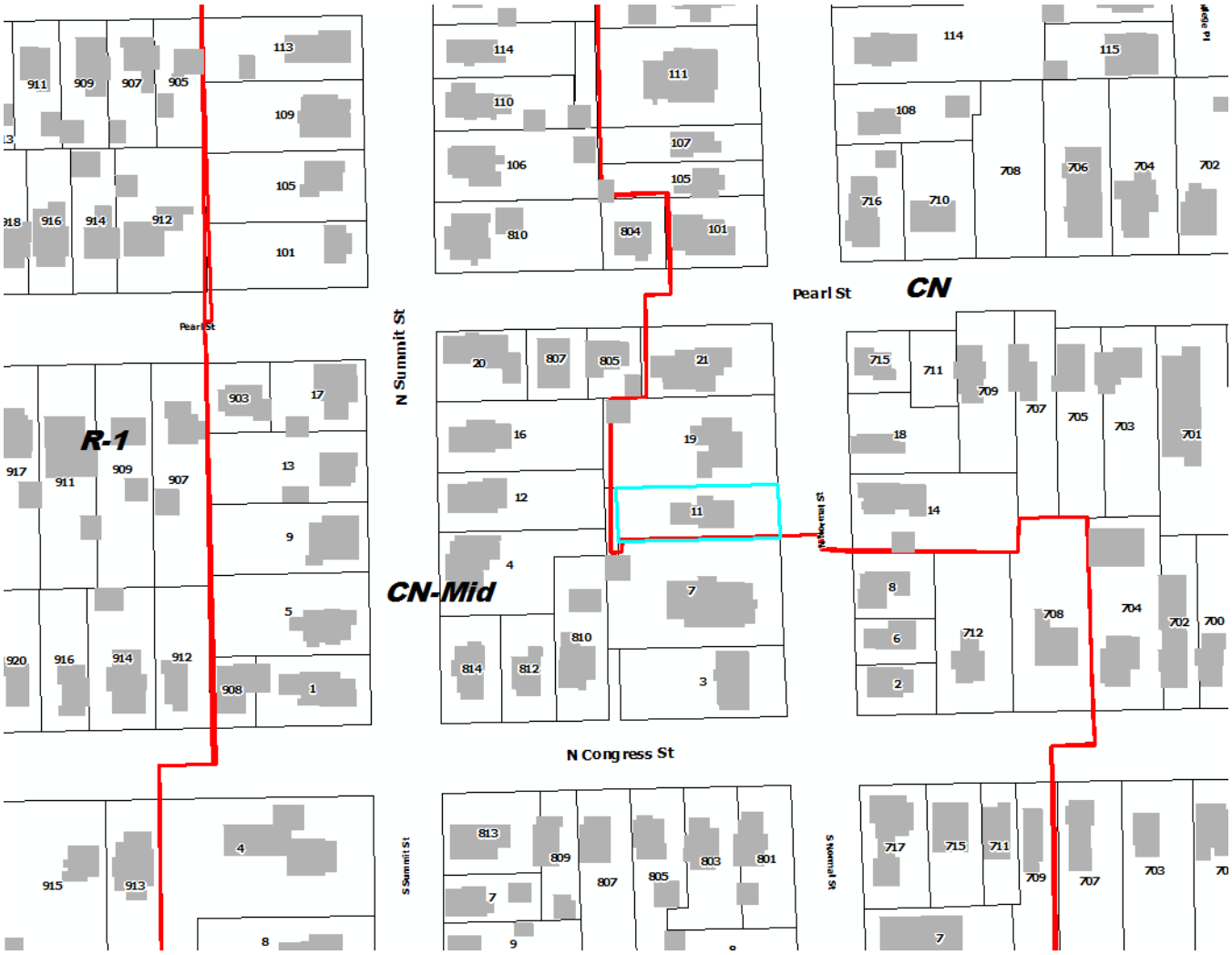


Figure 2: Site Aerial (2015)

Figure 3: photograph of site

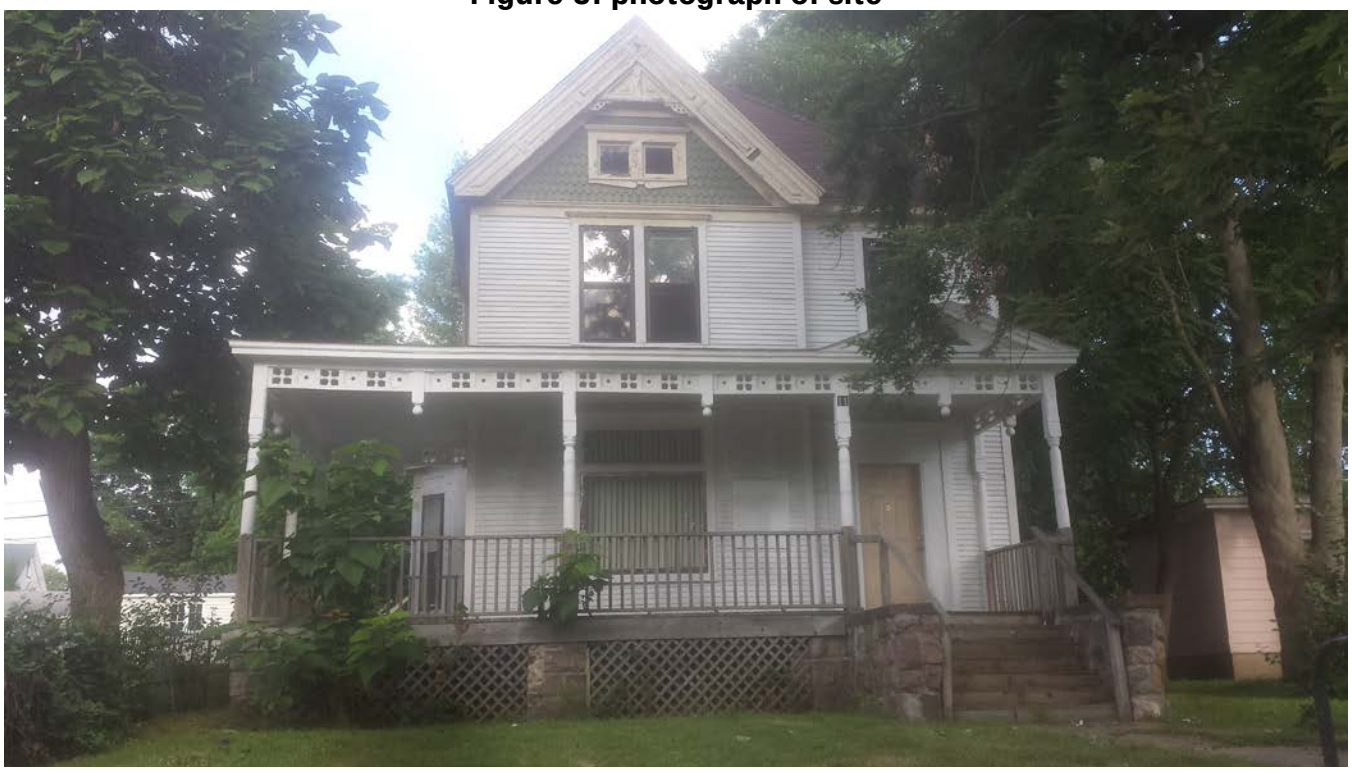


Figure 4: Land Use and Zoning of Surrounding Area

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

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 are compatible with the surrounding uses. The neighborhood is a mix of single-family to multifamily homes. Directly across the street is a 5-unit; to the north is a mix of 4, 3, and 2 units. To the south is a mix of predominantly single-family, with a 2-unit and a 3-unit. The nonconforming "roominghouse" use of one of the units will be eliminated.

(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 is not anticipated to 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.

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

(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.

(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: *The property has had many complaints in recent years, both for exterior maintenance and for concerns about the condition of the interior. Staff recommends the Special Use approval be conditioned upon receiving a full rental Certificate of Compliance within 6 months, with an opportunity to extend that time period once upon finding of good cause shown.*

LIMITED 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 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 not proposing any changes to the existing building. It meets current setbacks and lot coverage requirements.

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."

Building remains unchanged. There is a one-car garage towards the rear of the lot.

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."

An AAATA bus route 6 stop is nearby at the corner of Congress and Summit. The area is within the Residential Permit Parking program and part of Area 4. There is on-street parking available on both sides of Normal.

The current parking is gravel without any barrier free parking, accessed by a 9.5 wide gravel drive. The drive approach to the street is broken concrete; **applicant to repair drive apron. Applicant to repair any broken sidewalk.**

There are several entrances to the building; two off the front porch, and two off the north side. T**he applicant is to ensure that there is a clear, paved path of travel from these entrances to the sidewalk. Each**

entrance must be lit; applicant to submit lighting plan and cut sheets for fixtures to ensure compliance.

The parking area must be screened from the south and the west. **Screening exists to the south; applicant to screen from the west.**

Applicant is required to provide 8 spaces before discounts. By-right discounts for "on-site showers" reduce that requirement by four spaces. **Applicant is asking for a discretionary waiver from Planning Commission for additional space (20%) due to the site's walkability and access to transit.**
Applicant to provide two on-site bike parking spaces.

Applicant to provide a plan for the parking area which includes a clear and durable delineation of the parking area and a barrier-free space.
Applicant to provide mirror on corner of garage to allow for traffic visibility.

Items to be Addressed:

1. Applicant to submit parking plan, including:
    a. Clear and durable delineation of graveled parking area from remainder of lawn
    b. Barrier free space
    c. Location of mirror allowing incoming and outgoing traffic visibility, due to narrowness of drive
    d. Bicycle parking
    e. Proposed clear, paved, path of travel for pedestrians from sidewalk to each entrance.
2. Applicant to provide screening to the west.
3. Applicant to repair sidewalk and driveway apron.
4. Planning Commission waiver requested for one 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."

There are several entrances to the building; two off the front porch, and two off the north side. **Each entrance must be lit; applicant to submit lighting plan and cut sheets for fixtures to ensure compliance.**

A dumpster is not required, but applicant is ineligible for City curbside pickup. Applicant to provide a refuse disposal plan.

The site has approximately 80' of frontage on N Normal. Two street trees are required.

Items to be Addressed:

1. Applicant to submit lighting cut sheets and lighting plan for staff review.
2. Applicant to build an enclosure for refuse area and submit a refuse removal plan.
3. Applicant to plant two street trees. Note: a permit from DPS must be obtained.

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 Normal, or installation of street trees.

BUILDING DEPARTMENT

The applicant is responsible for obtaining permits from the Building Department. As this is considered a "commercial" building under the Building Code, an architect or other licensed professional will be required for the needed interior alterations. A rental Certificate of Occupancy is also 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."

Diversity is our strength. This special use does not introduce or accommodate new economic, racial, or other diversity; however, it does sustain the existing economic diversity of the City.

Anyone, no matter what age or income, can find a place to call home in Ypsilanti. This special use continues to provide rental opportunity within the City.

Easily walk, bike, drive or take transit from anywhere. Located within walking distance of Downtown and EMU.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission ***conditionally approve*** the Special Use Permit for the SS Minnow Johnson at 11 N Normal 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. Applicant to acquire a full rental Certificate of Compliance within 6 months; this deadline may be extended once for up to six months by the Building Official for good cause shown.

STAFF RECOMMENDATIONS: LIMITED SITE PLAN

Staff recommends the Planning Commission ***conditionally approve*** the Site Plan for the SS Minnow Johnson at 11 N Normal with the following findings, waivers, and conditions:

Findings

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

Waivers

Applicant is requesting a waiver from 122-691 for 20% of the parking requirements under 122-692 due to the location of the site in a walkable neighborhood, near transit, with access to on-street parking.

Conditions

5. Applicant to submit parking plan, including:
    a. Clear and durable delineation of graveled parking area from remainder of lawn
    b. Barrier free space
    c. Location of mirror allowing incoming and outgoing traffic visibility, due to narrowness of drive
    d. Bicycle parking
    e. Proposed clear, paved, path of travel for pedestrians from sidewalk to each entrance.
6. Provide screening to the west.
7. Repair sidewalk and driveway apron.
4. Submit lighting cut sheets and lighting plan for staff review.
5. Build an enclosure for refuse area and submit a refuse removal plan.
6. Plant two street trees.

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
Applicant

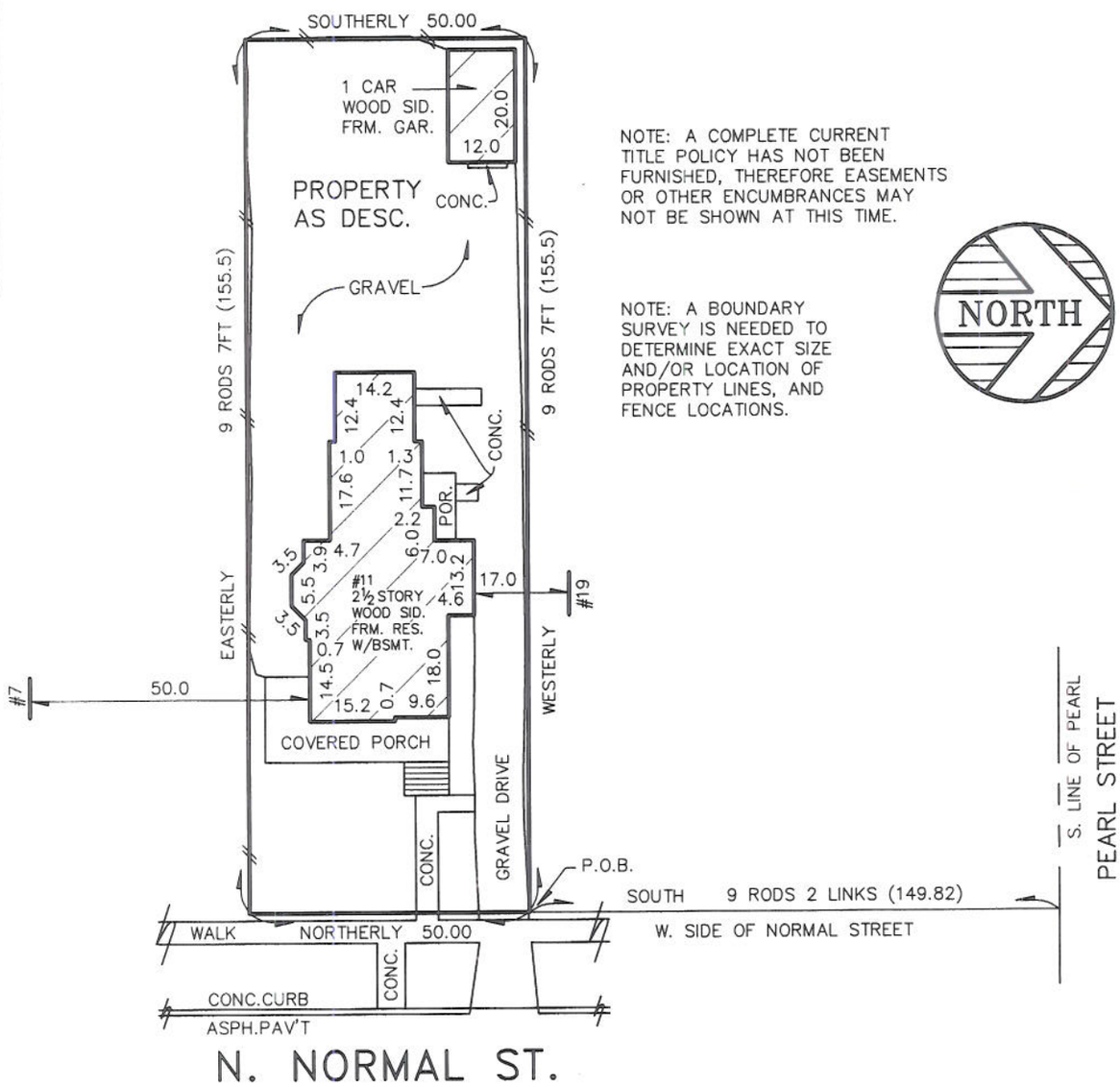
MORTGAGE SURVEY

Certified to: BETH STEPHENS

Applicant: BETH STEPHENS

Property Description:

Land situated in the City of Ypsilanti, County of Washtenaw, State of Michigan, described as:
Commencing at a point on the West side of Normal Street, 9 rods and 2 links South of the South line of Pearl Street; running thence Westerly parallel with Pearl Street, 9 rods and 7 feet; thence Southerly parallel to Normal Street 50 feet; thence Easterly parallel to Pearl Street 9 rods and 7 feet to the West line of Normal Street; thence Northerly along the West line of Normal Street 50 feet to the Place of Beginning, being part of French Claim 691, City of Ypsilanti, County of Washtenaw State of Michigan.



NOTE: A COMPLETE CURRENT TITLE POLICY HAS NOT BEEN FURNISHED, THEREFORE EASEMENTS OR OTHER ENCUMBRANCES MAY NOT BE SHOWN AT THIS TIME.

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND FENCE LOCATIONS.

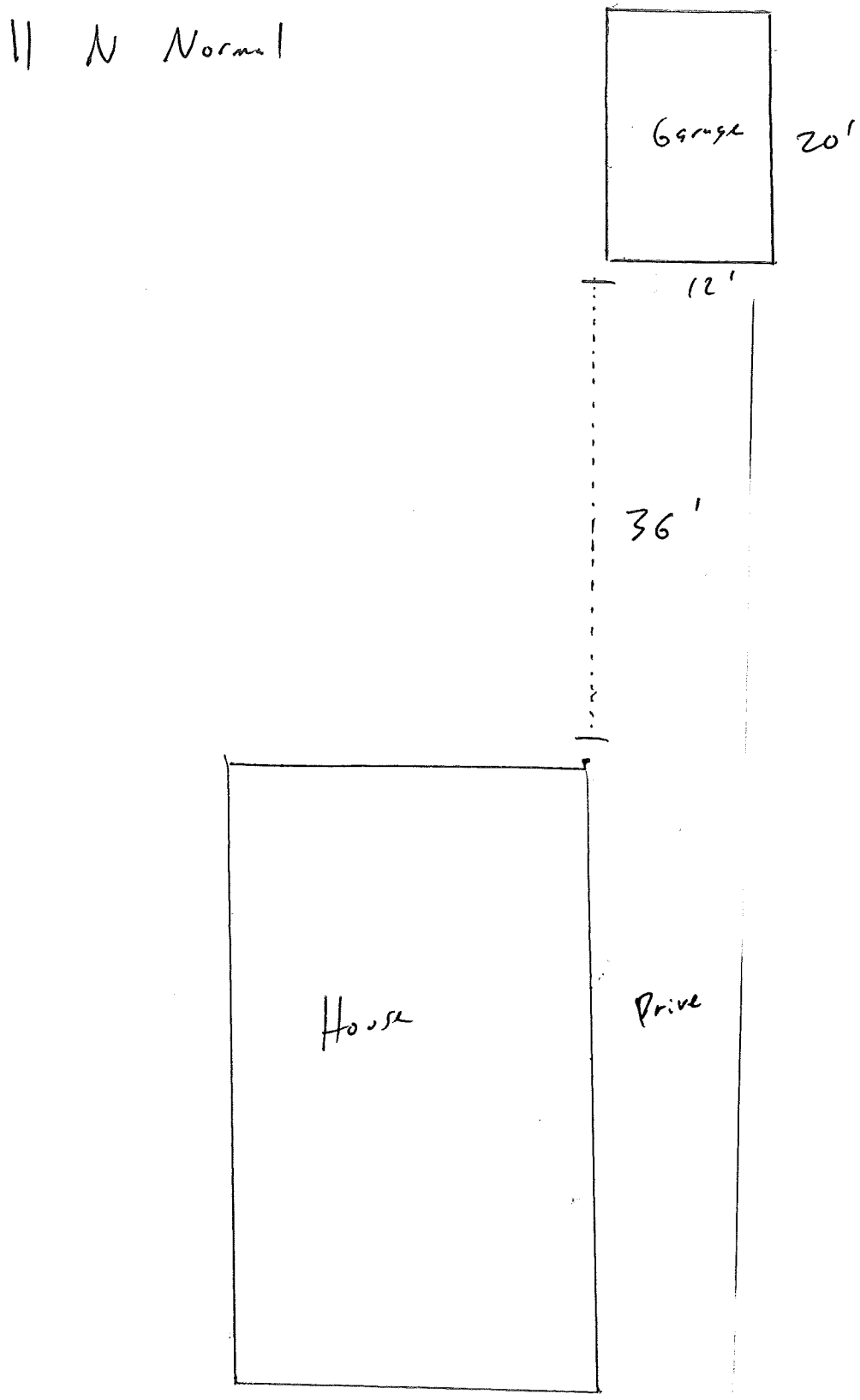
CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

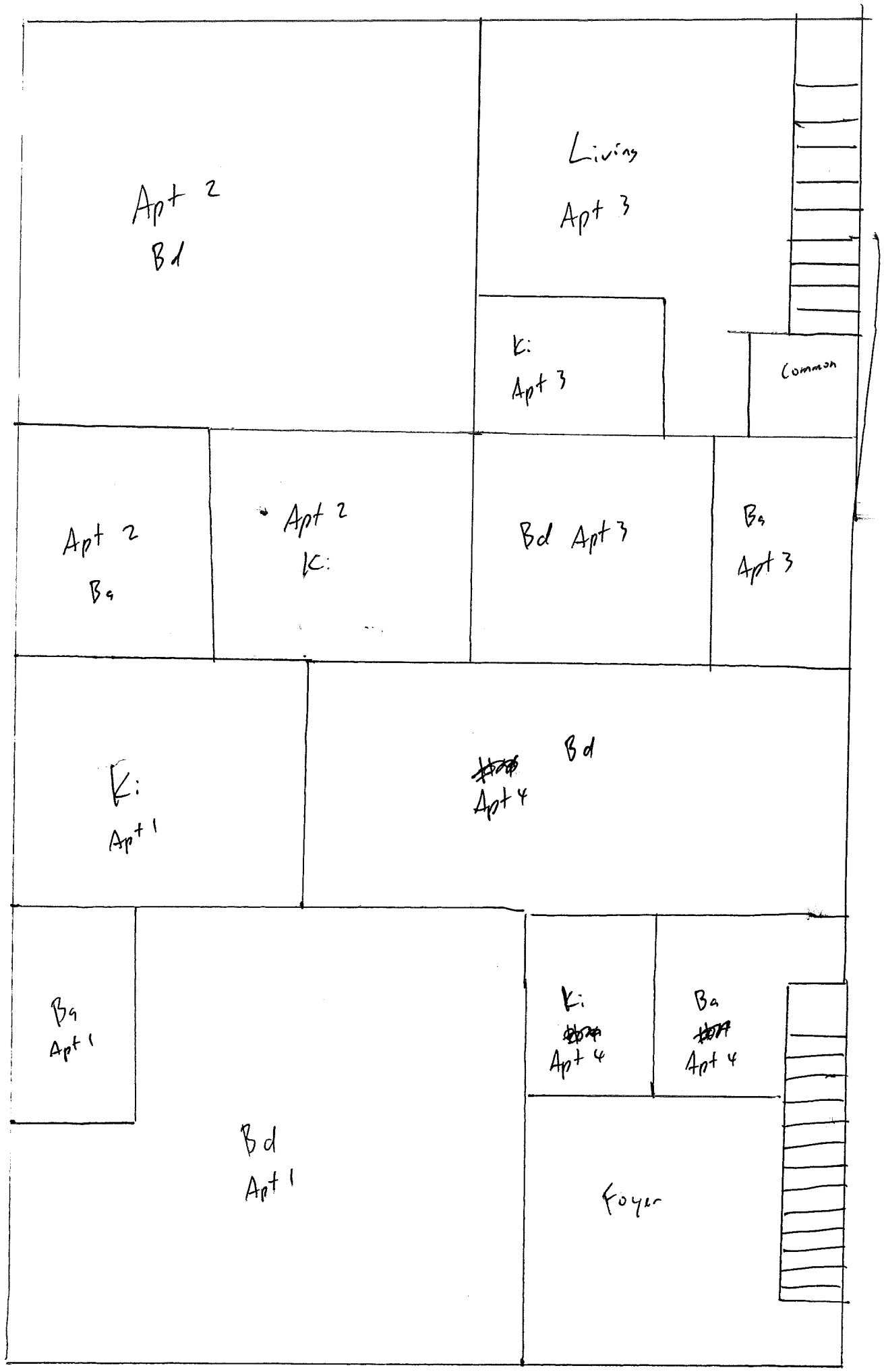
JOB NO: 18-02485 SCALE: 1"=30'

DATE: 07/10/18 DR BY: LAO

KEM-TEC PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GROUP OF COMPANIES
Eastpointe (800) 295.7222 FAX: (586) 772.4048
Detroit (313) 758.0677 FAX: (586) 772.4048
Ann Arbor (734) 994.0888 FAX: (734) 994.0667
Grand Blanc (888) 694.0001 FAX: (810) 694.9955
www.kemtecagroupofcompanies.com

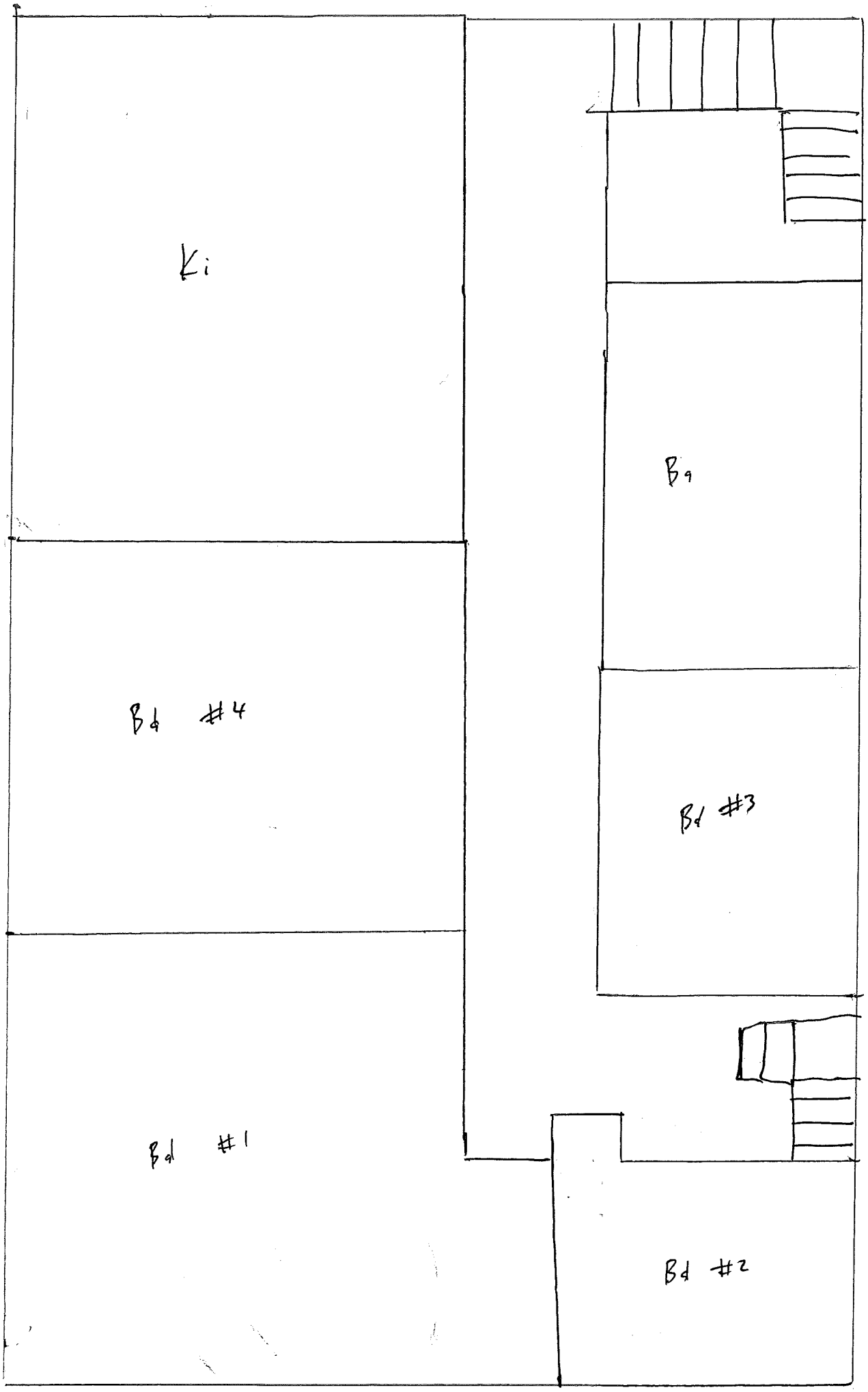

N Normal
Garage
20'
12'
36'
House
Drive

1st Floor


Apt 2
Bd
Living
Apt 3
K:
Apt 3
Common
Apt 2
Ba
Apt 2
K:
Bd Apt 3
Ba
Apt 3
K:
Apt 1
Bd
Apt 4
Ba
Apt 1
K:
Apt 4
Ba
Apt 4
Bd
Apt 1
Foyer

N →

2nd Floor



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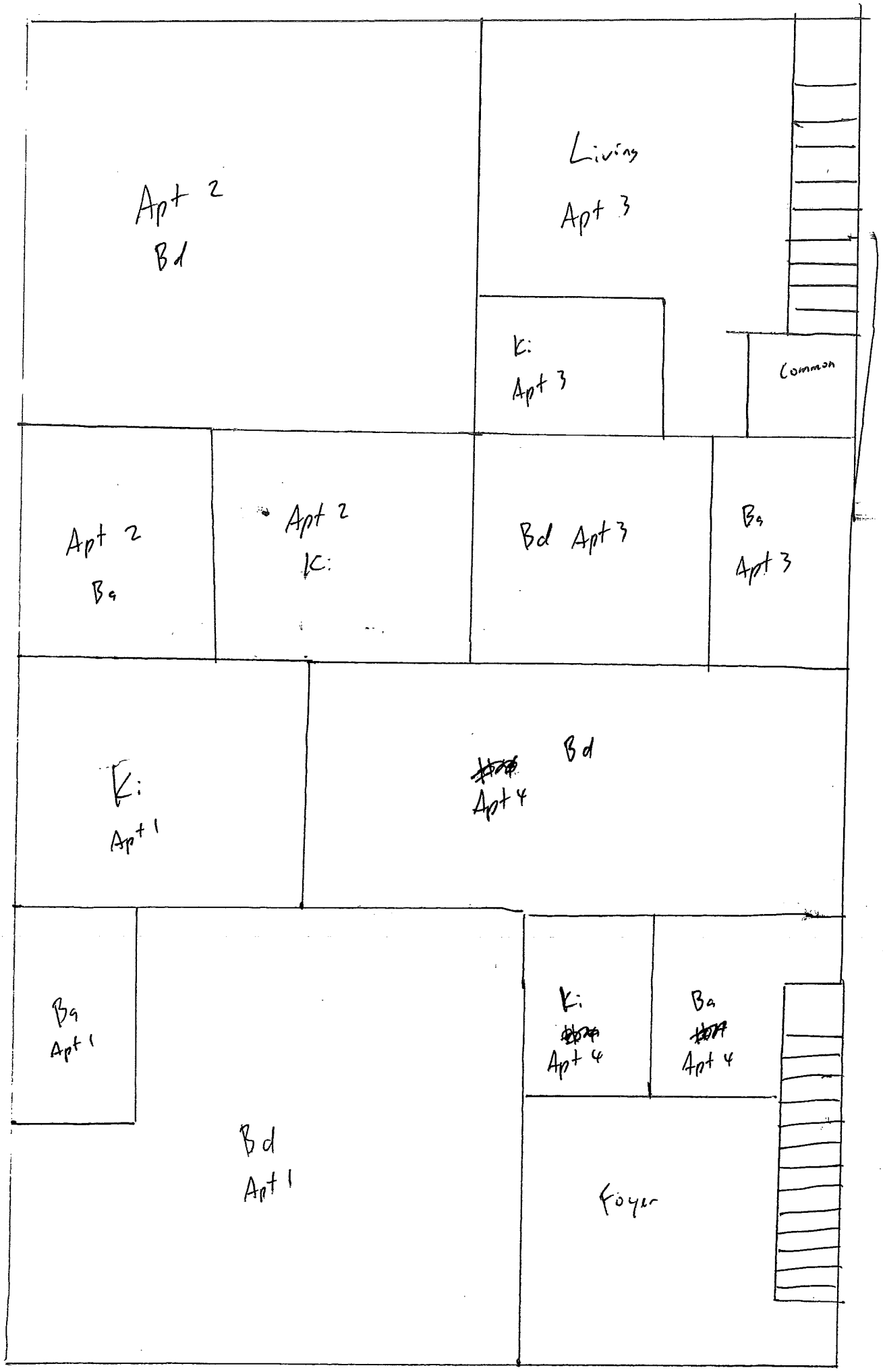
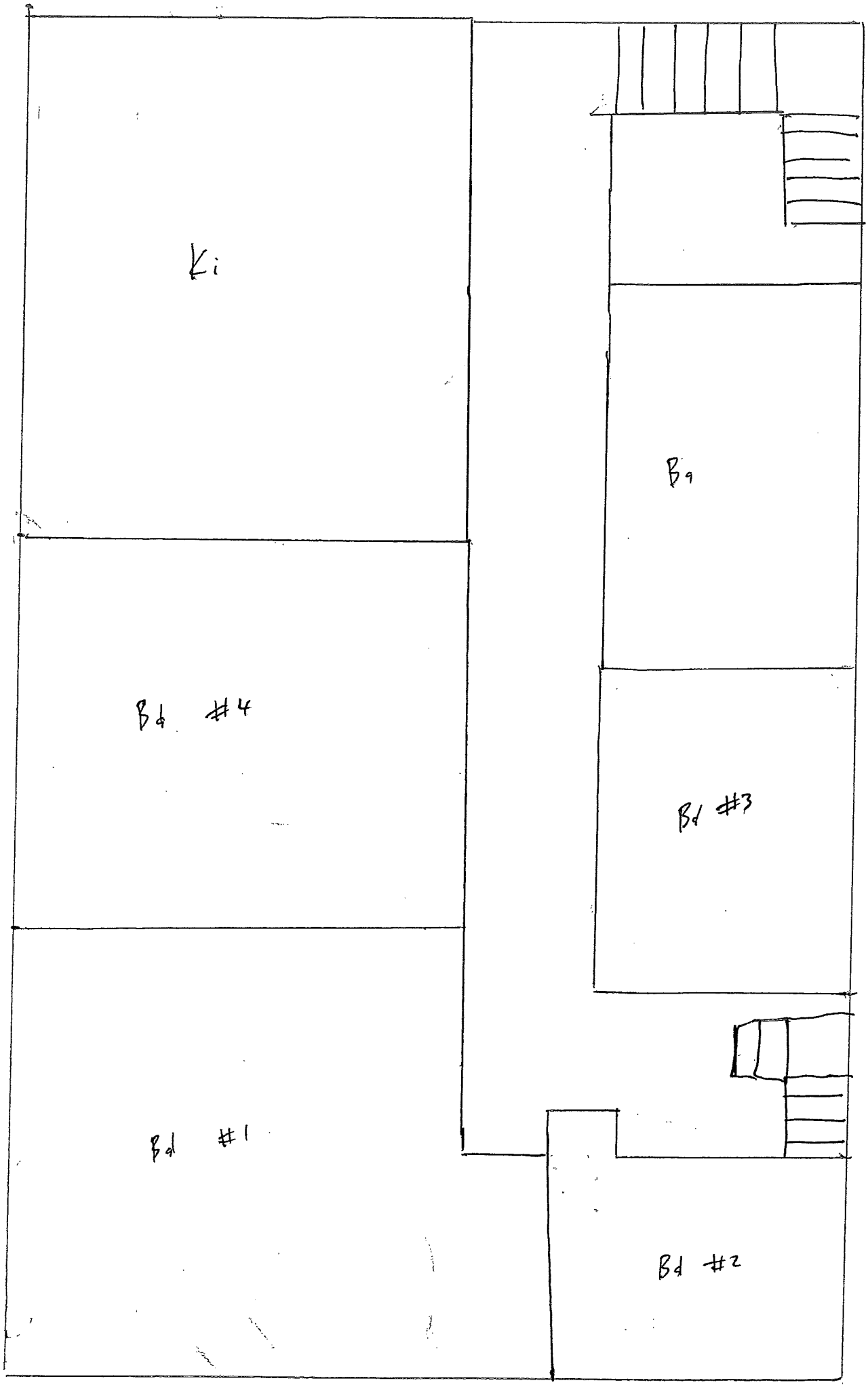
1st Floor


Apt 2
Bd
Living
Apt 3
K:
Apt 3
Common
Apt 2
Ba
Apt 2
K:
Bd Apt 3
Ba
Apt 3
K:
Apt 1
Bd
Apt 4
Ba
Apt 1
Bd
Apt 1
K:
Apt 4
Ba
Apt 4
Foyer

N →

2nd Floor



N→

To: City of Ypsilanti
Community and Economic Development Dept.
1 South Huron Street, 48197

From: William Derks
717 Congress .apt 2
Ypsilanti, MI 48197

Concerning: Special Use Permit: 11 Normal Street; More than 4 dwellings.

--I received a letter informing that my comment was needed concerning adding a fifth apartment to 11 Normal, Ypslanti, MI—

First and foremost, concerning adding another apartment inside an already divided home, I feel there are tenant rights that have needed examination in Ypsilanti for quite some time. Concerning 11 Normal Street and other divided dwellings, I wish a city code obligated landlords to put a thermostat in every one of these apartments. Ypsilanti is known for having former, one-family homes transformed into four and five family dwellings. Since they were once one-family homes, many of these converted dwellings have only one thermostat for up to five apartments. In many cases it is the responsibility of the downstairs neighbor, not the landlord, to have control of the heat during winter. In that case it seems there are legality issues at stake in many of these apartments concerning 'heat included' in which tenants sign agreements stating that their landlords are responsible for moderating the thermostat, not their downstairs neighbors whom are in control. Furthermore, heat disperses differently from room to room in large houses, and especially if an older home has been divided into apartments. With that said the 'heat-included' minimum for the city is 65 degrees. Rarely do upstairs 2nd and 3rd floor apartments reach above 50 degrees if the bottom floor is set to 65 degrees. I simply wish there might stand some accountability for the rights of people to have proper heat, and a responsibility held toward them when the appropriate authorities converse about regulations and living conditions inside these dwellings in which we should all be concerned.

When I talk of my own housing, I realize I have other worries due to the dwelling-style living situation. I personally have to worry about five other vehicle owners who have rights to our only driveway. (There are currently two broken, unregistered vehicles that have been in our driveway over six months.) Also, if there were a fire and I were inside my apartment, I would have to jump from a second floor window to escape. Does11 Normal St have fire escapes? In our dwelling there is only one entrance, and as I see from the exterior, there aren't any fire escapes at 11 Normal Street. The jump from upper windows is also much higher.

Adding to that, there is really so much that can be done in this city and I feel putting a halt to the favela-style living quarters within the downtown area could be the beginning of a much needed turn-around. When I moved here a year ago the first thing I noticed were the 21 liquor stores in Ypsilanti and only 2 grocery stores. Yet, the grocery stores aren't within four

miles of downtown. This is a town of 20,000 people and my friend, who also lives in a downtown dwelling, finds heroin needles on her steps; she witnesses assaults, and hears gunshots nearly twice per month. All of this takes place two blocks away from City Hall and directly among these favela-style living conditions. That is to say, many vagrants who exit liquor stores think her steps are public property for which to do drugs and drink in public. Noticing the city does absolutely nothing to combat this, it forces persons such as myself who have recently moved here to start asking questions like, why is a city of 20,000 people full of so much blight? Why are landlords allowed to divide and triple their profits at the cost of making the city even more unseemly while taking said money away from the area? Is that economic development? Then I think, maybe we could actually grow and be proud of our city by disallowing those who have taken advantage of existing dwellings and finally steer the area in a better direction rather than continually dividing houses toward more urban congestion. After all, a major city like New York builds upward because they have no other choice due to being surrounded by water. Ypsilanti is surrounded by usable land and needs a reason for builders to begin work either upward or outward.

However, if we choose to continue this course for the immediate gain another dwelling may bring, I would wonder how many more trash piles we would have to live with? I would ask, 'How many more advertisements on the sides of once beautiful houses do we need? How many more cars would park on the street if there are fifteen to thirty people living inside every home? Will another liquor store arrive next month to fill the need? Will this new congestion add to the stresses of those who use drugs to cope with stress? And is the reason there is so much blight because we allow this style of living? Either way, no matter what happens, I wonder if those that do live in these dwellings will have proper heat this winter. Will the city do anything to protect them, or, is cramming another apartment into an existing home an easier route toward long-term economic success, safety, and humane living conditions?

Please, it seems that if Ypsilanti is ever going to have a turn around, it will have to start in this office. I know allowing one more dwelling in an existing home seems miniscule, but how long has it gone on, and when will we begin to make the downtown area livable to those who aren't accustomed to this style of living? Personally, I've been here a little over a year. Because of the living conditions, the lack of city codes forcing landowners to do the right thing, and the allowances some are given to trespass on porches, shoot drugs, drink in public, and fire guns outside of liquor stores, I am trying like crazy to find a new city to live. I write this letter for nothing more than to see this city finally start moving in the right direction. Dispersing those already living in cramped living quarters and bolstering outward growth seems a better idea than making our current system even less livable through congestion. Whoever reads this letter, wouldn't it be nice to say that you were the person who said enough was enough? I would personally rip away the ribbon and unveil your statue! Thank you.

Sincerely,
William Derks

Agenda
Planning Commission
Wednesday, 15 August 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

V. Presentations and Public Hearing Items

- 2 N Normal
  Public Hearing: Special Use and Site Plan

City of Ypsilanti
Community & Economic Development Department

9 August 2018

Staff Review of Special Use Application
2 N Normal – 2nd Floor Addition
2 N Normal

Applicant:	Vincent Zhang Daisy Rentals 800 Cliffs Dr # 308 Ypsilanti, MI 48198
Project:	2 N Normal - 2nd Floor Addition
Application Date:	18 July 2018
Location:	North east corner of Congress and Normal
Zoning:	CN-Mid
Action Requested:	Approval of 3 units w/expansion of 2nd floor
Staff Recommendation:	Approval with conditions.

PROJECT AND SITE DESCRIPTION

2 N Normal is an existing three-unit home. There was a fire at the property earlier this year, causing extensive damage. The owners are interested in expanding the second story by approximately 200 square feet, over an existing first-story addition, at the same time they perform the repairs. The use of the property for three units is an existing legal nonconforming use; nonconformities may not be expanded; thus, they are seeking a Special Use Permit for the use of the property as a three-unit with the expanded second story.

Figure 1: Subject Site Location

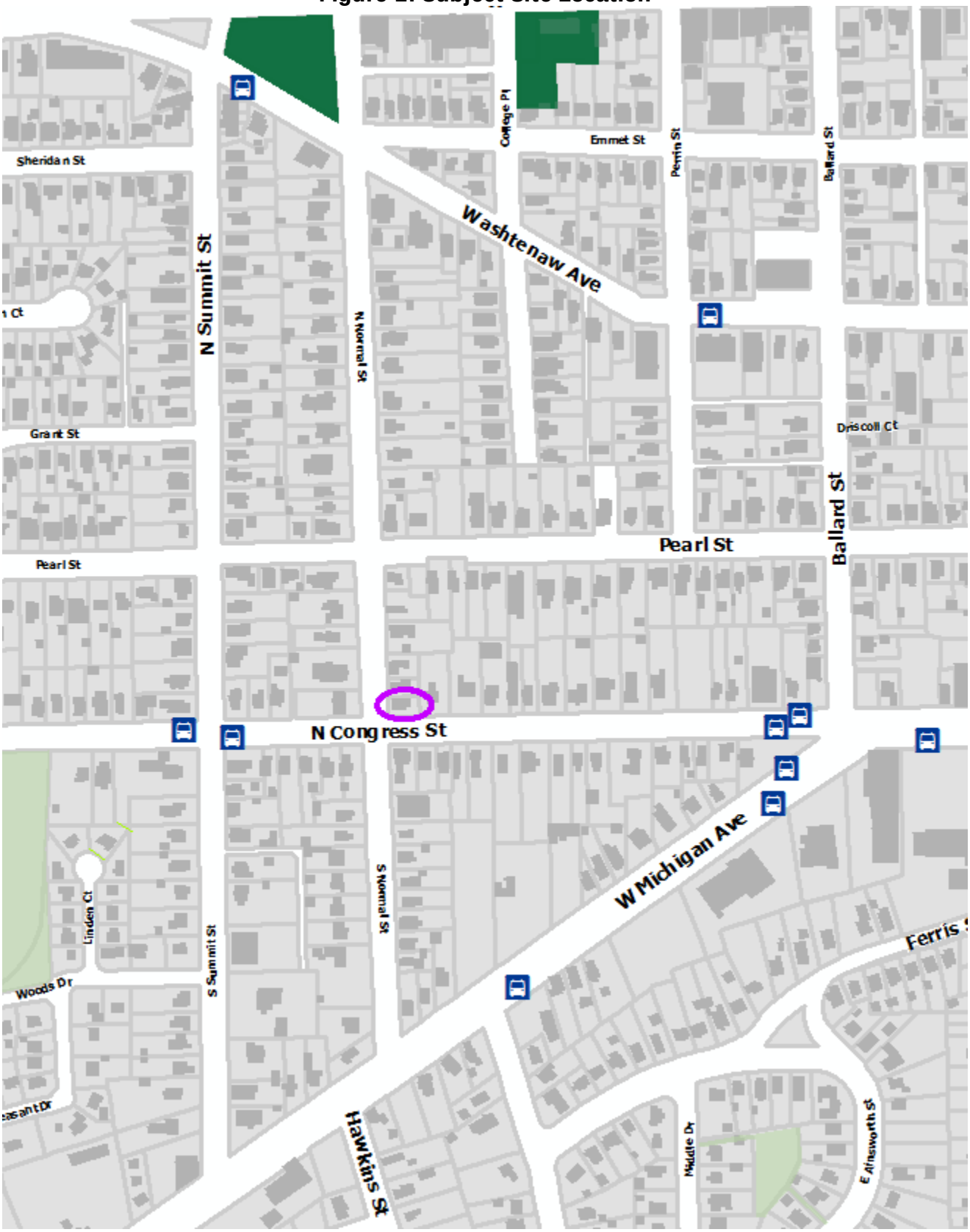


Figure 2: Site Aerial (2010)

Figure 3: photograph of site (google street view)

Figure 4: Current Photographs (Normal frontage)

Figure 4: Current Photograph (Congress frontage)

Figure 5: Land Use and Zoning of Surrounding Area

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

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 proposed use is a continuation and slight expansion of an existing nonconforming use that has been in use since at least 1999. Due to this, only a sketch plan was required, which has been provided. The location, scale, and intensity of the use are compatible with the surrounding area, which is a transition between the higher-density CN adjacent to downtown and campus and the lower-density areas south and westward.

(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 is not anticipated to 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.

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

COMMENTS: The proposed special use is compatible with the surrounding land uses.

(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 site has good access to transit, is located along a major thoroughfare at an intersection, and there is adequate sidewalks for pedestrian activity. The bicycle infrastructure in this location is better than the majority of the City.

(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.

LIMITED 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."

Applicant is not proposing any changes to the lot or the building footprint; applicant is proposing expanding the second story over an existing first story addition. Setbacks are met.

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 building is oriented towards Normal Street. There is a door on the Congress Street face to the basement unit, #A. Units B (first story) and C (second story) are accessed from the Normal entrance. Trash cans and recycling cans appear to be stored along the north side of the building, just in front of the parking space, in an unscreened area.

Items to be Addressed: Applicant to construct a trash can corral to contain and screen trash cans from the ROW.

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 is one existing nonconforming paved parking space on the north side of the Normal face of the building. An AAATA bus route 6 stop is nearby at the corner of Congress and Summit. The area is within the Residential

Permit Parking program and part of Area 4. There is on-street parking available on both sides of Normal and on the north side of Congress. There are plentiful sidewalks in the area, and sidewalks connect the building entrances to the street. Although sidewalks are generally in good condition in this area, applicant to review and repair any broken, heavily spalled, or heaved sections of sidewalk.

The single space onsite in the front yard is paved. Front yard spaces are no longer permitted. It could be possible to place a space in the rear yard, off Congress, however, this would pose some logistical and setback challenges. Five spaces are required under the ordinance, and relocating the drive would not be able to provide any more than one total space due to the limited width. The applicant has applied for a variance from the parking requirement. There are no bike parking spaces provided.

Applicant may wish to consider reserving the space as a barrier-free space when such is requested by residents.

Items to be Addressed: Provide one bike parking hoop.

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."

- The property is screened to the north but not the east; the property to the east is a four-unit and screening is not required.
- Each building entrance is required to be lit. It appears that each is lit, but with fixtures that do not comply with current zoning. Lighting is required to be dark-sky compliant. **Applicant to update lighting and provide cut sheets for staff approval.**
- **Applicant to provide screening for trash can corral.**
- There is one street tree currently on the Normal frontage; due to its placement and species, staff suspect it to be a weed tree. A guy wire for a utility pole extends over the majority of the Normal frontage. No changes are requested to this frontage due to the guy wire placement. There are two street trees along the Congress frontage; there appears to be frontage for another tree; a tree with a full growth height of 25' or less is required at this location due to the presence of overhead power lines. **Applicant to add one small tree to the Congress frontage.**
- Generally, the landscaping on this site appears to be poorly kept; several shrubs are overgrowing the Congress sidewalk and the sidewalk at the intersection. Shrubs appear to have other weed shrubs growing within them, and poison ivy is ovserved at the east end of the property. **Applicant to remedy the weedy growth; applicant is required to keep the landscaping in a well-maintained condition.**

Items to be Addressed:

1. Applicant to update lighting and provide cut sheets for staff approval.
2. Applicant to provide screening for trash can corral.
3. Applicant to add one small tree to the Congress frontage.
4. Applicant to remedy the weedy growth; applicant is required to keep the landscaping in a well-maintained condition.

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."

Diversity is our strength. This special use does not introduce or accommodate new economic, racial, or other diversity; however, it does sustain the existing economic diversity of the City.
Anyone, no matter what age or income, can find a place to call home in Ypsilanti. This special use continues to provide rental opportunity within the City.
Easily walk, bike, drive or take transit from anywhere. Located within walking distance of Downtown and EMU.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission approve the Special Use Permit for the 3 units as shown for the 2 N Normal 2nd floor expansion project 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: LIMITED SITE PLAN

Staff recommends the Planning Commission approve the Site Plan for the 3 units as shown for the 2 N Normal 2nd floor expansion project with the following findings, waivers, and conditions:

Findings
The application substantially complies with §122-310.

Conditions
1. Applicant to construct a trash can corral to contain and screen trash cans from the ROW.
2. Provide one bike parking hoop.
3. Update lighting and provide cut sheets for staff approval.
4. Add one small tree to the Congress frontage.
5. Remedy the weedy growth; applicant must keep the landscaping in a well-maintained condition.
6. Review adjoining sidewalks; repair any broken, heavily spalled, or heaved sections.

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
Applicant

Addition for
Existing Apartment Building

2 North Normal Street - Ypsilanti, MI 48197

Planning Department

18 July 2018

Owner:
Daisy Rentals LLC - Vincent Zhang
800 Cliffs Drive #308
Ypsilanti, MI 48198
615.957.4320

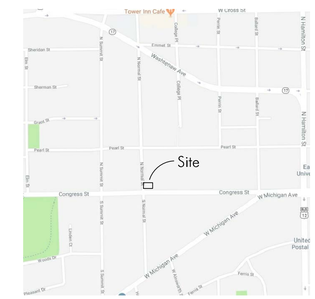
Architect:
Lewis Greenspoon Architects LLC
440 South Main Street, suite 2
Ann Arbor, MI 48104
contact: David Lewis (734.786.3757)

Scope of Work:

2nd Floor Addition over existing
one-story portion of building.
Repair fire damage to existing building.

Sheet Index:

A1.1 Cover Sheet & Site Plan
A2.1 Existing and Proposed Floor Plans



2 VICINITY MAP
N.T.S.

Planning Department Notes:

Zoning: CN-Mid
Lot Size: 47.0' x 74.25' = 3,489.75 sq. ft.

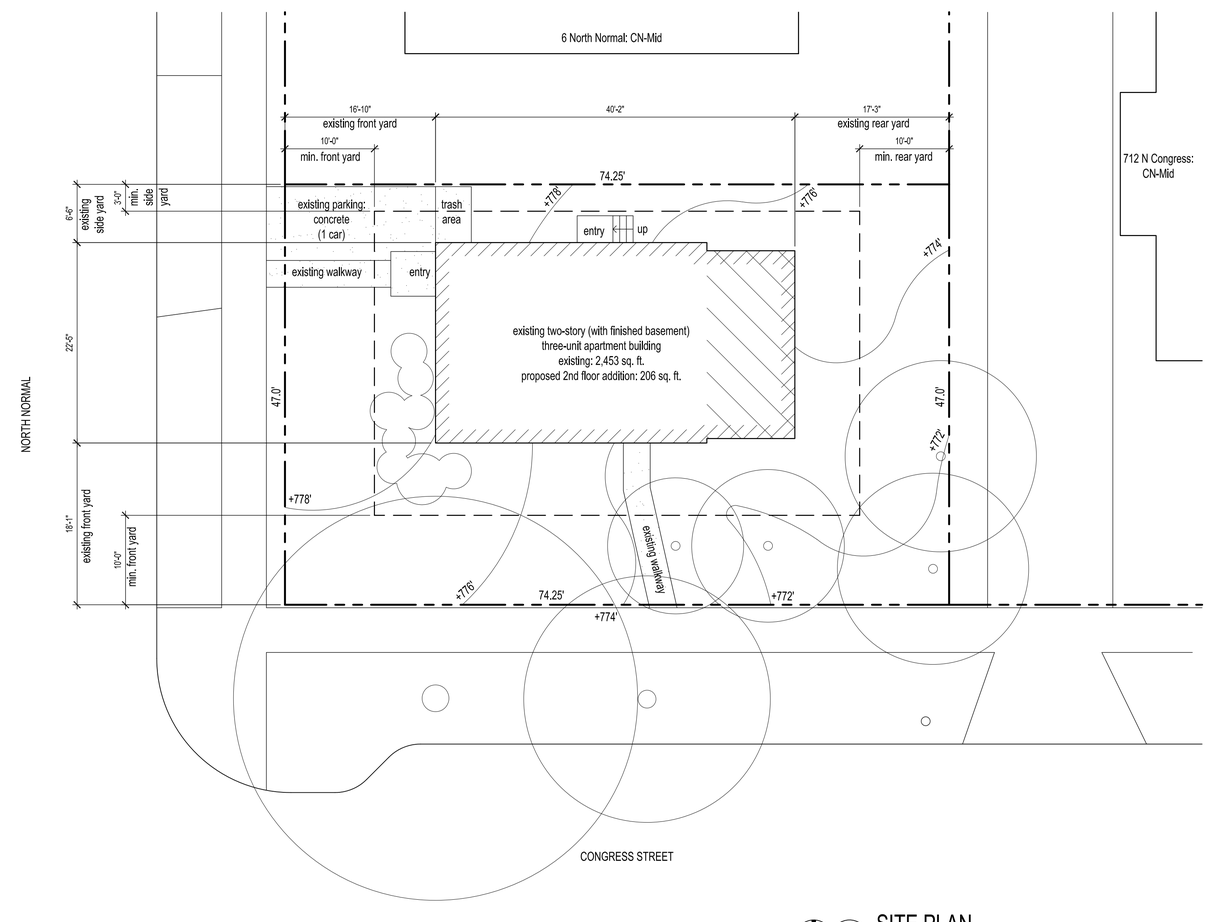
Existing Building Use: Multi-Family Housing, 3 units
Proposed Building Use: No Change

Existing Building Size: two-stories / 2,453 sq. ft. (includes finished basement)
Proposed Building Size: two-stories / 2,659 sq. ft. (includes finished basement)

Existing Bldg Footprint: 886 sq. ft. (25% of lot)
Proposed Bldg Footprint: 886 sq. ft. (25% of lot)

Existing Parking Provided: 1 car
Proposed Parking Provided: 1 car

Variance Request: reduce the required off-street parking from 5 to 1 car



1 SITE PLAN
1/8" = 1'-0"

L • G • A

LEWIS GREENSPOON
ARCHITECTS LLC
440 main st, ste 2
ann arbor, mi 48104
734 . 786 . 3757
www.lg-architects.com

DAISY RENTALS LLC
QUALITY PLACES FOR QUALITY PEOPLE

Daisy Rentals

Second Floor Addition

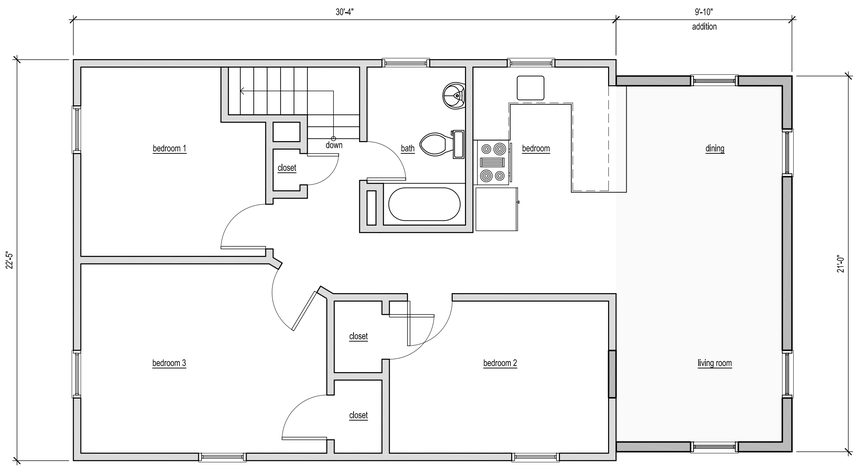
2 North Normal Street
Ypsilanti MI 48197

project no: 10036

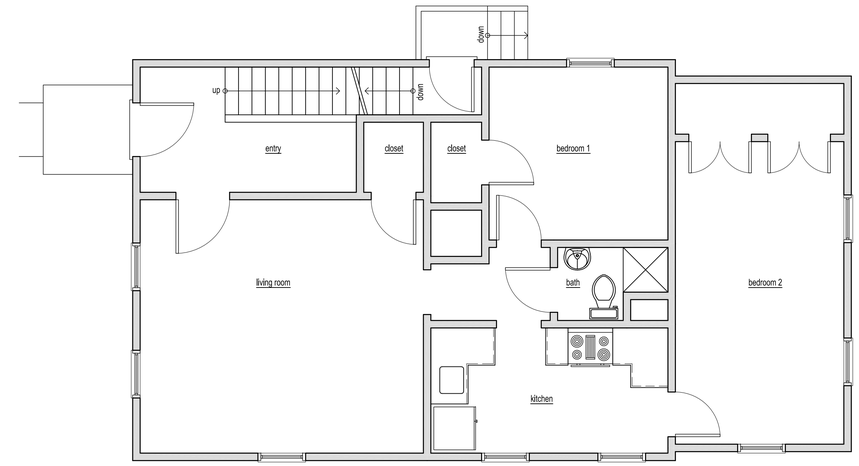
issue no:
planning dept. 18 Jul'18

A1.1

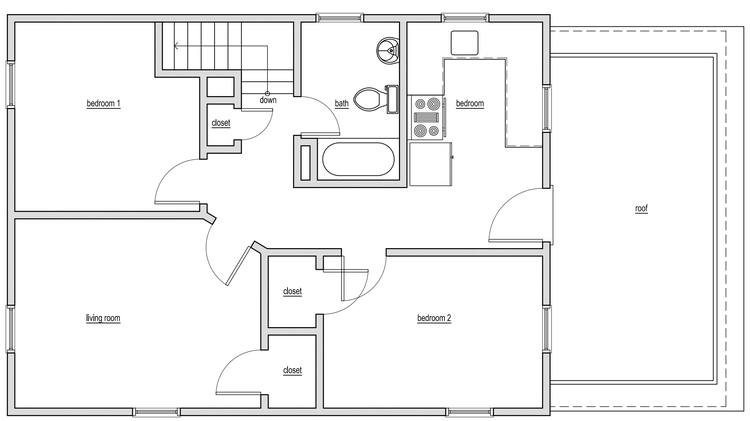
COVER SHEET
SITE PLAN



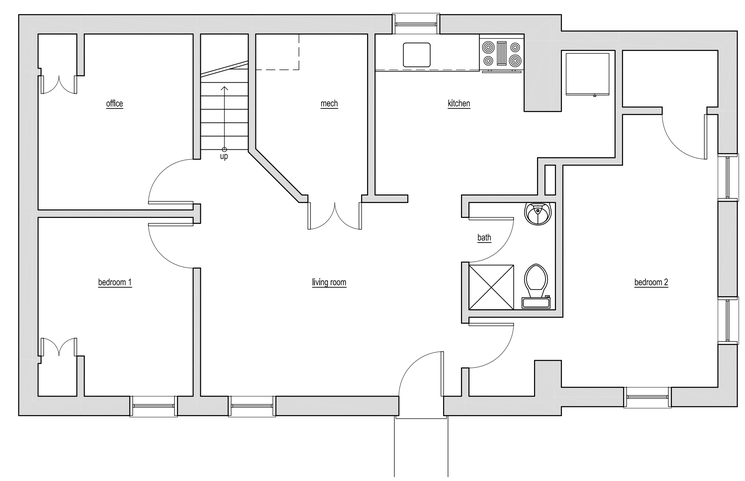
4 SECOND FLOOR - PROPOSED
1/4" = 1'-0"



2 FIRST FLOOR - EXISTING
1/4" = 1'-0"



3 SECOND FLOOR - EXISTING
1/4" = 1'-0"



1 BASEMENT - EXISTING
1/4" = 1'-0"

L • G • A

LEWIS GREENSPOON
ARCHITECTS LLC
440 main st, ste 2
ann arbor, mi 48104
734 . 786 . 3757
www.lg-architects.com

Daisy Rentals

Second Floor Addition

2 North Normal Street
Ypsilanti MI 48197

project no: 10036

issue no:
planning dept. 18 Jul'18

A2.1

FLOOR PLANS

To: City of Ypsilanti
Community and Economic Development Dept.
1 South Huron Street, 48197

From: William Derks
717 Congress .apt 2
Ypsilanti, MI 48197

Concerning: Special Use Permit: 2 Normal Street; converting from 3 to 4 dwellings.

--This is now the second response letter I've written in a month's time concerning existing apartment dwellings and adding more apartments within the same amount of space near my residence.

It seems I've had a change of heart since my previous letter. Where it may have seemed I was once concerned about the plight of this city and the inhumane living conditions of its residents, I feel turning the city over to landowners, (such as the owner of 2 Normal St.) and allowing them to create sub-par living conditions within its borders without repercussion is a much better path.

I currently live at 717 Congress and due to the lack of regulations and the 'anything goes' style living conditions, by all means, I am leaving this city for more regulated pastures. After all, the winters in Michigan are very cold. I need heat. I also don't enjoy finding heroin needles on my front porch, or seven bbq grills, or smashed bottles. However, I intend on becoming a property owner inside Ypsilanti while living elsewhere. You could say I am joining the many who take from this economy instead of give.

For one, I would like to thank you for throwing regulation aside, or, at least not concerning yourselves with it. With the law as it stands, I will need only to have a house's boiler pass HVAC inspection which states that the boiler 'could' heat the entire house, not 'will'. It's a lovely loophole. I will only need one thermostat in that case: the existing one on the bottom floor. Since I enjoy turmoil, I see that I will be allowed to let the bottom floor tenants decide who receives heat and who doesn't. If other tenants fight with them or bicker or have disagreements, we'll see who has the last laugh on the heat: the bottom floor tenants, is who. Yet it won't matter whether I have three apartments or fifteen. The heat will all come from the same place. Albeit farther away for some. But no worries. I will stop by once per month and be sure the bottom floor heat is set to 65 (the required minimum). You might say, 'Well, what about the upper apartments?" To that I would say, thanks to the incredibly lax city code, I will never need to worry about the minimum heat requirements for the upper apartments. The only worry will be the apartment where the thermostat resides. It would obviously cost me much more to heat the uppers to 65 if I was forced to "include their heat." Rest assured, when every two years rolls around, and if the inspector arrives, a big if, everything will be hunky dorey.

I really need to thank you further. For instance, where I live now there are two vehicles parked in the driveway that are unregistered and have been resting broken for over a year. Come take a look. 717 Congress. If the past has taught me anything it is that you will not. Personally, I love it when a city allows unregistered and broken vehicles to set indefinitely. It's a wonderful sight to those who would like to look upon Ypsilanti as a city, long dead of regulation. On top of that I will never have to worry about the condition of the driveway, or, for that matter, if a driveway for a multiple apartment dwelling even exists. I see that 2 Normal Street has a space for one single car. Maybe the 10 residents who'll live there will fight over it. I really love a good fight. For example, there's a tenant in our house who curses every day about not having parking. He parks on the road; he leaves his car at work; he even had his car smashed into while parked along the street which—if not for the broken cars—could have been in the driveway. Come take a look. A black Crown Victoria with the door smashed in. I love it when he curses the city about it. After I leave and become a property owner, I will surely call other owners and ask if they've seen him. Perhaps, if I'm lucky, one of their tenants will become an angry sob. They and I will laugh about that. In other cities it may have never happened. Again, thank you.

I could go on. I see the owners of 2 Normal Street are asking to convert a currently condemned home from a 3 bedroom apartment to a 4. If you ask me they are smart for "repairing blight". It's a great way to pull an extra dollar from the till, but aren't they thinking too small? Why not seven apartments? Why not fifteen single bedroom dwellings? As far as I've researched there aren't any regulations concerning the size of a house versus how many apartments can reside within. If there are regulations, the city keeps this fact very well hidden from tenants who 'could' file lawsuit. Again, thank you. However, could you imagine the amount of money a person could make by dividing a once single-family home into seven rent checks per month? I get giddy when I realize I could pay for the obligated repairs, (once per two years, of course) for the mortgage, and the taxes, with the annual rent from only two apartments. The rest is all mine! Sure, letters may be sent and a council meeting may occur, but we all know who shows up to those—the landowners and no one. 'But what about cramped living quarters?' you might ask. You might also comment on how cramped living quarters are known to increase crime in a city, exacerbates depression, and drug use, and furthers blight. Ypsilanti much? You might also say something about the seven bbq grills per porch, five bicycles, and vagrants drinking and smashing their bottles on the steps, not to mention the gun shots at liquor stores. If you're not a property owner yourself, (although I'm assuming you could be and that's why you're on my side) you might even reach for the regulations, and comment that you would like the city to become a place where newcomers might be proud to stay. Unfortunately, when you reach for those regulations you will find nothing but air, and the fact that we, the slumlo… I mean Landlords, have already won. You're the best.

Thank you!!!!

Sincerely,

William Derks

Agenda
Planning Commission
Wednesday, 15 August 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

V. Presentations and Public Hearing Items

- 539-569 S Huron
  Public Hearing: Special Use and Site Plan

City of Ypsilanti

Community & Economic Development Department

August 8, 2018

Staff Review of Site Plan & Special Use Application
Patient Station New Build
539-569 S. Huron

GENERAL INFORMATION

Applicant:	Kenzy Consulting, Inc. 539 S. Huron Ypsilanti, MI 48197
Project:	Patient Station New Build-Parking Lot
Application Date:	July 18, 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 Plan and Special use for a parking lot as a principle use, 47 spaces
Staff Recommendation:	Conditionally approve at a reduced amount to accommodate conditions with a back-up plan for underutilized parking

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. In June, the existing site plan and special use as a medical marijuana dispensary was conditionally approved by the Planning Commission, thus bringing the current site into compliance. At that same meeting, the Planning Commission conditionally approved the site plan and special use permit for new construction on the site including a 9,918 square foot structure, south of the existing, along with associated parking and site improvements, and to demolish the existing structure.

The applicant was advised in the previous site plan and special use review by staff for the new build to seek a special use for a parking lot as a principal use to the northeast of the new building, in the "parcel 1" area of the site. Staff has consistently treated different portions of 539-569 S Huron as separate "zoning lots". "Parcel 1" is 20,631 square feet or ~0.47 acres on the north of the site. The applicant argues that the additional parking is needed for the larger building in order to accommodate the additional customers and employees.

Zoned **GC- General Corridor,** which only allows for automobile parking lots as a principal use after approval as a special land use. Principal use parking lots are regulated under §122-519 and special land use is regulated under Subdivision II of the zoning code. The parking lot contains 47 parking spaces and is accessed via a single curb cut to the southwest of the lot. The curb cut is shared with the building and parking area to the south of the proposed lot.

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 third 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 existing small building's approved Special Use Permit, such a permit would likely be moot once the building is demolished.
- A variance is also an option for the applicant for any amount of spaces over the maximum of 120%.

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 amount of parking is excessive for the location within the City. The volume of traffic, character of use, and size may be appropriate for the outskirts of the City near the freeway. The applicant argues that the additional parking will ensure that the parking for the larger building does not run over into the neighborhood and help them to remain a "good neighbor". The applicant should provide a plan for use of the extra parking if it ends up underutilized.

(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: 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. With this amount of paving, storm water may be a concern but as stated previously that the site was once home to a gas station and while the tanks have been removed, due care must still be exercised, which includes, to some extent, extensive paving.

(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, and while the applicant has, overall, considered the impact of the business and its required parking on the area, this parking lot more than doubles the parking for the site, when less parking spaces in the north lot and more green space could suffice. The adjacent lot to the east is zoned the same as this parcel and thus is 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: The proposed use should have minimal impact on the area and is conveniently located to the freeway and trunklines. It will also be accessible via sidewalk, once the applicant provides a sidewalk adjacent to the north lot, although gaps do exist to the south.

(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:

1. Special use approval subject to approval of the proposed site plan.
2. The applicant to provide a back-up plan for use of the extra parking if it ends up underutilized for staff review.

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."

Calculated using "Parcel 1" – the northern portion of 539 S Huron St – as the "zoning lot."

Figure 5: Requirements

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-519 USE-SPECIFIC	Parking lots must meet all dimensional requirements for off-street parking in accordance with Article VI, Division 7 of this chapter.		See below, section 122-683
	Parking lots must contain an amount of bicycle spaces equal to 5% of the number of vehicle spaces year-round; another 5% must be provided April-October, with that area being used for snow storage or additional vehicle parking during the winter months.		**Bike racks in the southern parking lot; does not meet.** **10% * 47= 4.7 or 5 bike spaces**

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	Parking lots must contain twice the number of barrier-free parking spaces as would be required under Michigan Barrier-Free code, with no fewer than two barrier-free spaces being provided.		**None indicated in northern lot, 2 in southern lot; does not meet.** **47 spaces requires 2 barrier free spaces per MI Barrier free *2= 4 spaces required.**

Items to be Addressed:

1. Applicant to provide 5 additional bike spaces in the northern lot, half of which must be provided year-round.
2. Applicant to provide 4 barrier-free spaces in the northern lot.

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 lot is an odd shape that does not run parallel to S. Huron, due largely to MDOT rights-of-way. Only one curb cut will be used for the new building and for access to the parking lots. There are three parking areas proposed: one at the northern portion of the lot (this lot is the subject of this review), one lot adjacent to the north side of the building, and one to the south.

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."

Vehicle access will be from South Huron. Bicycle and pedestrian access will be from the sidewalk along the southern frontage, and will not share the driveway with vehicles. **No sidewalk is indicated on the plans on the north side of the curb cut, adjacent to the proposed northern parking lot.** 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 47, middle with 26, 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
§122-685	**PARKING Dimensions**	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)		• 9'x18' on the inside rows • 9'x16' on the outside (north and south rows), **this does not meet since the landscaping on the north side requires 3' between the curb and plantings plus the additional 2' overhang, requiring all landscaping to be 5' or more from the curb**, the southern row at 9x16 with a 2' overhang of the grass area is acceptable.
§122-685	**BARRIER FREE**	Barrier free parking spaces must be provided in accordance with the state barrier free design requirements.		**None proposed, 4 required, 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 on the plans for the north lot. There is no marked access from the southern parking lots and the building to the northern lot.**
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway • Drives: 20' for 2-way, 10' for 1-way, 30' max		**Access from S Huron located on "parcel 2". The internal access point to the northern lot is 32' wide.**

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.		22', meets
Surfacing	durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff		No mention in the engineering letter; must meet engineering standards.
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.		Per OHM letter: *"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."*
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		**5', does not meet,** waive-able by the PC if stormwater, landscaping, and other similar concerns have been adequately addressed with other methods.
	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.		Meets
	Wheel Stops	For parking lots containing five or more spaces or accessory to commercial uses, wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping.		Curbing on the exterior rows, **no wheel stops indicated on the interior rows.**
	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.		Indicated, see sec. 122-609 review.
§122-684	**Screening & Landscaping (internal)**	1 tree per 8 spaces		**47/8=6 trees, required, only five indicated at the corners and internal to the lot, does not meet.**
		1 landscape island for each 16 spaces		22/16=1.4
		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		**No curbed island on eastern aisle end**
		3' between curb and planting (5' if vehicle overhang)		**1'-5' on the north end, does not meet.**
	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		**Does not meet**
		Landscaped areas, walls, structures, walks- must be protected by curbing		Meets
§122-691	**Motor spaces**	Principal use parking lot		N/A **48 spaces are provided adjacent to the building which is 120%, or the maximum # of spaces permitted**, the additional 47 spaces in the north lot doubles that
§122-693	**Bicycle spaces**	1 per 5 motor spaces, minimum of 2		N/A, see use specific requirements earlier
§122-672	**SIDEWALKS**	provide a sidewalk or shared-use path		**None indicated on the plans adjacent to the north lot**
§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.		N/A
§122-695	**Off-street loading**	Commercial-5,000 – 19,999=1 space at 10' x 50'		Loading area indicated in the southern lot near the building.

Items to be Addressed:

1. Applicant to provide 9' x 18' parking spaces or move the landscaping on the north side 5' or more from the curb.

2. Applicant to provide a 5' walkway from parking lot and a raised/marked crosswalks within parking lot for access to building and lot to the south.
3. Applicant to reduce the internal access point to the northern lot to 30' or less.
4. Applicant to increase the setback from the adjacent lot to the required 10'.
5. Applicant to provide an additional tree internal to the parking lot.
6. Applicant to provide a curbed island at the east end of the internal parking spaces.
7. Applicant to install a 3'-4' screen of 80% opacity where the parking lot is visible from ROW.
8. Applicant to provide a sidewalk along the northern property line.

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.

Site plan approval is subject to engineering review.

Items to be Addressed: See attached engineering review.

SCREENING §122-311(h)

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

Figure 7: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609 Lighting	• Dark Sky compliant; may be full cutoff where affecting residential uses • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc		• Meets • **3 areas, 2 on the west and 1 on the east are higher than the 0.5 fc requirement** • 15' height is indicated • **Some areas of the lot are less than the requirement**

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§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	In southern lot, behind new building.
§122-631 Landscape plan			Plan included
§122-634 Screening Between Land Uses *if conflicting use*	visual buffer of at least 80% opacity and 6' height		N/A
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: 212'/30' = 7 trees		**None shown. Street trees are to be placed in the right-of-way, between the sidewalk and the street.**
§122-638 Site Landscaping	10%	None	~4,462/20,631 = ~22%, meets
§122-632 Landscape Elements	Quality, composition, berms, spacing, species		Meets
	Credit for existing vegetation		None marked as retained near north lot
§122-633 (d)(e) Maintenance	Readily available and acceptable water supply; may install underground sprinkler system		**Irrigation system or maintenance plans not indicated.**

Items to be Addressed:

1. Applicant to adjust the lighting foot-candles in the north lot to meet the zoning requirements and resubmit lighting plan for staff review.
2. Applicant to provide street trees, for administrative review
3. Applicant to provide landscaping maintenance plan, for administrative review.

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 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 §122-311(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."

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

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission ***conditionally approve*** the Special Use Permit for the Patient Station New Build-Parking Lot at 539-569 S Huron with the following finding and conditions:

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

Conditions:

1. Special use approval shall be subject to approval of site plan.
2. The applicant to provide a back-up plan for use of the extra parking if it ends up underutilized for staff review.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission ***conditionally approve*** the Site Plan for the Patient Station New Build-Parking Lot at 539-569 S. Huron St. with the following finding and conditions:

Finding

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

Conditions

1. Applicant to provide 5 additional bike spaces in the northern lot, half of which must be provided year-round.
2. Applicant to provide 4 barrier-free spaces in the northern lot.
3. Applicant to provide 9' x 18' parking spaces or move the landscaping on the north side of the lot 5' or more from the curb.
4. Applicant to provide a 5' walkway from parking lot to the sidewalk and a raised/marked crosswalks within parking lot for access to building and parking lot to the south.
5. Applicant to reduce the internal access point to the northern lot to 30' or less.
6. Applicant to increase the setback from the adjacent lot to the required 10'.
7. Applicant to provide an additional tree internal to the parking lot.
8. Applicant to provide a curbed island at the east end of the internal parking spaces.
9. Applicant to install a 3'-4' screen of 80% opacity where the parking lot is visible from ROW.

10. Applicant to provide a sidewalk along the northern property line.
11. Applicant to adjust the lighting foot-candles in the north lot to meet the zoning requirements and resubmit lighting plan for staff review.
12. Applicant to provide street trees, for administrative review
13. Applicant to provide landscaping maintenance plan, for administrative review.

Cynthia Kochanek
Preservation Planner, Community & Economic Development Department

CC File
Applicant
Site designer

PLUNKETT COONEY

August 9, 2018

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

Re: Kenzy Consulting, Inc. / The Patient Station
539 S. Huron Street and 569 S. Huron Street
Special Land Use Request for Additional Parking

Dear Chairman Dunwoodie and Planning Commission Members:

On behalf of our client, Kenzy Consulting, Inc. ("The Patient Station"), we wish to thank the Planning Commission for its Special Land Use and Site Plan approvals on June 20, 2018. The approval of the new construction will allow The Patient Station to further invest in the community with a new facility.

As you may recall from your June 20th meeting, during the course of the review of our Applications it came to our attention that Zoning Ordinance Section 122-691 restricts the number of parking spaces to 120% of required parking. Consequently, the Planning Commission did approval 48 parking spaces of the requested 95 parking spaces for the new construction. We are now seeking to add the additional 47 parking spaces that were shown on the original submissions.

Today, with a much smaller building, The Patient Station is an active business with a number of patients coming to the business during the course of the day. With the new construction, we anticipate more customers and additional parking needs. The Patient Station will also have more employees. Consequently, after much study, The Patient Station came to the conclusion that 48 spaces, as previously approved, is simply not enough to handle the anticipated demand.

In addition, The Patient Station has pledged to its residential and commercial neighbors that it will be a "good neighbor." Our client is extremely concerned that the current approved parking will be insufficient and its customers, vendors and other visitors will be forced to park on the neighboring residential streets or at commercial businesses. Unfortunately, due to the unique location of the site, there really is nowhere else to go. Consequently, The Patient Station respectfully requests the Planning Commission approve the Special Land Use for the additional 47 parking spaces.

In summary, the 47 additional parking spaces will:

1. Bring the parking space total to 95 spaces, which The Patient Station believes will be adequate;

2. Restrict access to the neighborhood, as the north parking lot, which will contain the additional 47 spaces, will not have any access to Kramer Street, but will only have access to South Huron;

3. Allow The Patient Station to be a "good neighbor" and provide additional parking at its cost and expense; and

4. Be located at the north end of the site on land that would otherwise be vacant and, instead, can be utilized and landscaped.

It would be easy for The Patient Station to avoid additional cost and expense and not build the additional parking spaces. However, our client believes that would be irresponsible and not in keeping with its "good neighbor" policy.

As always, if any of you have any questions, please feel free to let us know and we will respond either prior to or at your August 15th meeting.

Thank you for your thoughtful consideration of this Special Land Use request.

Sincerely,

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

DGC/cmw
cc: Bonnie Wessler
Cory Nemeth
Jim Nemeth
Fareed Mojaradi

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

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

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

OHM Advisors®
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

Project Name: Patient Station Medical Marijuana Dispensary

539/569 East HuronYpsilanti, Michigan

ZONING CLASSIFICATION AND DATA:

ZONING REGULATION:	PERMITTED	PROPOSED
ZONING:	GC- General Corridor	
ADJACENT ZONING:	PMD-Production, Manufacturing, Distribution NC- Neighborhood Corridor, GC General Corridor	
PROPOSED LAND USE:		
GROSS SITE AREA:	PARCEL 1,2 and 3 : 94,644.0 S.F. Or 2.17 ACRES	
LOT REQUIREMENTS AND BUILDING ENVELOP:		
LOT WIDTH:	50 FEET MINIMUM 300 FEET MAXIMUM	244.35 FEET LOT WIDTH
LOT DEPTH:	100 FEET MINIMUM 300 FEET MAXIMUM	269.08 FEET LOT DEPTH
LOT COVERAGE :	60 PERCENT OR 33,453 S.F.ZX.6 = 20,071 S.F.	7,000. S.F.
STREET SET BACK:	MINIMUM 5 FEET, MAXIMUM 15 FEET	15 FEET AVERAGE
MINIMUM SIDE SETBACK:	NONE	13 FEET AND 4 FEET
MINIMUM REAR SETBACK:	15 FEET	95 FEET
LANDSCAPING , GREENBELTS:	1 TREE FOR 30 FEET OF FRONTAGE OR 165 / 30 =6	4 WITH CREDIT FOR EXISTING
SITE LANDSCAPING:	10% OF SITE AREA 70,732 S.F.ZX.10 = 7,073 S.F.	10,370 S.F.
GROSS BUILDING AREA:		9,918 S.F.
PARKING REQUIREMENTS:		
CARS:	1 SPACE PER 250 SQUARE FEET OF GROSS AREA	40 SPACES
BICYCLE :	6 BICYCLE RACK	6 BICYCLE RACK
LOADING SPACE	1 SPACE 10'X50'	1 SPACE 10'X50'
PROVIDED:		97 SPACES

LOCATION MAP:

PROPERTY DESCRIPTION:

PARCEL 2:
PART OF LOT 3 PLAN OF CLARKSVILLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3, PAGE 1, WASHTENAW COUNTY RECORDS, AND PART OF FRENCH CLAIM 680, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF HURON STREET WITH THE CENTERLINE OF MONROE AVENUE (NOW ABANDONED); THENCE NORTHEASTERLY 76.89 FEET ALONG THE CENTERLINE OF HURON STREET; THENCE SOUTHEASTERLY DEFLECTING 98 DEGREES 14 MINUTES TO THE RIGHT 271.80 FEET; THENCE SOUTHWESTERLY DEFLECTION 81 DEGREES 46 MINUTES TO THE RIGHT 121.83 FEET; THENCE NORTHWESTERLY DEFLECTING 88 DEGREES 33 MINUTES TO THE RIGHT 269.07FEET 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, EXCEPTING THEREFROM THAT PART TAKEN FOR HIGHWAY PURPOSES AS SET FORTH IN DECLARATION OF TAKING RECORDED IN LIBER 1296, PAGE 428, WASHTENAW COUNTY RECORDS.

PLAN DISTRIBUTION LIST:

AGENCY:	DEPARTMENT:	CONTACT:	EMAIL ADDRESS	TELEPHONE:	DATE:
CITY OF Ypsilanti	Cmmunity and Economic Development	Bonnie Wessler City Planner	bwessler@cityofypsilanti.com	734.483.9646	05/05/2018

DRAWING INDEX:

- COVER SHEET
- SURVEY
- SP-1 SITE PLAN
- L-1 LANDSCAPE PLAN
- C-1 GRADING , SITE UTILITY PLAN
- E-1 SITE PHOTOMETRIC PLAN
- T-1 TRUCK ROUTE DIAGRAM
- A-1 BUILDING FLOOR PLAN
- A-2 BUILDING ELEVATIONS
- A-3 BUILDING ELEVATIONS

PETITIONER AND OWNER:

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 48197

ARCHITECT: / ENGINEER:

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

CONSTRUCTION MANAGER:

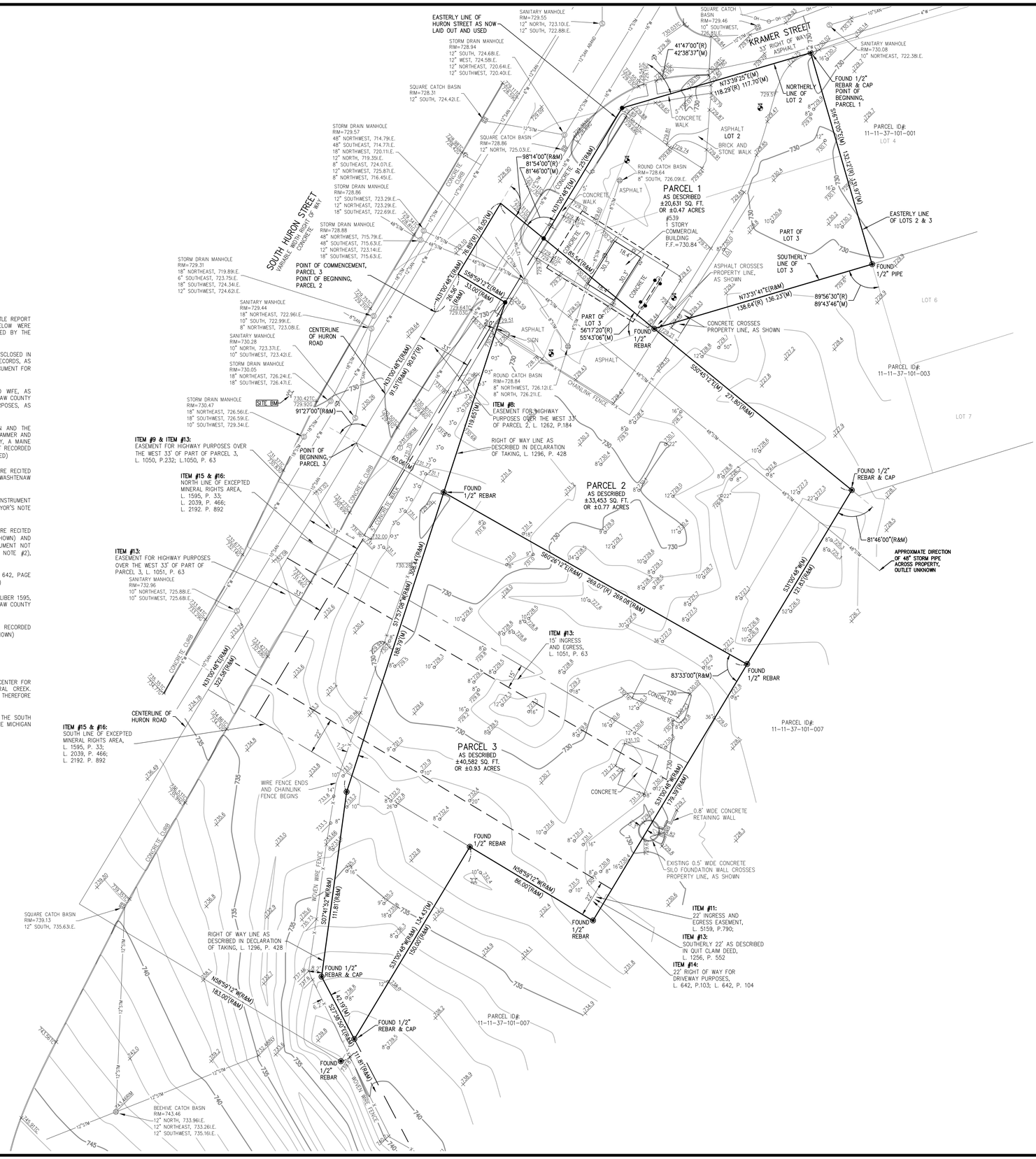
Metro General Contractor. Inc,
48155 West Rd, Wixom, MI 48393
PHONE: 248 -615-1111
metrogeneralcontractorsinc.com

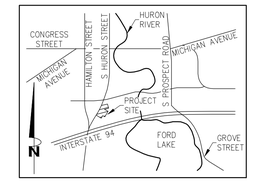
Metro General Contractors, Inc.

STATE OF MICHIGAN
FAREED MOJARADI
ARCHITECT
No. 1301038465
LICENSED ARCHITECT

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

COVER SHEET





LOCATION MAP
(NOT TO SCALE)

BENCHMARK DATA:

SITE BENCHMARK:
TOP NUT ON FIRE HYDRANT ON THE WEST SIDE OF SOUTH HURON STREET.
ELEVATION = 732.83 NAVD88

TITLE REPORT EXCEPTIONS:

ONLY THOSE EXCEPTIONS CONTAINED WITHIN ATA NATIONAL TITLE GROUP, LLC TITLE REPORT FILE NO. 81-16494244-FHR, DATED AUGUST 28, 2016 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

8. INTEREST OF THE AMERICAN OIL COMPANY, A MARYLAND CORPORATION, AS DISCLOSED IN WARRANTY DEED RECORDED IN LIBER 1262, PAGE 184, WASHTENAW COUNTY RECORDS, AS TO PARCEL 2. (33' EASEMENT FOR HIGHWAY PURPOSES, AS SHOWN) (SEE DOCUMENT FOR ADDITIONAL INTERESTS)

9. INTEREST OF GEORGE R. MASSEY AND CARRIE D. MASSEY, HUSBAND AND WIFE, AS DISCLOSED IN WARRANTY DEED RECORDED IN LIBER 1050, PAGE 232, WASHTENAW COUNTY RECORDS, AS TO PART OF PARCEL 3. (33' EASEMENT FOR HIGHWAY PURPOSES, AS SHOWN)

10. LESSEE'S INTEREST OF SINCLAIR REFINING COMPANY, A MAINE CORPORATION AND THE TERMS CONDITIONS AND PROVISIONS CONTAINED IN THE LEASE BETWEEN J.J. HAMMER AND MARTHELYN HAMMER, HIS WIFE, AS LESSOR AND SINCLAIR REFINING COMPANY, A MAINE CORPORATION , AS LESSEE, SAID LEASE BEING DISCLOSED BY THE INSTRUMENT RECORDED IN LIBER 658, PAGE 444, WASHTENAW COUNTY RECORDS. (NO EASEMENTS LISTED)

11. EASEMENTS AND THE TERMS, CONDITIONS AND PROVISIONS THEREOF WHICH ARE RECITED IN GRANT OF PERPETUAL EASEMENTS RECORDED IN LIBER 5159, PAGE 790, WASHTENAW COUNTY RECORDS. (AS SHOWN)

12. RIGHT OF WAY FOR SEWERS PURPOSES VESTED IN CITY OF YPSILANTI BY INSTRUMENT RECORDED IN LIBER 337, PAGE 8, WASHTENAW COUNTY RECORDS. (SEE SURVEYOR'S NOTE #1)

13. EASEMENTS AND THE TERMS, CONDITIONS AND PROVISIONS THEREOF WHICH ARE RECITED IN GRANT OF RIGHT OF WAY RECORDED IN LIBER 1051, PAGE 63 (AS SHOWN) AND FURTHER EVIDENCED IN DEEDS RECORDED IN LIBER 1260, PAGE 393 (DOCUMENT NOT PROVIDED) AND IN LIBER 1236, PAGE 552 (AS SHOWN) (SEE SURVEYOR'S NOTE #2), WASHTENAW COUNTY RECORDS.

14. RIGHT OF WAY FOR DRIVEWAY AS SET FORTH IN DEEDS RECORDED IN LIBER 642, PAGE 103 AND IN LIBER 642, PAGE 104, WASHTENAW COUNTY RECORDS. (AS SHOWN)

15. RESERVING FLUID AND MINERAL RIGHTS AS DISCLOSED IN DEEDS RECORDED IN LIBER 1595, PAGE 33, IN LIBER 2039, PAGE 466 AND IN LIBER 2192, PAGE 892, WASHTENAW COUNTY RECORDS. (AS SHOWN)

16. TERMS AND CONDITIONS CONTAINED IN THE DEED DATED MAY 11, 1977 AND RECORDED MAY 25, 1977 IN LIBER 1595 PAGE 33, WASHTENAW COUNTY RECORDS. (AS SHOWN)

SURVEYOR'S NOTES:

1. ITEM #12, LIBER 337, PAGE 8 CALLS FOR A 25 FOOT WIDE EASEMENT, THE CENTER FOR THE PROPOSED RIGHT OF WAY TO FOLLOW THE CENTER OF THE NATURAL CREEK. EVIDENCE TO THE LOCATION OF THE NATURAL CREEK WAS NOT OBSERVED, THEREFORE SAID EASEMENT IS NOT SHOWN HEREON.

2. ITEM #13, LIBER 1256, PAGE 552 IS A QUIT CLAIM DEED THAT QUIT CLAIMS THE SOUTH 22 FEET OF THE PARCEL AS DESCRIBED FROM THE CITY OF YPSILANTI TO THE MICHIGAN STATE HIGHWAY DEPARTMENT.

LEGEND:

- FOUND MONUMENT (AS NOTED)
- PROPERTY CORNER
- SQUARE CATCH BASIN
- STORM MANHOLE
- ROUND CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE
- GAS METER
- 720.00 EXISTING ELEVATION
- TREE WITH DIAMETER IN INCHES
- LIGHT POLE BASE
- UTILITY POLE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- BOLLARD
- DOUBLE POST SIGN
- MONITORING WELL
- ADJOINING BOUNDARY LINE
- EDGE OF ASPHALT
- BOUNDARY LINE
- BUILDING
- BUILDING OVERHANG
- EDGE OF CONCRETE
- 800 CONTOUR MAJOR
- CONTOUR MINOR
- CONCRETE CURB
- EASEMENT
- OH OVERHEAD UTILITY LINE
- X FENCE (AS NOTED)
- FLATTED SUBDIVISION
- RIGHT OF WAY
- SAN SEWER LINE
- EDGE OF SIDEWALK
- STM STORM DRAIN LINE
- WALL (AS NOTED)
- W WATER MAIN

LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF WASHTENAW, CITY OF YPSILANTI, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 2 AND PART OF LOT 3, PLAN OF CLARKSVILLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3, PAGE 1, WASHTENAW COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTHERLY 132.12 FEET ALONG THE EASTERLY LINE OF LOTS 2 AND 3; THENCE WESTERLY DEFLECTING 89 DEGREES 56 MINUTES 30 SECONDS TO THE RIGHT 138.64 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 3; THENCE NORTHWESTERLY DEFLECTING 56 DEGREES 17 MINUTES 20 SECONDS TO THE RIGHT 85.54 FEET; THENCE NORTHEASTERLY DEFLECTING 81 DEGREES 54 MINUTES TO THE RIGHT 91.25 FEET ALONG THE EASTERLY LINE OF HURON STREET AS NOW LAID OUT AND USED; THENCE EASTERLY DEFLECTING 41 DEGREES 47 MINUTES TO THE RIGHT 118.29 FEET ALONG THE NORTHERLY LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

PARCEL 2:
PART OF LOT 3 PLAN OF CLARKSVILLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3, PAGE 1, WASHTENAW COUNTY RECORDS, AND PART OF FRENCH CLAIM 680, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF HURON STREET WITH THE CENTERLINE OF MONROE AVENUE (NOW ABANDONED); THENCE NORTHEASTERLY 76.89 FEET ALONG THE CENTERLINE OF HURON STREET; THENCE SOUTHEASTERLY 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, EXCEPTING THEREFROM THAT PART TAKEN FOR HIGHWAY PURPOSES AS SET FORTH IN DECLARATION OF TAKING RECORDED IN LIBER 1296, PAGE 428, WASHTENAW COUNTY RECORDS.

PARCEL 3:
ALL THAT PART OF FRENCH CLAIM 680, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF HURON STREET AND MONROE AVENUE, THENCE SOUTH 31 DEGREES 00 MINUTES 48 SECONDS WEST A DISTANCE OF 91.51 FEET ALONG THE CENTERLINE OF HURON STREET TO THE POINT OF BEGINNING; THENCE SOUTH 60 DEGREES 26 MINUTES 12 SECOND EAST A DISTANCE OF 269.08 FEET; THENCE SOUTH 31 DEGREES 00 MINUTES 48 SECONDS WEST A DISTANCE OF 179.39 FEET; THENCE NORTH 58 DEGREES 59 MINUTES 12 SECONDS WEST A DISTANCE OF 86.00 FEET; THENCE SOUTH 31 DEGREES 00 MINUTES 48 SECONDS WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 58 DEGREES 59 MINUTES 12 SECONDS WEST, A DISTANCE OF 183.00 FEET TO THE CENTERLINE OF HURON STREET; THENCE NORTH 31 DEGREES 00 MINUTES 48 SECONDS EAST A DISTANCE OF 322.58 FEET TO THE POINT OF BEGINNING, WHICH LIES SOUTHEASTERLY OF A LINE DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF MONROE AVENUE AND HURON STREET; THENCE NORTH 31 DEGREES 00 MINUTES 48 SECONDS EAST ALONG THE CENTERLINE OF HURON STREET A DISTANCE OF 26.56 FEET; THENCE SOUTH 58 DEGREES 59 MINUTES 12 SECONDS EAST A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 57 MINUTES 08 SECONDS WEST A DISTANCE OF 308.44 FEET; THENCE SOUTH 07 DEGREES 41 MINUTES 52 SECONDS WEST A DISTANCE OF 111.81 FEET; THENCE SOUTH 27 DEGREES 38 MINUTES 50 SECONDS EAST A DISTANCE OF 111.81 FEET TO A POINT OF ENDING.

NOTES:

1. SURVEY IN ACCORDANCE WITH TITLE COMMITMENT FILE NO. 81-16494244-FHR PREPARED BY ATA NATIONAL TITLE GROUP, LLC, AN AGENCY FOR STEWART TITLE GUARANTY COMPANY, DATED AUGUST 28, 2016.

2. TELEPHONE, GAS, ELECTRIC, AND CABLE TV UTILITY MAPS WERE NOT AVAILABLE AT THE TIME OF SURVEY.

3. TREE SIZES ARE THE BEST ESTIMATION OF THE FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING INDIVIDUAL TREES SHOULD BE DIRECTED TO A QUALIFIED FORESTER.

4. BY GRAPHIC PLOTTING ONLY, THIS PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ZONE X – OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 26161C0426E, EFFECTIVE DATE OF APRIL 3, 2012. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THE ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. 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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

2. PRIOR TO ANY BUILDING IMPROVEMENTS, AND/OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THE UTILITIES.

REVISION	DATE	BY	DESCRIPTION

CORE
CORE LAND CONSULTING
PROFESSIONAL SURVEYING
29425 Northwestern Hwy., Suite 320
Southfield, MI 48034
Phone: (248) 932-7120
Fax: (248) 932-7124
Email: info@corelandconsulting.com
www.corelandconsulting.com

CLIENT:

ATELIER ARCHITECT, PC

PROJECT LOCATION:

539 S. HURON STREET
YPSILANTI, MICHIGAN

DRAWN BY:	NEM
CHECKED BY:	NEM
FIELD WORK BY:	MDL

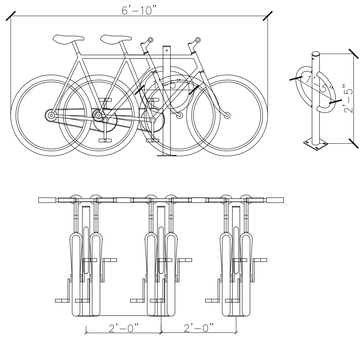
811 Know what's below. Call before you dig.

Terms and Conditions for Electronic Data:
This document is provided in electronic format for the referenced project. It is understood and agreed that any use or reuse of original or altered files will be at the user's own risk and legal responsibility. It is also agreed that the electronic files provided by Core Land Consulting, LLC (CLC) are being provided for general information purposes only. Neither the electronic files nor any CAD versions are to be relied upon for design purposes. the user expressly indemnifies and holds CLC harmless for any and all claims, suits, liability, demands or other costs arising out of or resulting from the unauthorized use of these materials. CLC makes no representation as to the accuracy of the information provided by the electronic media. Data on electronic media can deteriorate or be modified without the knowledge of CLC.

SHEET:

ARCHITECTURAL SURVEY

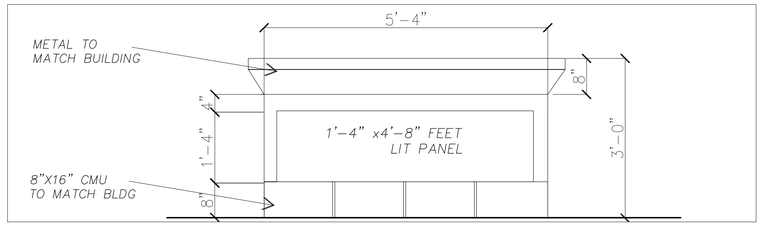
DATE:	09/21/2016
SCALE:	1"=30'
PROJECT NO:	2794-178



DERO BIKE RACK AS MANUFACTURED BY DERO BIKE RACKS
CENTER BEAM : 2" SCHEDULE 40 BEAM
RING 1.5" OD 11 GA. BEAM

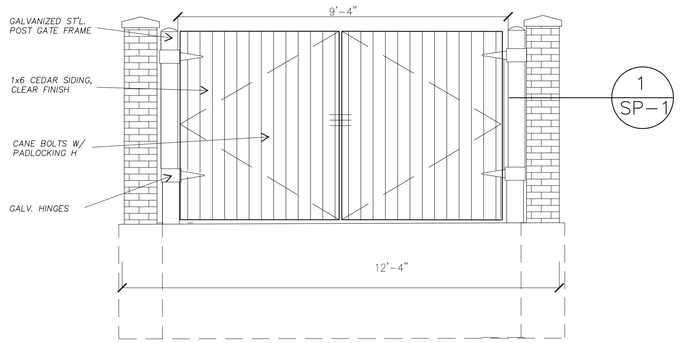
BIKE RACK DETAIL

SCALE:AS DIMENSIONED



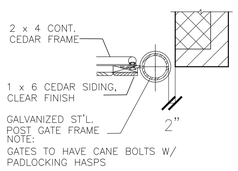
MONUMENT SIGN ELEVATION

SCALE:¾"=1'-0"



FRONT ELEVATION

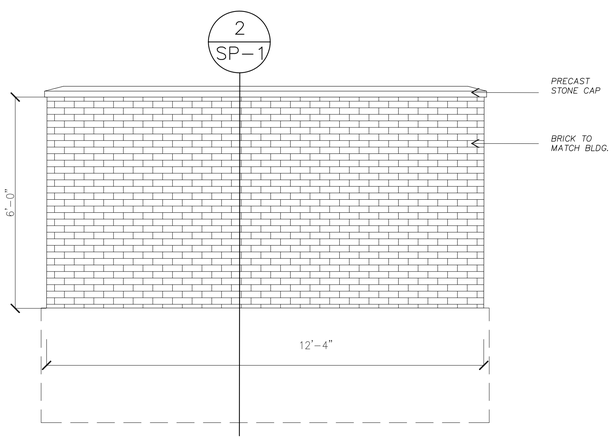
SCALE:½"=1'-0"



NOTE:
GATES TO HAVE CANE BOLTS W/ PADLOCKING HASPS

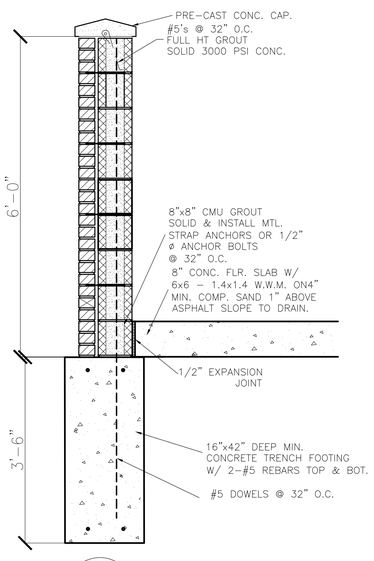
1 SP-1 HINGE SECTION

SCALE:¾"=1'-0"



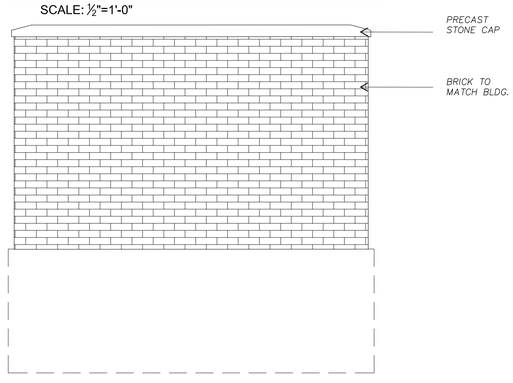
REAR ELEVATION

SCALE: ½"=1'-0"



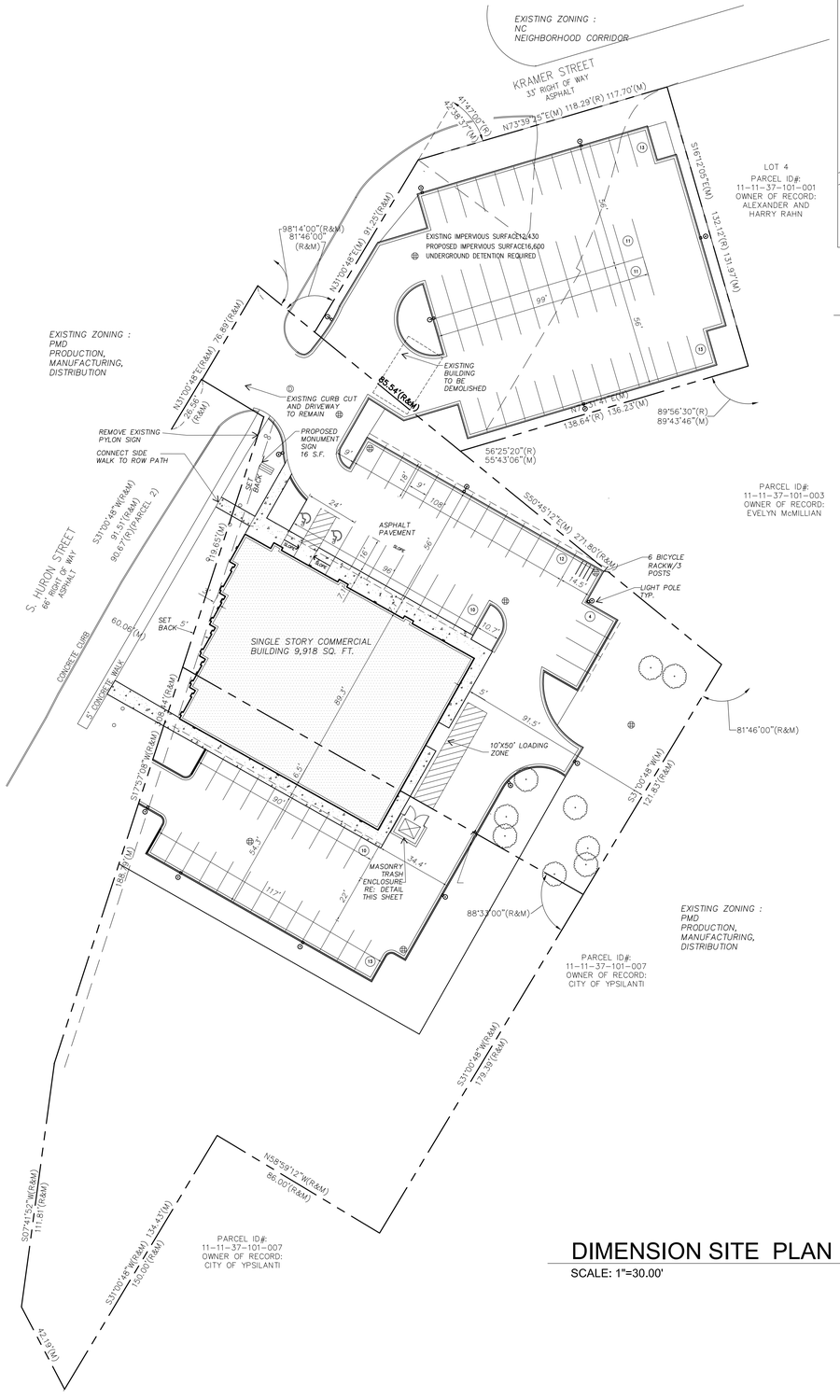
2 SP-1 WALL SECTION

SCALE:¾"=1'-0"



SIDE ELEVATION

SCALE: ½"=1'-0"



DIMENSION SITE PLAN

SCALE: 1"=30.00'

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.

STATE OF MICHIGAN
FAREED MOJARADI
ARCHITECT
No. 1301038465
LICENSED ARCHITECT

Sheet Title

DIMENSION SITE PLAN

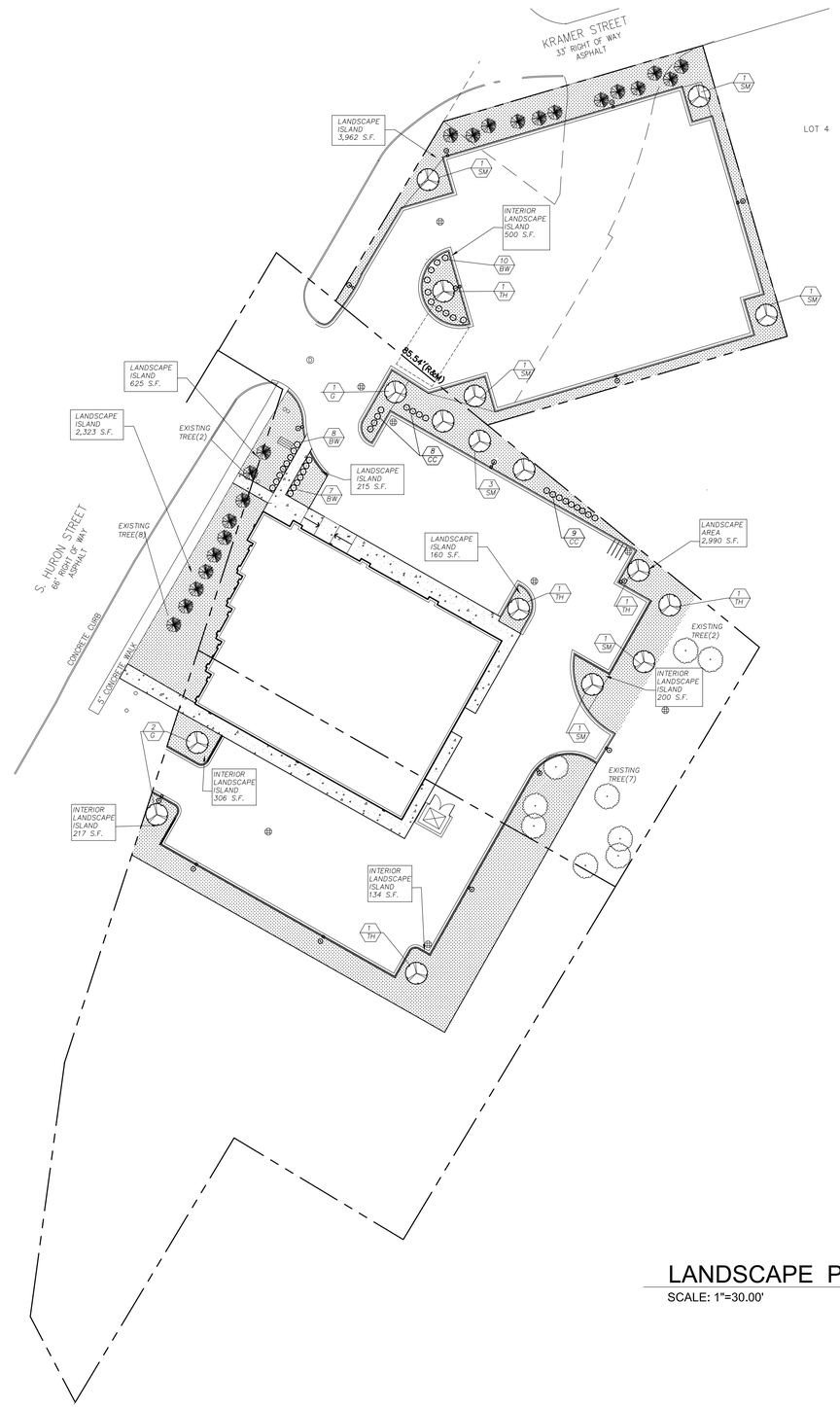
Issued	Date
SITE PLAN APP.	05 / 04 / 2018

Sheet No.

SP-1

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.	



LANDSCAPE PLAN

SCALE: 1"=30.00'

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.

STATE OF MICHIGAN
FAREED MOJARADI
ARCHITECT
No. 1301038465
LICENSED ARCHITECT

Sheet Title

LANDSCAPE PLAN

Issued	Date
SITE PLAN APP	05 / 04 / 2018

Sheet No.

L-1

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

Qa=0.15X1.459= 0.219 CFS

$$Qo = \frac{Qa}{CA} = \frac{0.219}{0.81X1.459} = 0.185$$

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

$$Vs_{100} = \frac{16500T}{T+25} - 40QoT = \frac{16500X211}{211+25} - 40X0.185X211$$

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

Vt=VsAC = 13,191X1.459X0.81= 15,589

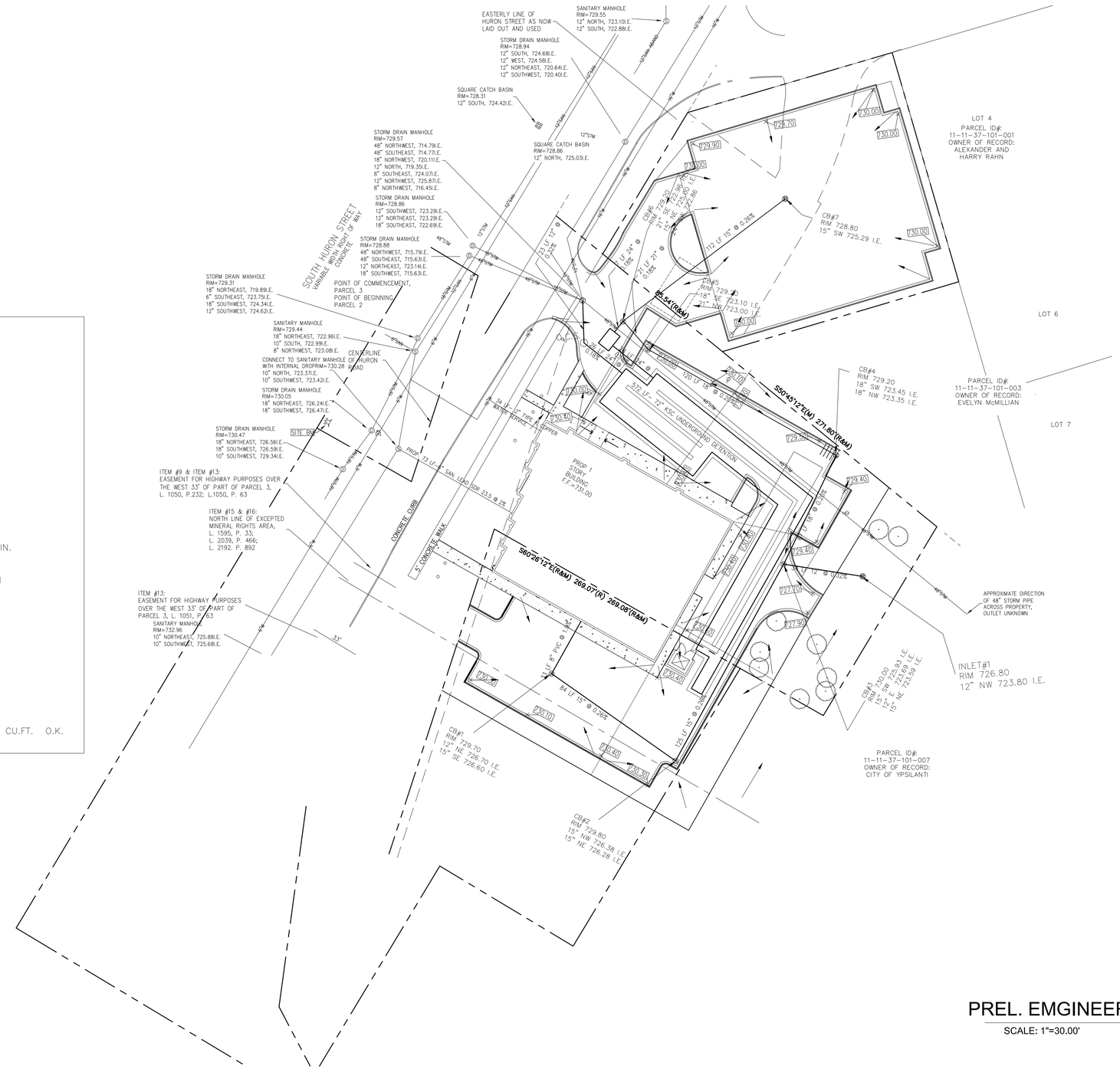
TOTAL VOLUME REQUIRED = 15,589 CU.FT.

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. EMGINEERING PLAN

SCALE: 1"=30.00'

LOCATION MAP

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Sheet Title

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Issued	Date
SITE PLAN APP.	05 / 04 / 2018

Sheet No.

SP-1

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	15	KSF1 175M R4SC (PROBE)	Specification Area Luminaire, 175W Metal Halide, R4SC Sharp Cutoff Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 175-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION.	KSF1_175M_R4SC_(PROBE)Jes	12000	0.81	213
	B	10	TWF1 100M	CONTOUR SERIES BUILDING MOUNTED WALLPACK WITH VERTICAL LAMP AND GLASS LENS	ONE 100-WATT CLEAR E17 PULSE START METAL HALIDE, VERTICAL BASE UP POS.	TWF1_100M.Jes	8500	0.81	129

LUMINAIRE LOCATIONS

No.	Label	Location X	Location Y	Location Z	MH	Orientation	Tilt	Aim X	Aim Y	Aim Z
1	A	368.5	475.9	15.0	15.0	208.5	0.0	367.9	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	261.7	0.0	424.2	424.2	0.0
4	A	348.2	610.8	15.0	15.0	166.7	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	305.7	553.2	15.0	15.0	125.1	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	552.1	15.0	15.0	72.1	0.0	353.4	552.5	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	449.2	12.0	12.0	33.3	0.0	288.2	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	363.7	406.1	12.0	12.0	27.7	0.0	364.3	407.3	0.0
15	B	256.8	420.6	12.0	12.0	-60.2	0.0	255.7	421.3	0.0
16	B	265.5	448.5	12.0	12.0	-60.4	0.0	264.4	449.1	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	282.2	345.9	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	294.1	268.9	15.0	15.0	30.5	0.0	294.7	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
Calc Zone #1	+	1.5 fc	7.9 fc	0.1 fc	79.0:1	15.0:1
Residential	+	0.0 fc	0.1 fc	0.0 fc	N / A	N / A
Sidewalk	+	0.2 fc	1.4 fc	0.0 fc	N / A	N / A

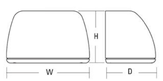
Wall-Mounted Luminaire

TWF1

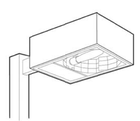
METAL HALIDE: 100W

Specifications

Width: 16 (40.6)
Height: 10 1/16 (25.6)
Depth: 9-5/8 (24.4)
*Weight: 24 lbs (10.9 kg)
All dimensions are inches (centimeters) unless otherwise indicated.
*Weight as configured in example below.



NIGHTTIME FRIENDLY
Consistent with IES/IDA* goals & Green Globes* criteria for light pollution reduction



Area Lighting

KSF1

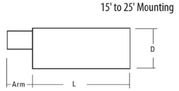
METAL HALIDE: 100-250W

15' to 25' Mounting

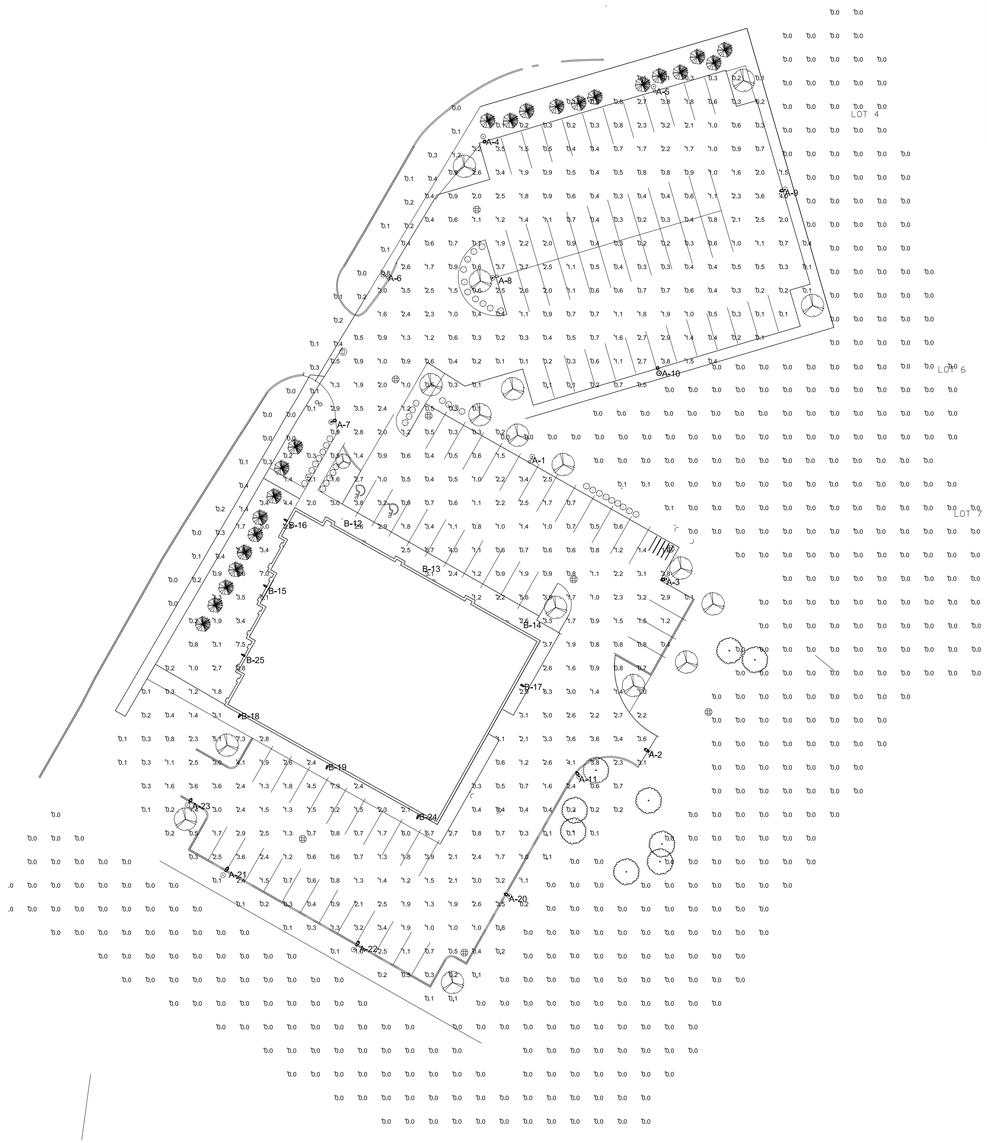
Specifications

EPA: 1.5 ft² (.14 m²) (includes arm)
Length: 21-1/4 (54.0)
Width: 15-15/32 (39.3)
Depth: 7-1/4 (18.4)
Arm: 4 (10.2)
*Weight:: 35 lbs (15.9 kg)
*Weight: as configured in example below.

All dimensions are inches (centimeters) unless otherwise specified.



Mounting option	Drilling template
SPxx, RPxx, DA12P	5
WBxx, DA12W8	6
WWxx	7



PHOTOMETIC PLAN

SCALE: 1"=30.00'

LOCATION MAP

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Project

PATIENT STATION

Project No.

2016-25

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No. 1301038465
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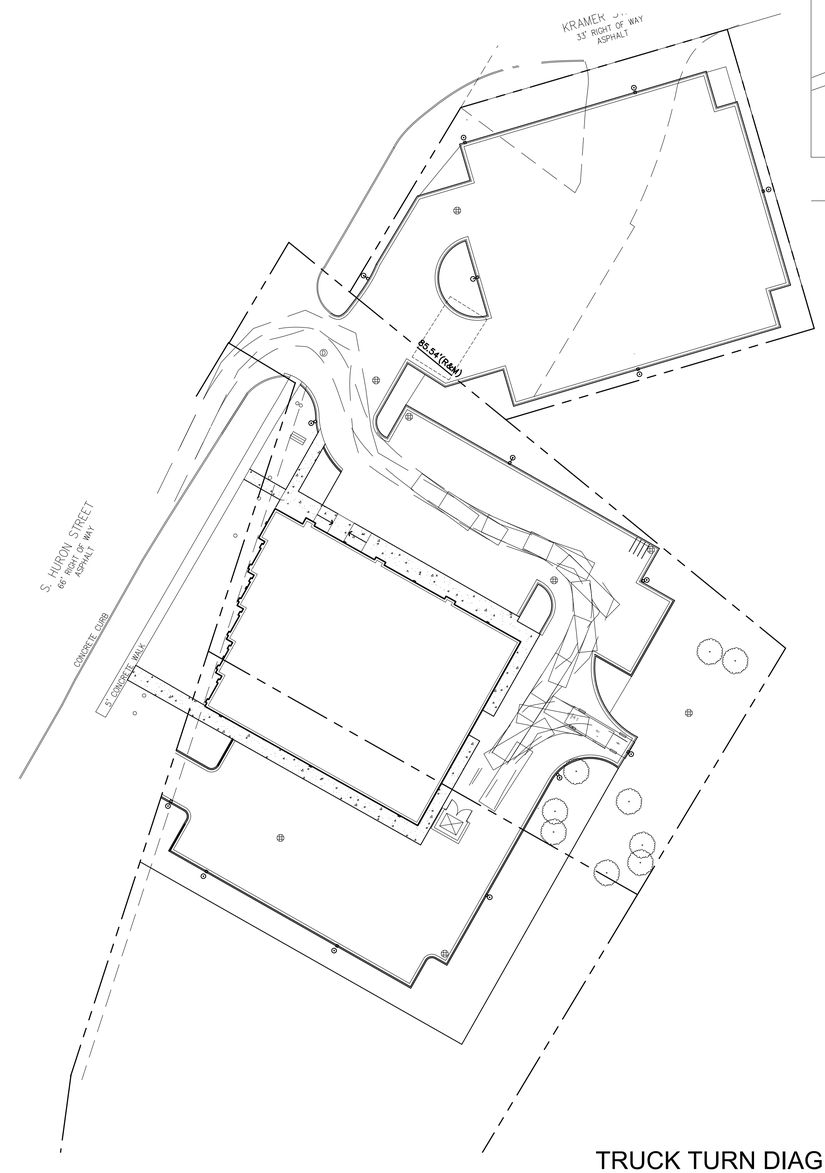
PHOTOMETIC PLAN

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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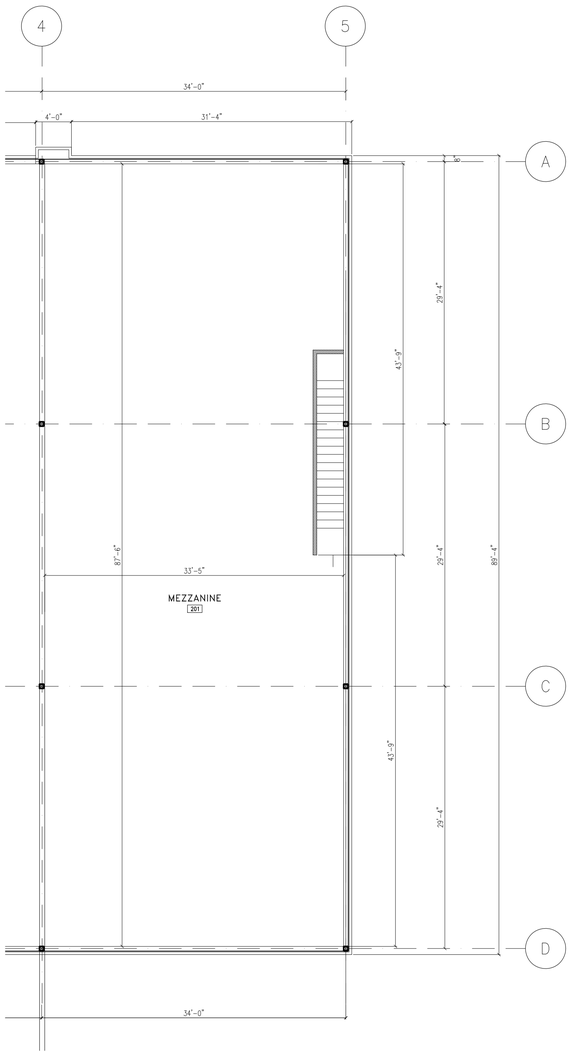
Sheet Title

TRUCK TURN DIAGRAM

Issued	Date
SITE PLAN APP	05 / 04 / 2018

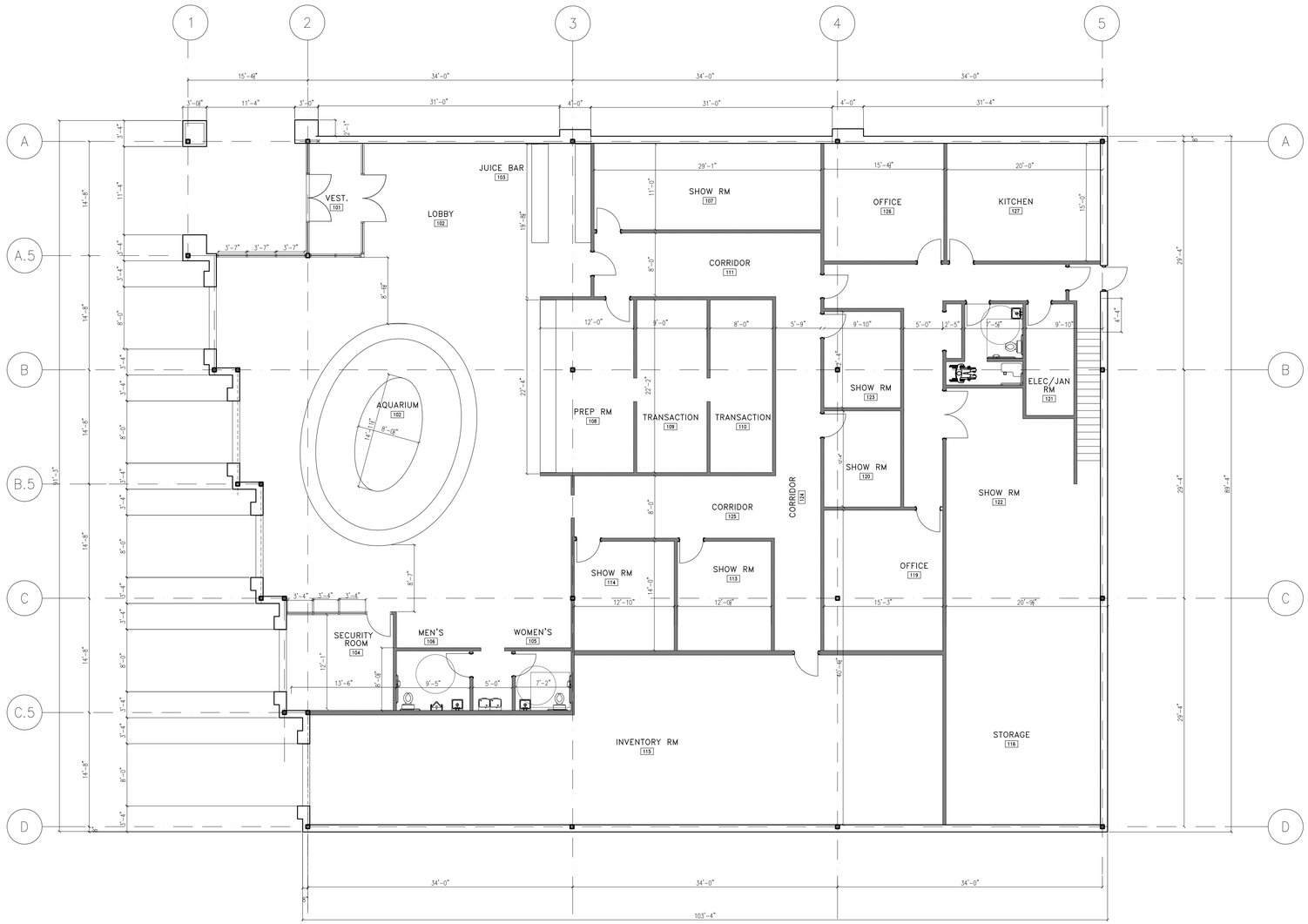
Sheet No.

T-1



MEZZANINE PLAN

SCALE: 1/8"=1.00"



FLOOR PLAN

SCALE: 1/8"=1.00"

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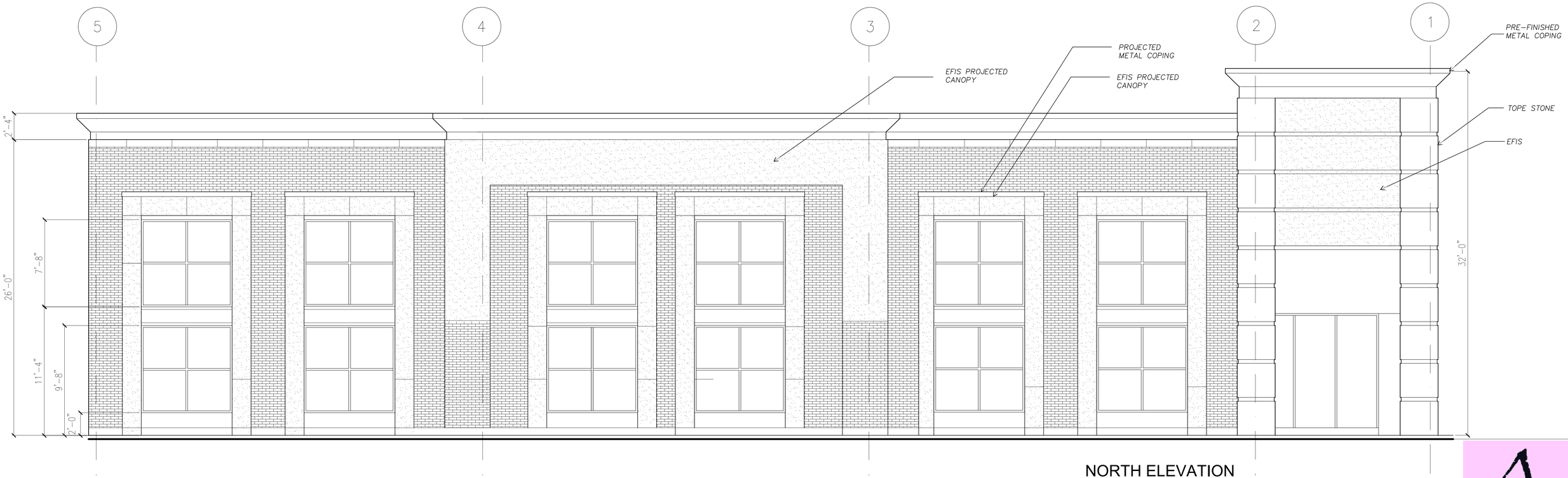
Sheet Title

FLOOR PLAN

Issued	Date
SITE PLAN APP	05 / 04 / 2018

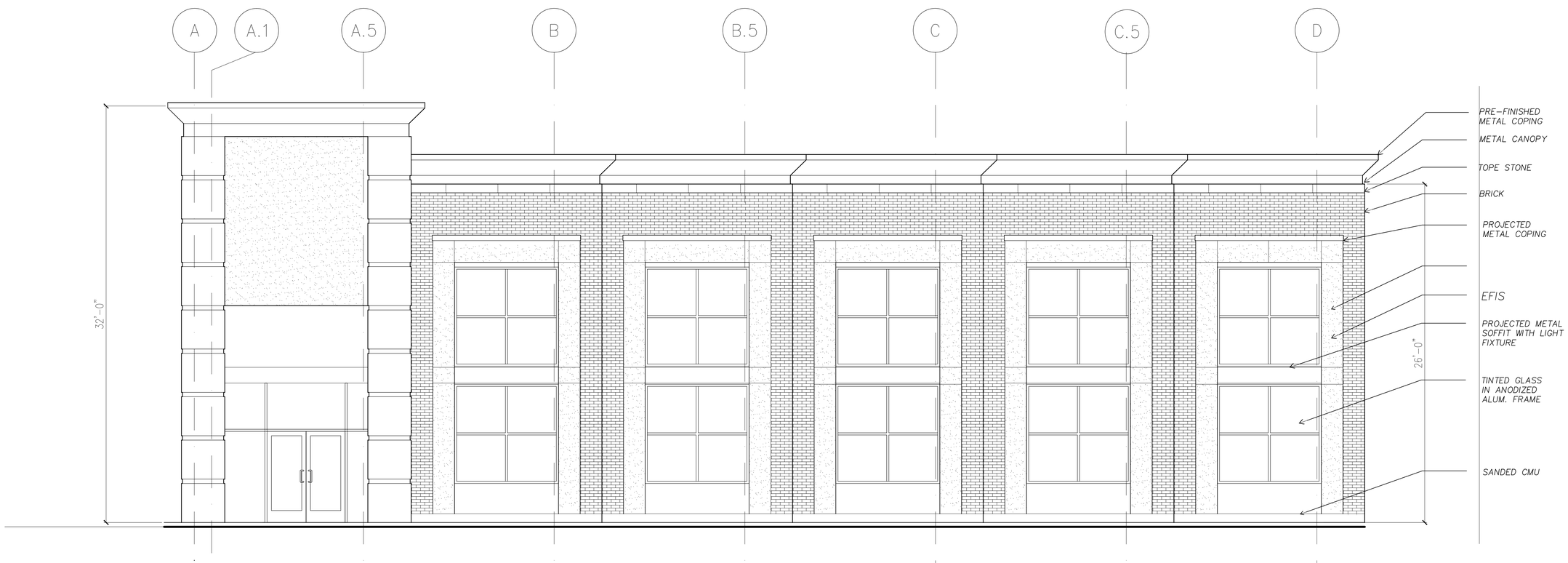
Sheet No.

A-1



NORTH ELEVATION

SCALE: 1/4"=1.00"



WEST ELEVATION

SCALE: 1/8"=1.00"

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2016-25

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LICENSED ARCHITECT

Sheet Title

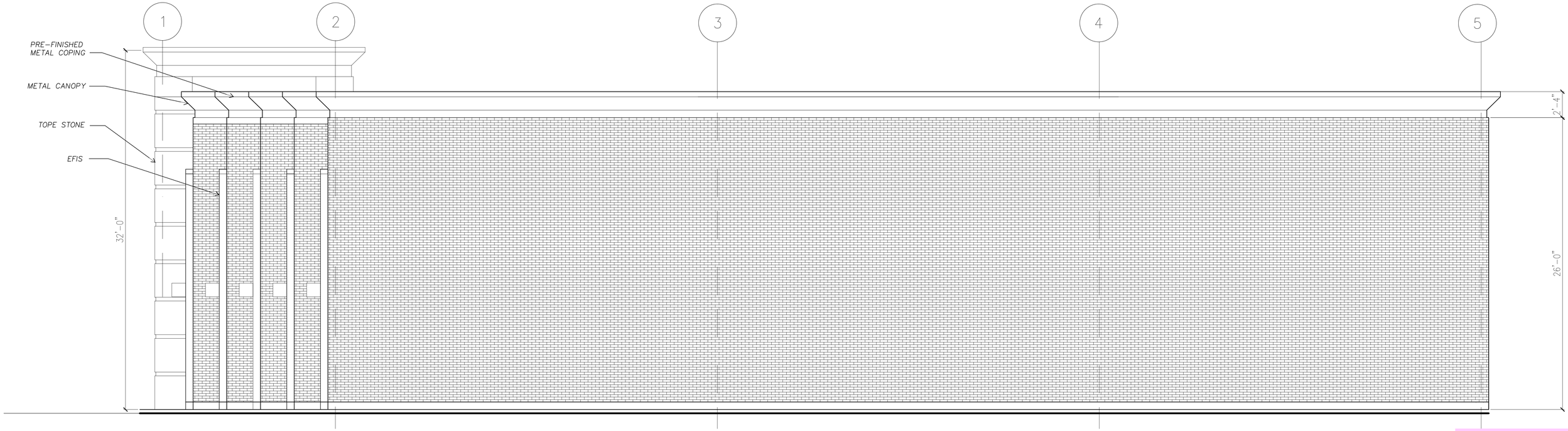
ELEVATIONS

Issued Date

SITE PLAN APP 05 / 04 / 2018

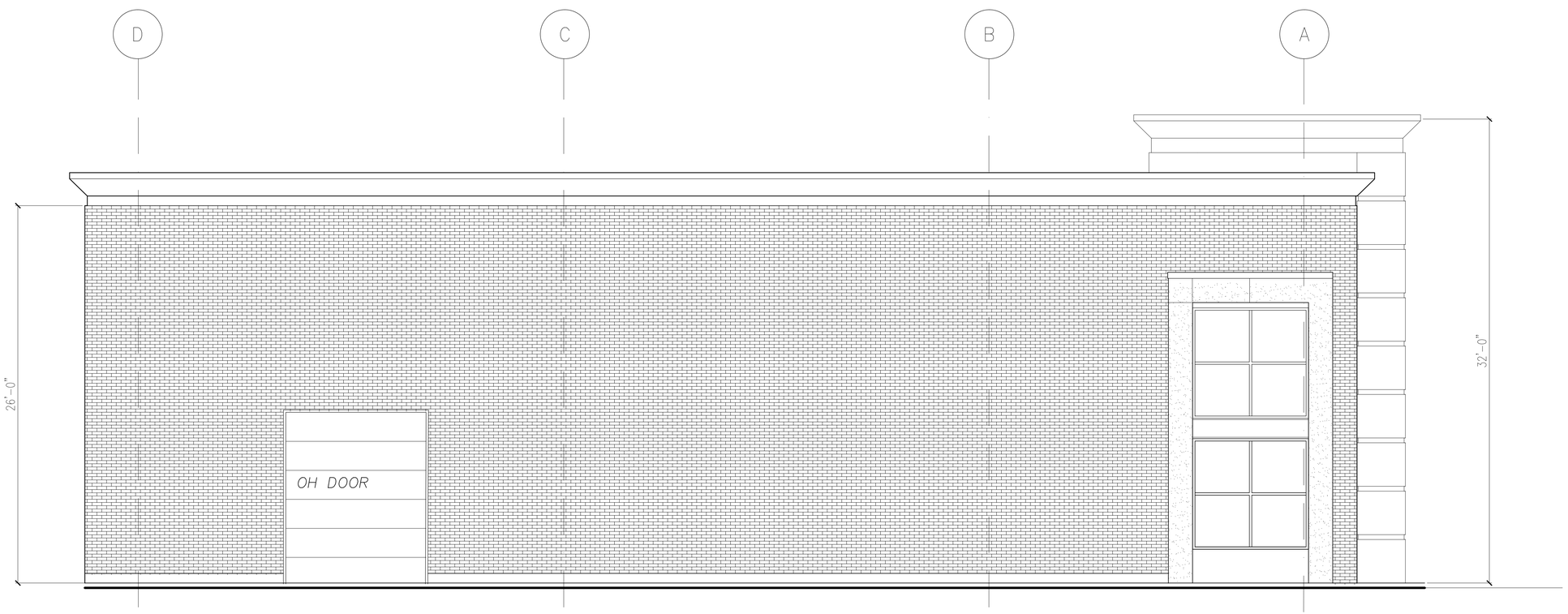
Sheet No.

A-2



SOUTHELEVATION

SCALE: 1/4"=1.00"



EAST ELEVATION

SCALE: 1/4"=1.00"

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Sheet Title

ELEVATIONS

Issued Date

SITE PLAN APP	05 / 04 / 2018

Sheet No.

A-3

Agenda
Planning Commission
Wednesday, 15 August 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

VI. Old Business

City of Ypsilanti
Community & Economic Development Department

23 April 2018

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

GENERAL INFORMATION

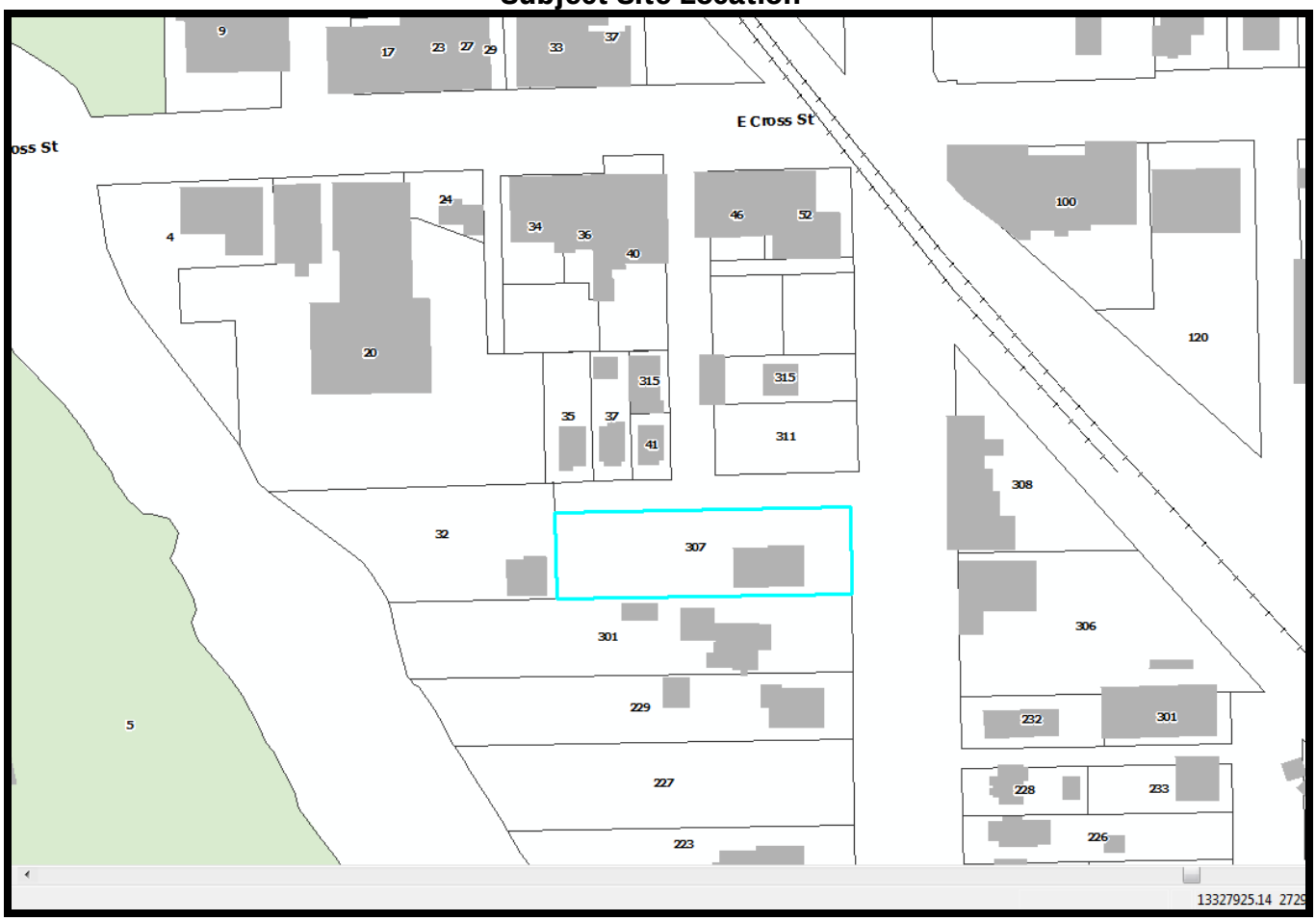
Applicant:	Ryan Wallace Cultivate Coffee and Tap House 307 N River St Ypsilanti, MI 48198
Project:	Cultivate Coffee & Tap House
Application Date:	16 March 2018
Location:	Depot Town, on the south-west corner of North River and Photo.
Zoning:	C, Center
Action Requested:	Approval
Staff Recommendation:	Conditional 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.

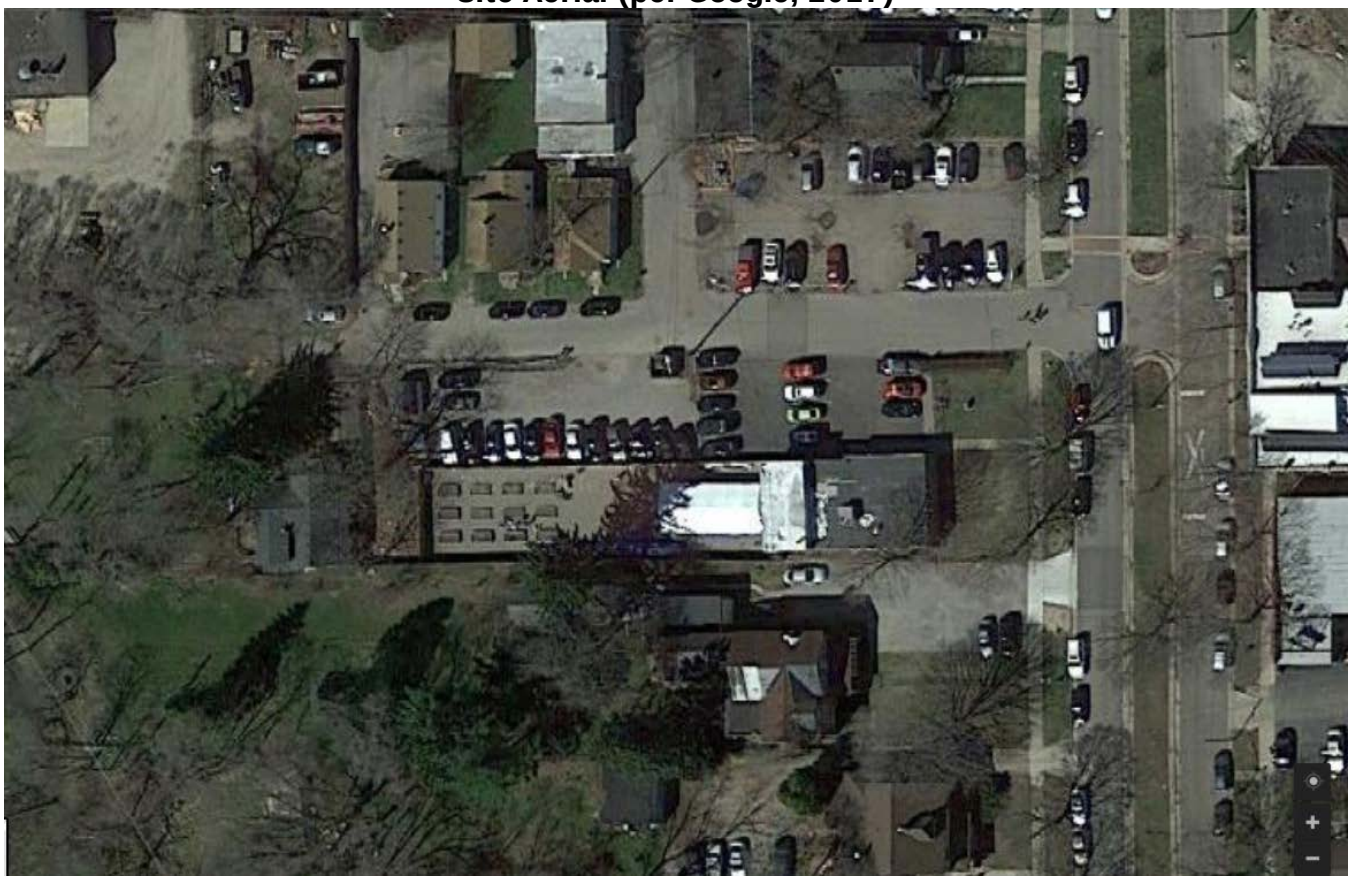
307 N River is zoned **Center,** which allows for bars and restaurants, as well as outdoor cafés, as permitted and accessory uses, respectively. Outdoor cafés are subject to specific standards found in 122-540. There are no parking minimums in the Center district.

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.**

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 *if conflicting use*	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

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

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.
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ANN ARBOR, MI 48104
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F: 734.975.2410

CIVIL ENGINEER
NOWAK + FRAUS
46777 WOODWARD AVENUE
PONTIAC, MI 48342
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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

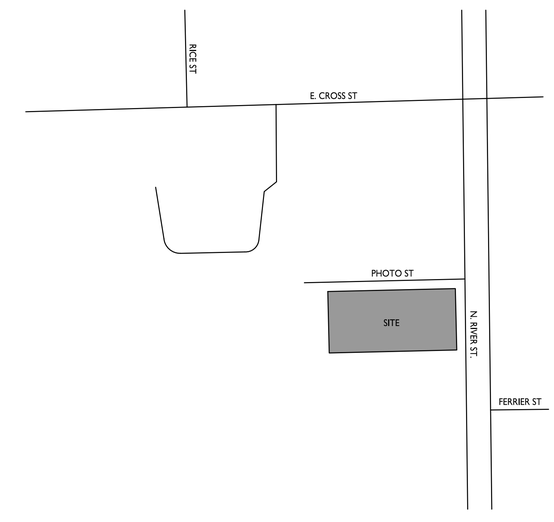
C1	BOUNDARY / TOPOGRAPHIC SURVEY
C2	PAVING / GRADING PLAN

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
BFF	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
CONT.	CONTINUOUS
CPT.	CARPET
C.T.	CERAMIC TILE
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DN.	DOWN
DPFG	DAMPPROOFING
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
FLR.	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
P.LAM.	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
REINF'G	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
VWC	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
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CONSULTANT + NAME

PROJECT + INFORMATION
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307 N RIVER ST
YPSILANTI, MI 48198

PROJECT + NUMBER
17-306

ISSUE + DATE

03 NOV 2017	
26 JAN 2018	OWN REV
12 MAR 2018	SITE

SHEET + TITLE
TITLE
SHEET
17306SP100.dwg

SHEET + NUMBER
T1.00

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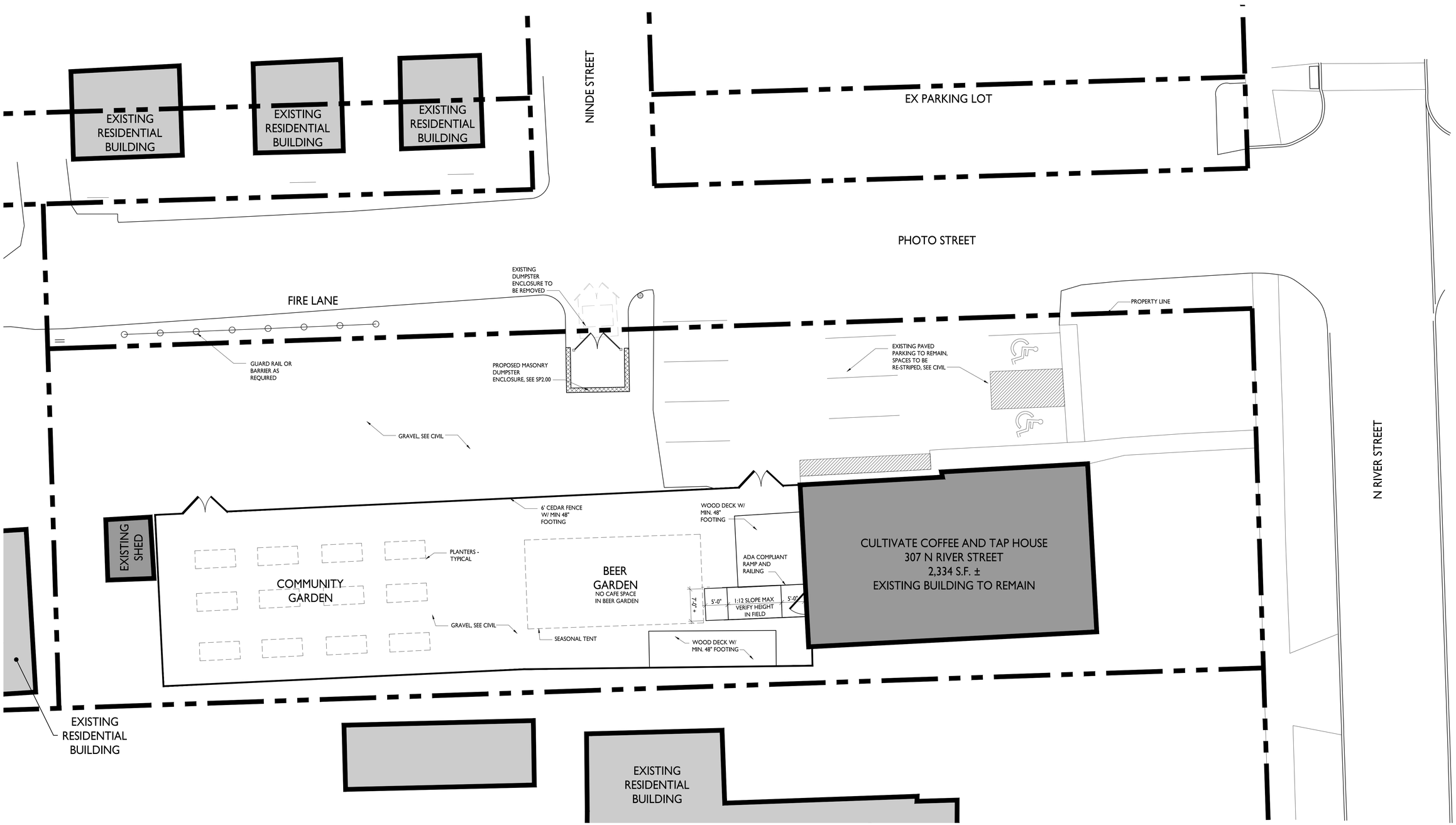

PRELIMINARY SITE PLAN
SCALE: 1" = 10'

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SHEET + TITLE
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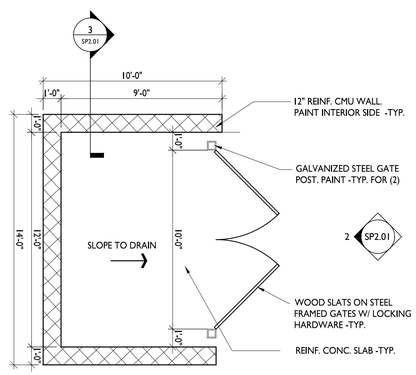
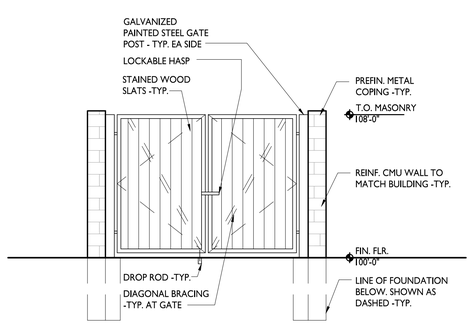


1 DUMPSTER PLAN
SP2.00 | SP1.00 SCALE: ¼" = 1'-0"



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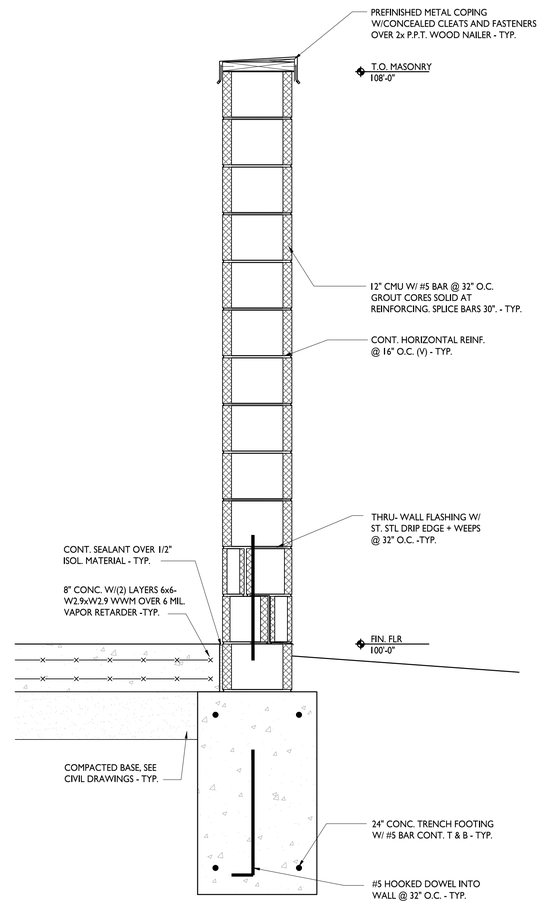

3 DUMPSTER SECTION
SP2.00 | SP1.00 SCALE: ¼" = 1'-0"

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SHEET + TITLE
SITE DETAILS
17306SP100.dwg

SHEET + NUMBER
SP2.00

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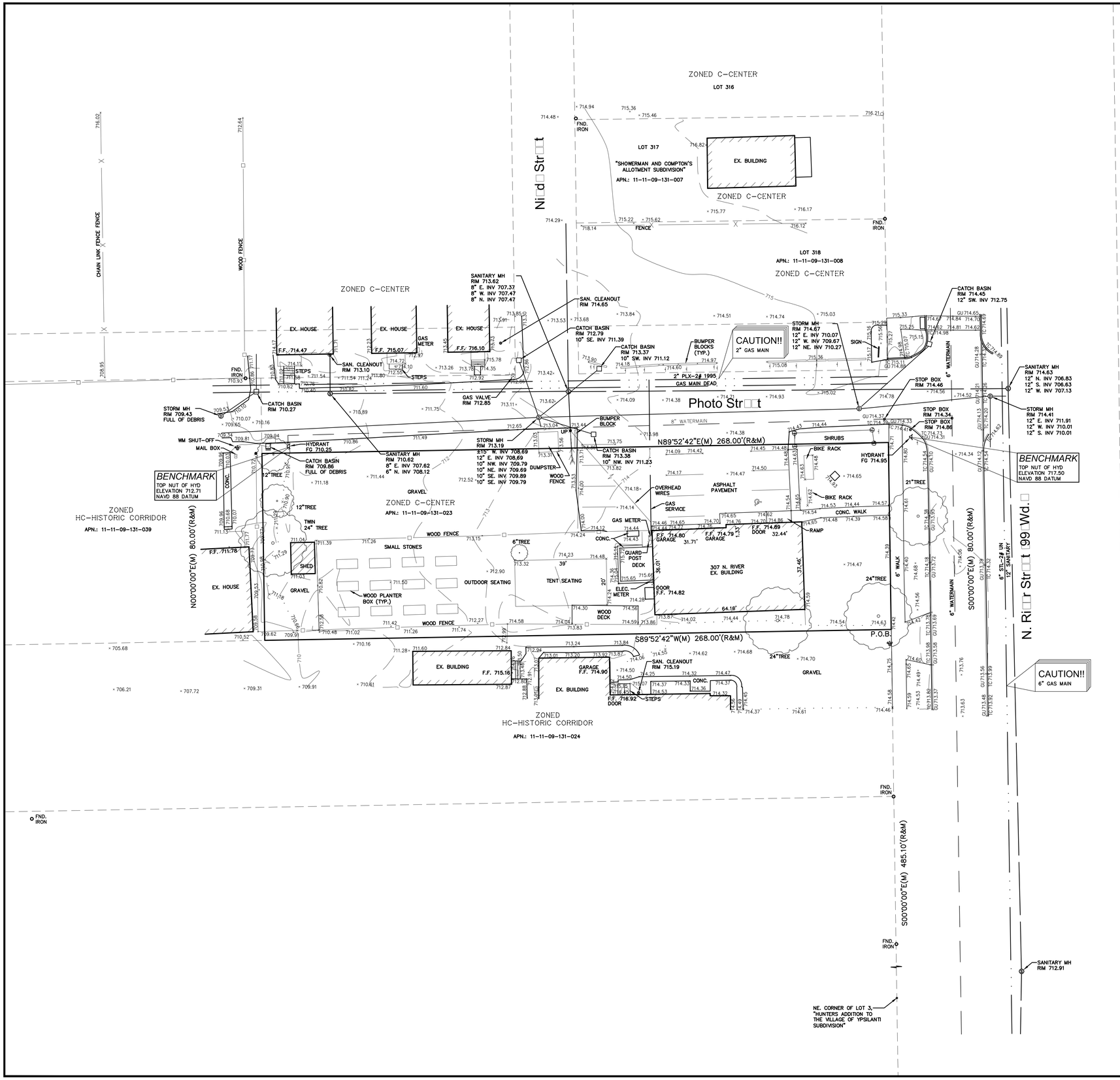
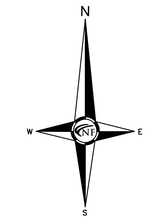
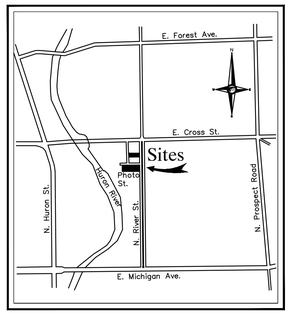






Location Map
N.T.S.

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

STATE OF MICHIGAN
KEVIN NAVAROLI
PROFESSIONAL SURVEYOR
No. 53503
LICENSED PROFESSIONAL SURVEYOR

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

811
Know what's below
Call before you dig.

REVISIONS
00-00-00

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
- GATE VALVE — EXISTING WATER MAIN
- MANHOLE, CATCH BASIN — EXISTING STORM SEWER
- EX. R.Y. CATCH BASIN
- EXISTING BURIED CABLES
- UTILITY POLE, GUY POLE, GUY WIRE — OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN

DRAWN BY:
N. Naoum

DESIGNED BY:

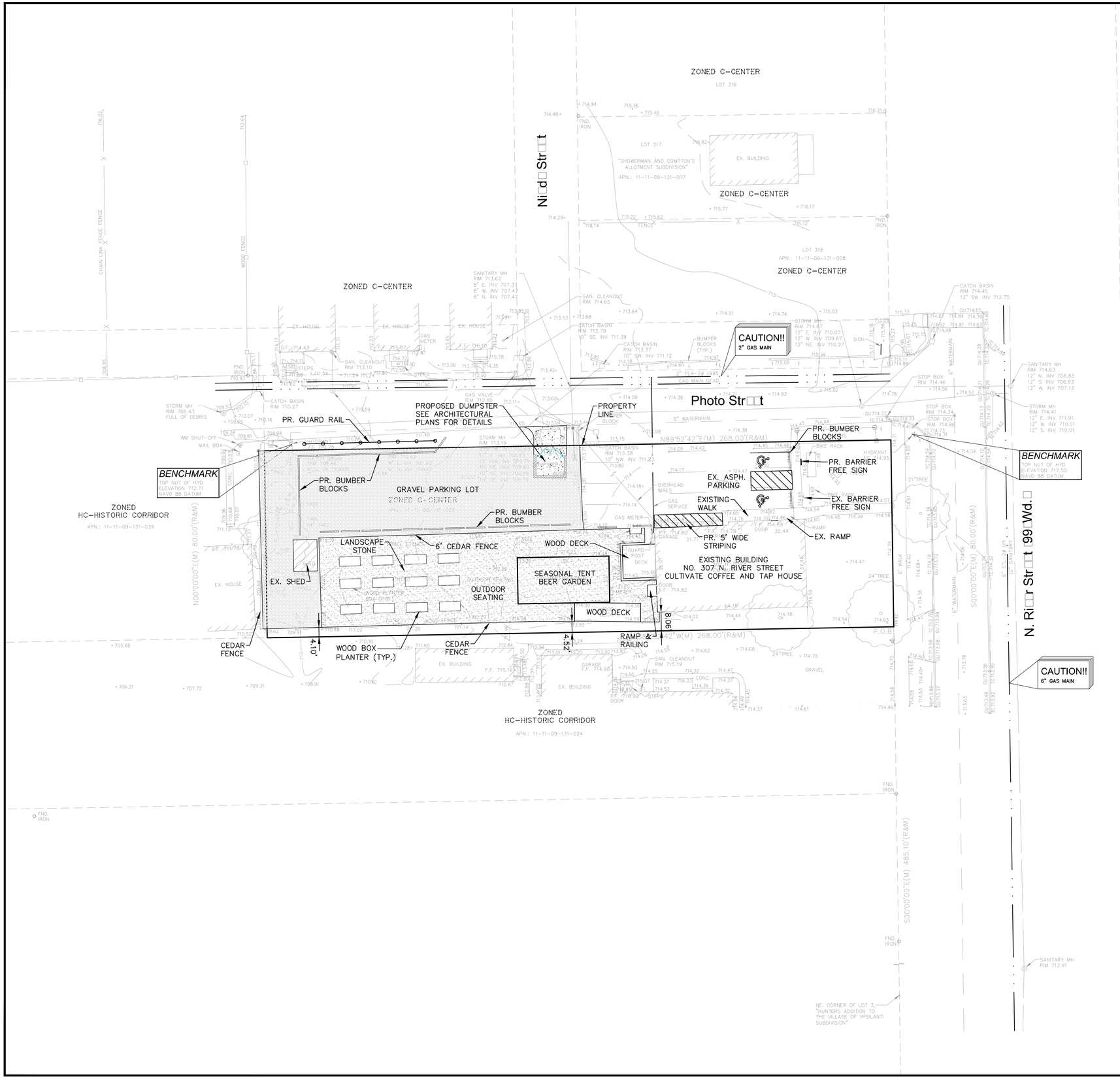
APPROVED BY:
K. Navaroli

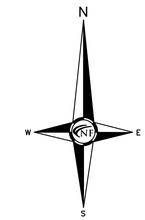
DATE:
02-22-2018

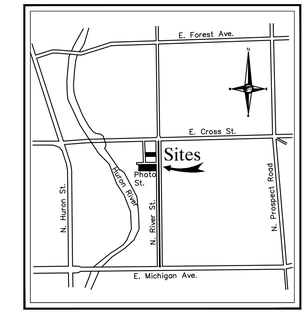
SCALE: 1" = 20'
20 10 0 10 20 30

NFE JOB NO. K166

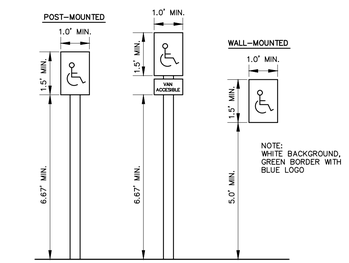
SHEET NO. 1







Location Map
N.T.S.



BARRIER FREE PARKING SIGNAGE DETAIL
N.T.S.

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

MANHOLE	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
HYDRANT, GATE VALVE	EXISTING WATERMAIN
MANHOLE, CATCH BASIN	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
UTILITY POLE, GUY POLE, GUY WIRE	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
C.O., MANHOLE	PR. SANITARY SEWER
HYDRANT, GATE VALVE	PR. WATER MAIN
INLET, C.B., MANHOLE	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE
TC 600.00	PR. TOP OF CURB ELEVATION
GU 600.00	PR. GUTTER ELEVATION
TW 600.00	PR. TOP OF WALK ELEVATION
TP 600.00	PR. TOP OF PVMT. ELEVATION
FG 600.00	FINISH GRADE ELEVATION

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SEAL

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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'
20 10 0 10 20 30

NFE JOB NO. K166
SHEET NO. 2

Bonnie Wessler

From: Mark Wright <MarkW@bowersarch.com>
Sent: Wednesday, July 11, 2018 4:43 PM
To: Bonnie Wessler
Cc: Ryan Wallace (ryan@cultivateypsi.org)
Subject: Cultivate
Attachments: 17306SP100-A.pdf; 17306SP100-B.pdf; 17306SP100-C.pdf

Bonnie,

I wanted to touch base with you in regards to the site plan revisions for Cultivate / 307 N River Street and our response to the city's review comments, in particular the ingress / egress issues with the Photo, Ninide intersection. I have attached 3 Preliminary site plans with different parking layouts.

Our preferred site plan would be Site Plan 'A' and is currently the one we plan to resubmit in which the gravel / dumpster access is aligned across from Ninide which would keep Cultivate traffic from having to travel down near the residential homes to enter the lot. It seems to align with the intent of Sec. 112-683 (b) (6) with Ninide's current use being closer to that of a public alley for the adjacent commercial properties.

Site Plan 'B' relocates proposed gravel drive 20' from the intersection per Sec. 112-683 (b) (7) This plan would be our proposed plan if the Planning Commission would allow our site to use the 20' offset for the proposed lot but not use layout 'A'

Site Plan 'C' is would create a new layout for the parking in the gravel and paved area to meet the 50' offset, however this would have all cultivate traffic driving down past the residential properties and seems to be the least desirable solution.

Can you advise me as to if we would require any separate applications whether for a variance or waiver in regards to aligning the drive or using the 20' offset so that we can include it with our resubmission or if you have any other comments that may be helpful to expedite finding a solution to this issue.

Thank You

MARK WRIGHT
ARCHITECTURAL ASSOCIATE
markw@bowersarch.com
T: 734.975.2400 x703

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

PARKING DATA

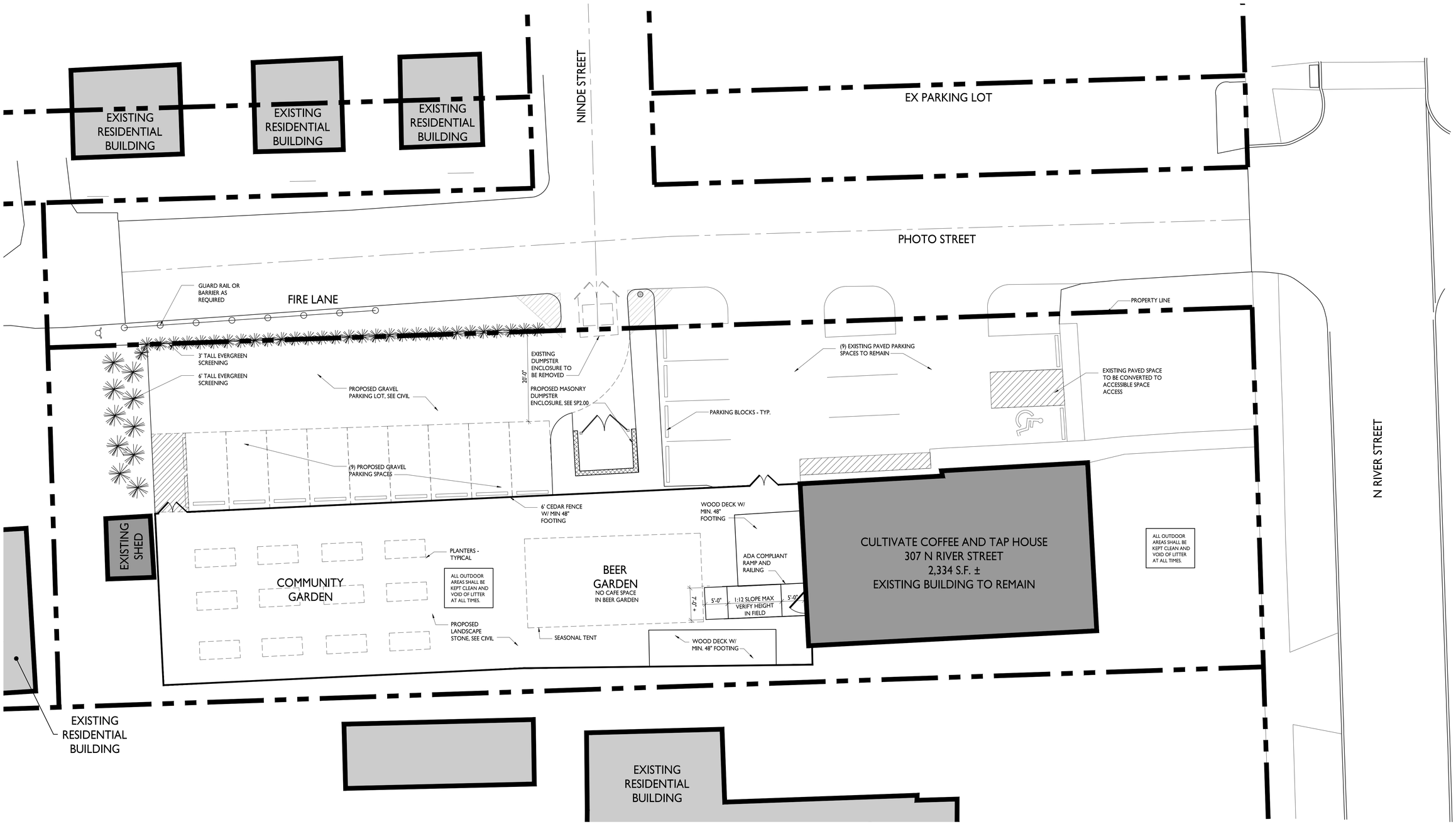
PARKING REQUIRED	0 SPACES
ACC. SPACES REQUIRED	1 SPACE W/ 5' ACCESS WAY
EXISTING PARKING TO REMAIN	8 SPACES 1 ACC. SPACE 9 TOTAL EXISTING
PROPOSED GRAVEL PARKING	9 SPACES
TOTAL SPACES TO BE PROVIDED	18 SPACES

LANDSCAPE DATA

6' EVERGREEN LANDSCAPE SCREENING TO BE PROVIDED ON WEST SIDE OF GRAVEL LOT

3' EVERGREEN LANDSCAPE SCREENING TO BE PROVIDED FROM PHOTO STREET TO GRAVEL LOT

3 STREET TREES REQUIRED
1 EXISTING STREET TREE TO REMAIN
1 PROPOSED STREET TREE
1 WAIVER REQUESTED FOR REMAINING REQUIRED TREE



PRELIMINARY SITE PLAN
SCALE: 1" = 10'

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
2400 SOUTH HURON PARKWAY + ANN ARBOR, MI 48104
P: 734.975.2400 + F: 734.975.2410
WWW.BOWERSPLUS.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	OWN REV
2 MAR 2018	OWN REV
12 MAR 2018	SITE
25 JUNE 2018	OWN. REV.

SHEET + TITLE
SITE PLAN
17306SP100.dwg

SHEET + NUMBER
SP1.00

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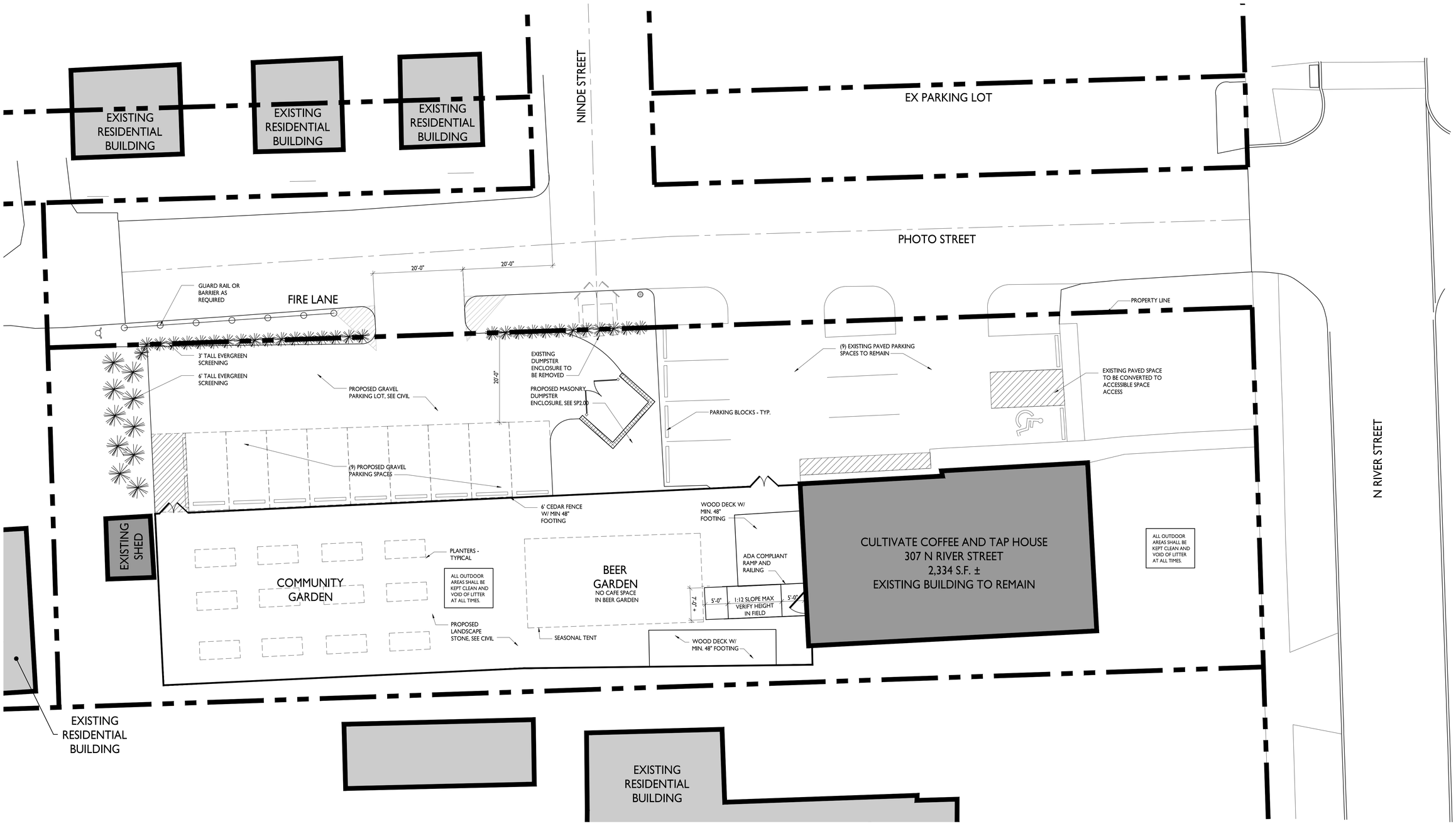

PRELIMINARY SITE PLAN
SCALE: 1" = 10'

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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	OWN REV
2 MAR 2018	OWN REV
12 MAR 2018	SITE
25 JUNE 2018	OWN. REV.

SHEET + TITLE
SITE PLAN
17306SP100c.dwg

SHEET + NUMBER
SP1.00

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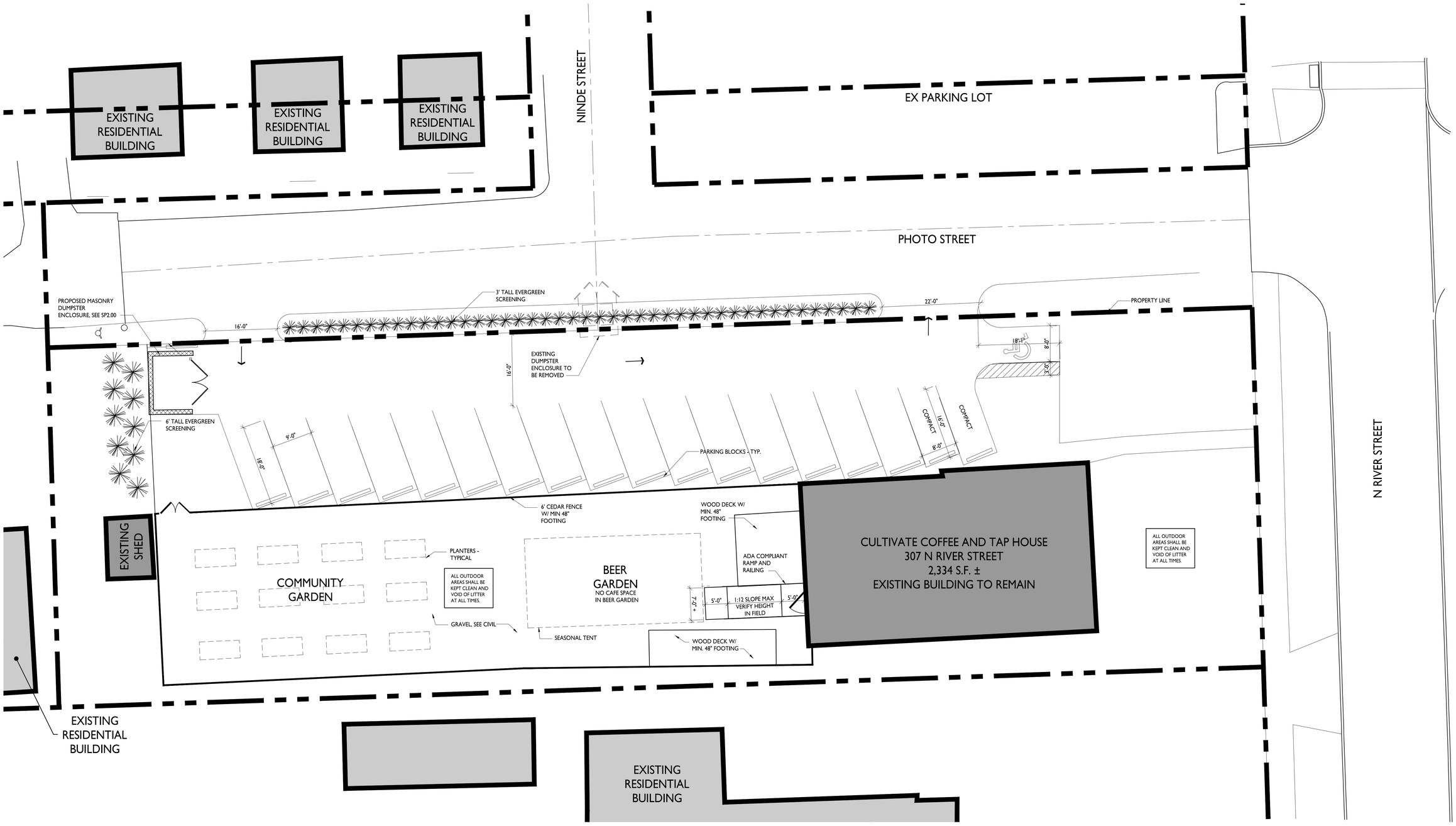

PRELIMINARY SITE PLAN
SCALE: 1" = 10'

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
2400 SOUTH HURON 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

PROJECT + NUMBER
17-306

ISSUE + DATE

23 AUG 2017	
03 NOV 2017	
26 JAN 2018	OWN REV
2 MAR 2018	OWN REV
12 MAR 2018	SITE
25 JUNE 2018	OWN. REV.
8 JULY 2018	OWN. REV.

SHEET + TITLE
SITE PLAN
17306SP100b.dwg

SHEET + NUMBER
SP1.00

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City of Ypsilanti
Community & Economic Development Department

15 March 2018

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

TABLED 03-2018

GENERAL INFORMATION

Applicant: City of Ypsilanti

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

SUMMARY

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

BACKGROUND

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

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

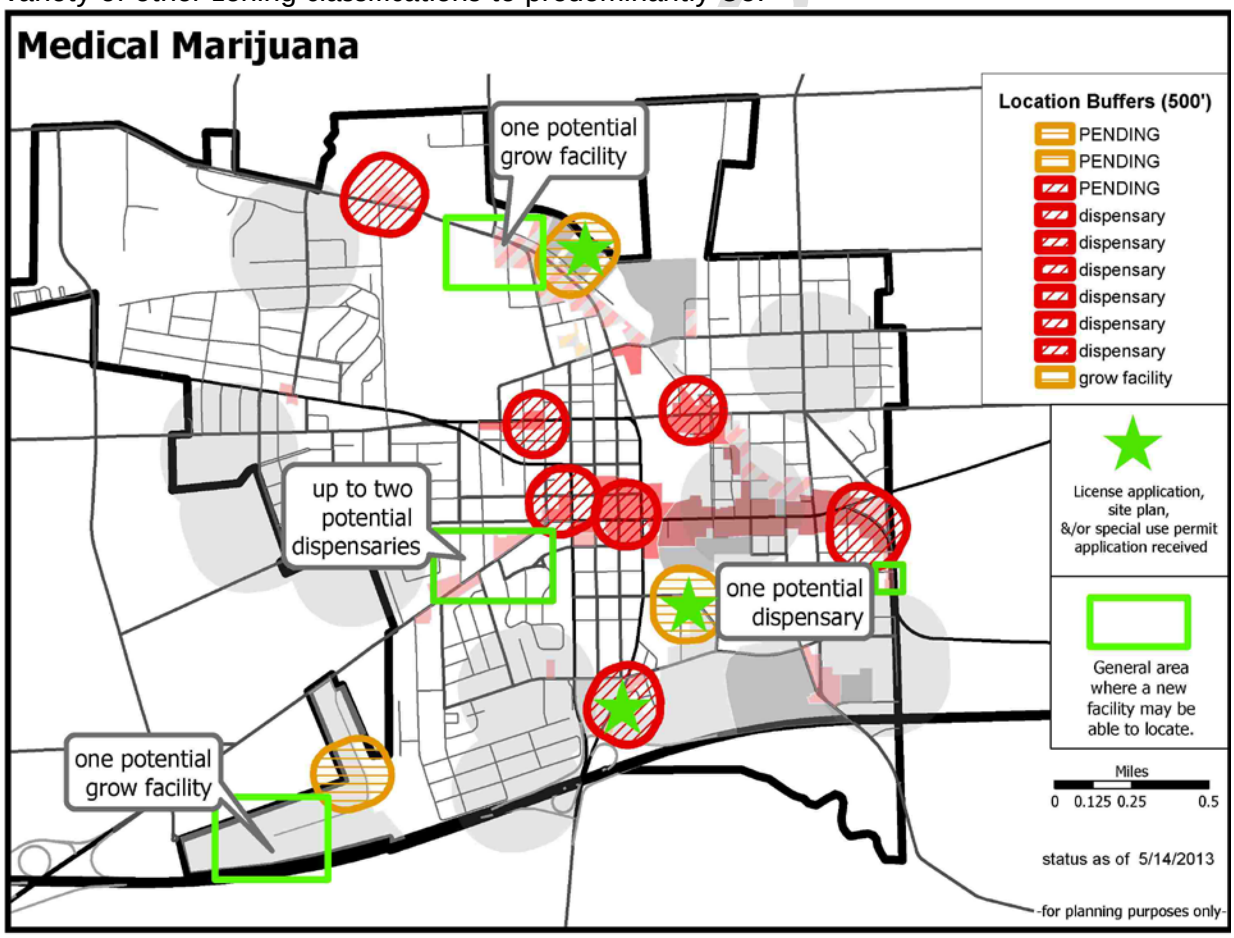
As a result of these changes at both the state and local level, it is possible that some existing provisioning centers could move; it is also possible that an existing provisioning center could go out of business and another provisioning center locate in the City. During the initial medical marijuana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

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

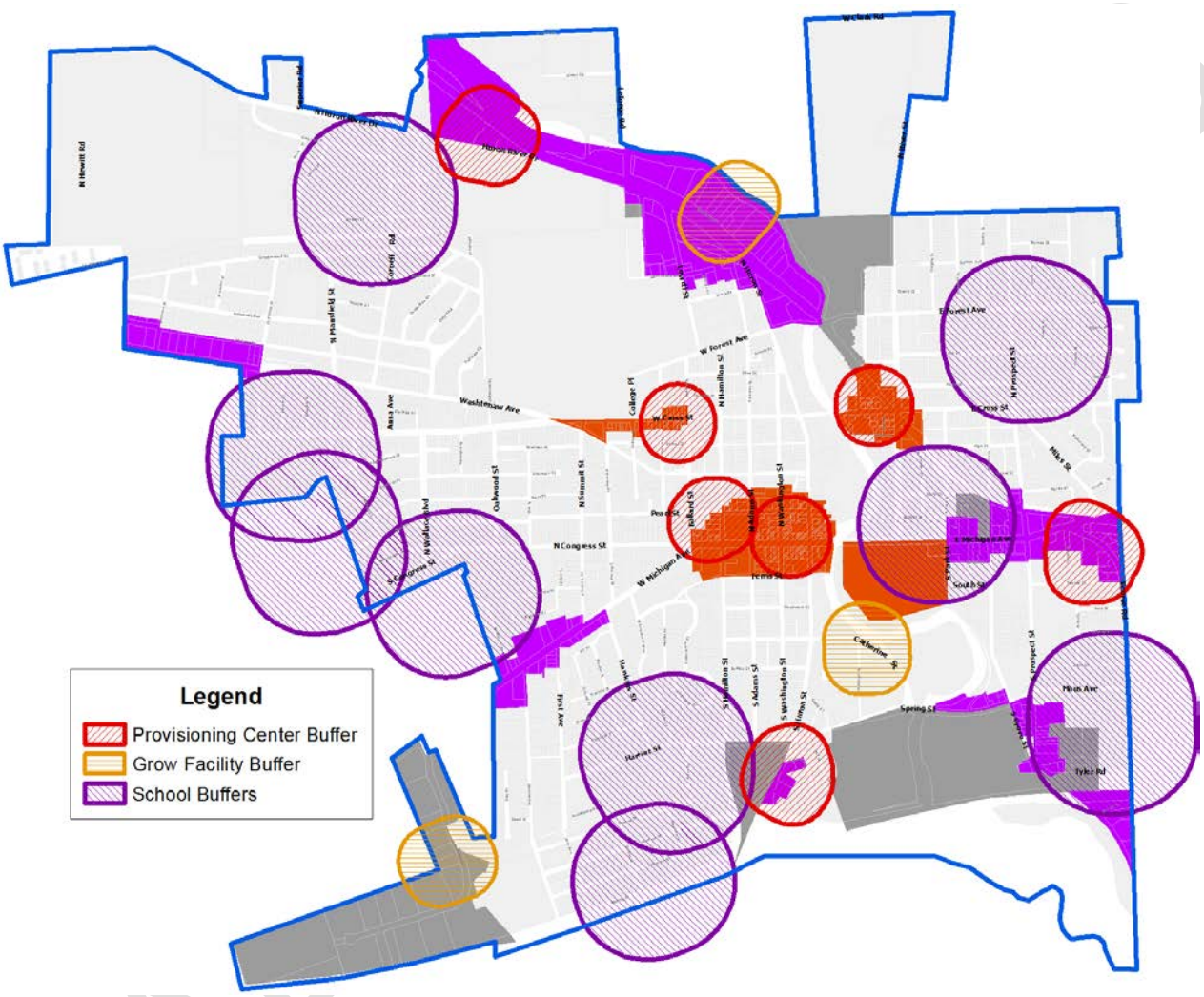
DISCUSSION

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

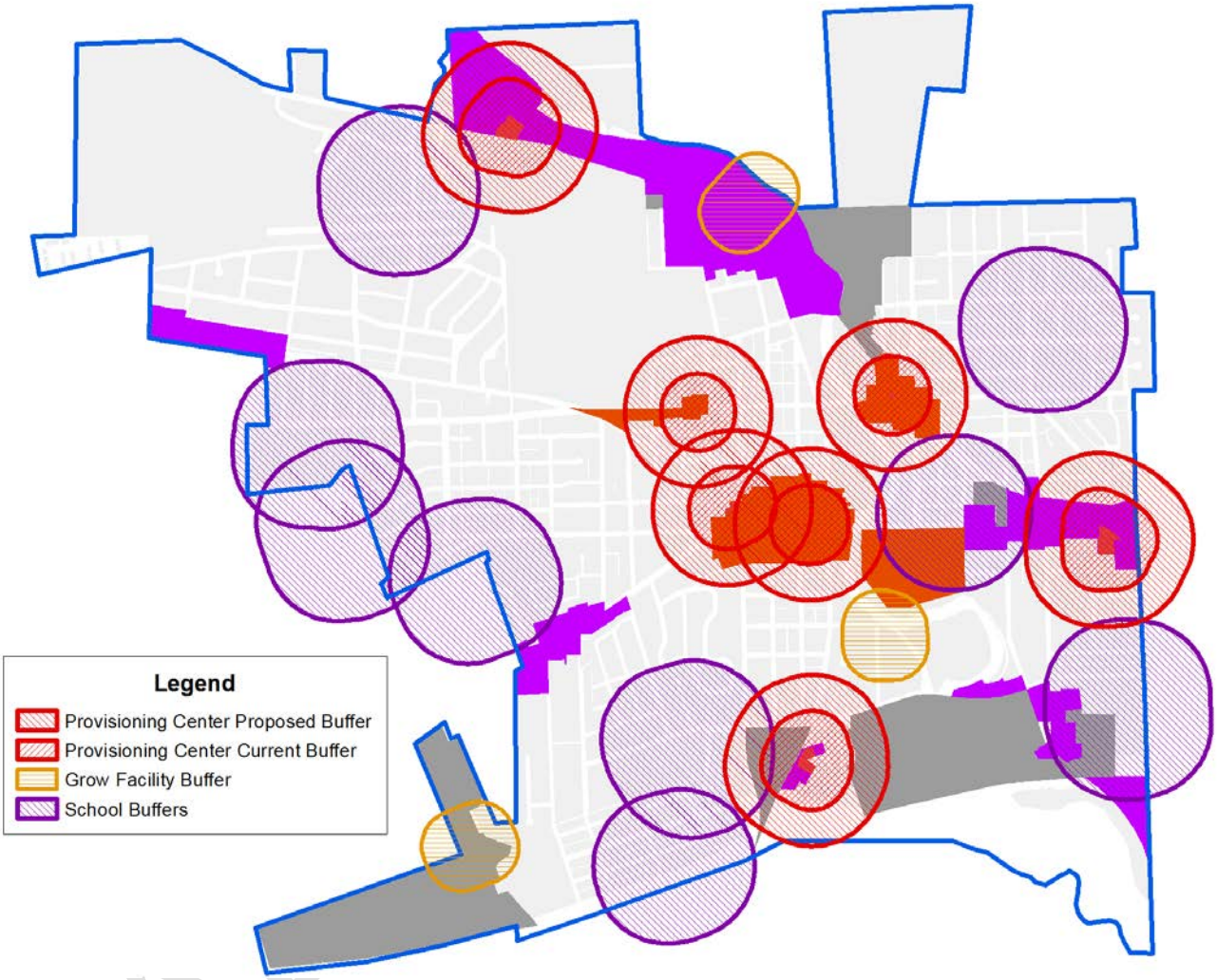
This map, as of 5/2013, shows potential locations for additional dispensaries/grow facilities; the potential distribution of facilities differed from current primarily around Washtenaw and West Michigan. The zoning around Huron River Drive has changed from the Commercial-Industrial District and a variety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



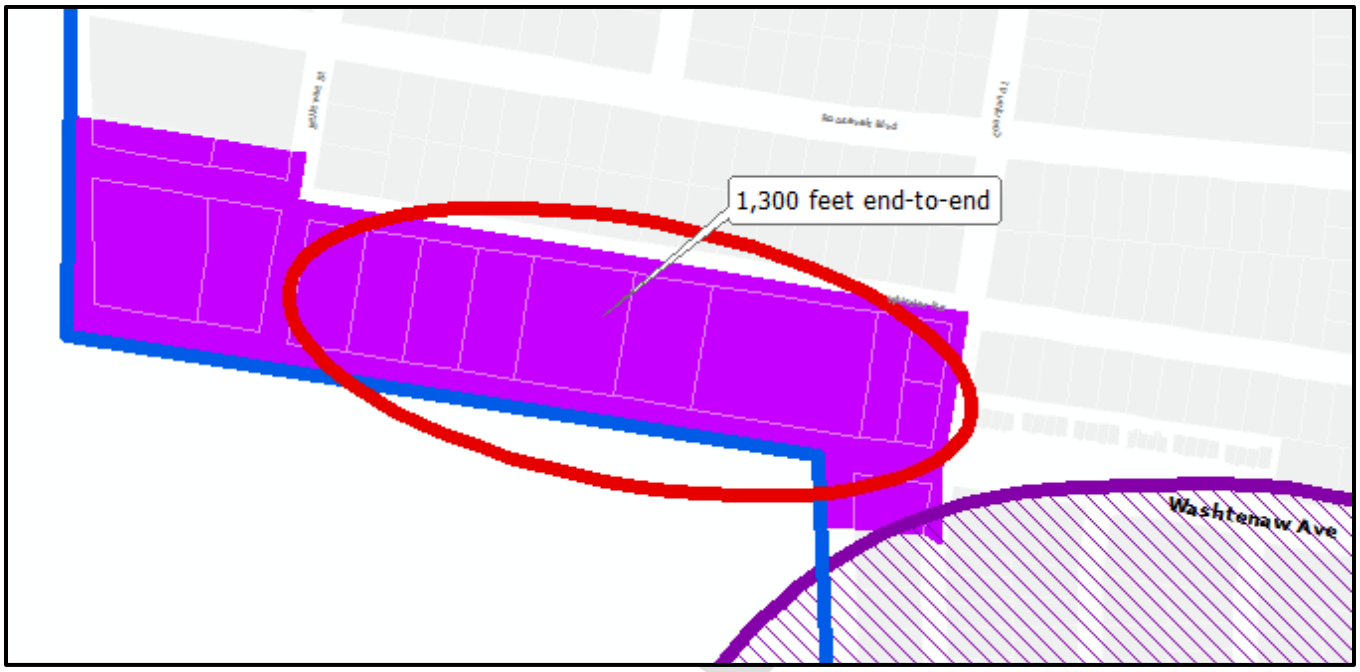
This map shows the *current* existing school buffers, facility buffers, and zoning districts. As a reminder, grow facilities are currently permitted only with a Special Use permit in GC and PMD; dispensaries are permitted by right in Center. The proposal on the table at Council would add dispensaries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

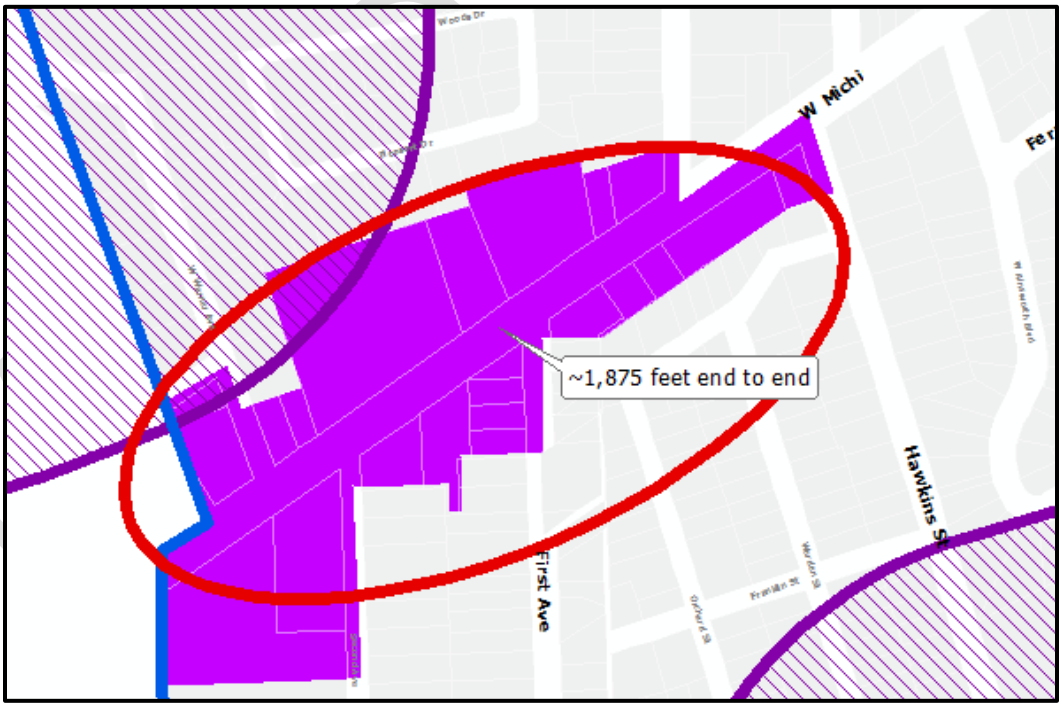


Under the proposed increase in buffers between provisioning centers, the East Michigan/Ecorse corridor cannot bear a new provisioning center, nor can Depot Town or West Cross. The two existing provisioning centers in downtown Ypsilanti would exclude each other by approximately four feet; however, Herbal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



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





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

STANDARDS FOR AMENDMENTS §122-362(a)

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

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

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

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

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

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

TABLED 03-2018

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

TABLED 03-2018