

1. Agenda

Documents:

[01-FEBRUARY 2019 AGENDA.PDF](#)

2. Full Packet

Documents:

[00- FEBRUARY 2019 FULL PACKET.PDF](#)

3. Individual Packet Items

Documents:

[02- 1-16-19 DRAFT PLANNING MEETING MINUTES.PDF](#)

[03- 307 N RIVER.PDF](#)

[04- FIREARMS.PDF](#)

[05- 708PEARL.PDF](#)

3.I. Cultivate - Preliminary Revised Plan

Documents:

[17306SP100_022019.PDF](#)

3.II. Cultivate - Engineering Review Letter

Documents:

[CULTIVATE COFFEE_SP2_2019-02-20_FINAL \(002\).PDF](#)

Agenda
Planning Commission
Wednesday, 20 February 2019 – 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
Jessica Donnelly	P	A
Phil Hollifield	P	A
Heidi Jugenitz	P	A
Jelani McGadney	P	A
Michael Simmons	P	A

III. Approval of Minutes

- January 16, 2019

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

VI. Old Business

- 307 N River: Site plan review
Site Plan: Tabled from 7/18/2018; referred back from ZBA 1/23/2019.
- Commercial Sales and Commercial Recreational Use of Firearms
Text Amendment: Tabled from 1/14/19 for additional mapping

VII. New Business

- 708 Pearl Street
Site Plan

VIII. Future Business Discussion / Updates

IX. Committee Reports

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

X. Adjournment

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**PLANNING COMMISSION
MEETING MINUTES
January 16, 2019
CITY COUNCIL CHAMBERS
7:00 P.M.**

I. CALL TO ORDER

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

II. ROLL CALL

Present: J. Talaga, H. Jugenitz, J. Donnelly, P. Hollifield,
M. Simmons, T. Dennis

Absent: M. Dunwoodie (excused) J. McGadney

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

III. APPROVAL OF MINUTES

Commissioner Simmons moved to approve the minutes of December 19, 2018 (Support: J. Donnelly) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

Richard Murphy, 406 Florence – submitted a letter, signed by a number of residents, urging that the North Huron repaving program be designed to “reinforce the 25 m.p.h. speed limit and improve pedestrian and resident safety.

With its one-way and overly wide highway-style configuration, the current design of the road encourages speeding and aggressive driving on a neighborhood street. This creates dangerous conditions, particularly at the intersections of Huron with Cross and Forest. This discourages pedestrian traffic between our neighborhood and campus to Depot Town and the river parks.

They specifically support:

- The city’s intent to use a 25 mph design speed for this street
- The addition of “bump-outs” to narrow intersections and create better pedestrian visibility
- The upgrade of the crosswalks to meet ADA standards and improve visibility

They further encourage the city to implement these additional steps:

- Use 10-foot-wide travel lanes, in place of the 11-foot-wide lanes noted in the plans. NACTO’s *Urban Street Design Guide* recommends 10-foot lanes on all

urban streets except designated truck and bus routes, and AASHTO and FHWA guidance allow for 10-foot lanes on “collectors”. This may be achieved by using the bump-outs to set lane widths at the intersections and a solid white line between the travel and parking lanes between intersections.

Provide drivers earlier notice of the 25 mph speed limit by moving the existing speed control signs south to the intersection. Currently these signs are 200 feet north of the intersection with Cross Street. Moving the signs south to the intersection will increase visibility and compliance. Adding “reduced speed ahead” or “slow down” signs on Huron south of Cross Street would provide additional notice of the speed limit change.

Include “gateway treatments” at unsignalized pedestrian crossings to increase visibility, using a combination of R1-6 signs and flexible delineators.

Finally, they understand the city is working with MDOT to make changes on Huron Street south of Cross that will further improve pedestrian safety and access in this area. They strongly support that work, and encourage the city to pursue further traffic calming efforts throughout the neighborhood, including eventual two-way traffic on all major streets.

V. PRESENTATION AND PUBLIC HEARING ITEMS

1. Capital Improvements Review: 2019 Pavement Maintenance Program

Ms. Wessler gave an overall view of the details of the project stating that this a pavement maintenance project, largely funded by federal STP funds (80% federal, 20% local). Such projects are generally specified far in advance; a five-year timeframe is generally assumed. As the project approaches being realized - generally one to two years in advance - design is finalized. For instance, for the early 2018 PM program that involved Congress and North Hamilton, Planning Commission reviewed it in April 2017, and it had been planned for some time before that.

Due to staffing changes, both with our City engineers and the City in 2018, the timeframe for this project is rather more compressed, which somewhat limits design flexibility. Changes of more than 25% of the budget, additions or subtractions, can cause significant delays; delays can cause the funding to “expire.” This is the case even when additional Federal monies are not requested and the City chooses to self-fund the changes. In addition, due to the way roads funding is allocated in the state, a change in STP funding used in one year may affect the amount of funding allocated or available in future years. Therefore, the value of any changes proposed must be weighed against the value of having the project done this year rather than some future year, and potentially delaying or altering the timeline of those future planned projects as well. If Planning Commission chooses to recommend design changes, that might alter the timeline of this project, the recommendations will be referred to City Council.

This is a Capital Improvements Review, not a Complete Streets Review. We adopted a Capital Improvements Plan in 2015 that has only been lightly updated; staff is working on another update this year that we hope will make capital improvements review less time-constrained and

ensure the capital improvements performed more closely align with adopted city policies. She also noted that the source of funding limits design choices somewhat; as federal funding is being used, MDOT has issued rules that must be followed. MDOT will allow for certain exceptions or variances under certain specific conditions. Ms. Wessler listed a number of recommendations by staff on the projects that will be discussed, i.e. Huron, Congress and Harriet.

Also in attendance to give input and assistance was Kent Early, OHM Engineer, Rachel Jackson, OHM Engineer and Brad Holman, Interim Director for Department of Public Services. Mr. Early noted that a former OHM Engineer, Marcus McNamara, who had worked on many of the street projects for the City of Ypsilanti, had left for another position. Mr. Early stated he had 20+ years with OHM and had worked alongside Mr. McNamara on many of the earlier projects and was very familiar with Ypsilanti streets. He reviewed all the areas in question, offering many positive comments and information with regard to federal money, sidewalks, bump-outs, etc. W. Cross will be resurfaced in 2020 and the bridge is scheduled for 2022. He noted that they have been asked to plan to 2045! Bonnie discussed the bus stops in the Congress area - there are five. She would strongly recommend we improve the one located at Oakwood - we have the option to improve the one at Wallace and Mansfield. There is one at Harriet and that could also be incorporated as part of the recommendation. Some discussion was held on bike sharrows/route signs and regarding Harriet - Ms. Wessler stated that this is a very high traffic street and is not recommended.

Ms. Wessler stated that she had discussed the packet with Bob Krzewinski, Director of Non-Motorized Committee and it was her impression that he was generally supportive of the plan as written.

There was much discussion on various bump-outs, on street parking, etc. with comments and questions from commissioners, OHM employees and city staff on each of the proposed projects. The complete packet is included on the city website. After the discussion, Commissioner Jugenitz moved to endorse the recommendation of the 2019 Pavement Maintenance Program as listed and also recommended that the city prioritize the bus pads as needed (Support: M. Simmons) and the motion carried by voice vote unanimously.

2. Medical Marijuana Provisioning Centers: Increase in Buffer

Ms. Wessler stated that this is a recommendation to City Council to approve a Text Amendment to Medical Marijuana dispensaries (recommended to become "Medical Marijuana Provisioning Centers"), Sec 122-532(b)(3).

Ms. Wessler gave some background information on this adding that there is absolutely nothing certain and the State continues to change its mind on everything. Prior to the end of the year, the State had told the dispensaries that had not yet received a state license, to stop operations or they would jeopardize their standing in the application process so everyone that did not have a license in the city did actually close January 1st. Today, the state issued guidance that the facilities that had not yet received their license, but are in still in the application process, could re-open. Most dispensaries have re-opened. Locally, we have two licensed provisional centers within the city, both in GC district; one on Huron River Drive and the other on S. Huron. The remaining five in the city are still in the licensing process.

Commissioner Dennis asked the difference between growers, provisioning centers, and processing centers which Ms. Wessler detailed as well as discussing the various areas in the city where each of these centers can be located. More background information is contained in the staff report dated March 15, 2018. Also included are the standards for amendments. Staff is recommending that the Planning Commission recommend approval to City Council with findings.

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

Since there were no public comments, Commissioner Jugenitz moved to close the public portion of the hearing (Support: M. Simmons) and the motion carried unanimously.

Commissioner Jugenitz moved that the Planning Commission recommend to City Council approval of the proposed text amendment to Sec 122-532(b)(3), "Medical Marijuana 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.

The motion was supported by Commissioner Simmons and by voice vote carried unanimously.

3. Commercial Sales and Commercial Recreational Use of Firearms

Ms. Wessler stated that this is a Zoning Ordinance Text Amendment to address firearms sales and commercial recreational use. She stated that the Planning Commission discussed in March of 2018 the sale and commercial use within the City as well as heard presentations from staff and invited public comment at the June and July meetings. Currently, commercial sale of firearms is permitted wherever commercial sales are permitted, and commercial recreational/educational use is permitted wherever indoor/outdoor commercial use is permitted (indoor or outdoor recreation, generally). The proposed amendment would not regulate gun sales, but may zone where guns may be sold in the city. It would provide for ranges in the city, prohibiting home occupation of firearm sales and basically define everything. For ranges it would keep them away 500' from where people congregate, i.e. parks, grade schools, EMU University, etc.

Some comments were made by board members regarding ranges and their concern on the recommended 500' distance. It was the opinion of some members that it should be more than 500'. Ms. Wessler explained what specific places ranges might be 500' away from, and what went into choosing that distance. Ms Wessler also noted that staff had not yet mapped the proposed buffers, and recommended doing so to ensure the regulations weren't essentially "zoning the use out."

Commissioner Dennis recommended tabling this item to discuss further the recommended 500' distance in more detail (Support: J. Donnelly) and the motion carried unanimously.

4. Miscellaneous text updates including parking, setbacks, nonconforming A, and corrections

City Planner Wessler stated that the following is a list of issues she would like to address that have been noted since the 2017 update:

- Add the processes for Nonconforming A and ZBA actions to the process table.
- Clarify that sketch plan approvals, etc. are subject to the same provisions
- Fix the numbering in several sections
- Parking quantity updates
- Update language “Provisioning Centers” in GC to “Medical Marijuana Provisioning Centers”; correct language regarding child care
- Explicitly state that publicly-erected signage does not require conformance to the ordinance
- Update performance guarantee standard to match adopted engineering standards
- Make properties in CN-SF eligible for Nonconforming A
- Lower accessory building setbacks in form-based districts to match accessory building setbacks in use-based districts
- ZBA member attendance requirements

Commissioner Hollifield moved to open the public portion of the hearing (Support: M. Simmons) and the motion carried.

Since there was no comment, Commissioner Dennis moved to close the public portion of the hearing (Support: P. Hollifield) and the motion carried unanimously.

Commissioner Dennis moved that the Planning Commission recommend to City Council approval of the proposed text amendment to the zoning ordinance as referenced in the staff report, with the following findings:

1. The amendments are consistent with the guiding values of the Master Plan.
2. The amendments are consistent with the description and purpose of the district.
3. The amendments are consistent with the intent of the zoning ordinance.
4. The amendments will enhance the functionality and character of the future development in the City.
5. The amendments will help preserve the historic nature of the City.
6. The amendments will enhance the environmental sustainability of the City and not negatively affect its natural features.
7. The amendments will protect the health, safety, and general welfare of the public.
8. The amendments correct an oversight in the original text.
9. The proposed amendment will not result in the creation of significant nonconformities.

The motion was supported by Commissioner Jugenitz and by voice vote carried unanimously.

VI. OLD BUSINESS

1. 307 N River – Site Plan Review.

This item was tabled 7/18/2018 – to remain on table pending ZBA action. Ms. Wessler added that a ZBA meeting had been scheduled in December which included this item. Unfortunately, we did not have a quorum. We now have a full board (plus one alternate) so this item will be included in the next ZBA meeting on January 23, 2019. Also included on the agenda is 708 Pearl and 534 N. River.

VII. NEW BUSINESS

1. Appointment of Members for the Non-Motorized Transportation Committee
Commissioner Jugenitz moved to appoint new members Helen Schulte and Dylan Goings to the Non-Motorized Transportation Committee (Support: T. Dennis) and the motion carried unanimously.
2. Appointment of Officers for the Non-Motorized Transportation Committee
Commissioner Dennis moved to appoint Bob Krzewinski and Sarah Walsh as Officers for the Non-Motorized Transportation Committee (Support: H. Jugenitz) and the motion carried unanimously.
3. Master Plan Update/Sustainability Plan proposal discussion
Planner Wessler stated that the Planning Commission and the Sustainability Commission were sent three proposals for development of the Master Plan Update and Sustainability. Boardmembers were invited to forward questions to pass along to the agencies that submitted proposals to discuss at this meeting.

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

Cynthia Kochanek, Preservation Planner stated that she had accepted a position in North Carolina and her last day worked is February 1st. The Commission expressed their congratulations.

IX. COMMITTEE REPORTS

1. **Non-motorized Committee Report**
Report dated January 9, 2019 was included in packet.
2. **Master Plan – Housing Affordability/Access subcommittee report**
Commissioner Jugenitz.
3. City Planner Wessler stated that she had attended the Train Stop Feasibility Study Town Hall that had been held the previous evening. She encouraged members to read the information on the city website and take the survey.

X. ADJOURNMENT

Since there was no further business, Commissioner Simmons moved to adjourn the meeting (Support: T. Dennis) and the motion carried unanimously. The meeting adjourned at 8:55 pm.

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City of Ypsilanti
Community & Economic Development Department

April 2018
July 2018
February 2019

**Staff Review of Site Plan Application
Cultivate Coffee & Tap House
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
Revised Plans dated **19 October 2018**
ZBA review 23 Jan 2019

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

Zoning: C, Center

Action Requested: Approval

Staff Recommendation: Denial

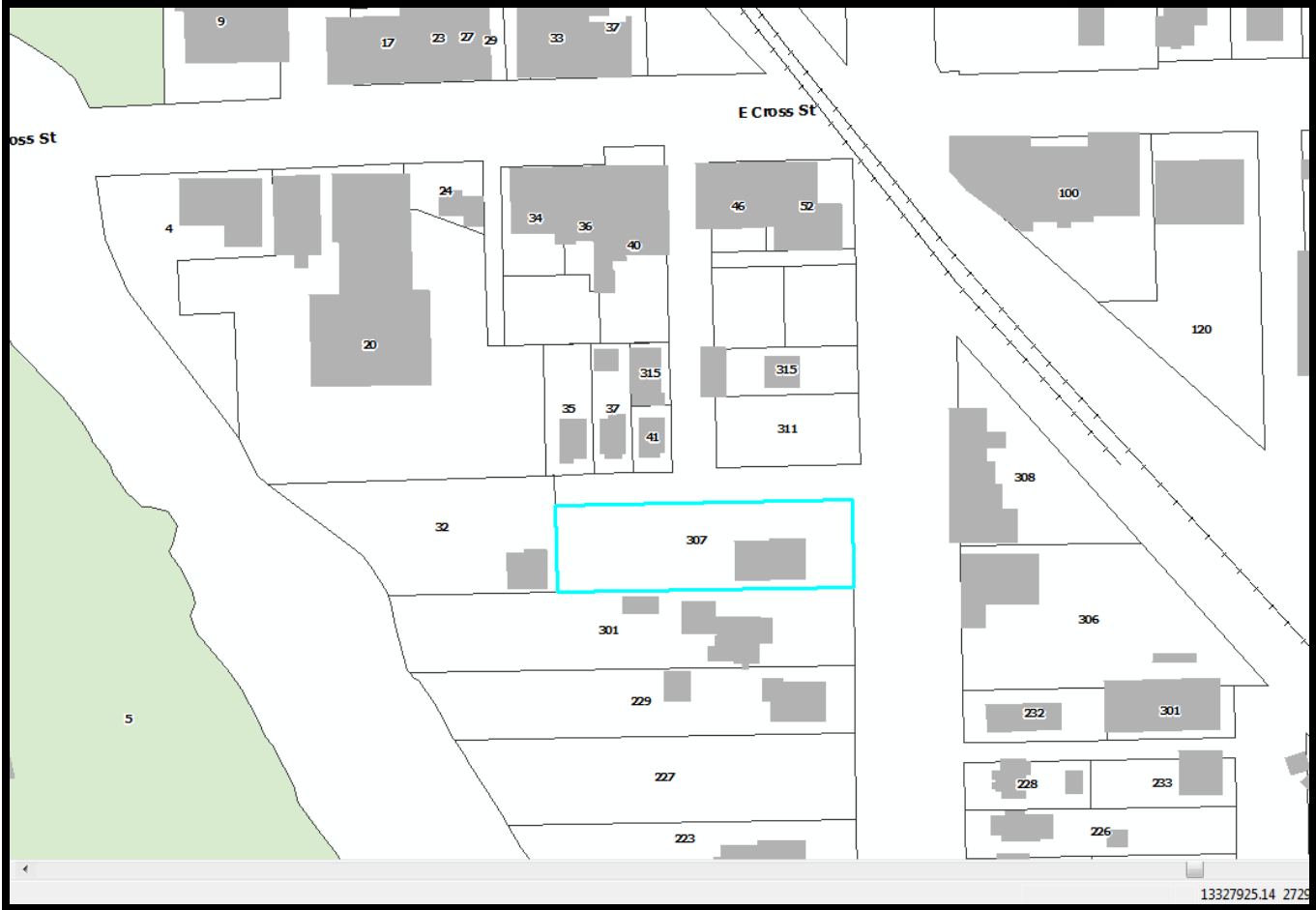
PROJECT AND SITE DESCRIPTION

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.

Update from Jan 2019 ZBA: The variance for the driveway offset from Ninde was approved, allowing it to be treated as a driveway intersection, as well as to allow no striping on any gravel paving. The other variances for sidewalk, drive alignment, and parking were tabled.

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
CM: BUILDING TYPE §122-475	Determined by lot size		21,700 sf Commercial Mixed-Use Medium Multiple Story Building	Unchanged NOTE: previous versions of this review mistakenly classified the building type as single-story commercial. This was incorrect.
LOT: Unchanged.				
BUILDING ENVELOPE AND HEIGHT:				
			Unchanged. Existing nonconforming.	
ACCESSORY BUILDING ENVELOPE, FOOTPRINT, AND HEIGHT				
Street setback ft	Min 30	Max --	n/a – shed replaced or relocated to further rear of lot	38'
Side setback ft	Min 10	Max --	n/a – shed replaced or relocated to further rear of lot	28'
Rear setback ft	Min 10	Max --	n/a – shed replaced or relocated to further rear of lot	11'
Footprint sf	Min --	Max 800 sf	n/a – shed replaced or relocated to further rear of lot	10*13 130sf
Height ft	Min --	Max 15'	n/a – shed replaced or relocated to further rear of lot	Not noted
PARKING PROVISIONS	Permitted in the side and rear yards		Street Side	Expanded street side parking.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§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) Requirement noted on the site plan.

Items to be Addressed:

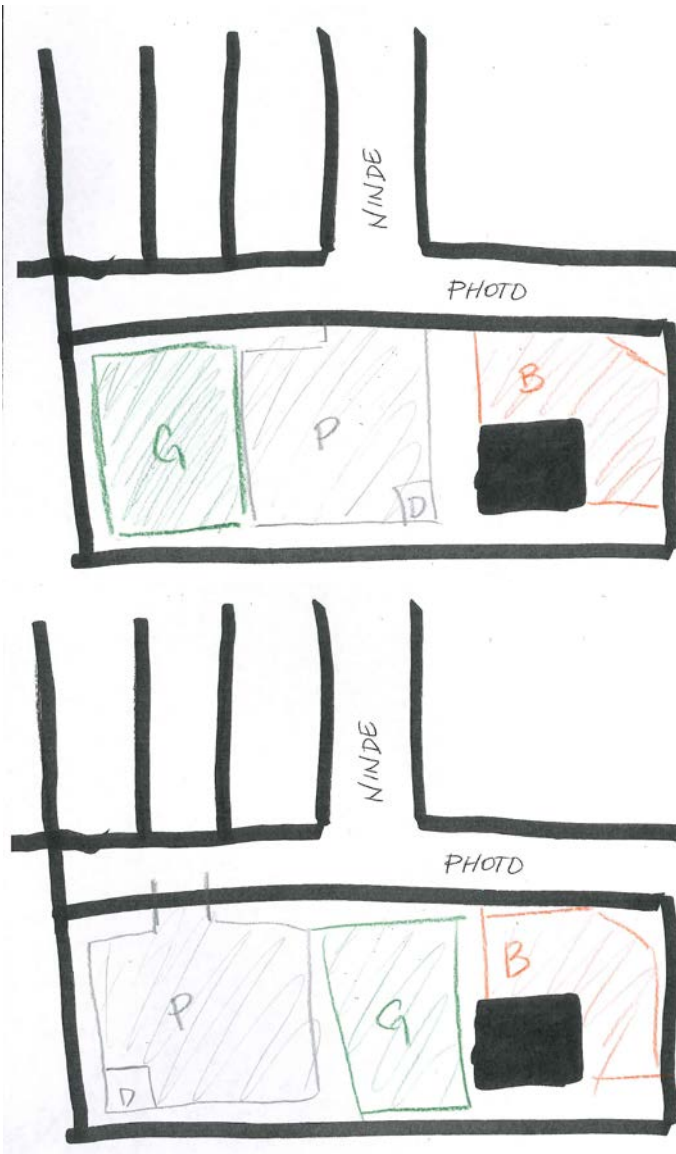
- Street Side yard parking is not permitted for this building type. Previous reports inaccurately designated the Building Type as "Single Story Commercial" due to the type of building located on it. Building types are dictated by lot size and dimensions, not the existing building.
- Shed height is not shown on the site plan. Please show the shed height.

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."

No changes are proposed to the footprint or location of the building. There is a small shed proposed for the rear yard, approximately 11' from the rear lot line and meeting all setbacks. This will be adjacent to but unconnected from the proposed fenced beer garden/literal garden. As shown, this outdoor assembly space has minimal accessible area for patrons with mobility disabilities, and the gardening area is completely inaccessible due to surfacing materials. There are three entrances/exits from this outdoor space: a gate at the far west end, a gate at the far east end, and a door into the building. The gates open onto the proposed pedestrian walkway (surfacing material not shown). The dumpster/recycling area is located in the street side yard, just east of Ninde St.

Applicant may wish to consider reorganizing the site such that parking is to the rear of the site, and the outdoor service area/beer garden to the north of the building in the paved area. Note also that the location of the outdoor service area/beer garden is not constrained to the rear or side yards; the applicant does have the option to move it to the front yard. Below are rough sketches of potential layout options. "G" is for garden, "P" is for parking, "D" is for dumpster, and "B" is for beer garden/outdoor service area. Either general layout would fit the letter and intent of the ordinance, by moving the most active use to the forefront of the property, removing parking to the rear, and placing the dumpster out of sight. The first scenario preserves the entrance of the parking lot at the Photo/Ninde intersection; the second allows for a connection between the garden space and the outdoor service area.



Items to be Addressed: Layout as proposed does not meet the letter nor the spirit of the ordinance and requires significant variances.

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. The last approved layout had approximately seven spaces. There were five spaces parallel to Photo at the west end of the paved area, and two parking spaces adjacent to and perpendicular to the building, backing out directly onto Photo Street. There were no barrier-free parking spaces provided.

Applicant proposes adding bike parking to the east of the current parking area; re-aligning the current paved parking area to provide 7 vehicle spaces (one of which barrier-free; one of which compact) and one motorcycle space. Applicant proposes adding additional parking in the street side yard in a graveled area; this would add up to 13 compact car spaces. The ordinance provides that only 20% of provided vehicle parking spaces may be designated for compact cars.

Pedestrian traffic may approach from River. There is no pedestrian pathway from Photo nor a sidewalk on Photo. There is a pedestrian pathway provided from the proposed gravel area, between the parked vehicles and the fence for the outdoor assembly area. Photo generally has light vehicle traffic, with the vast majority being service/delivery vehicles or passenger vehicles using the parking areas off Photo or Ninde. Both Photo and Ninde do not appear in the initial plats as streets, but are currently classified and named as local streets. There is unrestricted street parking on River south of Photo; time limitations are present on River between Photo and Cross. There is no street parking permitted on Photo.

At a hearing held on January 23, 2019, the Zoning Board of Appeals granted two variances:

- from 122-683(b)(7), regarding intersection design, permitting site designers to treat the intersection of Photo and Ninde per the standards in 122-683(b)(6);
- from 122-683(i), permitting graveled parking areas to remain unstriped.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-683 Off-street parking layout and construction for not one or two- family uses	Ingress & Egress - Aligned across ROW, or offset by 25' → 50' from intersection <i>Variance permits treating Ninde/Photo as a "driveway," not a street intersection.</i> 20'-30' driveway		- Entrance to gravel parking lot is slightly offset from Ninde, but generally aligned. - Entrance to gravel parking lot is precisely 30' wide. The two parking aisle "entrances" to the paved parking area are misaligned with the Sidetrack parking lot entrance to the north.
	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.
	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.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
Drainage	All off-street parking and loading areas shall be graded and drained to public storm sewers. Alternatives subject to review by engineering.		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 (with caveats).		n/a Parking areas not permitted in street side yard for this building type.
Setback from Adjacent Lot	Parking areas are required to be 10' from any adjacent lot. PC 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; variance granted 1/23/2019. Striping in paved lot proposed to be in conformance.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
Wheel Stops/Curbing	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 center aisle of 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.		Two pole lights proposed to serve the gravel area. (see sheet PH1.00). A building-mounted light is mentioned, but location not shown and cutsheets or photometrics not provided.
Internal	1 tree per 8 spaces		Two trees required. These trees are intended to be “internal” to the parking area. Due to the layout of the parking area, this would be challenging. Planning Commission may choose to count additional trees placed elsewhere for this requirement.
	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		Island between paved parking and unpaved parking is less than 9’ wide.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	All aisle-ends & corners protected w curbed island		Parking aisles unprotected from Photo traffic/illegal parking in paved area. Without a clear delineation between Photo and the parking area, this will cause confusion with where to park, blocking traffic and causing “surprise” tickets/tows, especially in the winter months. Aisle-ends are also meant to protect vehicles from damage from maneuvering vehicles, and can provide additional “wiggle room” for those who may be maneuvering small children.
	3' between curb and planting (5' if vehicle overhang)		n/a
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 on paved area. 3' high opaque screen proposed for gravel area. Detail required.
Encroachment prevention	Landscaped areas, walls, structures, walks- must be protected by curbing		Building walls and pedestrian walkway along building buffered by wheelstops in gravel area, and unprotected in paved area.

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)	7 spaces, undimensioned.	• 9'x18' : 5 proposed • 8'x16' (compact) 14 • 5x8' (motorcycle) 1 • Note: barrier-free code prescribes width of spaces & aisles (96"), but not depth. The width is met.
	Compact vehicle parking dimensions (perpendicular spaces): 8'x16' stalls 22' maneuvering aisle -		Maneuvering aisle of 16' provided. Spaces are 16' deep. For reference, a 2019 Ford Focus is about 14.8' long and 6' wide; and a Prius is 15' long and 5.75' wide. Other compact cars include the Civic, Cruze, Corolla, Maxda3, Golf, Jetta, Elantra, etc. A 16' wide maneuvering aisle will be challenging for many drivers in many cars.
§122-691 Motor spaces	No minimum requirement in the Center district. A maximum amount of 125% of the "1 per 100 square feet of the gross floor area or 1 per 3 of the maximum occupancy load, whichever greater" would apply. This maximum would be 30, based on square footage.		21 spaces provided. Permitted: Minimum: 0 Maximum:30
Bicycle spaces	1 per 5 motor spaces, minimum of 2		For 21 spaces, 5 would be required. This is met and exceeded.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§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.		No sidewalk shown. Construction of a sidewalk along Photo would primarily serve Cultivate's pedestrian traffic from their parking areas, and any pedestrian traffic coming from the parking areas or bus stop north of Cross coming down Ninde. There are also four single-family residences along Photo; one commercial building on Ninde, and two (currently vacant) apartments on Ninde that may also benefit. Planning Commission may choose to consider a fee-in-lieu, however, Photo is not currently scoped in the 5-year TIP. Applicant has requested a variance; that request has been tabled.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§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 traffic visibility triangle is defined not by the paved edge of the road, but by the edge of the ROW. The applicant has proposed work in the ROW that would protect the "functional" visibility triangle- the striped islands, the island protecting the utility pole- but not the legal visibility triangle. This requirement is not met.

Items to be Addressed:

- The parking aisle entrances off Photo to the paved parking area are misaligned with the Sidetrack parking area entrance.
- Two trees to satisfy the "internal" parking lot landscaping requirement are required. Planning Commission may choose to count trees provided elsewhere for this tree requirement.
- The "landscaped island" between the paved and unpaved areas does not meet minimum size guidelines.
- Parking aisles in paved area are not provided with landscaped islands (either raised/curbed or stormwater control) on the Photo side.
- Paved parking area is not screened from Photo.
- Pedestrian walkway is not protected from encroachment in paved parking area.
- The maneuvering aisle provided for the gravel parking area is 16' of a required 22' (bidirectional traffic).
- No sidewalk provided along Photo.
- Traffic visibility ordinance is not met.

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: Letter to be provided in advance of meeting.

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		Two new lighting fixtures are proposed for the gravel area' location and photometrics have been provided. More information needed for the lighting for the paved parking area. No lighting shown for outdoor assembly area. If hours of operation include evening hours, providing lighting detail for administrative review to ensure light trespass standards are met.
§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		Applicant shows a dumpster in the street side yard. Planning Commission may choose to grant a waiver for this location, upon a finding that there is no alternative location.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-631, 632 Landscape plan			No separate landscape plan has been provided. What has been provided is sufficient for Planning Commission review; additional details will be requested for administrative review.
§122-634 Screening Between Land Uses <i>if conflicting use</i>	visual buffer of at least 80% opacity and 6' height Required between Cultivate and properties to south and west		A landscape buffer is shown at the west end of the property, adjacent to the parking area. This should be extended somewhat southward to screen the shed entrance & pedestrian pathway as well. The outdoor assembly area is screened by sufficient fencing; and the south side of the building is itself considered screening.
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb. River: 80'/30' = 3 trees Photo: 268'/30 = 9 trees Or fee-in-lieu or location in front yard, if no location of sufficient size can be located w/in ROW.		River (3): • 1 street tree present. • 1 tree proposed for front yard (PC waiver requested). • 1 additional waiver / fee in lieu required for 3rd tree. Photo (9): • None proposed. Applicant to add 9 trees, or request location waiver or fee in lieu waiver required for 9 trees.
§122-638 Site Landscaping	10%	None	met

Items to be Addressed:

- Provide further detail on existing building-mounted light(s) providing light intended to light paved parking area and any lighting serving the outdoor assembly area.
- Placement of dumpster in street side yard requires a PC waiver with a finding that no other location is possible.
- Applicant to provide further landscape detail during next phase of review.
- Applicant to extend conflicting land use buffer on west side of site southward to screen shed entrance/pedestrian walkway.
- Applicant has provided an insufficient number of street trees per 122-636 (2 of 12 required). Applicant to request PC waiver per 122-636 and provide fee-in-lieu or additional trees in alternate locations, or to provide the required number of trees.

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. HDC permits are required for any work affecting the exterior appearance of all resources/buildings within the district.

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.

STAFF RECOMMENDATION

The following items need to be addressed in a revised or resubmitted plan, if tabled/postponed or denied:

- Layout as proposed does not meet the letter nor the spirit of the ordinance and requires significant variances.
- o Street Side yard parking is not permitted for this building type. Were it permitted, the provided parking is deficient in the following ways:
 - The parking aisle entrances off Photo to the paved parking area are misaligned with the Sidetrack parking area entrance.
 - Two trees to satisfy the “internal” parking lot landscaping requirement are required.
 - The “landscaped island” between the paved and unpaved areas does not meet minimum size guidelines.
 - Parking aisles in paved area are not provided with landscaped islands (either raised/curbed or stormwater control) on the Photo side.
 - Paved parking area is not screened from Photo.
 - Pedestrian walkway is not protected from encroachment in paved parking area.
 - The maneuvering aisle provided for the gravel parking area is 16’ of a required 22’ (bidirectional traffic).
 - Traffic visibility ordinance is not met.
- o Placement of dumpster in street side yard requires a PC waiver with a finding that no other location is possible.
- o No sidewalk provided along Photo.
- o Applicant has provided an insufficient number of street trees per 122-636 (2 of 12 required, one of those provided already existing.).

These smaller items will also need to be addressed in future revisions/resubmissions:

- Shed height is not shown on the site plan. Please show the shed height.
- Provide further detail on existing building-mounted light(s) providing light intended to light paved parking area and any lighting serving the outdoor assembly area.
- Applicant to provide further landscape detail.
- Applicant to extend conflicting land use buffer on west side of site southward to screen shed entrance/pedestrian walkway.

Staff recommends the Planning Commission **deny** the Site Plan for the Cultivate Coffee & Tap House with the following findings:

Findings

1. The development proposal does not conform to all the provisions and requirements, nor the spirit and intent, of the Zoning Ordinance and the Master Plan, per §122-311(b).
2. The elements of the site are not harmoniously and efficiently organized per §122-311(c). The layout of parking relative to Photo Street and the entrances promotes vehicle and pedestrian conflict, and encourages illegal on-street parking while making adequate signage difficult to place and enforce and impeding the transit of emergency vehicles. The placement of the outdoor assembly area adjacent to multifamily residential and the Historic Corridor district to the south, rather than to the north of the building adjacent to a commercial parking area and far fewer residents, zoned Center, promotes conflict.

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
 Applicant

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
PH1.00 SITE LIGHTING PLAN

CIVIL

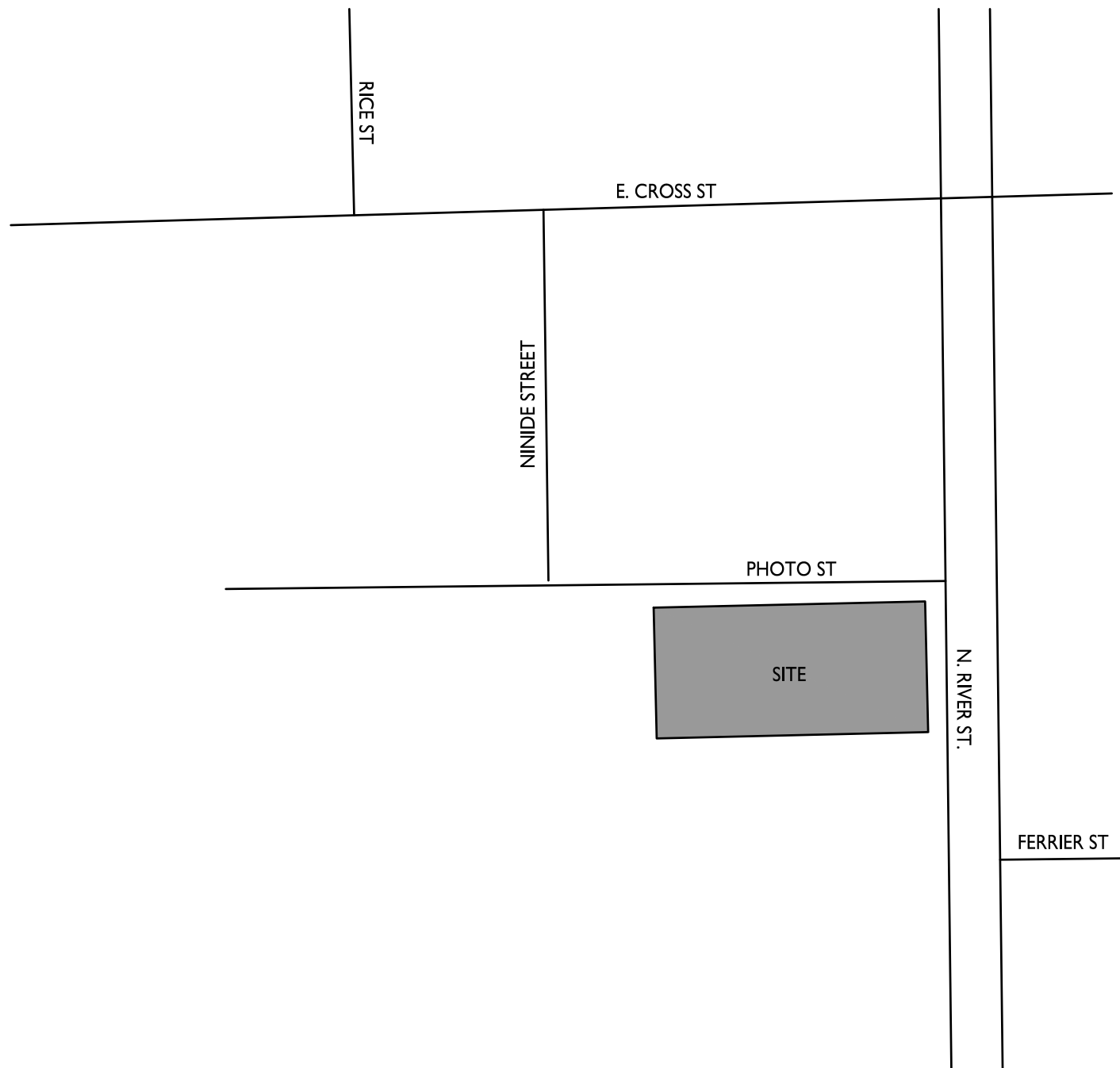
C1 BOUNDARY / TOPOGRAPHIC SURVEY
C2 PAVING / GRADING PLAN
C3 TRUCK TURN PLAN

ABBREVIATIONS:

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

ABBREVIATIONS CONT.:

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



LOCATION MAP

NO SCALE

BOWERS+ASSOCIATES

ARCHITECTURE DESIGN

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P: 734.975.2400 • F: 734.975.2410
WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION

CULTIVATE
COFFEE & TAP HOUSE

307 N RIVER ST
YPSILANTI, MI 48198

PROJECT + NUMBER

17-306

ISSUE + DATE

03 NOV 2017
26 JAN 2018
12 MAR 2018
25 JUNE 2018
23 AUG 2018
17 SEPT 2018
19 OCT 2018

OWN REV
SITE
OWN. REV.
OWN REV
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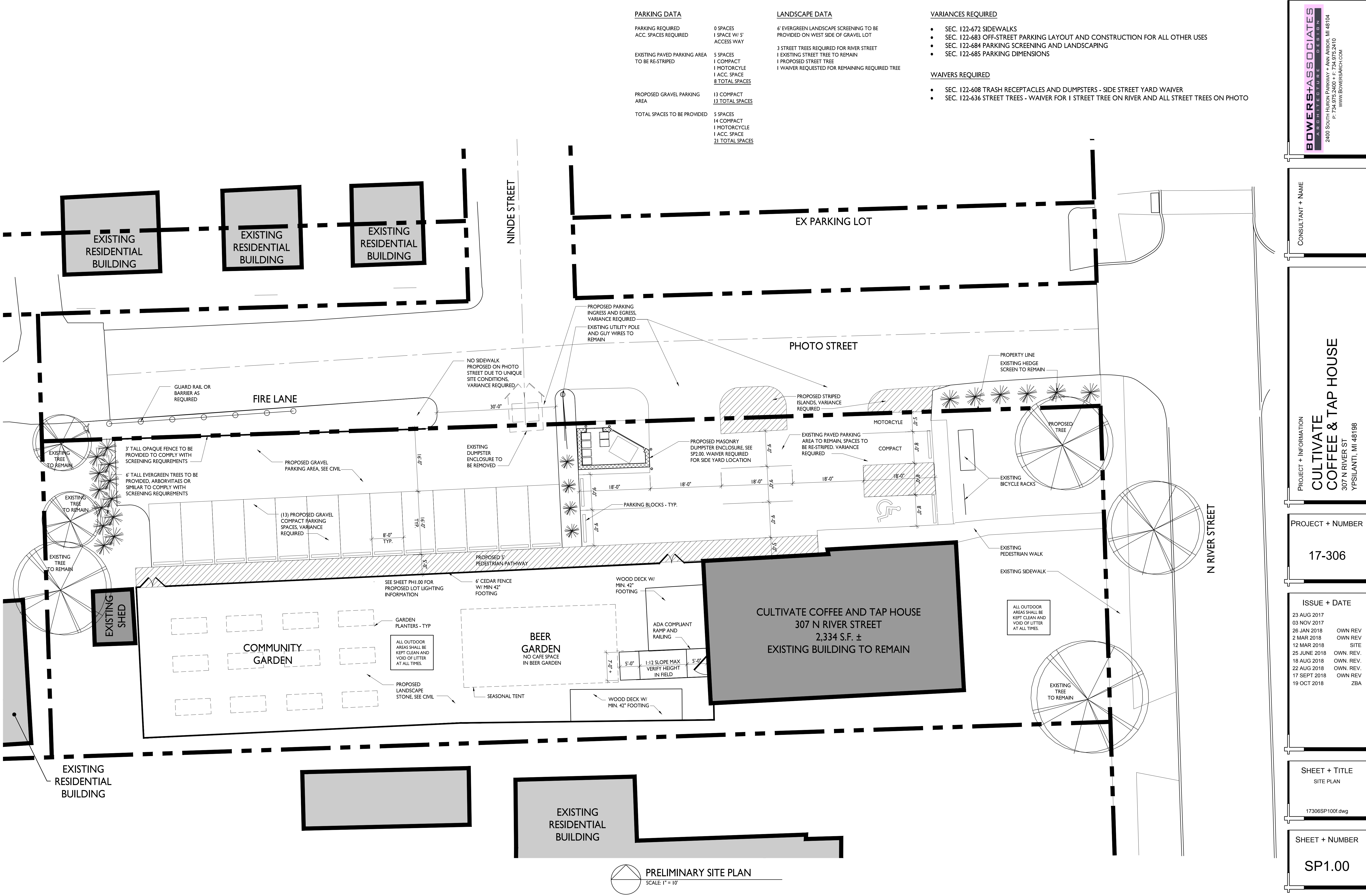
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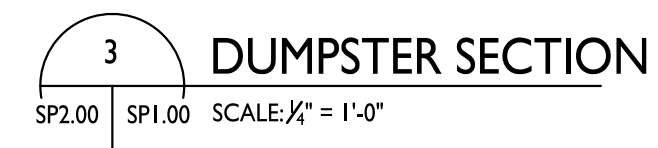
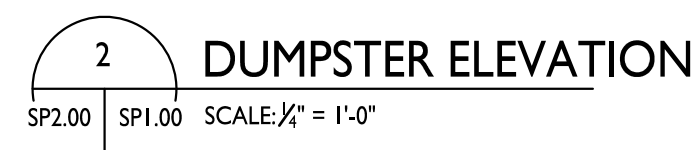
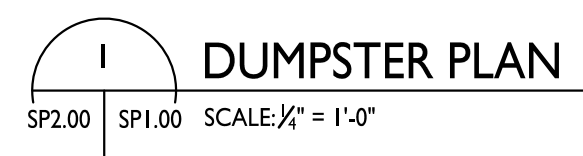
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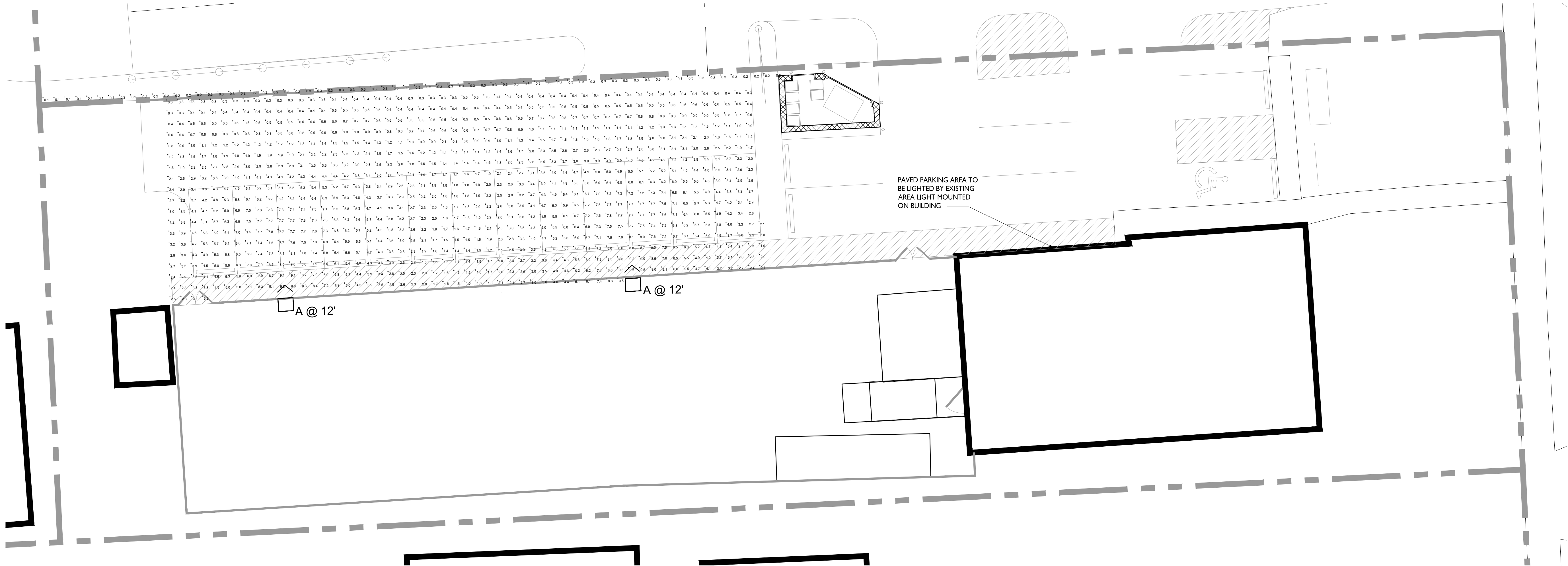
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SHEET + NUMBER

T1.00







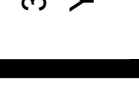
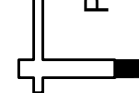
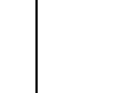
LIGHTING PLAN
SCALE: 1" = 10'

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	2	Lithonia Lighting	DSX1 LED P3 30K TFTM MVOLT HS	DSX1 LED P3 30K TFTM MVOLT with houselide shield	LED	1	DSX1_LED_P3_30K_TFTM_MVOLT_HS.ies	9113	1	102

Statistics				
Description	Symbol	Avg	Max	Min
GRAVEL PARKING AREA	+	3.4 fc	9.8 fc	0.3 fc
PROPERTY LINE	+	0.3 fc	0.3 fc	0.1 fc

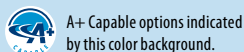
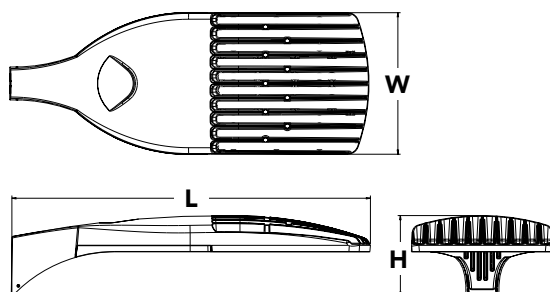


D-Series Size 1 LED Area Luminaire

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EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED												
Series	LEDs			Color temperature		Distribution				Voltage	Mounting	
DSX1 LED	Forward optics			30K	3000 K	T1S	Type I short	T5S	Type V short	MVOLT ^{4,5}	Shipped included	
	P1	P4	P7	40K	4000 K	T2S	Type II short	T5M	Type V medium	120 ⁶	SPA	Square pole mounting
	P2	P5	P8	50K	5000 K	T2M	Type II medium	T5W	Type V wide	208 ^{5,6}	RPA	Round pole mounting
	P3	P6	P9	AMBPC	Amber phosphor converted ²	T3S	Type III short	BLC	Backlight control ^{2,3}	240 ^{5,6}	WBA	Wall bracket
	Rotated optics					T3M	Type III medium			277 ⁶	SPUMBA	Square pole universal mounting adaptor ⁸
	P10 ¹	P12 ¹				T4M	Type IV medium	LCCO	Left corner cutoff ^{2,3}	347 ^{5,6,7}	RPUMBA	Round pole universal mounting adaptor ⁸
	P11 ¹	P13 ¹				TFTM	Forward throw medium	RCCO	Right corner cutoff ^{2,3}	480 ^{5,6,7}	Shipped separately	
					T5VS	Type V very short				KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁹	

Control options			Other options			Finish <i>(required)</i>	
Shipped installed			Shipped installed				
NLTAIR2	nLight AIR generation 2 enabled ¹⁰	PIRH1FC3V	Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc ^{5,15,16}	HS	House-side shield ²¹	DDBXD	Dark bronze
PER	NEMA twist-lock receptacle only (controls ordered separate) ¹¹	BL30	Bi-level switched dimming, 30% ^{5,14,18}	SF	Single fuse (120, 277, 347V) ⁶	DBLXD	Black
PER5	Five-wire receptacle only (controls ordered separate) ^{11,12}	BL50	Bi-level switched dimming, 50% ^{5,14,18}	DF	Double fuse (208, 240, 480V) ⁶	DNAXD	Natural aluminum
PER7	Seven-wire receptacle only (controls ordered separate) ^{11,12}	PNNMTDD3	Part night, dim till dawn ^{5,19}	L90	Left rotated optics ¹	DWHXD	White
DMG	0–10V dimming extend out back of honsing for external control (leads exit fixture)	PNNMT5D3	Part night, dim 5 hrs ^{5,19}	R90	Right rotated optics ¹	DDBTXD	Textured dark bronze
DS	Dual switching ^{13,14}	PNNMT6D3	Part night, dim 6 hrs ^{5,19}	Shipped separately			
PIR	Bi-level, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 5fc ^{5,15,16}	PNNMT7D3	Part night, dim 7 hrs ^{5,19}	BS	Bird spikes ²²	DBLBXD	Textured black
PIRH	Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 5fc ^{5,15,16}	FAO	Field adjustable output ²⁰	EGS	External glare shield ²²	DNATXD	Textured natural aluminum
PIRHN	Network, Bi-Level motion/ambient sensor ¹⁷					DWHGXD	Textured white
PIR1FC3V	Bi-level, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 1fc ^{5,15,16}						



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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DSX1-LED
Rev. 03/21/18
Page 1 of 7

Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background1

To learn more about A+,
visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Ordering Information

Accessories

Ordered and shipped separately.

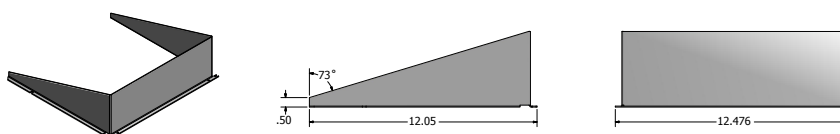
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²³
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²³
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²³
DSHORT SBK U	Shorting cap ²³
DSX1HS 30C U	House-side shield for 30 LED unit ²¹
DSX1HS 40C U	House-side shield for 40 LED unit ²¹
DSX1HS 60C U	House-side shield for 60 LED unit ²¹
PUMBA DOBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁴
KMA8 DOBXD U	Mast arm mounting bracket adaptor (specify finish) ⁴

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

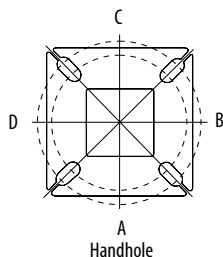
- 1 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- 2 AMBPC is not available with BLC, LCCO, RCCO or P4, P7, P8, P9 or P13.
- 3 Not available with HS.
- 4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 5 Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
- 6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- 7 Not available in P1 or P10. Not available with BL30, BL50 or PNMT options.
- 8 Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- 9 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- 10 Must be ordered with PIRHN.
- 11 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
- 12 If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming. Shorting cap included.
- 13 Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3 or P4.
- 14 Requires (2) separately switched circuits.
- 15 Reference Motion Sensor table on page 3.
- 16 Reference PER table on page 3 to see functionality.
- 17 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- 18 Not available with 347V, 480V, PNMT, DS. For PER5 or PER7, see PER Table on page 3. Requires isolated neutral.
- 19 Not available with 347V, 480V, DS, BL30, BL50. For PER5 or PER7, see PER Table on page 3. Separate Dusk to Dawn required.
- 20 Not available with other dimming controls options.
- 21 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- 22 Must be ordered with fixture for factory pre-drilling.
- 23 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- 24 For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter**

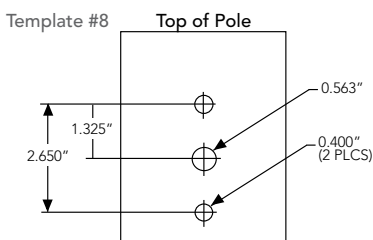
Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

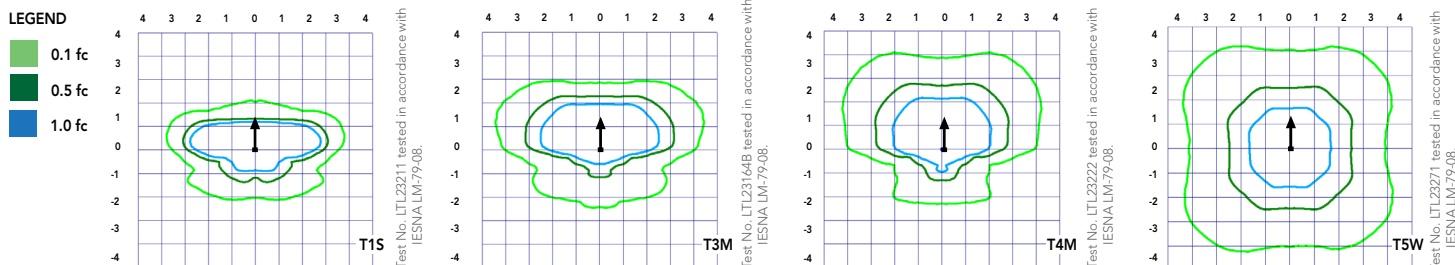
*3 fixtures @120 require round pole top/tenon.



Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer.

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	✗	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	✗	⚠	Wires Capped inside fixture	⚠	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	✗	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	✗	⚠	Wires Capped inside fixture	✓	Wires Capped inside fixture	Wires Capped inside fixture

✓ Recommended
✗ Will not work
⚠ Alternate

*Future-proof means: Ability to change controls in the future.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																								
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130	3,640	1	0	1	70
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130	3,813	1	0	1	73
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131	3,689	1	0	1	71
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127	3,770	1	0	1	73
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131	3,752	1	0	1	72
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128	3,758	1	0	1	72
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131	3,701	1	0	1	71
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136	3,928	2	0	0	76
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136	3,881	2	0	0	75
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136	3,930	2	0	1	76
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135	3,820	3	0	1	73
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107					
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80					
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80					
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129	4,561	1	0	1	67
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128	4,777	1	0	1	70
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129	4,622	1	0	2	68
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125	4,724	1	0	1	69
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129	4,701	1	0	2	69
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126	4,709	1	0	2	69
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129	4,638	1	0	2	68
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134	4,922	2	0	0	72
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134	4,863	2	0	0	72
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134	4,924	3	0	1	72
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133	4,787	3	0	1	70
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106					
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79					
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79					
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125					
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125					
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125					
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121					
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125					
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122					
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125					
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130					
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130					
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130					
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129					
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102					
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76					
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76					
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117					
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117					
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118					
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114					
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117					
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115					
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117					
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122					
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122					
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122					
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121					
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96					
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72					
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72					
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116					
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116					
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117					
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113					
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116					
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114					
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116					
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121					
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121					
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121					
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120					
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95					
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					
					8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																								
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lu-mens	B	U	G	LPW
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118					
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118					
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119					
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115					
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118					
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116					
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118					
				TSVS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123					
				TSS	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123					
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123					
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122					
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97					
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72					
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72					
40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115					
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114					
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115					
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111					
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115					
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112					
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115					
				TSVS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119					
				TSS	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119					
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119					
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118					
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94					
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70					
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70					
60	1050	P8	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119					
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118					
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119					
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115					
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119					
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116					
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119					
				TSVS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123					
				TSS	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123					
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123					
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122					
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97					
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116					
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116					
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116					
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113					
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116					
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113					
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116					
				TSVS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121					
				TSS	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121					
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120					
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120					
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95					
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71					
					15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																								
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	P10	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134	7,167	2	0	2	72
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133	7,507	2	0	2	76
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136	7,263	2	0	2	73
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131	7,424	2	0	2	75
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136	7,387	2	0	2	75
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133	7,400	2	0	2	75
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137	7,288	1	0	2	74
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138	7,734	3	0	1	78
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136	7,641	3	0	0	77
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136	7,737	3	0	2	78
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135	7,522	3	0	2	76
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112					
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80					
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80					
60	700	P11	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132	8,952	2	0	2	68
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131	9,377	2	0	2	72
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133	9,072	2	0	2	69
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129	9,273	2	0	2	71
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133	9,227	2	0	2	70
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131	9,243	2	0	2	71
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134	9,103	2	0	2	69
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135	9,661	3	0	1	74
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134	9,544	3	0	1	73
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134	9,665	3	0	2	74
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133	9,395	4	0	2	72
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110					
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79					
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79					
60	1050	P12	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121					
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120					
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123					
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119					
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123					
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120					
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123					
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124					
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123					
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123					
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122					
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101					
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72					
60	1250	P13	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120					
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119					
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121					
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117					
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121					
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119					
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122					
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123					
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122					
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122					
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121					
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100					
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72					
					15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72					

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1

electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

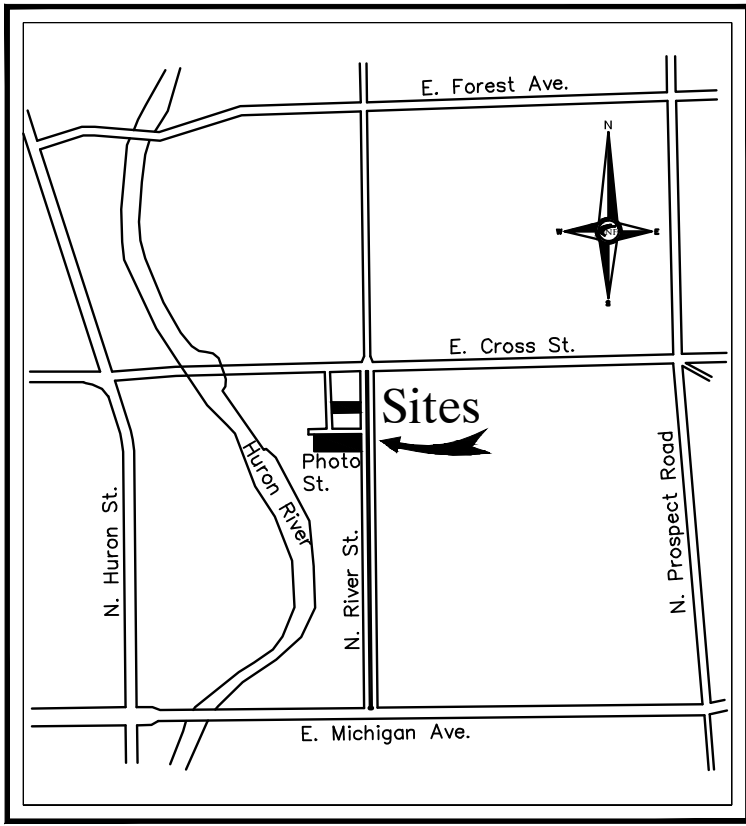
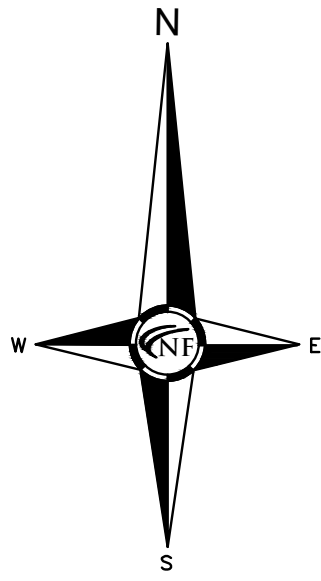
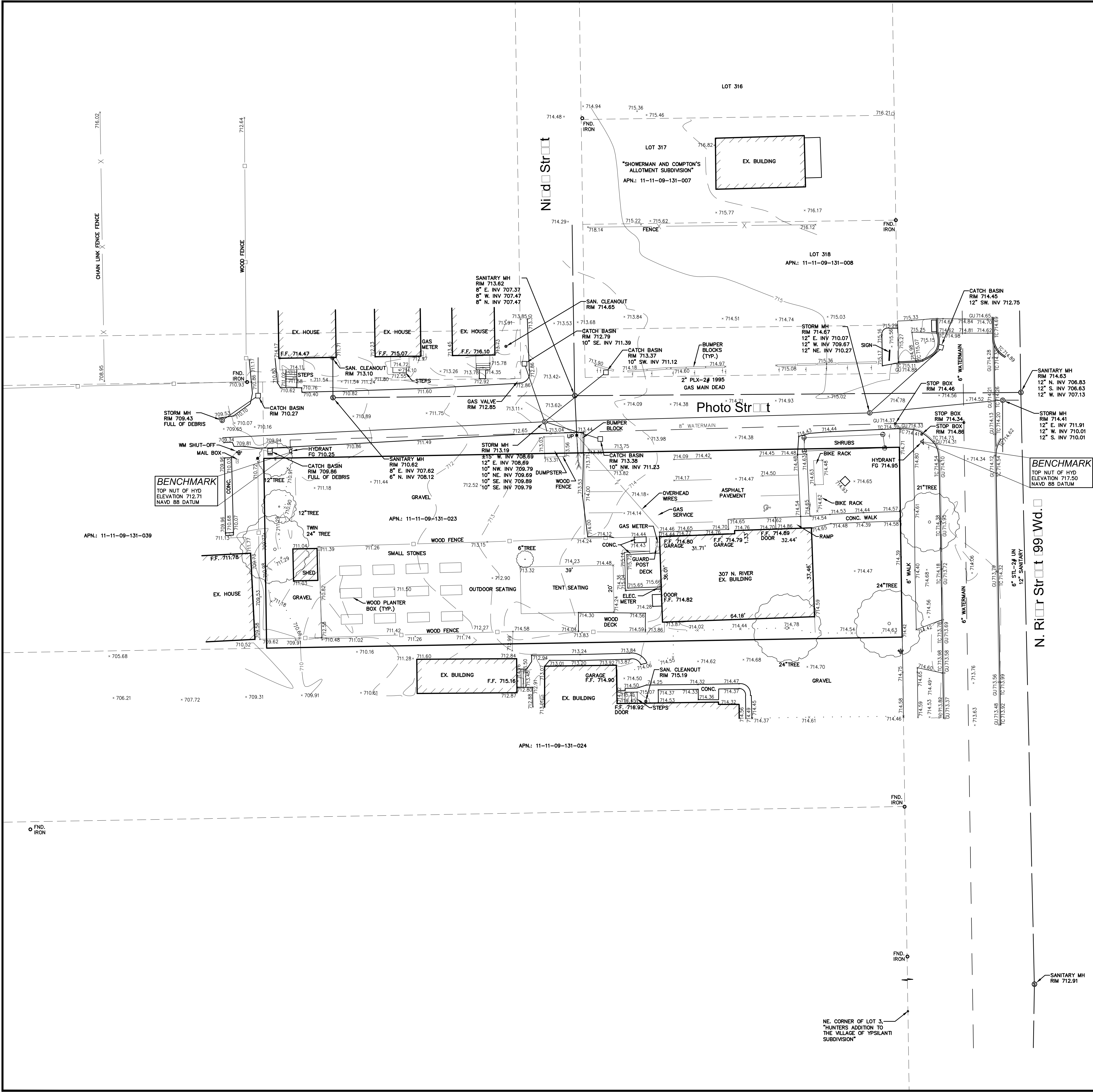
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





Location Map
N.T.S.



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

SEAL



PROJECT

Cultivate Coffee And
Tap House
307 N. River Street

CLIENT

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

PROJECT LOCATION

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

SHEET

Boundary / Topographic
Survey



Know what's below
Call before you dig.

LEGAL DESCRIPTION

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

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

MISS DIG UTILITY DISCLAIMER NOTE

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

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

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

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

LEGEND

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

DRAWN BY:

N. Naoum

DESIGNED BY:

APPROVED BY:

K. Navaroli

DATE:

02-22-2018

SCALE: 1" = 20'

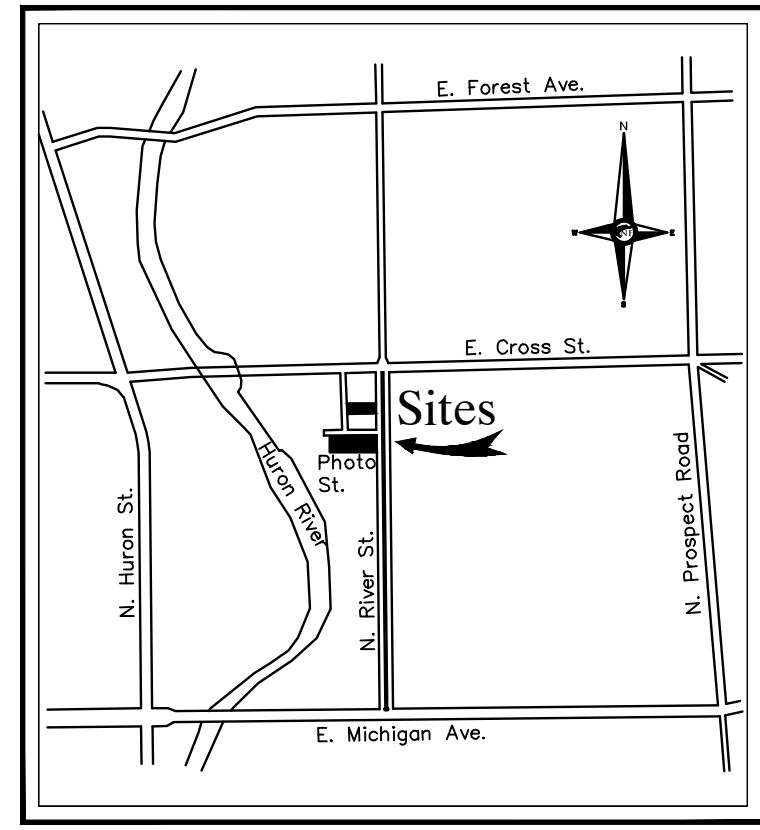
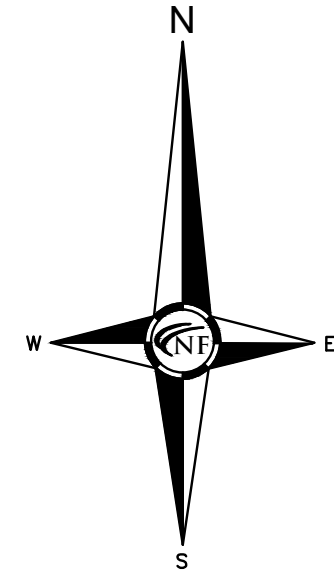
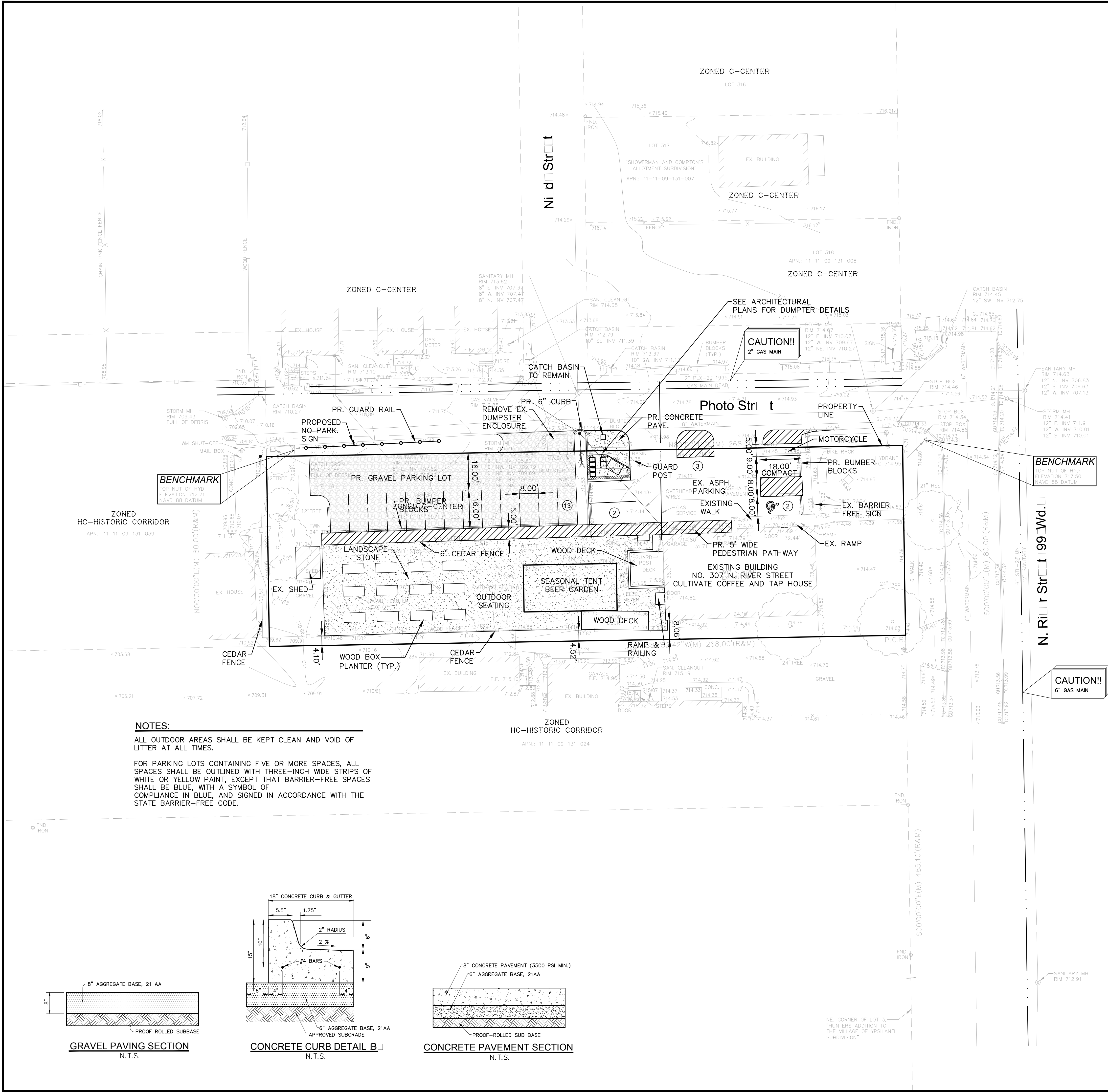
20 10 0 10 20 30

NFE JOB NO.

K166

SHEET NO.

1



Location Map
N.T.S.



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



Know what's below
Call before you dig.

REVISIONS
07-23-2018 Revise per City review
10-05-2018 Revise per City review
10-18-2018 Revise Dumpster

DRAWN BY:
N. Naoum

DESIGNED BY:
N. Naoum

APPROVED BY:
M. Peterson

DATE:
02-22-2018

SCALE: 1" = 20'

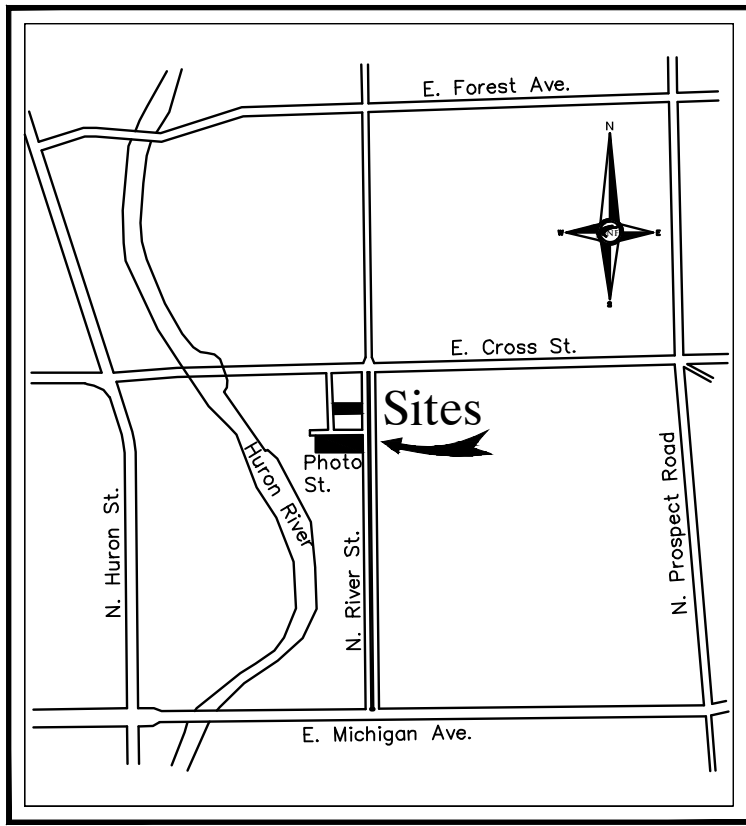
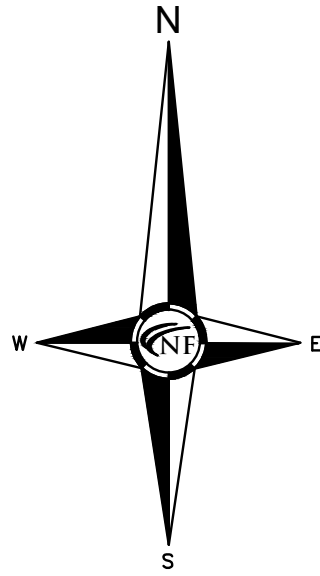
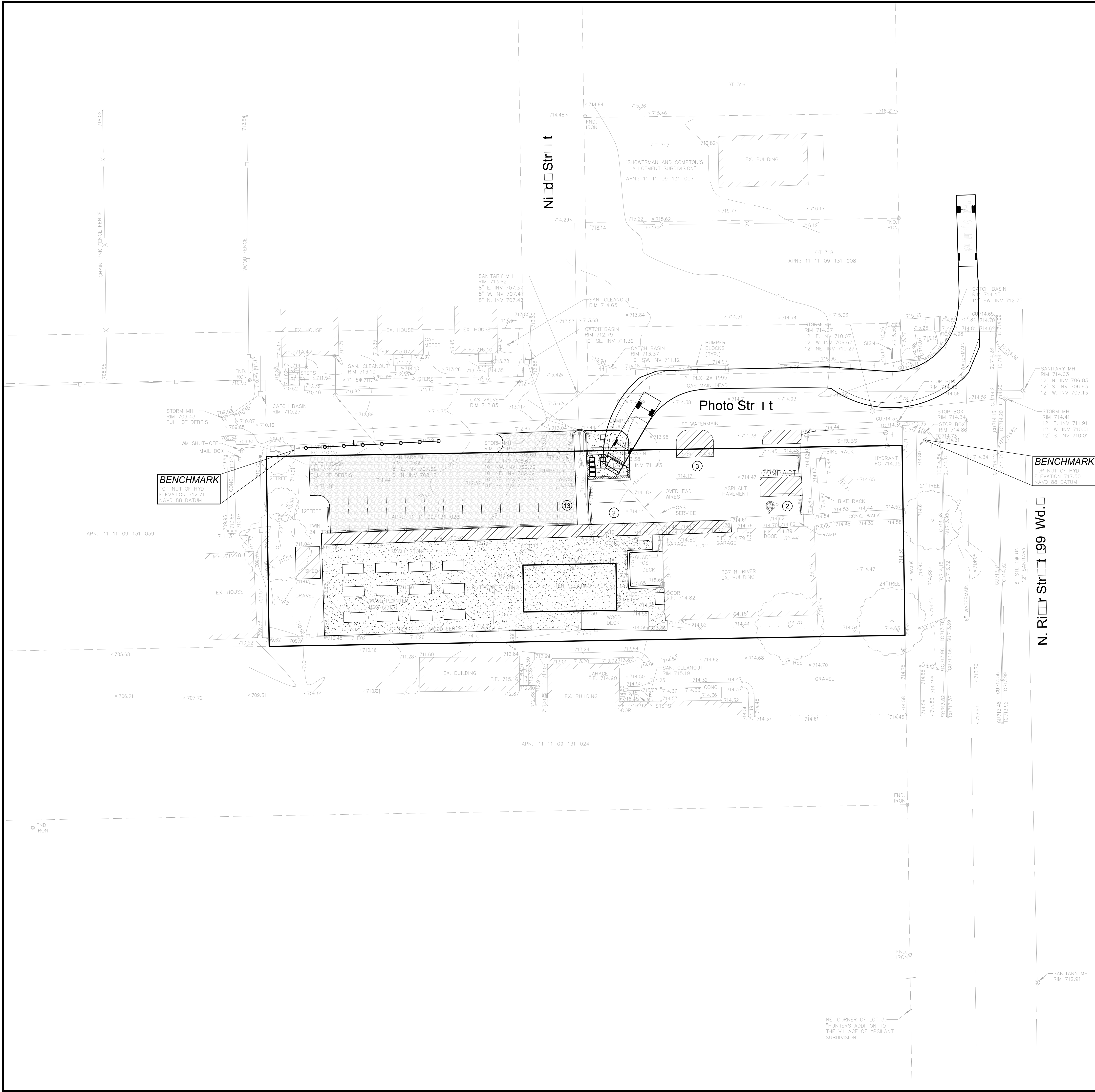
NFE JOB NO. SHEET NO.
K166 2

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

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



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

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
Garbage Truck Turn Plan



Know what's below
Call before you dig.

REVISIONS
07-23-2018 Revise per City review
10-05-2018 Revise per City review
10-18-2018 Revise Dumpster

DRAWN BY:
N. Naoum

DESIGNED BY:
N. Naoum

APPROVED BY:
M. Peterson

DATE:
02-22-2018

SCALE: 1" = 20'



NFE JOB NO.

SHEET NO.

K166

3

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	GATE VALVE		EXISTING WATERMAIN
	CATCH BASIN		EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN		EXISTING BURIED CABLES
	UTILITY POLE		OVERHEAD LINES
	GUY WIRE		LIGHT POLE
	SIGN		EXISTING GAS MAIN
	C.O.		PR. SANITARY SEWER
	HYDRANT		PR. WATER MAIN
	INLET		PR. STORM SEWER
	G.B.		PR. R. Y. CATCH BASIN
	MANHOLE		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

Agenda
Planning Commission
Wednesday, 20 February 2019 – 7:00 P.M.
City Hall – Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

IV. Old Business

- Commercial Sales and Commercial Recreational Use of Firearms
Text Amendment



January 2019
February 2019

**Text Amendments
Firearms**

GENERAL INFORMATION

Applicant: Staff

Action Requested: Zoning Ordinance Text Amendment to address firearms sales and commercial recreational use.

Staff Recommendation: Recommendation to City Council for approval.

BACKGROUND

The Planning Commission discussed potential zoning text amendments regarding firearms sales and recreational use at their January 2019 regular meeting. More information on buffer distances and mapping was requested, as well as consideration for a buffer from medical marijuana provisioning centers.

The Planning Commission introduced a discussion regarding firearms and City regulations regarding their sale and commercial use within the City first at the March 2018 meeting, and heard presentations from staff and invited public comment at the June and July meetings. Currently, commercial sale of firearms is permitted wherever commercial sales are permitted, and commercial recreational/educational use is permitted wherever indoor/outdoor commercial use is permitted (indoor or outdoor recreation, generally). The Planning Commission has expressed interest in updating these regulations to be more reflective of how the City regulates other dangerous &/or controversial items.

City of Ypsilanti Zoning Authority

Zoning ordinances are enacted to protect the health, safety, and welfare of the public. There are limitations on what a zoning ordinance can and cannot do; some of these limitations are established by State law, others by Federal law, and others by case law.

Michigan is a "home rule" state, and local municipalities derive their power from the state. There are areas of law in which the state "pre-empts" the field; that is, they have chosen to regulate an area and municipalities have no power to further regulate it. The state has pre-empted the field of gun control, but case law has shown that municipalities may still regulate where firearms businesses may locate. (See attached attorney opinions regarding both sales and ranges.) "Gun control" is generally considered, for the purposes of this report, to consist of controls on owning and carrying a firearm.

Zoning addresses other items that are often controversial. Signs, which are strongly protected by the First Amendment, are regulated by the Zoning Ordinance for time, place, and manner and by the Building Code for structural safety. Adult regulated uses are uses such as strip clubs and stores which primarily sell sexually explicit material, also protected by the First Amendment. These uses are also

regulated for time, place, and manner under the Zoning Ordinance, and the structures that house these uses must meet the same standards for structural safety under the Building Code as any other structure.

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

OTHER COMMUNITIES

Staff reviewed regulations in more than fourteen Michigan communities who had regulations online and searchable.

- One municipality regulated whether pistols could be taken in pawn shops
- Nine municipalities regulated where archery &/or gun ranges could be located (one allowed for archery ranges, but explicitly prohibited gun ranges; another allowed only for “police small arms firing ranges”)
- One municipality prohibited “All uses involving the distribution of firearms or the storage of firearms intended for sale or distribution are prohibited as home occupations.”
- One municipality regulated “firearms sales establishments” to a special use in one business district, and in the same manner as their equivalent of our “adult regulated uses.”

ZONING: HOME OCCUPATIONS

Kalamazoo places the following restriction on home occupations:

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

The equivalent place in the City’s Zoning Code of Ordinances is 122-527(a), “Prohibited Home Occupations.” This currently reads (formatted for clarity):

“The following are not permitted as home occupations:

- animal grooming establishments,
- barber shops or beauty parlors with more than one stylist or chair,
- medical clinics or hospitals with more than one practitioner and one non-practicing staff,
- commercial stables,
- day care centers,
- kennels,
- real estate offices,
- restaurants,
- vehicle repair or painting,
- retail or wholesale sales of any items stocked on the premises,
- landscape installation and maintenance businesses,
- construction contractors,
- snow removal,
- funeral homes,
- nursing homes,
- antique shops,
- bed and breakfast establishments,
- private clubs,
- trailer rentals,
- adult regulated uses,

- millinery and other apparel shops,
- veterinarian's office, clinic or hospital, or
- any use that endangers the health, safety, and welfare of any other persons residing in that area by reason of noise, noxious odors, unsanitary or unsightly conditions, fire hazards and the like.
- This section is not intended to prohibit offices related to the administration of construction contracting, landscaping, maintenance, or snow removal businesses."

Staff recommends that the item "any use involving the distribution of firearms or the storage of firearms intended for sale or distribution" or similar wording as determined after consultation with legal counsel, be added to this list.

ZONING: FIREARMS RANGES

There are several ordinances in the compared communities which work to appropriately locate firearms ranges (shooting ranges, rifle ranges, etc) within their communities. It appears that communities with a rural character permit for outdoor ranges; more urban or built communities do not. This is likely due to the lack of suitably large properties to accommodate outdoor shooting safely. As the City is likewise space-constrained, permitting for indoor ranges only is likely the course of action that best addresses the health, safety, and welfare of the community. It is also possible to have separate ranges and stores; I would recommend separating these uses in the definitions and in the table of permissible uses, but allowing stores to be accessory to ranges. Finally, it appears that indoor firearms ranges are often relegated to the industrial areas of the community; this is likely due to the built form of a modern standalone range resembling most closely that of a simply built large block building.

Although firearms will only be planned to be used inside a firearms range within the designated space, the high volume of firearms being moved from vehicles to indoors and back again introduces a potential point of failure, particularly with people who may be learning firearms handling. As the range of a stray bullet can be quite far, we do recommend setting a distance away from parks, schools, daycare centers, Eastern Michigan University, and the walkable Center districts, where larger numbers of people tend to congregate outdoors. Staff reviewed maximum projectile range for a number of weapon and ammunition types from Michigan's online Hunter Education course, available at https://www.hunter-ed.com/michigan/studyGuide/Maximum-Projectile-Range-Rifle/201023_700042734/. However, as the chances of an unobstructed path between a range and these locations is low, it is reasonable to set a shorter distance, such as 500', which would allow any stray projectile an opportunity to come to a halt before reaching the aforementioned areas.

We do also recommend that firearms ranges be located at some distance from establishments that sell alcohol, such as party stores (stores less than 15,000 square feet with sales of alcohol) and bars.

Staff 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 square feet with sales of alcohol or a bar/lounge. Staff further recommends one parking space be provided per shooting booth/lane or firing position, plus as required for any retail or office space on site, to help ensure compliance with regulations regarding transporting firearms safely.

ZONING: ARCHERY RANGES

Archery ranges can be treated in a way similar to firearms ranges, as modern bows are capable of shooting an arrow a very long distance with good power; however, the range is significantly less than

firearms, and a stray shot from a bow will often have less power than a fair shot, unlike firearms. Planning Commission may consider adding them to the list of example uses under the definition of "indoor recreation," or including them with firearms ranges. Due to space constraints of the built environment, staff does not recommend permitting outdoor archery ranges.

ZONING: FIREARMS SALES

Staff was able to locate only one municipality that restricted locations of firearms sales as commercial businesses; Inkster. This appears to have been in response to an undesirable number of such businesses locating in prominent locations amongst the community, and has been incorporated into their "adult regulated uses" ordinance.

The City of Ypsilanti's Adult Regulated Uses are relegated to the PMD district, and further carry the following restrictions per 122-512:

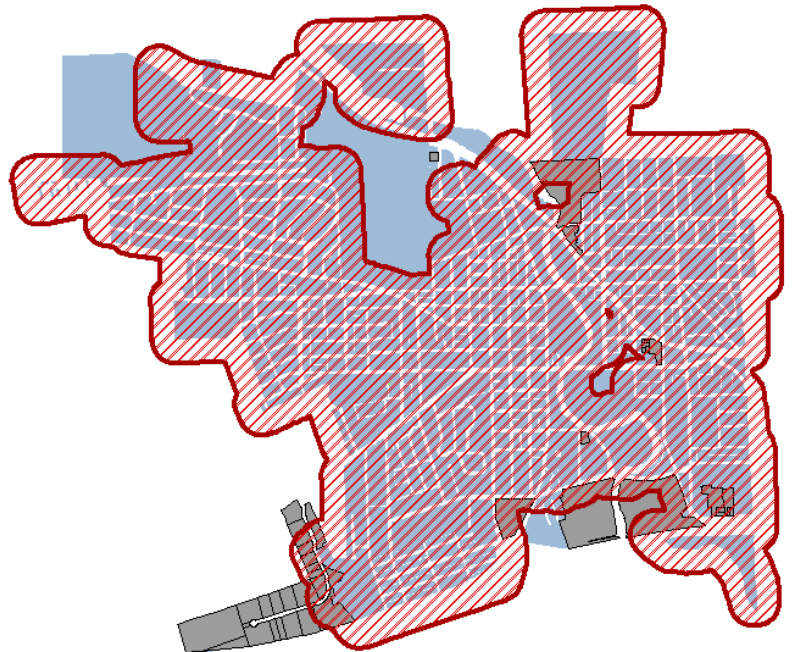
Sec. 122-512. Adult regulated uses.

- (a) In the development and execution of this section, it is recognized that there are certain uses, which by their very nature are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated in a small area, thereby having a deleterious effect on surrounding neighborhoods. Regulation of the location of these uses is necessary to ensure that the adverse effects of such businesses will not cause or contribute to the blighting or downgrading of the City's residential neighborhoods or commercial centers. It is the intent of this section to provide reasonable regulations for the establishment of adult regulated uses in a viable, accessible location where the adverse impact of their operations may be minimized. Uses subject to these regulations and the requirements of Article V of Chapter 10 are as follows:
 - (1) Adult: Adult book or supply store, adult hotels or motels, adult motion picture theater/adult live stage performing theater, and adult mini-motion picture theater.
 - (2) Cabarets.
 - (3) Massage parlors and massage establishments.
 - (4) Pawnshops.
- (b) No adult regulated use may be permitted within 1,000 feet of any other adult regulated use. Measurement of the 1,000-foot radius must be made from the outermost boundaries of the lot or parcel on which the adult regulated use is proposed. The Planning Commission may waive this requirement for pawnshops if the following findings are made that:
 - (1) The proposed use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this article is observed.
 - (2) The proposed regulated use will not enlarge or encourage the development of a "skid-row" or blighted area.
 - (3) The establishment of an additional adult regulated use in the area will not be contrary to any program of neighborhood conservation nor will it interfere with any program of urban revitalization.
 - (4) All applicable regulations of this chapter will be observed.The Planning Commission may not waive this locational requirement for adult uses, cabarets, massage parlors, or massage establishments.
- (c) No adult regulated use may be permitted within 500 feet of any R1, HHS, P, MD, CN, CN-Mid and CN-SF district; nor may any adult regulated use be permitted within 500 feet of any school, park, library, playground, movie theater, licensed child care facility, or any other area or use where minor children are likely to congregate; nor may any adult regulated use be permitted

within 500 feet of any religious institution. Measurement must be from the outermost boundaries of the lot or parcel on which the adult regulated use is proposed to be located. This prohibition may be waived if the Planning Commission is presented with a validated petition requesting such waiver, signed by two-thirds of all persons owning, residing in, or doing business in the area within 500 feet of the proposed adult regulated use. The circulator of the petition must sign an affidavit attesting that the circulator personally witnessed the signatures and the signatures were affixed to the petition by the person whose name appears thereon. The signatures must be validated by the community economic development department. The Planning Commission cannot consider the waiver of the locational requirements until the required petition has been duly filed and verified. Pawnshops are not be subject to these locational requirements.

- (d) The building and premises must be designed and constructed so that material depicting, describing, or relating to specified sexual activities or specified anatomical areas, cannot be observed by pedestrians or from vehicles on any public right-of-way. This provision must apply to any display, decoration, sign, show window, or other opening.
- (e) No person may reside in or permit any person to reside in the premises of an adult regulated use.
- (f) Such uses must comply with all applicable federal, state, and local licensing regulations. Initial and annual proof of such compliance must be a condition of special use approval and the continuance thereof.
- (g) Upon finding that any condition, safeguard, or requirement has been breached, the Building Department can revoke any occupancy permit. All operations must cease 14 days following such notification of revocation by the Building Department, unless such violations are corrected. Also, if violations are not corrected within 14 days, reinstatement of a revoked permit must require a new special use application and approval thereof.

This ordinance dates to the mid-1990s, and has not been updated in a significant sense since then. Staff has mapped the permissible areas to operate an adult regulated business under the ordinance- which appears to limit them to about 12 properties. (see map: dark grey is the permissible district; if the red lines intersect it, it is disqualified from use). Due to this, staff does not recommend incorporating Firearms Sales Establishments into the adult regulated use ordinance we have in place.



Staff mapped several options for Firearms sales and commercial recreational use.

**Zoning Ordinance Text
Amendment to address
firearms sales and
commercial recreational use**

Option 1:

500' away from public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District; and
500' away from pawn stores or secondhand good dealers; and
500' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.
500' away from a medical marijuana facility

- Option 1 : Prohibited areas
- Parks
- Parks 500'
- Schools
- School 500'
- Daycare center
- Daycare centers 500'
- Eastern Michigan University
- Eastern Michigan University 500'
- Center district
- Center district 500'
- Pawn store 500'
- Liquor stores
- Liquor stores 500'
- Medical marijuana facility 500'
- Medical marijuana provisioning centers
- Medical marijuana provisioning center 500'
- Permitted Zoning Districts**
- General Corridor - Sales
- Production, Manufacturing, Distribution - Ranges
- City parcels



0 0.15 0.3 0.6 Miles



Option 1: 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' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.
- 500' away from a medical marijuana facility

**Zoning Ordinance Text
Amendment to address
firearms sales and
commercial recreational use**

Option 2:

500' away from public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District; and
500' away from pawn stores or secondhand good dealers; and
500' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.
500' away from a medical marijuana provisioning center



0 0.15 0.3 0.6 Miles



Option 2: 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' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.
- 500' away from a medical marijuana ~~facility~~ provisioning center

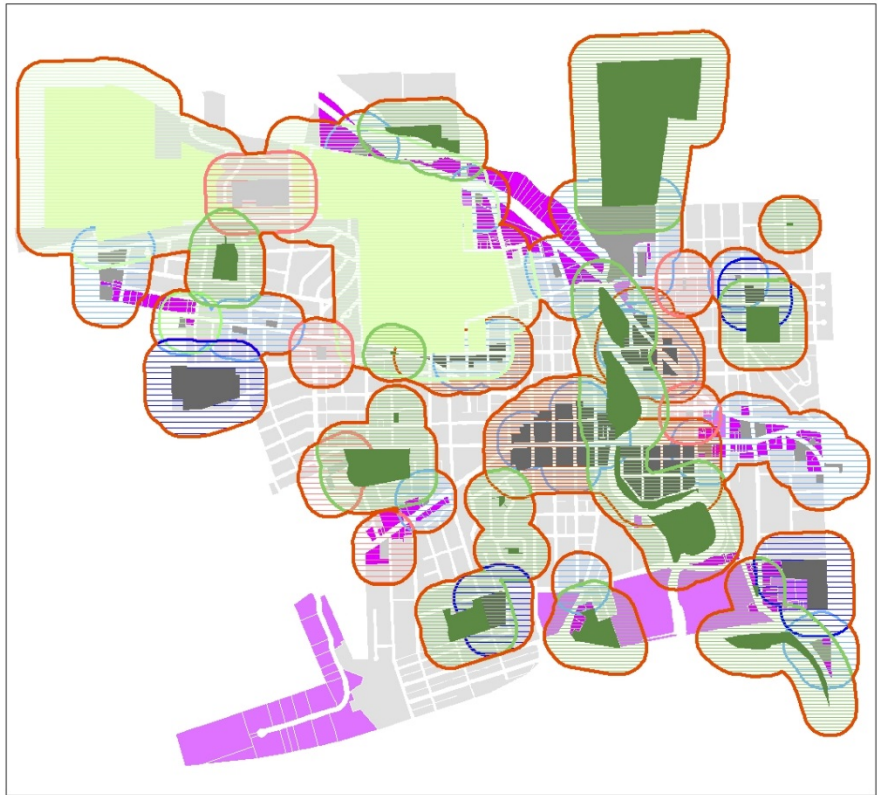
**Zoning Ordinance Text
Amendment to address
firearms sales and
commercial recreational use**

Option 3:

500' away from public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District; and
500' away from pawn stores or secondhand good dealers; and
500' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.



0 0.15 0.3 0.6 Miles



Option 3: 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' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.
- ~~500' away from a medical marijuana facility~~

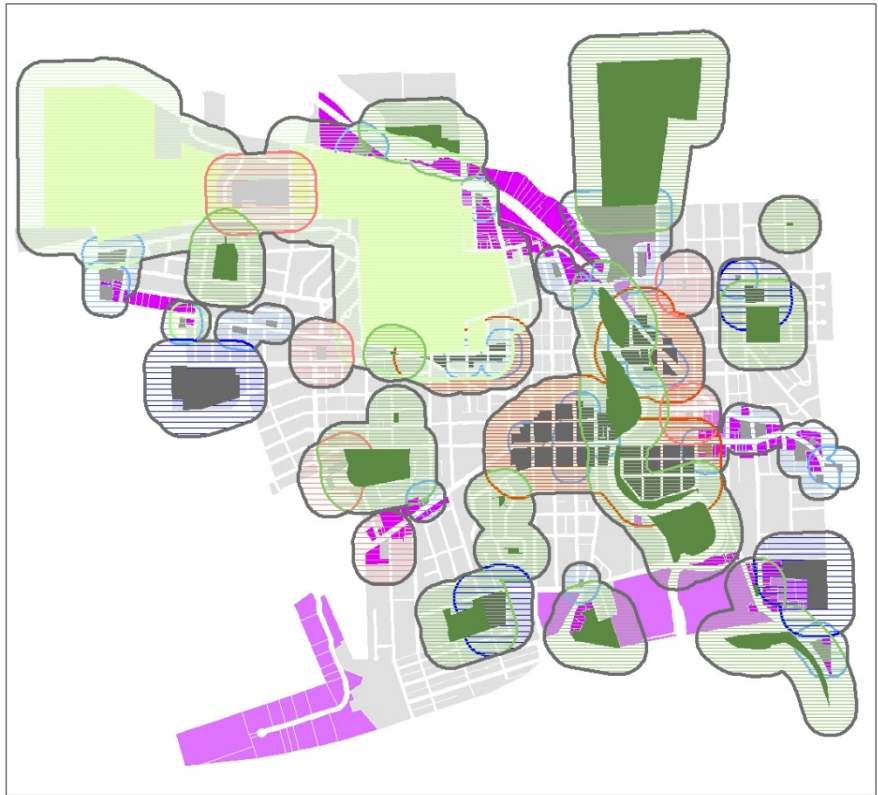
**Zoning Ordinance Text
Amendment to address
firearms sales and
commercial recreational use**

Option 4:

500' away from public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District; and
300' away from pawn stores or secondhand good dealers; and
300' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.



0 0.15 0.3 0.6 Miles



Option 4: 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;
- 300' away from pawn stores or secondhand goods dealers;
- 300' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.
- ~~500' away from a medical marijuana facility~~

**Zoning Ordinance Text
Amendment to address
firearms sales and
commercial recreational use**

Option 5:

500' away from public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District

- Option 5: Prohibited areas
- Parks
- Parks 500'
- Schools
- School 500'
- Daycare center
- Daycare centers 500'
- Eastern Michigan University 500'
- Eastern Michigan University
- Center district
- Center district 500'
- Permitted Zoning Districts**
- General Corridor - Sales
- Production, Manufacturing, Distribution - Ranges
- City parcels



0 0.15 0.3 0.6 Miles



Option 5: 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;
- ~~300' away from pawn stores or secondhand goods dealers;~~
- ~~300' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.~~
- ~~500' away from a medical marijuana facility~~

Staff recommends Option 4. This mix of buffers provides distance from recreational intoxicants and from potential points of firearm resale, avoiding a concentration of uses.

Staff further recommends that the Planning Commission evaluate whether a buffer distance from other firearms sales establishments of 300', 500', or 1,000' might be desirable. Staff recommends 1,000', as this distance generally permits one establishment per available neighborhood, preventing an overconcentration of uses.

Inkster has also produced a definition of "firearms sales establishment." This definition excludes stores that sell firearms as only a portion of their overall business (ex. Meijer, Cabela's, some ranges, etc).

Inkster's firearms definition: "FIREARMS SALES ESTABLISHMENT. A place of business of a firearms dealer. A firearms dealer is any person engaged in the wholesale or retail sale of firearms, the repair of firearms, or the creation or fitting of special barrels, stocks, or trigger mechanisms for firearms. A FIREARMS SALES ESTABLISHMENT shall be defined as only those establishments principally engaged in the display or sale of firearms or ammunition.

A FIREARMS SALES ESTABLISHMENT is not a store of a generally recognized retail nature, which may include firearms or ammunition as an incidental and accessory use.”

This definition could be interpreted to include firearms ranges and home occupations. Amending the final sentence to read “A FIREARMS SALES ESTABLISHMENT is not a store of a generally recognized retail nature, which may include firearms or ammunition as an incidental and accessory use, nor a range where less than half of the public area is devoted to sales, nor a home occupation.” (underlined words added.)

Staff believes that this amended definition would be sufficient for use in Ypsilanti, upon review and acceptance by legal counsel.

SUMMARY: FIREARMS AMENDMENTS

Staff recommends that Planning Commission recommend that City Council approve the following amendments to the zoning code:

- Amend **122-203** to add the definition of “firearms sales establishment” as “a place of business of a firearms dealer. A firearms dealer is any person engaged in the wholesale or retail sale of firearms, the repair of firearms, or the creation or fitting of special barrels, stocks, or trigger mechanisms for firearms. A firearms sales establishment shall be defined as only those establishments principally engaged in the display or sale of firearms or ammunition. A firearms sales establishment is not a store of a generally recognized retail nature, which may include firearms or ammunition as an incidental and accessory use, nor a range where less than half of the public area is devoted to sales. This does not include home occupations.”
- Amend **122-203** to add the definition of “indoor firearms range” as “an indoor facility operated for the purpose of shooting with firearms, whether publically or privately owned and whether or not operated for profit.”
- Amend **122-431** and **122-451** to permit firearms sales establishments to locate as a Special Use in GC and Special Use when adjacent to residential, otherwise permitted, in PMD, referencing a newly created section in Article V, Use Restrictions, Division 1: Specific Standards for Certain Uses, providing the following locational restrictions for firearms sales locations:
 - o 500’ away from public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District; and
 - o 500’ away from pawn stores or secondhand goods dealers; and
 - o 500’ away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.
- Amend **122-431** to permit firearms ranges to potentially locate as a Special Use within the PMD district, referencing a newly created section in Article V, Use Restrictions, Division 1: Specific Standards for Certain Uses, with the following locational restrictions:
 - o 500’ away from public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District, and
 - o 500’ away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.

- Amend **122-527(a)**, Home Occupations, to prohibit as a home occupation any use involving the distribution of firearms or the storage of firearms intended for sale or distribution.
- To further amend **Article V, Use Restrictions, Division 1: Specific Standards for Certain Uses**, to ensure that the newly created sections are located in alphabetical order; sections in said Division are re-numbered, and that references to those sections are updated throughout the Chapter.

Further, staff recommends that Planning Commission recommend that City Council direct legal counsel to review Chapter 82 and provide recommendations regarding limiting the acceptance of firearms by secondhand goods and pawn establishments within the City.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend City Council *approval* of the text amendment “Firearms Amendments” with the following findings:

1. The amendments are consistent with the guiding values of the Master Plan.
2. The amendments are consistent with the intent of the zoning ordinance.
3. The proposed amendment will enhance the functionality and character of the future development in the City.
4. The proposed amendment will protect the health, safety, and general welfare of the public.
5. The proposed amendment will not result in the creation of nonconformities.

Further, staff recommends that Planning Commission recommend that City Council direct staff to review Chapter 82 and provide recommendations regarding limiting the acceptance of firearms by secondhand goods establishments within the City.

Bonnie Wessler
City Planner, Community & Economic Development Division

c.c. File

Agenda
Planning Commission
Wednesday, 20 February 2019 – 7:00 P.M.
City Hall – Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

V. New Business

- 708 Pearl Street
Site Plan



February 2019

**Staff Review of Site Plan Application
Pearl Street Fourplex
708 Pearl**

GENERAL INFORMATION

Applicant: Constantin and Lucia Chiparus
2850 Maplewood Dr
Ann Arbor, MI 48104

Project: Pearl Street Fourplex

Application Date: December 17, 2018

Location: North side of Pearl St between N Normal St and Perrin St

Zoning: CN- Core Neighborhood

Action Requested: Site Plan Approval

Staff Recommendation: Approval

PROJECT AND SITE DESCRIPTION

Note: This is a reapplication for a previously approved project. These approvals have expired, and the applicant is required to reapply to proceed.

Parcel 11-11-40-430-015 is 0.24 acres on the north side of Pearl St, just east of Normal St, fronting on Pearl St. The parcel is currently vacant. The house that previously existed on the site was demolished in 2006. No special use permits or variances have previously been approved for this property.

This property is zoned **CN- Core Neighborhood**, which permits multiple family dwellings with a maximum of 4 units per building by right. The plans call for the construction of a new apartment house and driveway on site. The plans submitted indicate that there will be 7 parking spots, none of these appear to be accessible spaces.

Figure 1: Subject Site Location

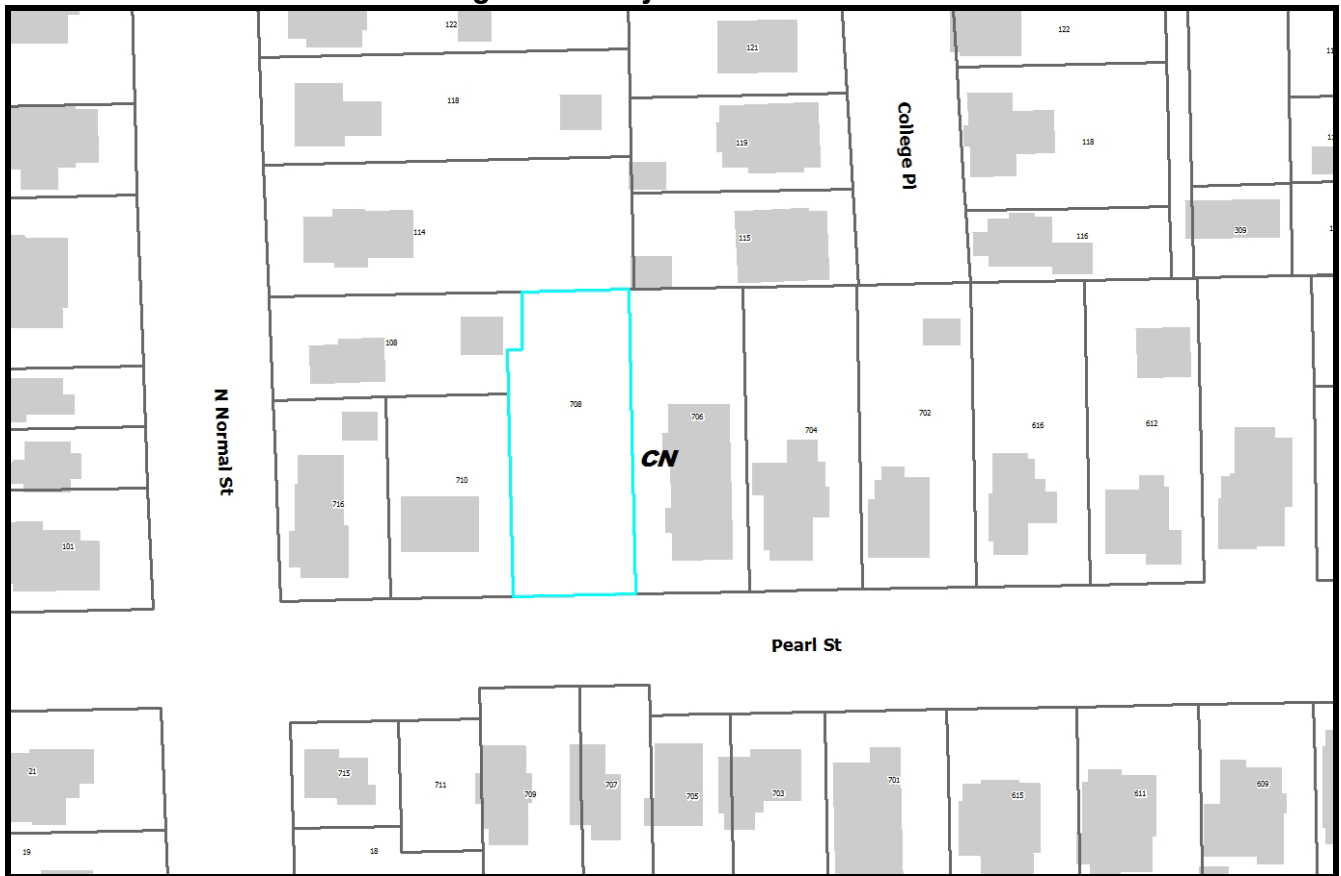


Figure 2: Site Aerial (2015)

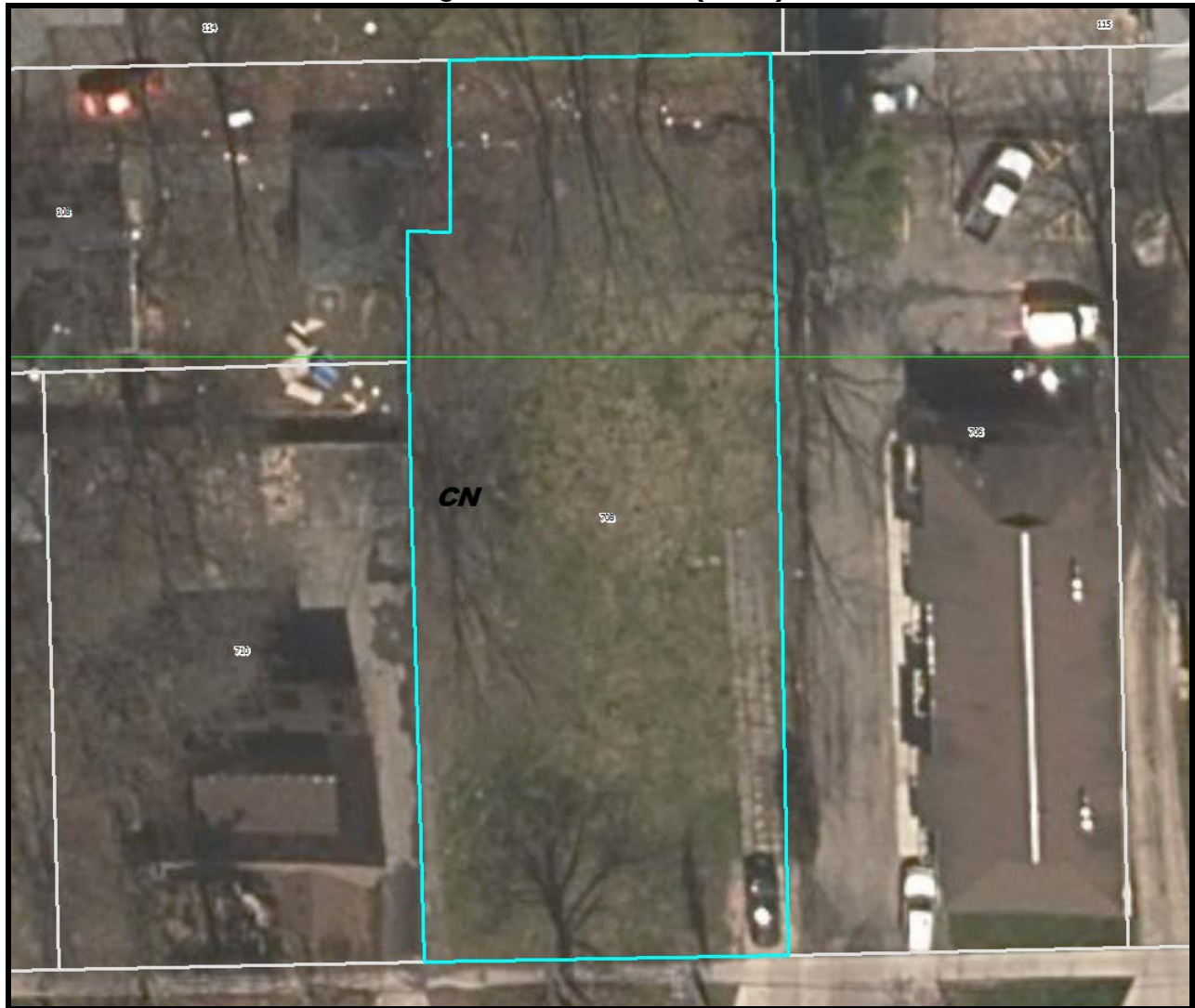


Figure 3: photograph of site (Google image 2014)

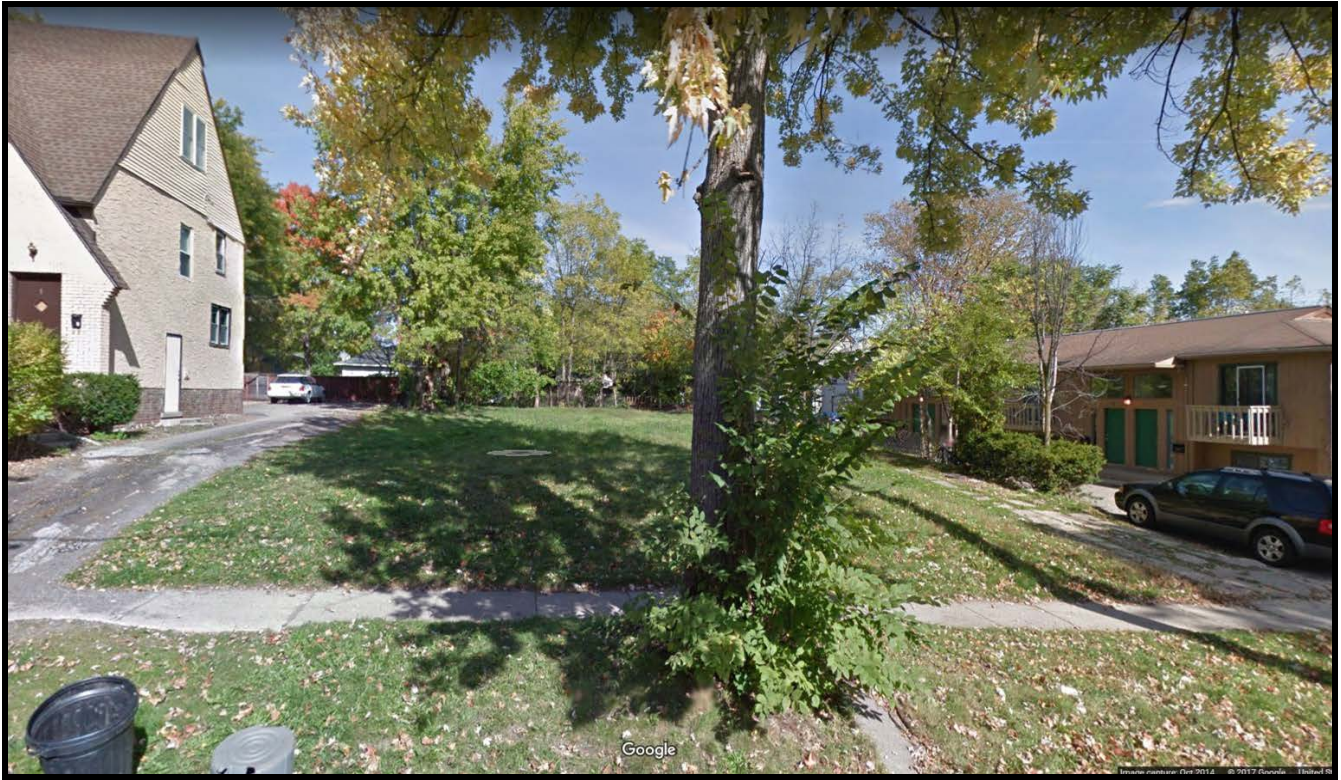


Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single family	CN- Core Neighborhood
EAST	Multi-family (4 unit)	CN- Core Neighborhood
SOUTH	Single and two family	CN- Core Neighborhood
WEST	Multi-family (3 unit)	CN- Core Neighborhood



SITE PLAN: CRITERIA AND REVIEW

§122-311

STANDING

§122-311(a)

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

REQUIREMENTS

§122-311 (b)

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

Figure 5: Requirements

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
CN: BUILDING TYPE §122-466	Determined by lot size		Vacant Potential types: - House - Estate - Townhouse (3-8) - Apartment House - Courtyard Apartment - Apartment Building	Apartment House
§122-471 LOT REQUIREMENTS				
Area sf	Min 4,000	Max 90,000	10,013	Unchanged
Width ft	Min 40	Max 120	66	Unchanged
Depth ft	Min 100	Max 150	153.70	Unchanged, existing non-conforming
Coverage %	Min -	Max 50%	Vacant	Proposed building footprint: 2,050/10,013= 20%
BUILDING ENVELOPE AND HEIGHT				
Street setback ft	Min 15	Max 25	Vacant	23 ft
Side setback ft	Min 5	Max -	Vacant	East: 18 ft, meets West: 6.65 ft
Rear setback ft	Min 20	Max -	Vacant	Building: 78.23 f
Frontage buildout %	Min 60	Max 80	Vacant	66'-10' (required setback) 41/56 =73%
Height stories	Min 1	Max 3	Vacant	2

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
PARKING PROVISIONS	Location: side, street side and rear yard		Vacant	Rear yard
PRIVATE FRONTAGES	Required: porch or stoop		Vacant	Porch
Width	Min 10	Max --		10 ft
Depth	Min 5	Max --		5 ft
Height	Min 7	Max --		7 ft

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 applicant is proposing to build a new 2 story, 4-unit building on an "apartment house" lot. Each unit will have 3 bedrooms and their own entrance to the building. The building frontage is on Pearl; there are two entrances on Pearl and two at the back of the building. All entrances are accessed via a stair and covered porch. The parking lot is at the rear of the site and is accessed from a driveway on the east. Utilities are expected to exist on site due to the site being previously built out but their locations will need to be verified. There is no storm sewer available in Pearl; all stormwater will need to be controlled on-site.

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 & parking:** Vehicle access to the site will be via the driveway on the east side of the site. The driveway will use an existing shared curb cut with 706 Pearl, slightly widened. There is residential permit parking on the south side of Pearl in this area. There are seven spaces in the lot, none of these are barrier free spaces. There is a dumpster enclosure at the northeast side of the site.
- **Pedestrian & bicycle access; bicycle parking:** The site can be accessed by bicyclists and pedestrians via a walkway adjacent to the driveway, as well as two 5' pathways that connect to the existing sidewalk on Pearl. Currently there is no bike parking however the applicant has proposed three bike hoops (6 spaces) at the rear of the structure.

- **Transit access:** The closest AAATA bus stop is on Congress St just east of Summit St. This AAATA stop is for route 6. Another AAATA stop that serves routes 4 and 5 is at Perrin and Washtenaw. Both stops are over 900 feet from the site.
- **Other items:** The condition of the existing sidewalk on Pearl is fair to good. The current curb cut is in decent shape however the existing drive will need full replacement, as the applicant has proposed. An access easement might be required for the shared curb cut.

Figure 6: Site access, traffic and parking

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-670(b) CIRCULATION STANDARDS	<i>Vehicular access for infill and new development.</i> A system of joint use driveways and cross access easements must be established wherever feasible and the building site must incorporate the following: (1) An alley or system of alleys extending the entire length of each parcel served to provide for driveway separation consistent with access management classification system and standards. (2) Stub-outs and other design features to make it visually obvious that the abutting properties may be tied in to provide cross access via a service drive; (3) A unified access and circulation system plan that includes coordinated or shared parking areas is encouraged wherever feasible.	Shared curb-cut with east neighbor	No change. Alleys are not present on the block to connect to, nor is the subject parcel large enough to create one. The existing curb-cut, shared with the eastern neighbor, will be expanded to accommodate driveway access for this parcel.
§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)		Spaces proposed at 9' x 20', with one measuring 10' x 20', meets
§122-683 Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		Meets

Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway • 10' drive for one-way		10' driveway, meets one way requirement only; variance granted 1/23/2019. Location of drive (not placed precisely opposite or offset certain amt) considered existing nonconforming.
Internal Maneuvering	Each driveway providing access to an off-street parking lot containing 5 or more spaces shall be a minimum 10' in width.		Meets
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 storm water runoff,		A new asphalt drive with concrete curbing is proposed with pervious pavement for the most of the parking lot. Must meet engineering standards, see review.
Drainage	All off-street parking and loading areas shall be graded and drained to public storm sewers.		See engineering review.
Striping	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		Striping appears on plans,
Wheel Stops	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 proposed,
Lighting	parking and loading facilities utilized during night-time hours shall be artificially illuminated		Lighting proposed for lot
Screening & Landscaping (internal)	1 tree per 8 spaces		7 spaces=1 tree required, 1 tree proposed

		All aisle-ends & corners protected w curbed island		Meets
		3' between curb and planting (5' if vehicle overhang)		Meets
	Screening & Landscaping (perimeter)	Screened in accordance with 634 when a non-residential use abuts a property where a residential use occupies the first floor of the principal structure		A 6' vinyl privacy fence is proposed, meets
		3'-4' screen 80% opacity where visible from ROW		N/A
		Landscaped areas, walls, structures, walks- must be protected by curbing		Meets
§122-691	Motor spaces	Multiple-family dwellings, including townhouses 1.5 for each dwelling unit, plus 1 for each 10 dwelling units for guest parking.		4*1.5=6 spaces required 7 provided
§122-693	Bicycle spaces	1 per 5 motor spaces, minimum of 2		3 bike hoops provided (6 spaces)
§122-692	Parking discounts	Transit		more than 800' to closest stop
		Alternative Vehicles		N/A
		Bicycle		No covered parking proposed.
		PC discretion, special circumstances not listed above		
§122-672	SIDEWALKS	provide a sidewalk or shared-use path		Existing sidewalk on Pearl is in good shape
§122-675	TRAFFIC VISIBILITY	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.		Meets

Items to be Addressed:

1. Applicant to provide 1 barrier free parking space. Note: This may result in a reduction in the overall number of spaces due to dimensional requirements. Planning Commission may choose to grant a "pre-emptive" waiver to allow for such a circumstance, should the number of spaces provided drop below 6.

ENGINEERING & STORMWATER

§122-311(f), §122-311(g)

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

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

Engineering plan review is required as there are additional impervious surfaces and utility changes.

Items to be Addressed: See engineering review from August 2017. Changes were minor enough, no additional plans were needed for this phase of review. Detailed engineering review will be done per standard process.

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
§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	Dumpster enclosure shown at northeast corner of the lot, meets.
§122-631 Landscape plan			provided
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: 66'/30' = 2 trees		1 existing tree is to remain. Existing tree is large and in the middle of the frontage. There is a utility pole immediately west of the existing curb cut. The applicant is requesting a waiver for the second tree.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-638 Site Landscaping	10%	None	100/10,013= ~10%
§122-632 Landscape Elements	Quality, composition, berms, spacing, species		Meets
	Credit for existing vegetation		7 trees marked to be retained, 2 Maple trees and 5 Black Walnut trees that do count towards credit.
§122-633 (d)(e) Maintenance	Readily available and acceptable water supply; may install underground sprinkler system		Applicant is required to maintain any landscaping.
§122-635 Fencing, hedges, walls, berms	CN: 6' height max, no opacity restriction		Meets, fence permit required by building department.

Items to be Addressed:

1. Applicant requests a waiver from one street tree due to the location of the utility pole and the location of the existing tree.
2. Any new and existing landscaping is to be maintained in good condition by the owner.

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 Pearl St.

FIRE DEPARTMENT

As applicant is requesting a change in the curb cut and a new parking area, Fire Department review is required. Fire Department has no objection to the proposed changes.

YCUA

YCUA has reviewed the plans and does not have any objections.

MASTER PLAN CONSIDERATIONS

§122-311(k)

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

Anyone, no matter what age or income, can find a place to call home in Ypsilanti. This new construction will add housing in an area that is between Eastern Michigan University's main campus and College of Business campus, and near downtown.

Easily walk, bike, drive or take transit from anywhere. This location is about 4 blocks from downtown thus it is easily walkable or bikeable. Bus stops are within 1,000 feet and the main campus of EMU is an approximately 1/3 mile walk.

STAFF RECOMMENDATIONS

Staff recommends the Planning Commission *approve* the Site Plan for the Pearl Street Fourplex at 708 Pearl St with the following finding, waiver, and conditions:

Finding

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

Waiver

1. A waiver from one street tree due to the location of the utility pole.
2. A 20% parking reduction to allow applicant to provide 1 barrier free parking space.

Conditions

1. Applicant to provide one barrier free space in the parking lot.
2. Site plan approval is subject to engineering conditions.
3. Any new and existing landscaping is to be maintained in good condition by the owner.

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
 Applicant
 Site designer



ARCHITECTS. ENGINEERS. PLANNERS.

September 15, 2017

City of Ypsilanti Planning and Development Department
One South Huron Street
Ypsilanti, Michigan 48197

Attention: Ms. Bonnie Wessler

Regarding: 708 Pearl Street Fourplex
Site Plan Review No. 1
OHM Job No. 0094-17-1040

Dear Ms. Wessler:

The applicant is requesting site plan approval for a fourplex apartment building on a vacant site on the north side of Pearl Street east of Normal Street. We have reviewed the plans dated August 11, 2017 for compliance with local ordinances and general engineering standards and offer the following comments:

1. The access driveway for the parcel to the west encroaches the subject property. It appears the applicant is proposing to maintain this access unchanged. If this is the intent, an access easement shall be recorded.
2. The applicant shall review Division 7 section 122.683 of the Zoning Ordinance and the City of Ypsilanti Engineering Standards for parking and drive requirements. The project as proposed does not meet the requirements for drive offset from the property line or minimum drive width. A variance will be required for the drive as proposed. It appears a reduction in the required drive width may be appropriate for the development in order to be consistent with the surrounding properties. The drive connection to Pearl Street could be greatly improved if the existing utility pole were relocated.
3. The plan proposes pervious pavement for a portion of the parking area. This is acceptable in concept. The applicant shall be aware that pervious pavement requires routine maintenance to function properly.
4. The plan also proposes sheet drainage into the right-of-way for the driveway. This is prohibited per Division 7 section 122.683 (f) of the Ordinance. A variance is justified in this case due to the fact that there is no underground storm sewer available for connection on this block.
5. A detailed review of the storm calculations will be completed during the engineering plan review phase.
6. The plans do not provide any information for the proposed water and sewer connections. Water and sewer connections will require review and approval from YCUA.

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

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

Sincerely,

OHM Advisors

Digitally signed by Marcus J McNamara
Date: 2017.09.15 15:21:26 -0400

Marcus J McNamara

CC: Stan Kirton, Department of Public Works

Scott Westover, YCUA

File

P:\0000_0100\SITE_YpsilantiCity\2017\0094171040_Pearl_Four\708Pearl_SP01.docx

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150

T 734.522.6711
F 734.522.6427

OHM-Advisors.com

PEARL STREET FOURPLEX

YPSILANTI, MI

SHEET INDEX

SHEET NO.	SHEET TITLE
S1	SITE PLAN, ZONING INFORMATION
S2	LANDSCAPE & SITE LIGHTING PLAN
S3	STORM WATER MANAGEMENT CONCEPT
S4	SITE DETAILS
S5	SURVEY
A1	1st & 2nd FLOOR PLANS
A2	LOWER LEVEL PLAN & ELEVATIONS
A3	BUILDING ELEVATIONS

**DESIGNED IN ACCORDANCE WITH THE MICHIGAN
BUILDING CODE 2015 EDITION.**

LEGAL DESCRIPTION:

CURRENT PROPERTY ID: 11-11-40-430-015
 OLD SID - 11 11-175-013-30 YP CITY 21W-20A E 66 FT OF LOTS 13 & 14 EXC
 COM AT NW COR LOT 14 TH ELY 127 FT TO POB TH CONT E 6 FT TH S 24 FT
 TH W 6 FT TH N 24 FT TO POB CROSS & BAGLEY'S ADDITION

PROPERTY OWNER & DEVELOPER:

COSTEL & LUCIA CHIPARUS
708 PEARL ST, YPSILANTI MI 48198
(734) 323-8826

PROJECT DESCRIPTION

CURRENT PROPERTY IS VACANT. NEW 4-UNIT APARTMENT AND NEW PARKING LOT IS PROPOSED

AREA ANALYSIS

EXISTING		PROPOSED	
(VACANT LAND)		PROP. 1ST FLOOR PER UNIT	512.5 SF
		PROP. 2ND FLOOR PER UNIT	512.5 SF
		PROP. LOWER LEVEL PER UNIT	512.5 SF
		TOTAL LIVING AREA PER UNIT	1,537 SF
		TOTAL LIVING AREA IN BLDG	4,612 SF
		PROP. BUILDING COVERED PORCHES	2,050 SF
EX. LOT AREA	10,013 SF (23 ACRES)	TOTAL	2,250 SF
		PROP. LOT COVERAGE	2,250 SF
		10,013 SF	= 22.47 %
		BLDG WIDTH	41.00 FT
		LOT WIDTH	66.00 FT
			= 62.1 %

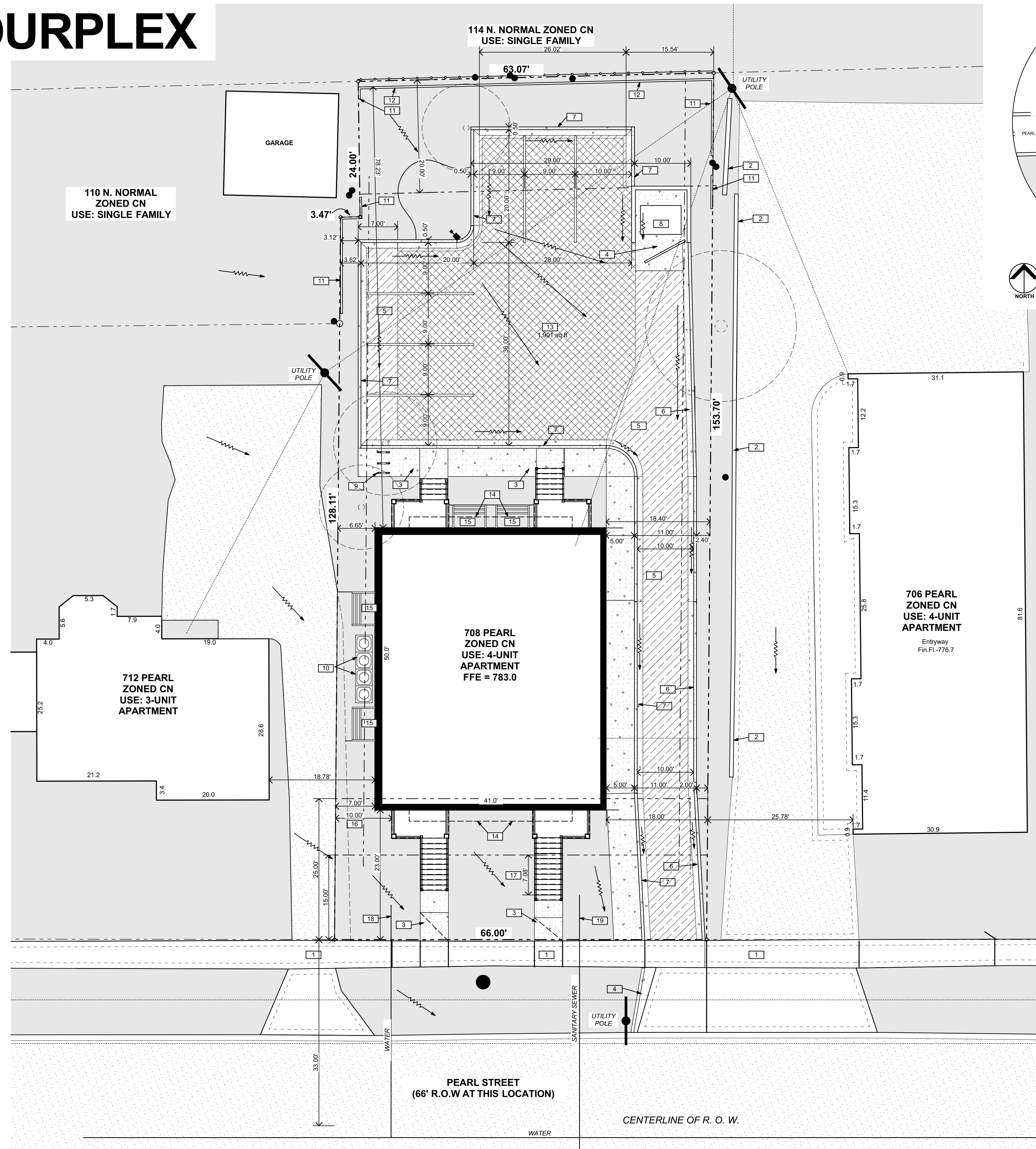
SCHEDULE OF REGULATIONS

BUILDING TYPE AH APARTMENT HOUSE	REQ'D	EXISTING	PROPOSED	VARIANCE
LOT SIZE	4,000-18,000 SF	10,013 SF	NO CHANGE	NONE
LOT WIDTH	40-120 FT	66.0 FT	NO CHANGE	NONE
LOT DEPTH	100-150 FT	153.70 FT	NO CHANGE	3.7 FT NON-CONFORMITY
LOT COVERAGE	0%-50%	0%	22.5%	NONE
STREET YARD	15-25 FT	N/A	23.00 FT	NONE
INTERIOR SIDE (EAST)	MIN 5.0 FT	N/A	17.99 FT	NONE
INTERIOR SIDE (WEST)	MIN 5.0 FT	N/A	6.65 FT	NONE
MIN REAR YARD	MIN 20.0 FT	N/A	78.23 FT	NONE
FRONTAGE	60-80 %	0 %	62.1 %	NONE
MAX BLDG HEIGHT	1-3 STORIES	N/A	2 STORIES	NONE

CODE ANALYSIS

**CODE ANALYSIS
YPSILANTI ZONING ORDINANCE**

ARTICLE 4 122-123	SITE PLAN REVIEW BY CITY PLANNER IS PERMITTED FOR NEW CONSTRUCTION OF PERMITTED BUILDING TYPE (NOT A LIMITED BUILDING TYPE) WHEN NO EXCEPTIONS ARE REQUESTED.
ZONING MAP	THIS PROPERTY ZONED CN, CORE NEIGHBORHOOD ALL ADJACENT PROPERTIES ARE ALSO ZONED CN
ARTICLE 7 122-272	MULTI-FAMILY, UP TO 4 UNITS IS A PERMITTED USE IN THE CN DISTRICT
ARTICLE 7 122-274	THE APARTMENT HOUSE (AH) BUILDING TYPE IS PERMITTED IN THE CN DISTRICT
ARTICLE 13 122-836	MULTI-FAMILY USES REQUIRE 1.5 SPACE PER DWELLING UNIT PLUS 1 FOR EACH 10 DWELLING UNITS FOR GUESTS 4 UNITS x 1.5 = 6 SPACES PLUS 4 UNITS x 1 SPACE /10 UNITS = 0.4 SPACES TOTAL PARKING REQUIRED = 6.4 SPACES- ROUND TO 6 SPACES TOTAL PARKING PROVIDED = 7 SPACES



LOCATION PLAN

NO SCALE



-
- DIRECTION OF WATER RUN-OFF
- MULCH
- GRASS OR LANDSCAPE
- EXISTING CONCRETE
- NEW CONCRETE
- EX. ASPHALT
- NEW ASPHALT
- NEW PERVIOUS PAVEMENT

KEYED SITE PLAN NOTES

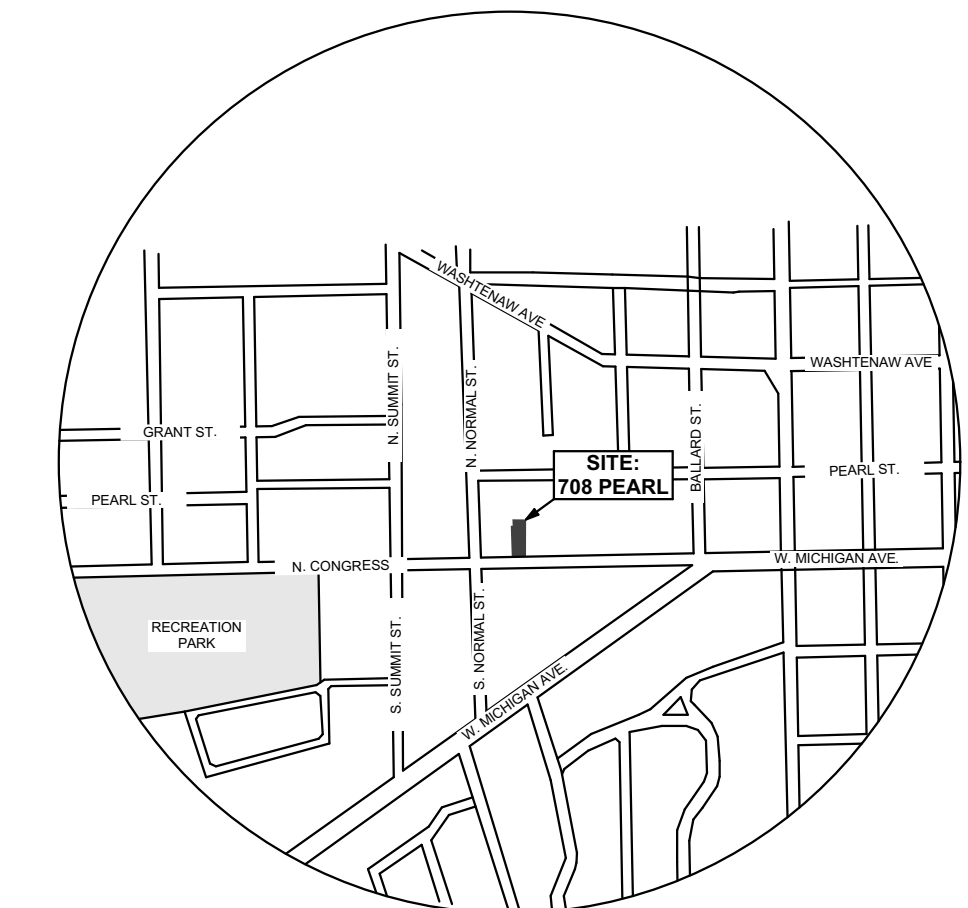
- 1 EX. CONCRETE SIDEWALK
- 2 EX. RETAINING WALL
- 3 PROPOSED 5 FT WIDE SIDEWALK, 4" CONCRETE
- 4 6" CONCRETE PAVEMENT & CURB- EXPAND EXISTING DRIVEWAY APPROACH
- 5 ASPHALT PAVEMENT
- 6 PROPOSED CONCRETE CURB- PITCH IN
- 7 PROPOSED CONCRETE CURB- PITCH OUT
- 8 10' x 10' DUMPSTER ENCLOSURE, 6 FT HIGH
- 9 3 BIKE HOOPS MOUNTED TO CONCRETE SIDEWALK
- 10 A/C CONDENSERS
- 11 6FT TALL VINYL PRIVACY FENCE, CENTERLINE OF POSTS LOCATED 6' INSIDE OF PROPERTY LINE
- 12 6FT TALL VINYL PRIVACY FENCE, CENTERLINE OF POSTS LOCATED 12' INSIDE OF PROPERTY LINE OR AS NEEDED TO AVOID EXISTING TREES
- 13 PROPOSED PERSPIVAC PAVEMENT

- 14 2ND FLOOR OVERHANGS BY 2 FT
- 15 PRE-FABRICATED EGRESS WELL. 4048-66" SCAPEWELL" BY BIGLOS, WELCFAR OR SIMILAR
- 16 EXTERIOR PORCH (GRESS BALCONY) MUST BE MIN 10FT FROM PROPERTY LINE BASED ON MBC 102.5
- 17 OPEN OR UNCLOSED PORCH IS PERMITTED TO EXTEND UP TO 10FT INTO THE REQUIRED FRONT YARD
- 18 EXISTING WATER LEAD IS EXPECTED TO EXIST, BUT LOCATION IS UNKNOWN. PREVIOUS HOUSE WAS DEMOLISHED AFTER 2005
- 19 EXISTING DWEER LEAD IS EXPECTED TO EXIST, BUT LOCATION IS UNKNOWN. PREVIOUS HOUSE WAS DEMOLISHED AFTER 2005

1. THIS SITE IS NOT WITHIN A FLOOD ZONE

GENERAL SITE PLAN NOTES

1. FOR USE GROUP R-2, OCCUPANCIES WITHOUT ACCESSIBLE UNITS ARE NOT REQUIRED TO PROVIDE ACCESSIBLE PARKING SPACES. (MBC 1106.2)



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BALLOU ENTERPRISES PLLC

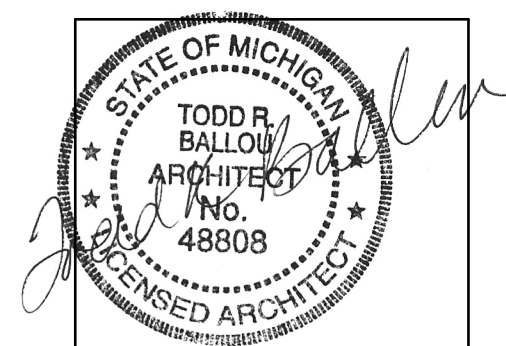
SITE PLAN & ZBA	
RESUBMITTAL	14 DEC 2018
ZBA	23 OCT 2017
SITE PLAN REVIEW	11 AUG 2017
PRELIMINARY	3 AUG 2017
CONCEPT	17 MAY 2017

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

PROJECT:
PEARL STREET FOURPLEX
708 PEARL STREET
LYPSII ANTI MI

TITLE: SITE PLAN

JOB NO:
1712



SHEET NO.

S1



SITE PLAN

SCALE: 1" = 10'-0"

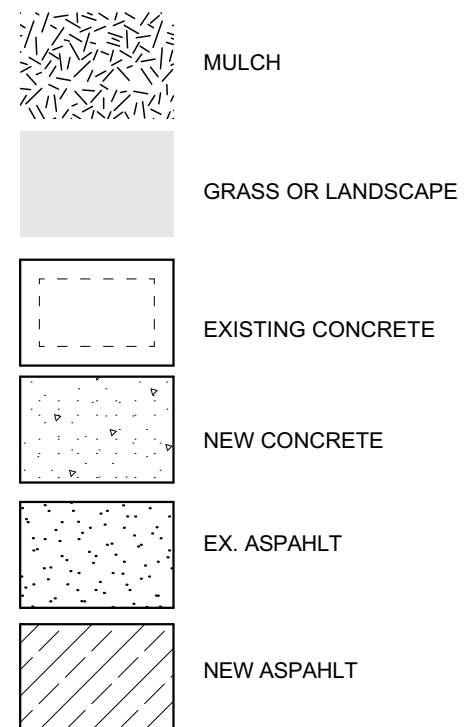
SITE LIGHTING NOTES

SITE LIGHTING IS NOT REQUIRED FOR MULTIFAMILY USES WITH FOUR UNITS. SEC 122-835 (9)
LIGHTING ADJACENT TO SINGLE FAMILY RESIDENTIAL IS LIMITED TO 15 FT HIGH SEC 122-641 (B)

(SL1) 18 WATT LED AREA LIGHT, MOUNTED AT 15FT HIGH, ANGLED AT 45 DEGREES RELATIVE TO SITE AS SHOWN ON PLAN. WPLED16 BY RAB LIGHTING OR SIMILAR.



(SL2) 75 WATT INCANDESCENT / 12 WATT LED DECORATIVE LANTERN SCONCE. WESTINGHOUSE #6732800 OR SIMILAR. PHOTOMETRICS IS SHOWN AT GROUND LEVEL: 11FT AT FRONT, 8FT AT BACK. ILLUMINATION AT PORCH LEVEL WILL BE HIGHER. PHOTOMETRICS IS BASED ON 12 WALL MOUNTED SCONCE BY RAB LIGHTING.

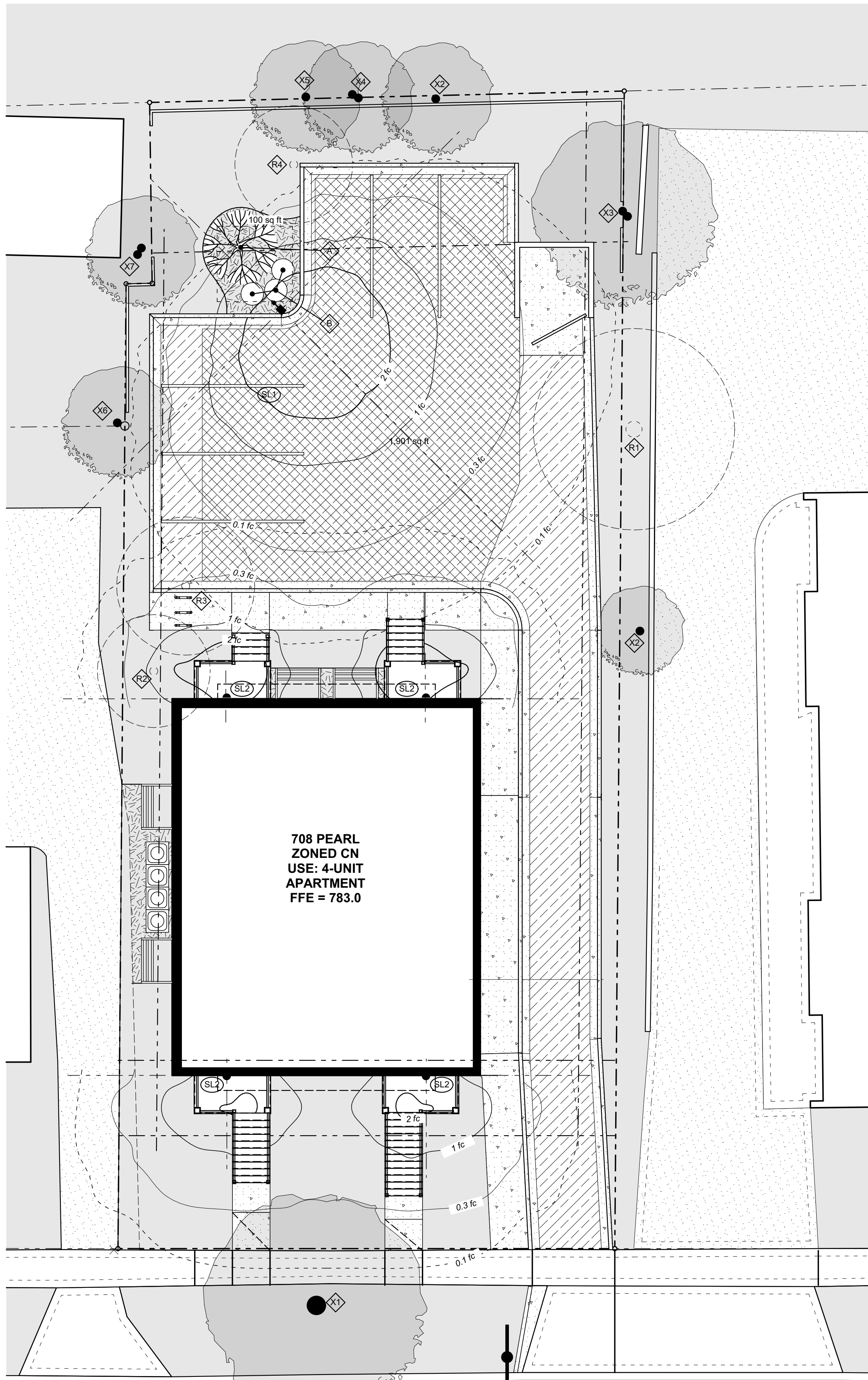


LANDSCAPING NOTES

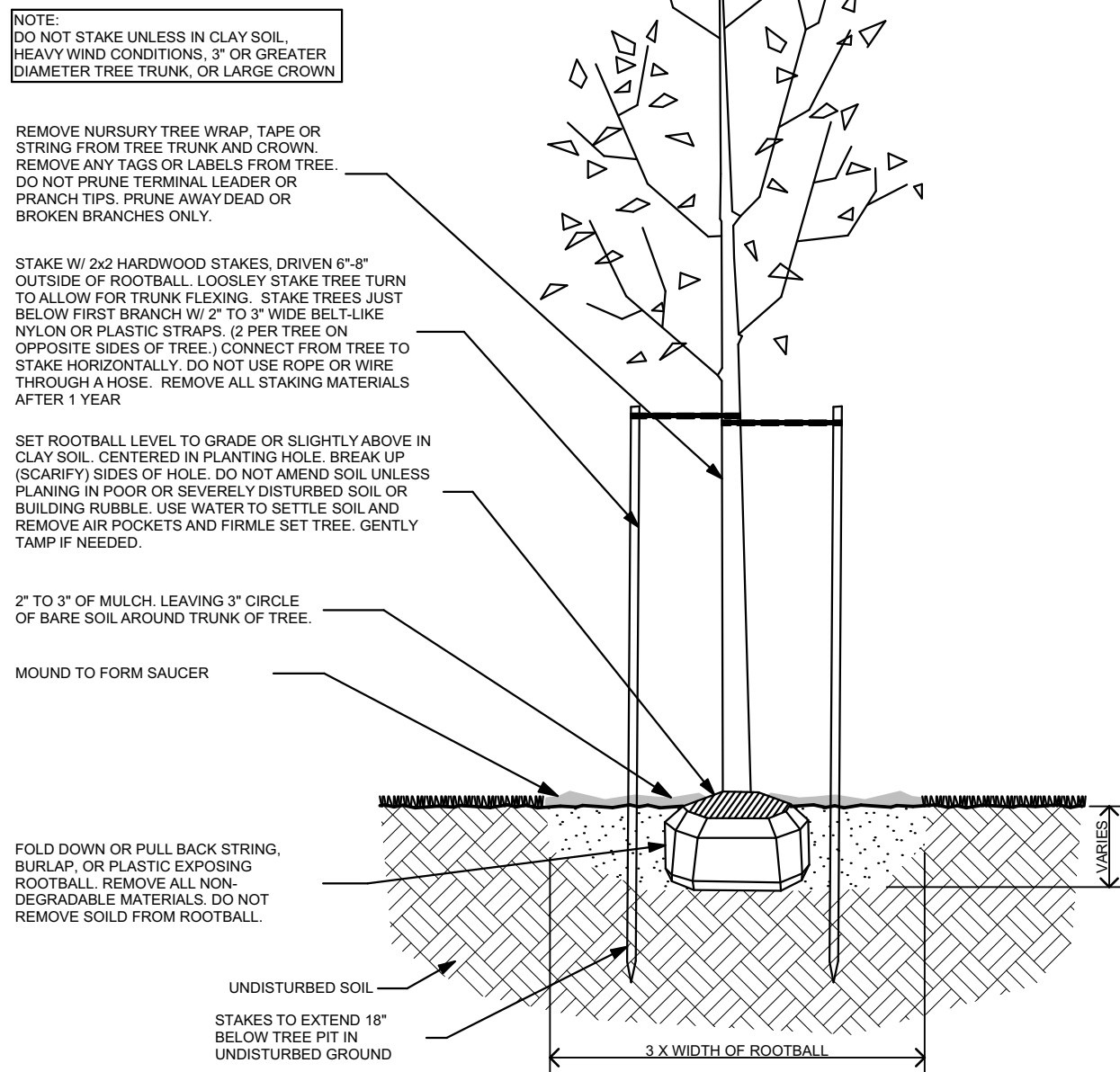
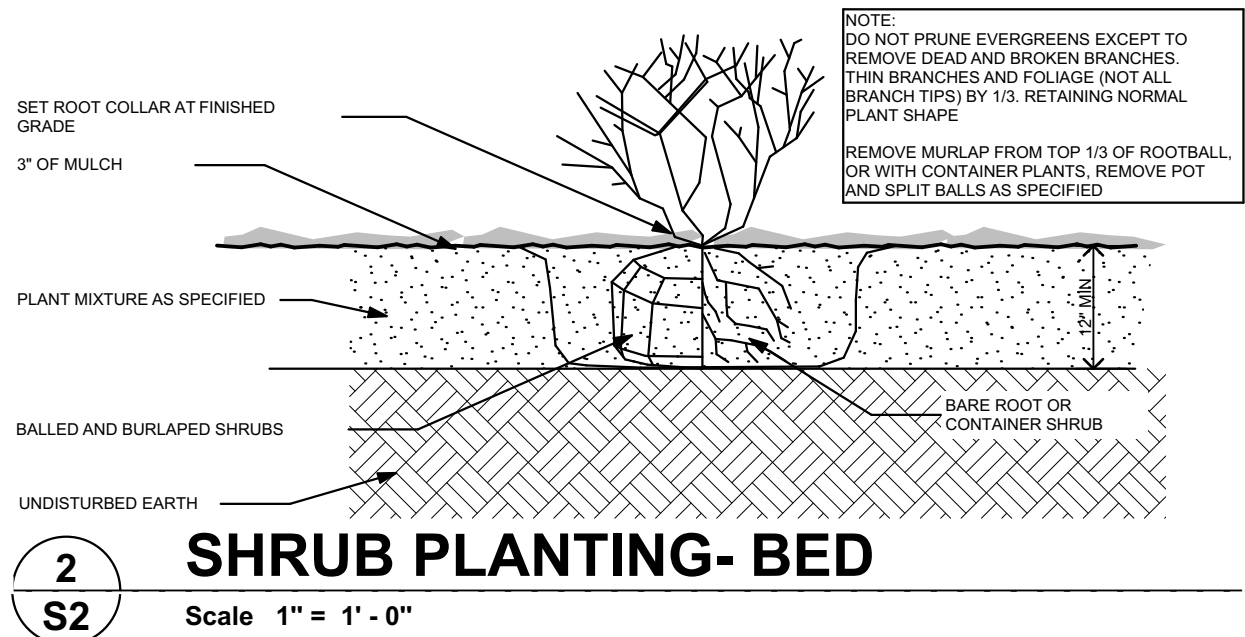
- (R1) REMOVE EX. 26" BOX ELDER IN POOR CONDITION
- (R2) REMOVE 22" MULBERRY
- (R3) REMOVE 9" BLACK WALNUT
- (R4) REMOVE 11" CATALPA TREE

- (X1) EX. 30" MAPLE TREE
- (X2) EX. 11" BLACK WALNUT TREE
- (X3) EX. TWIN 9" BLACK WALNUT TREE
- (X4) EX. TWIN 11" BLACK WALNUT TREE
- (X5) EX. 14" BLACK WALNUT TREE
- (X6) EX. 12" BLACK WALNUT
- (X7) EX. TWIN 10"/13" MAPLE TREE

- (A) PROPOSED RIVER BIRCH TREE (QTY 1)
BETULA NIGRA. 2 1/2" MIN CALIPER
- (B) PROPOSED AMERICAN BOX WOOD SHRUBS (QTY 3)
BUXUS SEMPERVIRENS. MIN 24" HIGH



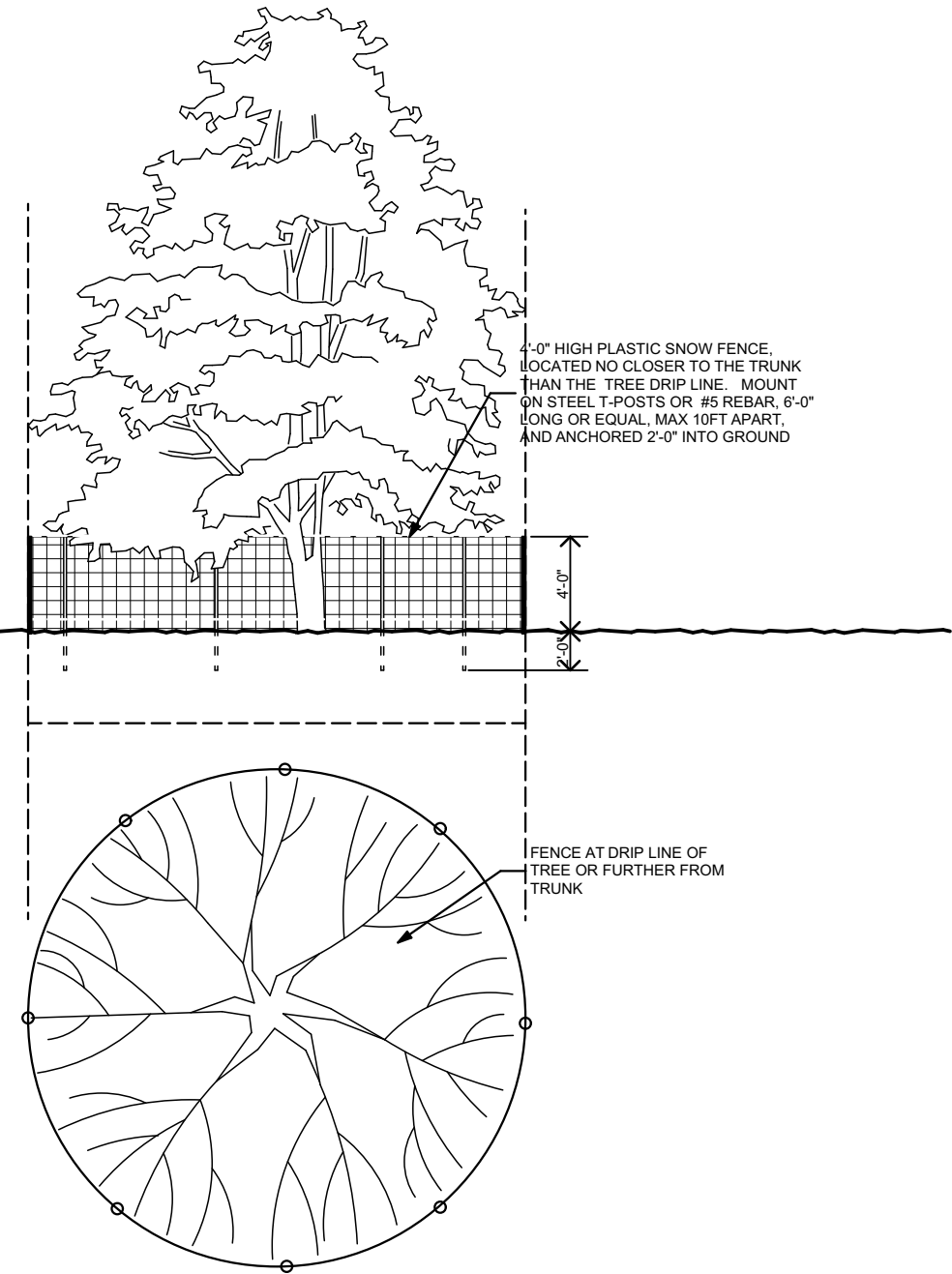
LANDSCAPE PLAN
NORTH
1" = 10'



DECIDUOUS TREE PLANTING

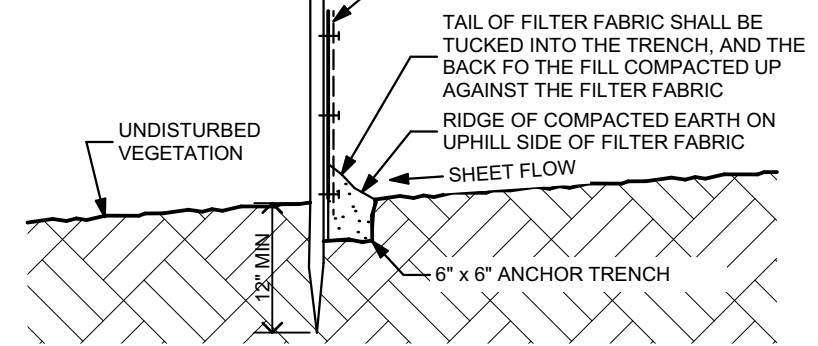
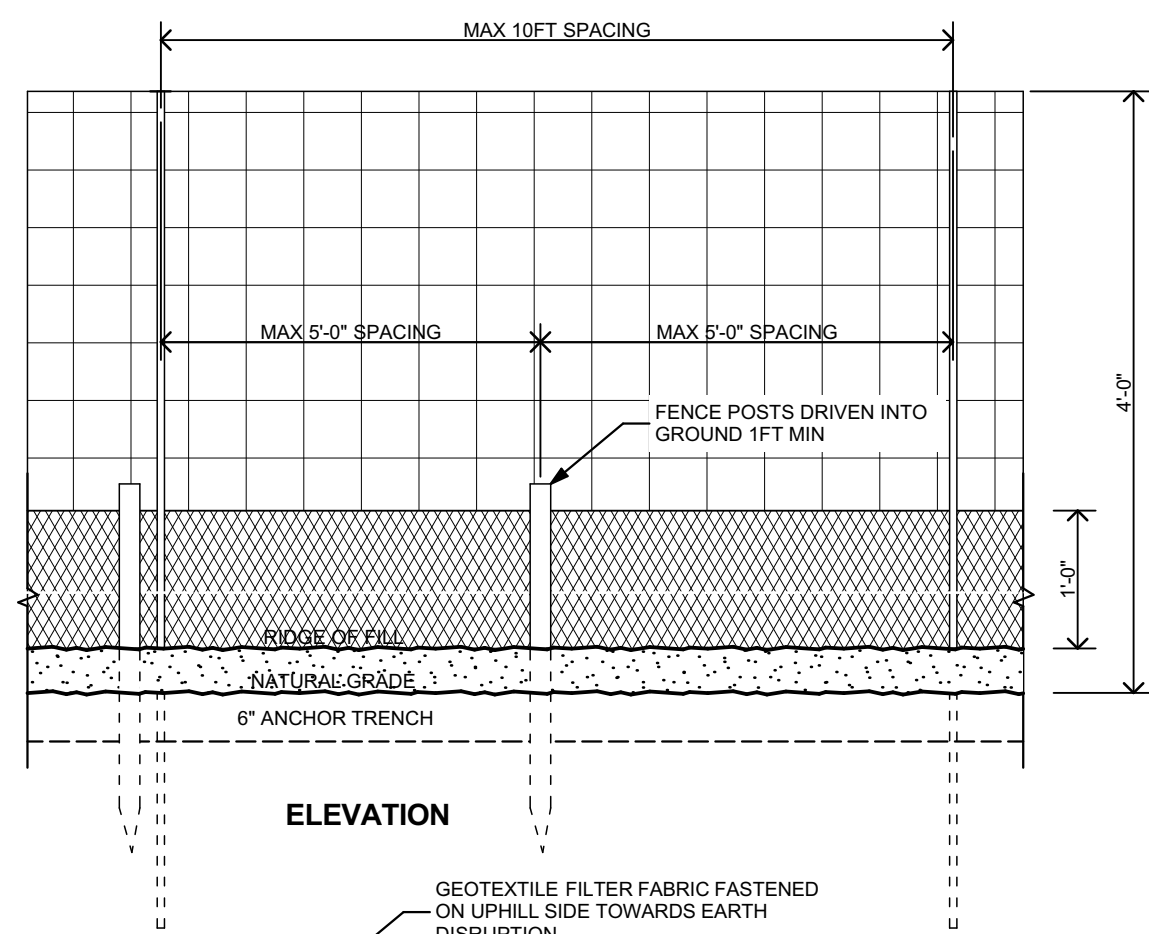
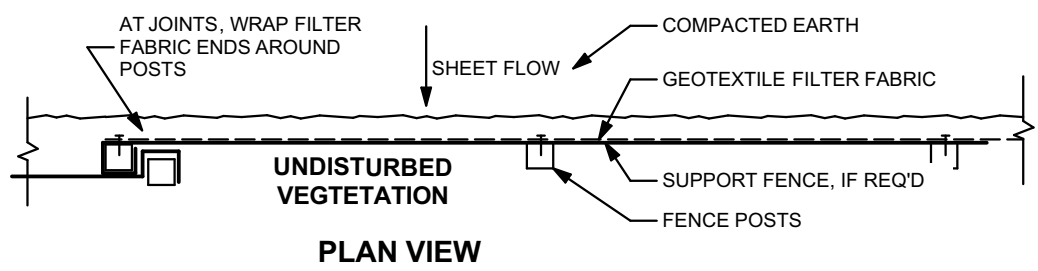
Scale 1" = 1'-0"

ARTICLE 11 122-703	SEPARATION WALL. IF SITE APPROVAL IS REQUIRED, WALL, FENCE, OR LANDSCAPE BUFFER REQ'D TO SEPARATE MULTI-FAMILY USE FROM ADJACENT CN PROPERTIES
122-704	STREET TREES. 1 TREE PER 30 LF OF FRONTAGE REQUIRED FOR SITE REQUIRING SITE PLAN APPROVAL. 66LF/30 = 2.2 TREES REQUIRED. ADDITIONAL STREET TREES ARE NOT PROPOSED BECAUSE OF THE VERY LARGE EXISTING STREET TREE.
122-708	SITE LANDSCAPING. A MIN OF 10% OF THE SITE SHOULD BE LANDSCAPED STE AREA 10,013 SF x 10% = 100 SF REQUIRED LANDSCAPE AREA PROVIDED AT PARKING AREA
ARTICLE 13 122-833	PARKING LOT LANDSCAPING. 1 TREE FOR EVERY 8 CARS. 6 CARS WILL REQUIRE 1 TREE



TREE PROTECTION FENCE

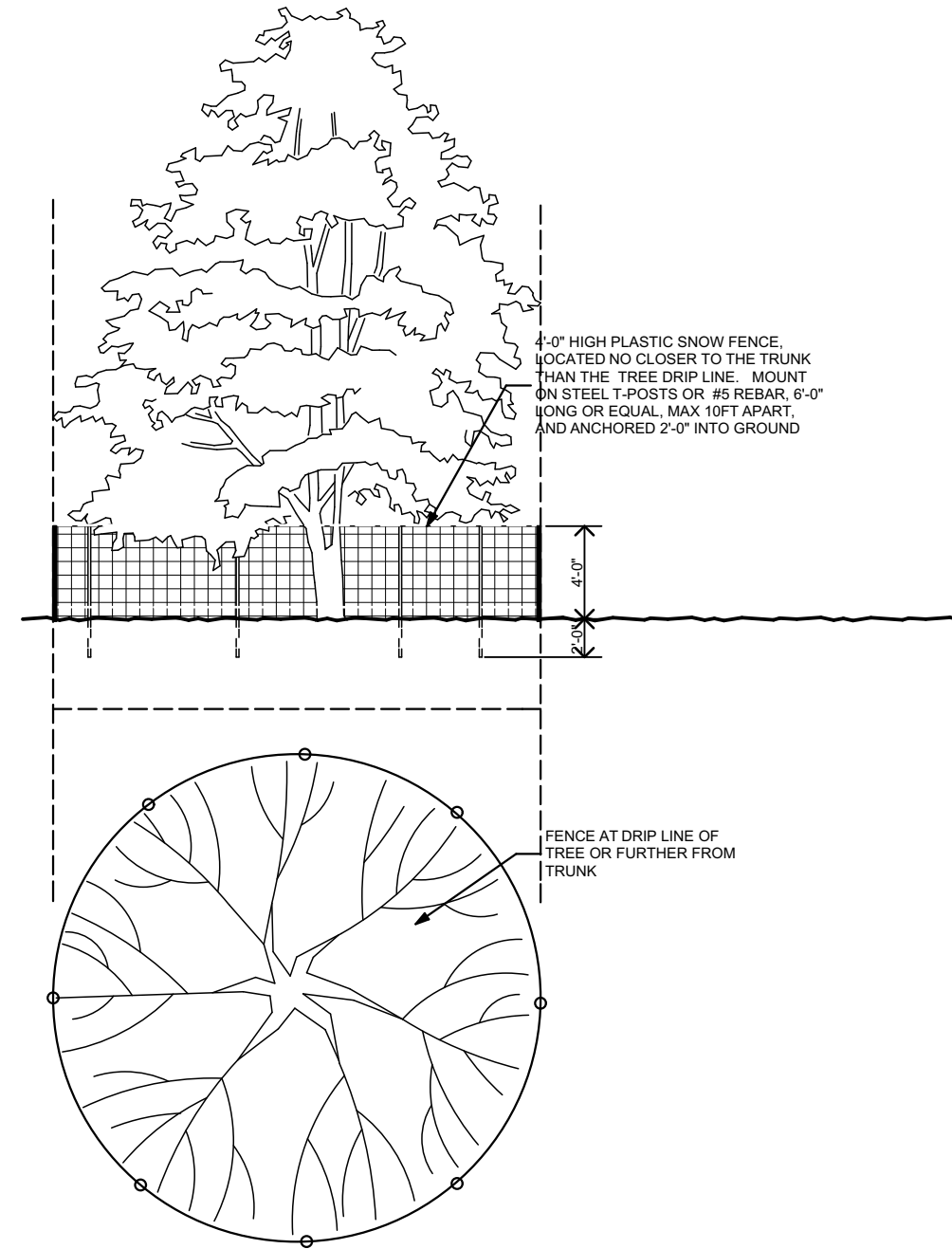
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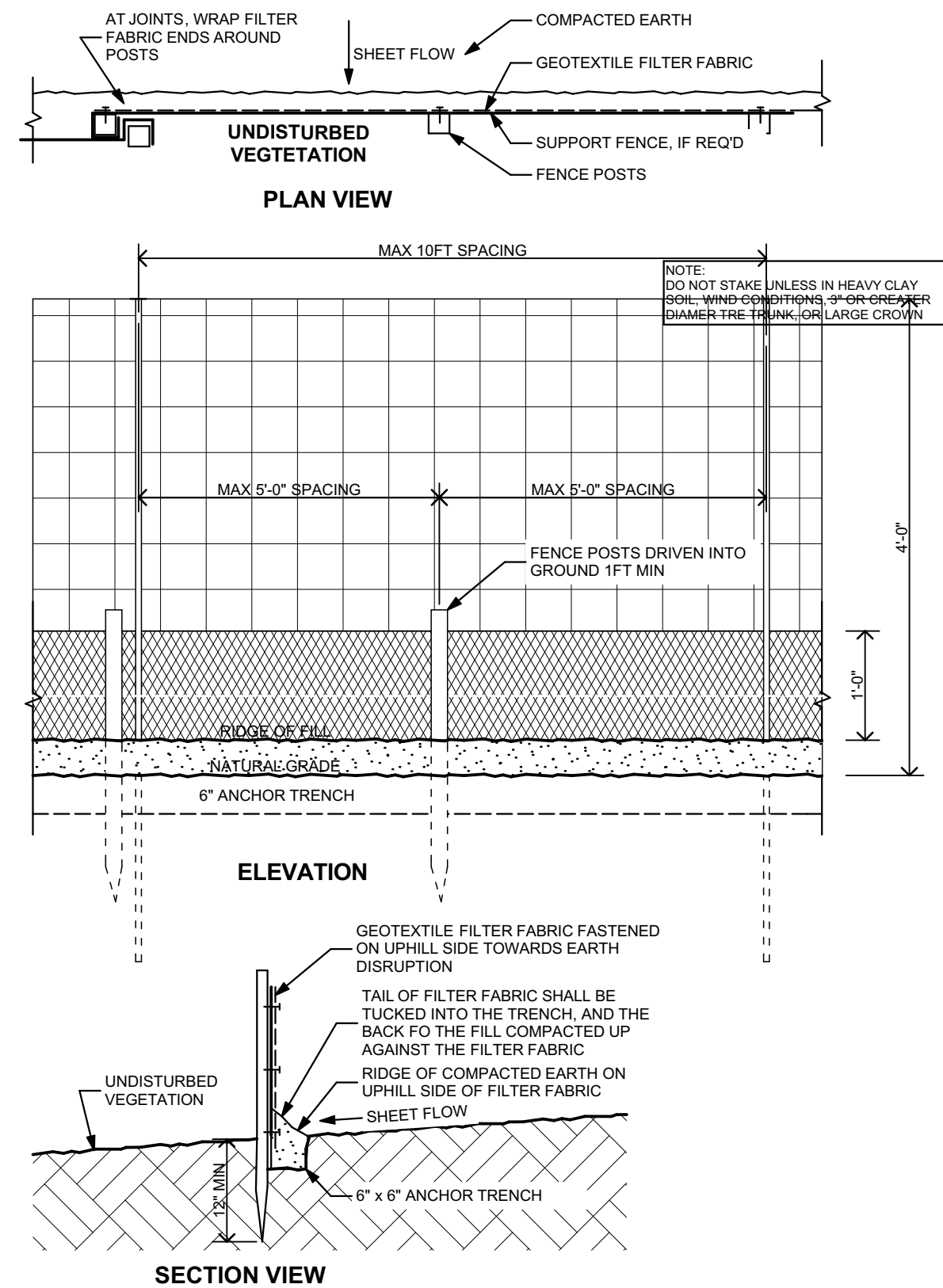
COMBINED TREE PROTECTION/ SILT FENCE DETAIL

Not to Scale

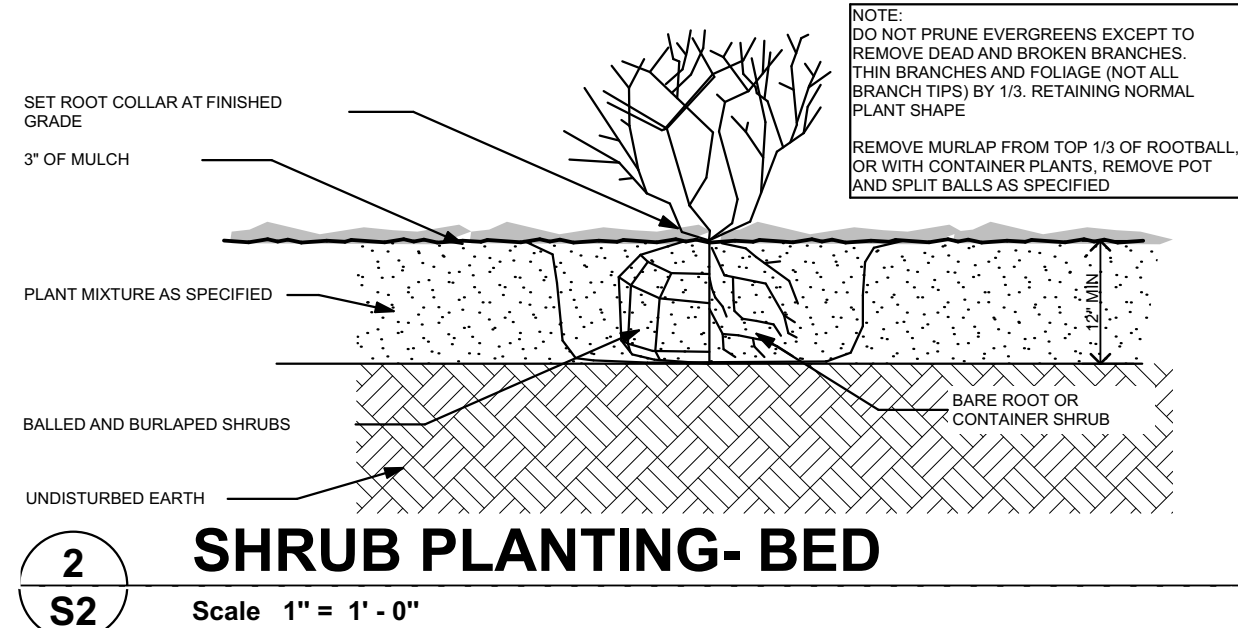
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S2



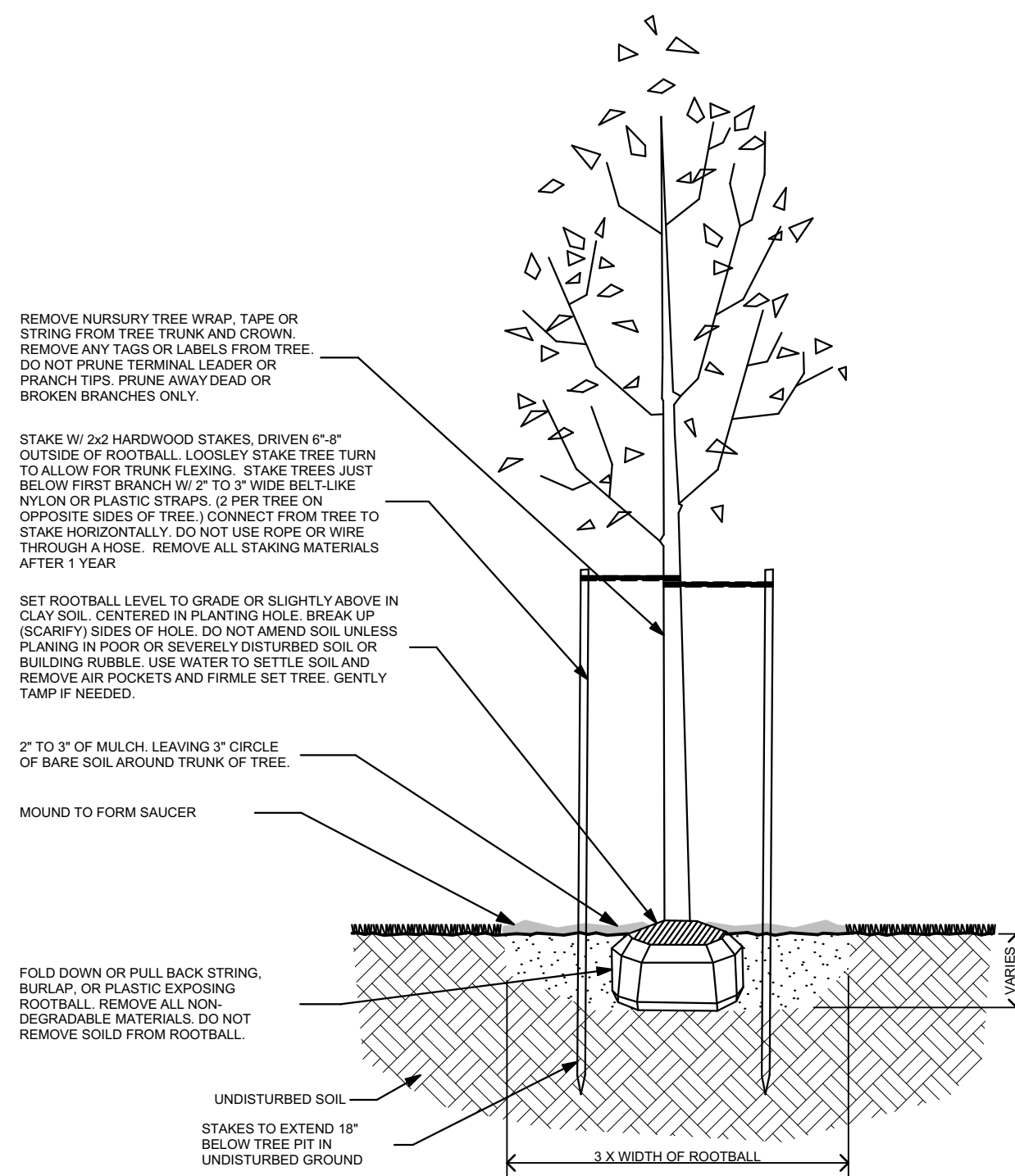
4
S2 **TREE PROTECTION FENCE**
Not to Scale



3
S2 **COMBINED TREE PROTECTION/
SILT FENCE DETAIL**
Not to Scale

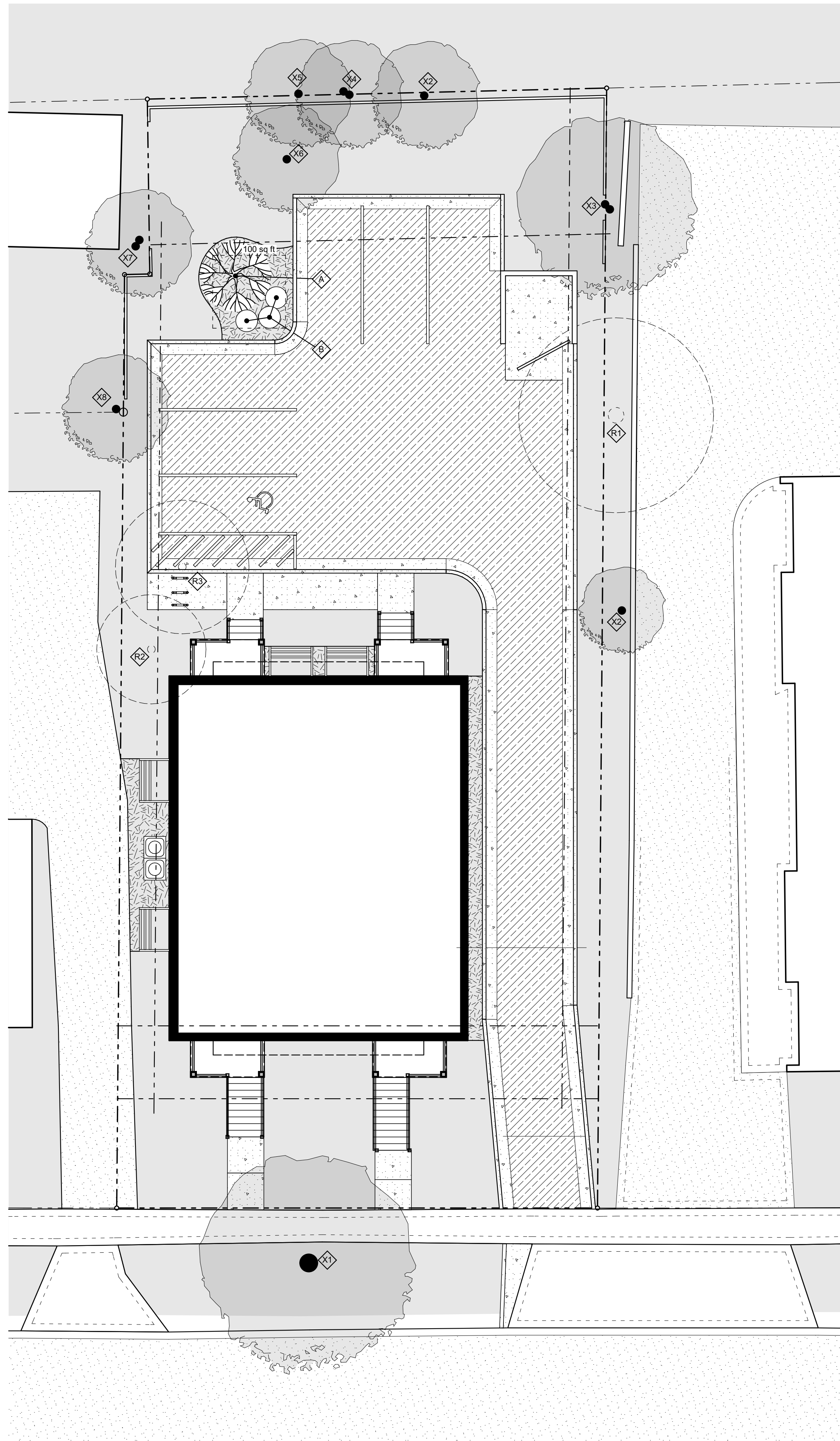


2
S2 **SHRUB PLANTING- BED**
Scale 1" = 1' - 0"

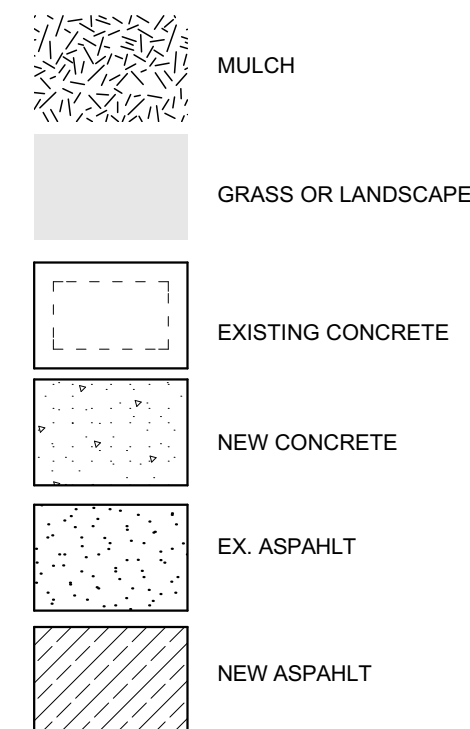


1
S2 **DECIDUOUS TREE PLANTING**
Scale 1" = 1' - 0"

ARTICLE 11 122-703	SEPARATION WALL - IF SITE APPROVAL IS REQUIRED, WALL, FENCE, OR LANDSCAPE BUFFER REQ'D TO SEPARATE MULTI-FAMILY USE FROM ADJACENT ON PROPERTIES
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ARTICLE 13 122-833	PARKING LOT LANDSCAPING - 1 TREE FOR EVERY 8 CARS. 6 CARS WILL REQUIRE 1 TREE



LANDSCAPE PLAN
NORTH
1" = 10'



LANDSCAPING NOTES

- EX. 26" BOX ELDER IN POOR CONDITION
- EX. 22" MULBERRY
- EX. 9" BLACK WALNUT
- EX. 30" MAPLE TREE
- EX. 11" BLACK WALNUT TREE
- EX. TWIN 9" BLACK WALNUT TREE
- EX. TWIN 11" BLACK WALNUT TREE
- EX. 14" BLACK WALNUT TREE
- EX. 11" CATALPA TREE
- EX. TWIN 10'/13" MAPLE TREE
- EX. 12" BLACK WALNUT
- PROPOSED RIVER BIRCH TREE (QTY 1)
BETULA NIGRA 2 1/2" MIN CALIPER
- PROPOSED AMERICAN BOX WOOD SHRUBS (QTY 3)
BUXUS SEMPERVIRENS. MIN 24" HIGH

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

W2 First Flush			
Vff = (1') (1'1/2')(43560 ft ² /ac)AC			
Total Area (A)	0.23	ac	
Weighted C	0.73		
Vff =	612	ft ³	

W3 Pre-development bankfull run-off calculation (Vbf_pre)	
2 y/ 24 hr storm event P=	2.35 inch
Curve Number for Good cover woods or meadow CN =	58
S = (1000/CN) - 10	7.24 inch
Q = (P - 0.2S) ² / (P + 0.8 S)	1.00 inch
Total site area (sf) excluding self crediting BMPs	10,013 sf
Vbf_pre = Q (1/12) Area	83.32 ft ³

W4 Post development Pervious Cover bankfull run-off calculation (Vbf per post)	
2 yri/ 24 hr storm event P=	2.35 inch
Pervious Curve number from W1	81.05766912
S = (1000/CN) -10	2.84 inch
Q = (P - 0.2S) ² / (P + 0.8 S)	0.34 inch
Pervious curve area from W1	3.352 sf
Vbf-per post = Q (1/12) Area	234.63 ft ³

W5	Post development Impervious Cover	bankfull run-off calculation (Vb-fmp post)
	2 y/ 24 hr storm event=	2.35
	Impervious Curve number from W1	98
	S = $(1000/CN) - 10$	0.20
	Q = $(P - 0.2S)^2 / (P + 0.8 S)$	2.12
	Impervious curve area from W1	3.309
	Vb-fmp post = Q (1/12) Area	585
		ft ³

W6	Pervious Cover post development	100 year storm run-off calculation	(V100-per post)
	100 y/ 24 hr storm event P=	5.11	inch
	pervious curve number from W1	81.05786912	
	S = (1000/CN)-10	2.34	inch
	Q = (P- (0.2S) ² / (P + 0.8 S)	3.09	inch
	Pervious curve area from W1	3.352	sf
	Vbfmp post = Q (1/12) Area	863	ft ³

W7	Impervious Cover post-development 100 year storm run-off calculation (V100-imp post)	
100 y/ 24 hr storm event=	5.11	inch
Impervious Curve number from W1	98	
S = $(1000/ICN) - 10$	0.20	
Q = $(P - 0.2S)^2 / (P + 0.8S)$	4.87	inch
Penious curve area from W1	3.309	sf
Vbf-imp post = Q (1/12) Area	1.344	ft ³

W8 Determine Time of Concentration for applicable flow types (Tc- hrs)							
Flow Type	K	Change in elevation (ft)	Length (L) (ft)	Slope % (S)	S ^{0.5}	V=K"S ^{0.5}	TC = L/(V*3600)
Sheet flow*	0.48	8	150	5.33%		2.31	1.11
waterway	1.2						0.04
small trnb	2.1						
Total Tc							0.04
hr							

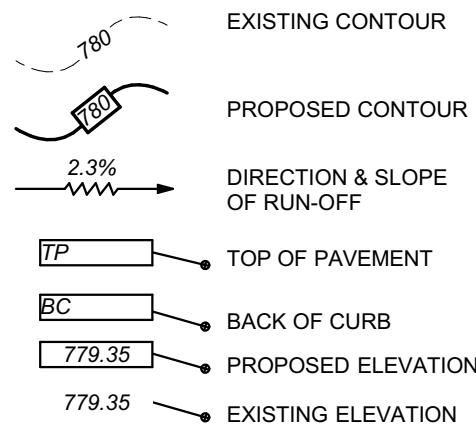
*Sheetflow cannot exceed 300ft. Anything beyond this is considered waterway

W9	Run-off Summary & Onsite Infiltration requirement		
W2	First Flush Volume Vff =	612	ft ³
W3	Pre-development bankfull run-off calculation (Vbf-pre)	83	ft ³
W4	Penious Cover post development bankfull run-off calculation (Vbf-pre po	235	ft ³
W5	Impervious Cover post development bankfull run-off calculation (Vbf-imp	585	ft ³
	Total Bank Full Volume	820	ft³
W6	Penious Cover post-development 100 year storm run-off calculation (V	863	ft ³
W7	Impervious Cover post-development 100 year storm run-off calculation (I	1,344	ft ³
	Total 100 Year Volume	2,206	ft³
	Determine On-site Infiltration requirement		
	Subtract the Pre-development Bankfull from the Post Dev Bankfull volume		
	Bankfull Volume Difference	736	ft ³
	Compare the bankfull Volume Difference with the first flush Vff=	612.48	ft ³
	The greater of the two is the Bankfull Volume Difference		
	Onsite Infiltration Reqment Vinf =	736	ft³

W10	Detention/Retention Requirement		
	Detention		
	Peak of Unit Hydrograph $Q_p = 238.6 T_C^{-0.82}$	3516.66	cfs / in-
	Total site area (ac) excluding "self-crediting BMPs"	0.23	ac
	$Q_{100} = Q_{100-perv} + Q_{100-imp}$	7.96	in
	Peak Flow $PF = Q_p * Q_{100} * \text{Area} / 640$	10.06	cfs
	$\Delta = PF - 0.15$	9.91	cfs
	$V_{det} = (\Delta / PF) * V_{100-post} - V_{inf}$	1.437	ft ³
		Required Detention	

W11 Determine Applicable BMPs and associated volume credits						
Proposed BMP	Area ft ²	Storage Volume ft ³	Avg Design Infiltr Rate in/hr	Infiltr Vol during Storm (ft ³)	Total Volume Reduction	
Per Pavem ^t	1,868	1,261	0.19	177	1,438	
Total volume reduction credit by proposed Structural BMP					1,438	ft ³
Run-off Volume Infiltration Requirement Vinf from W9					736	ft ³
Run-off Volume credit					702	ft ³

GRADING NOTES



COMPLIANCE ANALYSIS OF POURIOUS PAVEMENT

Check Detention Volume			
Pavement Area	1,868	sf	
Gravel Depth	2.25	ft	
Void Area	0.3		
Detention Provided =	1,261	ft ³	
Infiltration during storm=	177	ft ³	from W11
Total Detention Provided	1,438		
Detention Required	1,437	ft ³	OK

Check Infiltration of 100-year Storm within 48 hours

Required 100-yr Detention from from W10	1.437	ft^3
Infiltration Rate = $V100/(\text{Inf Area X } (1'12") \times 48 \text{ hour})$		
Min required Design Infiltration Rate =	0.19	in/hour
Measured Infiltration should be minimum	0.38	in/hour
to provide a factor of safety of 2		
Percolation Test completed Sept 2018		
Measured Average Percolation Rate (d)	1.09	inch/ 10 min
Measured Average Percolation Rate (d)	6.54	inch/hour
Reduction Factor (Rf) = $(2d1-\Delta d / \Delta t) \times 1$	2.75	inch/ hour
Measured Infiltration Rate = Perc rate / Rf	2.38	inch/ hour
Design Infiltration rate (Safety factor of 2)	1.19	inch/hour
Field Test is Satisfactory for Design Provided		

Check Minimum Infiltration Area for Porous Pavement

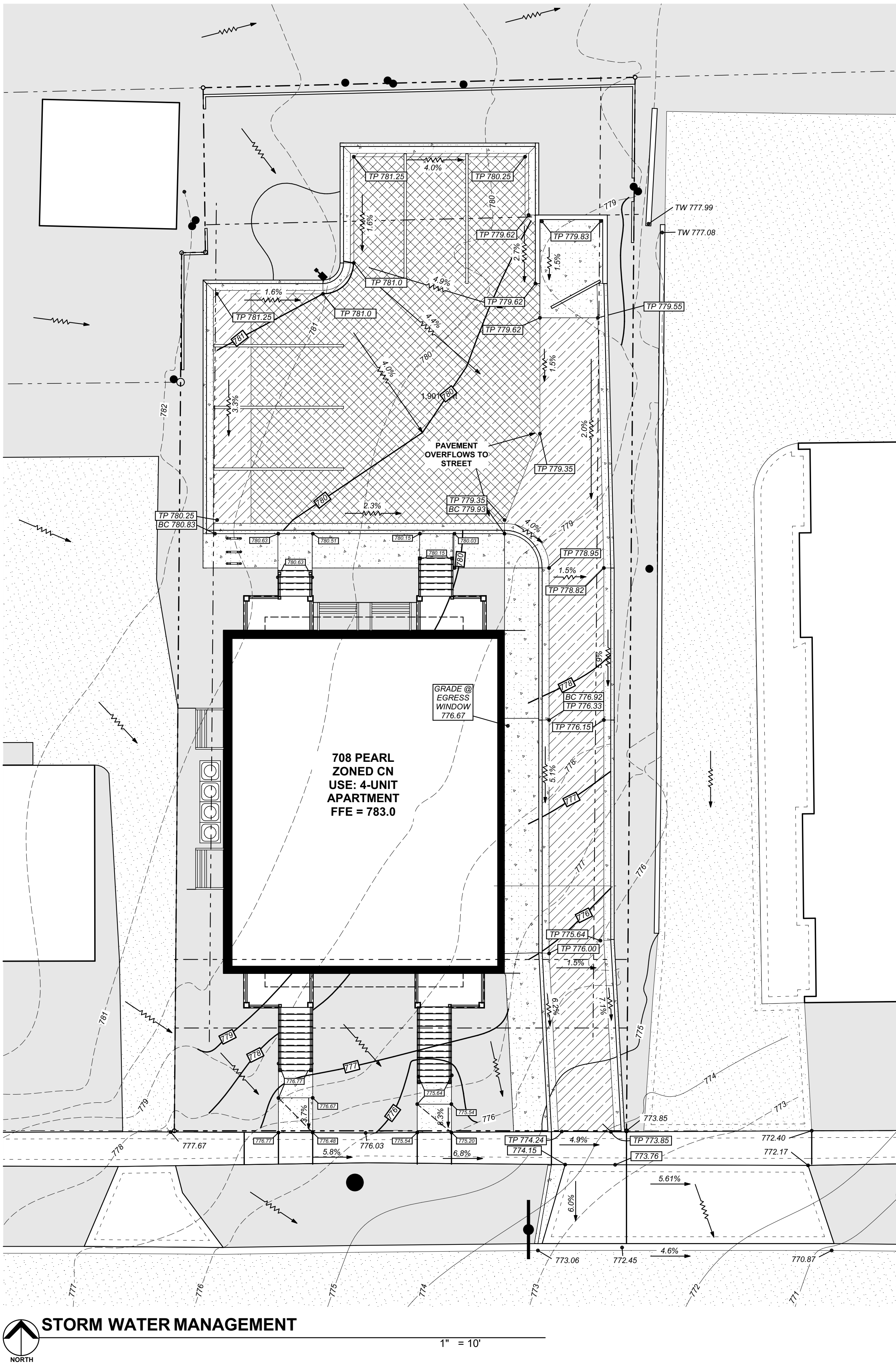
Contributing Pervious Area		
Asphalt	1,257	
Concrete & Curbs	1,157	
Building	2,050	
Total Pervious Area	4,464	
Min Infiltration Area = Pervious Area/ 5		
Infiltration Area Provided =	1,868	sf
Min Infiltration Area Required =	893	sf
		OK

	EXISTING	CHANGE	PROPOSED
IMPERVIOUS AREAS	589 SF	+3,877 SF	4,466 SF
BUILDING	-- SF	+2,050 SF	2,050 SF
ASPHALT PAVEMENT	-- SF	+1,259 SF	1,259 SF
CONCRETE & CURBS	589 SF	+568 SF	1,157 SF
PERVIOUS AREAS	9,424 SF	-3,877 SF	5,547 SF
GRASS	9,424 SF	-6,072 SF	3,352 SF
PORCHES & STEPS	-- SF	+326 SF	326 SF
PERV. PAVEMENT	-- SF	+1,869 SF	1,869 SF
	94.1% OF SITE		55.4% OF SITE
SITE AREA	10,013 SF 23 ACRES		10,013 SF 23 ACRES

STORM WATER NOTES

THE CURRENT SITE IS VACANT, PART OF A NEIGHBORHOOD WITH RELATIVELY STEEP SLOPES OF 4-6%. THIS STREET IS NOT SERVED DIRECTLY BY A STORM SYSTEM. THE NEAREST DOWNHILL PUBLIC DRAIN IS LOCATED AT THE INTERSECTION OF BALLARD. ACCORDING TO EWATHENAW MAPS, THIS SITE CONTAINS ST. CLAIR CLAY LOAM (HYDROLOGICAL SOIL GROUP D), AND INFILTRATION CAPACITY IS EXPECTED TO BE LOW. MEASURED INFILTRATION RATE IS BETTER THAN EXPECTED.

THE BUILDING LOCATION AND THE ISOLATION REQUIREMENTS OF INFILTRATION SYSTEMS MAKE A RAIN GARDEN OR STORAGE DRYWELL UNLIKELY WITHOUT A ZONING VARIANCE TO CREATE OPEN SPACE IN THE LOW FRONT YARD. POUROUS PAVEMENT IS CONSIDERED A GOOD OPTION SINCE IT CAN BE LOCATED IN THE CENTER OF THE LOT AND WILL PROVIDE A LARGE AREA TO BALANCE THE ANTICIPATED LOW INFILTRATION. THE SLOPE OF THE PAVEMENT WILL REQUIRE DEEPER AGGREGATE BASE AT THE HIGH END TO ACHIEVE A LEVEL BASIN. TO IMPROVE THE SYSTEM, AN EXTRA PARKING SPACE IS PROPOSED TO INCREASE THE SIZE OF THE PERVIOUS PAVEMENT.



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SITE PLAN & ZBA	
RESUBMITTAL	14 DEC 2018
ZBA	23 OCT 2017
SITE PLAN REVIEW	11 AUG 2017
PRELIMINARY	3 AUG 2017
CONCEPT	17 MAY 2017

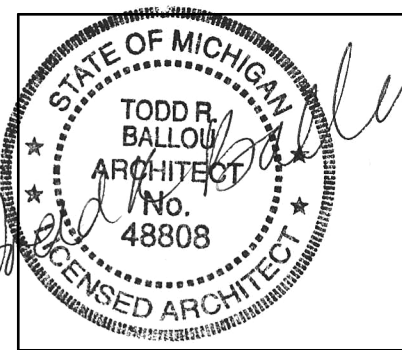
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PROJECT:
PEARL STREET FOURPLEX

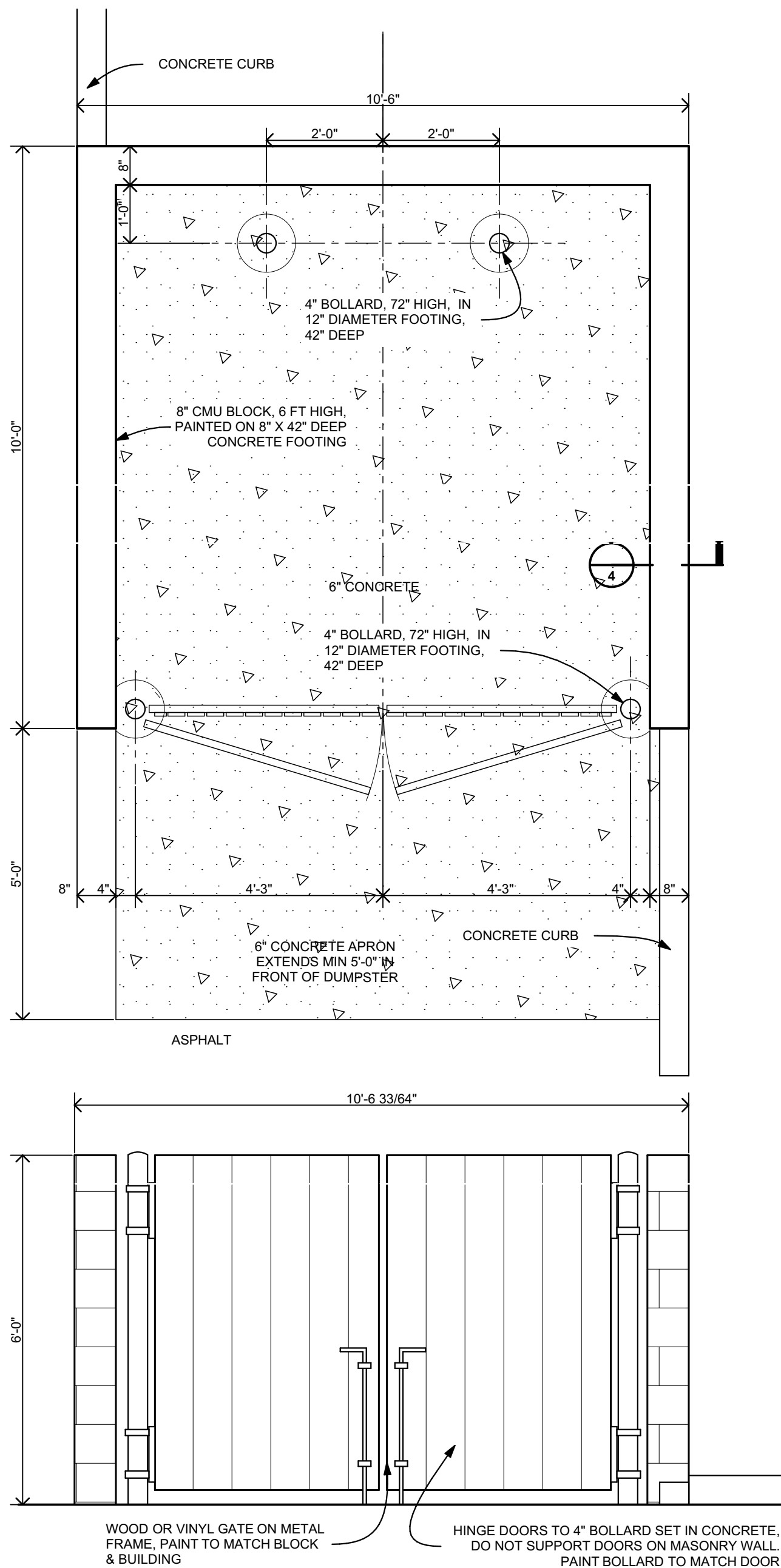
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JOB NO:
1712

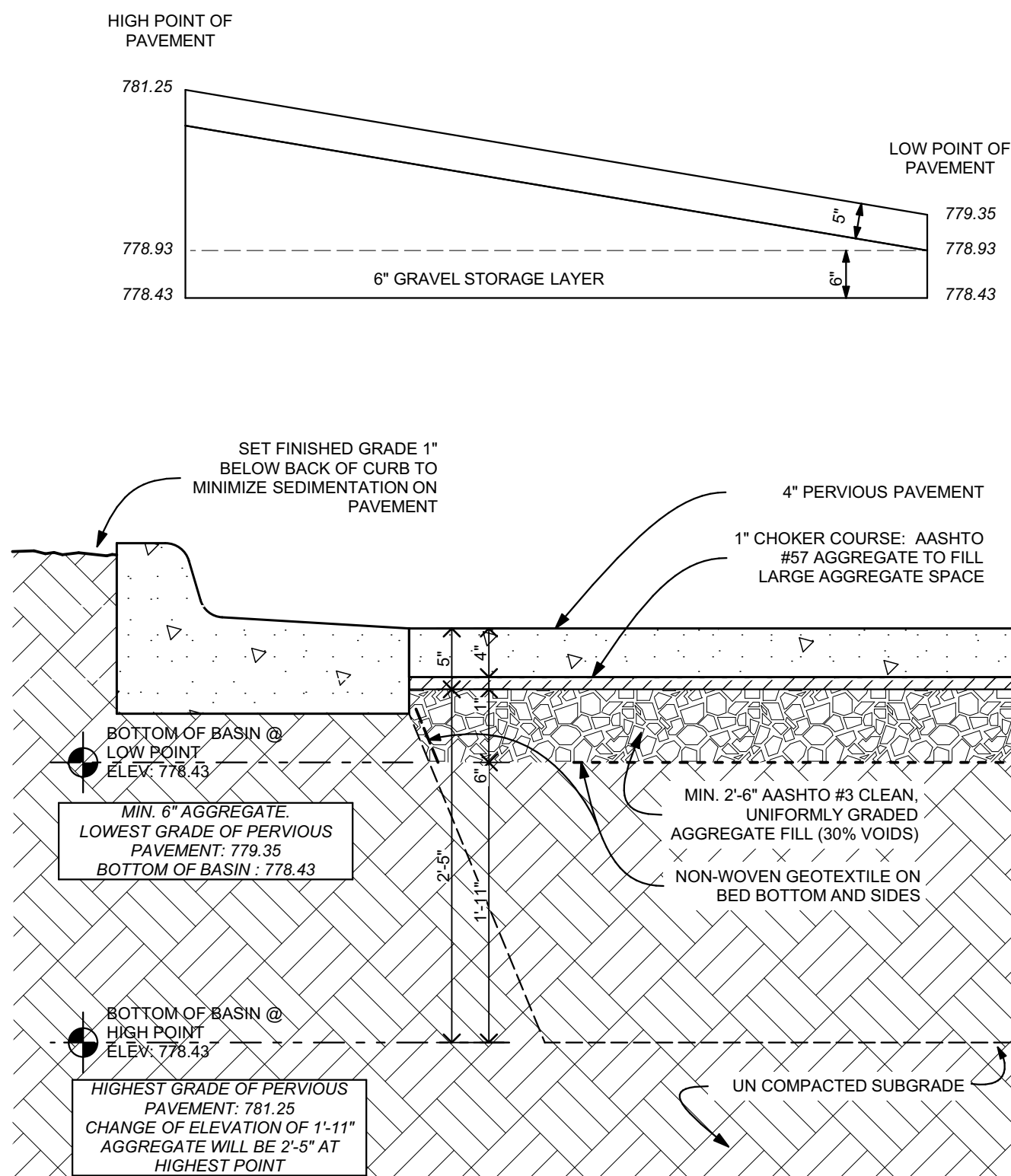


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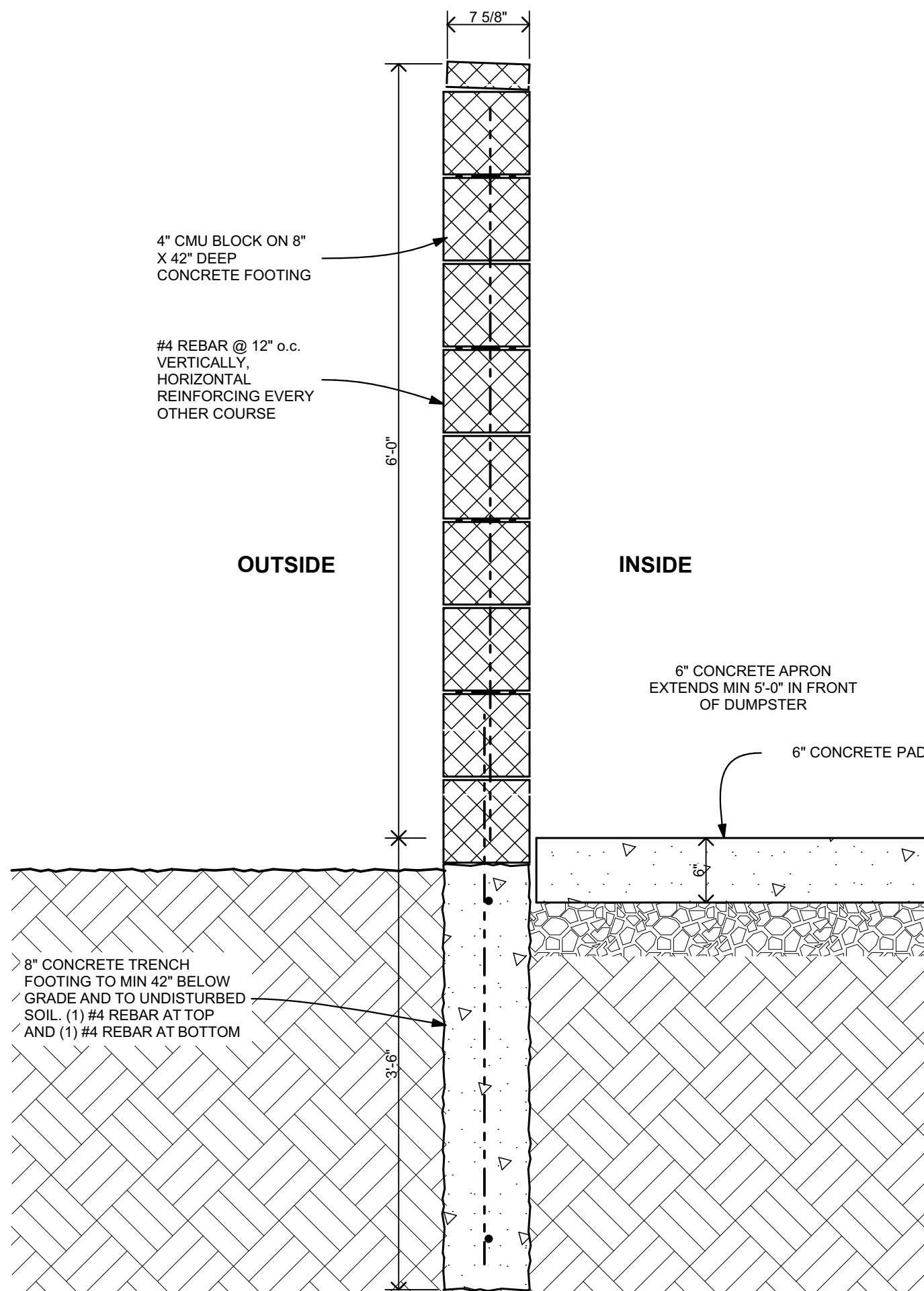
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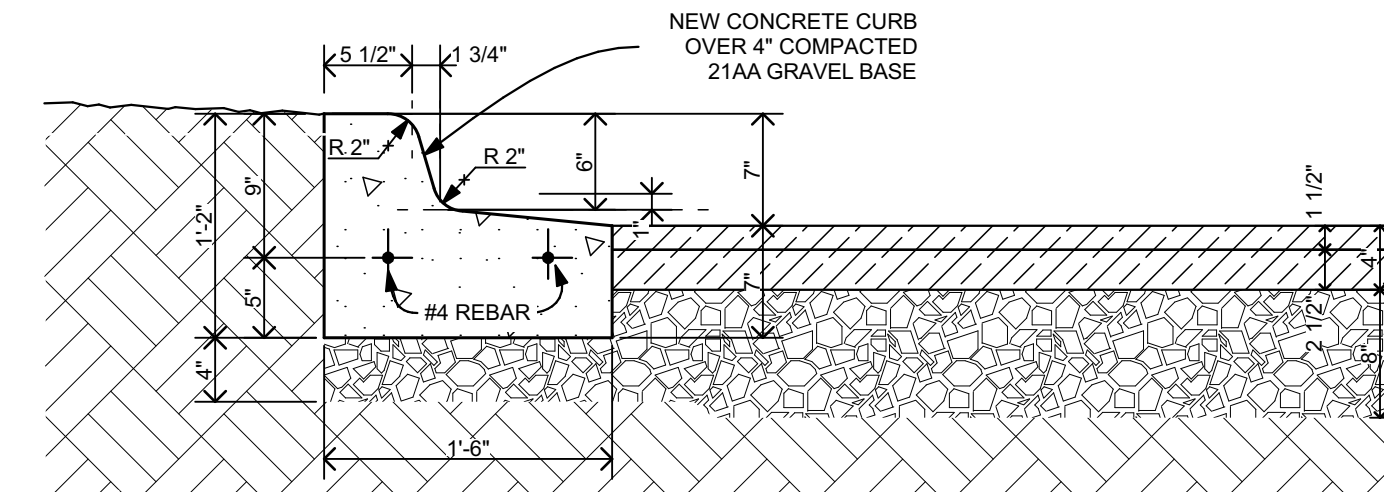
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S4 **TRASH ENCLOSURE**
Scale 1/2" = 1' - 0"



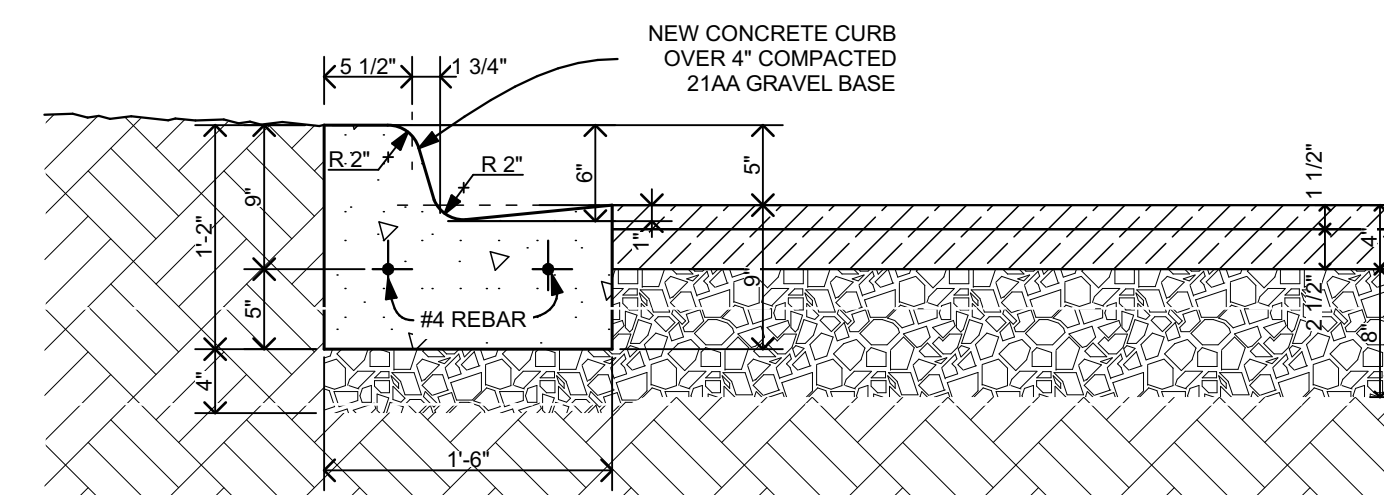
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S4 **PERVIOUS PAVEMENT**
Scale 1" = 1' - 0"



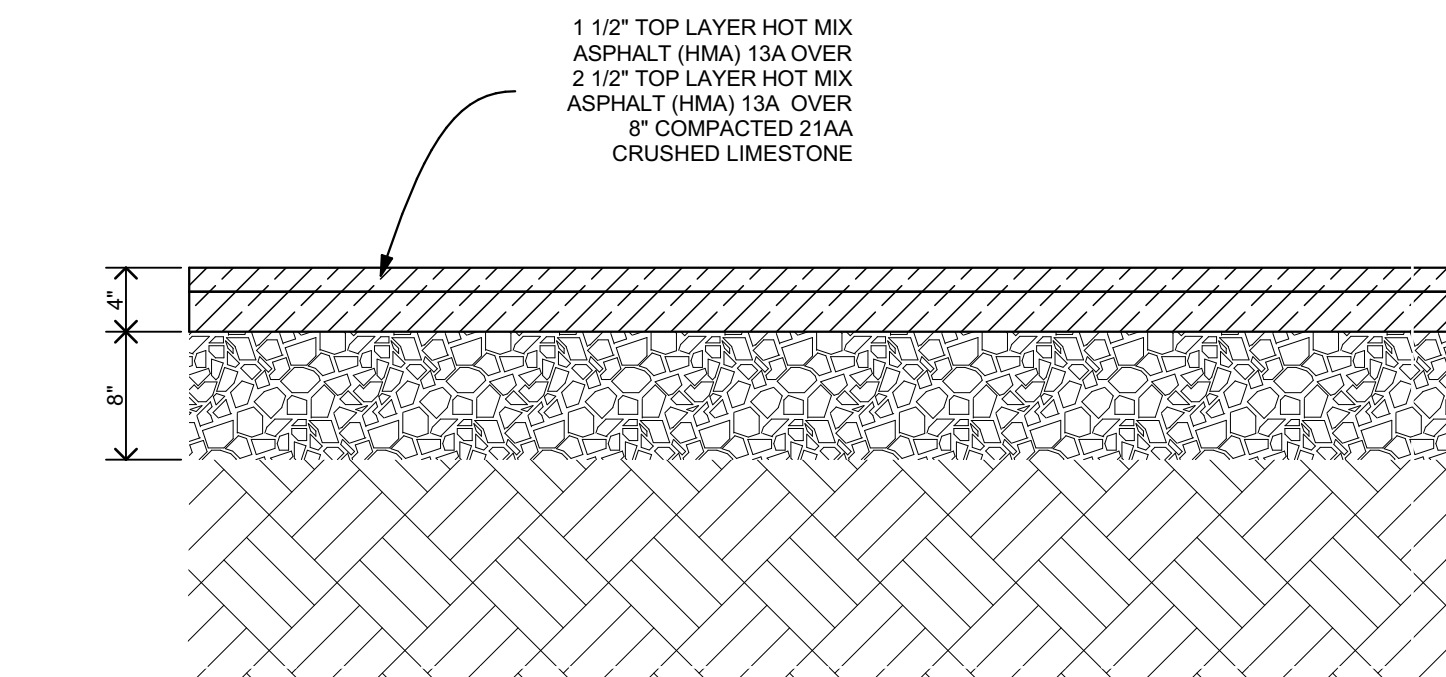
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S4 **DUMPSTER ENCLOSURE**
Scale 1" = 1' - 0"



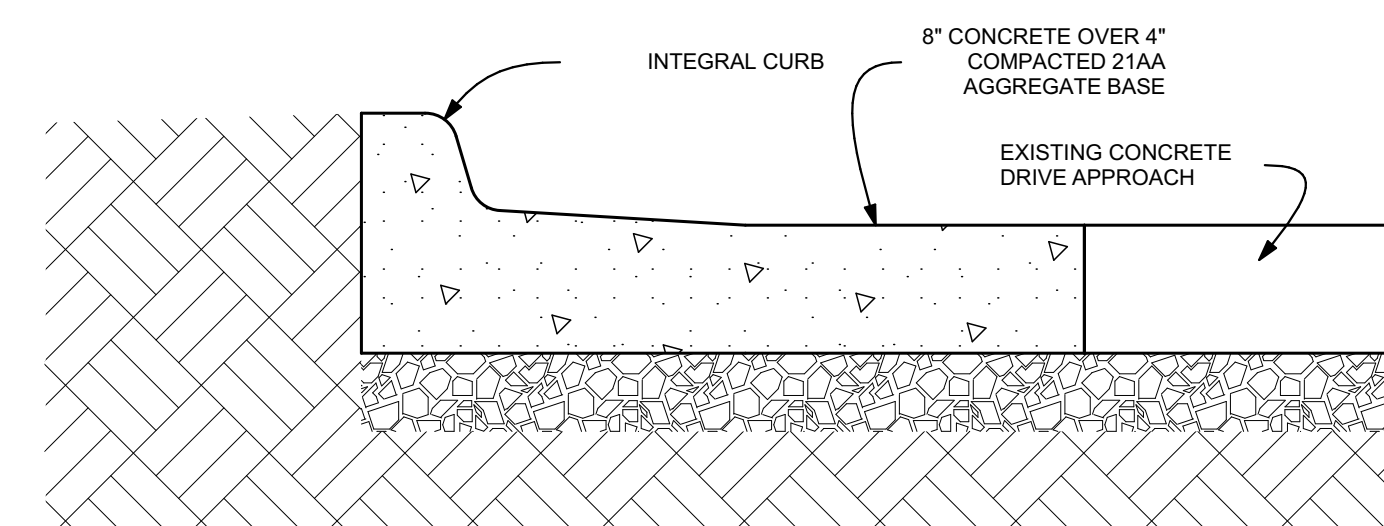
4
S4 **TYPE F2 CURB- PITCH OUT**
Scale 1" = 1' - 0"



3
S4 **TYPE F2 CURB- PITCH OUT**
Scale 1" = 1' - 0"



2
S4 **ASPHALT PAVING**
Scale 1" = 1' - 0"



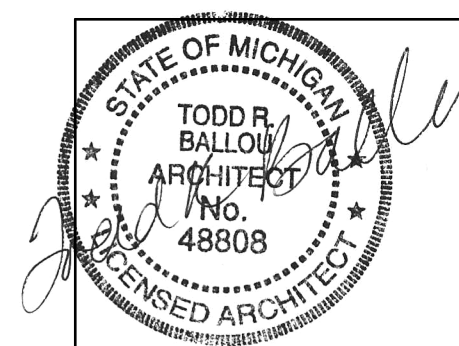
1
S4 **CONCRETE DRIVE APPROACH**
Scale 1" = 1' - 0"

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PROJECT:
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708 PEARL STREET
YPSILANTI, MI

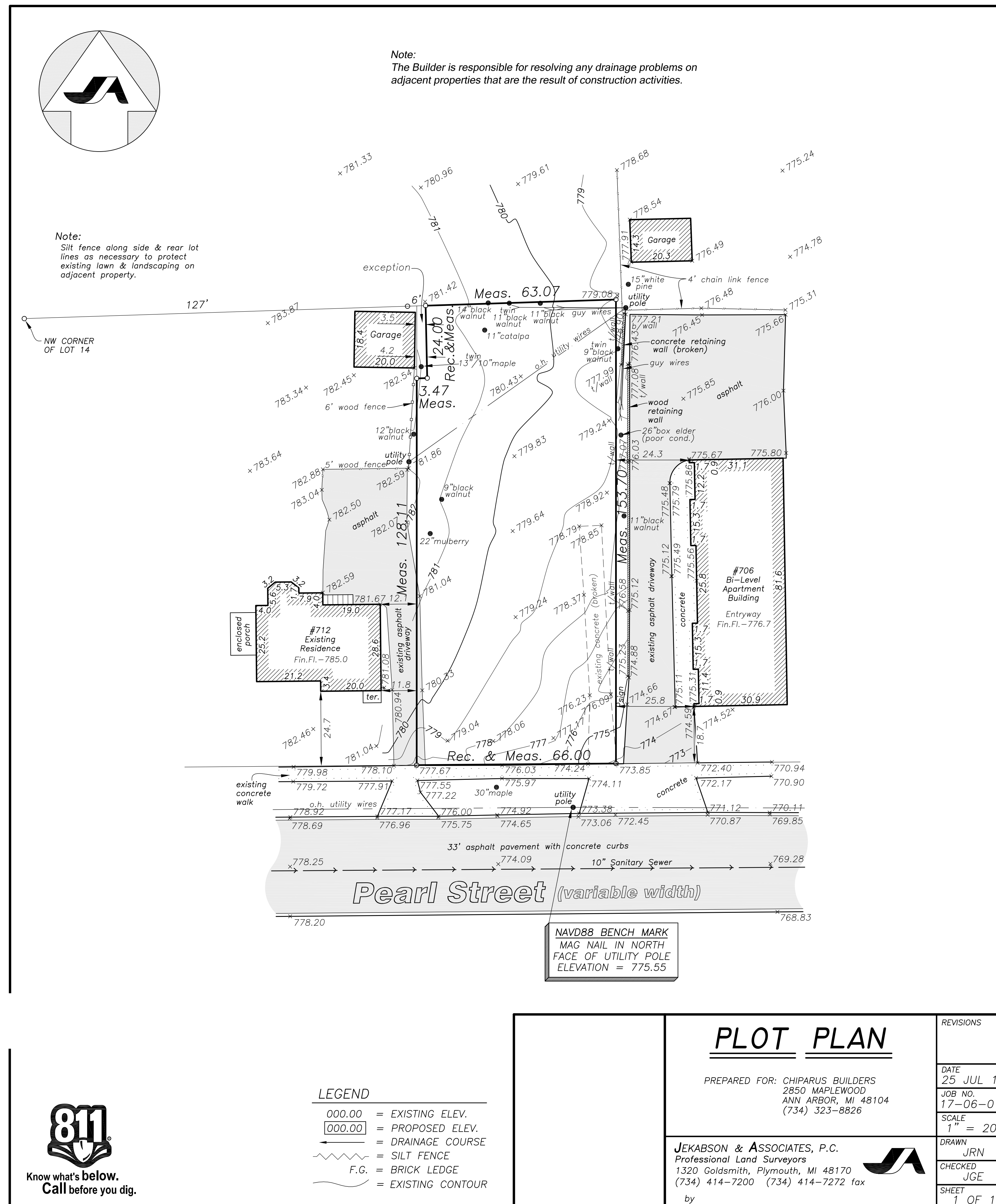
TITLE: SURVEY

JOB NO:
1712



SHEET NO.

S5



PEARL STREET FOURPLEX

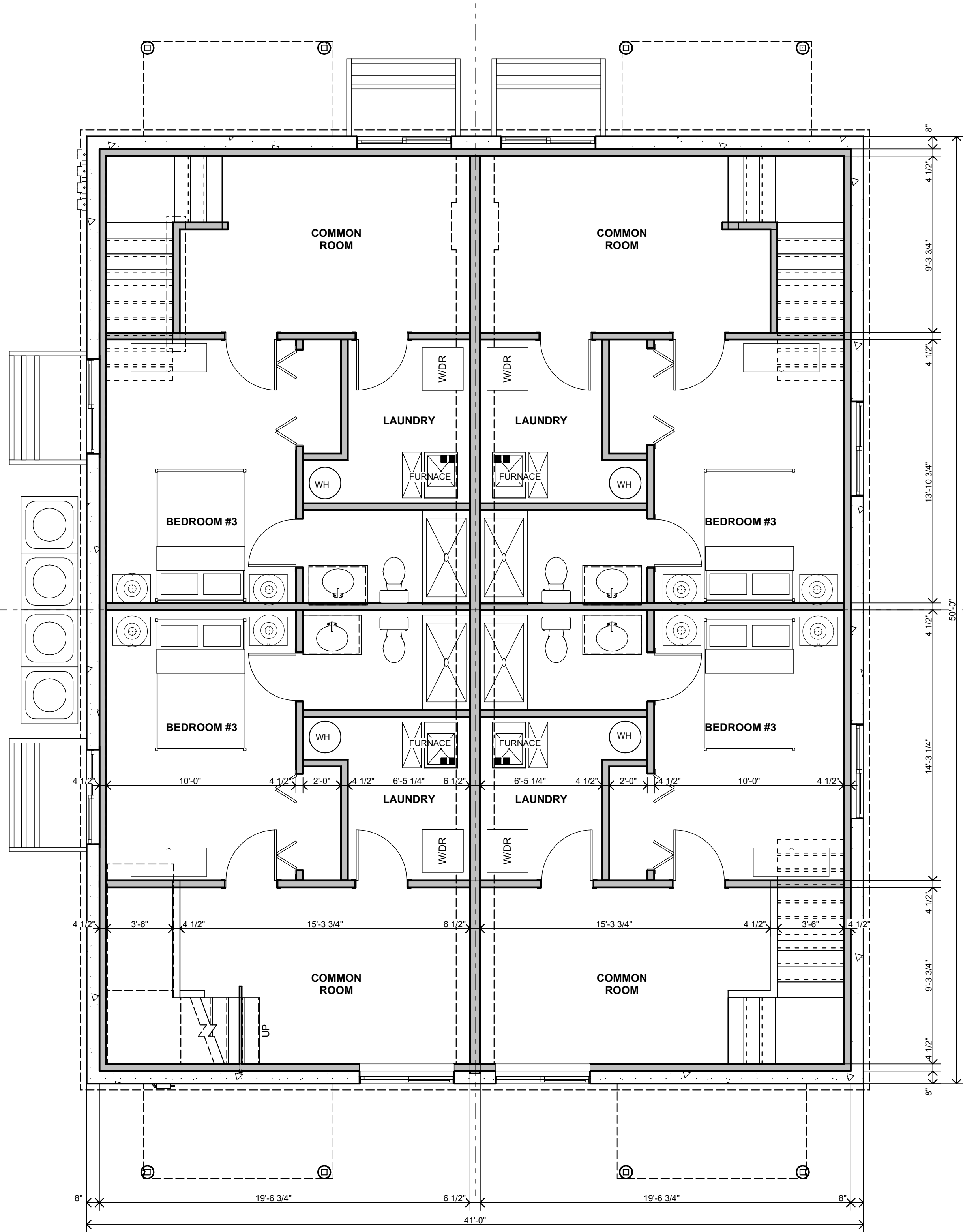
YPSILANTI, MI



6 REAR ELEVATION
1/4" = 1'-0"



5 FRONT ELEVATION
1/4" = 1'-0"



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

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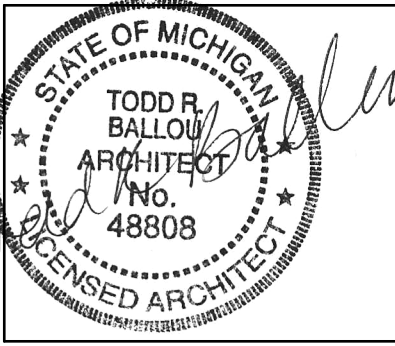
SITE PLAN & ZBA
RESUBMITTAL 14 DEC 2018
ZBA 23 OCT 2017
SITE PLAN REVIEW 11 AUG 2017
PRELIMINARY 3 AUG 2017
CONCEPT 17 MAY 2017

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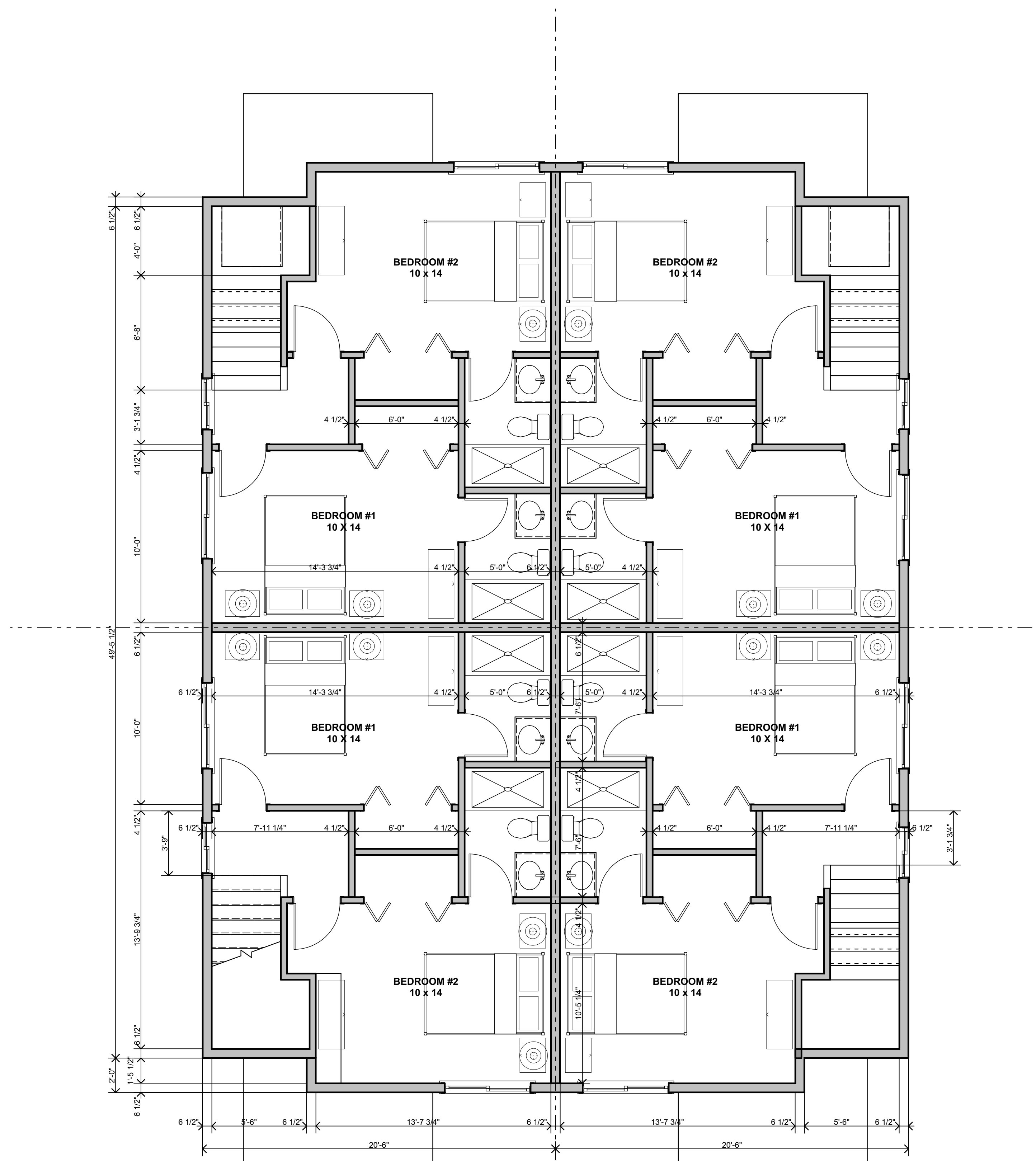
PROJECT:
PEARL STREET FOURPLEX
708 PEARL STREET
YPSILANTI, MI

TITLE: LOWER LEVEL PLAN & ELEVATIONS

JOB NO:
1712

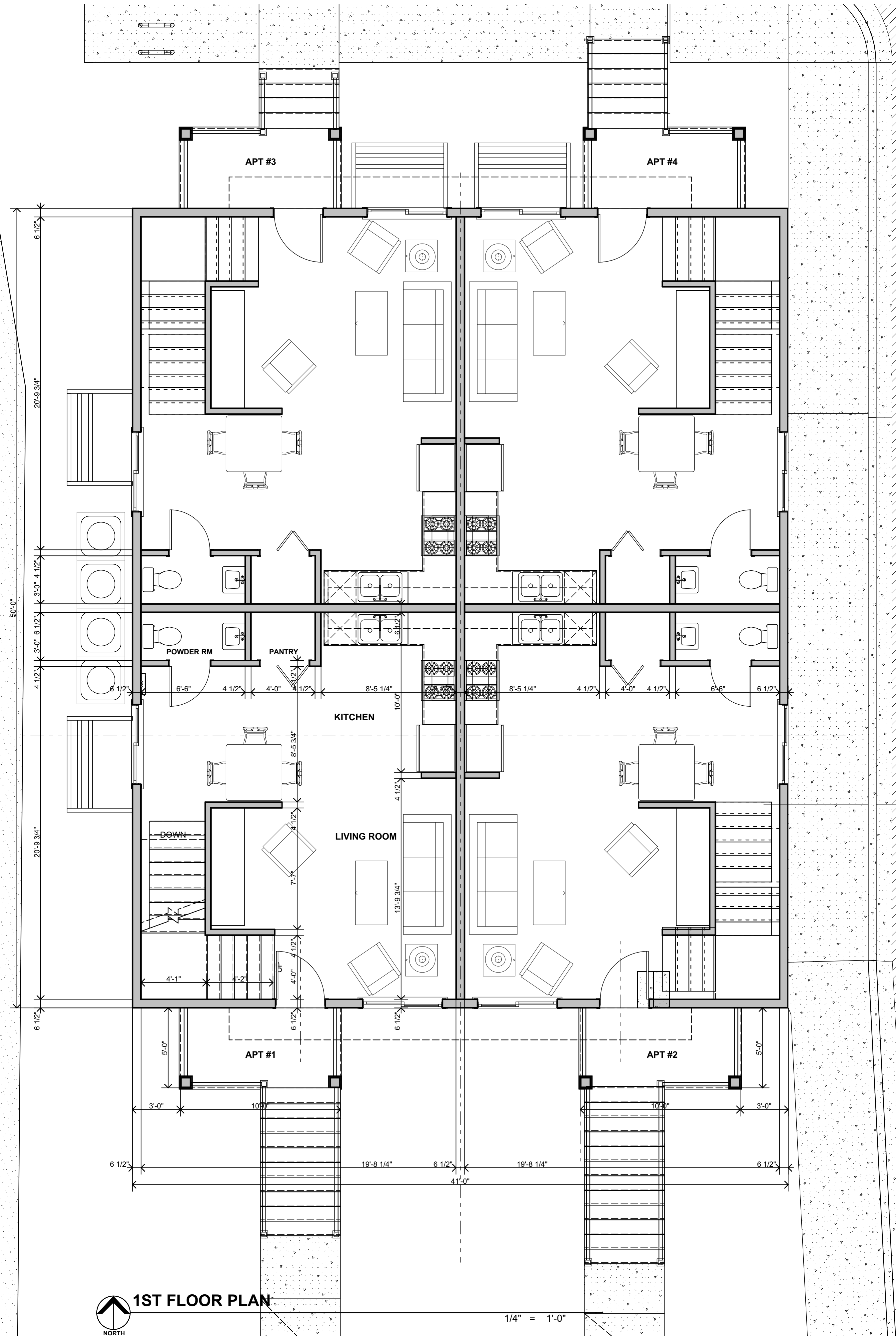


SHEET NO.
A1



2ND FLOOR PLAN

1/4" = 1'-0"



1ST FLOOR PLAN

1/4" = 1'-0"

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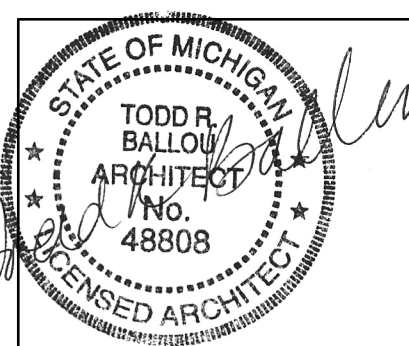
SITE PLAN & ZBA
RESUBMITTAL
ZBA
SITE PLAN REVIEW
PRELIMINARY
CONCEPT

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PROJECT:
PEARL STREET FOURPLEX
708 PEARL STREET
YPSILANTI, MI

TITLE: **FLOOR PLANS**

JOB NO:
1712



SHEET NO.

A2

SITE PLAN & ZBA
RESUBMITTAL
ZBA
SITE PLAN REVIEW
PRELIMINARY
CONCEPT

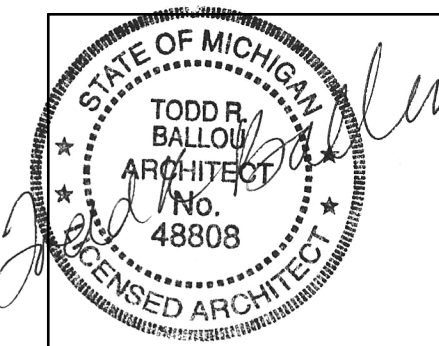
14 DEC 2018
23 OCT 2017
11 AUG 2017
3 AUG 2017
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PROJECT:
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YPSILANTI, MI

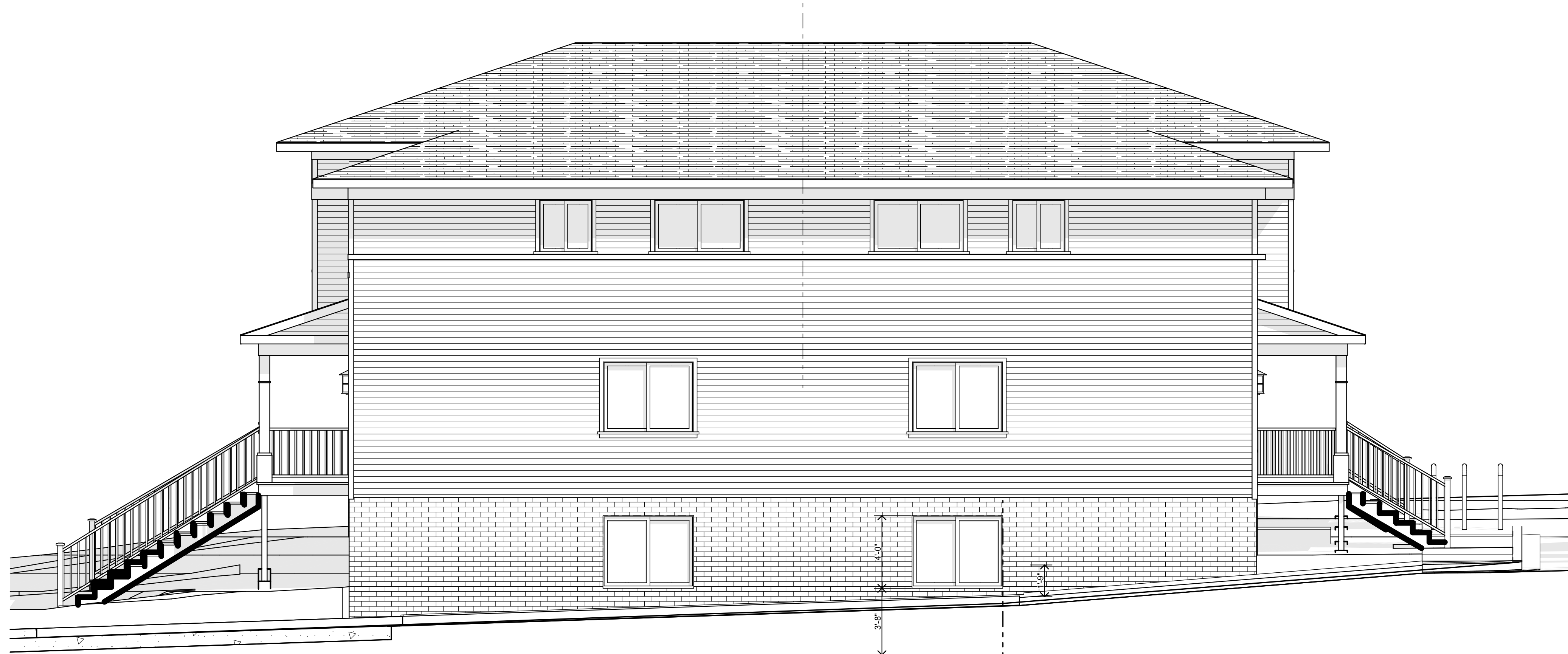
TITLE: **ELEVATIONS**

JOB NO:
1712



SHEET NO.

A3



2
8

RIGHT ELEVATION

1/4" = 1'-0"



1
8

LEFT ELEVATION

1/4" = 1'-0"

**PLANNING COMMISSION
MEETING MINUTES
January 16, 2019
CITY COUNCIL CHAMBERS
7:00 P.M.**

I. CALL TO ORDER

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

II. ROLL CALL

Present: J. Talaga, H. Jugenitz, J. Donnelly, P. Hollifield,
M. Simmons, T. Dennis

Absent: M. Dunwoodie (excused) J. McGadney

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

III. APPROVAL OF MINUTES

Commissioner Simmons moved to approve the minutes of December 19, 2018 (Support: J. Donnelly) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

Richard Murphy, 406 Florence – submitted a letter, signed by a number of residents, urging that the North Huron repaving program be designed to “reinforce the 25 m.p.h. speed limit and improve pedestrian and resident safety.

With its one-way and overly wide highway-style configuration, the current design of the road encourages speeding and aggressive driving on a neighborhood street. This creates dangerous conditions, particularly at the intersections of Huron with Cross and Forest. This discourages pedestrian traffic between our neighborhood and campus to Depot Town and the river parks.

They specifically support:

- The city’s intent to use a 25 mph design speed for this street
- The addition of “bump-outs” to narrow intersections and create better pedestrian visibility
- The upgrade of the crosswalks to meet ADA standards and improve visibility

They further encourage the city to implement these additional steps:

- Use 10-foot-wide travel lanes, in place of the 11-foot-wide lanes noted in the plans. NACTO’s *Urban Street Design Guide* recommends 10-foot lanes on all

urban streets except designated truck and bus routes, and AASHTO and FHWA guidance allow for 10-foot lanes on “collectors”. This may be achieved by using the bump-outs to set lane widths at the intersections and a solid white line between the travel and parking lanes between intersections.

Provide drivers earlier notice of the 25 mph speed limit by moving the existing speed control signs south to the intersection. Currently these signs are 200 feet north of the intersection with Cross Street. Moving the signs south to the intersection will increase visibility and compliance. Adding “reduced speed ahead” or “slow down” signs on Huron south of Cross Street would provide additional notice of the speed limit change.

Include “gateway treatments” at unsignalized pedestrian crossings to increase visibility, using a combination of R1-6 signs and flexible delineators.

Finally, they understand the city is working with MDOT to make changes on Huron Street south of Cross that will further improve pedestrian safety and access in this area. They strongly support that work, and encourage the city to pursue further traffic calming efforts throughout the neighborhood, including eventual two-way traffic on all major streets.

V. PRESENTATION AND PUBLIC HEARING ITEMS

1. Capital Improvements Review: 2019 Pavement Maintenance Program

Ms. Wessler gave an overall view of the details of the project stating that this a pavement maintenance project, largely funded by federal STP funds (80% federal, 20% local). Such projects are generally specified far in advance; a five-year timeframe is generally assumed. As the project approaches being realized - generally one to two years in advance - design is finalized. For instance, for the early 2018 PM program that involved Congress and North Hamilton, Planning Commission reviewed it in April 2017, and it had been planned for some time before that.

Due to staffing changes, both with our City engineers and the City in 2018, the timeframe for this project is rather more compressed, which somewhat limits design flexibility. Changes of more than 25% of the budget, additions or subtractions, can cause significant delays; delays can cause the funding to “expire.” This is the case even when additional Federal monies are not requested and the City chooses to self-fund the changes. In addition, due to the way roads funding is allocated in the state, a change in STP funding used in one year may affect the amount of funding allocated or available in future years. Therefore, the value of any changes proposed must be weighed against the value of having the project done this year rather than some future year, and potentially delaying or altering the timeline of those future planned projects as well. If Planning Commission chooses to recommend design changes, that might alter the timeline of this project, the recommendations will be referred to City Council.

This is a Capital Improvements Review, not a Complete Streets Review. We adopted a Capital Improvements Plan in 2015 that has only been lightly updated; staff is working on another update this year that we hope will make capital improvements review less time-constrained and

ensure the capital improvements performed more closely align with adopted city policies. She also noted that the source of funding limits design choices somewhat; as federal funding is being used, MDOT has issued rules that must be followed. MDOT will allow for certain exceptions or variances under certain specific conditions. Ms. Wessler listed a number of recommendations by staff on the projects that will be discussed, i.e. Huron, Congress and Harriet.

Also in attendance to give input and assistance was Kent Early, OHM Engineer, Rachel Jackson, OHM Engineer and Brad Holman, Interim Director for Department of Public Services. Mr. Early noted that a former OHM Engineer, Marcus McNamara, who had worked on many of the street projects for the City of Ypsilanti, had left for another position. Mr. Early stated he had 20+ years with OHM and had worked alongside Mr. McNamara on many of the earlier projects and was very familiar with Ypsilanti streets. He reviewed all the areas in question, offering many positive comments and information with regard to federal money, sidewalks, bump-outs, etc. W. Cross will be resurfaced in 2020 and the bridge is scheduled for 2022. He noted that they have been asked to plan to 2045! Bonnie discussed the bus stops in the Congress area - there are five. She would strongly recommend we improve the one located at Oakwood - we have the option to improve the one at Wallace and Mansfield. There is one at Harriet and that could also be incorporated as part of the recommendation. Some discussion was held on bike sharrows/route signs and regarding Harriet - Ms. Wessler stated that this is a very high traffic street and is not recommended.

Ms. Wessler stated that she had discussed the packet with Bob Krzewinski, Director of Non-Motorized Committee and it was her impression that he was generally supportive of the plan as written.

There was much discussion on various bump-outs, on street parking, etc. with comments and questions from commissioners, OHM employees and city staff on each of the proposed projects. The complete packet is included on the city website. After the discussion, Commissioner Jugenitz moved to endorse the recommendation of the 2019 Pavement Maintenance Program as listed and also recommended that the city prioritize the bus pads as needed (Support: M. Simmons) and the motion carried by voice vote unanimously.

2. Medical Marijuana Provisioning Centers: Increase in Buffer

Ms. Wessler stated that this is a recommendation to City Council to approve a Text Amendment to Medical Marijuana dispensaries (recommended to become "Medical Marijuana Provisioning Centers"), Sec 122-532(b)(3).

Ms. Wessler gave some background information on this adding that there is absolutely nothing certain and the State continues to change its mind on everything. Prior to the end of the year, the State had told the dispensaries that had not yet received a state license, to stop operations or they would jeopardize their standing in the application process so everyone that did not have a license in the city did actually close January 1st. Today, the state issued guidance that the facilities that had not yet received their license, but are in still in the application process, could re-open. Most dispensaries have re-opened. Locally, we have two licensed provisional centers within the city, both in GC district; one on Huron River Drive and the other on S. Huron. The remaining five in the city are still in the licensing process.

Commissioner Dennis asked the difference between growers, provisioning centers, and processing centers which Ms. Wessler detailed as well as discussing the various areas in the city where each of these centers can be located. More background information is contained in the staff report dated March 15, 2018. Also included are the standards for amendments. Staff is recommending that the Planning Commission recommend approval to City Council with findings.

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

Since there were no public comments, Commissioner Jugenitz moved to close the public portion of the hearing (Support: M. Simmons) and the motion carried unanimously.

Commissioner Jugenitz moved that the Planning Commission recommend to City Council approval of the proposed text amendment to Sec 122-532(b)(3), "Medical Marijuana 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.

The motion was supported by Commissioner Simmons and by voice vote carried unanimously.

3. Commercial Sales and Commercial Recreational Use of Firearms

Ms. Wessler stated that this is a Zoning Ordinance Text Amendment to address firearms sales and commercial recreational use. She stated that the Planning Commission discussed in March of 2018 the sale and commercial use within the City as well as heard presentations from staff and invited public comment at the June and July meetings. Currently, commercial sale of firearms is permitted wherever commercial sales are permitted, and commercial recreational/educational use is permitted wherever indoor/outdoor commercial use is permitted (indoor or outdoor recreation, generally). The proposed amendment would not regulate gun sales, but may zone where guns may be sold in the city. It would provide for ranges in the city, prohibiting home occupation of firearm sales and basically define everything. For ranges it would keep them away 500' from where people congregate, i.e. parks, grade schools, EMU University, etc.

Some comments were made by board members regarding ranges and their concern on the recommended 500' distance. It was the opinion of some members that it should be more than 500'. Ms. Wessler explained what specific places ranges might be 500' away from, and what went into choosing that distance. Ms Wessler also noted that staff had not yet mapped the proposed buffers, and recommended doing so to ensure the regulations weren't essentially "zoning the use out."

Commissioner Dennis recommended tabling this item to discuss further the recommended 500' distance in more detail (Support: J. Donnelly) and the motion carried unanimously.

4. Miscellaneous text updates including parking, setbacks, nonconforming A, and corrections

City Planner Wessler stated that the following is a list of issues she would like to address that have been noted since the 2017 update:

- Add the processes for Nonconforming A and ZBA actions to the process table.
- Clarify that sketch plan approvals, etc. are subject to the same provisions
- Fix the numbering in several sections
- Parking quantity updates
- Update language “Provisioning Centers” in GC to “Medical Marijuana Provisioning Centers”; correct language regarding child care
- Explicitly state that publicly-erected signage does not require conformance to the ordinance
- Update performance guarantee standard to match adopted engineering standards
- Make properties in CN-SF eligible for Nonconforming A
- Lower accessory building setbacks in form-based districts to match accessory building setbacks in use-based districts
- ZBA member attendance requirements

Commissioner Hollifield moved to open the public portion of the hearing (Support: M. Simmons) and the motion carried.

Since there was no comment, Commissioner Dennis moved to close the public portion of the hearing (Support: P. Hollifield) and the motion carried unanimously.

Commissioner Dennis moved that the Planning Commission recommend to City Council approval of the proposed text amendment to the zoning ordinance as referenced in the staff report, with the following findings:

1. The amendments are consistent with the guiding values of the Master Plan.
2. The amendments are consistent with the description and purpose of the district.
3. The amendments are consistent with the intent of the zoning ordinance.
4. The amendments will enhance the functionality and character of the future development in the City.
5. The amendments will help preserve the historic nature of the City.
6. The amendments will enhance the environmental sustainability of the City and not negatively affect its natural features.
7. The amendments will protect the health, safety, and general welfare of the public.
8. The amendments correct an oversight in the original text.
9. The proposed amendment will not result in the creation of significant nonconformities.

The motion was supported by Commissioner Jugenitz and by voice vote carried unanimously.

VI. OLD BUSINESS

1. 307 N River – Site Plan Review.

This item was tabled 7/18/2018 – to remain on table pending ZBA action. Ms. Wessler added that a ZBA meeting had been scheduled in December which included this item. Unfortunately, we did not have a quorum. We now have a full board (plus one alternate) so this item will be included in the next ZBA meeting on January 23, 2019. Also included on the agenda is 708 Pearl and 534 N. River.

VII. NEW BUSINESS

1. Appointment of Members for the Non-Motorized Transportation Committee
Commissioner Jugenitz moved to appoint new members Helen Schulte and Dylan Goings to the Non-Motorized Transportation Committee (Support: T. Dennis) and the motion carried unanimously.
2. Appointment of Officers for the Non-Motorized Transportation Committee
Commissioner Dennis moved to appoint Bob Krzewinski and Sarah Walsh as Officers for the Non-Motorized Transportation Committee (Support: H. Jugenitz) and the motion carried unanimously.
3. Master Plan Update/Sustainability Plan proposal discussion
Planner Wessler stated that the Planning Commission and the Sustainability Commission were sent three proposals for development of the Master Plan Update and Sustainability. Boardmembers were invited to forward questions to pass along to the agencies that submitted proposals to discuss at this meeting.

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

Cynthia Kochanek, Preservation Planner stated that she had accepted a position in North Carolina and her last day worked is February 1st. The Commission expressed their congratulations.

IX. COMMITTEE REPORTS

1. **Non-motorized Committee Report**
Report dated January 9, 2019 was included in packet.
2. **Master Plan – Housing Affordability/Access subcommittee report**
Commissioner Jugenitz.
3. City Planner Wessler stated that she had attended the Train Stop Feasibility Study Town Hall that had been held the previous evening. She encouraged members to read the information on the city website and take the survey.

X. ADJOURNMENT

Since there was no further business, Commissioner Simmons moved to adjourn the meeting (Support: T. Dennis) and the motion carried unanimously. The meeting adjourned at 8:55 pm.

Agenda
Planning Commission
Wednesday, 20 February 2019 – 7:00 P.M.
City Hall – Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

IV. Old Business

- 307 N River: Site plan review
Tabled from 7/18/2018; referred back from ZBA 1/23/2019.



City of Ypsilanti
Community & Economic Development Department

April 2018
July 2018
February 2019

**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
Revised Plans dated **19 October 2018**
ZBA review 23 Jan 2019

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

Zoning: C, Center

Action Requested: Approval

Staff Recommendation: Denial

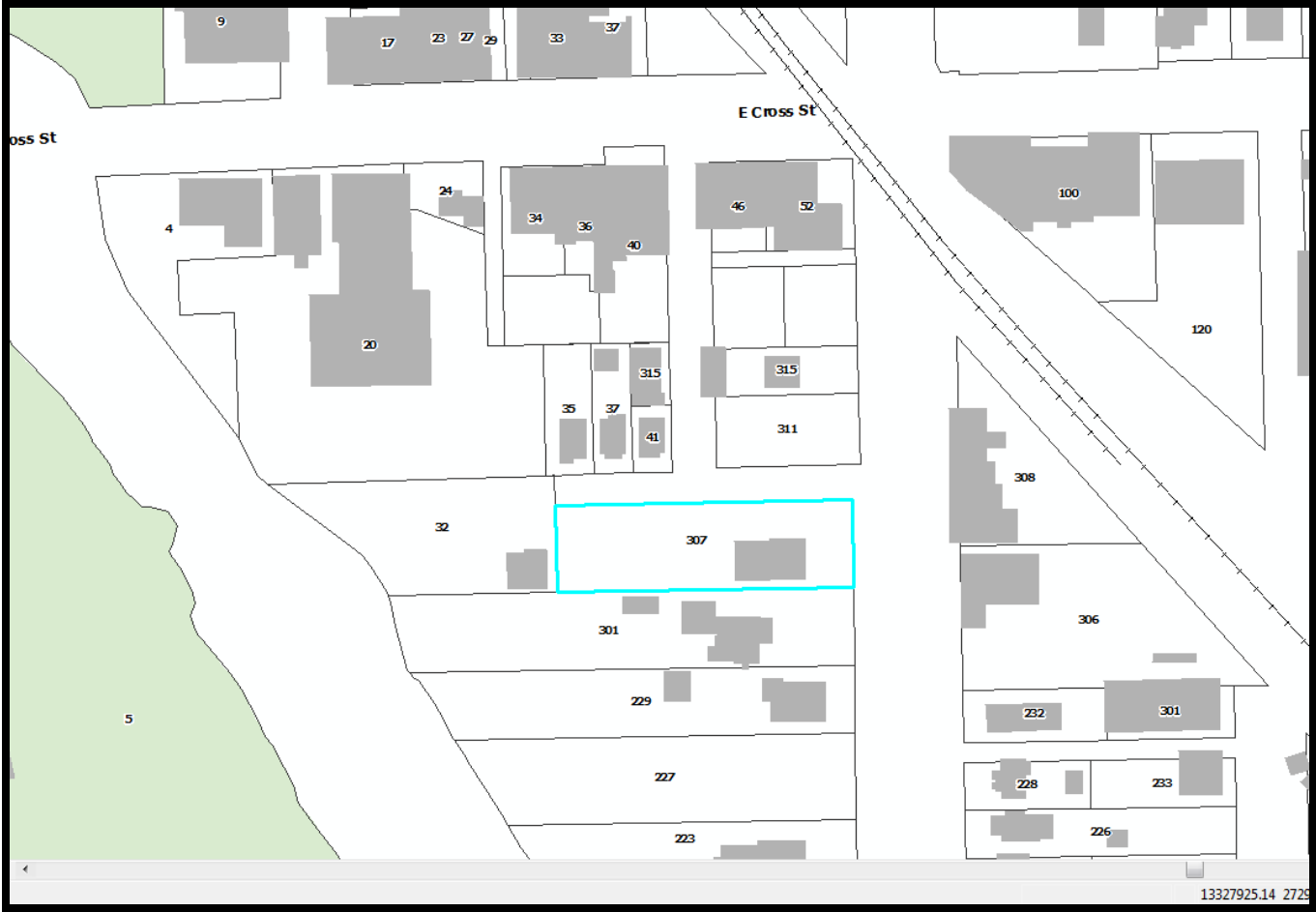
PROJECT AND SITE DESCRIPTION

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.

Update from Jan 2019 ZBA: The variance for the driveway offset from Ninde was approved, allowing it to be treated as a driveway intersection, as well as to allow no striping on any gravel paving. The other variances for sidewalk, drive alignment, and parking were tabled.

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
CM: BUILDING TYPE §122-475	Determined by lot size		21,700 sf Commercial Mixed-Use Medium Multiple Story Building	Unchanged NOTE: previous versions of this review mistakenly classified the building type as single-story commercial. This was incorrect.
LOT: Unchanged.				
BUILDING ENVELOPE AND HEIGHT:				
			Unchanged. Existing nonconforming.	
ACCESSORY BUILDING ENVELOPE, FOOTPRINT, AND HEIGHT				
Street setback ft	Min 30	Max --	n/a – shed replaced or relocated to further rear of lot	38'
Side setback ft	Min 10	Max --	n/a – shed replaced or relocated to further rear of lot	28'
Rear setback ft	Min 10	Max --	n/a – shed replaced or relocated to further rear of lot	11'
Footprint sf	Min --	Max 800 sf	n/a – shed replaced or relocated to further rear of lot	10*13 130sf
Height ft	Min --	Max 15'	n/a – shed replaced or relocated to further rear of lot	Not noted
PARKING PROVISIONS	Permitted in the side and rear yards		Street Side	Expanded street side parking.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§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) Requirement noted on the site plan.

Items to be Addressed:

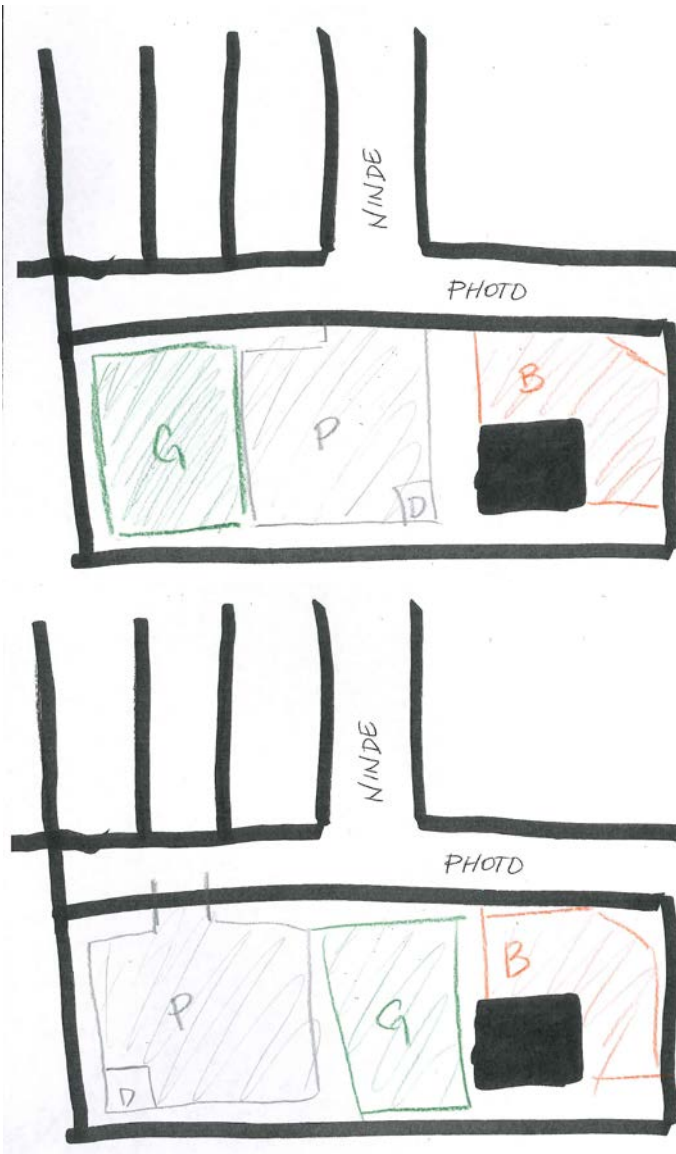
- Street Side yard parking is not permitted for this building type. Previous reports inaccurately designated the Building Type as "Single Story Commercial" due to the type of building located on it. Building types are dictated by lot size and dimensions, not the existing building.
- Shed height is not shown on the site plan. Please show the shed height.

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."

No changes are proposed to the footprint or location of the building. There is a small shed proposed for the rear yard, approximately 11' from the rear lot line and meeting all setbacks. This will be adjacent to but unconnected from the proposed fenced beer garden/literal garden. As shown, this outdoor assembly space has minimal accessible area for patrons with mobility disabilities, and the gardening area is completely inaccessible due to surfacing materials. There are three entrances/exits from this outdoor space: a gate at the far west end, a gate at the far east end, and a door into the building. The gates open onto the proposed pedestrian walkway (surfacing material not shown). The dumpster/recycling area is located in the street side yard, just east of Ninde St.

Applicant may wish to consider reorganizing the site such that parking is to the rear of the site, and the outdoor service area/beer garden to the north of the building in the paved area. Note also that the location of the outdoor service area/beer garden is not constrained to the rear or side yards; the applicant does have the option to move it to the front yard. Below are rough sketches of potential layout options. "G" is for garden, "P" is for parking, "D" is for dumpster, and "B" is for beer garden/outdoor service area. Either general layout would fit the letter and intent of the ordinance, by moving the most active use to the forefront of the property, removing parking to the rear, and placing the dumpster out of sight. The first scenario preserves the entrance of the parking lot at the Photo/Ninde intersection; the second allows for a connection between the garden space and the outdoor service area.



Items to be Addressed: Layout as proposed does not meet the letter nor the spirit of the ordinance and requires significant variances.

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. The last approved layout had approximately seven spaces. There were five spaces parallel to Photo at the west end of the paved area, and two parking spaces adjacent to and perpendicular to the building, backing out directly onto Photo Street. There were no barrier-free parking spaces provided.

Applicant proposes adding bike parking to the east of the current parking area; re-aligning the current paved parking area to provide 7 vehicle spaces (one of which barrier-free; one of which compact) and one motorcycle space. Applicant proposes adding additional parking in the street side yard in a graveled area; this would add up to 13 compact car spaces. The ordinance provides that only 20% of provided vehicle parking spaces may be designated for compact cars.

Pedestrian traffic may approach from River. There is no pedestrian pathway from Photo nor a sidewalk on Photo. There is a pedestrian pathway provided from the proposed gravel area, between the parked vehicles and the fence for the outdoor assembly area. Photo generally has light vehicle traffic, with the vast majority being service/delivery vehicles or passenger vehicles using the parking areas off Photo or Ninde. Both Photo and Ninde do not appear in the initial plats as streets, but are currently classified and named as local streets. There is unrestricted street parking on River south of Photo; time limitations are present on River between Photo and Cross. There is no street parking permitted on Photo.

At a hearing held on January 23, 2019, the Zoning Board of Appeals granted two variances:

- from 122-683(b)(7), regarding intersection design, permitting site designers to treat the intersection of Photo and Ninde per the standards in 122-683(b)(6);
- from 122-683(i), permitting graveled parking areas to remain unstriped.

ORDINANCE REFERENCE		REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-683 Off-street parking layout and construction for not one or two- family uses	Ingress & Egress	- Aligned across ROW, or offset by 25' → 50' from intersection <i>Variance permits treating Ninde/Photo as a "driveway," not a street intersection.</i> 20'-30' driveway		- Entrance to gravel parking lot is slightly offset from Ninde, but generally aligned. - Entrance to gravel parking lot is precisely 30' wide. The two parking aisle "entrances" to the paved parking area are misaligned with the Sidetrack parking lot entrance to the north.
	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.
	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.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
Drainage	All off-street parking and loading areas shall be graded and drained to public storm sewers. Alternatives subject to review by engineering.		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 (with caveats).		n/a Parking areas not permitted in street side yard for this building type.
Setback from Adjacent Lot	Parking areas are required to be 10' from any adjacent lot. PC 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; variance granted 1/23/2019. Striping in paved lot proposed to be in conformance.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
Wheel Stops/Curbing	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 center aisle of 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.		Two pole lights proposed to serve the gravel area. (see sheet PH1.00). A building-mounted light is mentioned, but location not shown and cutsheets or photometrics not provided.
Internal	1 tree per 8 spaces		Two trees required. These trees are intended to be “internal” to the parking area. Due to the layout of the parking area, this would be challenging. Planning Commission may choose to count additional trees placed elsewhere for this requirement.
	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		Island between paved parking and unpaved parking is less than 9’ wide.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	All aisle-ends & corners protected w curbed island		Parking aisles unprotected from Photo traffic/illegal parking in paved area. Without a clear delineation between Photo and the parking area, this will cause confusion with where to park, blocking traffic and causing “surprise” tickets/tows, especially in the winter months. Aisle-ends are also meant to protect vehicles from damage from maneuvering vehicles, and can provide additional “wiggle room” for those who may be maneuvering small children.
	3' between curb and planting (5' if vehicle overhang)		n/a
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 on paved area. 3' high opaque screen proposed for gravel area. Detail required.
Encroachment prevention	Landscaped areas, walls, structures, walks- must be protected by curbing		Building walls and pedestrian walkway along building buffered by wheelstops in gravel area, and unprotected in paved area.

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)	7 spaces, undimensioned.	• 9'x18' : 5 proposed • 8'x16' (compact) 14 • 5x8' (motorcycle) 1 • Note: barrier-free code prescribes width of spaces & aisles (96"), but not depth. The width is met.
	Compact vehicle parking dimensions (perpendicular spaces): 8'x16' stalls 22' maneuvering aisle -		Maneuvering aisle of 16' provided. Spaces are 16' deep. For reference, a 2019 Ford Focus is about 14.8' long and 6' wide; and a Prius is 15' long and 5.75' wide. Other compact cars include the Civic, Cruze, Corolla, Maxda3, Golf, Jetta, Elantra, etc. A 16' wide maneuvering aisle will be challenging for many drivers in many cars.
§122-691 Motor spaces	No minimum requirement in the Center district. A maximum amount of 125% of the "1 per 100 square feet of the gross floor area or 1 per 3 of the maximum occupancy load, whichever greater" would apply. This maximum would be 30, based on square footage.		21 spaces provided. Permitted: Minimum: 0 Maximum: 30
Bicycle spaces	1 per 5 motor spaces, minimum of 2		For 21 spaces, 5 would be required. This is met and exceeded.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§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.		No sidewalk shown. Construction of a sidewalk along Photo would primarily serve Cultivate's pedestrian traffic from their parking areas, and any pedestrian traffic coming from the parking areas or bus stop north of Cross coming down Ninde. There are also four single-family residences along Photo; one commercial building on Ninde, and two (currently vacant) apartments on Ninde that may also benefit. Planning Commission may choose to consider a fee-in-lieu, however, Photo is not currently scoped in the 5-year TIP. Applicant has requested a variance; that request has been tabled.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§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 traffic visibility triangle is defined not by the paved edge of the road, but by the edge of the ROW. The applicant has proposed work in the ROW that would protect the "functional" visibility triangle- the striped islands, the island protecting the utility pole- but not the legal visibility triangle. This requirement is not met.

Items to be Addressed:

- The parking aisle entrances off Photo to the paved parking area are misaligned with the Sidetrack parking area entrance.
- Two trees to satisfy the "internal" parking lot landscaping requirement are required. Planning Commission may choose to count trees provided elsewhere for this tree requirement.
- The "landscaped island" between the paved and unpaved areas does not meet minimum size guidelines.
- Parking aisles in paved area are not provided with landscaped islands (either raised/curbed or stormwater control) on the Photo side.
- Paved parking area is not screened from Photo.
- Pedestrian walkway is not protected from encroachment in paved parking area.
- The maneuvering aisle provided for the gravel parking area is 16' of a required 22' (bidirectional traffic).
- No sidewalk provided along Photo.
- Traffic visibility ordinance is not met.

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: Letter to be provided in advance of meeting.

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		Two new lighting fixtures are proposed for the gravel area' location and photometrics have been provided. More information needed for the lighting for the paved parking area. No lighting shown for outdoor assembly area. If hours of operation include evening hours, providing lighting detail for administrative review to ensure light trespass standards are met.
§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		Applicant shows a dumpster in the street side yard. Planning Commission may choose to grant a waiver for this location, upon a finding that there is no alternative location.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-631, 632 Landscape plan			No separate landscape plan has been provided. What has been provided is sufficient for Planning Commission review; additional details will be requested for administrative review.
§122-634 Screening Between Land Uses <i>if conflicting use</i>	visual buffer of at least 80% opacity and 6' height Required between Cultivate and properties to south and west		A landscape buffer is shown at the west end of the property, adjacent to the parking area. This should be extended somewhat southward to screen the shed entrance & pedestrian pathway as well. The outdoor assembly area is screened by sufficient fencing; and the south side of the building is itself considered screening.
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb. River: 80'/30' = 3 trees Photo: 268'/30 = 9 trees Or fee-in-lieu or location in front yard, if no location of sufficient size can be located w/in ROW.		River (3): • 1 street tree present. • 1 tree proposed for front yard (PC waiver requested). • 1 additional waiver / fee in lieu required for 3rd tree. Photo (9): • None proposed. Applicant to add 9 trees, or request location waiver or fee in lieu waiver required for 9 trees.
§122-638 Site Landscaping	10%	None	met

Items to be Addressed:

- Provide further detail on existing building-mounted light(s) providing light intended to light paved parking area and any lighting serving the outdoor assembly area.
- Placement of dumpster in street side yard requires a PC waiver with a finding that no other location is possible.
- Applicant to provide further landscape detail during next phase of review.
- Applicant to extend conflicting land use buffer on west side of site southward to screen shed entrance/pedestrian walkway.
- Applicant has provided an insufficient number of street trees per 122-636 (2 of 12 required). Applicant to request PC waiver per 122-636 and provide fee-in-lieu or additional trees in alternate locations, or to provide the required number of trees.

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. HDC permits are required for any work affecting the exterior appearance of all resources/buildings within the district.

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.

STAFF RECOMMENDATION

The following items need to be addressed in a revised or resubmitted plan, if tabled/postponed or denied:

- Layout as proposed does not meet the letter nor the spirit of the ordinance and requires significant variances.
- o Street Side yard parking is not permitted for this building type. Were it permitted, the provided parking is deficient in the following ways:
 - The parking aisle entrances off Photo to the paved parking area are misaligned with the Sidetrack parking area entrance.
 - Two trees to satisfy the “internal” parking lot landscaping requirement are required.
 - The “landscaped island” between the paved and unpaved areas does not meet minimum size guidelines.
 - Parking aisles in paved area are not provided with landscaped islands (either raised/curbed or stormwater control) on the Photo side.
 - Paved parking area is not screened from Photo.
 - Pedestrian walkway is not protected from encroachment in paved parking area.
 - The maneuvering aisle provided for the gravel parking area is 16’ of a required 22’ (bidirectional traffic).
 - Traffic visibility ordinance is not met.
- o Placement of dumpster in street side yard requires a PC waiver with a finding that no other location is possible.
- o No sidewalk provided along Photo.
- o Applicant has provided an insufficient number of street trees per 122-636 (2 of 12 required, one of those provided already existing.).

These smaller items will also need to be addressed in future revisions/resubmissions:

- Shed height is not shown on the site plan. Please show the shed height.
- Provide further detail on existing building-mounted light(s) providing light intended to light paved parking area and any lighting serving the outdoor assembly area.
- Applicant to provide further landscape detail.
- Applicant to extend conflicting land use buffer on west side of site southward to screen shed entrance/pedestrian walkway.

Staff recommends the Planning Commission **deny** the Site Plan for the Cultivate Coffee & Tap House with the following findings:

Findings

1. The development proposal does not conform to all the provisions and requirements, nor the spirit and intent, of the Zoning Ordinance and the Master Plan, per §122-311(b).
2. The elements of the site are not harmoniously and efficiently organized per §122-311(c). The layout of parking relative to Photo Street and the entrances promotes vehicle and pedestrian conflict, and encourages illegal on-street parking while making adequate signage difficult to place and enforce and impeding the transit of emergency vehicles. The placement of the outdoor assembly area adjacent to multifamily residential and the Historic Corridor district to the south, rather than to the north of the building adjacent to a commercial parking area and far fewer residents, zoned Center, promotes conflict.

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
 Applicant

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
PH1.00 SITE LIGHTING PLAN

CIVIL

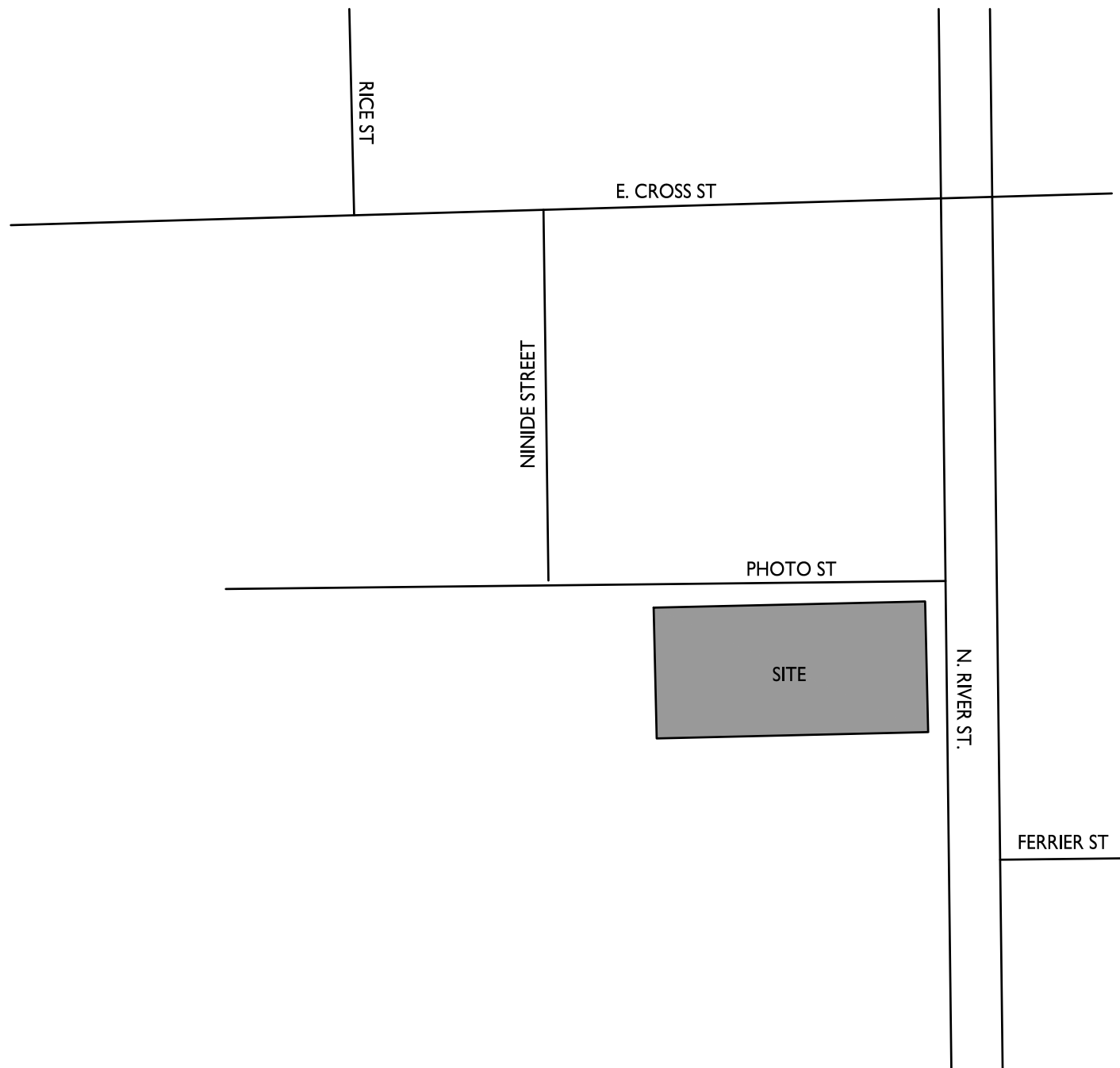
C1 BOUNDARY / TOPOGRAPHIC SURVEY
C2 PAVING / GRADING PLAN
C3 TRUCK TURN PLAN

ABBREVIATIONS:

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

ABBREVIATIONS CONT.:

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



LOCATION MAP

NO SCALE

BOWERS+ASSOCIATES

ARCHITECTURE DESIGN

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P: 734.975.2400 • F: 734.975.2410
WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION

CULTIVATE

COFFEE & TAP HOUSE

307 N RIVER ST
YPSILANTI, MI 48198

PROJECT + NUMBER

17-306

ISSUE + DATE

03 NOV 2017

26 JAN 2018

12 MAR 2018

25 JUNE 2018

23 AUG 2018

17 SEPT 2018

19 OCT 2018

OWN REV

SITE

OWN. REV.

OWN REV

ZBA

SHEET + TITLE

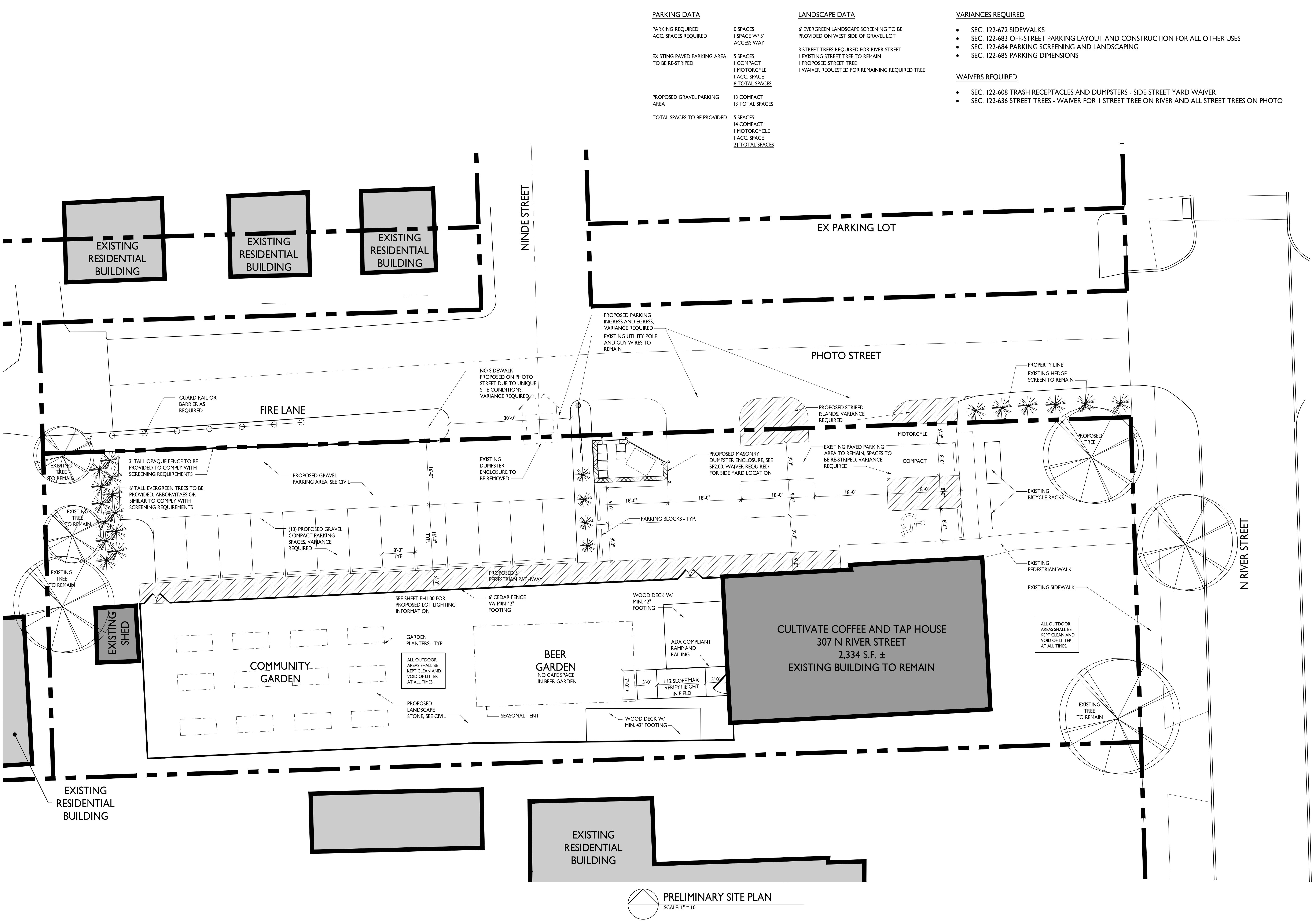
TITLE

SHEET

17306SP100f.dwg

SHEET + NUMBER

T1.00



PARKING DATA

PARKING REQUIRED	0 SPACES
ACC. SPACES REQUIRED	1 SPACE W/ 5' ACCESS WAY
EXISTING PAVED PARKING AREA TO BE RE-STRIPED	5 SPACES 1 COMPACT 1 MOTORCYCLE 1 ACC. SPACE 8 TOTAL SPACES
PROPOSED GRAVEL PARKING AREA	13 COMPACT 13 TOTAL SPACES
TOTAL SPACES TO BE PROVIDED	5 SPACES 14 COMPACT 1 MOTORCYCLE 1 ACC. SPACE 21 TOTAL SPACES

LANDSCAPE DATA

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

3 STREET TREES REQUIRED FOR RIVER STREET

1 EXISTING STREET TREE TO REMAIN

1 PROPOSED STREET TREE

1 WAIVER REQUESTED FOR REMAINING REQUIRED TREE

VARIANCES REQUIRED

- SEC. 122-672 SIDEWALKS
- SEC. 122-683 OFF-STREET PARKING LAYOUT AND CONSTRUCTION FOR ALL OTHER USES
- SEC. 122-684 PARKING SCREENING AND LANDSCAPING
- SEC. 122-685 PARKING DIMENSIONS

WAIVERS REQUIRED

- SEC. 122-608 TRASH RECEPTACLES AND DUMPSTERS - SIDE STREET YARD WAIVER
- SEC. 122-636 STREET TREES - WAIVER FOR 1 STREET TREE ON RIVER AND ALL STREET TREES ON PHOTO

BOWERS+ASSOCIATES
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18 AUG 2018	OWN REV
22 AUG 2018	OWN REV
17 SEPT 2018	OWN REV
19 OCT 2018	ZBA

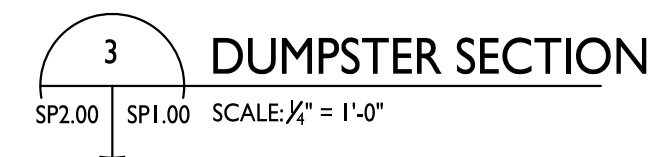
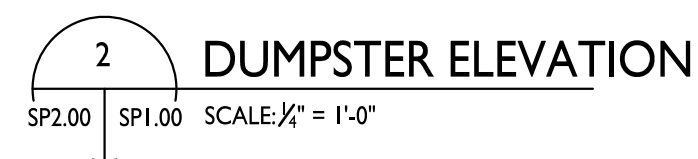
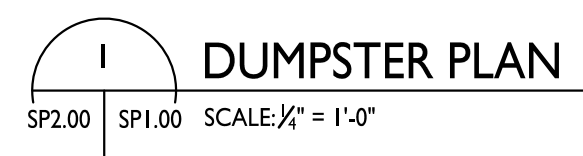
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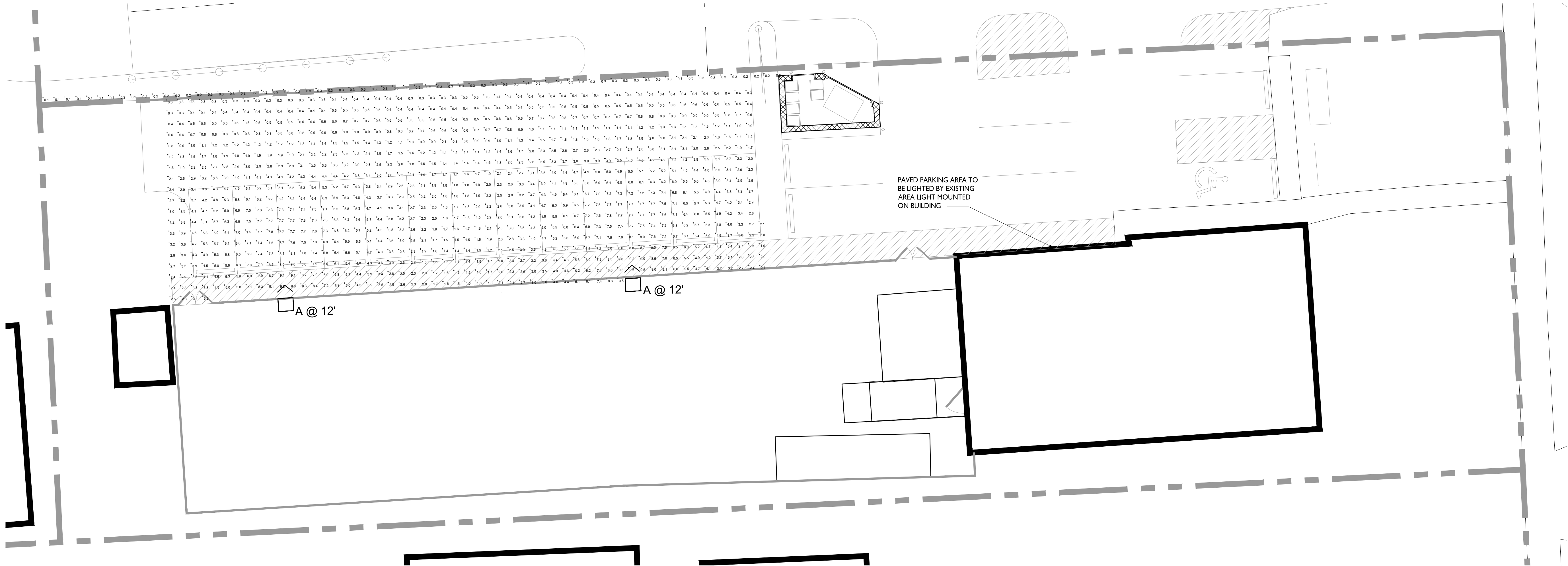
SITE PLAN

17306SP100f.dwg

SHEET + NUMBER

SP1.00





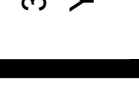
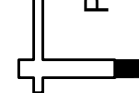
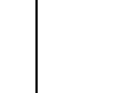
LIGHTING PLAN
SCALE: 1" = 10'

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	2	Lithonia Lighting	DSX1 LED P3 30K TFTM MVOLT HS	DSX1 LED P3 30K TFTM MVOLT with houselide shield	LED	1	DSX1_LED_P3_30K_TFTM_MVOLT_HS.ies	9113	1	102

Statistics				
Description	Symbol	Avg	Max	Min
GRAVEL PARKING AREA	+	3.4 fc	9.8 fc	0.3 fc
PROPERTY LINE	+	0.3 fc	0.3 fc	0.1 fc



D-Series Size 1 LED Area Luminaire





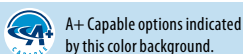
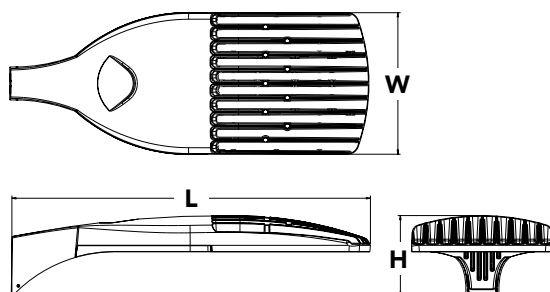
D-Series Size 1 LED Area Luminaire

d#series



Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Catalog

Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**¹

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED												
Series	LEDs			Color temperature		Distribution			Voltage	Mounting		
DSX1 LED	Forward optics			30K	3000 K	T1S	Type I short	T5S	Type V short	MVOLT ^{4,5} 120 ⁶ 208 ^{5,6} 240 ^{5,6} 277 ⁶ 347 ^{5,6,7} 480 ^{5,6,7}	Shipped included	
	P1	P4	P7	40K	4000 K	T2S	Type II short	T5M	Type V medium		SPA	Square pole mounting
	P2	P5	P8	50K	5000 K	T2M	Type II medium	T5W	Type V wide		RPA	Round pole mounting
	P3	P6	P9	AMBPC	Amber phosphor converted ²	T3S	Type III short	BLC	Backlight control ^{2,3}		WBA	Wall bracket
	Rotated optics					T3M	Type III medium	LCCO	Left corner cutoff ^{2,3}		SPUMBA	Square pole universal mounting adaptor ⁸
	P10 ¹	P12 ¹				T4M	Type IV medium				RPUMBA	Round pole universal mounting adaptor ⁸
	P11 ¹	P13 ¹				TFTM	Forward throw medium	RCCO	Right corner cutoff ^{2,3}		Shipped separately	
						T5VS	Type V very short				KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁹

Control options	Other options	Finish (required)
Shipped installed	Shipped installed	DDBXD Dark bronze
NLTAR2 nLight AIR generation 2 enabled ¹⁰	HS House-side shield ²¹	DBLXD Black
PER NEMA twist-lock receptacle only (controls ordered separate) ¹¹	SF Single fuse (120, 277, 347V) ⁶	DNAXD Natural aluminum
PER5 Five-wire receptacle only (controls ordered separate) ^{11,12}	DF Double fuse (208, 240, 480V) ⁶	DWHXD White
PER7 Seven-wire receptacle only (controls ordered separate) ^{11,12}	L90 Left rotated optics ¹	DDBTXD Textured dark bronze
DMG 0-10V dimming extend out back of housing for external control (leads exit fixture)	R90 Right rotated optics ¹	DBLBXD Textured black
DS Dual switching ^{13,14}	Shipped separately	DNATXD Textured natural aluminum
PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{5,15,16}	BS Bird spikes ²²	DWHGXD Textured white
PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{5,15,16}	EGS External glare shield ²²	
PIRHN Network, Bi-Level motion/ambient sensor ¹⁷		
PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{5,15,16}		
PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{5,15,16}		
BL30 Bi-level switched dimming, 30% ^{5,14,18}		
BL50 Bi-level switched dimming, 50% ^{5,14,18}		
PNMTDD3 Part night, dim till dawn ^{5,19}		
PNMT5D3 Part night, dim 5 hrs ^{5,19}		
PNMT6D3 Part night, dim 6 hrs ^{5,19}		
PNMT7D3 Part night, dim 7 hrs ^{5,19}		
FAO Field adjustable output ²⁰		



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Ordering Information

Accessories

Ordered and shipped separately.

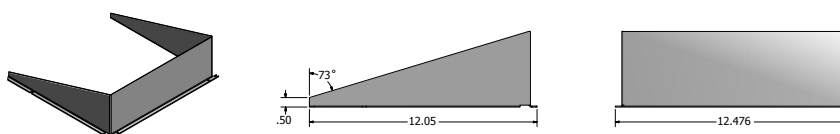
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²³
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²³
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²³
DSHORT SBK U	Shorting cap ²³
DSX1HS 30C U	House-side shield for 30 LED unit ²¹
DSX1HS 40C U	House-side shield for 40 LED unit ²¹
DSX1HS 60C U	House-side shield for 60 LED unit ²¹
PUMBA DOBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁴
KMA8 DOBXD U	Mast arm mounting bracket adaptor (specify finish) ⁴

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

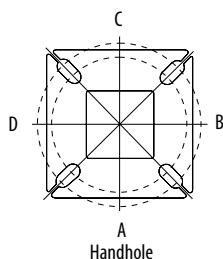
- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- AMBPC is not available with BLC, LCCO, RCCO or P4, P7, P8, P9 or P13.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available in P1 or P10. Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming. Shorting cap included.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3 or P4.
- Requires (2) separately switched circuits.
- Reference Motion Sensor table on page 3.
- Reference PER table on page 3 to see functionality.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Not available with 347V, 480V, PNMT, DS. For PER5 or PER7, see PER Table on page 3. Requires isolated neutral.
- Not available with 347V, 480V, DS, BL30, BL50. For PER5 or PER7, see PER Table on page 3. Separate Dusk to Dawn required.
- Not available with other dimming controls options
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter**

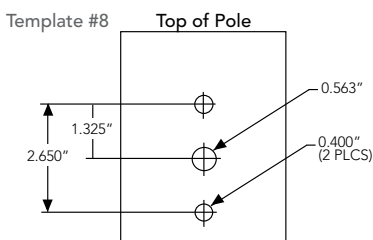
Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

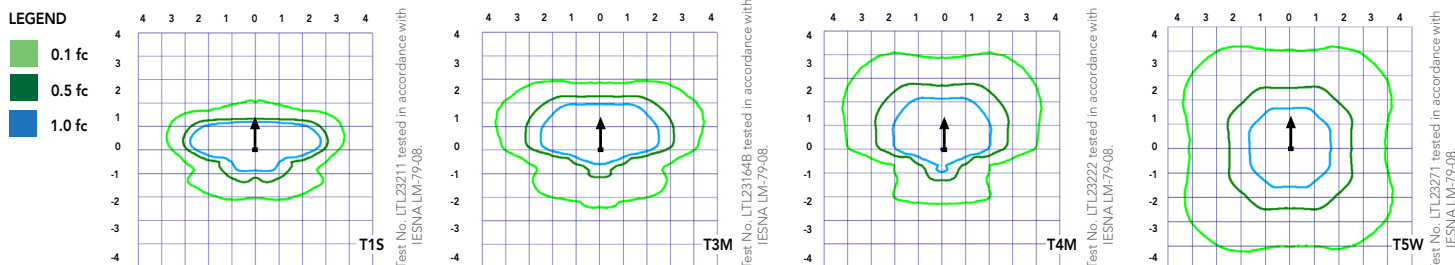
*3 fixtures @120 require round pole top/tenon.



Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



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DSX1-LED
Rev. 03/21/18
Page 2 of 7

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer.

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	✗	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	✗	⚠	Wires Capped inside fixture	⚠	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	✗	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	✗	⚠	Wires Capped inside fixture	✓	Wires Capped inside fixture	Wires Capped inside fixture

✓ Recommended
✗ Will not work
⚠ Alternate

*Future-proof means: Ability to change controls in the future.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																								
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130	3,640	1	0	1	70
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130	3,813	1	0	1	73
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131	3,689	1	0	1	71
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127	3,770	1	0	1	73
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131	3,752	1	0	1	72
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128	3,758	1	0	1	72
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131	3,701	1	0	1	71
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136	3,928	2	0	0	76
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136	3,881	2	0	0	75
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136	3,930	2	0	1	76
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135	3,820	3	0	1	73
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107					
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80					
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80					
				30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129	4,561
T2S	8,240	2	0					2	118	8,877	2	0	2	127	8,989	2	0	2	128	4,777	1	0	1	70
T2M	8,283	2	0					2	118	8,923	2	0	2	127	9,036	2	0	2	129	4,622	1	0	2	68
T3S	8,021	2	0					2	115	8,641	2	0	2	123	8,751	2	0	2	125	4,724	1	0	1	69
T3M	8,263	2	0					2	118	8,901	2	0	2	127	9,014	2	0	2	129	4,701	1	0	2	69
T4M	8,083	2	0					2	115	8,708	2	0	2	124	8,818	2	0	2	126	4,709	1	0	2	69
TFTM	8,257	2	0					2	118	8,896	2	0	2	127	9,008	2	0	2	129	4,638	1	0	2	68
T5VS	8,588	3	0					0	123	9,252	3	0	0	132	9,369	3	0	0	134	4,922	2	0	0	72
T5S	8,595	3	0					1	123	9,259	3	0	1	132	9,376	3	0	1	134	4,863	2	0	0	72
T5M	8,573	3	0					2	122	9,236	3	0	2	132	9,353	3	0	2	134	4,924	3	0	1	72
T5W	8,517	3	0					2	122	9,175	4	0	2	131	9,291	4	0	2	133	4,787	3	0	1	70
BLC	6,770	1	0					2	97	7,293	1	0	2	104	7,386	1	0	2	106					
LCCO	5,038	1	0					2	72	5,427	1	0	2	78	5,496	1	0	2	79					
RCCO	5,038	1	0					2	72	5,427	1	0	2	78	5,496	1	0	2	79					
30	1050	P3	102W					T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125	
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125					
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125					
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121					
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125					
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122					
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125					
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130					
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130					
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130					
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129					
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102					
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76					
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76					
				30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117	
T2S	13,421	3	0					3	107	14,458	3	0	3	116	14,641	3	0	3	117					
T2M	13,490	2	0					2	108	14,532	3	0	3	116	14,716	3	0	3	118					
T3S	13,064	3	0					3	105	14,074	3	0	3	113	14,252	3	0	3	114					
T3M	13,457	2	0					2	108	14,497	2	0	2	116	14,681	2	0	2	117					
T4M	13,165	2	0					3	105	14,182	2	0	3	113	14,362	2	0	3	115					
TFTM	13,449	2	0					3	108	14,488	2	0	3	116	14,672	2	0	3	117					
T5VS	13,987	4	0					1	112	15,068	4	0	1	121	15,259	4	0	1	122					
T5S	13,999	3	0					1	112	15,080	3	0	1	121	15,271	3	0	1	122					
T5M	13,963	4	0					2	112	15,042	4	0	2	120	15,233	4	0	2	122					
T5W	13,872	4	0					3	111	14,944	4	0	3	120	15,133	4	0	3	121					
BLC	11,027	1	0					2	88	11,879	1	0	2	95	12,029	1	0	2	96					
LCCO	8,205	1	0					3	66	8,839	1	0	3	71	8,951	1	0	3	72					
RCCO	8,205	1	0					3	66	8,839	1	0	3	71	8,951	1	0	3	72					
30	1400	P5	138W					T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116	
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116					
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117					
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113					
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116					
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114					
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116					
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121					
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121					
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121					
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120					
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95					
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					
					8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																								
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lu-mens	B	U	G	LPW
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118					
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118					
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119					
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115					
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118					
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116					
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118					
				TSVS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123					
				TSS	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123					
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123					
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122					
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97					
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72					
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72					
40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115					
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114					
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115					
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111					
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115					
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112					
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115					
				TSVS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119					
				TSS	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119					
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119					
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118					
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94					
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70					
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70					
60	1050	P8	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119					
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118					
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119					
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115					
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119					
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116					
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119					
				TSVS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123					
				TSS	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123					
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123					
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122					
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97					
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116					
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116					
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116					
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113					
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116					
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113					
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116					
				TSVS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121					
				TSS	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121					
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120					
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120					
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95					
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71					
					15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																								
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	P10	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134	7,167	2	0	2	72
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133	7,507	2	0	2	76
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136	7,263	2	0	2	73
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131	7,424	2	0	2	75
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136	7,387	2	0	2	75
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133	7,400	2	0	2	75
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137	7,288	1	0	2	74
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138	7,734	3	0	1	78
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136	7,641	3	0	0	77
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136	7,737	3	0	2	78
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135	7,522	3	0	2	76
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112					
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80					
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80					
60	700	P11	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132	8,952	2	0	2	68
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131	9,377	2	0	2	72
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133	9,072	2	0	2	69
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129	9,273	2	0	2	71
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133	9,227	2	0	2	70
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131	9,243	2	0	2	71
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134	9,103	2	0	2	69
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135	9,661	3	0	1	74
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134	9,544	3	0	1	73
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134	9,665	3	0	2	74
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133	9,395	4	0	2	72
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110					
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79					
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79					
60	1050	P12	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121					
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120					
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123					
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119					
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123					
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120					
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123					
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124					
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123					
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123					
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122					
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101					
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72					
60	1250	P13	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120					
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119					
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121					
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117					
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121					
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119					
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122					
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123					
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122					
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122					
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121					
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100					
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72					
					15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72					

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1

electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

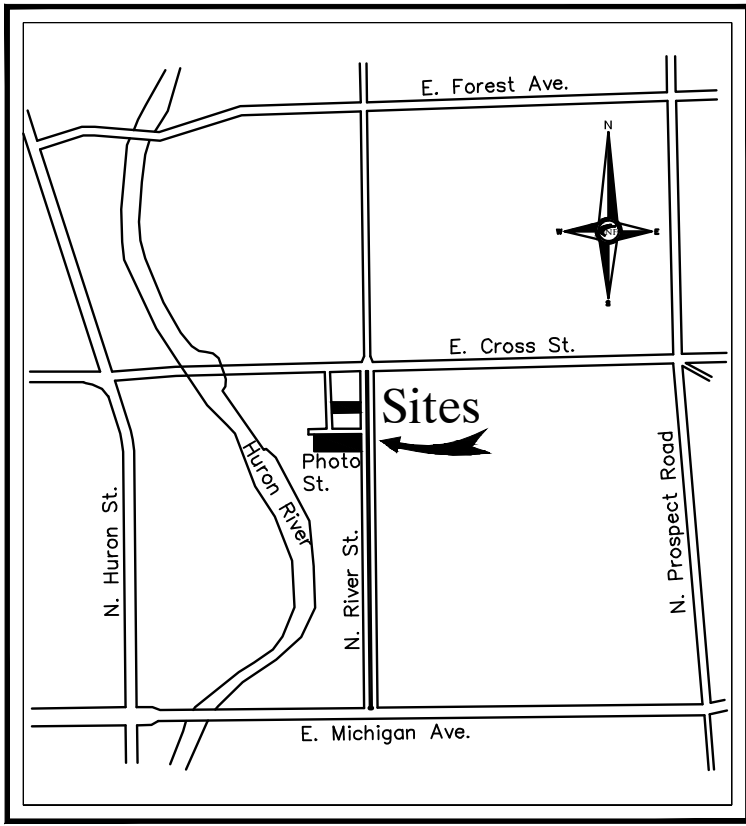
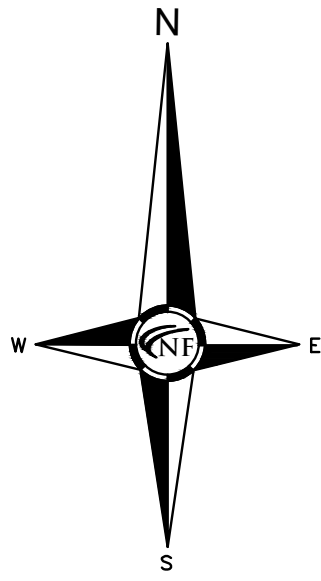
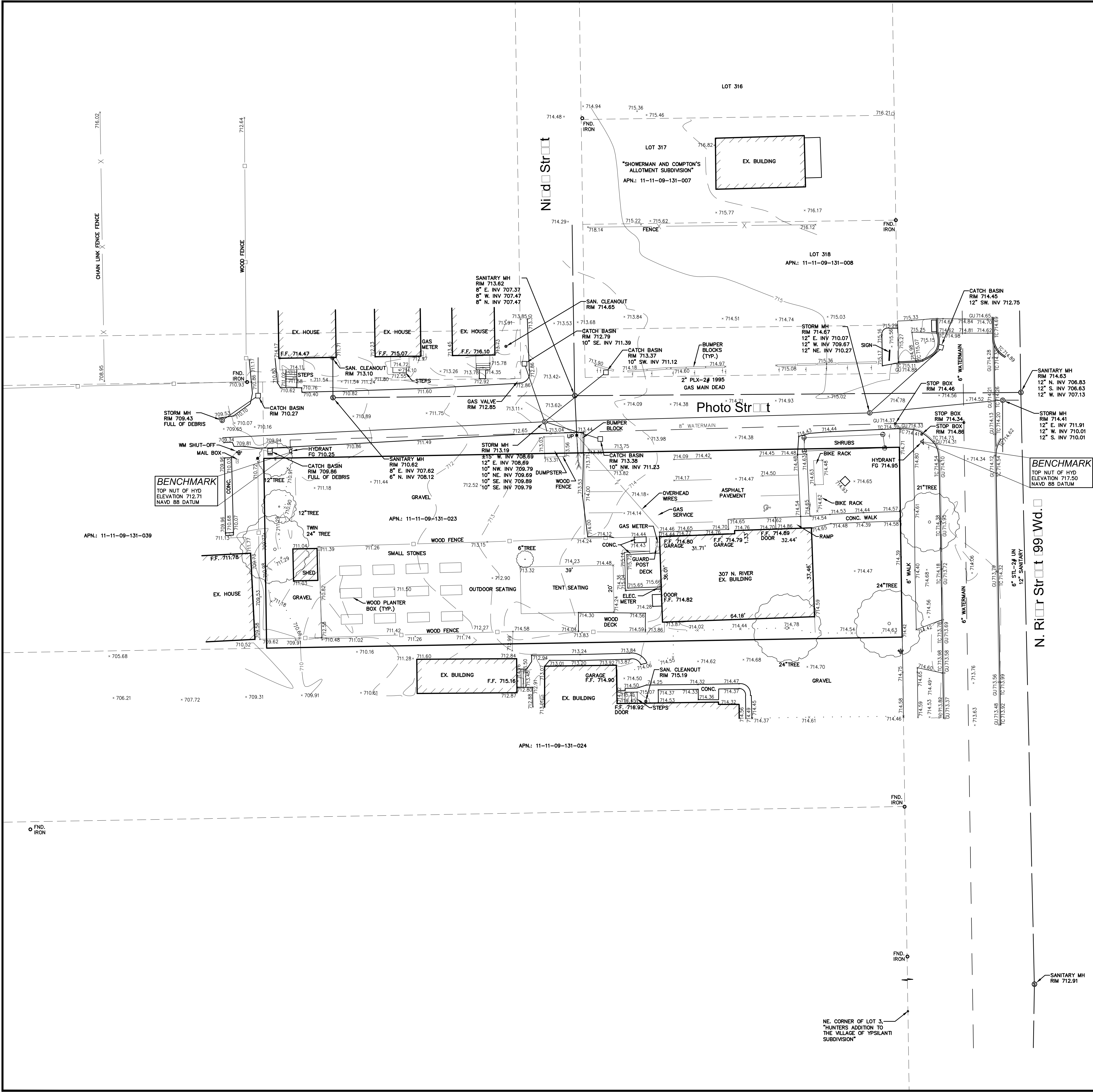
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





Location Map
N.T.S.



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

SEAL



PROJECT

Cultivate Coffee And
Tap House
307 N. River Street

CLIENT

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

PROJECT LOCATION

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

SHEET

Boundary / Topographic
Survey



Know what's below
Call before you dig.

LEGAL DESCRIPTION

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

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

MISS DIG UTILITY DISCLAIMER NOTE

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

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

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

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

LEGEND

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

DRAWN BY:

N. Naoum

DESIGNED BY:

APPROVED BY:

K. Navaroli

DATE:

02-22-2018

SCALE: 1" = 20'

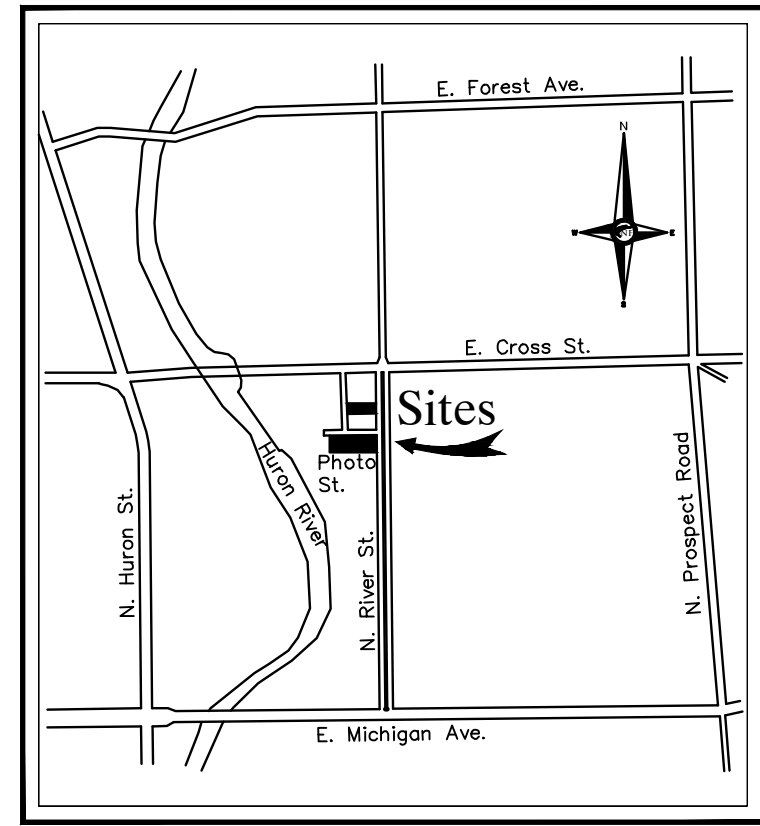
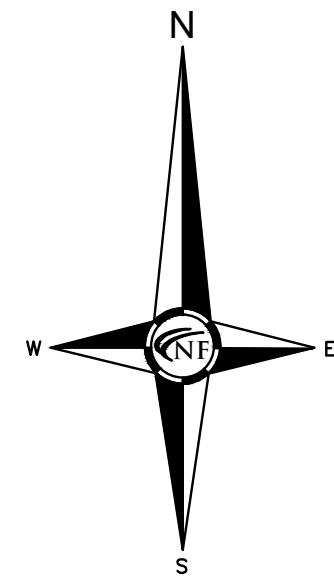
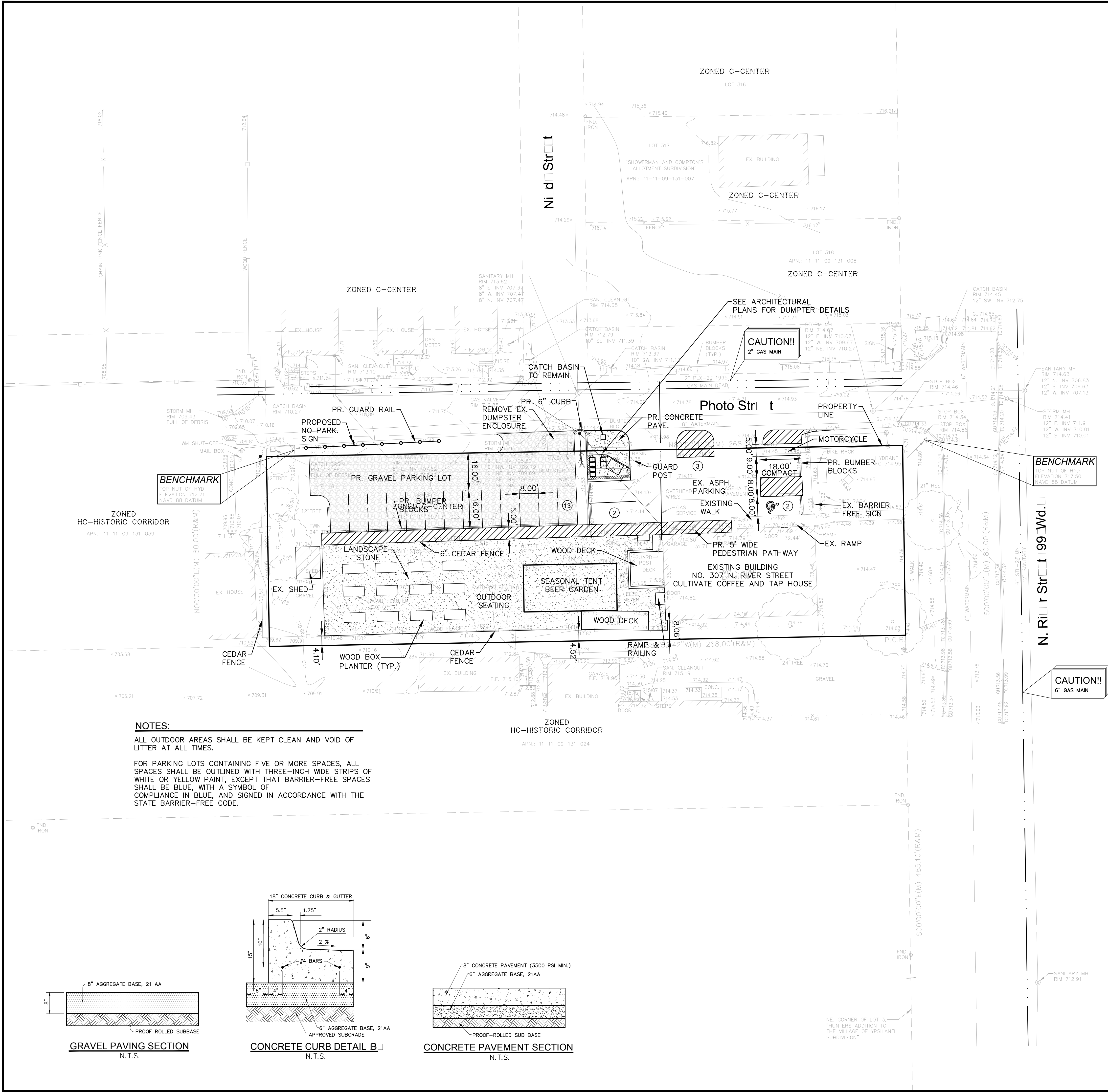
20 10 0 10 20 30

NFE JOB NO.

K166

SHEET NO.

1



Location Map
N.T.S.



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



Know what's below
Call before you dig.

REVISIONS
07-23-2018 Revise per City review
10-05-2018 Revise per City review
10-18-2018 Revise Dumpster

DRAWN BY:
N. Naoum

DESIGNED BY:
N. Naoum

APPROVED BY:
M. Peterson

DATE:
02-22-2018

SCALE: 1" = 20'

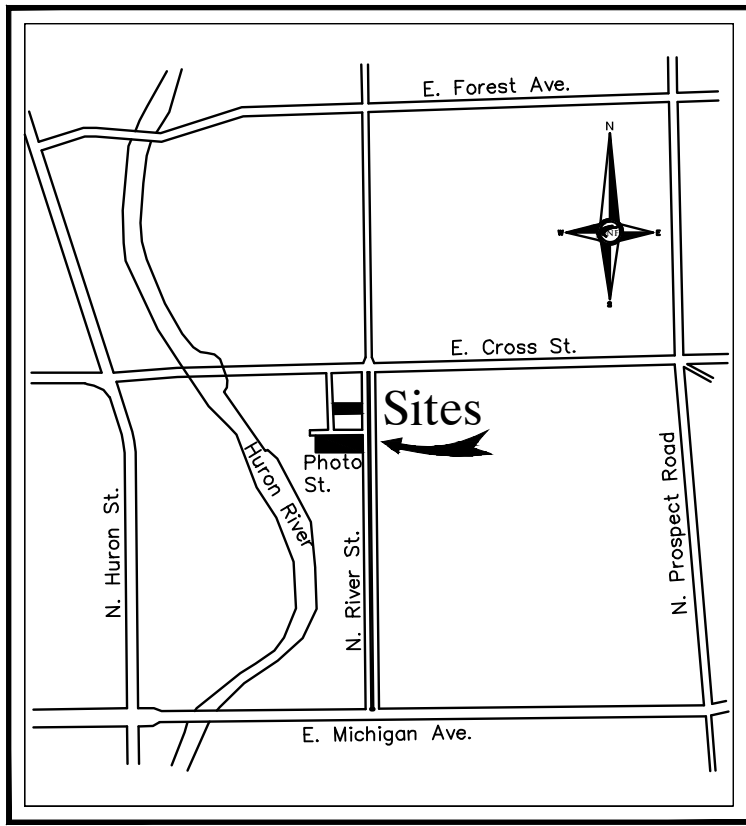
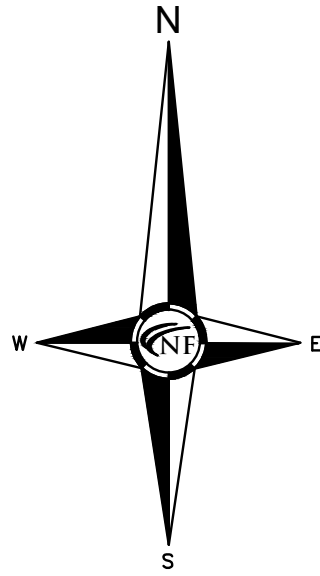
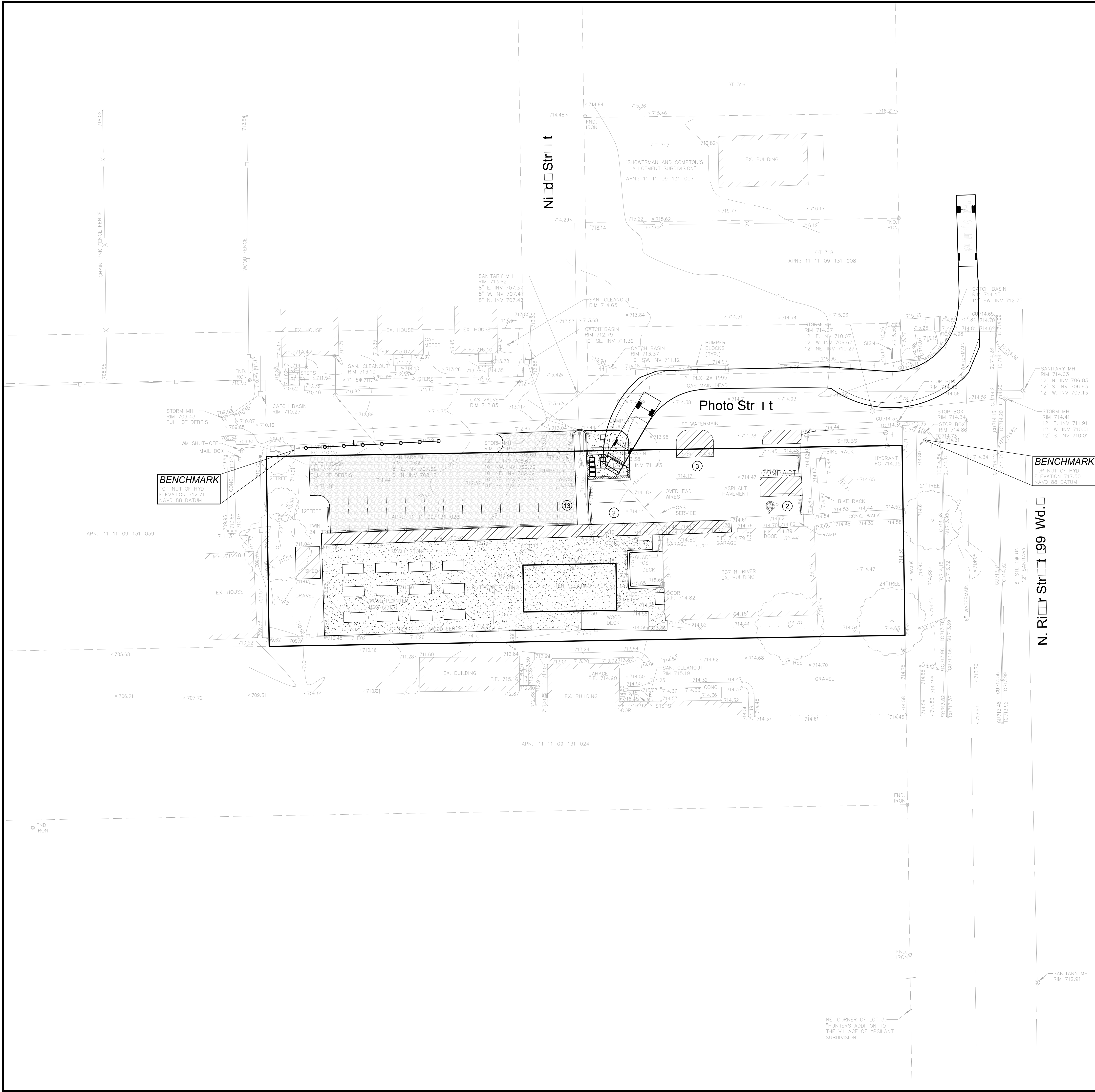
NFE JOB NO. SHEET NO.
K166 2

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

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



Location Map
N.T.S.

NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
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PROJECT LOCATION
Part of Frac. of Section 9
T.3S., R.7E.
Ypsilanti
Washtenaw County, Michigan

SHEET
Garbage Truck Turn Plan



Know what's below
Call before you dig.

REVISIONS
07-23-2018 Revise per City review
10-05-2018 Revise per City review
10-18-2018 Revise Dumpster

DRAWN BY:
N. Naoum

DESIGNED BY:
N. Naoum

APPROVED BY:
M. Peterson

DATE:
02-22-2018

SCALE: 1" = 20'



NFE JOB NO.

SHEET NO.

K166

3

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	GATE VALVE		EXISTING WATERMAIN
	CATCH BASIN		EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN		EXISTING BURIED CABLES
	UTILITY POLE		OVERHEAD LINES
	GUY WIRE		LIGHT POLE
	SIGN		EXISTING GAS MAIN
	C.O.		PR. SANITARY SEWER
	HYDRANT		PR. WATER MAIN
	INLET		PR. STORM SEWER
	G.B.		PR. R. Y. CATCH BASIN
	MANHOLE		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 PVT. ELEVATION
	FG 600.00		FINISH GRADE ELEVATION

Agenda
Planning Commission
Wednesday, 20 February 2019 – 7:00 P.M.
City Hall – Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

IV. Old Business

- Commercial Sales and Commercial Recreational Use of Firearms
Text Amendment



January 2019
February 2019

**Text Amendments
Firearms**

GENERAL INFORMATION

Applicant: Staff

Action Requested: Zoning Ordinance Text Amendment to address firearms sales and commercial recreational use.

Staff Recommendation: Recommendation to City Council for approval.

BACKGROUND

The Planning Commission discussed potential zoning text amendments regarding firearms sales and recreational use at their January 2019 regular meeting. More information on buffer distances and mapping was requested, as well as consideration for a buffer from medical marijuana provisioning centers.

The Planning Commission introduced a discussion regarding firearms and City regulations regarding their sale and commercial use within the City first at the March 2018 meeting, and heard presentations from staff and invited public comment at the June and July meetings. Currently, commercial sale of firearms is permitted wherever commercial sales are permitted, and commercial recreational/educational use is permitted wherever indoor/outdoor commercial use is permitted (indoor or outdoor recreation, generally). The Planning Commission has expressed interest in updating these regulations to be more reflective of how the City regulates other dangerous &/or controversial items.

City of Ypsilanti Zoning Authority

Zoning ordinances are enacted to protect the health, safety, and welfare of the public. There are limitations on what a zoning ordinance can and cannot do; some of these limitations are established by State law, others by Federal law, and others by case law.

Michigan is a "home rule" state, and local municipalities derive their power from the state. There are areas of law in which the state "pre-empts" the field; that is, they have chosen to regulate an area and municipalities have no power to further regulate it. The state has pre-empted the field of gun control, but case law has shown that municipalities may still regulate where firearms businesses may locate. (See attached attorney opinions regarding both sales and ranges.) "Gun control" is generally considered, for the purposes of this report, to consist of controls on owning and carrying a firearm.

Zoning addresses other items that are often controversial. Signs, which are strongly protected by the First Amendment, are regulated by the Zoning Ordinance for time, place, and manner and by the Building Code for structural safety. Adult regulated uses are uses such as strip clubs and stores which primarily sell sexually explicit material, also protected by the First Amendment. These uses are also

regulated for time, place, and manner under the Zoning Ordinance, and the structures that house these uses must meet the same standards for structural safety under the Building Code as any other structure.

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

OTHER COMMUNITIES

Staff reviewed regulations in more than fourteen Michigan communities who had regulations online and searchable.

- One municipality regulated whether pistols could be taken in pawn shops
- Nine municipalities regulated where archery &/or gun ranges could be located (one allowed for archery ranges, but explicitly prohibited gun ranges; another allowed only for “police small arms firing ranges”)
- One municipality prohibited “All uses involving the distribution of firearms or the storage of firearms intended for sale or distribution are prohibited as home occupations.”
- One municipality regulated “firearms sales establishments” to a special use in one business district, and in the same manner as their equivalent of our “adult regulated uses.”

ZONING: HOME OCCUPATIONS

Kalamazoo places the following restriction on home occupations:

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

The equivalent place in the City’s Zoning Code of Ordinances is 122-527(a), “Prohibited Home Occupations.” This currently reads (formatted for clarity):

“The following are not permitted as home occupations:

- animal grooming establishments,
- barber shops or beauty parlors with more than one stylist or chair,
- medical clinics or hospitals with more than one practitioner and one non-practicing staff,
- commercial stables,
- day care centers,
- kennels,
- real estate offices,
- restaurants,
- vehicle repair or painting,
- retail or wholesale sales of any items stocked on the premises,
- landscape installation and maintenance businesses,
- construction contractors,
- snow removal,
- funeral homes,
- nursing homes,
- antique shops,
- bed and breakfast establishments,
- private clubs,
- trailer rentals,
- adult regulated uses,

- millinery and other apparel shops,
- veterinarian's office, clinic or hospital, or
- any use that endangers the health, safety, and welfare of any other persons residing in that area by reason of noise, noxious odors, unsanitary or unsightly conditions, fire hazards and the like.
- This section is not intended to prohibit offices related to the administration of construction contracting, landscaping, maintenance, or snow removal businesses."

Staff recommends that the item "any use involving the distribution of firearms or the storage of firearms intended for sale or distribution" or similar wording as determined after consultation with legal counsel, be added to this list.

ZONING: FIREARMS RANGES

There are several ordinances in the compared communities which work to appropriately locate firearms ranges (shooting ranges, rifle ranges, etc) within their communities. It appears that communities with a rural character permit for outdoor ranges; more urban or built communities do not. This is likely due to the lack of suitably large properties to accommodate outdoor shooting safely. As the City is likewise space-constrained, permitting for indoor ranges only is likely the course of action that best addresses the health, safety, and welfare of the community. It is also possible to have separate ranges and stores; I would recommend separating these uses in the definitions and in the table of permissible uses, but allowing stores to be accessory to ranges. Finally, it appears that indoor firearms ranges are often relegated to the industrial areas of the community; this is likely due to the built form of a modern standalone range resembling most closely that of a simply built large block building.

Although firearms will only be planned to be used inside a firearms range within the designated space, the high volume of firearms being moved from vehicles to indoors and back again introduces a potential point of failure, particularly with people who may be learning firearms handling. As the range of a stray bullet can be quite far, we do recommend setting a distance away from parks, schools, daycare centers, Eastern Michigan University, and the walkable Center districts, where larger numbers of people tend to congregate outdoors. Staff reviewed maximum projectile range for a number of weapon and ammunition types from Michigan's online Hunter Education course, available at https://www.hunter-ed.com/michigan/studyGuide/Maximum-Projectile-Range-Rifle/201023_700042734/. However, as the chances of an unobstructed path between a range and these locations is low, it is reasonable to set a shorter distance, such as 500', which would allow any stray projectile an opportunity to come to a halt before reaching the aforementioned areas.

We do also recommend that firearms ranges be located at some distance from establishments that sell alcohol, such as party stores (stores less than 15,000 square feet with sales of alcohol) and bars.

Staff 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 square feet with sales of alcohol or a bar/lounge. Staff further recommends one parking space be provided per shooting booth/lane or firing position, plus as required for any retail or office space on site, to help ensure compliance with regulations regarding transporting firearms safely.

ZONING: ARCHERY RANGES

Archery ranges can be treated in a way similar to firearms ranges, as modern bows are capable of shooting an arrow a very long distance with good power; however, the range is significantly less than

firearms, and a stray shot from a bow will often have less power than a fair shot, unlike firearms. Planning Commission may consider adding them to the list of example uses under the definition of "indoor recreation," or including them with firearms ranges. Due to space constraints of the built environment, staff does not recommend permitting outdoor archery ranges.

ZONING: FIREARMS SALES

Staff was able to locate only one municipality that restricted locations of firearms sales as commercial businesses; Inkster. This appears to have been in response to an undesirable number of such businesses locating in prominent locations amongst the community, and has been incorporated into their "adult regulated uses" ordinance.

The City of Ypsilanti's Adult Regulated Uses are relegated to the PMD district, and further carry the following restrictions per 122-512:

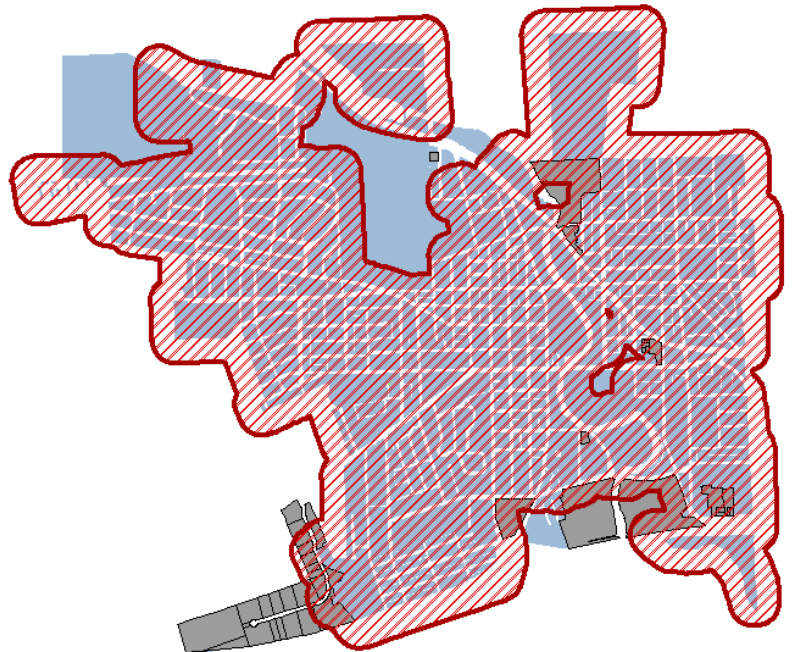
Sec. 122-512. Adult regulated uses.

- (a) In the development and execution of this section, it is recognized that there are certain uses, which by their very nature are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated in a small area, thereby having a deleterious effect on surrounding neighborhoods. Regulation of the location of these uses is necessary to ensure that the adverse effects of such businesses will not cause or contribute to the blighting or downgrading of the City's residential neighborhoods or commercial centers. It is the intent of this section to provide reasonable regulations for the establishment of adult regulated uses in a viable, accessible location where the adverse impact of their operations may be minimized. Uses subject to these regulations and the requirements of Article V of Chapter 10 are as follows:
 - (1) Adult: Adult book or supply store, adult hotels or motels, adult motion picture theater/adult live stage performing theater, and adult mini-motion picture theater.
 - (2) Cabarets.
 - (3) Massage parlors and massage establishments.
 - (4) Pawnshops.
- (b) No adult regulated use may be permitted within 1,000 feet of any other adult regulated use. Measurement of the 1,000-foot radius must be made from the outermost boundaries of the lot or parcel on which the adult regulated use is proposed. The Planning Commission may waive this requirement for pawnshops if the following findings are made that:
 - (1) The proposed use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this article is observed.
 - (2) The proposed regulated use will not enlarge or encourage the development of a "skid-row" or blighted area.
 - (3) The establishment of an additional adult regulated use in the area will not be contrary to any program of neighborhood conservation nor will it interfere with any program of urban revitalization.
 - (4) All applicable regulations of this chapter will be observed.The Planning Commission may not waive this locational requirement for adult uses, cabarets, massage parlors, or massage establishments.
- (c) No adult regulated use may be permitted within 500 feet of any R1, HHS, P, MD, CN, CN-Mid and CN-SF district; nor may any adult regulated use be permitted within 500 feet of any school, park, library, playground, movie theater, licensed child care facility, or any other area or use where minor children are likely to congregate; nor may any adult regulated use be permitted

within 500 feet of any religious institution. Measurement must be from the outermost boundaries of the lot or parcel on which the adult regulated use is proposed to be located. This prohibition may be waived if the Planning Commission is presented with a validated petition requesting such waiver, signed by two-thirds of all persons owning, residing in, or doing business in the area within 500 feet of the proposed adult regulated use. The circulator of the petition must sign an affidavit attesting that the circulator personally witnessed the signatures and the signatures were affixed to the petition by the person whose name appears thereon. The signatures must be validated by the community economic development department. The Planning Commission cannot consider the waiver of the locational requirements until the required petition has been duly filed and verified. Pawnshops are not be subject to these locational requirements.

- (d) The building and premises must be designed and constructed so that material depicting, describing, or relating to specified sexual activities or specified anatomical areas, cannot be observed by pedestrians or from vehicles on any public right-of-way. This provision must apply to any display, decoration, sign, show window, or other opening.
- (e) No person may reside in or permit any person to reside in the premises of an adult regulated use.
- (f) Such uses must comply with all applicable federal, state, and local licensing regulations. Initial and annual proof of such compliance must be a condition of special use approval and the continuance thereof.
- (g) Upon finding that any condition, safeguard, or requirement has been breached, the Building Department can revoke any occupancy permit. All operations must cease 14 days following such notification of revocation by the Building Department, unless such violations are corrected. Also, if violations are not corrected within 14 days, reinstatement of a revoked permit must require a new special use application and approval thereof.

This ordinance dates to the mid-1990s, and has not been updated in a significant sense since then. Staff has mapped the permissible areas to operate an adult regulated business under the ordinance- which appears to limit them to about 12 properties. (see map: dark grey is the permissible district; if the red lines intersect it, it is disqualified from use). Due to this, staff does not recommend incorporating Firearms Sales Establishments into the adult regulated use ordinance we have in place.



Staff mapped several options for Firearms sales and commercial recreational use.

**Zoning Ordinance Text
Amendment to address
firearms sales and
commercial recreational use**

Option 1:

500' away from public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District; and
500' away from pawn stores or secondhand goods dealers; and
500' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.
500' away from a medical marijuana facility

- Option 1 : Prohibited areas
- Parks
- Parks 500'
- Schools
- School 500'
- Daycare center
- Daycare centers 500'
- Eastern Michigan University
- Eastern Michigan University 500'
- Center district
- Center district 500'
- Pawn store 500'
- Liquor stores
- Liquor stores 500'
- Medical marijuana facility 500'
- Medical marijuana provisioning centers
- Medical marijuana provisioning center 500'
- Permitted Zoning Districts**
- General Corridor - Sales
- Production, Manufacturing, Distribution - Ranges
- City parcels



0 0.15 0.3 0.6 Miles



Option 1: 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' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.
- 500' away from a medical marijuana facility

**Zoning Ordinance Text
Amendment to address
firearms sales and
commercial recreational use**

Option 2:

500' away from public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District; and
500' away from pawn stores or secondhand good dealers; and
500' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.
500' away from a medical marijuana provisioning center



0 0.15 0.3 0.6 Miles



Option 2: 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' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.
- 500' away from a medical marijuana ~~facility~~ provisioning center

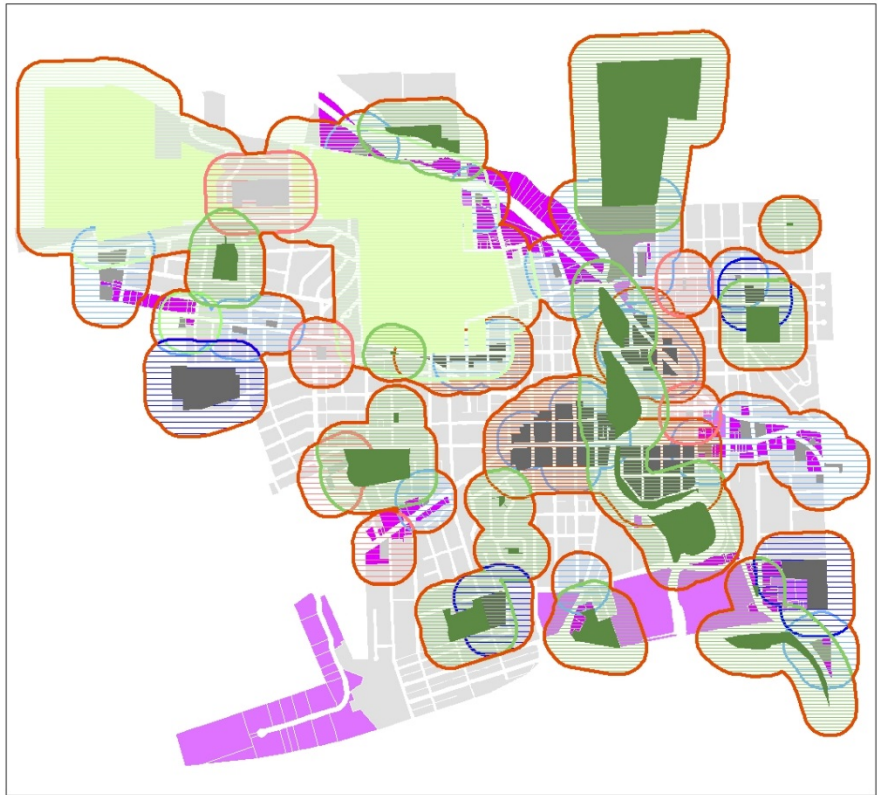
**Zoning Ordinance Text
Amendment to address
firearms sales and
commercial recreational use**

Option 3:

500' away from public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District; and
500' away from pawn stores or secondhand good dealers; and
500' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.



0 0.15 0.3 0.6 Miles



Option 3: 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' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.
- ~~500' away from a medical marijuana facility~~

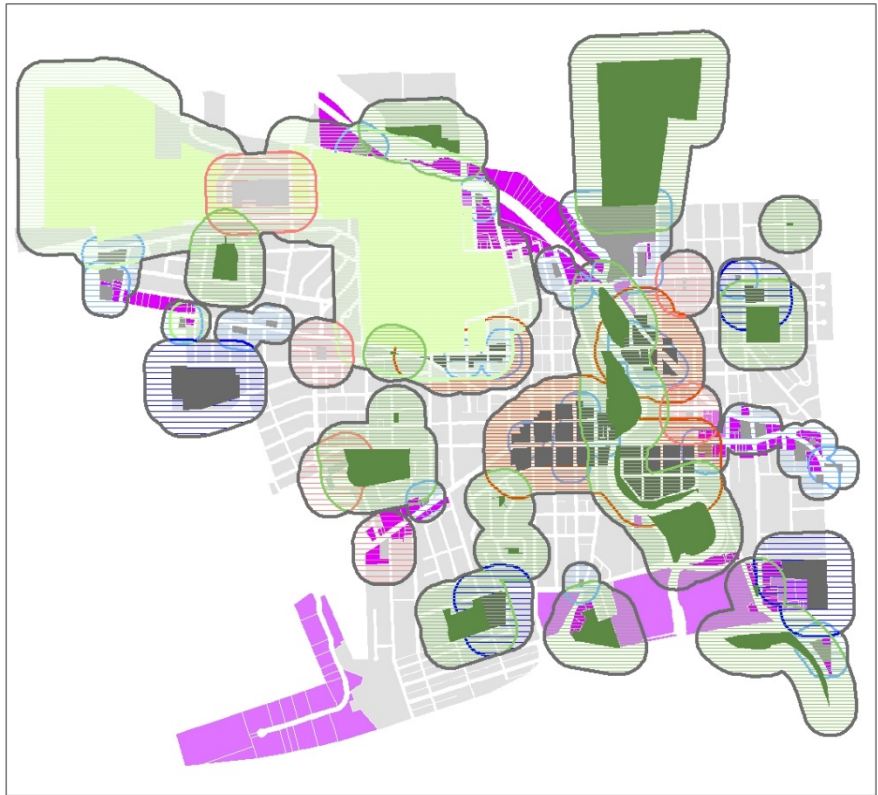
**Zoning Ordinance Text
Amendment to address
firearms sales and
commercial recreational use**

Option 4:

500' away from public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District; and
300' away from pawn stores or secondhand good dealers; and
300' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.



0 0.15 0.3 0.6 Miles



Option 4: 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;
- 300' away from pawn stores or secondhand goods dealers;
- 300' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.
- ~~500' away from a medical marijuana facility~~

**Zoning Ordinance Text
Amendment to address
firearms sales and
commercial recreational use**

Option 5:

500' away from public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District

-  Option 5: Prohibited areas
-  Parks
-  Parks 500'
-  Schools
-  School 500'
-  Daycare center
-  Daycare centers 500'
-  Eastern Michigan University 500'
-  Eastern Michigan University
-  Center district
-  Center district 500'
- Permitted Zoning Districts**
-  General Corridor - Sales
-  Production, Manufacturing, Distribution - Ranges
-  City parcels



0 0.15 0.3 0.6 Miles



Option 5: 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;
- ~~300' away from pawn stores or secondhand goods dealers;~~
- ~~300' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.~~
- ~~500' away from a medical marijuana facility~~

Staff recommends Option 4. This mix of buffers provides distance from recreational intoxicants and from potential points of firearm resale, avoiding a concentration of uses.

Staff further recommends that the Planning Commission evaluate whether a buffer distance from other firearms sales establishments of 300', 500', or 1,000' might be desirable. Staff recommends 1,000', as this distance generally permits one establishment per available neighborhood, preventing an overconcentration of uses.

Inkster has also produced a definition of "firearms sales establishment." This definition excludes stores that sell firearms as only a portion of their overall business (ex. Meijer, Cabela's, some ranges, etc).

Inkster's firearms definition: "FIREARMS SALES ESTABLISHMENT. A place of business of a firearms dealer. A firearms dealer is any person engaged in the wholesale or retail sale of firearms, the repair of firearms, or the creation or fitting of special barrels, stocks, or trigger mechanisms for firearms. A FIREARMS SALES ESTABLISHMENT shall be defined as only those establishments principally engaged in the display or sale of firearms or ammunition.

A FIREARMS SALES ESTABLISHMENT is not a store of a generally recognized retail nature, which may include firearms or ammunition as an incidental and accessory use.”

This definition could be interpreted to include firearms ranges and home occupations. Amending the final sentence to read “A FIREARMS SALES ESTABLISHMENT is not a store of a generally recognized retail nature, which may include firearms or ammunition as an incidental and accessory use, nor a range where less than half of the public area is devoted to sales, nor a home occupation.” (underlined words added.)

Staff believes that this amended definition would be sufficient for use in Ypsilanti, upon review and acceptance by legal counsel.

SUMMARY: FIREARMS AMENDMENTS

Staff recommends that Planning Commission recommend that City Council approve the following amendments to the zoning code:

- Amend **122-203** to add the definition of “firearms sales establishment” as “a place of business of a firearms dealer. A firearms dealer is any person engaged in the wholesale or retail sale of firearms, the repair of firearms, or the creation or fitting of special barrels, stocks, or trigger mechanisms for firearms. A firearms sales establishment shall be defined as only those establishments principally engaged in the display or sale of firearms or ammunition. A firearms sales establishment is not a store of a generally recognized retail nature, which may include firearms or ammunition as an incidental and accessory use, nor a range where less than half of the public area is devoted to sales. This does not include home occupations.”
- Amend **122-203** to add the definition of “indoor firearms range” as “an indoor facility operated for the purpose of shooting with firearms, whether publically or privately owned and whether or not operated for profit.”
- Amend **122-431** and **122-451** to permit firearms sales establishments to locate as a Special Use in GC and Special Use when adjacent to residential, otherwise permitted, in PMD, referencing a newly created section in Article V, Use Restrictions, Division 1: Specific Standards for Certain Uses, providing the following locational restrictions for firearms sales locations:
 - o 500’ away from public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District; and
 - o 500’ away from pawn stores or secondhand goods dealers; and
 - o 500’ away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.
- Amend **122-431** to permit firearms ranges to potentially locate as a Special Use within the PMD district, referencing a newly created section in Article V, Use Restrictions, Division 1: Specific Standards for Certain Uses, with the following locational restrictions:
 - o 500’ away from public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District, and
 - o 500’ away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.

- Amend **122-527(a)**, Home Occupations, to prohibit as a home occupation any use involving the distribution of firearms or the storage of firearms intended for sale or distribution.
- To further amend **Article V, Use Restrictions, Division 1: Specific Standards for Certain Uses**, to ensure that the newly created sections are located in alphabetical order; sections in said Division are re-numbered, and that references to those sections are updated throughout the Chapter.

Further, staff recommends that Planning Commission recommend that City Council direct legal counsel to review Chapter 82 and provide recommendations regarding limiting the acceptance of firearms by secondhand goods and pawn establishments within the City.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend City Council *approval* of the text amendment “Firearms Amendments” with the following findings:

1. The amendments are consistent with the guiding values of the Master Plan.
2. The amendments are consistent with the intent of the zoning ordinance.
3. The proposed amendment will enhance the functionality and character of the future development in the City.
4. The proposed amendment will protect the health, safety, and general welfare of the public.
5. The proposed amendment will not result in the creation of nonconformities.

Further, staff recommends that Planning Commission recommend that City Council direct staff to review Chapter 82 and provide recommendations regarding limiting the acceptance of firearms by secondhand goods establishments within the City.

Bonnie Wessler
City Planner, Community & Economic Development Division

c.c. File

Agenda
Planning Commission
Wednesday, 20 February 2019 – 7:00 P.M.
City Hall – Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

V. New Business

- 708 Pearl Street
Site Plan



February 2019

**Staff Review of Site Plan Application
Pearl Street Fourplex
708 Pearl**

GENERAL INFORMATION

Applicant:	Constantin and Lucia Chiparus 2850 Maplewood Dr Ann Arbor, MI 48104
Project:	Pearl Street Fourplex
Application Date:	December 17, 2018
Location:	North side of Pearl St between N Normal St and Perrin St
Zoning:	CN- Core Neighborhood
Action Requested:	Site Plan Approval
Staff Recommendation:	Approval

PROJECT AND SITE DESCRIPTION

Note: This is a reapplication for a previously approved project. These approvals have expired, and the applicant is required to reapply to proceed.

Parcel 11-11-40-430-015 is 0.24 acres on the north side of Pearl St, just east of Normal St, fronting on Pearl St. The parcel is currently vacant. The house that previously existed on the site was demolished in 2006. No special use permits or variances have previously been approved for this property.

This property is zoned **CN- Core Neighborhood**, which permits multiple family dwellings with a maximum of 4 units per building by right. The plans call for the construction of a new apartment house and driveway on site. The plans submitted indicate that there will be 7 parking spots, none of these appear to be accessible spaces.

Figure 1: Subject Site Location

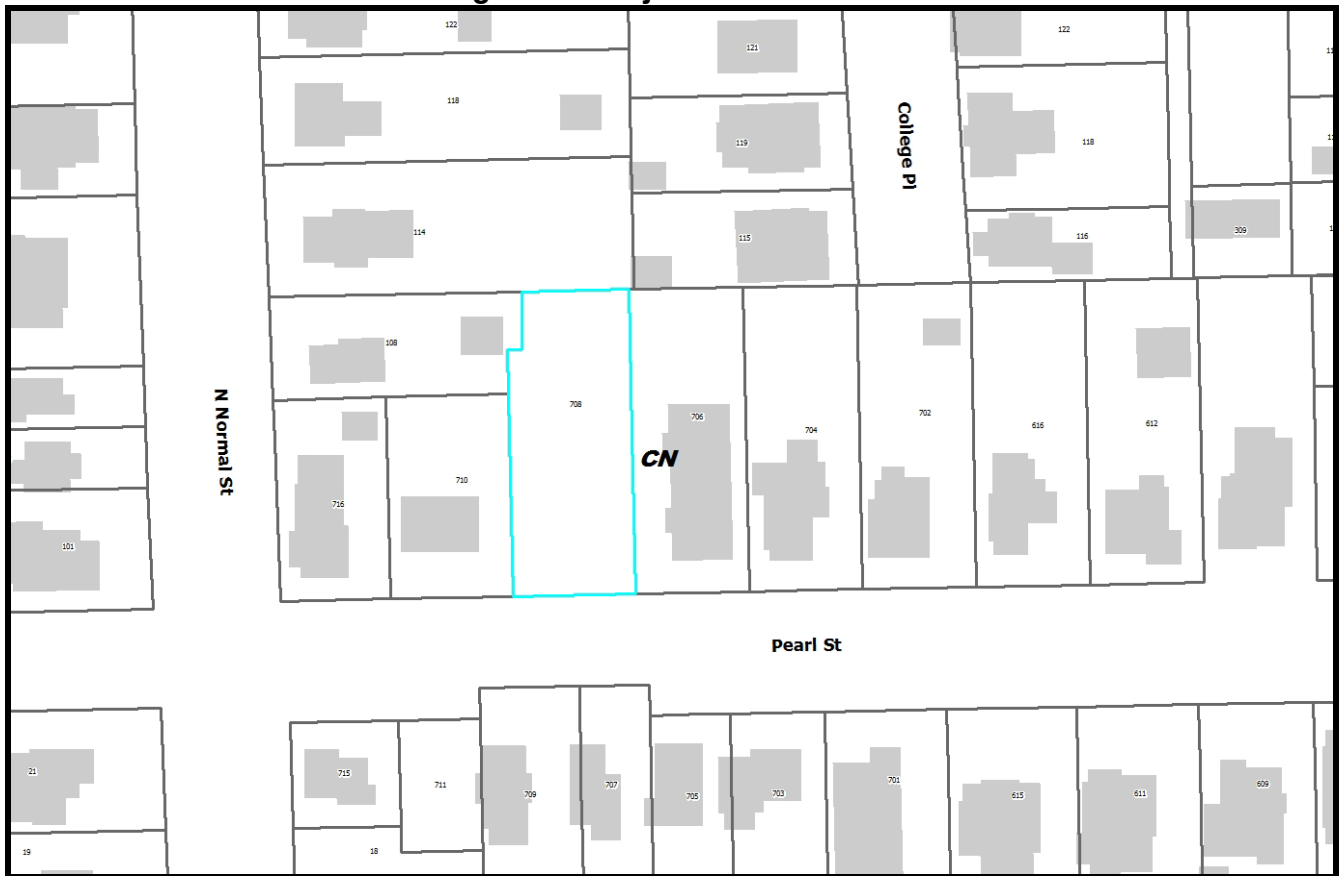


Figure 2: Site Aerial (2015)

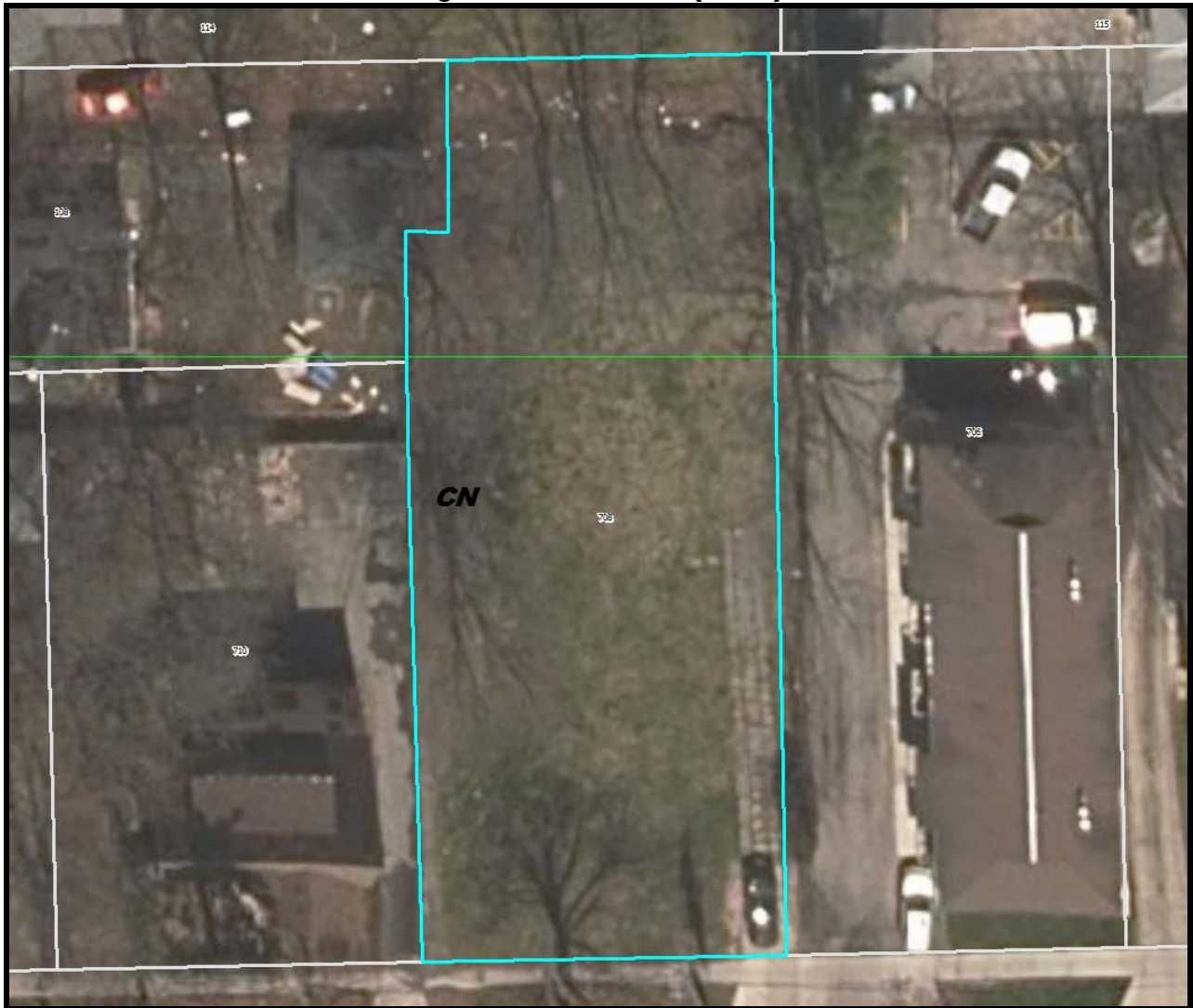


Figure 3: photograph of site (Google image 2014)

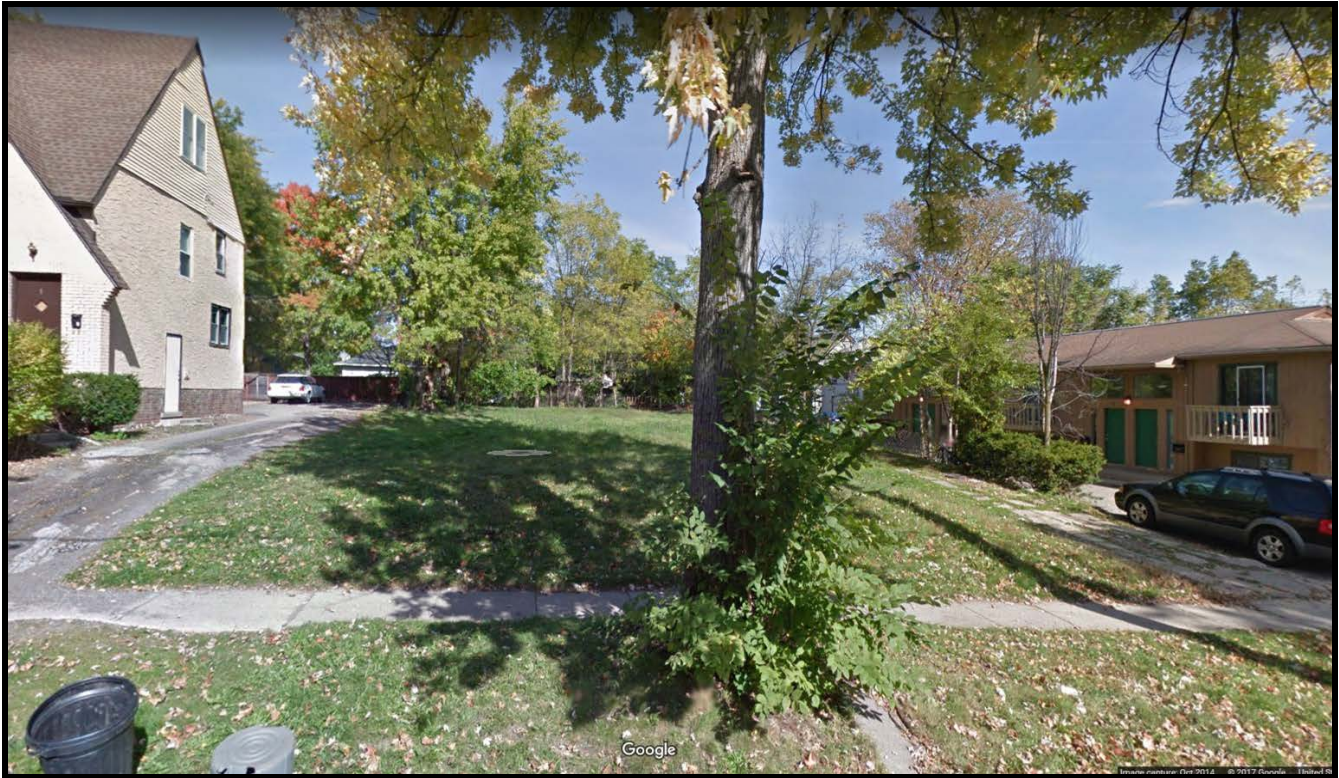


Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single family	CN- Core Neighborhood
EAST	Multi-family (4 unit)	CN- Core Neighborhood
SOUTH	Single and two family	CN- Core Neighborhood
WEST	Multi-family (3 unit)	CN- Core Neighborhood



SITE PLAN: CRITERIA AND REVIEW**§122-311****STANDING****§122-311(a)**

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

REQUIREMENTS**§122-311 (b)**

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

Figure 5: Requirements

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
CN: BUILDING TYPE §122-466	Determined by lot size		Vacant Potential types: • House • Estate • Townhouse (3-8) • Apartment House • Courtyard Apartment • Apartment Building	Apartment House
§122-471 LOT REQUIREMENTS				
Area sf	Min 4,000	Max 90,000	10,013	Unchanged
Width ft	Min 40	Max 120	66	Unchanged
Depth ft	Min 100	Max 150	153.70	Unchanged, existing non-conforming
Coverage %	Min -	Max 50%	Vacant	Proposed building footprint: 2,050/10,013= 20%
BUILDING ENVELOPE AND HEIGHT				
Street setback ft	Min 15	Max 25	Vacant	23 ft
Side setback ft	Min 5	Max -	Vacant	East: 18 ft, meets West: 6.65 ft
Rear setback ft	Min 20	Max -	Vacant	Building: 78.23 f
Frontage buildout %	Min 60	Max 80	Vacant	66'-10' (required setback) 41/56 =73%
Height stories	Min 1	Max 3	Vacant	2

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
PARKING PROVISIONS	Location: side, street side and rear yard		Vacant	Rear yard
PRIVATE FRONTAGES	Required: porch or stoop		Vacant	Porch
Width	Min 10	Max --		10 ft
Depth	Min 5	Max --		5 ft
Height	Min 7	Max --		7 ft

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 applicant is proposing to build a new 2 story, 4-unit building on an "apartment house" lot. Each unit will have 3 bedrooms and their own entrance to the building. The building frontage is on Pearl; there are two entrances on Pearl and two at the back of the building. All entrances are accessed via a stair and covered porch. The parking lot is at the rear of the site and is accessed from a driveway on the east. Utilities are expected to exist on site due to the site being previously built out but their locations will need to be verified. There is no storm sewer available in Pearl; all stormwater will need to be controlled on-site.

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 & parking:** Vehicle access to the site will be via the driveway on the east side of the site. The driveway will use an existing shared curb cut with 706 Pearl, slightly widened. There is residential permit parking on the south side of Pearl in this area. There are seven spaces in the lot, none of these are barrier free spaces. There is a dumpster enclosure at the northeast side of the site.
- **Pedestrian & bicycle access; bicycle parking:** The site can be accessed by bicyclists and pedestrians via a walkway adjacent to the driveway, as well as two 5' pathways that connect to the existing sidewalk on Pearl. Currently there is no bike parking however the applicant has proposed three bike hoops (6 spaces) at the rear of the structure.

- **Transit access:** The closest AAATA bus stop is on Congress St just east of Summit St. This AAATA stop is for route 6. Another AAATA stop that serves routes 4 and 5 is at Perrin and Washtenaw. Both stops are over 900 feet from the site.
- **Other items:** The condition of the existing sidewalk on Pearl is fair to good. The current curb cut is in decent shape however the existing drive will need full replacement, as the applicant has proposed. An access easement might be required for the shared curb cut.

Figure 6: Site access, traffic and parking

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-670(b) CIRCULATION STANDARDS	<i>Vehicular access for infill and new development.</i> A system of joint use driveways and cross access easements must be established wherever feasible and the building site must incorporate the following: (1) An alley or system of alleys extending the entire length of each parcel served to provide for driveway separation consistent with access management classification system and standards. (2) Stub-outs and other design features to make it visually obvious that the abutting properties may be tied in to provide cross access via a service drive; (3) A unified access and circulation system plan that includes coordinated or shared parking areas is encouraged wherever feasible.	Shared curb-cut with east neighbor	No change. Alleys are not present on the block to connect to, nor is the subject parcel large enough to create one. The existing curb-cut, shared with the eastern neighbor, will be expanded to accommodate driveway access for this parcel.
§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)		Spaces proposed at 9' x 20', with one measuring 10' x 20', meets
§122-683 Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		Meets

Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway • 10' drive for one-way		10' driveway, meets one way requirement only; variance granted 1/23/2019. Location of drive (not placed precisely opposite or offset certain amt) considered existing nonconforming.
Internal Maneuvering	Each driveway providing access to an off-street parking lot containing 5 or more spaces shall be a minimum 10' in width.		Meets
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 storm water runoff,		A new asphalt drive with concrete curbing is proposed with pervious pavement for the most of the parking lot. Must meet engineering standards, see review.
Drainage	All off-street parking and loading areas shall be graded and drained to public storm sewers.		See engineering review.
Striping	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		Striping appears on plans,
Wheel Stops	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 proposed,
Lighting	parking and loading facilities utilized during night-time hours shall be artificially illuminated		Lighting proposed for lot
Screening & Landscaping (internal)	1 tree per 8 spaces		7 spaces=1 tree required, 1 tree proposed

		All aisle-ends & corners protected w curbed island		Meets
		3' between curb and planting (5' if vehicle overhang)		Meets
	Screening & Landscaping (perimeter)	Screened in accordance with 634 when a non-residential use abuts a property where a residential use occupies the first floor of the principal structure		A 6' vinyl privacy fence is proposed, meets
		3'-4' screen 80% opacity where visible from ROW		N/A
		Landscaped areas, walls, structures, walks- must be protected by curbing		Meets
§122-691	Motor spaces	Multiple-family dwellings, including townhouses 1.5 for each dwelling unit, plus 1 for each 10 dwelling units for guest parking.		4*1.5=6 spaces required 7 provided
§122-693	Bicycle spaces	1 per 5 motor spaces, minimum of 2		3 bike hoops provided (6 spaces)
§122-692	Parking discounts	Transit		more than 800' to closest stop
		Alternative Vehicles		N/A
		Bicycle		No covered parking proposed.
		PC discretion, special circumstances not listed above		
§122-672	SIDEWALKS	provide a sidewalk or shared-use path		Existing sidewalk on Pearl is in good shape
§122-675	TRAFFIC VISIBILITY	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.		Meets

Items to be Addressed:

1. Applicant to provide 1 barrier free parking space. Note: This may result in a reduction in the overall number of spaces due to dimensional requirements. Planning Commission may choose to grant a "pre-emptive" waiver to allow for such a circumstance, should the number of spaces provided drop below 6.

ENGINEERING & STORMWATER

§122-311(f), §122-311(g)

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

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

Engineering plan review is required as there are additional impervious surfaces and utility changes.

Items to be Addressed: See engineering review from August 2017. Changes were minor enough, no additional plans were needed for this phase of review. Detailed engineering review will be done per standard process.

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
§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	Dumpster enclosure shown at northeast corner of the lot, meets.
§122-631 Landscape plan			provided
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: 66'/30' = 2 trees		1 existing tree is to remain. Existing tree is large and in the middle of the frontage. There is a utility pole immediately west of the existing curb cut. The applicant is requesting a waiver for the second tree.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-638 Site Landscaping	10%	None	100/10,013= ~10%
§122-632 Landscape Elements	Quality, composition, berms, spacing, species		Meets
	Credit for existing vegetation		7 trees marked to be retained, 2 Maple trees and 5 Black Walnut trees that do count towards credit.
§122-633 (d)(e) Maintenance	Readily available and acceptable water supply; may install underground sprinkler system		Applicant is required to maintain any landscaping.
§122-635 Fencing, hedges, walls, berms	CN: 6' height max, no opacity restriction		Meets, fence permit required by building department.

Items to be Addressed:

1. Applicant requests a waiver from one street tree due to the location of the utility pole and the location of the existing tree.
2. Any new and existing landscaping is to be maintained in good condition by the owner.

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 Pearl St.

FIRE DEPARTMENT

As applicant is requesting a change in the curb cut and a new parking area, Fire Department review is required. Fire Department has no objection to the proposed changes.

YCUA

YCUA has reviewed the plans and does not have any objections.

MASTER PLAN CONSIDERATIONS

§122-311(k)

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

Anyone, no matter what age or income, can find a place to call home in Ypsilanti. This new construction will add housing in an area that is between Eastern Michigan University's main campus and College of Business campus, and near downtown.

Easily walk, bike, drive or take transit from anywhere. This location is about 4 blocks from downtown thus it is easily walkable or bikeable. Bus stops are within 1,000 feet and the main campus of EMU is an approximately 1/3 mile walk.

STAFF RECOMMENDATIONS

Staff recommends the Planning Commission *approve* the Site Plan for the Pearl Street Fourplex at 708 Pearl St with the following finding, waiver, and conditions:

Finding

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

Waiver

1. A waiver from one street tree due to the location of the utility pole.
2. A 20% parking reduction to allow applicant to provide 1 barrier free parking space.

Conditions

1. Applicant to provide one barrier free space in the parking lot.
2. Site plan approval is subject to engineering conditions.
3. Any new and existing landscaping is to be maintained in good condition by the owner.

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
 Applicant
 Site designer



ARCHITECTS. ENGINEERS. PLANNERS.

September 15, 2017

City of Ypsilanti Planning and Development Department
One South Huron Street
Ypsilanti, Michigan 48197

Attention: Ms. Bonnie Wessler

Regarding: 708 Pearl Street Fourplex
Site Plan Review No. 1
OHM Job No. 0094-17-1040

Dear Ms. Wessler:

The applicant is requesting site plan approval for a fourplex apartment building on a vacant site on the north side of Pearl Street east of Normal Street. We have reviewed the plans dated August 11, 2017 for compliance with local ordinances and general engineering standards and offer the following comments:

1. The access driveway for the parcel to the west encroaches the subject property. It appears the applicant is proposing to maintain this access unchanged. If this is the intent, an access easement shall be recorded.
2. The applicant shall review Division 7 section 122.683 of the Zoning Ordinance and the City of Ypsilanti Engineering Standards for parking and drive requirements. The project as proposed does not meet the requirements for drive offset from the property line or minimum drive width. A variance will be required for the drive as proposed. It appears a reduction in the required drive width may be appropriate for the development in order to be consistent with the surrounding properties. The drive connection to Pearl Street could be greatly improved if the existing utility pole were relocated.
3. The plan proposes pervious pavement for a portion of the parking area. This is acceptable in concept. The applicant shall be aware that pervious pavement requires routine maintenance to function properly.
4. The plan also proposes sheet drainage into the right-of-way for the driveway. This is prohibited per Division 7 section 122.683 (f) of the Ordinance. A variance is justified in this case due to the fact that there is no underground storm sewer available for connection on this block.
5. A detailed review of the storm calculations will be completed during the engineering plan review phase.
6. The plans do not provide any information for the proposed water and sewer connections. Water and sewer connections will require review and approval from YCUA.

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

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

Sincerely,

OHM Advisors

Digitally signed by Marcus J McNamara
Date: 2017.09.15 15:23:26 -0400

Marcus J McNamara

CC: Stan Kirton, Department of Public Works

Scott Westover, YCUA

File

P:\0000_0100\SITE_YpsilantiCity\2017\0094171040_Pearl_Four\708Pearl_SP01.docx

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150

T 734.522.6711
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OHM-Advisors.com

PEARL STREET FOURPLEX

YPSILANTI, MI

SHEET INDEX

SHEET NO.	SHEET TITLE
S1	SITE PLAN, ZONING INFORMATION
S2	LANDSCAPE & SITE LIGHTING PLAN
S3	STORM WATER MANAGEMENT CONCEPT
S4	SITE DETAILS
S5	SURVEY
A1	1st & 2nd FLOOR PLANS
A2	LOWER LEVEL PLAN & ELEVATIONS
A3	BUILDING ELEVATIONS

DESIGNED IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE 2015 EDITION.

LEGAL DESCRIPTION:
CURRENT PROPERTY ID: 11-11-40-430-015
OLD SID - 11 11-175-013-30 YP CITY 21W-20A E 66 FT OF LOTS 13 & 14 EXC COM AT NW COR LOT 14 TH ELY 127 FT TO POB TH CONT E 6 FT TH S 24 FT TH W 6 FT TH N 24 FT TO POB CROSS & BAGLEY'S ADDITION

PROPERTY OWNER & DEVELOPER:
COSTEL & LUCIA CHIPARUS
708 PEARL ST, YPSILANTI MI 48198
(734) 323-8826

PROJECT DESCRIPTION
CURRENT PROPERTY IS VACANT. NEW 4-UNIT APARTMENT AND NEW PARKING LOT IS PROPOSED

AREA ANALYSIS

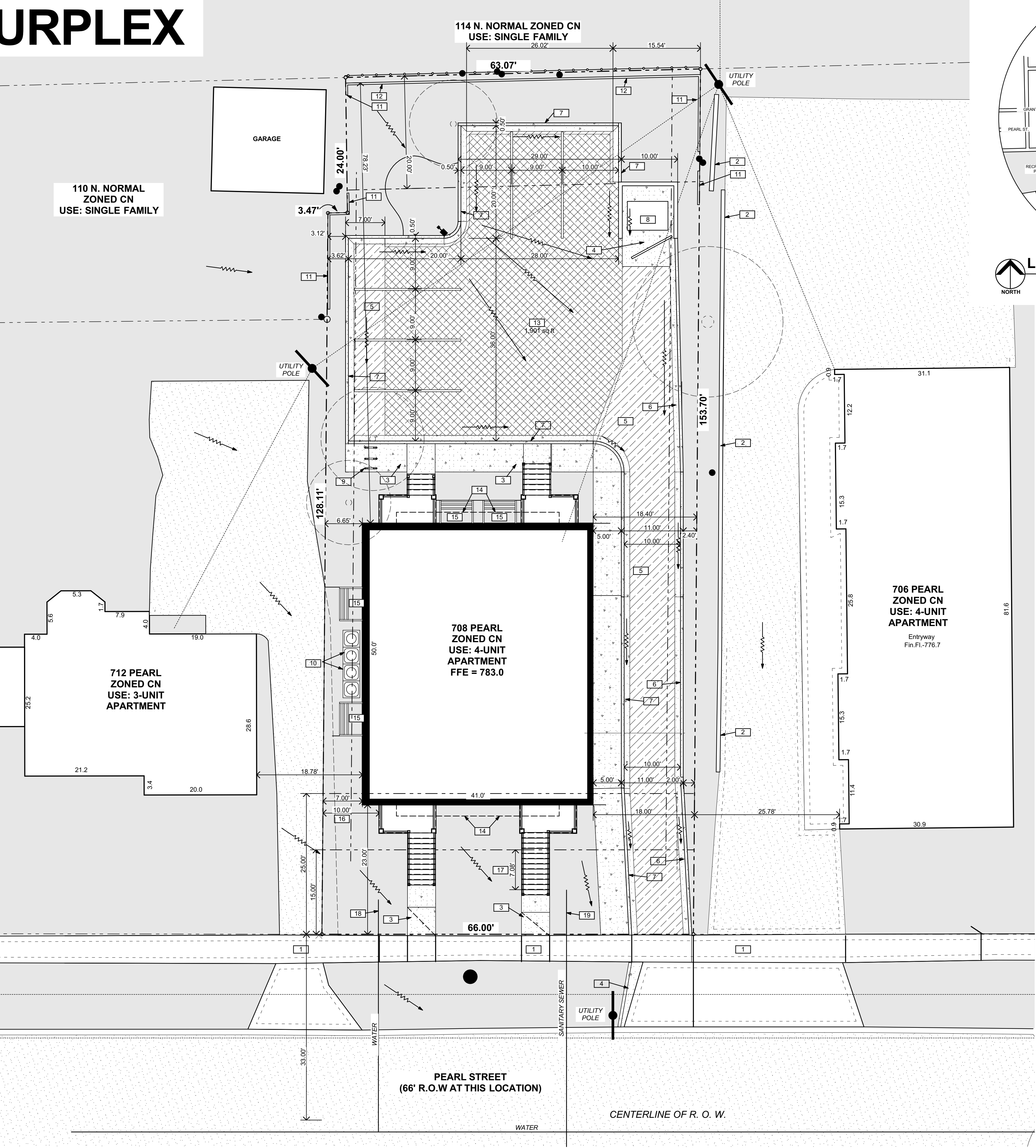
EXISTING		PROPOSED	
(VACANT LAND)		PROP. 1ST FLOOR PER UNIT	512.5 SF
		PROP. 2ND FLOOR PER UNIT	512.5 SF
		PROP. LOWER LEVEL PER UNIT	512.5 SF
		TOTAL LIVING AREA PER UNIT	1,537 SF
		TOTAL LIVING AREA IN BLDG	4,612 SF
		PROP. BUILDING COVERED PORCHES	2,050 SF
		TOTAL	2,250 SF
EX. LOT AREA	10,013 SF (23 ACRES)	PROP. LOT COVERAGE	2,250 SF = 22.47 %
		BLDG WIDTH	10,013 SF
		LOT WIDTH	41.00 FT = 62.1 %
		LOT WIDTH	66.00 FT

SCHEDULE OF REGULATIONS

BUILDING TYPE AH APARTMENT HOUSE	REQ'D	EXISTING	PROPOSED	VARIANCE
LOT SIZE	4,000-18,000 SF	10,013 SF	NO CHANGE	NONE
LOT WIDTH	40-120 FT	66.0 FT	NO CHANGE	NONE
LOT DEPTH	100-150 FT	153.70 FT	NO CHANGE	3.7 FT NON-CONFORMITY
LOT COVERAGE	0%-50%	0%	22.5%	NONE
STREET YARD	15-25 FT	N/A	23.00 FT	NONE
INTERIOR SIDE (EAST)	MIN 5.0 FT	N/A	17.99 FT	NONE
INTERIOR SIDE (WEST)	MIN 5.0 FT	N/A	6.65 FT	NONE
MIN REAR YARD	MIN 20.0 FT	N/A	78.23 FT	NONE
FRONTAGE	60-80 %	0 %	62.1%	NONE
MAX BLDG HEIGHT	1-3 STORIES	N/A	2 STORIES	NONE

CODE ANALYSIS YPSILANTI ZONING ORDINANCE

ARTICLE 4 122-123	SITE PLAN REVIEW BY CITY PLANNER IS PERMITTED FOR NEW CONSTRUCTION OF PERMITTED BUILDING TYPE (NOT A LIMITED BUILDING TYPE) WHEN NO EXCEPTIONS ARE REQUESTED.
ZONING MAP	THIS PROPERTY ZONED CN. CORE NEIGHBORHOOD ALL ADJACENT PROPERTIES ARE ALSO ZONED CN
ARTICLE 7 122-272	MULTI-FAMILY, UP TO 4 UNITS IS A PERMITTED USE IN THE CN DISTRICT
ARTICLE 7 122-274	THE APARTMENT HOUSE (AH) BUILDING TYPE IS PERMITTED IN THE CN DISTRICT
ARTICLE 13 122-636	MULTI-FAMILY USES REQUIRE 1.5 SPACE PER DWELLING UNIT PLUS 1 FOR EACH 10 DWELLING UNITS FOR GUESTS 4 UNITS x 1.5 = 6 SPACES PLUS 4 UNITS x 1 SPACE /10 UNITS = 0.4 SPACES TOTAL PARKING REQUIRED = 6.4 SPACES- ROUND TO 6 SPACES TOTAL PARKING PROVIDED = 7 SPACES



SCALE: 1" = 10'-0"



- DIRECTION OF WATER RUN-OFF
- MULCH
 - GRASS OR LANDSCAPE
 - EXISTING CONCRETE
 - NEW CONCRETE
 - EX. ASPHALT
 - NEW ASPHALT
 - NEW PERVIOUS PAVEMENT

KEYED SITE PLAN NOTES

- EX. CONCRETE SIDEWALK
- EX. RETAINING WALL
- PROPOSED 5 FT WIDE SIDEWALK, 4" CONCRETE
- 6" CONCRETE PAVEMENT & CURB- EXPAND EXISTING DRIVEWAY APPROACH
- ASPHALT PAVEMENT
- PROPOSED CONCRETE CURB- PITCH IN
- PROPOSED CONCRETE CURB- PITCH OUT
- 10' x 10' DUMPSTER ENCLOSURE, 6 FT HIGH
- 3 BIKE HOOPS MOUNTED TO CONCRETE SIDEWALK
- A/C CONDENSERS
- 6 FT TALL VINYL PRIVACY FENCE, CENTERLINE OF POSTS LOCATED 6" INSIDE OF PROPERTY LINE
- 6 FT TALL VINYL PRIVACY FENCE, CENTERLINE OF POSTS LOCATED 12" INSIDE OF PROPERTY LINE OR AS NEEDED TO AVOID EXISTING TREES
- PROPOSED PERVIOUS PAVEMENT
- 2ND FLOOR OVERHANGS BY 2 FT
- PRE-FABRICATED EGRESS WELL. 4048-66" SCAPEWEL" BY BILCO, WELCRAFT OR SIMILAR
- EXTERIOR PORCH (EGRESS BALCONY) MUST BE MIN. 10 FT FROM PROPERTY LINE BASED ON MBC 1027.5
- OPEN OR UNENCLOSED PORCH IS PERMITTED TO EXTEND UP TO 10 FT INTO THE REQUIRED FRONT YARD
- EXISTING WATER LEAD IS EXPECTED TO EXIST, BUT LOCATION IS UNKNOWN. PREVIOUS HOUSE WAS DEMOLISHED AFTER 2005
- EXISTING DEWER LEAD IS EXPECTED TO EXIST, BUT LOCATION IS UNKNOWN. PREVIOUS HOUSE WAS DEMOLISHED AFTER 2005

1. THIS SITE IS NOT WITHIN A FLOOD ZONE

GENERAL SITE PLAN NOTES

1. FOR USE GROUP R-2, OCCUPANCIES WITHOUT ACCESSIBLE UNITS ARE NOT REQUIRED TO PROVIDE ACCESSIBLE PARKING SPACES. (MBC 1106.2)

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BALLOU ENTERPRISES PLLC

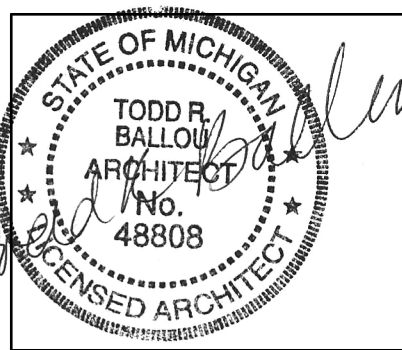
SITE PLAN & ZBA
RESUBMITTAL 14 DEC 2018
ZBA 23 OCT 2017
SITE PLAN REVIEW 11 AUG 2017
PRELIMINARY 3 AUG 2017
CONCEPT 17 MAY 2017

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

PROJECT:
PEARL STREET FOURPLEX
708 PEARL STREET
YPSILANTI, MI

TITLE: **SITE PLAN**

JOB NO:
1712



SHEET NO.

S1

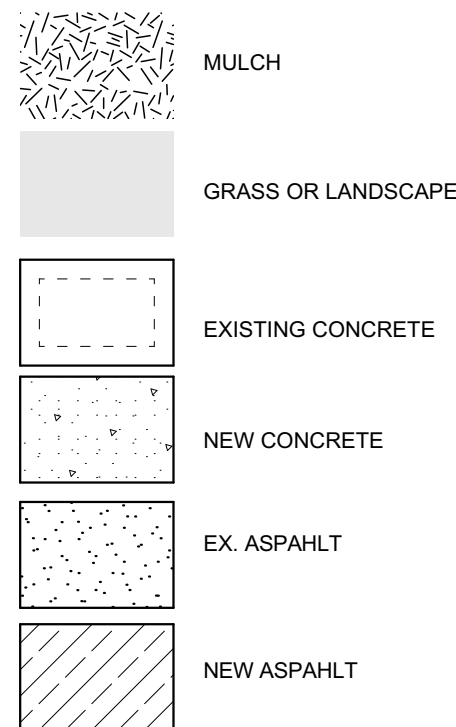
SITE LIGHTING NOTES

SITE LIGHTING IS NOT REQUIRED FOR MULTIFAMILY USES WITH FOUR UNITS. SEC 122-835 (9)
LIGHTING ADJACENT TO SINGLE FAMILY RESIDENTIAL IS LIMITED TO 15 FT HIGH SEC 122-641 (B)

(SL1) 18 WATT LED AREA LIGHT, MOUNTED AT 15FT HIGH, ANGLED AT 45 DEGREES RELATIVE TO SITE AS SHOWN ON PLAN. WPLED16 BY RAB LIGHTING OR SIMILAR.



(SL2) 75 WATT INCANDESCENT / 12 WATT LED DECORATIVE LANTERN SCONCE. WESTINGHOUSE #6732800 OR SIMILAR. PHOTOMETRICS IS SHOWN AT GROUND LEVEL: 11FT AT FRONT, 8FT AT BACK. ILLUMINATION AT PORCH LEVEL WILL BE HIGHER. PHOTOMETRICS IS BASED ON 12 WALL MOUNTED SCONCE BY RAB LIGHTING.

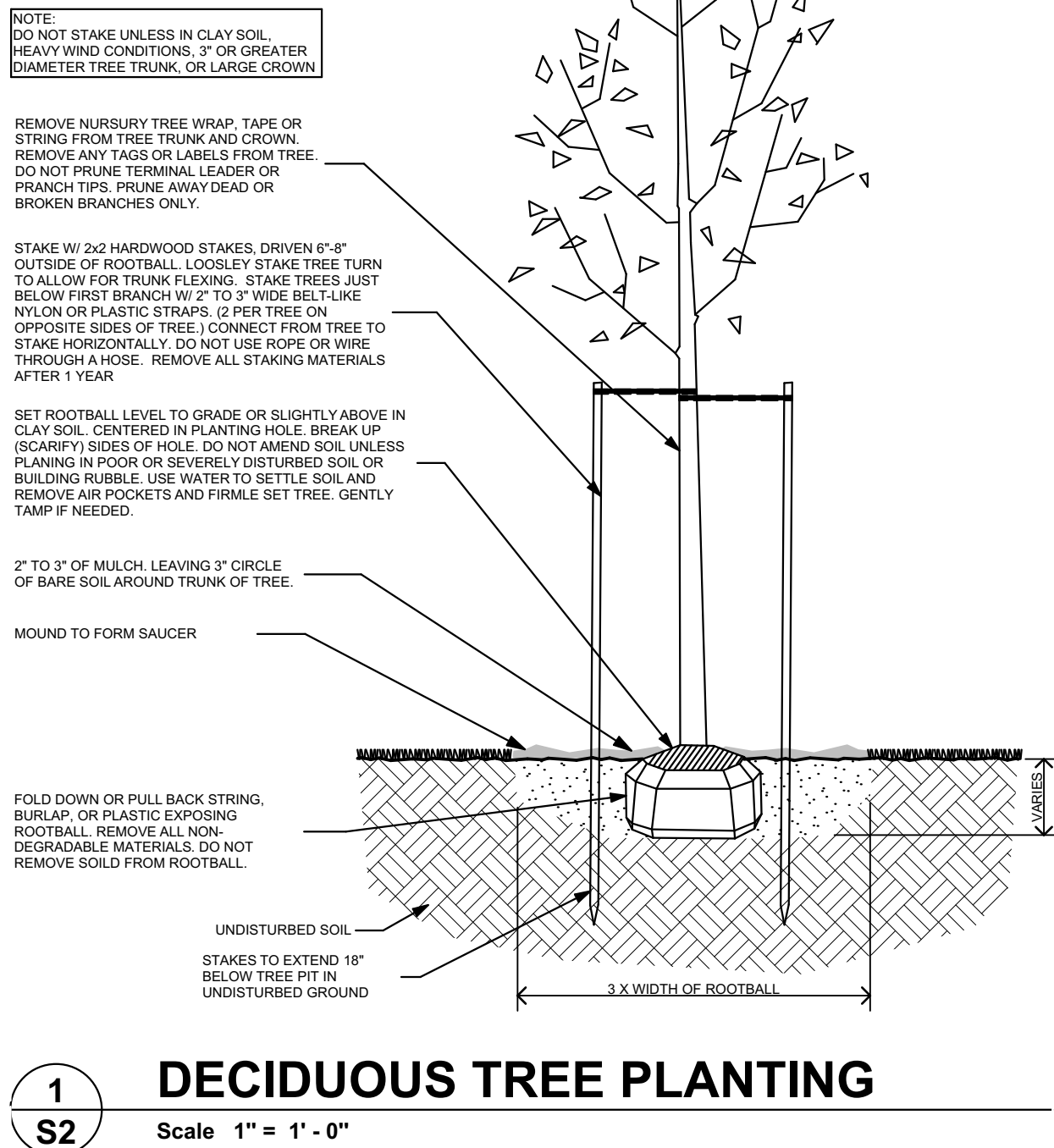
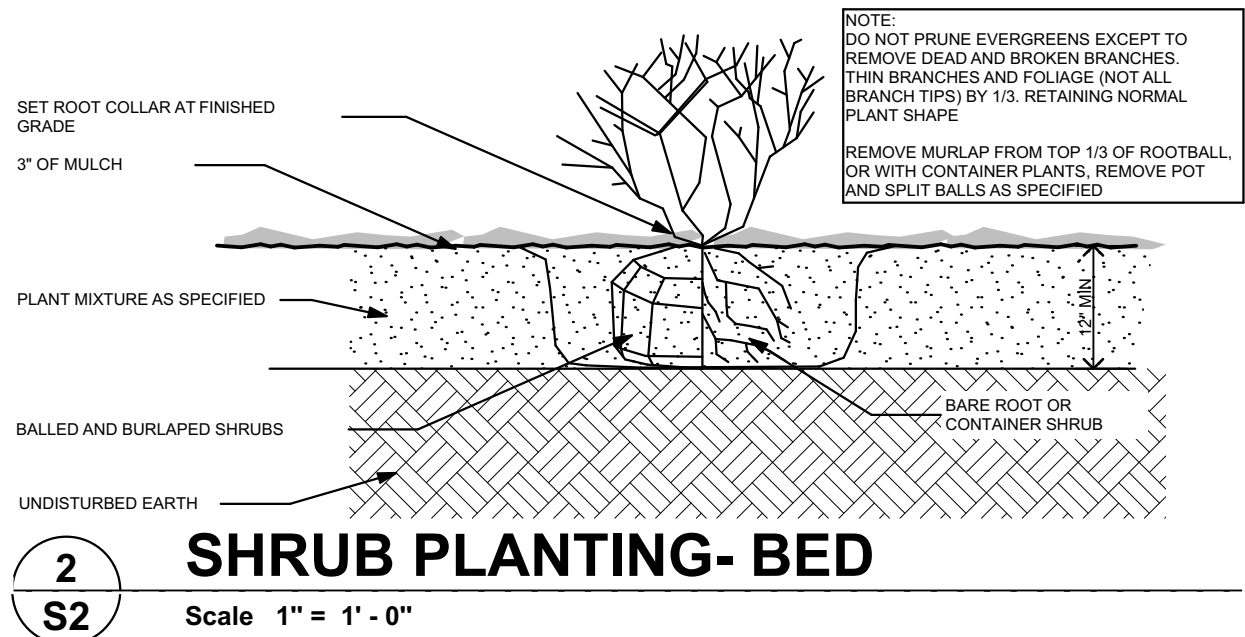
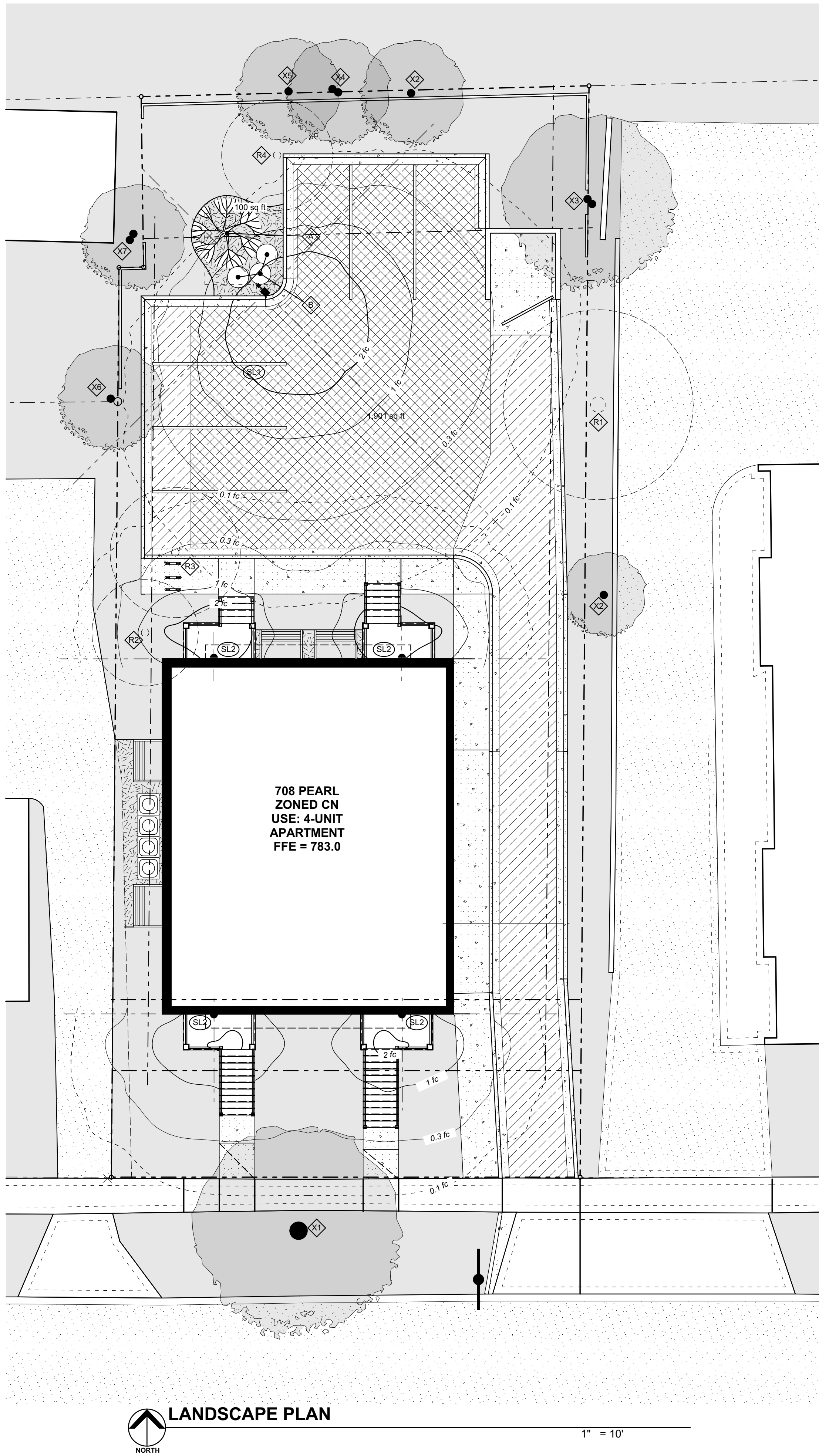


LANDSCAPING NOTES

- (R1) REMOVE EX. 26" BOX ELDER IN POOR CONDITION
- (R2) REMOVE 22" MULBERRY
- (R3) REMOVE 9" BLACK WALNUT
- (R4) REMOVE 11" CATALPA TREE

- (X1) EX. 30" MAPLE TREE
- (X2) EX. 11" BLACK WALNUT TREE
- (X3) EX. TWIN 9" BLACK WALNUT TREE
- (X4) EX. TWIN 11" BLACK WALNUT TREE
- (X5) EX. 14" BLACK WALNUT TREE
- (X6) EX. 12" BLACK WALNUT
- (X7) EX. TWIN 10"/13" MAPLE TREE

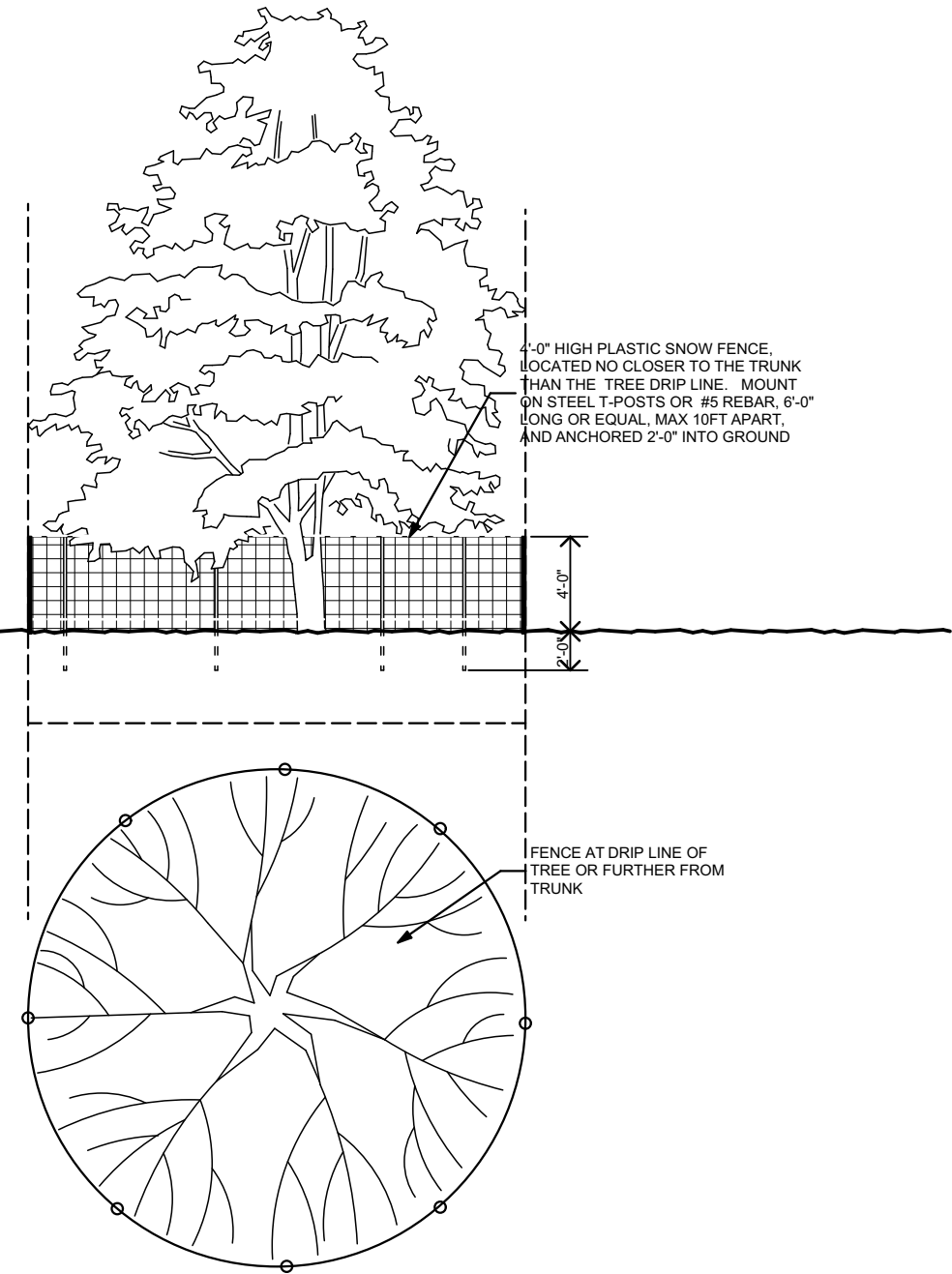
- (A) PROPOSED RIVER BIRCH TREE (QTY 1)
BETULA NIGRA. 2 1/2" MIN CALIPER
- (B) PROPOSED AMERICAN BOX WOOD SHRUBS (QTY 3)
BUXUS SEMPERVIRENS. MIN 24" HIGH



1 S2 DECIDUOUS TREE PLANTING

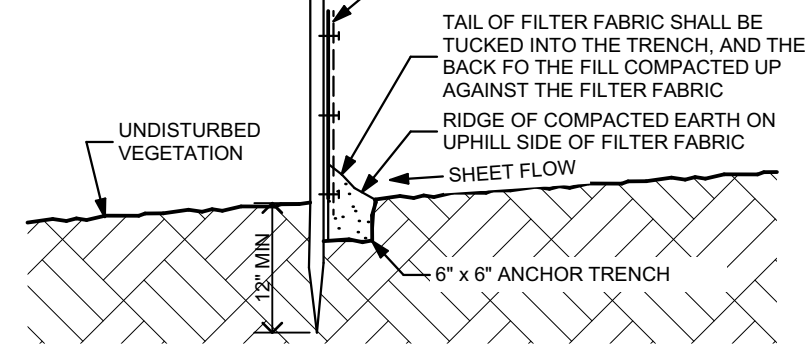
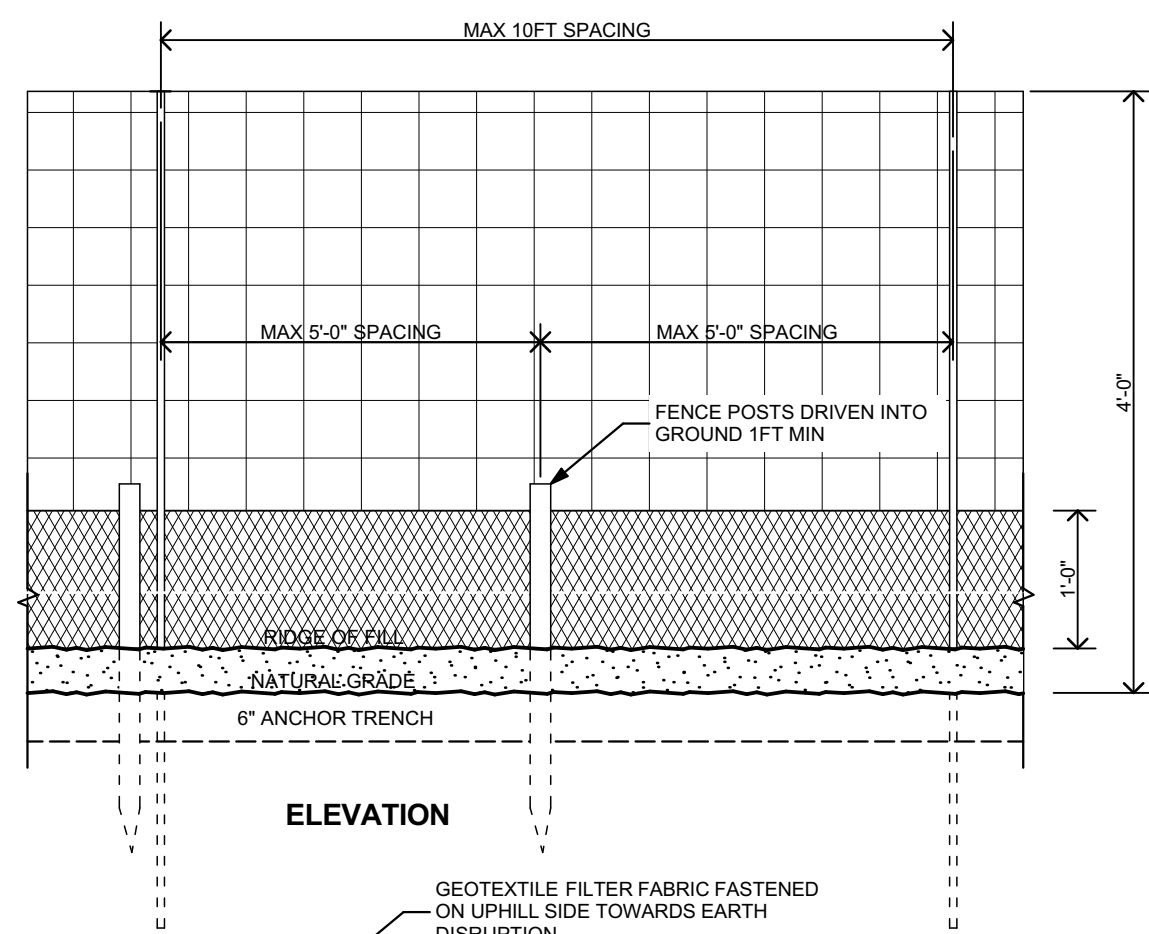
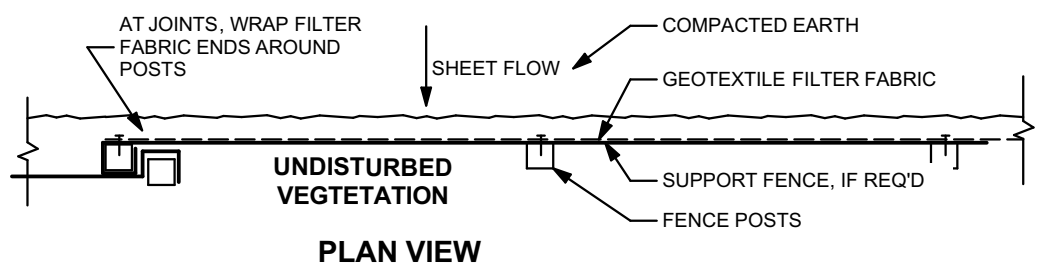
Scale 1" = 1' - 0"

ARTICLE 11 122-703	SEPARATION WALL. IF SITE APPROVAL IS REQUIRED, WALL, FENCE, OR LANDSCAPE BUFFER REQ'D TO SEPARATE MULTI-FAMILY USE FROM ADJACENT CN PROPERTIES
122-704	STREET TREES. 1 TREE PER 30 LF OF FRONTAGE REQUIRED FOR SITE REQUIRING SITE PLAN APPROVAL. 66LF/30 = 2.2 TREES REQUIRED. ADDITIONAL STREET TREES ARE NOT PROPOSED BECAUSE OF THE VERY LARGE EXISTING STREET TREE.
122-708	SITE LANDSCAPING. A MIN OF 10% OF THE SITE SHOULD BE LANDSCAPED STE AREA 10,013 SF x 10% = 100 SF REQUIRED LANDSCAPE AREA PROVIDED AT PARKING AREA
ARTICLE 13 122-833	PARKING LOT LANDSCAPING. 1 TREE FOR EVERY 8 CARS. 6 CARS WILL REQUIRE 1 TREE



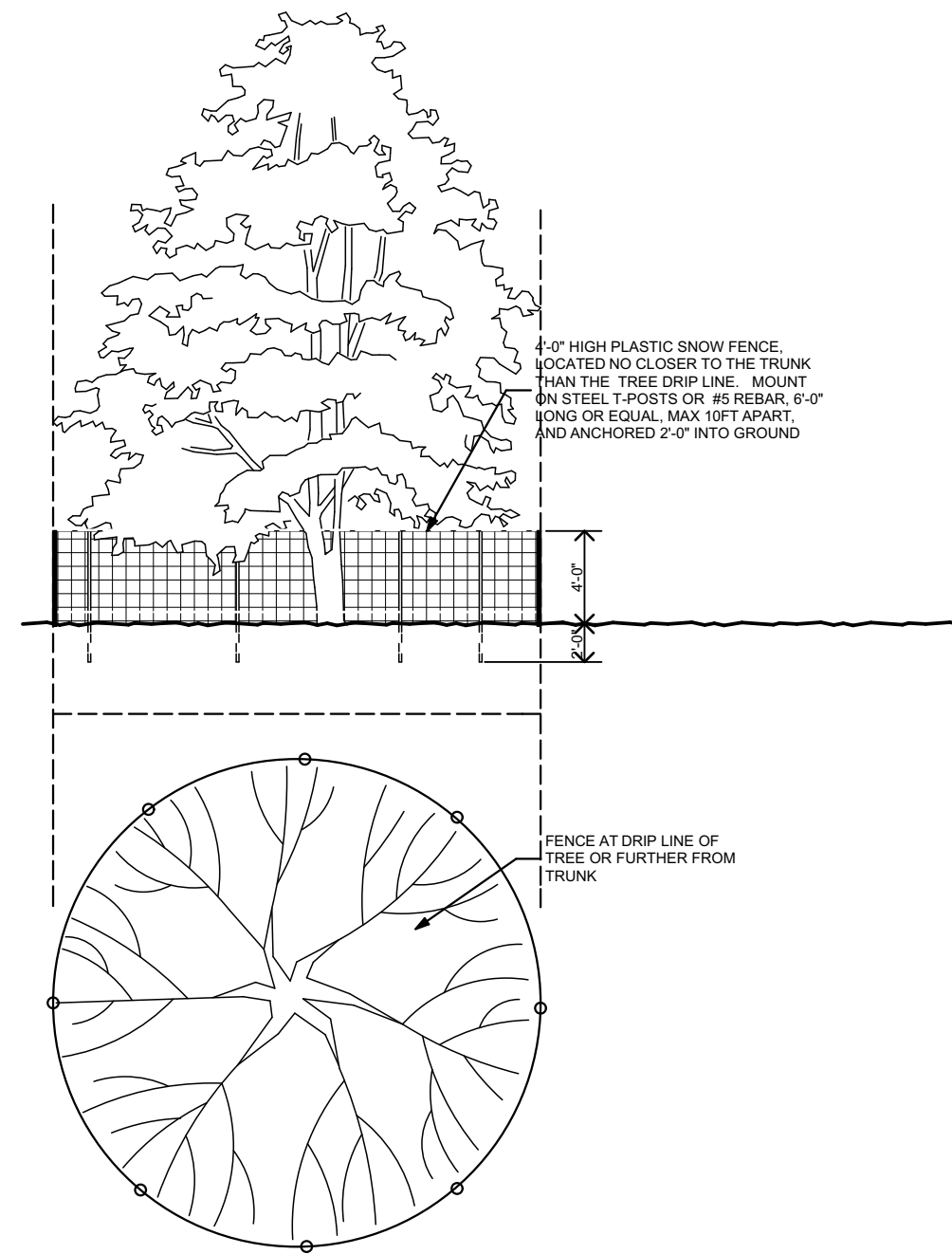
4 S2 TREE PROTECTION FENCE

Not to Scale



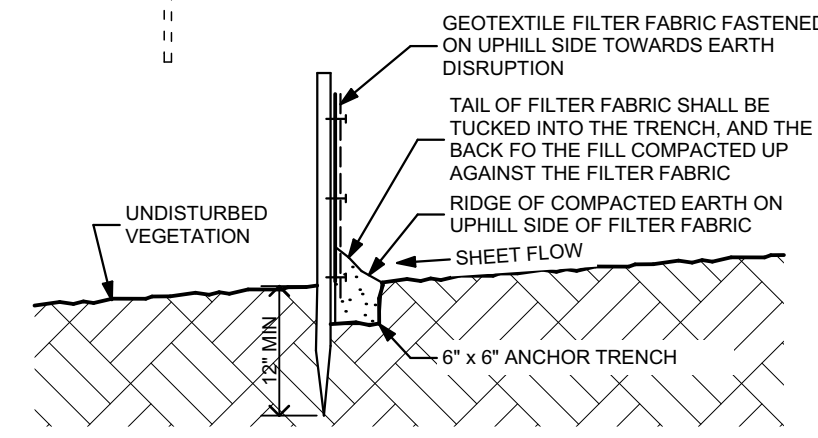
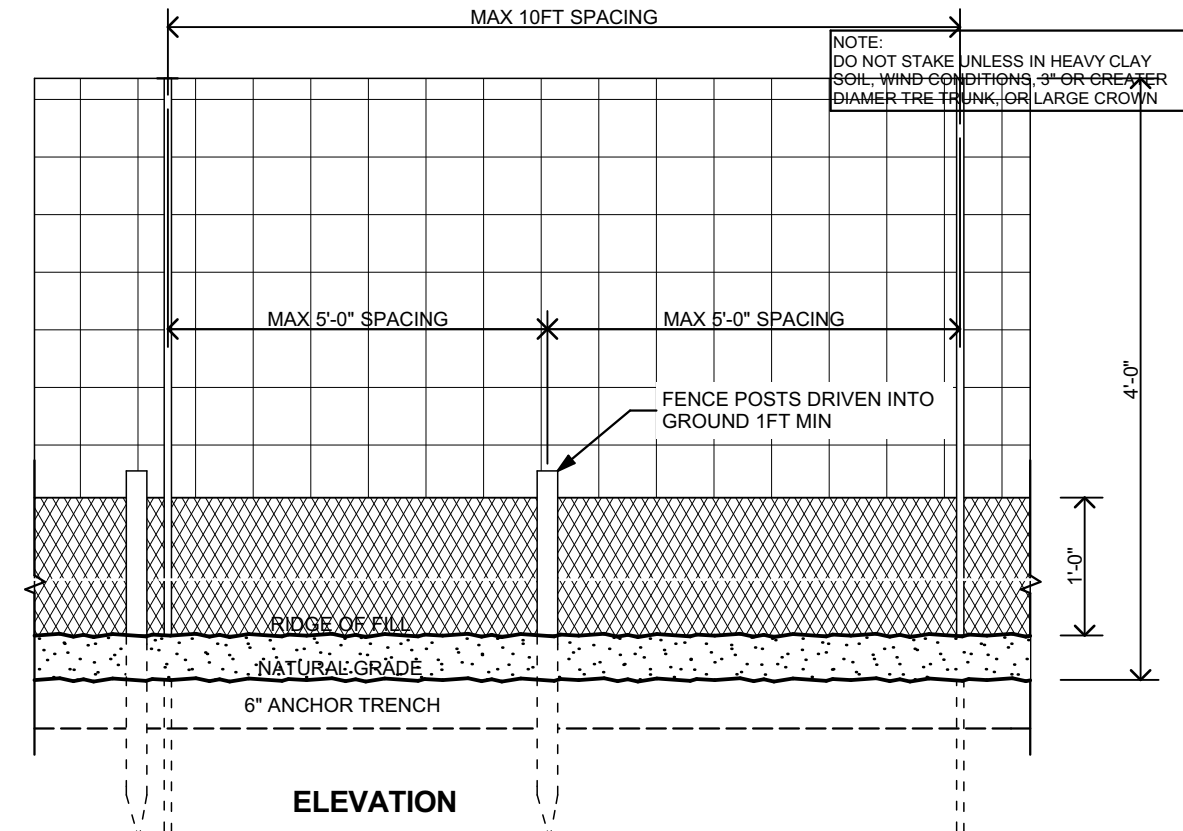
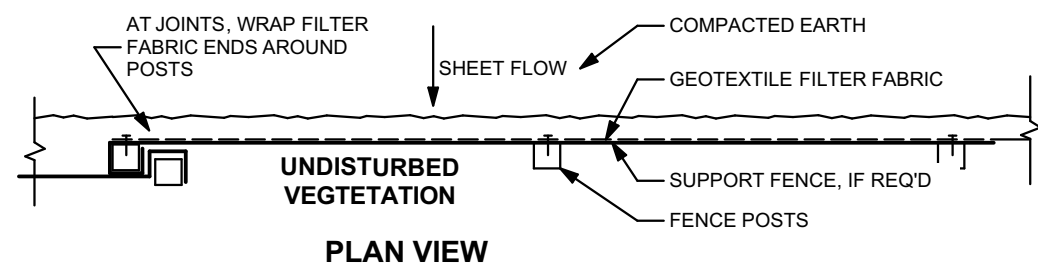
3 S2 COMBINED TREE PROTECTION/ SILT FENCE DETAIL

Not to Scale



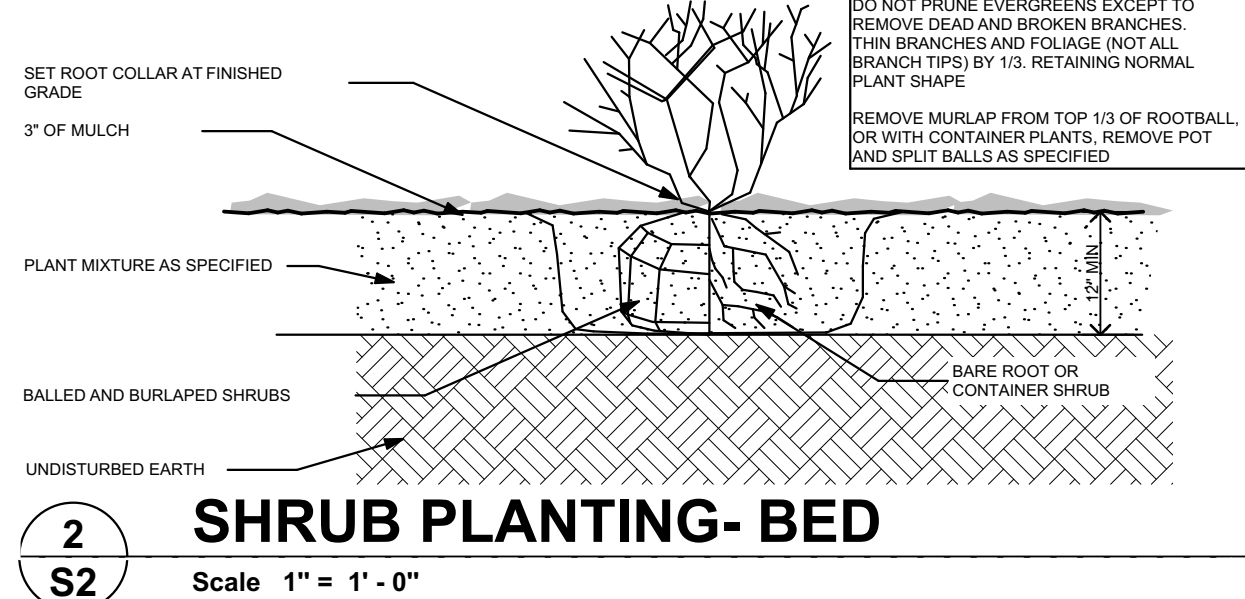
4 TREE PROTECTION FENCE

Not to Scale



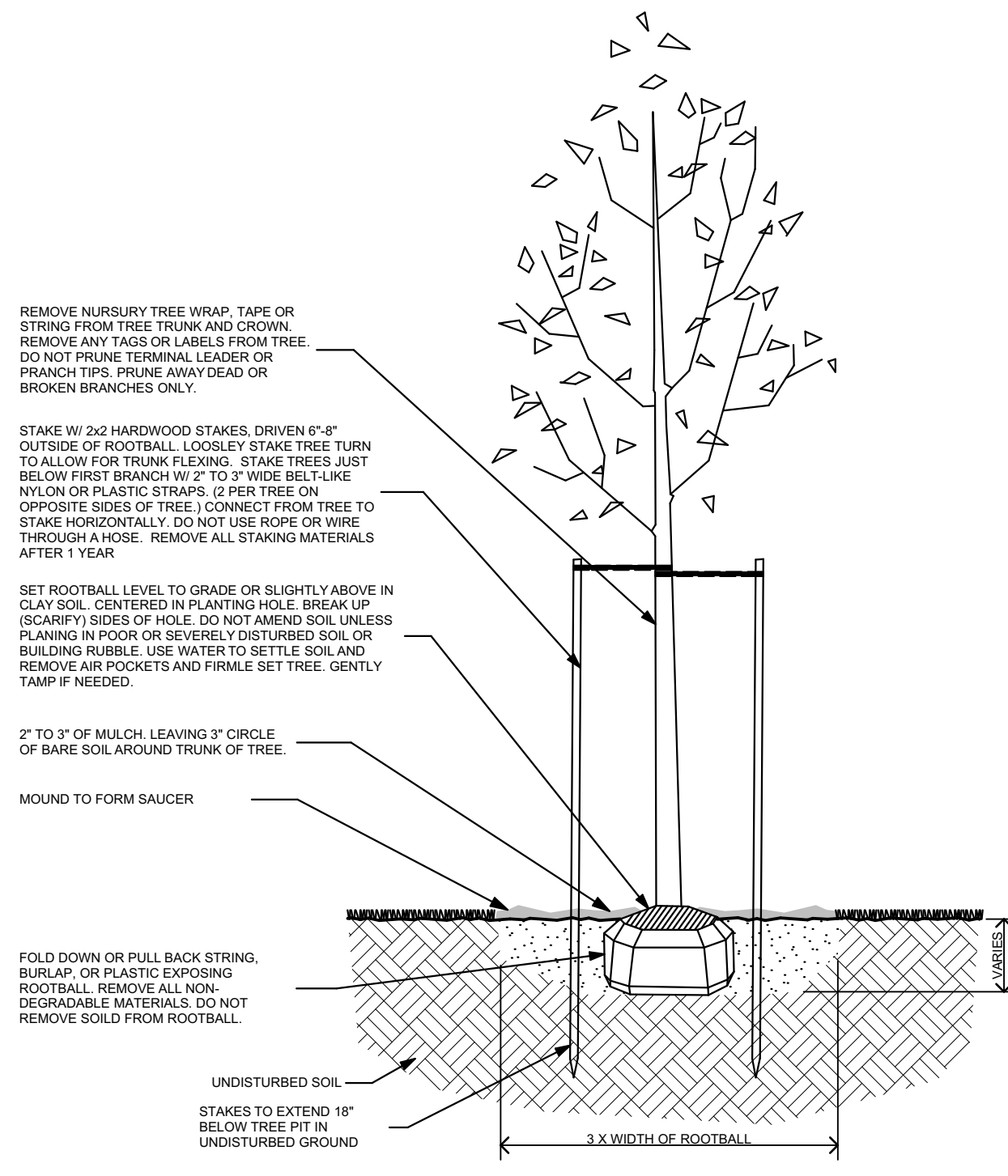
3 COMBINED TREE PROTECTION/ SILT FENCE DETAIL

Not to Scale



2 SHRUB PLANTING- BED

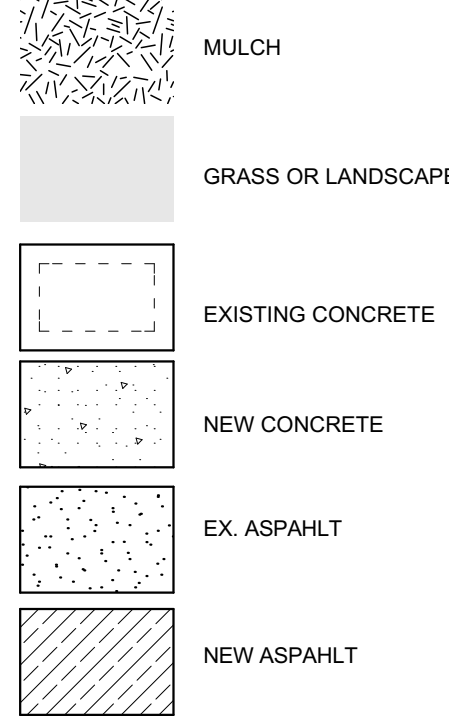
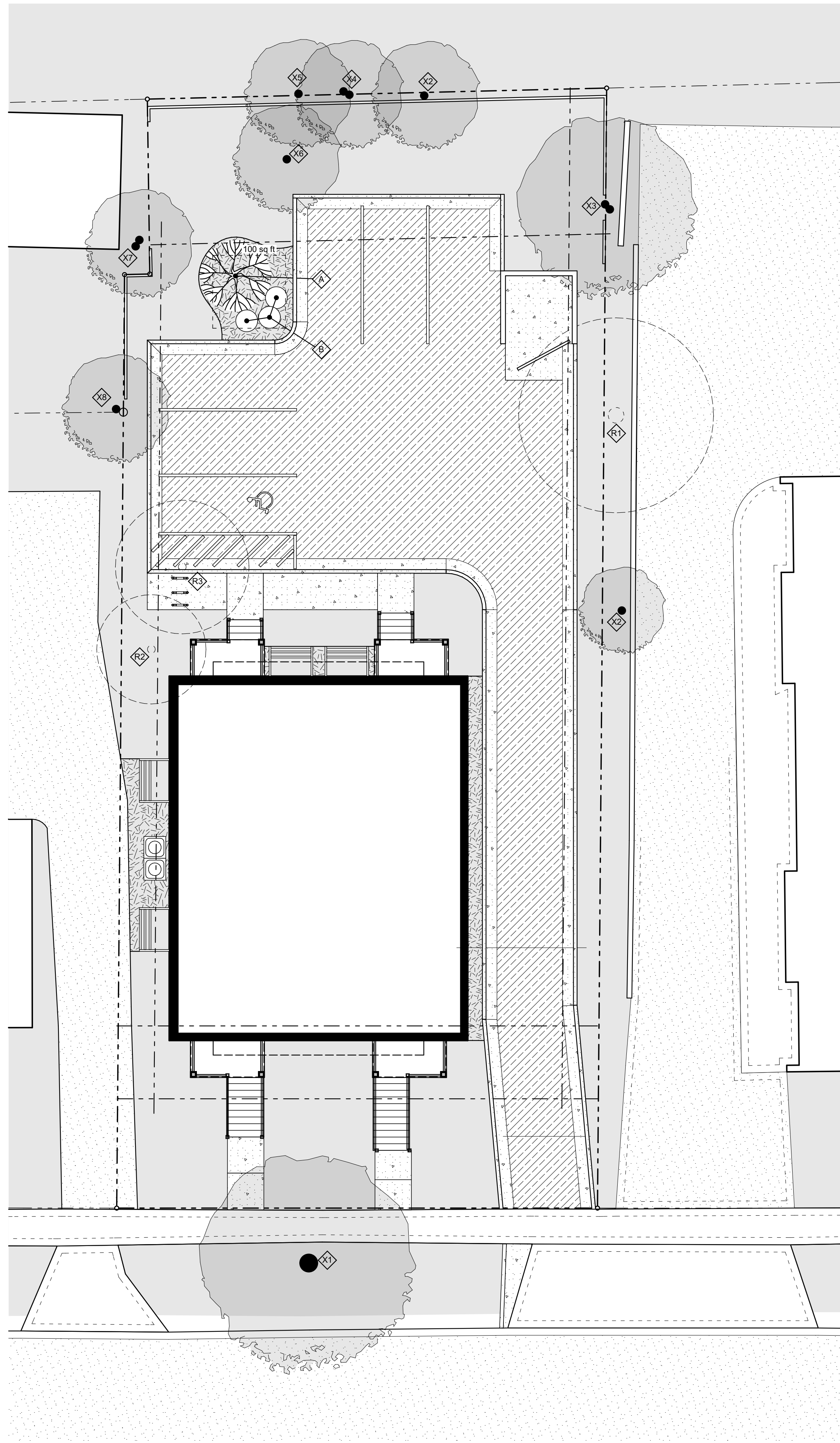
Scale 1" = 1' - 0"



1 DECIDUOUS TREE PLANTING

Scale 1" = 1' - 0"

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122-704	STREET TREES- 1 TREE PER 30 LF OF FRONTAGE REQUIRED FOR SITE REQUIRING SITE PLAN APPROVAL. 66LF/30 = 2.2 TREES REQUIRED. ADDITIONAL STREET TREES ARE NOT PROPOSED BECAUSE OF THE VERY LARGE EXISTING STREET TREE.
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ARTICLE 13 122-833	PARKING LOT LANDSCAPING- 1 TREE FOR EVERY 8 CARS. 6 CARS WILL REQUIRE 1 TREE



LANDSCAPING NOTES

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BETULA NIGRA 2 1/2" MIN CALIPER
- PROPOSED AMERICAN BOX WOOD SHRUBS (QTY 3)
BUXUS SEMPERVIRENS. MIN 24" HIGH

STANDARD METHOD RUN-OFF VOLUME WORKSHEETS
from Washtenaw County Water Resources Commissioner Rules and Guidelines

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

Total site area	10,013	#2	0.23	ac
Total site area excluding "self crediting BMP"	10,013	ac	0.23	ac

Post development Rational Method variables					Runoff
cover type	soil type	Area (#2)	Area (ac)	coeff C	AC
grass	D	3,352	0.08	0.50	0.04
building	D	2,050	0.05	0.95	0.04
concrete	D	1,157	0.03	0.95	0.03
asphalt	D	1,259	0.03	0.95	0.03
porches	D	326	0.01	0.95	0.01
perv conc	D	1,869	0.04	0.60	0.03

Total- Σ CA 0.17
Area Total-Σ(ac) 0.23
Weighted C = Σ AC/ Σ area 0.73

Post Development NRCS Variables- Penious cover

Penious cover type	soil type	Area (#2)	Area (ac)	Curve number	Σ CN X Area
Lawn	D	3,352	0.08	80	6.16
porches	D	326	0.01	98	0.73
perv conc	D	1,869	0.04	98	3.43

Total Σ (CN)(Area) = 10.32
Area Total-Σ(ac) 0.13
Weighted CN = Σ (CN)(Area)/ Σ area 81.06

Post development NRCS Variables- Impervious cover

Impervious cover type	soil type	Area (#2)	Area (ac)	Curve number	CN X Area
concrete	D	1,157	0.03	98	2.60
asphalt	D	1,259	0.03	98	2.83
building	D	2,050	0.05	98	4.61

Total Σ (CN)(Area) = 10.05
Area Total-Σ(ac) 0.10
Weighted CN = Σ (CN)(Area)/ Σ area 98

W2 First Flush

Vff = (1") (1/12") (43560 #3/1ac) AC	
Total Area (A)	0.23 ac
Weighted C	0.73
Vff =	612 #3

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

2 yr 24 hr storm event P=	2.35	inch
Curve Number for Good cover woods or meadow CN =	58	
S = (1000/CN) - 10	7.24	inch
Q = (P - 0.2S) ² / (P + 0.8 S)	0.10	inch
Total site area (sf) excluding self crediting BMPs	10,013	sf
Vbf-pre = Q (1/12) Area	83.32	#3

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

2 yr 24 hr storm event P=	2.35	inch
Pervious Curve number from W1	81.05786912	
S = (1000/CN) - 10	2.34	inch
Q = (P - 0.2S) ² / (P + 0.8 S)	0.84	inch
Pervious curve area from W1	3,352	sf
Vbf-per post = Q (1/12) Area	234.63	#3

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

2 yr 24 hr storm event P=	2.35	inch
Impervious Curve number from W1	98	
S = (1000/CN) - 10	0.20	inch
Q = (P - 0.2S) ² / (P + 0.8 S)	2.12	inch
Impervious curve area from W1	3,309	sf
Vbf-imp post = Q (1/12) Area	585	#3

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

100 yr 24 hr storm event P=	5.11	inch
pervious Curve number from W1	81.05786912	
S = (1000/CN) - 10	2.34	inch
Q = (P - 0.2S) ² / (P + 0.8 S)	3.09	inch
Pervious curve area from W1	3,352	sf
Vbf-imp post = Q (1/12) Area	863	#3

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

100 yr 24 hr storm event P=	5.11	inch
Impervious Curve number from W1	98	
S = (1000/CN) - 10	0.20	inch
Q = (P - 0.2S) ² / (P + 0.8 S)	4.87	inch
Pervious curve area from W1	3,309	sf
Vbf-imp post = Q (1/12) Area	1,344	#3

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

Flow Type	K	Change in elevation (ft)	Length (L)	Slope % (S)	S ^{0.5}	V=K*S ^{0.5}	TC = L/(V*3600)
Sheet flow*	0.48	8	150	5.33%	2.31	1.11	0.04
waterway	1.2						
small trib	2.1						
Total Tc							0.04 hr

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

W9 Run-off Summary & Onsite infiltration requirement

W2	First Flush Volume Vff =	612	#3
W3	Pre-development bankfull run-off calculation (Vbf-pre)	83	#3
W4	Pervious Cover post development bankfull run-off calculation (Vbf-per po	235	#3
W5	Impervious Cover post development bankfull run-off calculation (Vbf-imp	585	#3
Total Bank Full Volume		820	#3
W6	Pervious Cover post-development 100 year storm run-off calculation (V1	863	#3
W7	Impervious Cover post-development 100 year storm run-off calculation (V1	1,344	#3
Total 100 Year Volume		2,206	#3

Determine On-site Infiltration requirement

Subtract the Pre-development Bankfull from the Post Dev Bankfull volume	
Bankfull Volume Difference	736 #3
Compare the bankfull Volume Difference with the first flush Vff=	612.48 #3
The greater of the two is the Bankfull Volume difference	
Onsite Infiltration Requirment Vinf =	736 #3

W10 Detention/ Retention Requirement

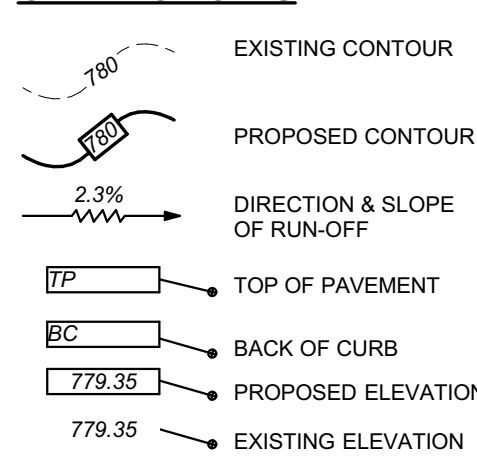
Detention	
Peak of Unit Hydrograph Qp = 238.6 Tc ^{-0.82}	3516.66 cfs/ in+
Total site area (ac) excluding "self-crediting BMPs	0.23 ac
Q100 = Q100-perv + Q100-imp	7.96 in
Peak Flow PF = Qp * Q100 *Area / 640	10.06 cfs
Δ = PF-0.15	9.91 cfs
Vdet = (ΔPF)*V100-post - Vinf	1,437 #3
Required Detention	1,437 #3

W11 Determine Applicable BMPs and associated volume credits

Proposed BMP	Area #2	Storage Volume #3	Avg Design Infiltr Rate in/hr	Infiltr Vol during Storm (#3)	Total Volume Reduction
Perv Pavem	1,868	1,261	0.19	177	1,438

Total volume reduction credit by proposed Structural BMP 1,438 #3
Run-off Volume Infiltration Requirement Vinf from W9 736 #3
Run-off Volume credit 702 #3

GRADING NOTES



COMPLIANCE ANALYSIS OF POUROUS PAVEMENT

Check Detention Volume

Pavement Area	1,868	sf
Gravel Depth	2.25	ft
Void Area	0.3	
Detention Provided =	1,261	ft ³
Infiltration during storm=	177	ft ³
Total Detention Provided	1,438	
Detention Required	1,437	ft ³ OK

Check Infiltration of 100-year Storm within 48 hours

Required 100-yr Detention from from W10	1,437	ft ³
Infiltration Rate =	V100/(Inf Area X (1/12") X 48 hour)	
Min required Design Infiltration Rate =	0.19	in/hour
Measured Infiltration should be minimum	0.38	in/hour
to provide a factor of safety of 2		
Percolation Test completed Sept 2018		
Measured Average Percolation Rate (d)	1.09	inch/ 10 min
Measured Average Percolation Rate (d)	6.54	inch/hour
Reduction Factor (Rf) = (2d1-Δd/ DIA) + 1	2.75	inch/ hour
Measured Infiltration Rate = Perc rate/ Rf	2.38	inch/ hour
Design Infiltration rate (Safety factor of 2)	1.19	inch/hour
Field Test is Satisfactory for Design Provided		

Check Minimum Infiltration Area for Pourous Pavement

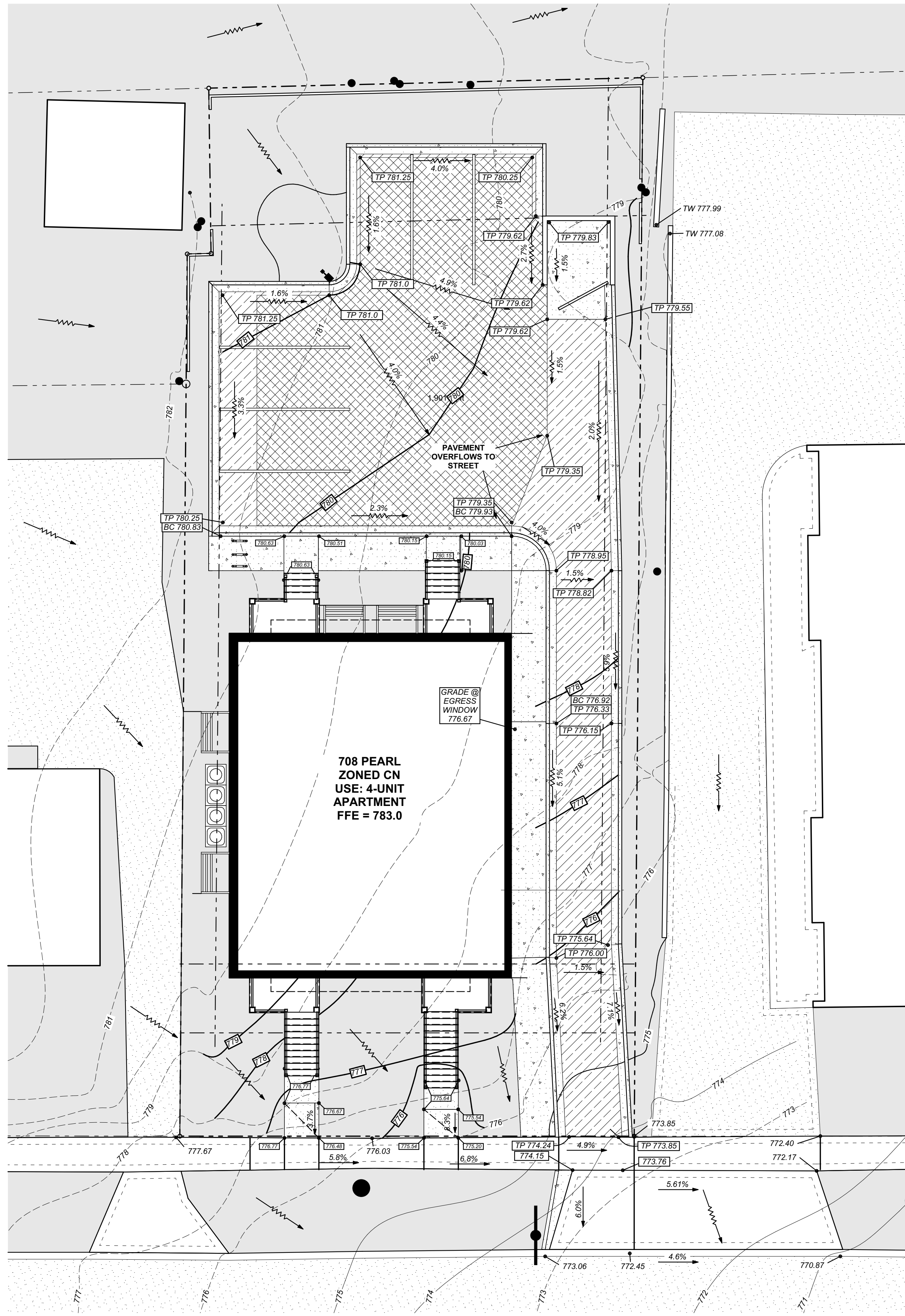
Contributing Pervious Area	
Asphalt	1,257
Concrete & Curbs	1,157
Building	2,050
Total Pervious Area	4,464
Min Infiltration Area = Pervious Area/ 5	
Infiltration Area Provided =	1,868 sf
Min Infiltration Area Required =	893 sf OK

	EXISTING	CHANGE	PROPOSED
IMPERVIOUS AREAS	589 SF	+3,877 SF	4,466 SF
BUILDING	- SF	+2,050 SF	2,050 SF
ASPHALT PAVEMENT	- SF	+1,259 SF	1,259 SF
CONCRETE & CURBS	589 SF	+568 SF	1,157 SF
PERVIOUS AREAS	9,424 SF	-3,877 SF	5,547 SF
GRASS	9,424 SF	-6,072 SF	3,352 SF
PORCHES & STEPS	- SF	+326 SF	326 SF
PERV. PAVEMENT	- SF	+1,869 SF	1,869 SF
	94.1% OF SITE		55.4% OF SITE
SITE AREA	10,013 SF	10,013 SF	23 ACRES
	23 ACRES		

STORM WATER NOTES

THE CURRENT SITE IS VACANT, PART OF A NEIGHBORHOOD WITH RELATIVELY STEEP SLOPES OF 4-6%. THIS STREET IS NOT SERVED DIRECTLY BY A STORM SYSTEM. THE NEAREST DOWNHILL PUBLIC DRAIN IS LOCATED AT THE INTERSECTION OF BALLARD. ACCORDING TO EWATHENAW MAPS, THIS SITE CONTAINS ST. CLAIR CLAY LOAM (HYDROLOGICAL SOIL GROUP D), AND INFILTRATION CAPACITY IS EXPECTED TO BE LOW. MEASURED INFILTRATION RATE IS BETTER THAN EXPECTED.

THE BUILDING LOCATION AND THE ISOLATION REQUIREMENTS OF INFILTRATION SYSTEMS MAKE A RAIN GARDEN OR STORAGE DRYWELL UNLIKELY WITHOUT A ZONING VARIANCE TO CREATE OPEN SPACE IN THE LOW FRONT YARD. POUROUS PAVEMENT IS CONSIDERED A GOOD OPTION SINCE IT CAN BE LOCATED IN THE CENTER OF THE LOT AND WILL PROVIDE A LARGE AREA TO BALANCE THE ANTICIPATED LOW INFILTRATION RATE. THE SLOPE OF THE PAVEMENT WILL REQUIRE DEEPER AGGREGATE BASE AT THE HIGH END TO ACHIEVE A LEVEL BASIN. TO IMPROVE THE SYSTEM, AN EXTRA PARKING SPACE IS PROPOSED TO INCREASE THE SIZE OF THE PERVIOUS PAVEMENT.



STORM WATER MANAGEMENT

1" = 10'

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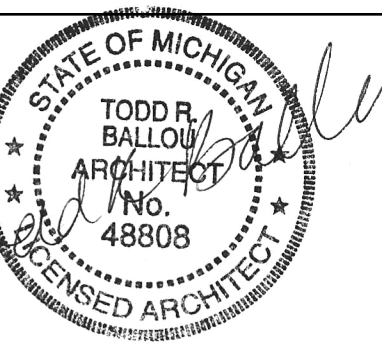
SITE PLAN & ZBA
RESUBMITTAL 14 DEC 2018
ZBA 23 OCT 2017
SITE PLAN REVIEW 11 AUG 2017
PRELIMINARY 3 AUG 2017
CONCEPT 17 MAY 2017

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

PROJECT:
PEARL STREET FOURPLEX
708 PEARL STREET
YPSILANTI, MI

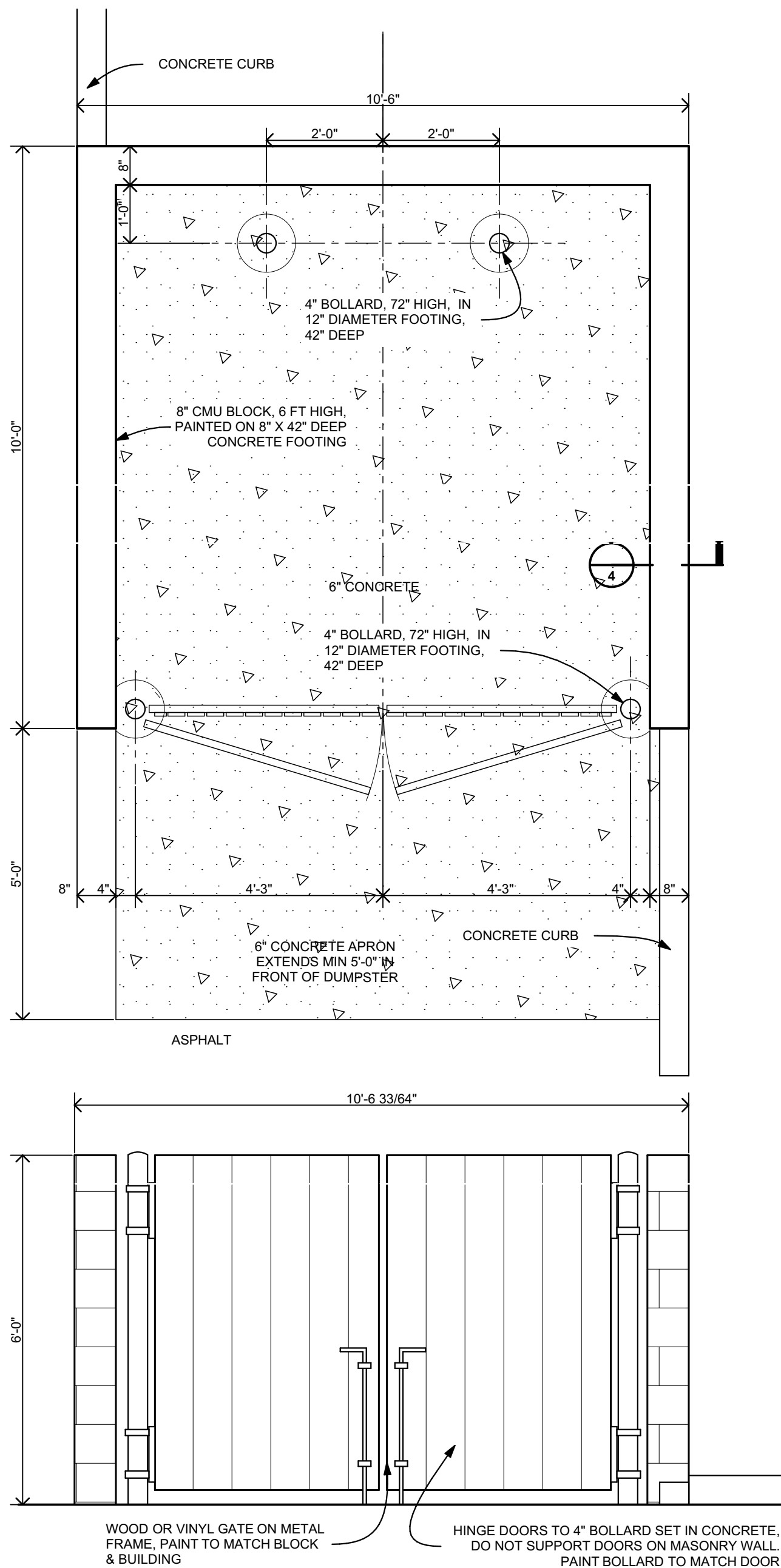
TITLE: **STORM WATER MANAGEMENT CONCEPT**

JOB NO:
1712

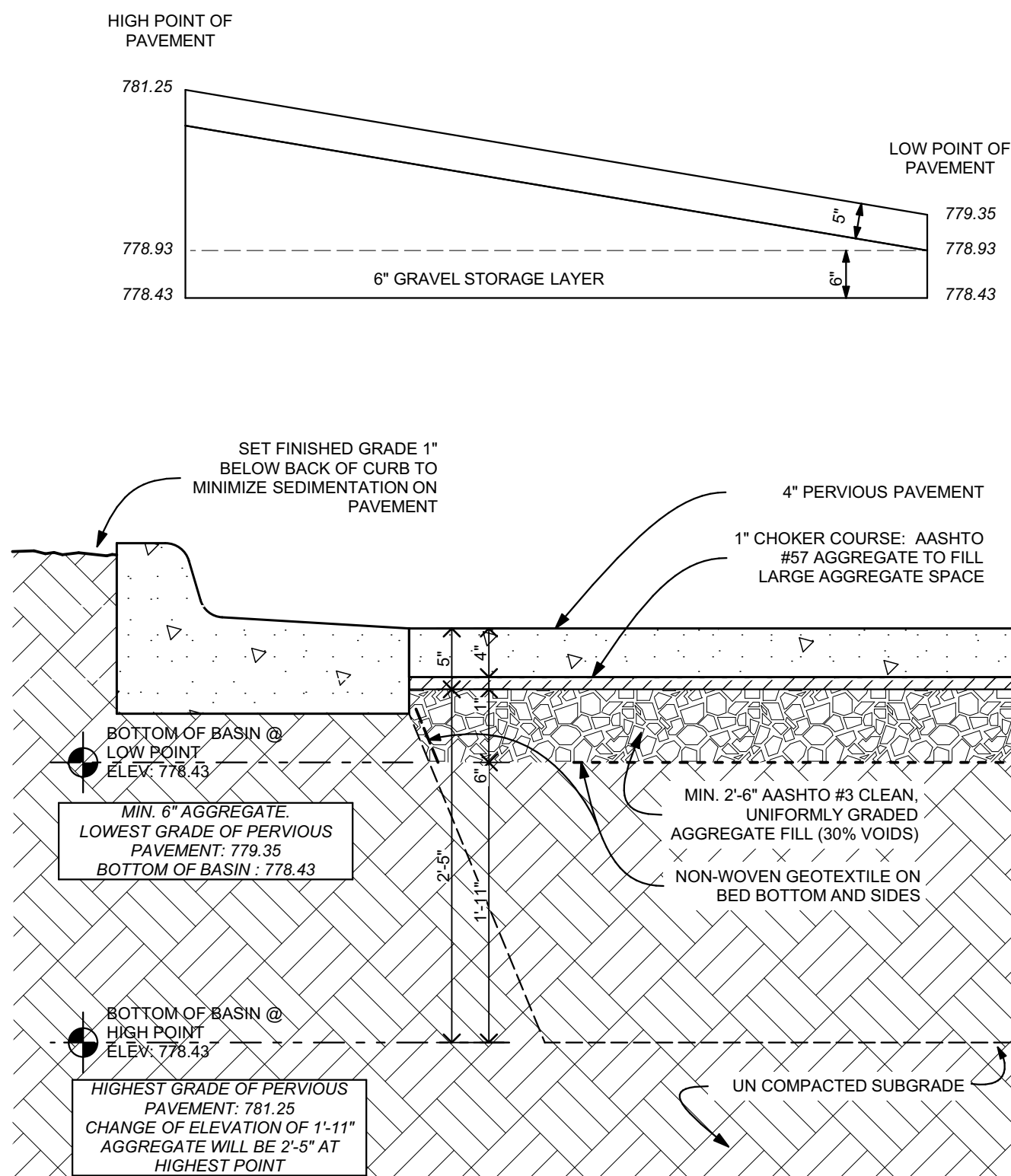


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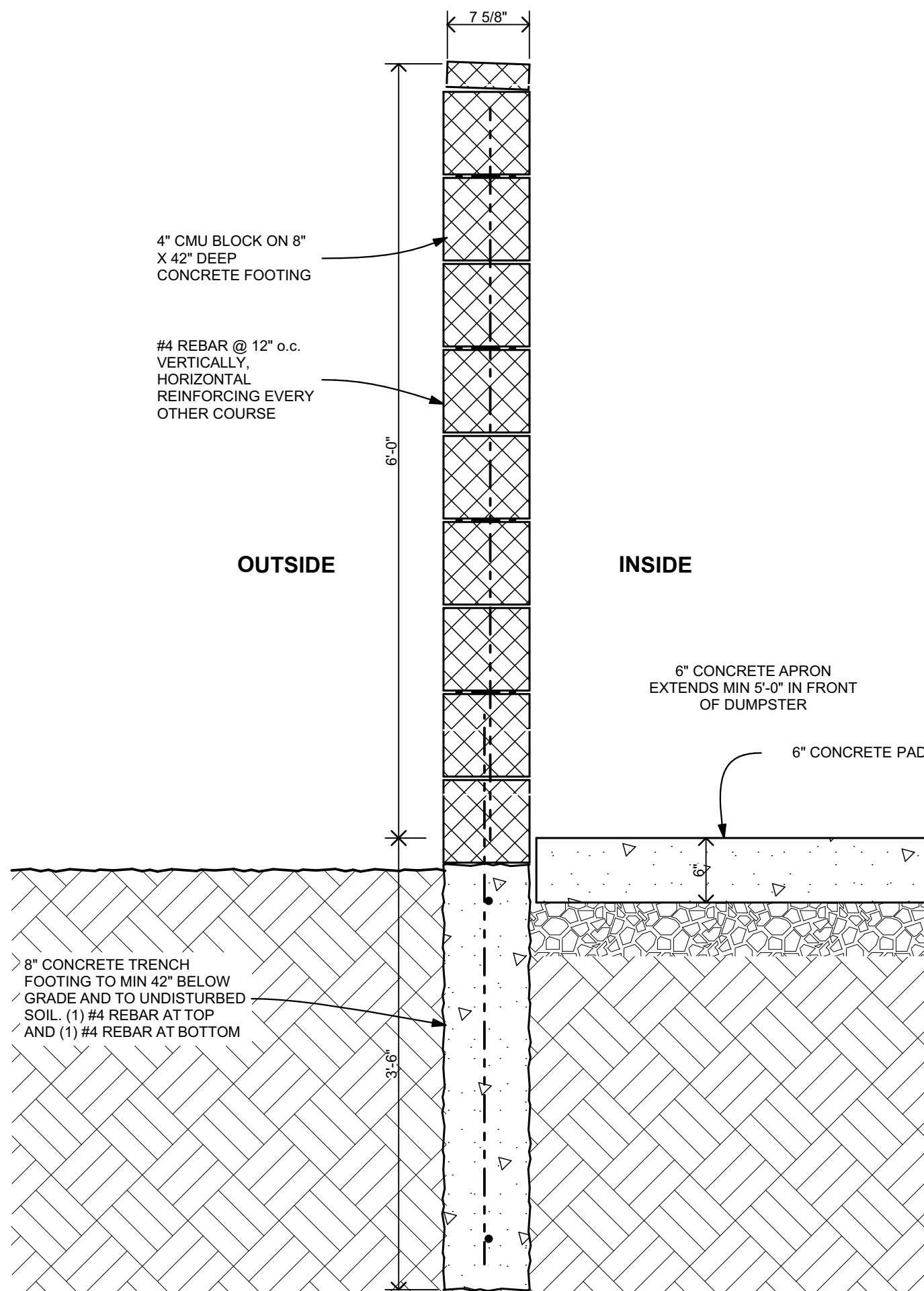
S3



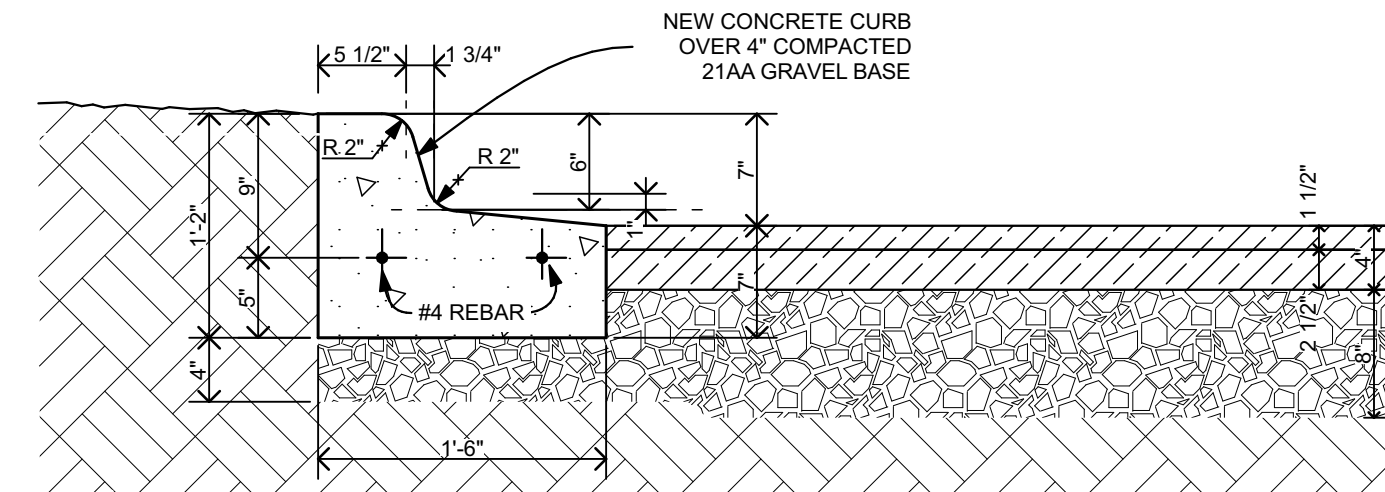
6
S4 **TRASH ENCLOSURE**
Scale 1/2" = 1' - 0"



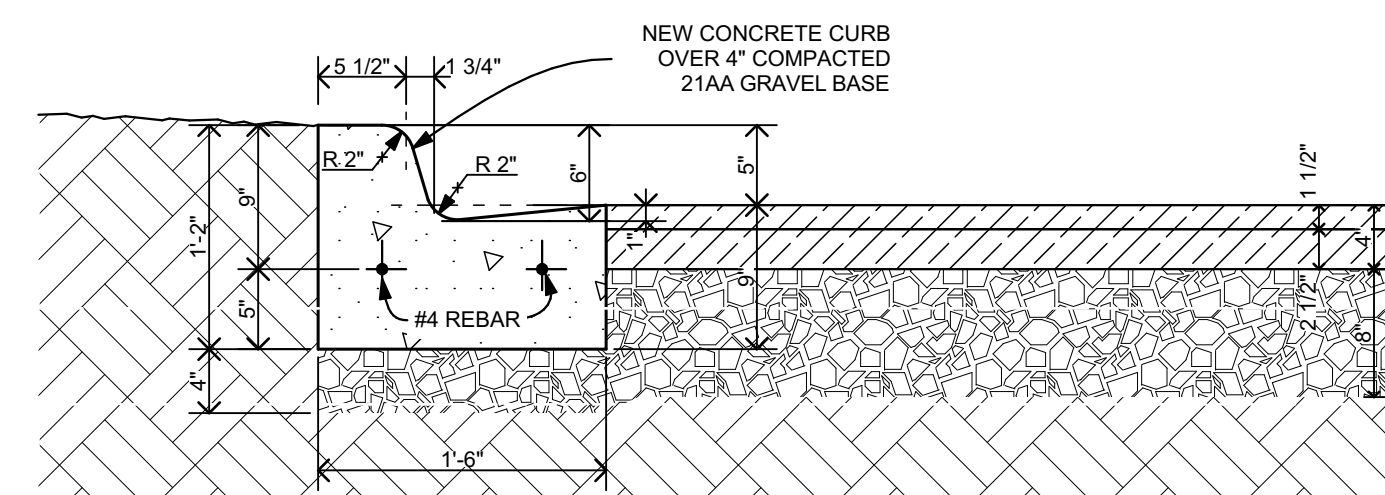
6
S4 **PERVIOUS PAVEMENT**
Scale 1" = 1' - 0"



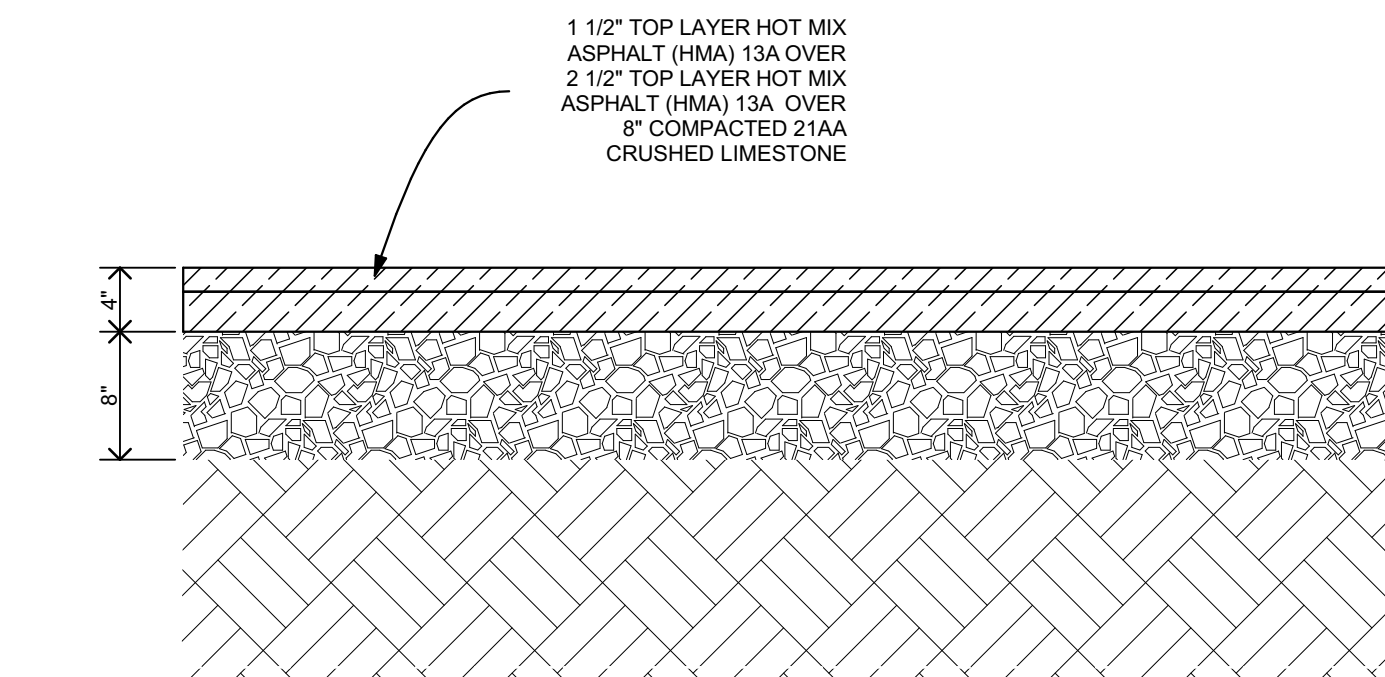
5
S4 **DUMPSTER ENCLOSURE**
Scale 1" = 1' - 0"



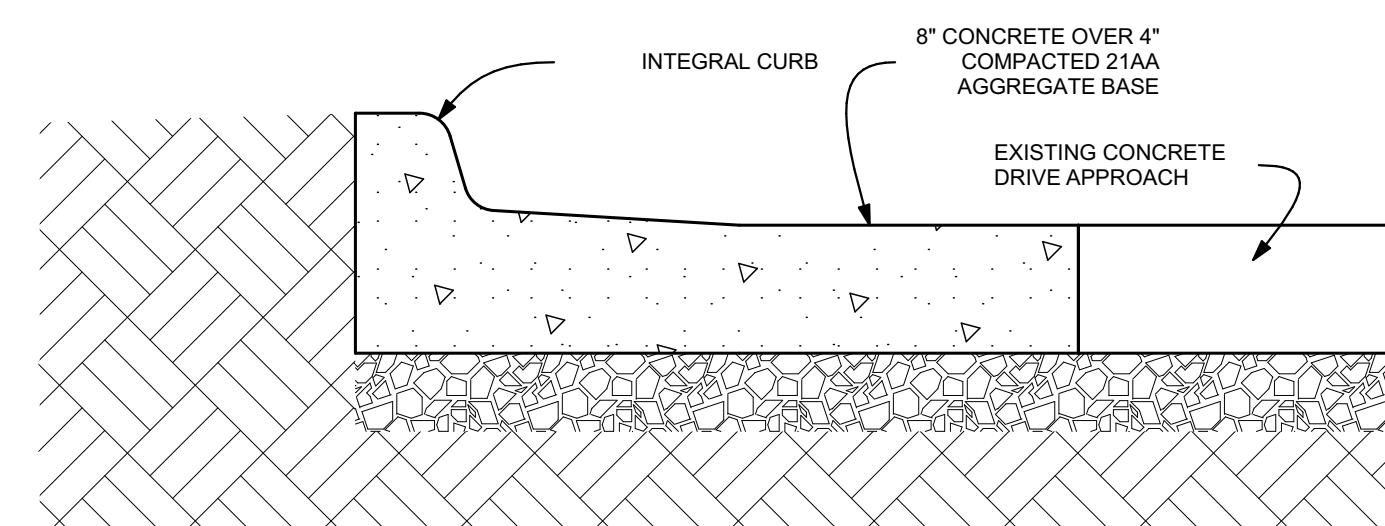
4
S4 **TYPE F2 CURB- PITCH OUT**
Scale 1" = 1' - 0"



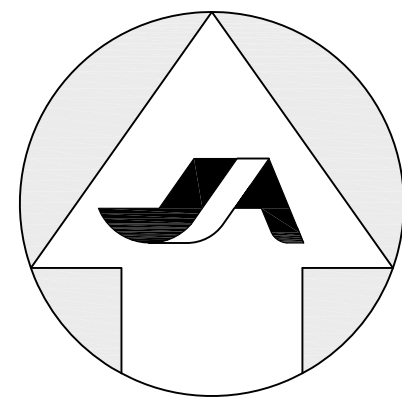
3
S4 **TYPE F2 CURB- PITCH OUT**
Scale 1" = 1' - 0"



2
S4 **ASPHALT PAVING**
Scale 1" = 1' - 0"



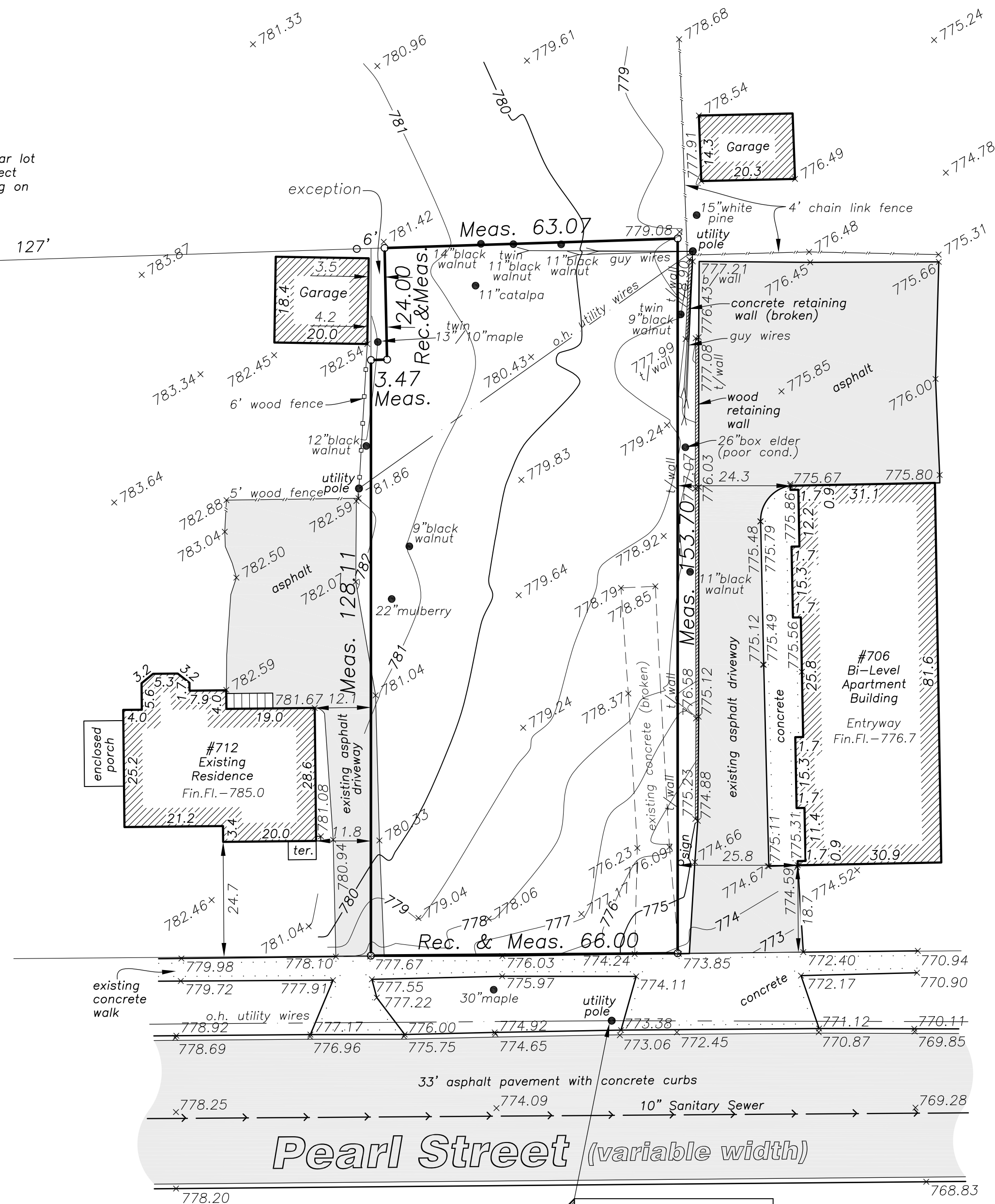
1
S4 **CONCRETE DRIVE APPROACH**
Scale 1" = 1' - 0"



Note:
The Builder is responsible for resolving any drainage problems on adjacent properties that are the result of construction activities.

Note:
Silt fence along side & rear lot lines as necessary to protect existing lawn & landscaping on adjacent property.

NW CORNER
OF LOT 14



Zoning:
CN - Core Neighborhood

Setbacks:
Front - 00'
Side - 00'
Side total - 00'
Rear - 00'

Check title policy for subdivision deed restrictions that may affect setback requirements.

LEGAL DESCRIPTION

THE EAST 66 FEET OF LOTS 13 AND 14, EXCEPT PROPERTY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF LOT 14; THENCE EASTERLY 127 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING EASTERLY 6 FEET; THENCE SOUTHERLY 24 FEET; THENCE WESTERLY 3.47 FEET (RECORDED AS 6 FEET); THENCE NORTHERLY 24 FEET TO THE POINT OF BEGINNING; OF PART OF 'CROSS & BAGLEY'S ADDITION TO YPSILANTI'. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



LEGEND

000.00 = EXISTING ELEV.
000.00 = PROPOSED ELEV.
— = DRAINAGE COURSE
— = SILT FENCE
F.G. = BRICK LEDGE
— = EXISTING CONTOUR

PLOT PLAN

PREPARED FOR: CHIPARUS BUILDERS
2850 MAPLEWOOD
ANN ARBOR, MI 48104
(734) 323-8826

JEKABSON & ASSOCIATES, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
(734) 414-7200 (734) 414-7272 fax



REVISIONS	
DATE	25 JUL 17
JOB NO.	17-06-011
SCALE	1" = 20'
DRAWN	JRN
CHECKED	JGE
SHEET	1 OF 1

PEARL STREET FOURPLEX

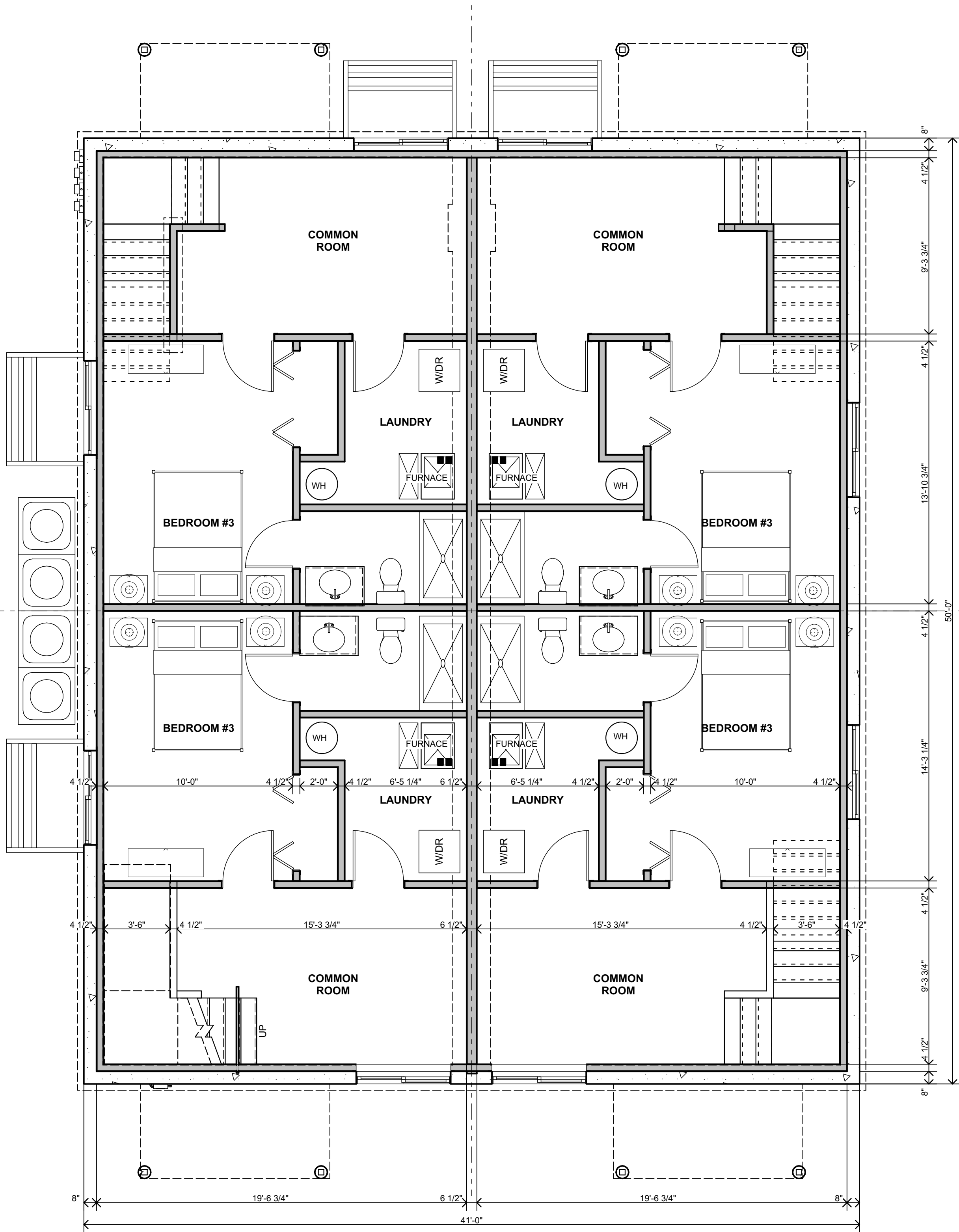
YPSILANTI, MI



6 REAR ELEVATION
1/4" = 1'-0"



5 FRONT ELEVATION
1/4" = 1'-0"



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

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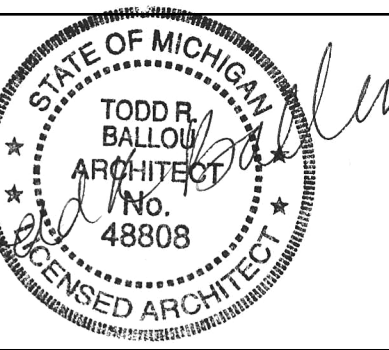
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PROJECT:
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YPSILANTI, MI

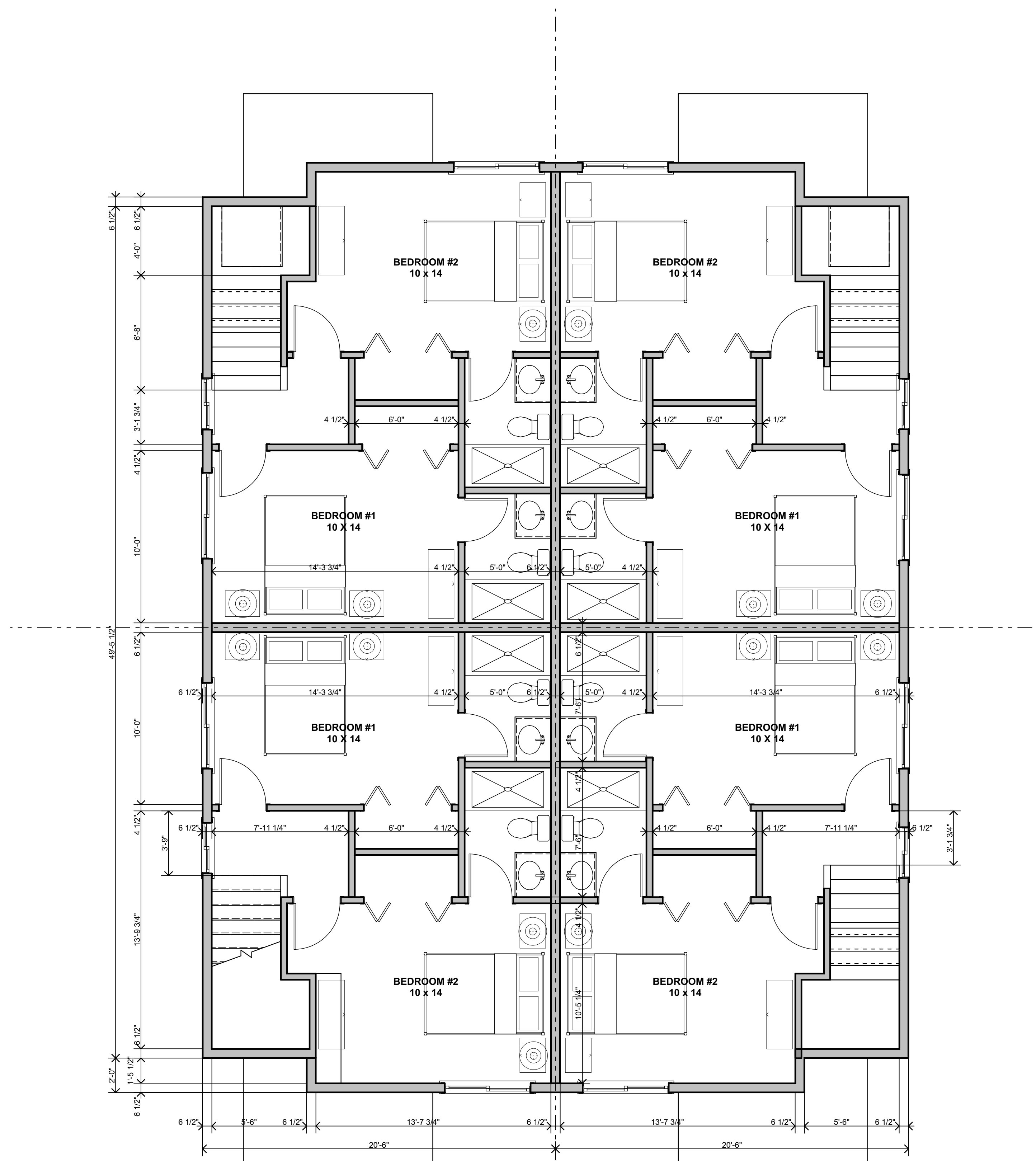
TITLE: LOWER LEVEL PLAN & ELEVATIONS

JOB NO:
1712



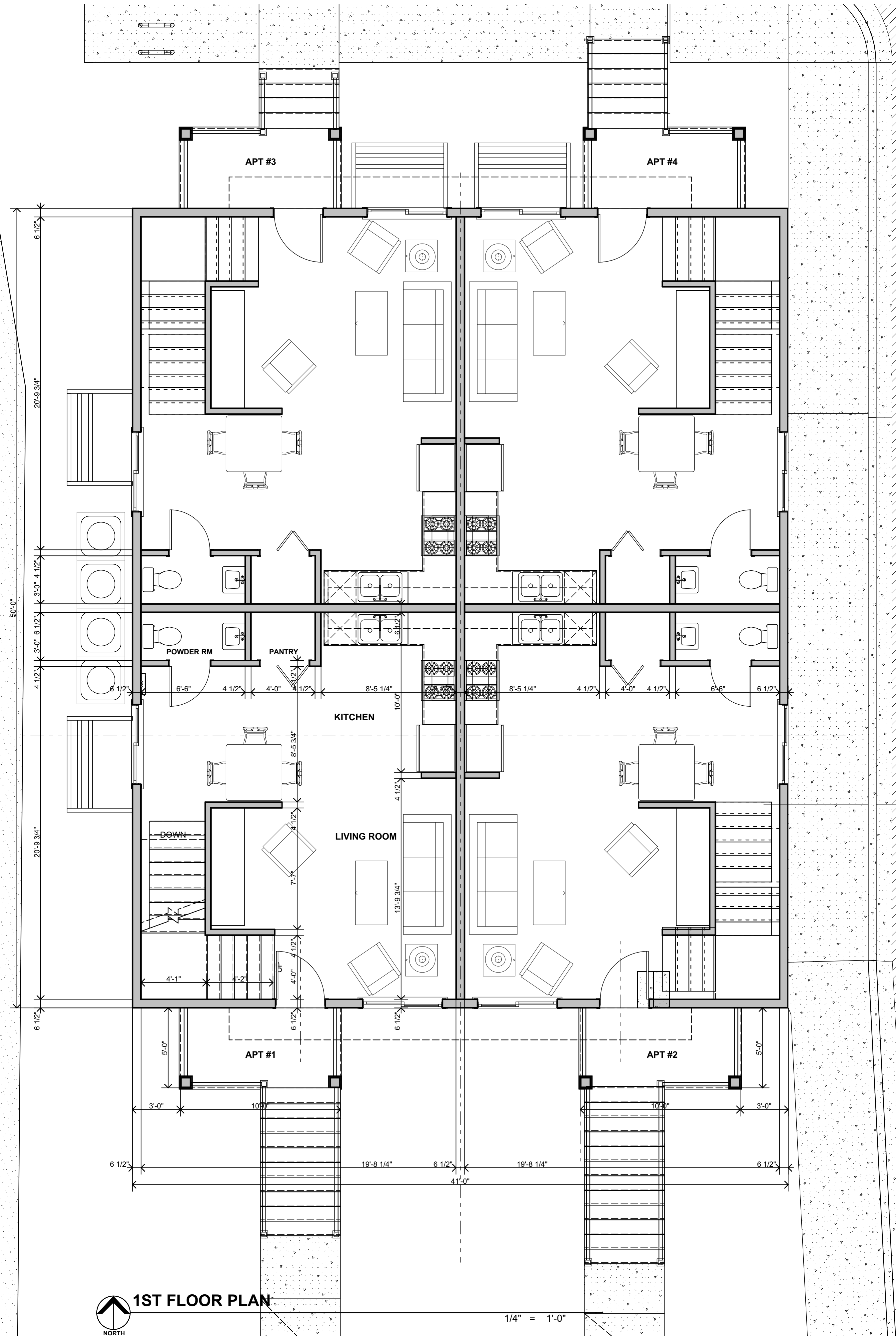
SHEET NO.

A1



2ND FLOOR PLAN

1/4" = 1'-0"



1ST FLOOR PLAN

1/4" = 1'-0"

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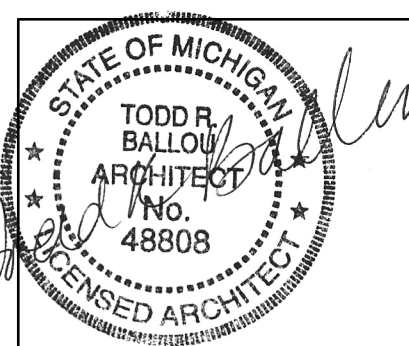
SITE PLAN & ZBA
RESUBMITTAL
ZBA
SITE PLAN REVIEW
PRELIMINARY
CONCEPT

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focusdesign@comcast.net
3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
PEARL STREET FOURPLEX
708 PEARL STREET
YPSILANTI, MI

TITLE: **FLOOR PLANS**

JOB NO:
1712



SHEET NO.

A2

SITE PLAN & ZBA
RESUBMITTAL
ZBA
SITE PLAN REVIEW
PRELIMINARY
CONCEPT

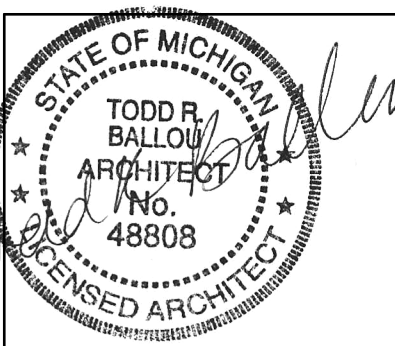
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11 AUG 2017
3 AUG 2017
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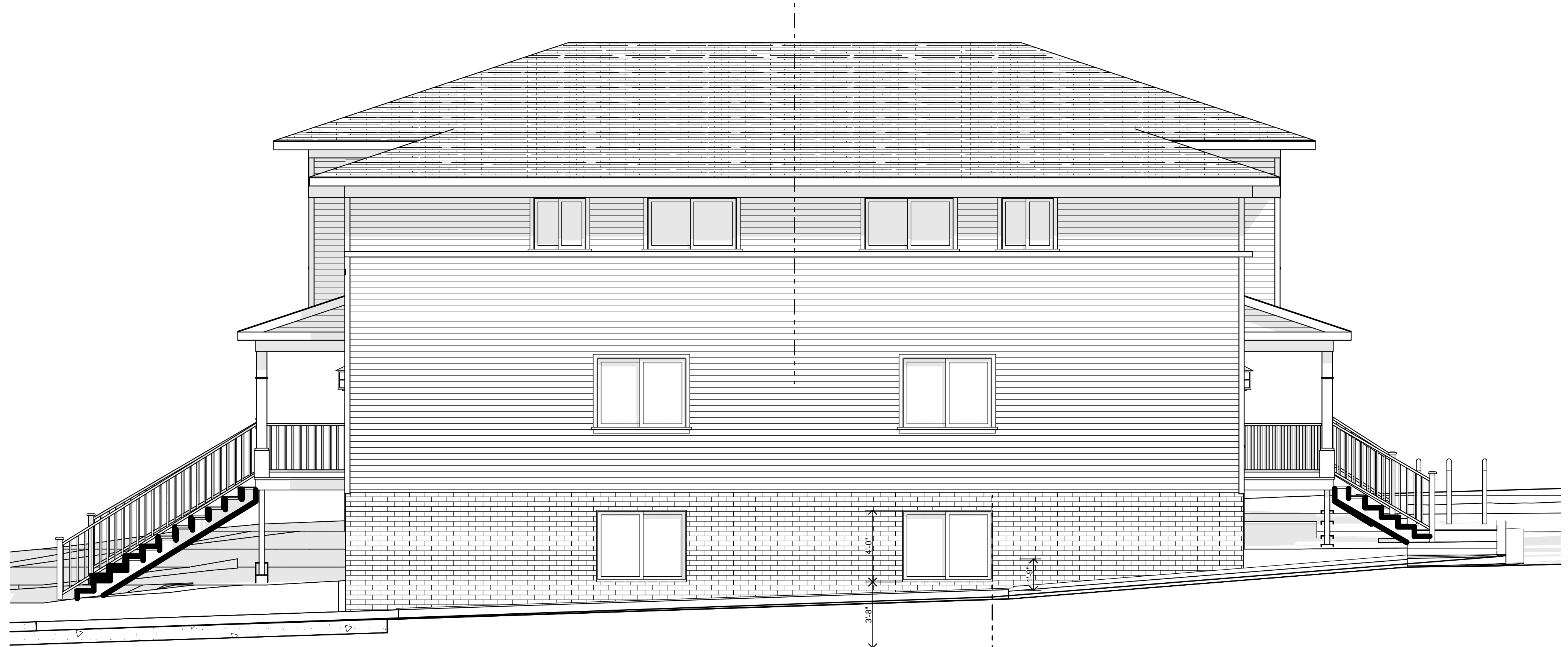
TITLE: **ELEVATIONS**

JOB NO:
1712



SHEET NO.

A3



2
8

RIGHT ELEVATION

1/4" = 1'-0"



1
8

LEFT ELEVATION

1/4" = 1'-0"

PARKING REQUIRED	0 SPACES
ACC. SPACES REQUIRED	1 SPACE W/ 5'
WHEN PARKING PROVIDED	ACCESS WAY
EXISTING PAVED PARKING AREA TO BE RE-STRIPED	5 SPACES 4 STANDARD SPACES 1 ACC. SPACE <u>8 TOTAL SPACES</u>
PROPOSED GRAVEL PARKING AREA	13 COMPACT SPACES <u>13 TOTAL SPACES</u>
TOTAL SPACES TO BE PROVIDED	4 STANDARD SPACES 13 COMPACT SPACES 1 ACC. SPACE <u>18 TOTAL SPACES</u>

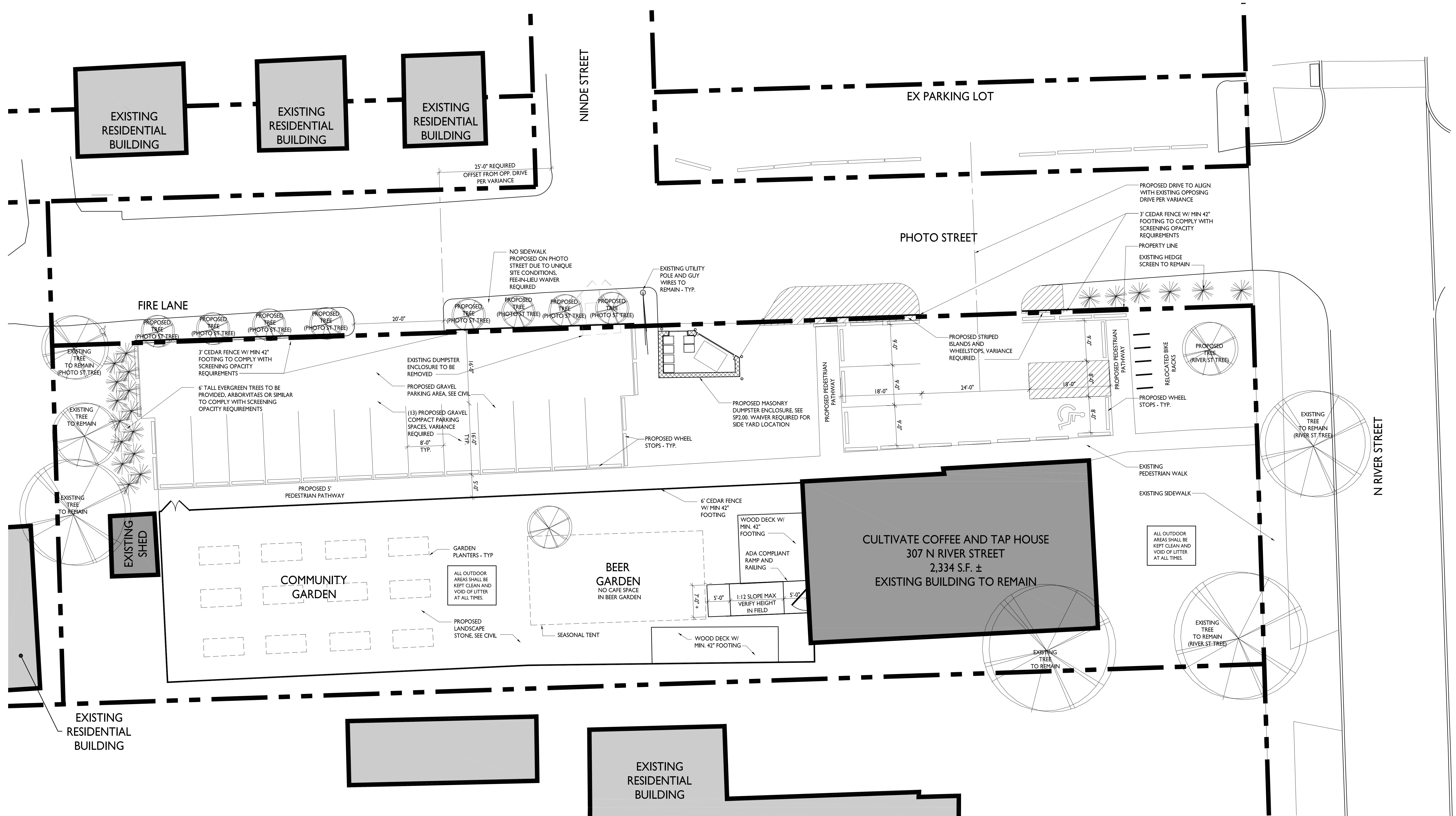
6' EVERGREEN LANDSCAPE SCREENING TO BE PROVIDED
ON WEST SIDE OF GRAVEL LOT

3 STREET TREES REQUIRED FOR RIVER STREET
1 EXISTING STREET TREE TO REMAIN ON RIVER STREET
2 PROPOSED STREET TREES ON RIVER STREET

9 STREET TREES REQUIRED ON PHOTO STREET
1 EXISTING STREET TREE TO REMAIN ON PHOTO STREET
8 PROPOSED STREET TREES ON PHOTO STREET

- SEC. 122-608 (A) DUMPSTER ENCLOSURE LOCATED IN SIDE YARD
- SEC. 122-672 (B) (2) FEE IN LIEU OF SIDEWALK

- SEC. 122-684 (B) (3) STRIPED ISLANDS AND PERIMETER WHEEL STOPS IN LIEU OF CURBED ISLANDS
- SEC. 122-685 (C) COMPACT CAR SPACES > 20% OF PARKING PROVIDED
- SEC. 122-685 (E) COMPACT VEHICLE PARKING DIMENSIONS
STANDARD VEHICLE PARKING SPACES TO COMPLY
WITH DIMENSIONAL REQUIREMENTS.



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

CULTIVATE
COFFEE & TAP HOUSE
307 N RIVER ST
YDSII ANTI MI 48108

17-306

G 2017	
V 2017	
N 2018	OWN REV
2018	OWN REV
R 2018	SITE
NE 2018	OWN. REV.
G 2018	OWN. REV.
G 2018	OWN. REV.
PT 2018	OWN REV
T 2018	ZBA
9 2019	OWN REV
3 2019	OWN REV
3 2019	PC MTG

7306SP100k.dwg

SP1.00

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February 20, 2019

City of Ypsilanti Planning and Development Department
1 S Huron St.
Ypsilanti, MI 48197

Attention: Ms. Bonnie Wessler

Regarding: **Cultivate Coffee & Tap House**
Site Plan Review No. 2
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 October 18, 2018 for compliance with local ordinances and general engineering standards. At this time, the plans are not recommended for site plan approval. The following comment shall be addressed:

SITE PLAN REVIEW COMMENTS:

1. It is recommended that the applicant provides angled-parking in the proposed gravel parking lot, as well as another entrance drive, in order to make the drive aisle a one-way due to the limited amount of space. This will also allow full-size vehicles space to park. The applicant shall review and revise accordingly.

PRELIMINARY DETAILED ENGINEERING REVIEW COMMENTS:

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

1. The applicant shall provide spot elevations at all four corners of the existing ramp(s), barrier-free parking spaces, and access aisles, as well as at 50-foot intervals along both sides of the existing and proposed sidewalks to ensure ADA compliance. The applicant shall note the cross-slope shall not exceed 2% per ADA standards.
2. The applicant shall clarify the material of the proposed pedestrian pathway. The applicant shall also provide a cross-section of the proposed pathway on the plans.
3. The applicant shall include a standard detail of the proposed guardrail on the plans.
4. The applicant shall include a "no parking" sign detail on the plans.
5. The applicant shall include a bumper block detail on the plans.

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

A handwritten signature in black ink, reading "Rachel M. Jackson", positioned above a horizontal line.

Rachel Jackson, P.E.

CC: Brad Holman, City of Ypsilanti
File

P:\0000_0100\SITE_YpsilantiCity\2018\0094181030_Cultivate Coffee & Tap House\Site Review\Site #2\Cultivate Coffee_SP#2_2019-02-20_FINAL.docx