

1. 7:00 P.M. Planning Commission October 2020 Regular Meeting

Documents:

01 - AGENDA.PDF
02 - SEPTEMBER 2020 MINUTES.PDF
03 - OCTOBER PLANNING COMMISSION AND SUSTAINABILITY COMMISSION
JOINT MEETING MINUTES.PDF
04 - MARIJUANA ZONING TEXT AMENDMENTS.PDF
05 - 902 W MICHIGAN.PDF
06 - 201 N PARK.PDF
PUBLIC NOTICE - VIRTUAL MEETING NOTICE.PDF
FULL PACKET.PDF

Agenda
Planning Commission - Virtual Meeting
Wednesday, October 21, 2020 – 7:00 P.M.

Please be advised that due to COVID-19, City Hall will not be open to the public. This meeting will be held electronically on a video conferencing application. The access code is posted in the Public Notice on www.cityofypsilanti.com and attached in the packet. The public may choose to participate during Audience Participation or the Public Hearing through the video conferencing application, or may submit e-mailed comments to aaamodt@cityofypsilanti.com by 4 pm, October 19.

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P	A
Jared Talaga, Vice-Chair	P	A
Eric Bettis	P	A
Mike Davis Jr.	P	A
Jessica Donnelly	P	A
Phil Hollifield	P	A
Heidi Jugenitz	P	A
Michael Simmons	P	A

III. Approval of Minutes

- September 16, 2020 Meeting
- October 5, 2020 Joint Meeting with Sustainability Commission

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. Committee Reports

VI. Presentations and Public Hearing Items

- Medical & Recreational Marihuana Zoning Text Amendments.
 - Public Hearing
- Site Plan Review: Avenue Market at 902 W Michigan.
- Special Use Permit & Site Plan Review: 201 N Park.
 - Public Hearing

VII. Old Business

VIII. New Business

IX. Future Business Discussion / Updates

X. Adjournment

DRAFT MEETING MINUTES
Planning Commission - Virtual Meeting
Wednesday, September 16, 2020 – 7:00 P.M.

Please be advised that due to COVID-19, City Hall will not be open to the public. This meeting will be held electronically on a video conferencing application in accordance with Governor Whitmer's Executive Order. The access code is posted in the Public Notice on www.cityofypsilanti.com and attached in the packet. The public may choose to participate during Audience Participation or the Public Hearing through the video conferencing application, or may submit e-mailed comments to aaamodt@cityofypsilanti.com by 4 pm, September 16.

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P
Jared Talaga, Vice-Chair	P
Eric Bettis	P
Mike Davis Jr.	P
Jessica Donnelly	P
Phil Hollifield	P
Heidi Jugenitz	P
Michael Simmons	A

III. Approval of Minutes

- August 19, 2020 Meeting

Motion to approve

Offered By: Commissioner Hollifield; Seconded By: Commissioner Jugenitz
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

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.

Motion to open audience participation.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Jugenitz
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

Motion to close audience participation.

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

V. Presentations and Public Hearing Items

- Special Use Permit & Limited Site Plan Review: Automobile Sales at 505 Tyler Rd.
City Planner Andy Aamodt presented the SUP and LSP.
Former medical office that has been vacant for a year. There is no changes to the layout

of the site except for parking space parking. The parcel is less than half an acre. Staff believes this use conforms to the provisions and requirements of the zoning ordinance. There would be the maximum of 13 automobiles at the site. Site will not be conducting auto repairs. Staff believes the site is designed well for the proposed use. The commission can specify hours of operation and screening. If that is not specified, the applicant would need to create a lighting plan. Staff had concern about wheel stops, they need to be moved so no vehicle overhangs the sidewalk. The applicant shall provide at least one barrier one free barrier free parking spot.

Applicant is working on edging the sidewalk and is currently taking care of it. There will be three employees max at the location at the same time. They're planning on having hours of operation from 10-6pm.

○ Public Hearing

Motion to open the public hearing

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Hollifield
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)**

n/a

Motion to close the public hearing.

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Jugenitz
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)**

*Motion that the Planning Commission **approve** the Special Use Permit for automobile sales use at 505 Tyler Rd. with the following findings and conditions:*

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

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

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Hollifield
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)**

*Motion that the Planning Commission **approve** the Limited Site Plan for 505 Tyler Rd. with the following findings and conditions:*

Findings:

- *The application substantially complies with §122-311.*
- *The existing building and site design are legal nonconforming under §122-352*

Conditions:

- *Wheel stops must be placed in a manner so that no vehicle may park on or hang over any part of the sidewalk.*
- *Signage to be applied for separately.*
- *Parking spaces shall be striped in accordance with the zoning ordinance §122-685.*
- *At least one barrier free parking space shall be provided.*
- *Applicant shall confirm number of employees on maximum shift.*
- *Applicant shall provide 3 bicycle parking loops.*

- *Trash storage area must be on a paved surface, and screened with an enclosure conforming with §122-608f.*
- *Hours of operation shall be 10am-6pm or sunset, whichever may occur later, unless a lighting plan conforming with the provisions of §122-609 is submitted and approved.*

Friendly amendment offered by Commissioner Hollifield: *Hours of operation beginning at 8am.*

Friendly amendment accepted by commissioner Davis Jr.

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Talaga

Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

- Special Use Permit & Limited Site Plan Review: Recreational Marihuana Microbusiness at 815 Huron River Drive.
Andy Aamodt provided a staff report. Application for a recreational marijuana microbusiness use. The site is currently is a laundromat with a barber shop. The parcel is under 1 acre. This is the first microbusiness application the City has seen. Proposal includes solar panels, and a green roof. Staff recommends approval with conditions. There are concerns about windows being removed, single story buildings are required to have 50% transparency on the façade. Lowell Street is a southbound one way, and this could cause issues. Staff would like to see parking lot screening. Commissioner Dunwoodie has concerns about existing trees being removed to satisfy staff recommendations for screening. Applicant: Mo. The laundromat is vacant, and the barbershop is not. The existing windows will stay, and they are planning on adding additional windows. Commissioner Davis Jr. asked if the applicant would have any difficulties adding additional screening without removing the existing trees.

- Public Hearing

Motion to open the public hearing.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Davis Jr.

Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

n/a

Motion to close the public hearing.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly

Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

*Motion that the Planning Commission **approve** the Special Use Permit for recreational marihuana microbusiness use at 815 Huron River Drive with the following findings and conditions:*

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

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

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield

Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

*Motion that the Planning Commission **approve** the Limited Site Plan for 815 Huron River Drive with the following findings and conditions:*

Findings:

- *The application substantially complies with §122-311.*
- *The existing building and site design are legal nonconforming under §122-352*

Conditions:

- *The amount of ground-floor transparency shall not be decreased at the retail portion of the building.*
- *Applicant provide an elevation view of the eastern façade*
- *Applicant provide a "right turn only" directional sign for vehicles exiting onto Lowell Street.*
- *Applicant provide off-street parking landscaping or screening in conformance with 122-684 and 122-675 that does not jeopardize existing street trees.*
- *Bike rack shall contain five spaces/loops.*
- *Applicant shall submit a lighting plan conforming with the provisions of 122-609.*
- *Applicant shall confirm height of dumpster enclosure conforming with 122-608.*

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield

Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

- Special Use Permit Expansion & Site Plan Review: Medical marijuana provisioning center/recreational marijuana retailer at 539 S. Huron St.
 - Tabled from August 19, 2020 Meeting
- Staff presentation – there has been a little bit of change to the proposed plans. The applicant is now applying to make the trailer connected to the rear an expansion of the building. The second trailer will be an accessory structure. A temporary traffic circulation plan has been provided. The proposed traffic circulation area on crushed gravel, should also follow the Temporary Use Permit review standards. Crushed gravel is not an acceptable permanent surface according to the zoning ordinance. Staff recommends the Planning Commission approve the Special Use Permit expansion for the Patient Station at 539 S Huron with findings and conditions. Commissioner Dunwoodie has concerns over approving one temporary drive-up after not approving a similar request in the past. Andy Aamodt stated that this temporary curbside service is allowed because of the pandemic. Applicant: Dennis Cowan and Jim Nemeth from Patient Station clarified questions from the commission. They do plan to bring a lighting plan.

The commission discussed roles of the building department and the planning commission concerning temporary permits

Commissioner Dunwoodie does not see the point of approving a temporary traffic

circulation area that does not use material approved by engineering.

*Motion that the Planning Commission **approve** the Special Use Permit expansion for the Patient Station at 539 S Huron with the following findings and conditions:*

Findings:

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

Conditions

- 1. Special use expansion approval shall be subject to approval of site plan and applicable site plan conditions.*
- 2. Temporary trailer and gravel traffic circulation area shall not become permanent.*
- 3. Temporary trailer and traffic circulation area shall not store or contain marijuana.*
- 4. Temporary traffic circulation area shall operate only during daylight hours until such time as the applicant provides a lighting plan conforming with the provisions of §122-609.*

**Offered By: Commissioner Jugenitz; Seconded By: Commissioner Donnelly
Approved: Yes – 4; No – 3 (Davis Jr., Hollifield, Jugenitz) ; Absent – 1 (Simmons)**

*Motion that the Planning Commission **approve** the site plan and temporary use permits for the Patient Station at 539 S Huron with the following findings and conditions:*

Findings

- 1. The application substantially complies with §122-311.*
- 2. The temporary nature of both the trailer and gravel traffic circulation area prompt temporary use permit regulations (§122-335).*

Conditions

- 1. Staff recommends the temporary trailer shall remain on the site for no longer than one year, or until the future building is granted a Certificate of Occupancy, whichever is less.*
- 2. Temporary trailer and temporary warming booths shall be inspected and permitted by the Building Department.*
- 3. The third temporary use permit will take effect only after the first two are permitted by the Building Department.*
- 4. Gravel must not exceed barricade boundaries on site plan, and area must be restored after expiration of temporary use permit.*
- 5. Temporary traffic circulation area shall be graded in a manner that does not convey stormwater onto adjoining properties.*
- 6. Applicant shall receive approval for traffic circulation area by City Engineer.*
- 7. Applicant shall provide at least two bike loops/spaces for bike parking.*
- 8. Temporary traffic circulation area shall be lighted in conformance with §122-609 if used during night hours.*

**Offered By: Commissioner Jugenitz; Seconded By: Commissioner Donnelly
Approved: Yes – 6; No – 1 (Hollifield) ; Absent – 1 (Simmons)**

VI. Old Business

- Draft Bylaws Amendment

*Motion that Article V- Meetings, Section 5. to be amended as follows:
Section 5. The normal order of business at meetings shall be as follows:*

- 1. Call to order*
- 2. Roll call*
- 3. Approval of minutes*
- 4. Audience participation*
- 5. Committee Reports*
- 6. Any business item requiring a public hearing*
- 7. Old business*
- 8. New business*
- 9. Adjournment*

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Jugenitz
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)**

VII. New Business n/a

VIII. Future Business Discussion / Updates The sustainability commission recommended approval of the sustainability plan. The commission will want to hold a joint meeting before the next PC meeting.

IX. Committee Reports

- Committee Discussion
- Non-Motorized Committee Report
Commissioner Davis Jr. updated the commission. Closed captioning service is being provided by a third party which is helpful. Draft of the report is being worked on, hopefully delivered to the Commission by February.
- Housing Affordability and Accessibility Committee Report
Commissioner Jugenitz updated the commission. Formal findings to council will be scheduled in October. Washtenaw Housing Alliance will be hearing findings next week.

X. Adjournment

Motion to adjourn

**Offered By: Commissioner Donnelly; Seconded By: Commissioner Jugenitz
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)**

DRAFT Meeting Minutes
Special Joint Meeting of the Planning Commission & Sustainability Commission
Hosted by the Planning Commission
Virtual Meeting- Monday, October 5, 2020 – 7:00 P.M.

Please be advised that due to COVID-19, City Hall will not be open to the public. This meeting will be held electronically on a video conferencing application in accordance with Governor Whitmer's Executive Order. The access code is posted in the Public Notice on www.cityofpysilanti.com and attached in the packet. The public may choose to participate during Audience Participation through the video conferencing application, or may submit e-mailed comments to aaamodt@cityofpysilanti.com by 4 pm, October 5..

I. Call to Order

II. Roll Call

Planning Commission Members

Matt Dunwoodie, Chair
Jared Talaga, Vice-Chair
Eric Bettis
Mike Davis Jr.
Jessica Donnelly
Phil Hollifield
Heidi Jugenitz
Michael Simmons

P
P
A
P
P
A
P
A

Sustainability Commission Members

Keith Michalowski, Chair
Nancy Heine, Vice-Chair
Julia Bayha
Christian Cannon
Takunia Collins
Bryan Foley
Beth Gibbons
Katy Greenwald

P
P
A
A
P
P
P
P

III. Approval of Minutes

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.

Motion to open audience participation.

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Talaga

Approved: Yes – 5; No – 0; Absent – 3 (Bettis, Hollifield, Simmons)

Lamar Weir spoke.

Motion to close audience participation.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Talaga

Approved: Yes – 5; No – 0; Absent – 3 (Bettis, Hollifield, Simmons)

V. Committee Reports

VI. Presentations and Public Hearing Items

VII. Old Business

VIII. New Business

- Draft Sustainability Plan

Department of Public Services project manager Bonnie Wessler presented an overview of the Sustainability Plan. This Plan is a policy document that identifies the sustainability goals of the City, and proposes means to address those goals.

The purpose of the joint meeting is so Planning Commission can decide how to use the Sustainability Plan in the Master Plan update. Staff recommended the Plan be incorporated by reference in the Master Plan, rather than be incorporated in whole (for example as an entire chapter).

The draft Sustainability Plan was discussed by the Planning Commission and Sustainability Commission. Commissioner Dunwoodie summarized how the Planning Commission could potentially use the Plan. The role of the Plan in Planning Commission decisions, and in zoning ordinance decisions for example, was further discussed.

Commissioner Collins expressed concerns about biodiversity and pollinators.

Commissioner Dunwoodie emphasized it is important to consider who the responsible party will be in implementing and enforcing the Sustainability Plan. If the Plan is incorporated into the Master Plan update, then Planning Commission becomes responsible for the Plan.

Commissioner Gibbons expressed concern about the recent mitigation and adaptation edits not included in this Plan.

Commissioner Davis stated has a level of concern about the Plan sitting outside the Master Plan.

Commissioners Donnelly and Greenwald expressed concern about institutional memory. When there are changes to Commission members and staff, they felt uncertain about the Plan being supported in the future.

Some Sustainability Commissioners expressed concerns about the changing timeline and changing processes in terms of the Master Plan update.

Commissioner Michalowski expressed concern about the weight of the Plan if it is not incorporated as whole into the Master Plan.

Commissioner Collins thanked both Commissions for their hard work in sustainability planning efforts.

Commissioners Collins and Davis expressed similar concerns about what the coordination between the Sustainability Commission and the Planning Commission will be. Commissioner Davis especially wondered if Sustainability Commission will be reviewing Planning Commission's actions annually.

Ron Akers, Department of Public Services Director, spoke about the intent to have the Plan be a standalone Plan. Bonnie Wessler spoke about potential times and processes.

The Planning Commissioners discussed how the Sustainability Plan could be incorporated in whole as a chapter of the Master Plan update, and how the drafted resolution may be revised. Commissioner Dunwoodie opposed the incorporation of the Plan in whole, and encouraged the Plan be incorporated by reference.

RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti has adopted the Shape Ypsilanti Master Plan in 2013 which states Ypsilanti is sustainable;

WHEREAS, the Sustainability Commission has created a draft Sustainability Plan;

WHEREAS, the Sustainability Plan will be released for public review and comment;

WHEREAS, after the public review and comment period is completed and comments are considered, the next step is adoption by City Council;

NOW THEREFORE BE IT RESOLVED, that Planning Commission supports the adoption of the draft Sustainability Plan;

BE IT FURTHER RESOLVED, that the Planning Commission intends to incorporate the Sustainability Plan as a chapter in the Master Plan.

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Talaga

Approved: Yes – 4 (Davis Jr., Donnelly, Jugenitz, Talaga);

No – 1 (Dunwoodie); Absent – 3 (Bettis, Hollifield, Simmons)

IX. Future Business Discussion / Updates

X. Adjournment

Offered By: Commissioner Donnelly; Seconded By: Commissioner Jugenitz

Approved: Yes – 5; No – 0; Absent – 3 (Bettis, Hollifield, Simmons)



October 21, 2020

Staff Review
Medical & Recreational Marijuana Zoning Text Amendments

GENERAL INFORMATION

Applicant:	City of Ypsilanti
Action Requested:	Recommendation to City Council to approve marijuana zoning ordinance text amendments to Chapter 122: Article II, Article IV and Article V.

SUMMARY

Staff is proposing zoning ordinance text amendments pertaining to medical and recreational marijuana. The issues that are being addressed include but are not limited to: synchronizing use regulations across marijuana facility types and fixing conflicting information; merging medical and recreational marijuana uses into a single section when applicable, for example merging medical and recreational marijuana growing and/or processing into one section; modifying buffer regulations; and fixing errors and re-formatting reference numbering.

BACKGROUND

The goal of these zoning text amendments is to make the zoning ordinance more readable and more consistent. Also, the City is working on merging and modifying Chapter 7 and 8 of the City Code at the same time. This will give City Council one review of all marijuana related ordinances, and allow the regulations and processes for potential applicants to be clearer going into the 2021 "application window."

DISCUSSION

Synchronizing use regulations across facility types including modifying buffer regulations

Staff encourages the importance of having more synchronized use regulations across facility types. This will help staff in the administration and enforcement of marijuana facilities, but also helps applicants and the general public understand the ordinance.

Possibly the most impactful modification staff is proposing is the modification to buffer regulations. Staff suggests to make the buffer regulations universal from one facility type to another of the same facility type, as well as one facility type to another facility type. Under the current regulations, the inconsistency from one facility type's buffer requirement to another facility type creates challenges. For example, under

the current regulations a new marihuana retailer could locate next to an existing marihuana microbusiness, but a new marihuana microbusiness could not locate next to an existing marihuana retailer. That could create issues with nonconformities. Also, this creates difficult scenarios with the way the City accepts annual applications, because all applications are accepted during an application window in which the higher scoring application (based on a rubric set by staff) is awarded a City Permit in the case that there is a cap or a buffer conflict. In all, staff recommends a universal 500 feet buffer from a facility to a facility of the same type. There would be no buffer requirement from a facility of one type to a facility of another type, but the 1,000 feet buffer from schools will still stand. See figures 1 and 2 below.

Figure 1: Existing Buffer Chart

Recreational Marijuana Zoning/Locational Chart		
License/ Facility Type	Zoning District & Use	Distance Requirement*
<i>Recreational Marihuana Retailer</i>	<i>C - Permitted GC - Special NC - Special**</i>	500 ft. buffer from same type; No buffer from other types
<i>Marihuana Microbusiness</i>	<i>C - Special GC - Special PMD - Special</i>	1000 ft. buffer from same type; 500 ft. buffer from other types
<i>Designated Consumption Establishment</i>	<i>C - Special GC - Special</i>	500 ft. buffer from same type; No buffer from other types
<i>Recreational Marihuana Growing and/or Processing Facility</i>	<i>GC - Special PMD - Special</i>	500 ft. buffer from same or other types***
<i>Marihuana Secure Transporter</i>	<i>GC - Special PMD - Special</i>	500 ft. buffer from same type; No buffer from other types
<i>Marihuana Safety Compliance Facility</i>	<i>HHS - Special PMD - Special</i>	500 ft. buffer from same type; No buffer from other types
<i>Excess Marihuana Grower</i>	<i>PMD - Special</i>	No buffer from other types****
NOTES *Distance requirement is distance, lot line to lot line, from marijuana facilities. All marijuana facilities are subject to 1000 ft. distance requirement from schools. **Recreational marihuana retailers are limited to 5,000 square feet of gross floor area in NC zoning districts. ***For growing and/or processing facility types, buffering from other types is waived in PMD zoning districts. ****Excess marihuana growers are capped at one (1) per <i>Chapter 8</i> . Chart is based on Zoning Ordinance Text Amendment adopted by City Council, effective October 1, 2020. Chart is not a substitute for the ordinance.		

Figure 2: Proposed Buffer Chart
Marijuana Zoning/Locational Chart

License/ Facility Type	Zoning District & Use	Distance Requirement*
<i>Marihuana Retailer / Provisioning Center</i>	<i>C - Permitted GC - Special NC - Special**</i>	500 ft. buffer from same type; No buffer from other types
<i>Marihuana Microbusiness</i>	<i>C - Special GC - Special PMD - Special</i>	500 ft. buffer from same type; No buffer from other types
<i>Designated Consumption Establishment</i>	<i>C - Special GC - Special</i>	500 ft. buffer from same type; No buffer from other types
<i>Marihuana Growing and/or Processing Facility</i>	<i>GC - Special PMD - Special</i>	500 ft. buffer from same type;*** No buffer from other types
<i>Marihuana Secure Transporter</i>	<i>GC - Special PMD - Special</i>	500 ft. buffer from same type; No buffer from other types
<i>Marihuana Safety Compliance Facility</i>	<i>HHS - Special PMD - Special</i>	500 ft. buffer from same type; No buffer from other types
<i>Excess Marihuana Grower</i>	<i>PMD - Special</i>	No buffer from other types****
NOTES *Distance requirement is distance, lot line to lot line, from marijuana facilities. All marijuana facilities are subject to 1000 ft. distance requirement from schools. **Marihuana retailers/provisioning centers are limited to 5,000 square feet of gross floor area in NC zoning districts. ***For growing and/or processing facility types, buffering from same types is waived in PMD zoning districts. ****Excess marihuana growers are capped at one (1) per <i>Chapter 8</i> . Chart is based on Zoning Ordinance Text Amendment proposed to Planning Commission, October 21, 2020. Chart is not a substitute for the ordinance.		

There are two other relevant modifications proposed. One is moving the “120 day cease of operation” provision away from the Zoning Ordinance altogether, and insert it in the proposed (merged) Chapter 7. That way there is no conflict with the fact that special land uses shall not be issued for certain time periods. This would put the enforcement of any operations ceasing for such length of time into Chapter 7, which specifies that the City Manager may revoke permits. The other modification is adding that the facility, if a special land use, must not expand or alter the facility or site without the approval of the Planning Commission. This is in line with our Special Land Use provisions (§122-328), but to ensure future compliance of sites, staff suggests this provision.

Merging relevant medical and recreational marihuana uses into a single section

With the Marijuana Regulatory Agency (Division of the State Department of Licensing and Regulatory Affairs) allowing for the co-location of “equivalent” license types, staff feels it is necessary to group equivalent medical and recreational marijuana under the same sections, zoning-wise. This pertains to both growing and/or processors, and marihuana retailers/provisioning centers.

STANDARDS FOR AMENDMENTS

§122-362(a)

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

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

Applicable guiding values of the Master Plan include:

- Diversity is our strength: per the decision-making rubric. This maintains and potentially improves the diversity of the mix of businesses in Ypsilanti.
- Ypsilanti is sustainable: this action maintains, and has the potential to create, job opportunities for Ypsilantians.
- Great place to do business, especially green and creative: This action retains and fosters the growth of local businesses.

(2) The rezoning is consistent with description and purpose of the proposed district, and.

The amendment is an update only and does not materially change the existing zoning; it is consistent with existing zoning. No zoning districts will be modified.

(3) The proposed amendment is consistent with the intent of this Zoning Ordinance; and

Per §122-100, the intent of the ordinance is to promote the public health, safety, and welfare.

In particular, to:

- create a safe, diverse, and sustainable city;
- guide the location of places of residence, recreation, industry, trade, service, and other uses of land;
- ensure that uses of the land shall be situated in appropriate locations and relationships;
- limit the inappropriate overcrowding of land and congestion of population and transportation systems and other public facilities;
 - facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility needs;”

The amendment is an update only and does not materially change the existing zoning; it is consistent with existing zoning.

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

Staff anticipates that this amendment will enhance functionality of the City.

(5) The proposed amendment will preserve the historic nature of the surrounding area and of the City; and

Staff does not anticipate that this amendment will negatively or positively affect the historic nature of the City.

(6) The proposed amendment will enhance the natural features and environmental sustainability of the City; and

Staff does not anticipate that this amendment will negatively affect the natural features or environmental sustainability of the City.

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

Staff anticipates that this amendment will indeed do so by bringing the zoning code into closer alignment with state law and also Chapter 7 of the City Code.

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

This amendment does not correct an error.

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

Staff does not anticipate that this change will significantly impact a community need in physical or economic conditions. This amendment aligns with the desires of the City's residents per Proposal 1 of 2018.

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

The proposed amendment will not result in nonconformities.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend **approval** of the proposed text amendments to Chapter 122 Articles II, IV, and V, with the following findings:

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

Andy Aamodt
City Planner, City of Ypsilanti

c.c. File



City of Ypsilanti
Notice of Adopted Ordinance
Ordinance No. _____

An Ordinance Entitled “Medical and Recreational Marihuana Facility Zoning Modifications”

Definitions (Article II, Sec. 122-203)

Eliminates *medical marijuana growing and/or processing facility* and *recreational marihuana growing and/or processing facility* definitions and replaces with the following:

Marihuana growing and/or processing facility means a facility for the cultivation and/or processing of medical or recreational marihuana into a usable form. Also a “grower” or “processor” as defined by the Medical Marihuana Facilities Licensing Act, PA 281 of 2016, as amended, or a “marihuana grower” or “marihuana processor” as defined by the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018.

Eliminates *recreational* from the following definitions: *recreational marihuana microbusiness*, *recreational marihuana retailer*, and *recreational marihuana safety compliance facility*.

Eliminates *medical marihuana* from the *medical marihuana provisioning center* definition.

Permissible Uses Charts (Article IV, Divisions 2 and 3)

Correctly match the text of uses to the modified definition names where applicable in PMD, C, NC, GC, HHS.

Specific Standards for Certain Uses (Article V, Division 1)

Eliminates section 122-537 Medical Marijuana Provisioning Centers and 122-538 Medical Marijuana growing and/or processing facilities, amending relevant text into section 122-550 and 122-548, respectively.

That Section 122-522 be amended as follows:

Designated consumption establishment.

- a) Generally. Nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with the State of Michigan laws and rules. Also, since Federal law is not affected by the Act or the General Rules, nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law.
- b) The following standards for a ~~recreational marihuana~~-designated consumption establishment apply:
 1. The facility shall operate at all times in compliance with the General Rules of the Michigan Department of Community Health, the MTA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;
 2. The site shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the designated consumption establishment is located to the outermost boundaries of the lot or parcel on which the school is located;
 3. The ~~recreational marihuana~~-designated consumption establishment site shall not be located within five hundred (500) feet of a lawfully existing ~~recreational marihuana~~-designated consumption establishment as measured from the outermost boundaries of the lot or parcel on which the proposed ~~recreational marihuana~~-designated consumption establishment is located to the outermost boundaries of the lot or parcel on which the lawfully existing ~~recreational marihuana~~-designated consumption establishment is located;
 4. All activity related to the designated consumption establishment shall be done indoors;
 5. The premises shall be open for inspection upon request by the Building Official, the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.
 - ~~6. If the recreational marihuana-designated consumption establishment ceases operation for a length of time of one hundred twenty (120) days or greater, any Special Use permit shall expire;~~
 - ~~7.6.~~ All ~~recreational~~-marihuana shall be contained within the main building in an enclosed, locked facility in accordance with the General Rules of the Michigan Department of Community Health, the MTA, the MRTMA as well as any and all

administrative rules or regulations contained or adopted under the authority therein,

~~8.7.~~ All ~~recreational marihuana~~ designated consumption establishment licenses must be registered with and licensed by the State Department of Licensing and Regulatory Affairs, as well as be permitted under Chapter 7 of the City Code of Ordinances;

8. The dispensing of marihuana shall be prohibited.

9. The designated consumption establishment and site shall not be altered or expanded without approval from the Planning Commission, subject to Sec. 122-328.

That Section 122-525 be amended as follows:

Excess Marihuana Grower

- a) Generally. Nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with the State of Michigan laws and rules. Also, since Federal law is not affected by the Act or the General Rules, nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law.
- b) The following standards for an excess marihuana grower apply:
 1. The facility shall operate at all times in compliance with the General Rules of the Michigan Department of Community Health, the MTA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;
 2. The excess marihuana grower site shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the excess marihuana grower facility is located to the outermost boundaries of the lot or parcel on which the school is located;
 3. Use of marihuana is prohibited on the premises unless otherwise noted;
 4. All activity related to the excess marihuana grower facility shall be done indoors;
 5. The premises shall be open for inspection upon request by the Building Official the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.

~~6. If the excess marihuana grower facility ceases operation for a length of time of one hundred twenty (120) days or greater, any Special Use permit shall expire;~~

~~7.6.~~ Drive-through and walk-up or similar facilities shall be prohibited;

~~8.7.~~ All marihuana shall be contained within the main building in an enclosed, locked facility in accordance with the General Rules of the Michigan Department of Community Health, the MTA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein

~~9.8.~~ That portion of the structure where the storage of any chemicals such as herbicides, pesticides, and fertilizers shall be subject to inspection and approval by the Ypsilanti Fire Department to ensure compliance with the Michigan Fire Protection Code;

~~10.9.~~ All excess marihuana grower facilities must be registered with and licensed by the State Department of Licensing and Regulatory Affairs, as well as be permitted under Chapter 7 of the City Code of Ordinances;

~~11.10.~~ The dispensing of marihuana shall be prohibited.

~~11.~~ There shall be no other accessory uses permitted within the same building, other than those clearly necessary for continued operation, such as offices, employee facilities, and storage.

12. The excess marihuana grower facility and site shall not be altered or expanded without approval from the Planning Commission, subject to Sec. 122-328.

That Section 122-536 be amended as follows:

Marihuana secure transporter.

- a) Generally. Nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with the State of Michigan laws and rules. Also, since Federal law is not affected by the Act or the General Rules, nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law.
- b) The following standards for a ~~Recreational~~ marihuana secure transporter facility apply:
 1. The facility shall operate at all times in compliance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA,

the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;

2. The site shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the secure transporter facility is located to the outermost boundaries of the lot or parcel on which the school is located;

3. The marihuana secure transporter facility site shall not be located within five hundred (500) feet of a lawfully existing marihuana secure transporter facility as measured from the outermost boundaries of the lot or parcel on which the proposed marihuana secure transporter facility is located to the outermost boundaries of the lot or parcel on which the lawfully existing marihuana secure transporter facility is located;

4. Use of marihuana is prohibited on the premises unless otherwise noted;

5. All activity related to the marihuana secure transporter shall be done indoors;

6. The premises shall be open for inspection upon request by the Building Official, the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.

- ~~7. If the marihuana secure transporter facility ceases operation for a length of time of one hundred twenty (120) days or greater, any Special Use permit shall expire;~~

- ~~8.~~7. All marihuana shall be contained within the main building in an enclosed, locked facility in accordance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, the MRTMA, as well as any and all administrative rules or regulations contained or adopted under the authority therein;

- ~~9.~~8. All marihuana secure transporter facilities must be registered with and licensed by the State Department of Licensing and Regulatory Affairs, as well as be permitted under Chapter 7 of the City Code of Ordinances;

- ~~10.~~9. The dispensing of marihuana shall be prohibited.

10. There shall be no other accessory uses permitted within the same building, other than those clearly necessary for continued operation, such as offices, employee facilities, and storage.

11. The marihuana secure transporter site shall not be altered or expanded without approval from the Planning Commission, subject to Sec. 122-328.

That Section 122-548 be amended as follows:

~~Recreational~~ Marihuana Growing and/or Processing Facilities.

- a) Generally. Nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with the State of Michigan laws and rules. Also, since Federal law is not affected by the Act or the General Rules, nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law.
- b) The following standards for ~~recreational~~ marihuana growing and/or processing facilities apply:
 1. The facility shall operate at all times in compliance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;
 2. The marihuana growing and/or processing facility site shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the marihuana growing and/or processing facility is located to the outermost boundaries of the lot or parcel on which the school is located;
 3. The marihuana growing and/or processing facility site shall not be located within five hundred (500) feet of a lawfully existing marihuana growing and/or processing facility as measured from the outermost boundaries of the lot or parcel on which the proposed marihuana growing and/or processing facility is located to the outermost boundaries of the lot or parcel on which the lawfully existing marihuana growing and/or processing facility is located. This requirement is waived in PMD zoning districts;
 4. Use of marihuana is prohibited on the premises unless otherwise noted;
 5. All activity related to the marihuana growing and/or processing facility shall be done indoors;
 6. The premises shall be open for inspection upon request by the Building Official the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.

~~7. If the marihuana growing and/or processing facility ceases operation for a length of time of one hundred twenty (120) days or greater, any Special Use permit shall expire;~~

~~8.7.~~ Drive-through and walk-up or similar facilities shall be prohibited;

~~9.8.~~ All marihuana shall be contained within the main building in an enclosed, locked facility in accordance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, the MRTMA, as well as any and all administrative rules or regulations contained or adopted under the authority therein;

~~10.9.~~ That portion of the structure where the storage of any chemicals such as herbicides, pesticides, and fertilizers shall be subject to inspection and approval by the Ypsilanti Fire Department to ensure compliance with the Michigan Fire Protection Code;

~~11.10.~~ All marihuana growing and/or processing facilities must be registered with and licensed by the State Department of Licensing and Regulatory Affairs, as well as be permitted under Chapter 7 of the City Code of Ordinances;

~~12.11.~~ The dispensing of marihuana shall be prohibited.

~~12.~~ There shall be no other accessory uses permitted within the same building, other than those clearly necessary for continued operation, such as offices, employee facilities, and storage.

~~13. The marihuana growing and/or processing facility and site shall not be altered or expanded without approval from the Planning Commission, subject to Sec. 122-328.~~

That Section 122-549 be amended as follows:

~~Recreational~~ Marihuana Microbusiness

- a) Generally. Nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with the State of Michigan laws and rules. Also, since Federal law is not affected by the Act or the General Rules, nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law.
- b) The following standards for ~~Recreational~~ Marihuana Microbusiness apply:

1. The facility shall operate at all times in compliance with the General Rules of the Michigan Department of Community Health, the MTA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;
2. The site shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the ~~recreational~~ marihuana microbusiness is located to the outermost boundaries of the lot or parcel on which the school is located;
3. The ~~recreational~~ marihuana microbusiness facility site shall not be located within one thousand (500) feet of a lawfully existing ~~recreational~~ marihuana microbusiness, as measured from the outermost boundaries of the lot or parcel on which the proposed ~~recreational~~ marihuana microbusiness is located to the outermost boundaries of the lot or parcel on which the lawfully existing ~~recreational~~ marihuana microbusiness is located;
4. Use of marihuana is prohibited on the premises unless otherwise noted;
5. All activity related to the safety and compliance shall be done indoors;
6. The premises shall be open for inspection upon request by the Building Official the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.
- ~~7. If the recreational marihuana microbusiness ceases operation for a length of time of one hundred twenty (120) days or greater, any Special Use permit shall expire;~~
- ~~8.~~7. Drive-through and walk-up or similar facilities shall be prohibited
- ~~9.~~8. All marihuana shall be contained within the main building in an enclosed, locked facility in accordance with the General Rules of the Michigan Department of Community Health, the MTA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein
- ~~10.~~9. That portion of the structure where the storage of any chemicals shall be subject to inspection and approval by the Ypsilanti Fire Department to ensure compliance with the Michigan Fire Protection Code;
- ~~11.~~10. All ~~recreational~~ marihuana microbusiness facilities must be registered with and licensed by the State Department of Licensing and Regulatory Affairs, as well as be permitted under Chapter 7 of the City Code of Ordinances;

12.11. Growing, cultivation, processing, testing and sales of ~~recreational~~ marihuana in the microbusiness is allowed so long as it is done within the facility and has a maximum of 150 plants as allowed by the MRTMA and the State department of Licensing and Regulatory Affairs;

13.12. There shall be no other accessory uses permitted within the same building, other than those clearly necessary for continued operation, such as offices, employee facilities, and storage.

14.13. The marihuana microbusiness and site shall not be altered or expanded without approval from the Planning Commission, subject to Sec. 122-328.

That Section 122-550 be amended as follows:

~~Recreational~~ Marihuana Retailers and/or ~~Medical Marihuana~~ Provisioning Centers.

(a) Generally. Nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with the State of Michigan laws and rules. Also, since Federal law is not affected by the Act or the General Rules, nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law.

(b) The following standards for recreational marihuana retailers and/or medical marihuana provisioning centers apply:

(1) The facility shall operate at all times in compliance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;

(2) A marihuana retailer and a provisioning center may be co-located in the same facility so long as it complies with Chapter 7 of the City Code of Ordinances, the MMFLA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;

(2)(3) The ~~recreational~~ marihuana retailer and/or ~~medical marihuana~~ provisioning center shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or

parcel on which the ~~recreational~~ marihuana retailer and/or ~~medical marihuana~~ provisioning center is located to the outermost boundaries of the lot or parcel on which the school is located;

~~(3)(4)~~ The ~~recreational~~ marihuana retailer and/or ~~medical marihuana~~ provisioning center shall not be located within five hundred (500) feet of a lawfully existing ~~recreational~~ marihuana retailer and/or ~~medical marihuana~~ provisioning center as measured from the outermost boundaries of the lot or parcel on which the proposed ~~recreational~~ marihuana retailer and/or ~~medical marihuana~~ provisioning center is located to the outermost boundaries of the lot or parcel on which the lawfully existing ~~recreational~~ marihuana retailer and/or ~~medical marihuana~~ provisioning center is located;

~~(4)(5)~~ Use of marihuana is prohibited on the premises;

~~(5)(6)~~ All activity related to the ~~recreational~~ marihuana retailer and/or ~~medical marihuana~~ provisioning center shall be done indoors;

~~(6)(7)~~ The premises shall be open for inspection upon request by the Building Official, the Fire Department, and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.

~~(7)(8)~~ Drive-through and walk-up or similar facilities shall be prohibited;

~~(8)(9)~~ All marihuana shall be contained within the main building in an enclosed, locked facility in accordance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, the MRTMA, as well as any and all administrative rules or regulations contained or adopted under the authority therein;

~~(9)(10)~~ All ~~recreational~~ marihuana retailers and/or ~~medical marihuana~~ provisioning centers must be registered with and licensed by the State Department of Licensing and Regulatory Affairs, as well as be permitted under Chapter 7 of the City Code of Ordinances;

~~(11)~~ Growing, cultivation, or processing of ~~recreational~~ marihuana in a ~~recreational~~ marihuana retailer and/or ~~medical marihuana~~ provisioning center is prohibited;

~~(10)(12)~~ If the marihuana retailer and/or provisioning center ceases operation for a length of time of one hundred twenty (120) days or greater, any Special Use permit shall expire;

~~(11)~~(13) If a special land use, the existing marihuana retailer and/or provisioning center facility and site shall not be altered or expanded without approval from the Planning Commission, subject to Sec. 122-328.

That Section 122-551 be amended as follows:

~~Recreational/Medical~~ Marihuana Safety Compliance Facilities

- a) Generally. Nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with the State of Michigan laws and rules. Also, since Federal law is not affected by the Act or the General Rules, nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law.
- b) The following standards for Marihuana Safety Compliance Facilities apply:
 1. The facility shall operate at all times in compliance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;
 2. The marihuana safety compliance facility site shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the marihuana safety compliance facility is located to the outermost boundaries of the lot or parcel on which the school is located;
 3. The marihuana safety compliance facility site shall not be located within five hundred (500) feet of a lawfully existing marihuana safety compliance facility as measured from the outermost boundaries of the lot or parcel on which the proposed marihuana safety compliance facility is located to the outermost boundaries of the lot or parcel on which the lawfully existing marihuana safety compliance facility is located;
 4. Use of marihuana is prohibited on the premises unless otherwise noted;
 5. All activity related to the marihuana safety compliance facility shall be done indoors;
 6. The premises shall be open for inspection upon request by the Building Official the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.

~~7. If the marihuana safety compliance facility ceases operation for a length of time of one hundred twenty (120) days or greater, any Special Use permit shall expire;~~

~~8.~~7. All marihuana shall be contained within the main building in an enclosed, locked facility in accordance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, the MRTMA, as well as any and all administrative rules or regulations contained or adopted under the authority therein;

~~9.~~8. That portion of the structure where the storage of any chemicals shall be subject to inspection and approval by the Ypsilanti Fire Department to ensure compliance with the Michigan Fire Protection Code;

~~10.~~9. All marihuana safety compliance facilities must be registered with and licensed by the State Department of Licensing and Regulatory Affairs, as well as be permitted under Chapter 7 of the City Code of Ordinances;

~~11.~~10. The dispensing of marihuana shall be prohibited.

11. There shall be no other accessory uses permitted within the same building, other than those clearly necessary for continued operation, such as offices, employee facilities, and storage.

12. The marihuana safety compliance facility and site shall not be altered or expanded without approval from the Planning Commission, subject to Sec. 122-328.

To further amend Article V, Use Restrictions, Division 1: Specific Standards for Certain Uses, to ensure that the sections are located in alphabetical order; sections in said Division are re-numbered, and that references to those sections are updated throughout the Chapter.

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

Andrew Hellenga, City Clerk

Attest

I do hereby confirm that the above Ordinance No. _____ was published in the Washtenaw Legal
News on the ____ day of _____, _____.

Andrew Hellenga, City Clerk

CERTIFICATE OF ADOPTING

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

Andrew Hellenga, City Clerk

Notice Published:

First Reading:

Second Reading:

Published:

Effective Date:



City of Ypsilanti
Community & Economic Development Department

October 21, 2020

**Staff Review of Site Plan Review
Avenue Market
902 W. Michigan Avenue**

GENERAL INFORMATION

Applicant: Johnny Gewarges
Avenue Market
902 W. Michigan Ave.
Ypsilanti, MI 48197

Project: Avenue Market Party Store - Expansion

Application Date: September 14, 2020

Location: Northwest corner of W. Michigan Avenue and Summit.
Parcel ID# 11-11-39-145-036

Zoning: GC – General Corridor

Action Requested: Site Plan Approval

Staff Recommendation: Denial

PROJECT AND SITE DESCRIPTION

Zoned **GC- General Corridor**, which allows for commercial establishments, restaurants, offices, and other businesses that are geared toward pedestrian and automobile traffic. *Food stores, with sale of alcohol, less than 15,000 square feet* are permitted by right under §122-451 of the zoning code.

This site plan primarily serves the purpose of expanding the building to the rear, along the Summit St. frontage, to provide for additional storage. The addition is approximately 832 square feet. There are significant legal nonconformities.

Figure 1: Site Aerial (2015)



Figure 2: Photo of the front of site (Google Image, 2019)

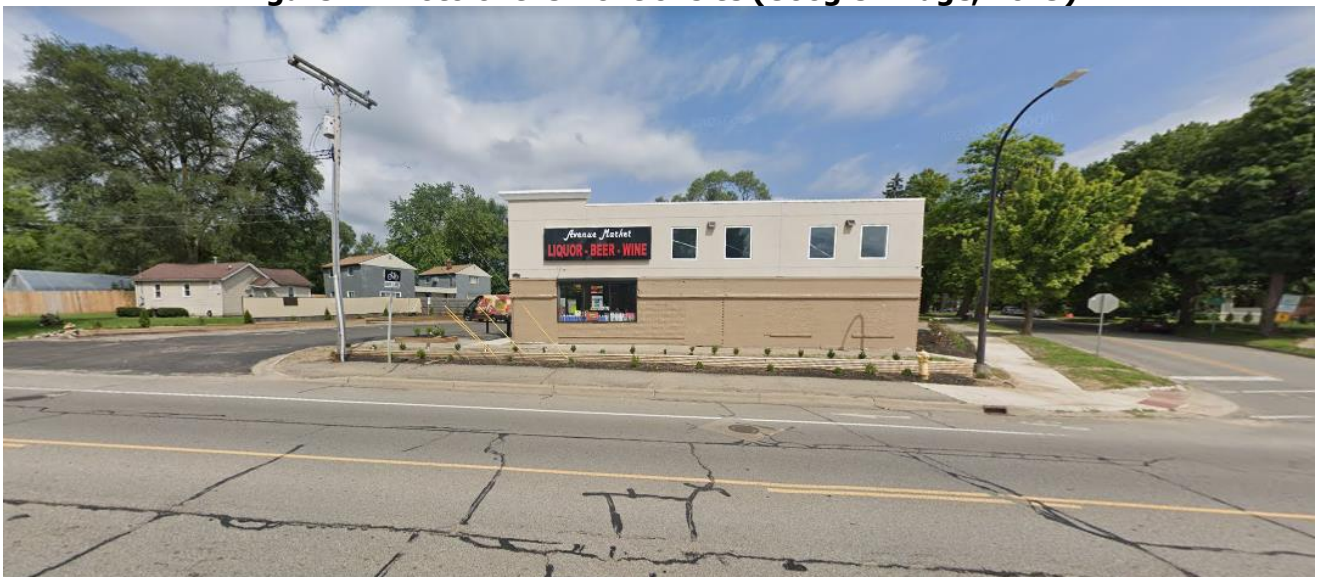


Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Residential	CN-Mid
EAST	Residential	CN-Mid
SOUTH	Church/Medical	GC
WEST	Residential	GC

SITE PLAN: CRITERIA AND REVIEW

§122-311

A full site plan is required per Division II, Subdivision I of the zoning ordinance.

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

The building type is determined to be *CM – Commercial/ Mixed-Use – Medium* due to a few factors, including lot size and building 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."

Figure 4: W. Michigan building frontage (October 14, 2020)



Figure 5: Summit building frontage (October 14, 2020)



Figure 6 Building location and site arrangement.

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	COMMENTS
<i>For Walkable Urban Districts- Building Type Required</i>					
122-475.CM	Building Type	Commercial/Mixed-use – Medium	Commercial/Mixed-use – Medium	Commercial/Mixed-use – Medium	
	Lot size	Maximum 60,000 s.f.	16,095 s.f.	No change	
	Lot width	60-120 ft.	139.88'	No change	
	Lot depth	Max. 500 ft.	104.6 to 142.65 ft.	No change	
	Lot coverage	Max. 90%	~20%	~25%	
	Street (front or side) setback	0-15 ft.	<15 ft. (not known – appears to comply)	<15 ft. (not known – appears to comply)	Not labeled
	Side (interior) setback	Min. 10 ft.	Appears to comply	Appears to comply	Not labeled
	Rear setback	Min. 10 ft.	44' 2 1/2 "	28' 2 1/2"	
	Frontage buildout (%)	90% - 100%	Not known- under 90%	Not known- increased but still under 90%	Lessens the nonconformity
	Accessory building: size; street, side, and rear setbacks; building envelope; number of buildings	N/A	N/A	N/A	N/A
	Principal building height				
	Accessory structure height	N/A	N/A	N/A	N/A
	Parking location	Side and/or rear	Side and rear	Side	
	Private frontage type	Commercial	Private frontage does not face the street	Private frontage does not face the street	Legal nonconforming
	Façade dimension: ground floor transparency	Min. 60%	Not known- under 60%	Not known- decreased as new addition does not have windows	Increases the nonconformity – does not comply

Items to be addressed:

- Setbacks shall be confirmed and labeled.
- Staff suggests the frontage buildout lessens the nonconformity, coming more into compliance with the zoning ordinance.
- Private frontage type is legal nonconforming as entrance does not face the street and ground floor transparency is under 60%. The addition does not contain windows, and no new windows bringing the ground floor transparency to 60% are proposed on the building, therefore the nonconformity is increased. **This does not comply with the zoning ordinance.**

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."

Figure 7: Parking near west property line (October 14, 2020)



Figure 7: Parking near building (October 14, 2020)



Figure 8: Access area from Summit (October 14, 2020)



Figure 9: Access area from Summit (October 14, 2020)



Figure 10: Building entrance and barrier-free space (October 14, 2020)



Figure 11: Site access, traffic and parking

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
122-671	Public service areas	Site shall provide adequate access for fire, police, sanitation, and public works vehicles.	Not dimensioned.	Not dimensioned, but drive width appears narrow in rear. Unsure on truck turning for sanitation and for loading.	Does not appear to comply.
122-675	Traffic visibility	At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway	Not dimensioned, appears to comply.	Not dimensioned, but new building addition shrinks the clear vision area of the driveway/curb-cut to Summit.	Does not appear to comply.
122-683	Off-street parking for all other uses: ingress and egress	10-30 ft. for one way traffic, 20-30 ft. for two-way traffic.	Not dimensioned.	Not dimensioned, but new drive in rear shrinks substantially.	Dimensions shall be verified.
	Off-street parking for all other uses: surfacing	Durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff	Not described.	Not described or dimensioned.	Surfacing shall be verified.
	Off-street parking for all other uses: drainage	Graded and drained to public storm sewers or alternate. No surface water shall be permitted to drain onto adjoining properties. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.	Not described.	Not described or dimensioned.	Drainage shall be verified.
	Off-street parking for all other uses: 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,	Not dimensioned.	Not dimensioned. Parking at the nearest point appears unchanged.	Setback shall be verified.

		and other similar concerns have been adequately addressed with other methods.			
	Off-street parking for all other uses: 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 fading, barrier-free space is questionably small and not hatched.	Striping is shown for regular spaces but not dimensioned. No barrier-free space proposed.	Does not comply.
	Off-street parking for all other uses: wheel stops	For parking lots containing five or more spaces or accessory to commercial uses, wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping.	None.	None proposed.	Does not comply.
	Off-street parking for all other uses: lighting	With the exception of multiple-family dwellings on individual lots containing no more than four units, parking and loading facilities utilized during night-time hours shall be artificially illuminated. All such outdoor lighting shall meet the requirements of §122-609.	Lighting fixtures on site and attached to building. Levels not known.	No changes proposed.	Lighting compliance shall be verified in a lighting plan.
122-684	Parking landscaping: landscape islands	• At least 1 landscape island for each 16 spaces • Islands w trees: 9' wide min and 160' sf • Islands w 5' min walkway: 11' wide min • Islands: curbed or used for stormwater • Ends of all aisles and corners shall be curbed with a landscaped island.	No landscaped islands per 13 parking spaces. No landscaped islands at end of aisles/corners.	No changes proposed.	Does not comply.

	Parking screening	Off-street parking areas in the side and rear yard which abut a R-1, MD, CN, CN-Mid, CN-SF zoning district must be screened in accordance with §122-634. All off-street parking areas that are visible from a public road shall be screened from view with a solid wall or landscape planting achieving at least 80% opacity year-round at least three (3) feet in height but no more than four (4) feet in height, in conformance with §122-675	Uses privacy fencing, but cuts off too soon to northeast nearing Summit. W. Michigan area is not screened from public street.	Uses privacy fencing, but cuts off too soon to northeast nearing Summit. No changes to W. Michigan area.	Does not comply.
	Overhang/encroachment protection	Landscaped areas, walls, structures, and walks shall be properly protected from vehicular encroachment or overhang through appropriate wheel stops or curbs, as well as a distance of at least 3 feet.	No overhang or encroachment protection.	None proposed.	Does not comply.
122-685	Parking dimensions: regular spaces; barrier free; when against fence	Parking spaces required by this article shall be at least 9 feet wide and 18 feet long (16 feet long if 2 feet of overhang is provided when parking against a curb). Spaces directly adjacent to a fence, wall or enclosure shall be increased by 1 foot in width. Barrier free parking spaces must be designed as required by and in conformity with state law.	Barrier-free labeled at site, not on plans. Does not appear to comply. Dimensions not labeled on plans.	No proposed changes. Not dimensioned. Barrier-free not proposed.	Does not comply.
	Parking dimensions for standard vehicles: degrees, width, length	Dimensions shall be noted on plans.	Not known.	Not known.	Dimensions shall be verified.

	Parking dimensions for standard vehicles: maneuvering lane width, total width	Required 22' maneuvering lane for two-way.	Not known.	Not known.	Dimensions shall be verified.
122-691	Parking space base calculation	1 space per 250 square feet of gross floor area. 3,982 square feet = 16 base requirement	13 provided	Unchanged.	See potential reduction below.
122-692	Parking reductions: transit	Within 500 feet of transit stop = 20% parking reduction	Within 500 feet of transit stop.	Within 500 feet of transit stop.	Reduction of 3 spaces.
	Total parking after reductions				13 total spaces. Complies.
122-693	Required bicycle parking	1 bicycle parking space per 5 vehicle parking spaces	None provided	None provided	Does not comply.
122-694	Off-street loading spaces requirement: # of loading spaces	3,982 square feet of gross floor area = one 10'x25' space required	None provided	None provided	Does not comply.
122-695	Off-street loading spaces requirement: location of space, distance from residential zones, surfacing, turning/maneuvering	Must not be closer than 50 feet to a residential district (CN-Mid included)	None provided	None provided	No loading space provided. Details shall be verified.

Items to be addressed:

- Public service capabilities do not appear to be provided for.
- Building edge near driveway does not appear to comply with traffic visibility standards.
- Driveways are not dimensioned.
- Surfacing, drainage, and parking lot setbacks are not described or dimensioned.
- Parking space striping, barrier-free dimensions, wheel stops, and encroachment protection measures do not comply.

- Lighting compliance is not described; shall be verified in a lighting plan.
- Parking lot landscaping islands do not comply.
- Parking lot screening with adjacent uses does not comply.
- Parking space and maneuvering lane (aisle) dimensions are not dimensioned.
- Bicycle parking is not provided for, therefore does not comply.
- Site lacks a required loading space, thus also lacking loading space setback, screening, and surfacing requirements.

ENGINEERING & STORMWATER

§122-311(f), §122-311(g)

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

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

Detailed engineering review required due to alterations to impervious surface, retaining wall work, truck turning and access.

Items to be addressed: None.

SCREENING & LANDSCAPING

§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."

While difficult to cite in the zoning ordinance, staff does not recommend the removal of trees unless proven to be unhealthy or a hazard.

Figure 12: Current dumpster enclosure (October 14, 2020)



Figure 13: Behind dumpster enclosure (October 14, 2020)



Figure 14: Crumbling retaining wall (October 14, 2020)



Figure 15: Screening & Landscaping

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
122-608	Trash receptacles & dumpsters	Masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad.	Current enclosure is in poor shape and not used properly.	New location confirmed in compliance with 122-608.	Complies. Elevation shall be provided.
122-609	Required lighting	Required at parking lot and entrances if business and parking is open during night opens.	Lighting fixtures exist.	No new fixtures proposed.	See lighting levels below.
	Lighting levels	- not >0.5 fc at lot line - not >16' in height - not < 0.3 fc anywhere where lighting required. - must average > 0.5 fc across entire area where lighting required.	Lighting levels not known.	No proposed changes. Lighting levels not known.	Lighting shall be verified via a lighting plan.
122-612	Retaining walls	Retaining walls in excess of one foot in height require a building permit. All retaining walls must be designed and built so as to safely resist lateral pressures of soil behind them and be safely supported by soil beneath them. Additionally, retaining walls must be maintained in structurally sound and safe repair and must not impair drainage or create negative impacts on any other lot.	Timber retaining wall is in poor shape and soil is not contained, eroding over parts of it.	No proposed changes in W. Michigan Ave. area of parking lot. Proposed masonry wall on north side of lot.	Current retaining wall does not comply.
122-634	Required screening between conflicting land uses	Required when GC abuts CN-Mid. PC may determine a screening is adequate or serves a public benefit.	Uses privacy fencing, but cuts off too soon to northeast nearing Summit. W. Michigan area is not screened from public street.	Uses privacy fencing, but cuts off too soon to northeast nearing Summit. No changes to W. Michigan area.	Screening does not comply.
122-636	Street trees	1 per 30 feet of lineal frontage = 1 more on	2 along Summit, 0 along W. Michigan	Unchanged.	Does not comply. PC may grant waiver.

		Summit, 4 on W. Michigan Ave.			
122-638	Site landscaping	Site needs to be at least 10% landscaped, excluding ROWs	Not known	Not known.	Landscaping percentage shall be verified.

Items to be addressed:

- Lighting compliance is not described; shall be verified in a lighting plan.
- Current retaining wall is in poor shape and does not comply.
- Screening between conflicting land uses does not comply.
- Site lacks a required number of street trees; does not comply but Planning Commission may grant waiver.
- Landscaping percentage is not noted. Shall be verified.

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."

Staff recommends the City Engineer review the detailed engineering plans, and work within the right-of-way to be permitted through Department of Public Services.

MASTER PLAN CONSIDERATIONS

§122-311(k)

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

Safety Comes First. Ensure vehicular access (entering and exiting the site) is safe, screening is sufficient with adjacent residential, and that lighting recommendations are followed. At this time staff does not believe the site plan conforms to the Master Plan.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends Planning Commission **deny** the Site Plan for Avenue Market at 902 W. Michigan Ave., with the following findings and conditions:

Findings:

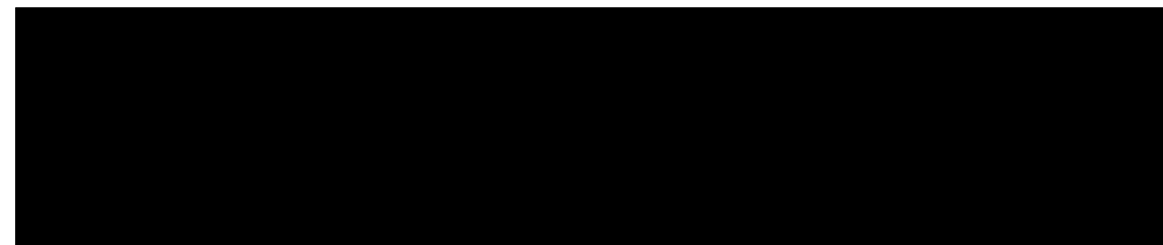
1. Site Plan does not substantially comply with §122-309.
2. Site plan does not comply with numerous zoning ordinance standards.
3. Various nonconformities do not attempt to come into compliance and are at times intensified.
4. Site use, screening, and access is not harmonious with the surrounding residential neighborhood.

Andy Aamodt
City Planner, Community & Economic Development Department

CC File
Applicant

Avenue Market - Party Store

Proposed Building Addition



Owner

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Ypsilanti MI 48197
734.717.5168

architect

THOMAS ROBERTS ARCHITECT, LLC
2927 4th Street
Wyandotte, Michigan 48192
734.250.4032 (t)

902 W Michigan Ave., Ypsilanti MI 48197

PROJECT DESCRIPTION

BUILDING INFORMATION:

The current property is that of the 'Avenue Market' convenience/party store.

The property consists of a single stand alone building and parking lot. The proposed project consists of a new addition added to the rear of the current building, relocation of the trash dumpster, removal of trees along rear property line, replacement of privacy fence along rear property line, install of new paving and low retaining wall at rear of building.

The addition will be used as an expansion of the 'Avenue Market'. The addition will house storage space and an expanded walk-in cooler. See attached floor plans.

The existing building is a single story with second floor mezzanine space which looks out over the main floor. The new addition will be a two story addition although the overall height of the new will match that of the existing building.

The exterior facade finishes of the new addition are designed to match those of the current building. The upper half of the building is EIFS/Stucco to match existing. The lower half of the building will be a stone veneer (new addition and existing building). See attached elevation drawings.

The existing landscaping will remain and the new landscaping plant selections will match those existing. The new pavement area at the rear of the building is used for delivery vehicles. See attached site/landscape plan.

ZONING INFORMATION

- Governing Zoning Ordinance: City of Ypsilanti Michigan
- Zoned: GC General Corridor
- Parking Requirements: Existing parking lot layout to remain as-is.
- Landscaping Requirements: Existing landscaping is to remain.
- PROJECT BUILDING ADDITION PARAMETERS ARE BASED ON THE FOLLOWING SECTION:
Sec 122-475. CM Commercial Mixed-Use - Medium (listed here below)

Sec. 122-475. CM Commercial/Mixed Use Medium

CM COMMERCIAL/ MIXED-USE - MEDIUM

These are generally moderately-sized multiple-story buildings designed for commercial uses on the ground floor and dwellings or offices above, located on lots that can accommodate a building that spans 20-40% of that block's width.

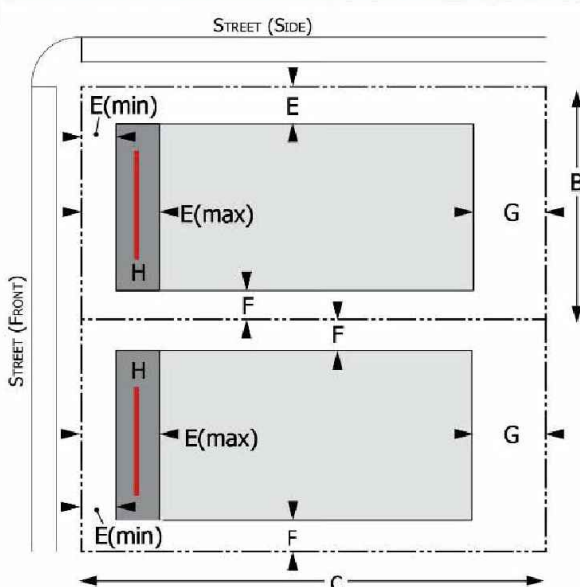
LOT REQUIREMENTS	MIN	MAX
A Lot size (sf)	--	60,000
B Lot width (ft)	60	120
C Lot depth (ft)	--	500
D Lot coverage (%)	--	90
BUILDING ENVELOPE	MIN	MAX
E Street setback (front or side) (ft)	0 ⁽¹⁾	15 ⁽¹⁾
F Side setback (interior lot line) (ft)	0	--
G Rear setback (ft)	10 ⁽²⁾	--
H Frontage buildout (%)	90	100
ACCESSORY BUILDING ENVELOPE	MIN	MAX
I Street setback (ft)	30	--
J Side setback (ft)	10	--
K Rear setback (ft)	10	--
L Building footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M Principal building (stories)	2	5
N Accessory structure(s) (ft)	--	15
PARKING LOCATION	Permitted in the side and rear yards.	
PRIVATE FRONTAGES	Commercial required.	

- (1) If located on Washtenaw Avenue, must build no more than ten feet from future right-of-way line as defined in the ReImagine Washtenaw plan.
(2) When adjacent to existing detached single-family homes, the rear setback shall be a minimum of 25 feet.

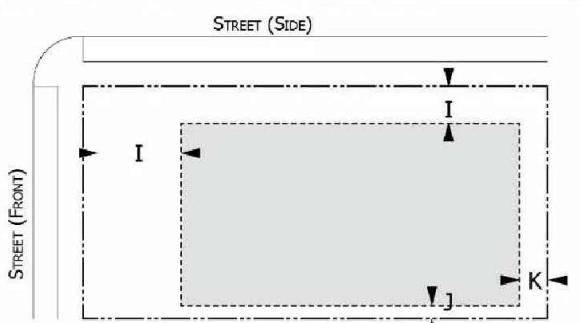


EXAMPLE

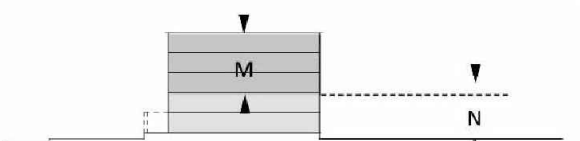
LOT REQUIREMENTS AND BUILDING ENVELOPE



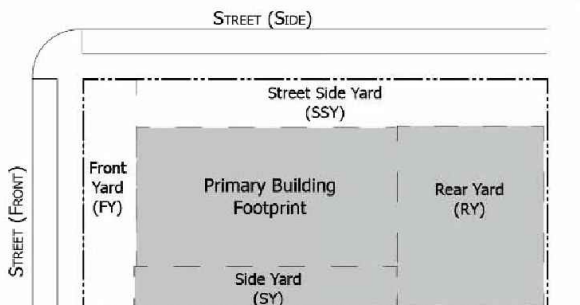
ACCESSORY BUILDING ENVELOPE



BUILDING HEIGHT



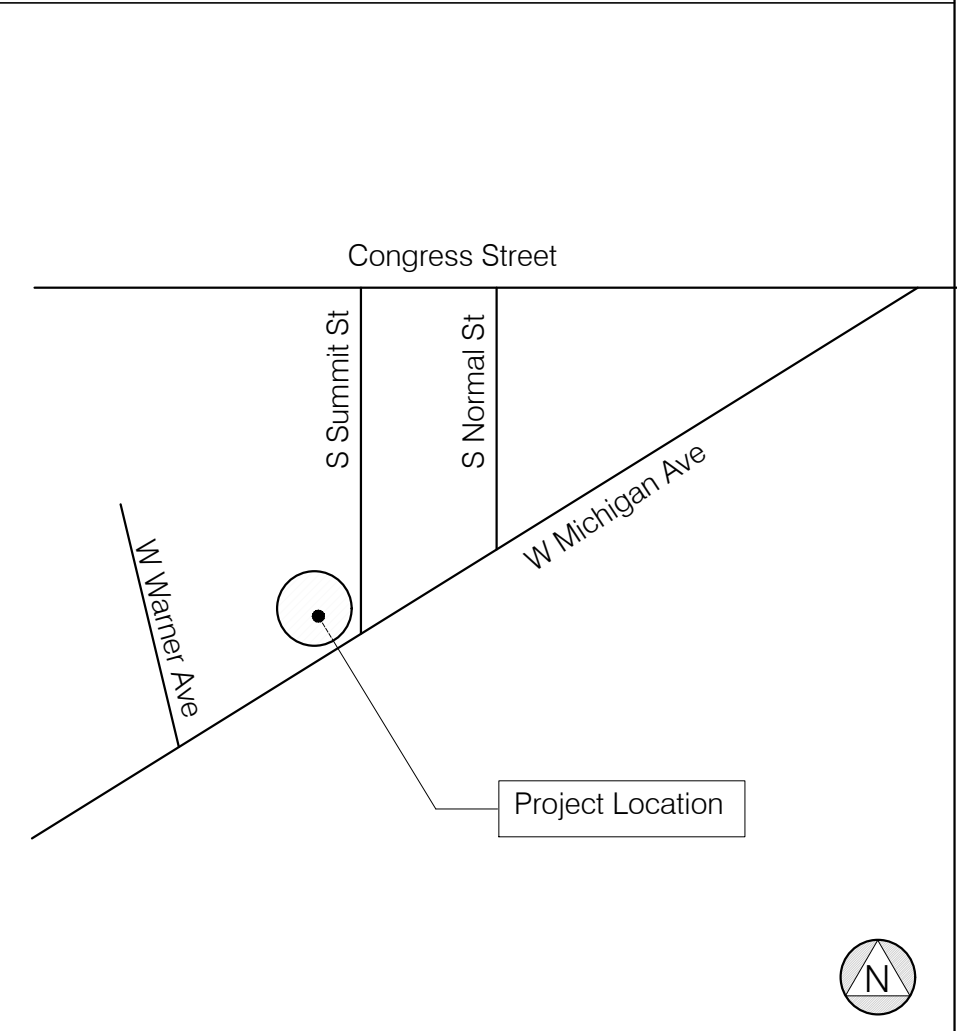
PARKING LOCATION



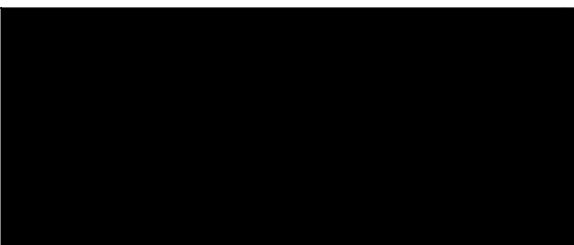
DRAWING INDEX

-	Cover Sheet
E100	Images - Existing Property
E200	Existing Site Plan
A100	Proposed Site Plan
A102	Proposed First Floor Plan
A103	Proposed Second Floor Mezzanine Plan
A300	Proposed Exterior Elevations
A301	Proposed Exterior Elevations

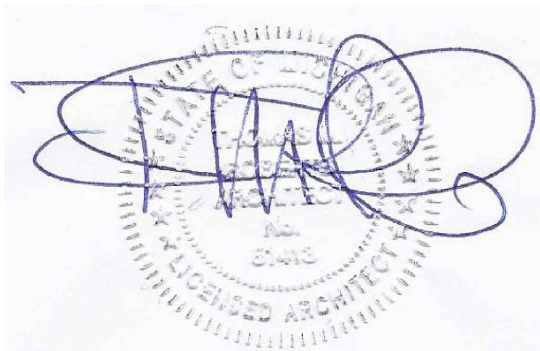
LOCATION MAP



September 16, 2020
Planning Commission Review



20017
Project No.





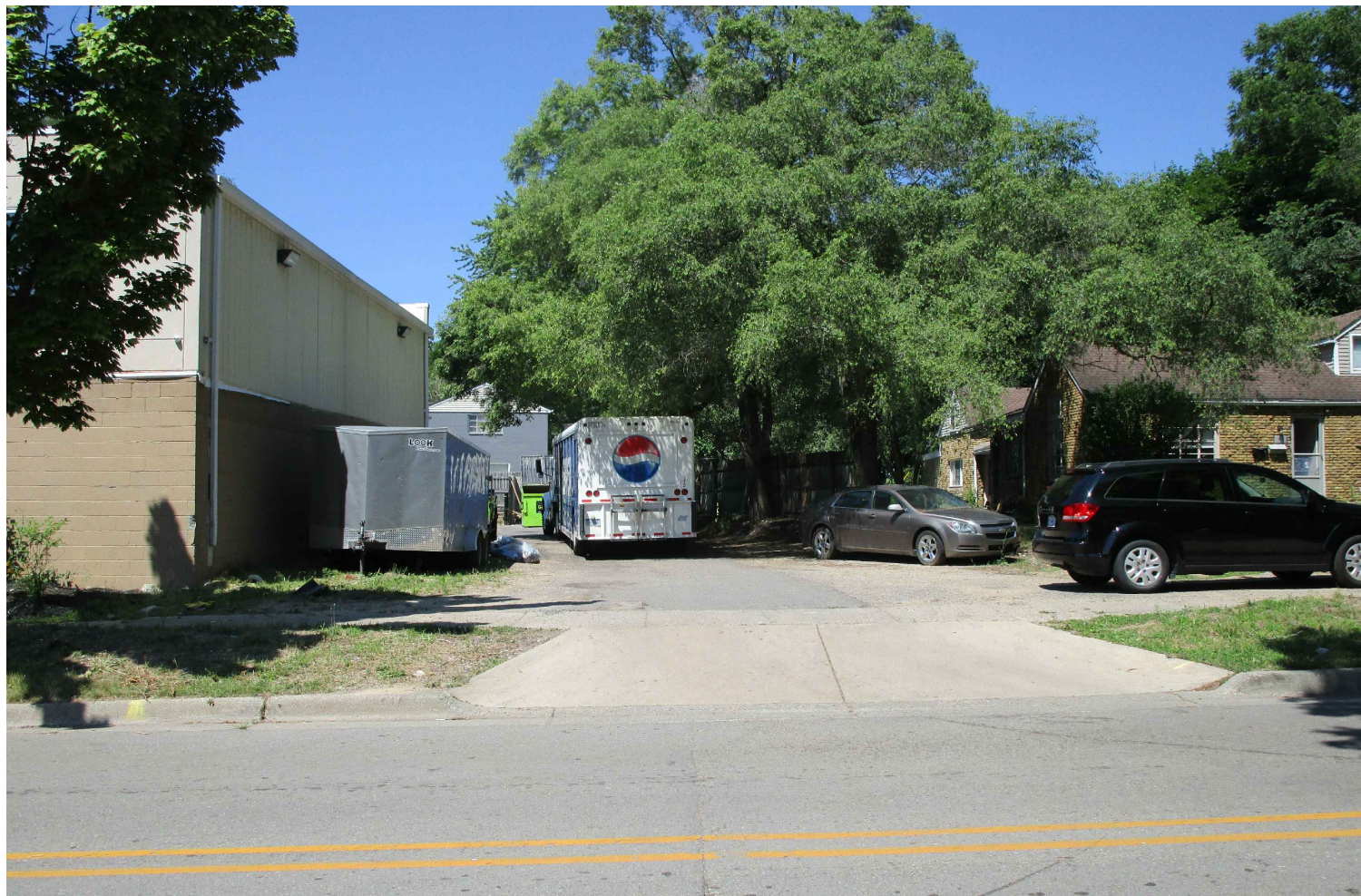
3
E100 Existing Image - Landscaping



2
E100 Existing Image - Entry Facade



1
E100 Existing Image - Front Facade



6
E100 Existing Image - Rear Drive



5
E100 Existing Image - Rear Facade



4
E100 Existing Image - Parking Lot Facade



7
E100 Existing Image - Dumpster Location

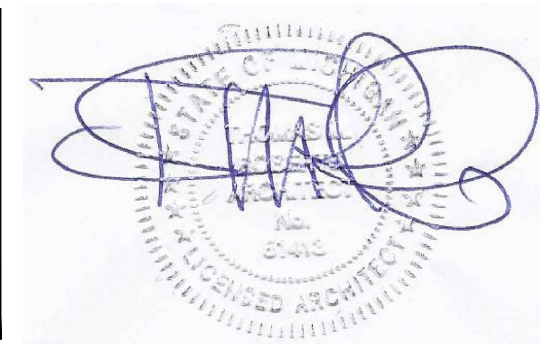
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9/16/20

PLANNING COMMISSION

ISSUANCES

REVISIONS



Seal

Avenue Market - Party Store
Building Addition
902 West Michigan Avenue
Ypsilanti, Michigan 48197

print date: 09.16.2020

TR
principal in charge
WD
project manager
WD
project architect
EP/WD
drawn

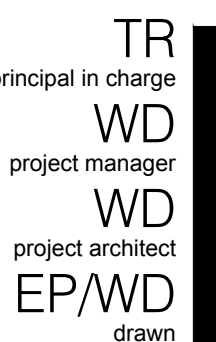
date
20017
job number

E100

sheet number

A. PROPERTY LINES AND NEIGHBORING
PROPERTY INFORMATION IS BASED
ON MORTGAGE SURVEY PROVIDED BY
THE 'ABLE TITLE AGENCY'.

- ① EXISTING BUILDING
- ② EXISTING LANDSCAPE BED AND PLANTINGS
- ③ EXISTING WALK
- ④ EXISTING TREE
- ⑤ EXISTING DRIVE/APPROACH
- ⑥ EXISTING PARKING SPACE LAYOUT
- ⑦ EXISTING PARKING LOT
- ⑧ EXISTING UTILITY POLE
- ⑨ EXISTING DRIVE OF ADJACENT PROPERTY
- ⑩ EXISTING PROPERTY LINE
- ⑪ EXISTING AREA OF ASPHALT PAVING TO BE REMOVED
- ⑫ EXISTING TREE TO BE REMOVED
- ⑬ EXISTING LANDSCAPE EDGING/BORDER TO BE REMOVED
- ⑭ EXISTING WOOD PRIVACY FENCE TO BE REMOVED
- ⑮ EXISTING CONC WALK TO BE REMOVED
- ⑯ EXISTING DUMPSTER TO BE RELOCATED

[illegible]

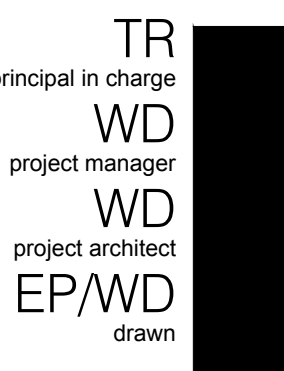
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Sheet number

print date: 09.16.2020

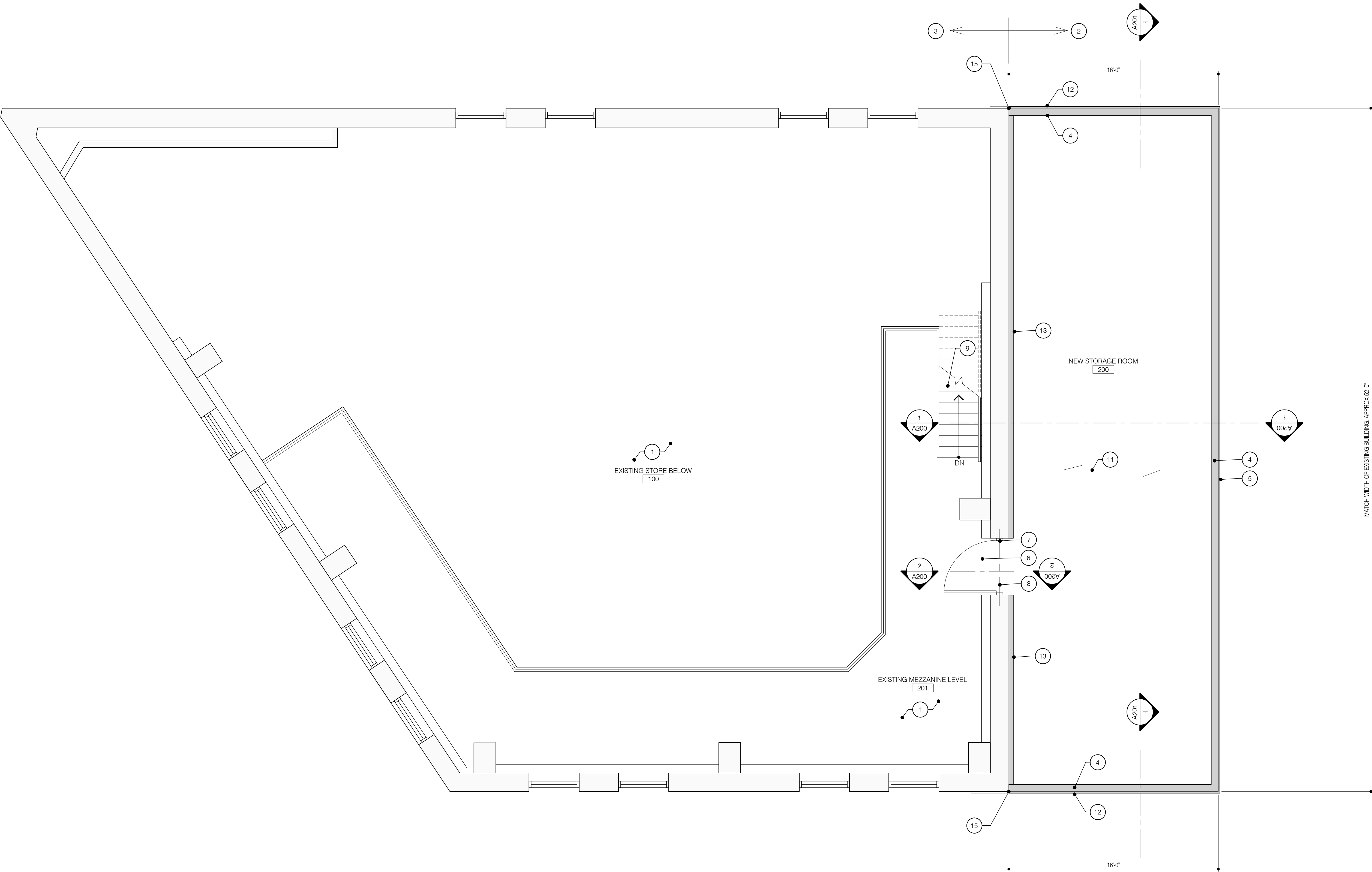
A. PROPERTY LINES AND NEIGHBORING
PROPERTY INFORMATION IS BASED
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THE 'ABLE TITLE AGENCY'.

- ① EXISTING PARKING LOT LAYOUT AND PAVING TO REMAIN AS-IS
- ② EXISTING PROPERTY LINE.
- ③ EXISTING CITY SIDEWALK
- ④ EXISTING CONC. WALK ALONG BUILDING TO REMAIN.
- ⑤ EXISTING DRIVE/STREET APRON TO REMAIN.
- ⑥ EXISTING CURB TO REMAIN.
- ⑦ EXISTING 6FT HIGH WOOD FENCE TO REMAIN.
- ⑧ EXISTING LANDSCAPE BED. PLANTINGS AND MULCH TO REMAIN. SEE SHEET E100 FOR REFERENCE PHOTOS.
- ⑨ EXISTING TREE TO REMAIN.
- ⑩ EXISTING TIMBER LANDSCAPE BED EDGE/RETAINING WALL TO REMAIN.
- ⑪ EXISTING PROPANE TANK STORAGE RACK/CAGE TO REMAIN.
- ⑫ EXISTING UTILITY POLE TO REMAIN.
- ⑬ PROPOSED LOCATION FOR NEW TRASH DUMPSTER ENCLOSURE. ENCLOSURE MUST MEET ZONING REQUIREMENT Sec 122-608 a.f. WALLS TO BE MASONRY AT HEIGHT 1 FT ABOVE DUMPSTER WITH CONCRETE PAD AND 80% OPAQUE SWING GATES.
- ⑭ NEW CONCRETE SIDEWALK. NEW SURFACE IS TO LINE UP WITH EXISTING SIDEWALK ALONG BUILDING.
- ⑮ NEW 3'-0" WIDE CONCRETE WALK ALONG REAR OF BUILDING. SURFACE TO SLOPE AWAY FROM BUILDING AND MATCH ELEVATION OF ADJACENT PAVING (NO CURB).
- ⑯ EXISTING DRIVEWAY OF ADJACENT DUMPSTER
- ⑰ NEW 6 FT PRIVACY FENCE.
- ⑱ NEW LOW MASONRY RETAINING WALL.
- ⑲ NEW LANDSCAPING. PLANT/SHRUB CHOICES TO MATCH THOSE EXISTING ON SITE.
- ⑳ AREA OF NEW PAVING.
- ㉑ LOCATION OF 10FT REAR SETBACK.

[illegible]

Sheet number

print date: 09.16.2020



PLAN KEYNOTES

- 1 NO WORK THIS ROOM/AREA
- 2 NEW BUILDING ADDITION THIS SIDE.
- 3 EXISTING BUILDING THIS SIDE.
- 4 NEW EXTERIOR STUD FRAMED WALL. SEE WALL SECTIONS.
- 5 NEW EXTERIOR METAL SIDING
- 6 NEW DOOR AND FRAME
- 7 NEW WALL OPENING WITHIN EXISTING WALL
- 8 NEW DOOR LINTEL. SEE SECTIONS.
- 9 EXISTING STAIR
- 10 FACE OF NEW EXTERIOR WALL TO BE FLUSH WITH FACE OF EXISTING EXTERIOR WALL
- 11 NEW ROOF JOIST DIRECTION ABOVE. SEE WALL SECTIONS.
- 12 NEW EIFS SIDING TO MATCH EXISTING BUILDING
- 13 NEW LOAD BEARING STUD WALL. SEE BUILDING SECTIONS.

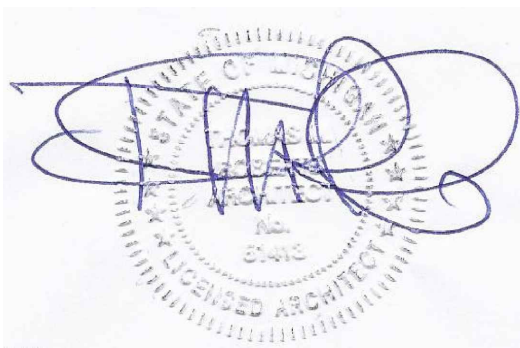
1
A103
1/4" = 1'-0"

Proposed Mezzanine Floor Plan

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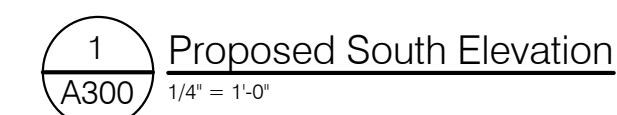
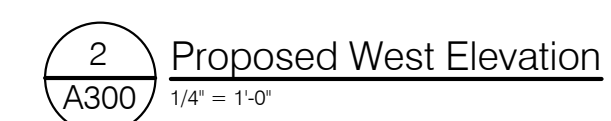
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ISSUANCES

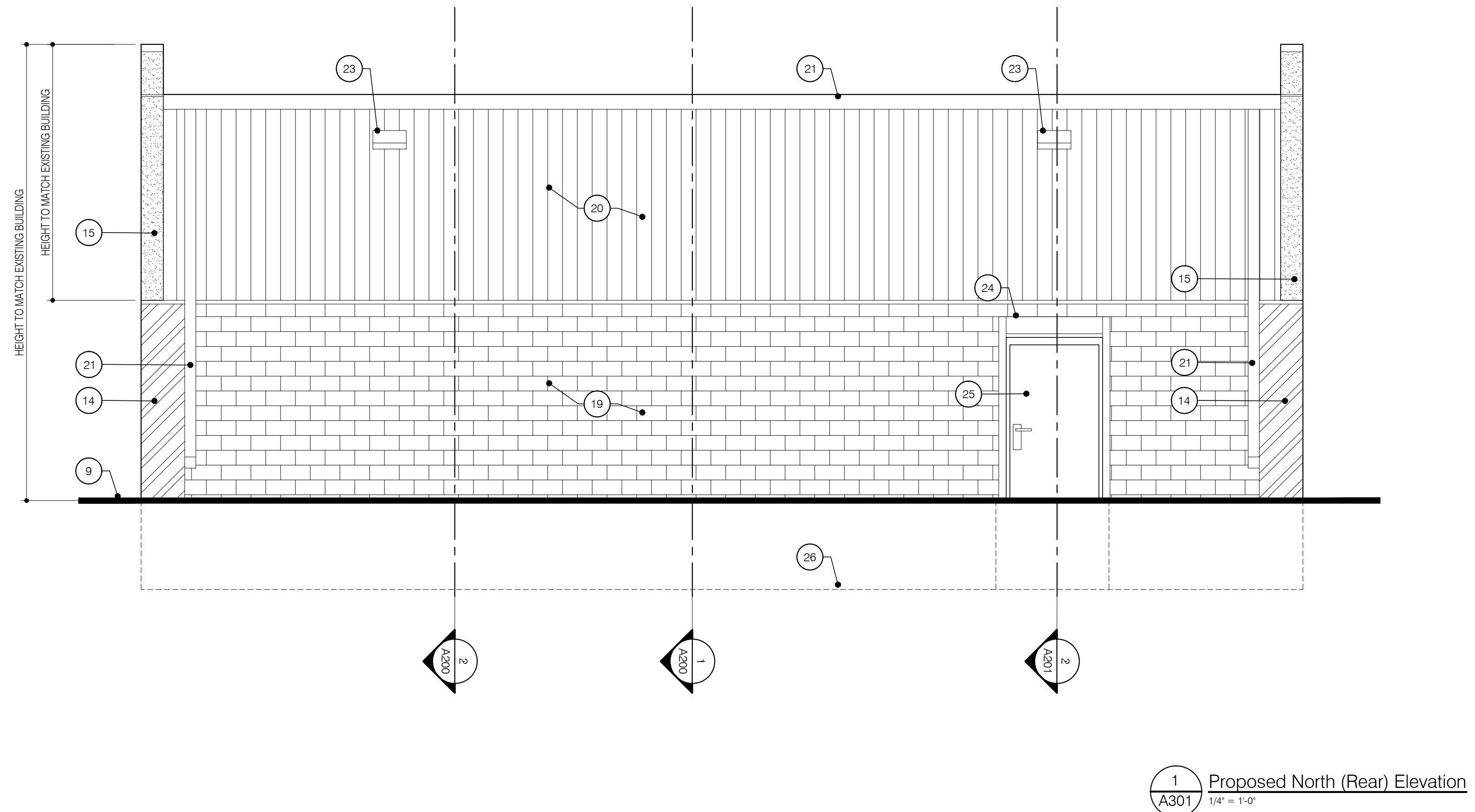
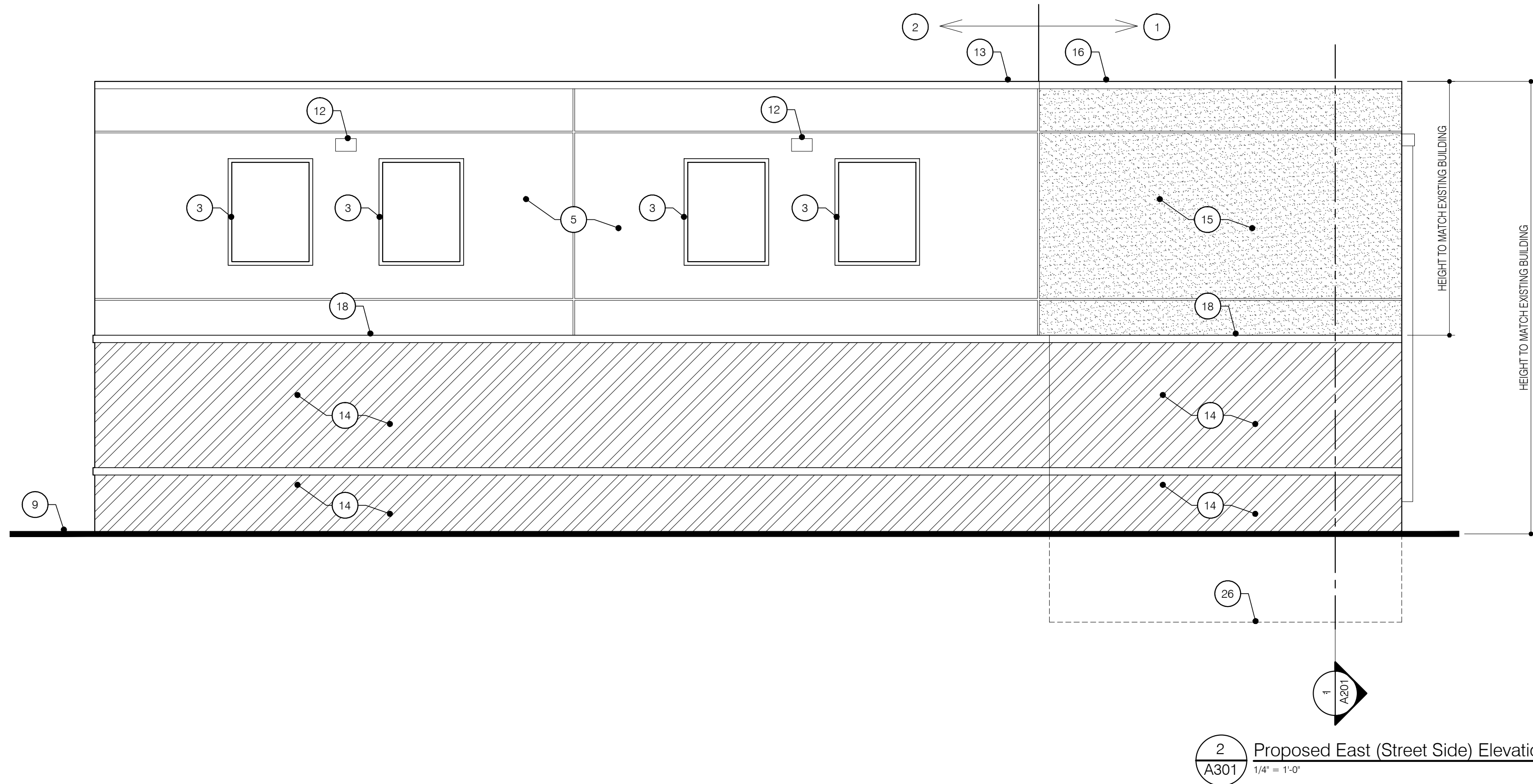
REVISIONS

Seal

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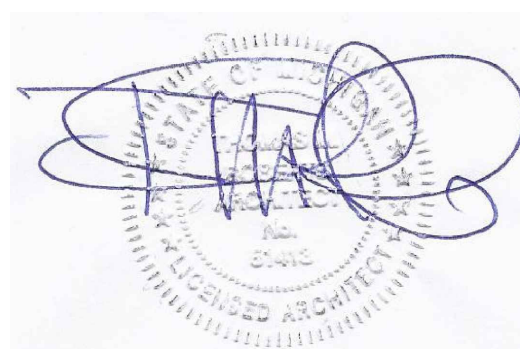


- ELEVATION KEYNOTES**
- ① LOCATION OF NEW BUILDING ADDITION.
 - ② LOCATION OF EXISTING BUILDING.
 - ③ EXISTING WINDOW
 - ④ EXISTING DOOR
 - ⑤ EXISTING EIFS SIDING
 - ⑥ DOTTED LINES REPRESENT EXISTING MASONRY/STONE BANDS. THESE ITEMS ARE TO BE REMOVED/CUT BACK TO BE FLUSH WITH SURFACE OF EXISTING WALL.
 - ⑦ EXISTING ELECTRICAL PANEL
 - ⑧ EXISTING GAS METER
 - ⑨ EXISTING GRADE LINE
 - ⑩ EXISTING SIGN.
 - ⑪ EXISTING SECURITY SHUTTER.
 - ⑫ EXISTING LIGHT FIXTURE.
 - ⑬ EXISTING PRE-FIN METAL COPING/CAP FLASHING.
 - ⑭ ANGLED LINE/ PATTERN REPRESENTS LOCATION OF NEW SURFACE APPLIED STONE VENEER. FINAL STYLE, PATTERN, AND COLOR TO BE SELECTED BY OWNER.
 - ⑮ NEW EIFS WALL FINISH AT NEW ADDITION. SURFACE MUST ALIGN FLUSH WITH THAT OF EXISTING BUILDING. COLOR TEXTURE AND 'GROOVED' PATTERN IS TO MATCH THE EXISTING BUILDING.
 - ⑯ NEW PRE-FIN METAL COPING. MUST TIE IN FLUSH WITH EXISTING BUILDING.
 - ⑰ NEW PRE-FIN METAL FLASHING OVER EXISTING STONE WATER TABLE/SILL THIS LOCATION.
 - ⑱ NEW PRE-FIN METAL FLASHING OVER NEW WATER TABLE/SILL THIS LOCATION.
 - ⑲ NEW EXPOSED BLOCK WALL AT BUILDING ADDITION. WALL TO BE PAINTED. COLOR TO BE SELECTED BY OWNER.
 - ⑳ NEW PRE-FIN VERTICAL SEAM METAL SIDING AT BUILDING ADDITION. STYLE AND COLOR TO MATCH EXISTING REAR FACADE OF BUILDING.
 - ㉑ NEW PRE-FIN. METAL GUTTER AND DOWNSPOUTS.
 - ㉒ NEW PRE-FIN. METAL GUTTER AND DOWNSPOUTS.
 - ㉓ RELOCATED LIGHT FIXTURES
 - ㉔ RELOCATED OVERHEAD ROLLING SECURITY SHUTTER.
 - ㉕ NEW DOOR AND FRAME. SEE FLOOR PLAN.
 - ㉖ LINE OF NEW CONCRETE TRENCH FOOTING.

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9/16/20

PLANNING COMMISSION



Avenue Market - Party Store
Building Addition
902 West Michigan Avenue
Ypsilanti, Michigan 48197

TR
principal in charge
WD
project manager
WD
project architect
EP/WD
drawn

date
20017
job number

A301

sheet number

ISSUANCES

REVISIONS

Seal

print date: 09.15.2020



October 21, 2020

**Staff Review of Special Use and Site Plan Review
201 N. Park St.**

GENERAL INFORMATION

Applicant:	Quatro Construction LLC 201 N. Park St. Ypsilanti, MI 48198
Project:	Multi-family apartments
Application Date:	September 15, 2020
Location:	Northwest corner of N.Park St. and North St. Parcel ID# 11-11-09-109-007
Zoning:	NC – Neighborhood Corridor
Action Requested:	Special Use Permit Approval and Site Plan Approval
Staff Recommendation:	Special Use Permit Approval; Site Plan Table

PROJECT AND SITE DESCRIPTION

Zoned **NC – Neighborhood Corridor**, which allows for commercial establishments, restaurants, offices, single to multi-family residential uses.

This special use permit is required for the use of an eight-unit multiple family dwelling. The building will be mixed use with an office on the top floor and apartment units below. The building footprint is not proposing to change. Because of the proposed apartment units, the site plan proposes substantial site work, including paving for parking, landscaping work, and utility work. Because of the extent of this site work, the applicant sought a pre-engineering review. That letter is attached, as well as the applicant's response to the letter. The site plans in front of the Commission tonight were revised to reflect that response.

The applicant proposes a phase two development at 202 N Lincoln (the adjacent lot to the west). However, the applicant wishes to leave that development off this review; that development will be proposed at a later date. The applicant wishes to conduct site work to meet the needs of the subject development, while at the same time meeting the future needs for the phase two.

Some site work has already begun. The applicant approached staff about a storm pipe installation in early September, and in doing so staff realized the work had begun. Staff suggested the work cease

immediately. The applicant insisted this work was in accordance with a 2008 approved site plan, but staff communicated that site plan had expired around 2010. Building Department has continued to extend Building Permits to the interior, so that interior work has been conducted as well. At the date of the staff review it is not yet known if the driveway approach of North St., the sidewalk, and the landscaping have been duly permitted by the Department of Public Services.

Figure 1: Site Aerial (2015)



Figure 2: Photo of the front of site (Google Image, 2018)



Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Residential	NC
EAST	Residential/Commercial	NC
SOUTH	Commercial	NC
WEST	Vacant	NC

SPECIAL USE: CRITERIA AND REVIEW

§122-324(b)

(1) *The proposed use conforms with all the provisions and requirements of this chapter, including site plan or sketch plan review standards, as applicable, and the applicable site development standards for the specific use, as well as the spirit and intent of this chapter and the Master Plan. The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land. Height, location and size of buildings shall be compatible with uses and buildings on adjacent properties. The intensity of the proposed use, such as volume, frequency and times of operation, and its compatibility shall be considered. If nonconformities are present, all reasonable effort has been made to eliminate them.*

COMMENTS: The proposed use – 8 renovated units – does comply with the spirit and intent of the chapter, by providing dense, dwelling units centrally located constructed to modern code while preserving the fabric of the community.

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

COMMENTS: The proposed special use is for residential use and shall not be detrimental to the neighborhood.

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

COMMENTS: The building already exists, and is an appropriate re-use.

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

COMMENTS: The site is being modified to account for parking of vehicles. The transportation system should not be hindered by eight extra housing units.

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

COMMENTS: As proposed, the site would not have negative affects to the economic sustainability of the community. The applicant will be going through YCUA for water utilities.

CONDITIONS OF APPROVAL

§122-326

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

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

Items to be addressed: None.

SITE PLAN: CRITERIA AND REVIEW

§122-311

A full site plan is required per Division II, Subdivision I of the zoning ordinance.

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

The building type is determined to be *CM – Commercial/ Mixed-Use – Medium* due to a few factors, including lot size and building height. The site is about 15,574 square feet, and the building is two-stories, amounting to a total of 7,904 square feet.

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."

Because there are to be no changes to the building footprint, the building type provisions are not applicable. The building has legal conforming building envelope and height dimensions related to the *Commercial/Mixed-Use – Medium* Building Type, as well as parking location. However, the applicant did not include an elevation plan, and some alterations to windows and ground floor transparency have occurred. It appears that ground floor transparency has increased, but these details shall be verified by the applicant and may be provided as a condition of approval.

Figure 4: N. Park building frontage (October 14, 2020)



Figure 5: Rear of building (October 14, 2020)



Figure 6 Building location and site arrangement.

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	COMMENTS
For Walkable Urban Districts- Building Type Required					
122-475.CM	Building Type	Commercial/Mixed-use – Medium	Commercial/Mixed-use – Medium	Commercial/Mixed-use – Medium	
	Private frontage type	Commercial	Commercial	Commercial	
	Façade dimension: distance between openings	0-2 ft.	Not known	Not known	Shall be confirmed in an elevation plan.
	Façade dimension: height to bottom of window	0-2.5 ft.	Not known	Not known	Shall be confirmed in an elevation plan.
	Façade dimension: ground floor transparency	Min. 60%	Not known- appears under 60%	Not known – appears under 60%	Shall be confirmed in an elevation plan.

Items to be addressed:

- Private frontage façade details including ground floor transparency shall be provided in an elevation plan.

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."

To staff, the applicant's use of the alley as maneuvering lane (aisle) is inappropriate, because it does not meet the maneuvering lane width requirements for 90 degree parking. The parking along the alley there should be removed. The parking could be modified by the applicant, as the applicant did not take into account the fact that base parking requirements can be halved in NC, therefore putting the parking requirement at 10 spaces. Additionally, parking reductions based on features such as covered bicycle racks can also be achieved.

Figure 7: Curb-cut for future parking lot (October 14, 2020)



Figure 8: Site access, traffic and parking

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
122-671	Public service areas	Site shall provide adequate access for fire, police, sanitation, and public works vehicles.	N/A	22' turning radius near dumpster appears challenging. Circulation plan has since been added.	Complies.
122-675	Traffic visibility	At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway	N/A	New landscaping planted in landscaping islands. If within 10' triangle, then plantings cannot exceed 30" in height.	Shall verify that landscaping does not affect traffic visibility at driveway and alley.
122-683	Off-street parking for all other uses: ingress and egress	10-30 ft. for one way traffic, 20-30 ft. for two-way traffic.	N/A	Parking lot driveway complies. Alley way essentially used as a driveway, is too narrow to be treated as a driveway.	Parking off of alley does not comply.
	Off-street parking for all other uses: surfacing	Durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff	N/A	Parking lot described as light asphalt.	Surfacing provided and will be reviewed in detailed engineering.
	Off-street parking for all other uses: drainage	Graded and drained to public storm sewers or alternate. No surface water shall be permitted to drain onto adjoining properties. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.	N/A	Site drainage plan provided on Sheet C-4.	Drainage provided and will be reviewed in detailed engineering.
	Off-street parking for all other uses: 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	N/A	Parking spaces are located right off the alleyway, but meet the 10' setback from adjacent lot.	Complies.

		been adequately addressed with other methods.			
	Off-street parking for all other uses: 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.	N/A	Striping is shown and dimensioned.	Complies.
	Off-street parking for all other uses: wheel stops	For parking lots containing five or more spaces or accessory to commercial uses, wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping.	N/A	Curbing proposed.	Complies.
	Off-street parking for all other uses: 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.	N/A	Lighting proposed, most of the parking lot lighting complies. Lighting at lot lines however does not comply in some areas.	Does not comply.
122-684	Parking landscaping: landscape islands	• At least 1 landscape island for each 16 spaces • Islands w trees: 9' wide min and 160' sf • Islands w 5' min walkway: 11' wide min • Islands: curbed or used for stormwater • Ends of all aisles and corners shall be curbed with a landscaped island.	N/A	Islands proposed.	Complies.
	Parking screening	Off-street parking areas in the side and rear yard which abut a R-1, MD, CN, CN-Mid, CN-SF zoning district must be screened in accordance with §122-634. All off-street parking areas that are visible from a public road	N/A	Uses landscaping to screen from public street.	Complies.

		shall be screened from view with a solid wall or landscape planting achieving at least 80% opacity year-round at least three (3) feet in height but no more than four (4) feet in height, in conformance with §122-675			
	Overhang/encroachment protection	Landscaped areas, walls, structures, and walks shall be properly protected from vehicular encroachment or overhang through appropriate wheel stops or curbs, as well as a distance of at least 3 feet.	N/A	Curbing is proposed, but dimensions not known.	Dimensions of curbing to protect form overhang/encroachment shall be provided.
122-685	Parking dimensions: regular spaces; barrier free; when against fence	Parking spaces required by this article shall be at least 9 feet wide and 18 feet long (16 feet long if 2 feet of overhang is provided when parking against a curb). Spaces directly adjacent to a fence, wall or enclosure shall be increased by 1 foot in width. Barrier free parking spaces must be designed as required by and in conformity with state law.	N/A	Two parking spaces against wall do not comply- need to be 19' long	Two parking spaces against wall do not comply.
	Parking dimensions for standard vehicles: degrees, width, length	Dimensions shall be noted on plans.	N/A	Dimensioned on plan.	Complies
	Parking dimensions for small cars	Up to 20% of parking spaces may be designated for small/compact cars, which shall be at least 8' wide and 16' long and clearly signed.	N/A	Three small car spaces provided.	Complies
	Parking dimensions for standard vehicles: maneuvering lane width, total width	Required 22' maneuvering lane for two-way.	N/A	Main parking lot complies. Alley, which is treated like a maneuvering lane for two-way does not comply (16.5')	Alley does not comply. Parking off of alley therefore does not comply.
122-691	Parking space base calculation	Office: 1 space per 300 square feet of usable floor area. 1697 s.f. = 6 spaces Multiple family dwelling: 1.5 spaces for each dwelling unit	N/A	19 base requirement, 19 provided.	See potential reduction below.

		plus 1 for each 10 units. 8 units = 13 = 19 base requirement			
122-692	Parking reductions	Numerous possible reductions. Planning Commission may waive by up to 20%. Added reduction where base parking is halved for Walkable Urban Districts (non-GC).	N/A	NC zone: parking may be halved.	Reduction of 9 spaces
	Total parking after reductions				10 total spaces required.
122-693	Required bicycle parking	1 bicycle parking space per 5 vehicle parking spaces. Requires 4 bicycle spaces.	N/A	None provided	Does not comply.
122-694	Off-street loading spaces requirement: # of loading spaces, location, distance from residential, surfacing, turning/maneuvering	No loading spaces required for offices of 0-99,999 gross square feet.	N/A	None provided	Complies.

Items to be addressed:

- Applicant shall verify public service capabilities via a truck turning plan.
- Shall verify that landscaping does not affect traffic visibility at driveway and alley.
- Parking off of alley does not comply.
- Lighting levels do not fully comply, especially in some cases along the lot lines.
- Dimensions of parking lot curbing to landscaping from vehicle overhang/encroachment shall be provided.
- The dimensions (length) of two parking spaces against the building wall do not comply.
- Bicycle parking spaces are lacking and does not comply.
- The pedestrian crosswalk at the interior of the site shall be adjusted to better connect to the sidewalk rather than the barrier-free parking space.

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.

Detailed engineering review required due to substantial addition to impervious surface, utility work, landscaping, truck turning and access.

The pre-engineering review conducted by OHM (see attached letter) recommended Planning Commission not approve the plans at this time. The applicant then revised the plans accordingly and provided the response letter (also attached).

Items to be addressed: None.

SCREENING & LANDSCAPING

§122-311(h)

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

The applicant presents a thorough landscaping plan with a variety of upgrades to the site.

Figure 9: Screening & Landscaping

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
122-608	Trash receptacles & dumpsters	Masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad.	N/A	Proposed dumpster enclosure. Needs to be 1' taller than dumpster.	Height of 1' taller than dumpster shall be verified.
122-609	Required lighting	Required at parking lot and entrances if business and parking is open during night opens.	N/A	New fixtures proposed.	See lighting levels below.
	Lighting levels	- not >0.5 fc at lot line - not >16' in height - not < 0.3 fc anywhere where lighting required. - must average > 0.5 fc across entire area where lighting required.	Lighting levels not known.	Some of the proposed lighting exceeds 0.5 at lot lines. All lighting should be full cut-off.	Does not comply.
122-634	Required screening between conflicting land uses	Screening is required because there is a non-residential use here abutting a property of residential on the first floor.	Wood fence to be removed.	No new screening proposed along north property line.	Does not comply.
122-636	Street trees and tree species	1 per 30 feet of lineal frontage = 4 on N. Park St, 3 on North St.	N/A	4 on N. Park, 3 on North St. Tree species comply.	Complies.
122-638	Site landscaping	Site needs to be at least 10% landscaped, excluding ROWs	N/A	Calculation states 1149 square feet of site landscaping plus	Roof landscaping is not shown. Some vegetation remains

				3067 of roof landscaping. Roof landscaping plan not provided. Generally, vegetation should not be proposed directly over utilities. That appears to be the case in a few instances.	planted over utilities. Does not comply.
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Items to be addressed:

- Height of dumpster enclosure versus dumpster shall be verified.
- Lighting levels do not fully comply, especially in some cases along the lot lines.
- Screening between conflicting land uses does not comply.
- Roof landscaping is stated but not shown in plans.
- Vegetation is still proposed over utility lines.

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."

Staff recommends the City Engineer review the detailed engineering plans, and work within the right-of-way, including but not limited to landscaping, parking spaces, curbing, sidewalks, to be permitted through Department of Public Services.

MASTER PLAN CONSIDERATIONS

§122-311(k)

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

Safety Comes First. Ensure vehicular access (entering and exiting the site) is safe, screening is sufficient with adjacent residential, and that lighting recommendations are followed.

Anyone, no matter what age or income, can find a place to call home in Ypsilanti. The use of multi-family apartments will provide a housing option to Ypsilanti residents.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit for an 8 unit multiple family dwelling at 201 N. Park with the following findings and conditions:

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

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

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends Planning Commission **table** the Site Plan for the site improvements at 201 N. Park with the following findings and conditions:

Findings:

1. Site Plan does not currently substantially comply with §122-309 and the zoning ordinance.
2. Site Plan does not currently comply with numerous parking-related standards, but has potential to comply when using the potential parking reductions.
3. Site Plan set lacks elevation drawing.

Andy Aamodt
City Planner, Community & Economic Development Department

CC File
 Applicant

NEW APARTMENTS AND RENOVATIONS FOR 201 N. PARK BUILDING

201 N. PARK ST.
YPSILANTI, MICHIGAN

OWNER

GALLUP PROPERTIES
2141 S. STATE STREET
ANN ARBOR MI 48104
PHONE (734) 769-6720

ENGINEER

MOHAMED NASRI BAZNA
201 N. PARK STREET
YPSILANTI MI 48198
BAZNAFR@GMAIL.COM

CONTRACTOR

QUATRO CONSTRUCTION LLC
201 NORTH PARK STREET
YPSILANTI, MICHIGAN 48198
PHONE (734) 485-7737

SHEET NO. SHEET DESCRIPTION

TS-1	TITLE SHEET
201 N. PARK ST. & 202 N. LINCOLN ST SITE	
C-1	EXISTING SITE PLAN
C-2	DEMOLITION SITE PLAN
C-3	SITE LAYOUT PLAN
C-3.1	CIRCULATION PLAN
C-4	SITE DRAINAGE PLAN
C-5	SITE DISTRICT MAP
C-6	SOIL EROSION PLAN
C-7	SITE DETAILS
C-7.1	DUMPSTER ENCLOSURE DETAIL & MDOT STANDARD DETAILS
C-7.2	SITE DETAILS 2
C-8	STORM SEWER PROFILES
C-9	ELECTRICAL PLAN
L-1	LANDSCAPE PLAN

201 N. PARK ST. BUILDING	
A-1	EXISTING FLOORPLANS
A-2	PROPOSED FLOORPLANS
A-3	EXISTING & DEMOLITION ELEVATIONS
A-4	PROPOSED ELEVATIONS
A-5	NEW MECHANICAL ROOM
S-1	LINTEL LAYOUT
S-2	MECHANICAL ROOM FOUNDATION
S-3	MECHANICAL ROOM ROOF
S-4	COLUMN, BEAM & FOUDATION PLAN
P-1	PLUMBING PLAN
M-1	MECHANICAL PLAN
E-1	LIGHTING PLAN & POWER PLAN
E-2	ELECTRICAL NOTES

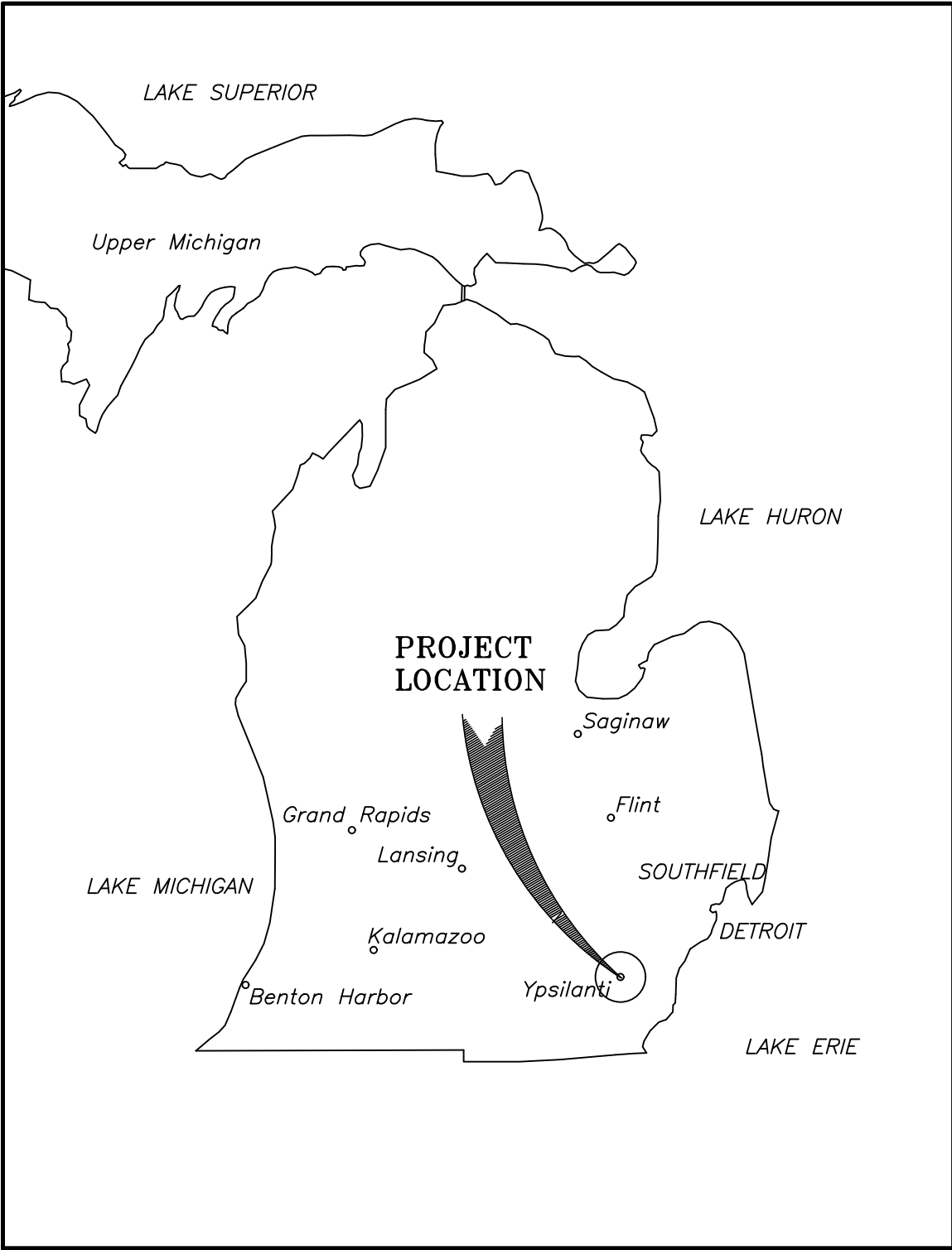
PHASE 1: CONSTRUCTION SCHEDULE:

ITEM	DURATION
STORM INSTALL	4 DAYS
GRADE LOT	3 DAYS
PLACE STONE	2 DAYS
PAVE LOT	2 DAYS
LANDSCAPE	4 DAYS
INSTALL ELEC. POLES	2 DAYS
TOTAL =	17 DAYS

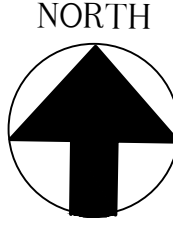
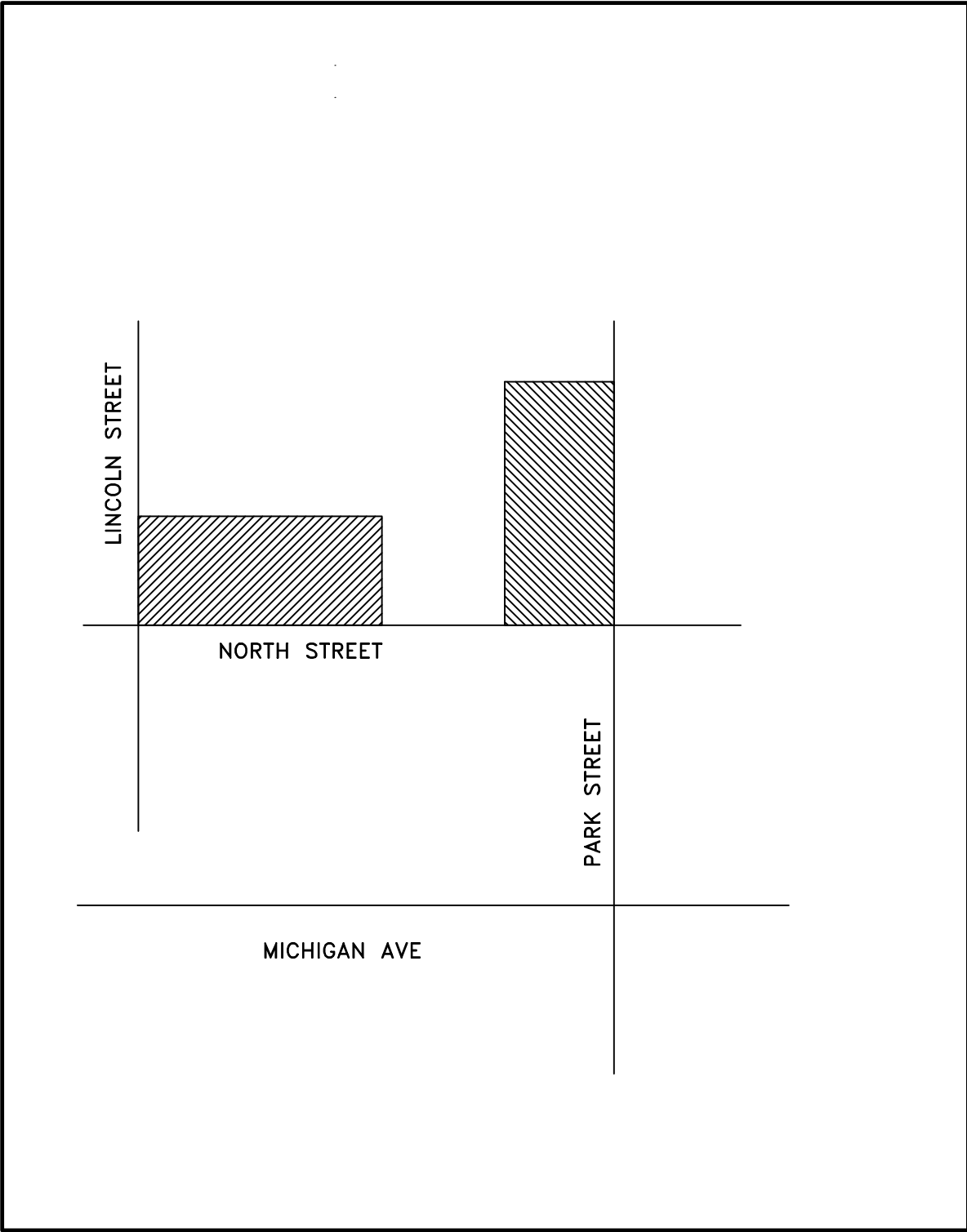
PHASE 2: TO BE GIVEN AT TIME OF SUBMITTAL

NARRATIVE:

EXISTING BUILDING AT 201 N PARK IS COMPLETE WITH EXCEPTION OF REAR PARKING AND CURB WORK. NEW UNDERGROUND STORM SYSTEM AND REAR CURB FOR PARKING LOT AT 201 N PARK NEEDS TO BE INSTALLED THRU 202 N LINCOLN IN ORDER TO CONVEY STORM WATER TO SYSTEM.



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

CODE CONFORMANCE CHART 201 N. PARK ST. BLD.

- REVIEWED UNDER 2012 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS
- USE GROUP: B= BUSINESS , R-2 RESIDENTIAL APARTMENTS
- CONSTRUCTION CLASSIFICATION: TYPE III B SECOND FLOOR OFFICE
- CONSTRUCTION CLASSIFICATION: TYPE III A FIRST FLOOR APARTMENTS

- ALLOWABLE AREA:		ALLOWED	PROVIDED
	AREA	19,000	7,904
	STORIES	2	1,2
	HEIGHT	30'-0"	23'-3"

- REQUIRED MEANS OF EGRESS =		REQUIRED	PROVIDED
	OFFICE	1	2
	APARTMENTS	1*	2**

* PER UNIT
** 1 DOOR LIVING AREA, 1 WINDOW BEDROOM PER UNIT

- MAX TRAVEL DISTANCE =	ALLOWABLE	PROVIDED
	75'-0"	±65'-0"

- OCCUPANT LOAD =

OFFICE 2ND FLOOR
1 PERSON PER 100 SQFT
1878 SQFT /100 = 18.7 = 19 PEOPLE
EXISTING OFFICES MAX 6 PEOPLE

- OCCUPANT LOAD = RESIDENTIAL
APARTMENT UNIT
1 PERSON PER 200 GROSS SQFT
~600 EA/200 = 3 PEOPLE PER UNIT
3 x 8 = 24 PEOPLE TOTAL

201 N. PARK ST. APARTMENTS – 8 UNITS

	FIX	REQUIRED	PROPOSED
WC: 1/50 PEOPLE	1	1	1*
LAV: 1/80 PEOPLE	1	1	1*
*: PER UNIT			

201 N. PARK ST. BUILDING OFFICE

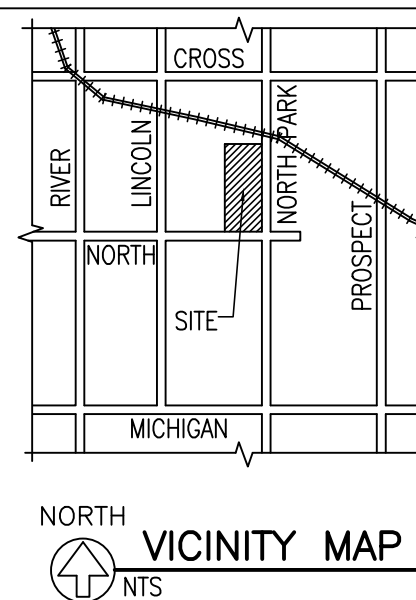
	FIX	REQUIRED	PROPOSED
WC: 1/50 PEOPLE	1	1	2-3*
LAV: 1/80 PEOPLE	1	1	1
*: 3 IN SECOND STORY OFFICE (1 PRIVATE, 2 PUBLIC)			



ISSUE DATE:	
REVISION DATES:	
NO.	DATE
11	10/06
08	07/07
02	07/08
04	01/08
02	28/17
04	03/17
04	18/17
09	15/20
10	12/20
DRAWN BY: R.S./R.G.	
CHECKED BY: R.N.	
APPROVED BY: R.N./T.Q.	
DWG FILE:	
PROJECT NO.: 2623	
SHEET TITLE:	
TITLE SHEET	
SHEET NO.: TS-1	

PROPERTY ADDRESS
201 N. PARK
YPSILANTI, MI
LEGAL DESCRIPTION
*OLD SID-11 11-290-088-00
Y.P. CITY 16E-74
LOTS 88 AND 89
HUNTERS ADDITION

PROPERTY ADDRESS
N. LINCOLN
YPSILANTI, MI
LEGAL DESCRIPTION
*OLD SID-11 11-290-085-00
Y.P. CITY 16E-70
LOT 85
HUNTERS ADDITION



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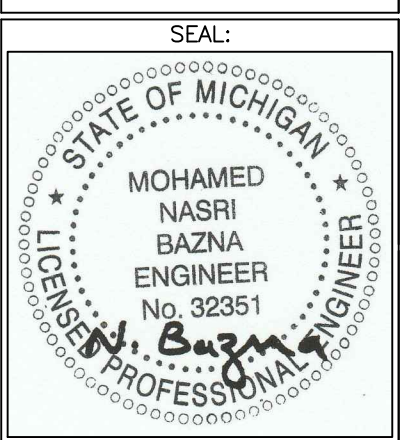
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YPSILANTI, MI 48198
PHONE (734)485-7737, FAX (734)485-7873

APARTMENTS & RENOVATIONS
FOR 201 N. PARK STREET

ISSUE DATE		
08/13/07	08/29/07	
08/08/07	11/07/07	
06/28/07	02/06/08	
06/07/07	12/22/08	
05/15/07	09/20/16	
04/17/06	10/04/16	
03/16/06	02/22/17	
01/05/06	09/15/20	⚠
12/09/05	10/12/20	⚠
11/14/05		
08/04/05		

DRAWN BY: R.S.
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.

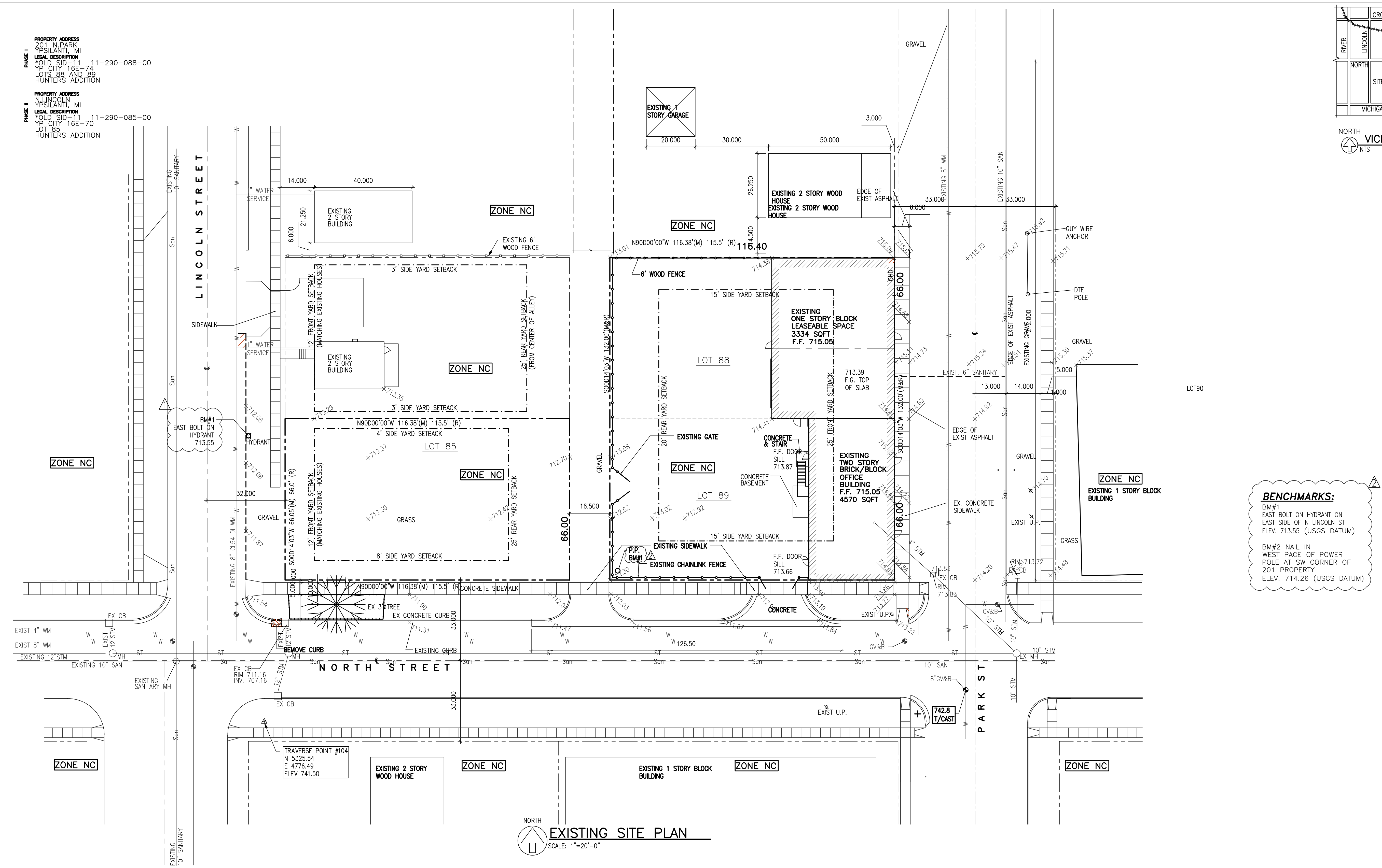


PROJECT NO.:
2623

SHEET TITLE:

EXISTING
SITE PLAN

SHEET NO.:
C-1



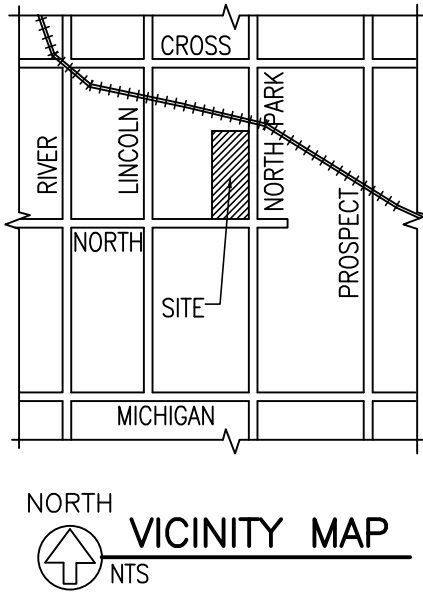
BENCHMARKS:
BM#1
EAST BOLT ON HYDRANT ON
EAST SIDE OF N LINCOLN ST
ELEV. 713.55 (USGS DATUM)
BM#2 NAIL IN
WEST FACE OF POWER
POLE AT SW CORNER OF
201 PROPERTY
ELEV. 714.26 (USGS DATUM)

LEGEND			
CHAIN LINK FENCE WOOD FENCE WIRE FENCE, GUARD RAIL	WATER SHUT OFF TELEPHONE RISER TELEPHONE SEWER CLEAN OUT UNDERGROUND MARKER GAS VALVE /GAS MARKER MANHOLE CATCH BASIN GATE VALVE IN WELL FIRE HYDRANT TRAFFIC SIG. POLE UTILITY POLE	VT VENT PIPE GUY WIRE FLAG POLE GUARD/METAL POST MAILBOX SIGN BILLBOARD OR LARGE SIGN BB HOOP S.P.K. SET P.K. NAIL	AIR CONDITION UNIT UNDG. MARKER PROPOSED TOP OF CURB ELEVATION TOP OF PAVEMENT ELEVATION TOP OF GUTTER ELEVATION TOP OF WALK CULVERT CORRUGATED METAL PIPE FINISH FLOOR ELEVATION SECTION CORNER FOUND IRON FOUND MONUMENT FOUND P.K. NAIL

72 HOURS
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

PROPERTY ADDRESS
201 N. PARK
YPSILANTI, MI
LEGAL DESCRIPTION
*OLD SID-11 11-290-088-00
Y.P. CITY 16E-74
LOTS 88 AND 89
HUNTERS ADDITION

PROPERTY ADDRESS
N. LINCOLN
YPSILANTI, MI
LEGAL DESCRIPTION
*OLD SID-11 11-290-085-00
Y.P. CITY 16E-70
LOT 85
HUNTERS ADDITION



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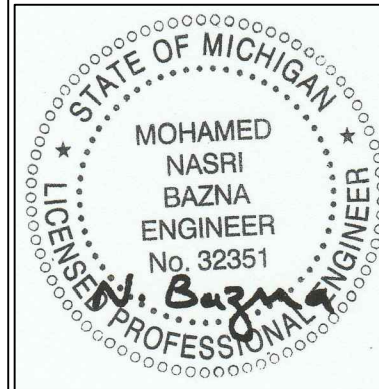
APARTMENTS & RENOVATIONS
FOR 201 N. PARK STREET

ISSUE DATE

08/13/07	08/29/07
08/08/07	11/07/07
06/26/07	02/06/08
06/07/07	12/22/08
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03/16/06	02/22/17
01/05/06	09/15/20
12/09/05	10/12/20
11/14/05	
08/04/05	

DRAWN BY: R.S.
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.

SEAL:

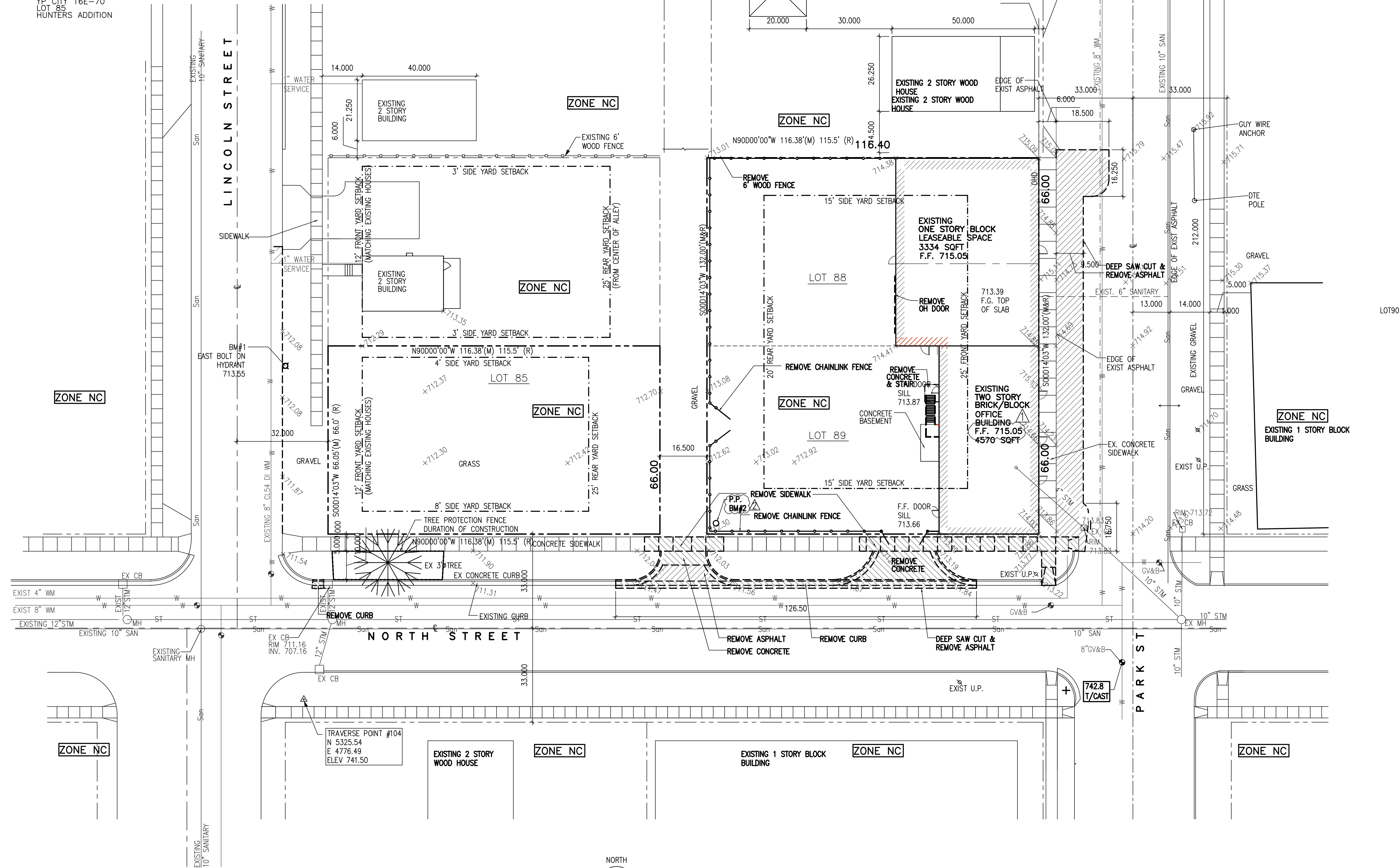


PROJECT NO.:
2623

SHEET TITLE:

**DEMOLITION
SITE PLAN**

SHEET NO.:
C-2



DEMOLITION SITE PLAN
SCALE: 1"=20'-0"

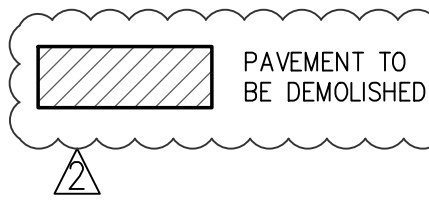
LEGEND

CHAIN LINK FENCE	WATER SHUT OFF	VT VENT PIPE	AC AIR CONDITION UNIT
WOOD FENCE	TELEPHONE RISER	GUY WIRE	UNDG. MARKER
WIRE FENCE	TELEPHONE	FLAG POLE	
GUARD RAIL	SEWER CLEAN OUT	GUARD/METAL POST	
	UNDERGROUND MARKER		
	GAS VALVE /GAS MARKER		
	MANHOLE	MAILBOX SIGN	
	CATCH BASIN	BILLBOARD OR LARGE SIGN	
	GATE VALVE IN WELL	BB HOOP	
	FIRE HYDRANT	S.P.K. SET P.K. NAIL	
	TRAFFIC SIG. POLE		
	UTILITY POLE		

WATER SHUT OFF	WATER SHUT OFF
TELEPHONE RISER	TELEPHONE RISER
TELEPHONE	TELEPHONE
SEWER CLEAN OUT	SEWER CLEAN OUT
UNDERGROUND MARKER	UNDERGROUND MARKER
GAS VALVE /GAS MARKER	GAS VALVE /GAS MARKER
MANHOLE	MANHOLE
CATCH BASIN	CATCH BASIN
GATE VALVE IN WELL	GATE VALVE IN WELL
FIRE HYDRANT	FIRE HYDRANT
TRAFFIC SIG. POLE	TRAFFIC SIG. POLE
UTILITY POLE	UTILITY POLE

VT VENT PIPE	VT VENT PIPE
GUY WIRE	GUY WIRE
FLAG POLE	FLAG POLE
GUARD/METAL POST	GUARD/METAL POST
MAILBOX SIGN	MAILBOX SIGN
BILLBOARD OR LARGE SIGN	BILLBOARD OR LARGE SIGN
BB HOOP	BB HOOP
S.P.K. SET P.K. NAIL	S.P.K. SET P.K. NAIL

AC AIR CONDITION UNIT	AC AIR CONDITION UNIT
UNDG. MARKER	UNDG. MARKER
PROPOSED TOP OF CURB ELEVATION	PROPOSED TOP OF CURB ELEVATION
TOP OF PAVEMENT ELEVATION	TOP OF PAVEMENT ELEVATION
TOP OF GUTTER ELEVATION	TOP OF GUTTER ELEVATION
TW CULV CULVERT	TW CULV CULVERT
CORRUGATED METAL PIPE	CORRUGATED METAL PIPE
FINISH FLOOR ELEVATION	FINISH FLOOR ELEVATION
SECTION CORNER	SECTION CORNER
F.I. FOUND IRON	F.I. FOUND IRON
F.M. FOUND MONUMENT	F.M. FOUND MONUMENT
F.P.K. FOUND P.K. NAIL	F.P.K. FOUND P.K. NAIL



BUILDING USES			
2 STORY BUILDING			
1ST STORY: APARTMENTS FOR RENT - SPECIAL USE REQUIRED			
2ND STORY: OFFICE OWNED BY MEQ PROPERTIES			
1 STORY BUILDING ATTACHED TO 2 STORY BUILDING			
APARTMENTS FOR RENT			

EXISTING BUILDING- PHASE ONE

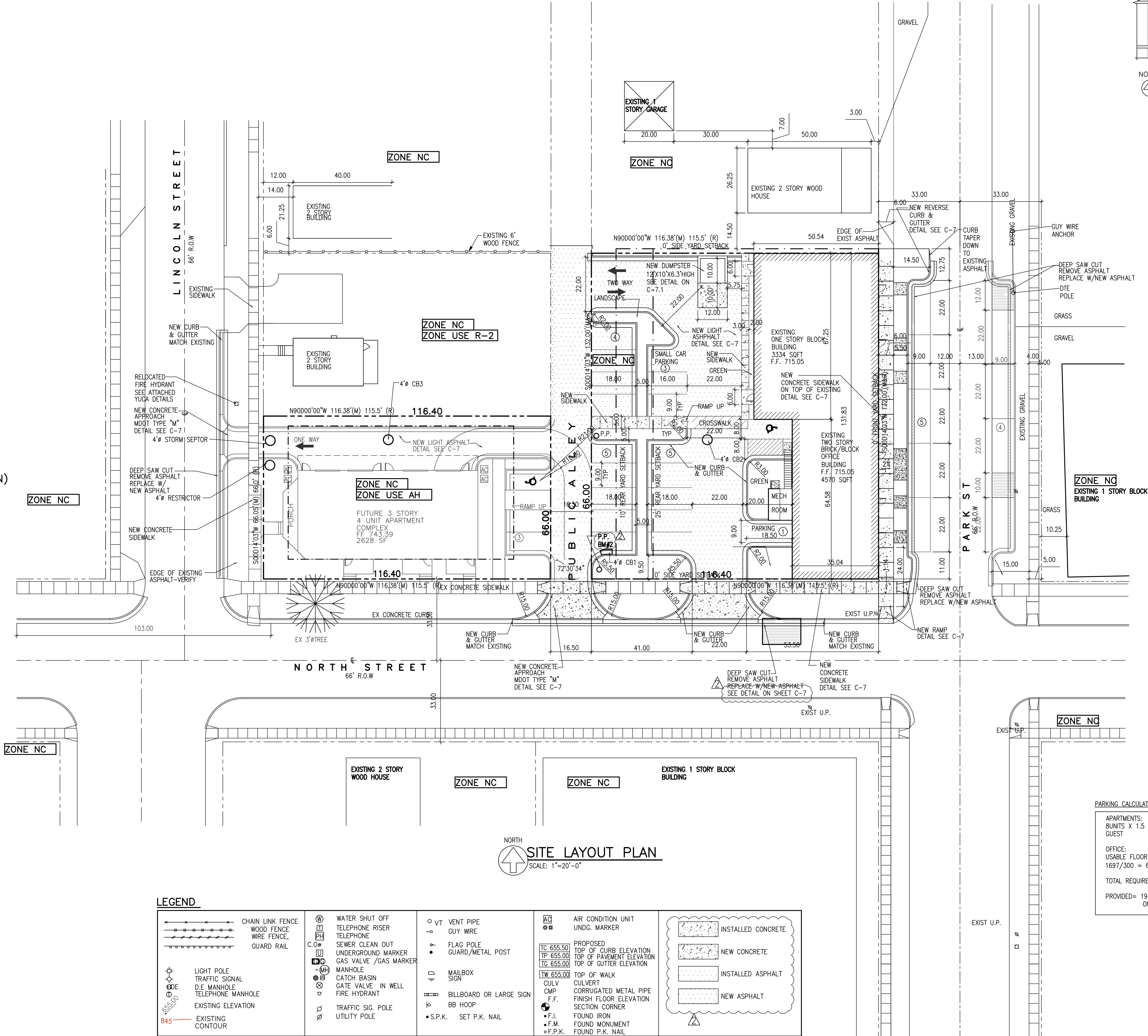
DESCRIPTION		REQUIRED	PROPOSED	VARIANCE
ZONING		NC	NC	-
SETBACK	FRONT YARD	0'	0*	-
	SIDE YARD SOUTH	0'	0*	-
	SIDE YARD NORTH	0'	0*	-
	REAR YARD	10'/25**	81.5',66.25'	-
FRONTAGE BUILDOUT		90% MAX	99% *	
BUILDING USE		CL/R-2	CL/R-2	SPECIAL USE
PARKING		19	19	-
MAXIMUM HEIGHT		30'	23.30'	-
STORIES		-	2	-
HC PARKING		2	2	-
PARKING AISLE		22	22	-
MAXIMUM LOT COVERAGE		90%	36%	-
LOADING AREA		-	-	-
MAX BLDG AREA		14016 SF	7904 SF	-
MINIMUM LOT WIDTH		120	133.8	-
MAX LOT DEPTH		500	116.40	-
MAX LOT AREA		150,000 MAX	15,574 SF	-
LOT IN ACRES			.3575 AC	

*. EXISTING BUILDING, NO CHANGE IN SIZE PROPOSED
** WHEN BACKING ON RESIDENTIAL SINGLE FAMILY REAR YARD SHALL BE 25'

PHASE TWO NEW APARTMENT BUILDING(FUTURE 202. N. LINCOLN)

DESCRIPTION		REQUIRED	PROPOSED	VARIANCE
ZONING		NC	NC	-
SETBACK	FRONT YARD	10' MIN	14'	-
	SIDE YARD SOUTH	5'	8'	-
	SIDE YARD NORTH	5'	16'	-
	REAR YARD	15/25**	29'	-
BUILDING USE		AH	AH	
PARKING		8	9	
VISIBILITY TRIANGLE		25'	25'	NO
MAXIMUM HEIGHT		40 MAX	37'	-
STORIES		3 MAX	3	-
HC PARKING		1	1	-
PARKING AISLE		12	16.5	-
MAXIMUM LOT COVERAGE		40%	34%	-
LOADING AREA		-	-	-
MAX BLDG AREA		-	7884 SF	-
MINIMUM LOT WIDTH		45'	66'	-
MINIMUM LOT AREA		8000 SF	7682 SF	-
MINIMUM LIVING AREA PER UNIT		650 SF	1,319 SF	-
LOT IN ACRES			.1763 AC	

** WHEN BACKING ON RESIDENTIAL SINGLE FAMILY REAR YARD SHALL BE 25'



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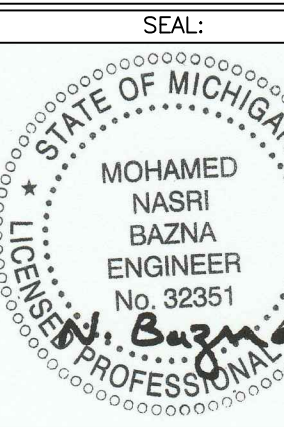
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YPSILANTI, MI 48198
PHONE (734)485-7737, FAX (734)485-7873

APARTMENTS & RENOVATIONS
FOR 201 N. PARK STREET

ISSUE DATE	
08/08/07	08/29/07
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01/05/06	03/25/08
12/09/05	12/16/08
11/14/05	09/20/16
08/04/05	09/27/16

DRAWN BY: R.L./V.R.
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.



PROJECT NO.: 2623

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NO.:

C-3

BUILDING USES
2 STORY BUILDING
1ST STORY: APARTMENTS FOR RENT - SPECIAL USE REQUIRED
2ND STORY: OFFICE OWNED BY MEQ PROPERTIES
1 STORY BUILDING ATTACHED TO 2 STORY BUILDING
APARTMENTS FOR RENT

EXISTING BUILDING- PHASE ONE

DESCRIPTION		REQUIRED	PROPOSED	VARIANCE
ZONING		NC	NC	-
SETBACK	FRONT YARD	0'	0*	-
	SIDE YARD SOUTH	0'	0*	-
	SIDE YARD NORTH	0'	0*	-
	REAR YARD	10'/25**	81.5',66.25'	-
FRONTAGE BUILDOUT		90% MAX	99% *	
BUILDING USE		CL/R-2	CL/R-2	SPECIAL USE
PARKING		19	19	-
MAXIMUM HEIGHT		30'	23.30'	-
STORIES		-	2	-
HC PARKING		2	2	-
PARKING AISLE		22	22	-
MAXIMUM LOT COVERAGE		90%	36%	-
LOADING AREA		-	-	-
MAX BLDG AREA		14016 SF	7904 SF	-
MINIMUM LOT WIDTH		120	133.8	-
MAX LOT DEPTH		500	116.40	-
MAX LOT AREA		150,000 MAX	15,574 SF	-
LOT IN ACRES			.3575 AC	

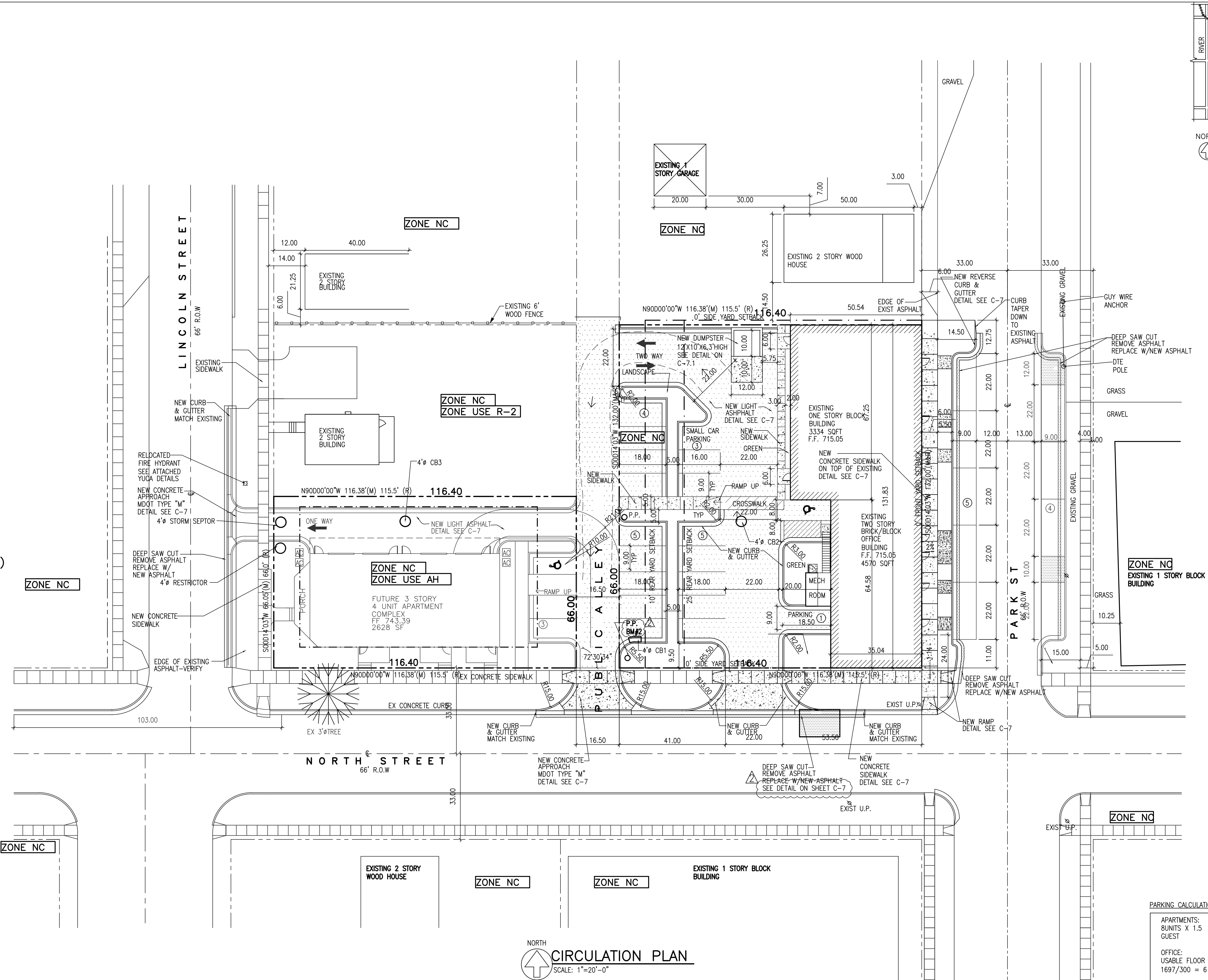
* EXISTING BUILDING, NO CHANGE IN SIZE PROPOSED

** WHEN BACKING ON RESIDENTIAL SINGLE FAMILY REAR YARD SHALL BE 25'

PHASE TWO NEW APARTMENT BUILDING(FUTURE 202. N. LINCOLN)

DESCRIPTION		REQUIRED	PROPOSED	VARIANCE
ZONING		NC	NC	-
SETBACK	FRONT YARD	10' MIN	14'	-
	SIDE YARD SOUTH	5'	8'	-
	SIDE YARD NORTH	5'	16'	-
	REAR YARD	15/25**	29'	-
BUILDING USE		AH	AH	
PARKING		8	9	
VISIBILITY TRIANGLE		25'	25'	NO
MAXIMUM HEIGHT		40 MAX	37'	-
STORIES		3 MAX	3	-
HC PARKING		1	1	-
PARKING AISLE		12	16.5	-
MAXIMUM LOT COVERAGE		40%	34%	-
LOADING AREA		-	-	-
MAX BLDG AREA		-	7884 SF	-
MINIMUM LOT WIDTH		45'	66'	-
MINIMUM LOT AREA		8000 SF	7682 SF	-
MINIMUM LIVING AREA PER UNIT		650 SF	1,319 SF	-
LOT IN ACRES			.1763 AC	

** WHEN BACKING ON RESIDENTIAL SINGLE FAMILY REAR YARD SHALL BE 25'



LEGEND

CHAIN LINK FENCE WOOD FENCE WIRE FENCE GUARD RAIL	WATER SHUT OFF TELEPHONE RISER TELEPHONE SEWER CLEAN OUT UNDERGROUND MARKER GAS VALVE /GAS MARKER MANHOLE CATCH BASIN GATE VALVE IN WELL FIRE HYDRANT TRAFFIC SIG. POLE UTILITY POLE	VENT PIPE GUY WIRE FLAG POLE GUARD/METAL POST MAILBOX SIGN BILLBOARD OR LARGE SIGN BB HOOP S.P.K. SET P.K. NAIL	AIR CONDITION UNIT UND.G. MARKER PROPOSED TOP OF CURB ELEVATION TOP OF PAVEMENT ELEVATION TOP OF OUTER ELEVATION TOP OF WALK CULV CULVERT CORRUGATED METAL PIPE FINISH FLOOR ELEVATION SECTION CORNER • F.I. FOUND IRON • F.M. FOUND MONUMENT • F.P.K. FOUND P.K. NAIL	INSTALLED CONCRETE NEW CONCRETE INSTALLED ASPHALT NEW ASPHALT
--	---	--	--	--

PARKING CALCULATIONS

APARTMENTS:	
BUNITS X 1.5	= 12 SPACES
GUEST	= 1 SPACE
OFFICE:	
USABLE FLOOR AREA= 1697 S.F.	
1697/300 = 6 SPACES	
TOTAL REQUIRED=	19 SPACES
PROVIDED=	19 SPACES INCLUDING ONE FOR HANDICAP

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(TOLL FREE)

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APARTMENTS & RENOVATIONS
FOR 201 N. PARK STREET

ISSUE DATE

08/08/07	08/29/07
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11/14/05	09/20/16
08/04/05	09/27/16

DRAWN BY: R.L./V.R.
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.

SEAL:
STATE OF MICHIGAN
MOHAMED
NASRI
BAZNA
ENGINEER
No. 32351
PROFESSIONAL

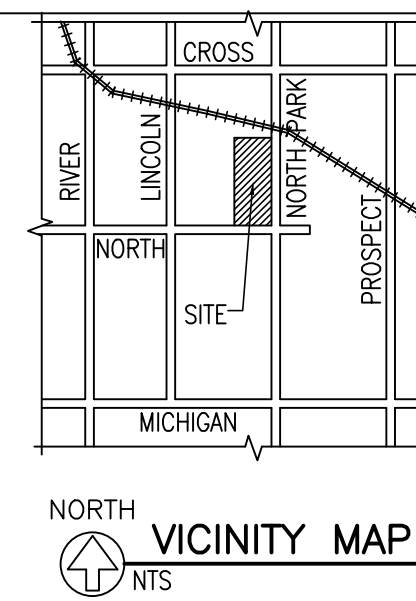
PROJECT NO.: 2623

SHEET TITLE:

CIRCULATION
PLAN

SHEET NO.:

C-3.1



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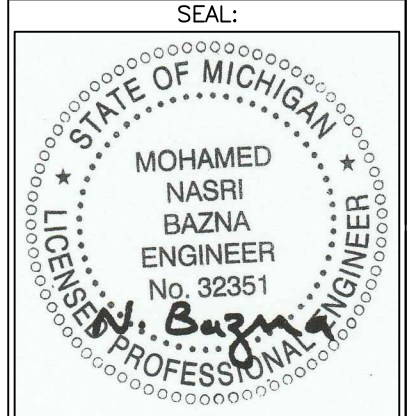
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APARTMENTS & RENOVATIONS
FOR 201 N. PARK STREET
YPSILANTI, MI 48198

ISSUE DATE	
08/08/07	08/29/07
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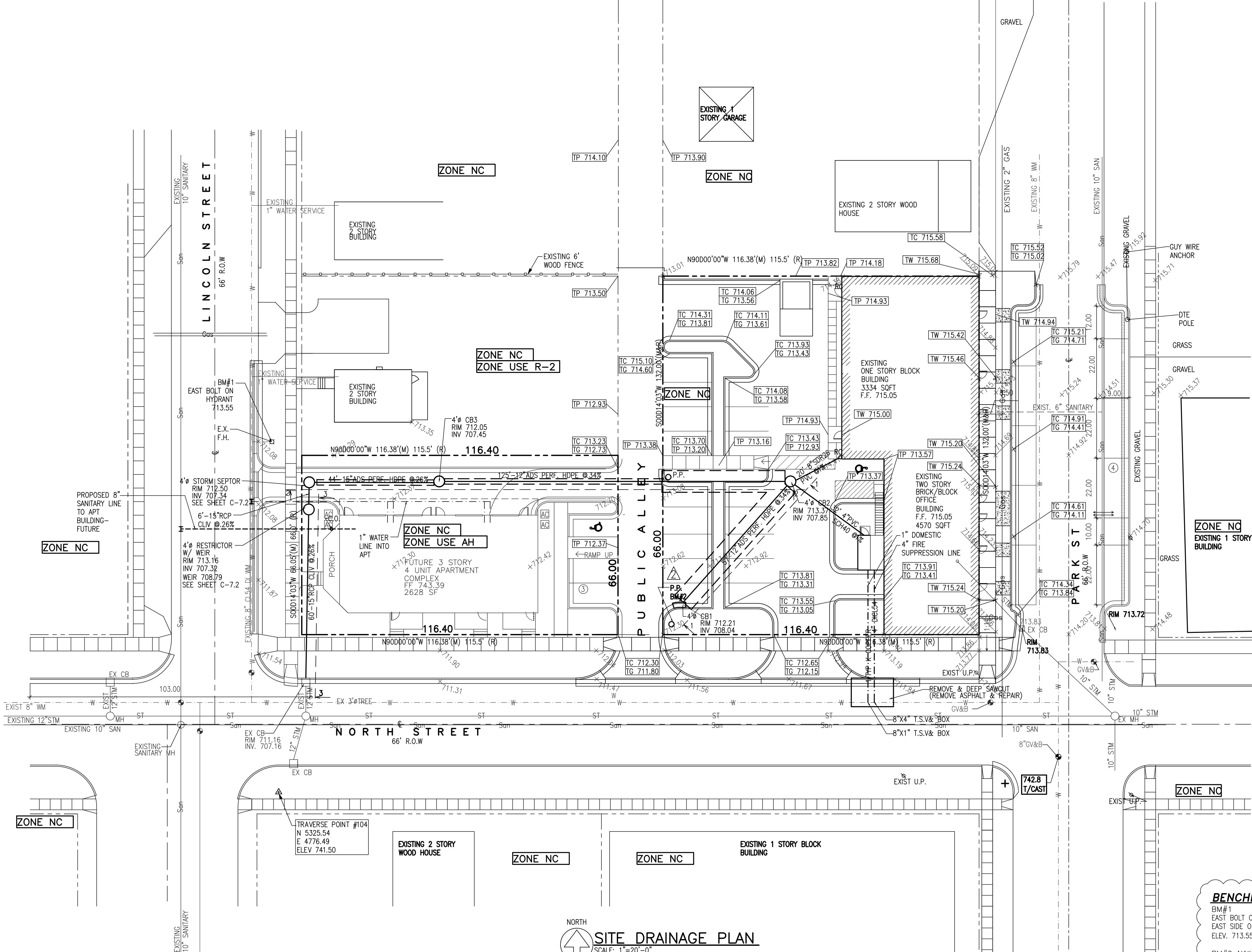
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APPROVED BY: R.N./T.Q.



PROJECT NO.: 2623

SHEET TITLE:
SITE DRAINAGE PLAN

SHEET NO.: C-4



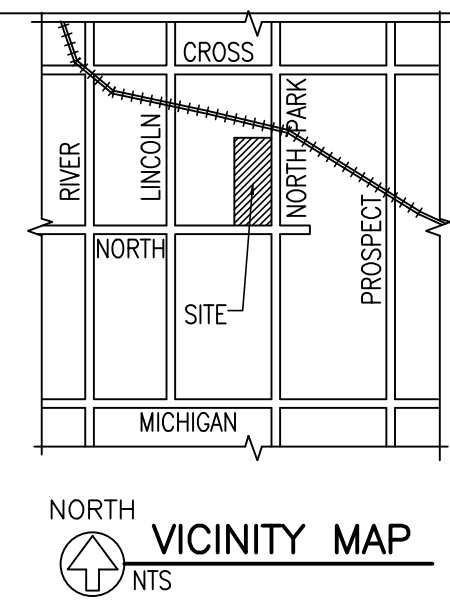
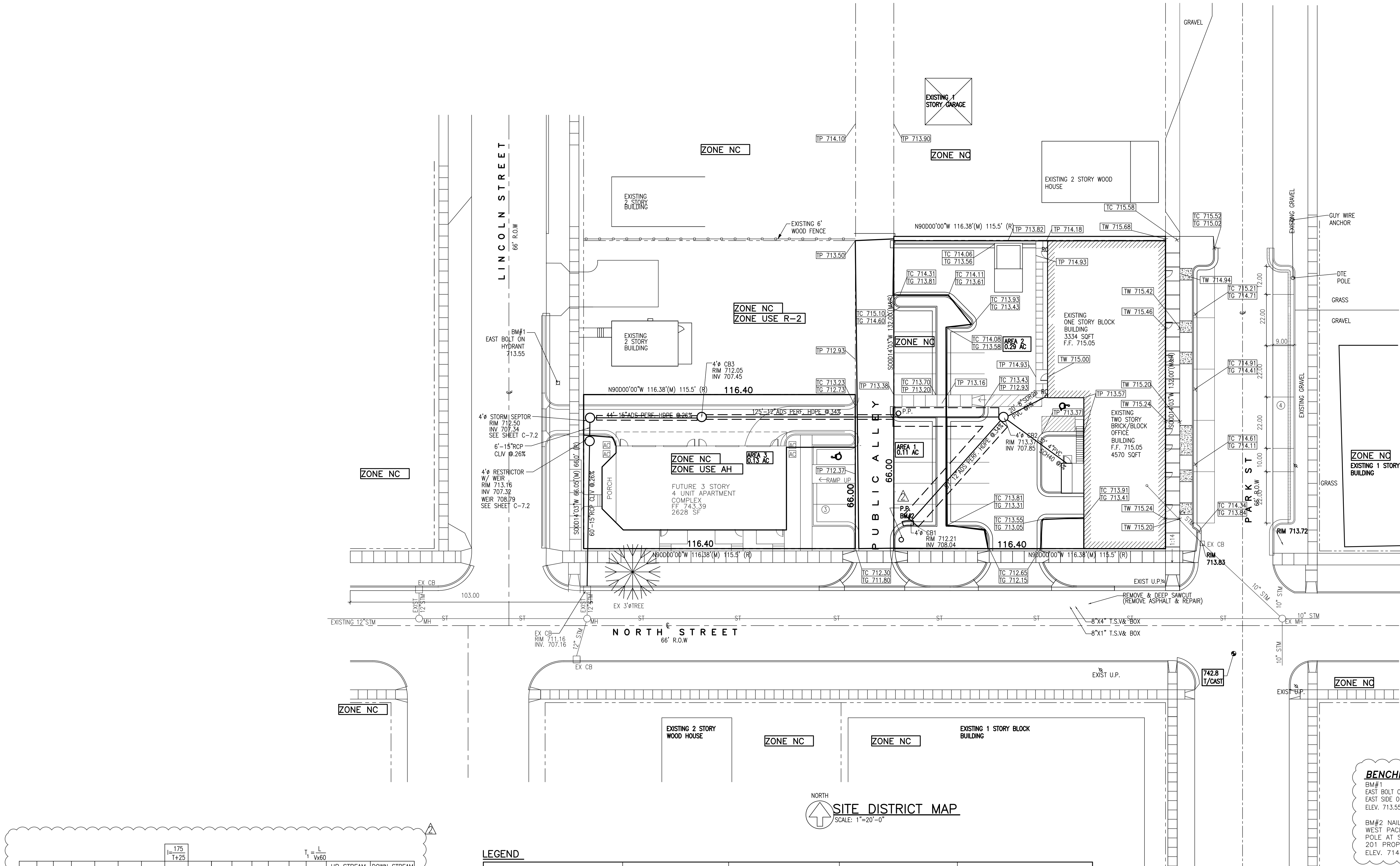
BENCHMARKS:
BM#1
EAST BOLT ON HYDRANT AT
EAST SIDE OF N LINCOLN ST
ELEV. 713.55 (USGS DATUM)

BM#2 NAIL IN
WEST FACE OF POWER
POLE AT SW CORNER OF
201 PROPERTY
ELEV. 714.26 (USGS DATUM)

LEGEND

	CHAIN LINK FENCE		WATER SHUT OFF		VENT PIPE		AIR CONDITION UNIT
	WOOD FENCE		TELEPHONE RISER		GUY WIRE		UNDG. MARKER
	WIRE FENCE		SEWER CLEAN OUT		FLAG POLE		PROPOSED CURB
	GUARD RAIL		UNDERGROUND MARKER		GUARD/METAL POST		TOP OF PAVEMENT ELEVATION
	LIGHT POLE		GAS VALVE /GAS MARKER		MAILBOX SIGN		TOP OF GUTTER ELEVATION
	TRAFFIC SIGNAL		MANHOLE		BILLBOARD OR LARGE SIGN		CULVERT
	D.E. MANHOLE		CATCH BASIN		BB HOOP		CORRUGATED METAL PIPE
	TELEPHONE MANHOLE		GATE VALVE IN WELL		SET P.K. NAIL		FINISH FLOOR ELEVATION
	EXISTING ELEVATION		FIRE HYDRANT				SECTION CORNER
	EXISTING CONTOUR		TRAFFIC SIG. POLE				FOUND IRON
			UTILITY POLE				FOUND MONUMENT
							FOUND P.K. NAIL

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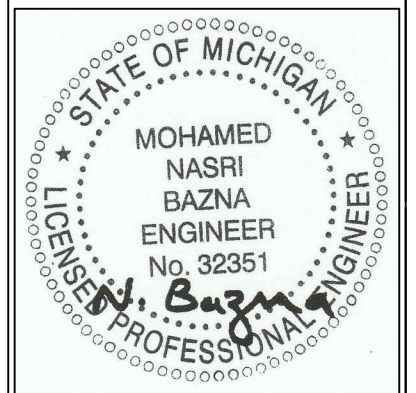
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YPSILANTI, MI 48198

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11/14/05	09/20/16
08/04/05	09/27/16

DRAWN BY: R.L./V.R.
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.



PROJECT NO.: 2623
SHEET TITLE:

SITE DISTRICT MAP

SHEET NO.: C-5

																	$T_1 = \frac{L}{V \times 60}$	
				$I = \frac{175}{T+25}$														
FROM	TO	INCR.	RUN-OFF	EQUIV.	TOTAL	TIME	INTEN.	FLOW	PIPE SIZE	SLOPE	L	CAPA-CITY	V	TIME	UP STREAM	DOWN STREAM		
		AREA (A _{CR})	COEFF (C)	AREA (CxA)	EQ.AREA (A _{eq})	MIN	in/hr	CFS	IN	%	FT	CFS	FPS	MIN	RIM U.END	INVERT U.END	RIM D.END	INVERT L.END
CB1	CB2	.29	.62	.18	.18	10	5	0.90	12	.34	62	1.98	2.52	.41	712.21	708.04	712.81	707.85
CB2	CB3	.16	.62	.10	0.28	10.41	4.94	1.38	12	.34	125	1.98	2.52	0.83	712.81	707.85	712.05	707.45
CB3	ST SEPT	.13	.62	.08	.36	11.24	4.83	1.74	15	.26	44	3.19	2.60	.28	712.05	707.45	712.50	707.34
ST SEPT	REST.	—	.62	—	.36	11.52	4.79	1.72	15	.26	70	3.19	2.60	.45	712.50	707.34	713.16	707.32

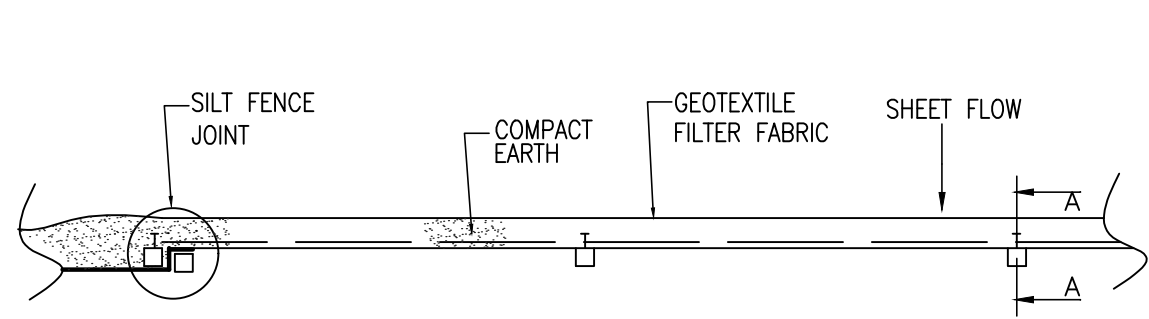
LEGEND

	CHAIN LINK FENCE		WATER SHUT OFF		VENT PIPE		AIR CONDITION UNIT
	WOOD FENCE		TELEPHONE RISER		GUY WIRE		UNDG. MARKER
	WIRE FENCE		TELEPHONE		FLAG POLE		PROPOSED TOP OF CURB ELEVATION
	GUARD RAIL		SEWER CLEAN OUT		GUARD/METAL POST		PROPOSED TOP OF PAVEMENT ELEVATION
	LIGHT POLE		UNDERGROUND MARKER		MAILBOX SIGN		PROPOSED TOP OF GUTTER ELEVATION
	TRAFFIC SIGNAL		GAS VALVE /GAS MARKER		CULVERT		PROPOSED FINISH FLOOR ELEVATION
	D.E. MANHOLE		MANHOLE		CORRUGATED METAL PIPE		PROPOSED SECTION CORNER
	TELEPHONE MANHOLE		CATCH BASIN		FOUND IRON		PROPOSED FOUND P.K. NAIL
	EXISTING ELEVATION		GATE VALVE IN WELL		FOUND MONUMENT		
	EXISTING CONTOUR		FIRE HYDRANT		FOUND P.K. NAIL		
			TRAFFIC SIG. POLE				
			UTILITY POLE				

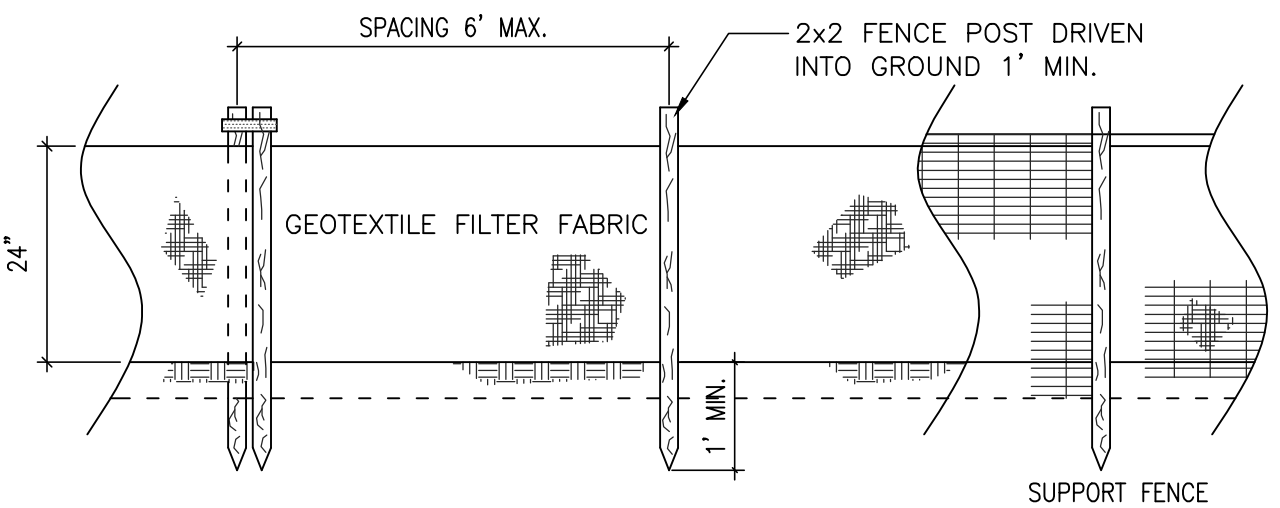
BENCHMARKS:
BM#1
EAST BOLT ON HYDRANT AT
EAST SIDE OF N LINCOLN ST
ELEV. 713.55 (USGS DATUM)

BM#2 NAIL IN
WEST FACE OF POWER
POLE AT SW CORNER OF
201 PROPERTY
ELEV. 714.26 (USGS DATUM)

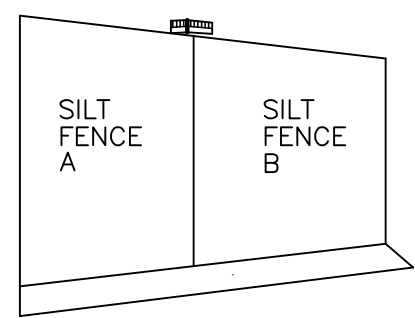
72 HOURS
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)



PLAN VIEW



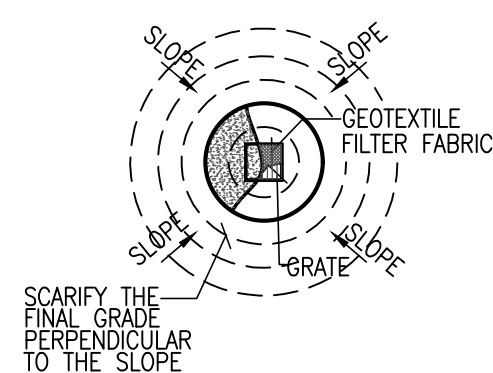
FRONT VIEW



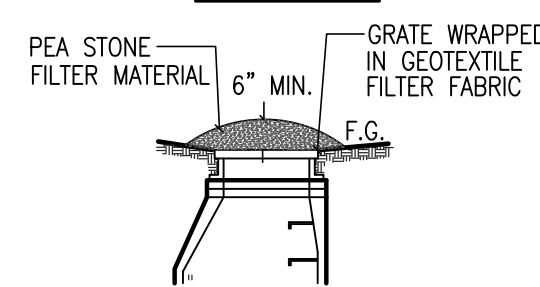
SILT FENCE JOINT

SECTION B-B

SILT FENCE DETAIL
(DETAIL 1)



PLAN VIEW



PROFILE VIEW

LOW FILTER DETAIL

NTS

LOW POINT INLET FILTER

DEFINITION: A LOW POINT INLET FILTER IS A COMBINATION OF GEOTEXTILE FILTER FABRIC, PEASTONE AND SCARIFICATION AROUND THE GRATE OF A LOW POINT INLET STRUCTURE.

PURPOSE: LOW POINT INLET FILTERS PROVIDE A METHOD OF CONTROLLING THE AMOUNT OF SEDIMENT THAT ENTERS A STORM DRAINAGE SYSTEM.

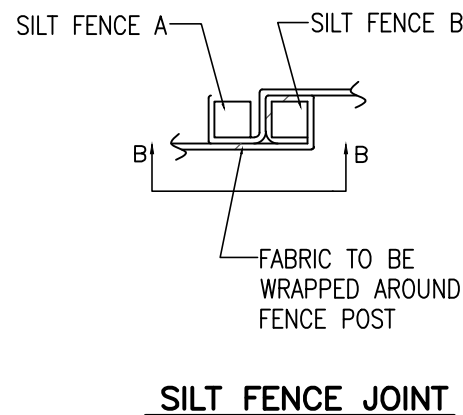
WHERE APPLICABLE LOW POINT INLET FILTERS ARE USED AT ALL LOW POINT INLETS PRIOR TO THE STABILIZATION OF THE ADJACENT AREAS.

DESIGN CRITERIA

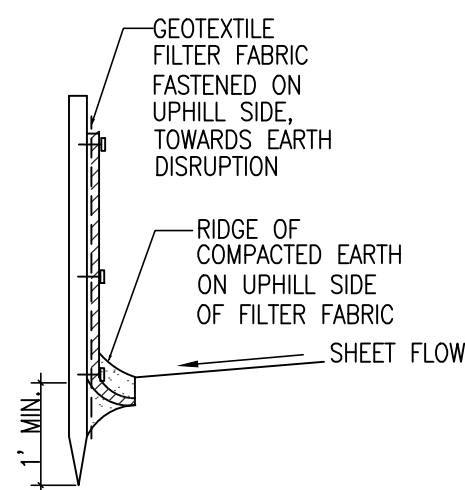
DEPTH OF STONE 6" ABOVE CATCH BASIN COVER
MATERIAL PEASTONE AND GEOTEXTILE FILTER FABRIC..

GENERAL NOTES

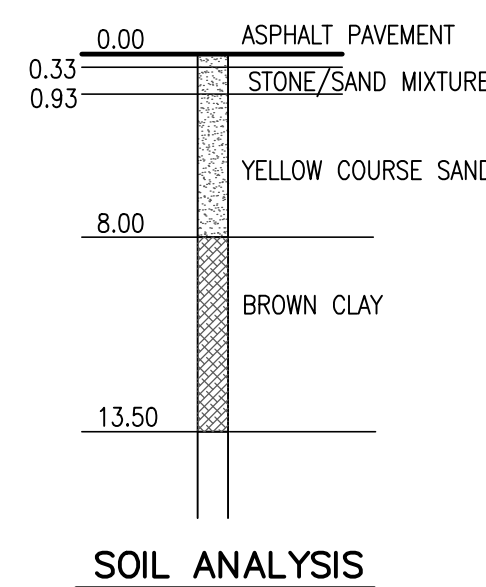
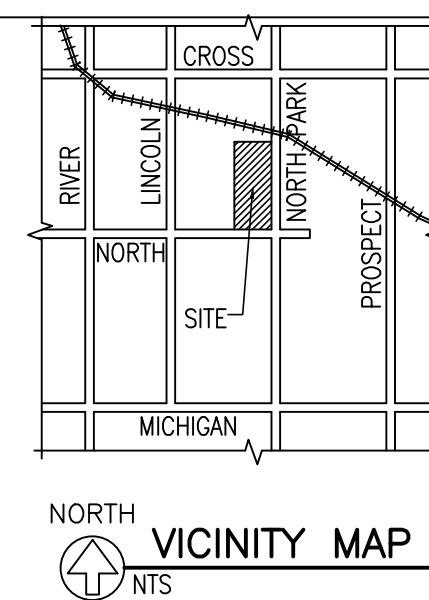
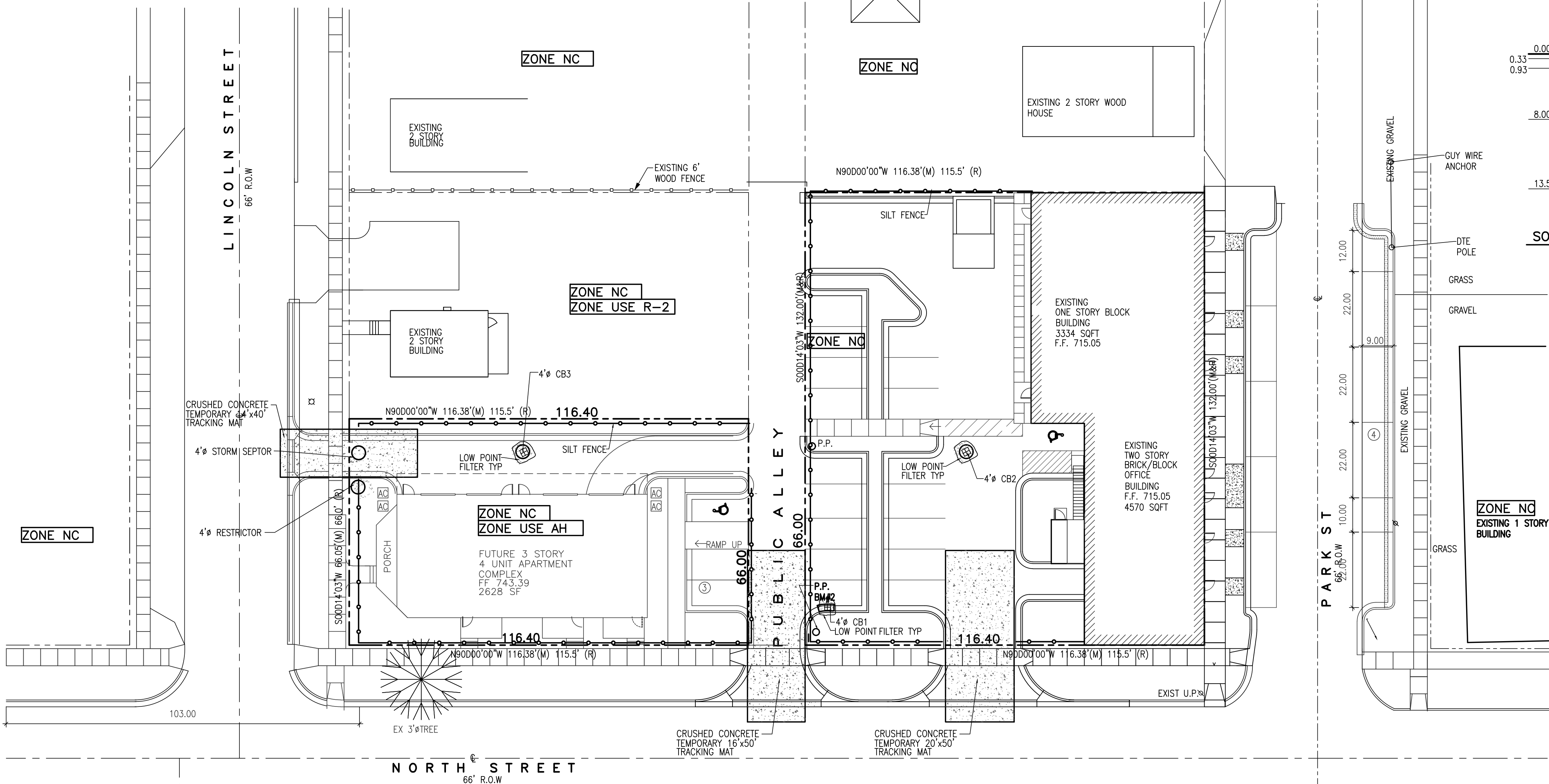
- PERIODIC INSPECTION AND MAINTENANCE MUST BE PROVIDED TO INSURE THAT THE LOW POINT INLET FILTER OPERATED EFFICIENTLY.
- FOR INCREASED DRAINAGE HOLES CAN BE PUNCHED INTO THE CATCH BASIN CONE AND BACKFILLED WITH PEASTONE.



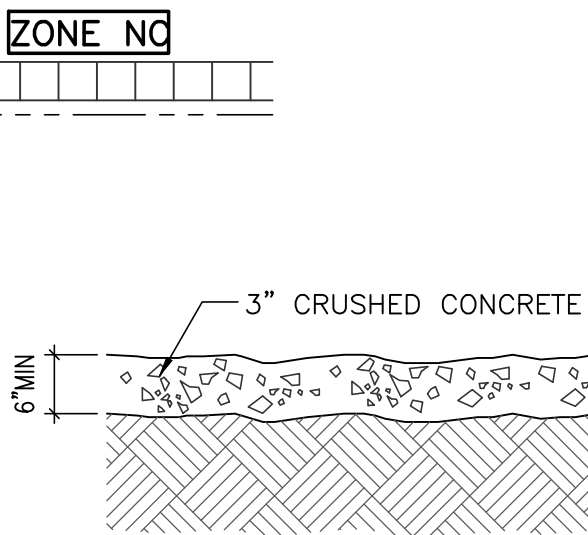
SILT FENCE JOINT



SECTION A-A



ZONE NC
EXISTING 1 STORY BLOCK BUILDING



TEMPORARY TRACKING MAT DETAIL
NTS

CONSTRUCTION SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	NOTES
TEMPORARY SESC MEASURES	X	X	X	X						X	X	X	X	X	
STRIP AND STOCKPILE ROUGH GRADING										X	X				
UNDERGROUND UTILITIES										X	X				
APPROACH INSTALLATION										X	X	X	X		
BUILDING CONSTRUCTION															
PERMANENT SESC MEASURES			X	X									X		
FINAL GRADE												X			
LANDSCAPING			X	X									X		
ASPHALT REMOVAL												X			

MAINTENANCE SCHEDULE

MAINTENANCE SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	NOTES
STREET SWEEPING										X	X	X	X		
SILT FENCING			X	X						X	X	X	X		
MAINTAIN BUFFER STRIPS			X	X						X	X	X	X		
INLET STRUCTURES										X	X	X	X		
SEEDING AND MULCH			X	X									X		
SEDIMENT BASINS			X	X						X	X	X	X		
RIP-RAP															
REMOVE TEMPORARY MEASURES				X											

TEMPORARY SILT FENCE NOTES

DEFINITION: SILT FENCE IS A TEMPORARY SEDIMENTATION CONTROL MEASURE CONSISTING OF WOODEN OR OTHER FENCE POSTS, A FASTENER SYSTEM AND A GEOTEXTILE FILTER FABRIC.

PURPOSE: SILT FENCE (1) REDUCE THE VELOCITY OF SHEET FLOW TO A NON-EROSIVE LEVEL, AND (2) RETAIN SUSPENDED SOIL PARTICLES AND PREVENT THEM FROM LEAVING THE CONSTRUCTION SITE.

WHERE APPLICABLE SILT FENCE MAY BE INSTALLED WHERE SHEET FLOW EROSION CONTROL AND SEDIMENTATION CONTROL ARE NECESSARY, GENERALLY BY SITE PERIMETER. SILT FENCE SHALL NOT BE USED WHERE CONCENTRATED FLOWS SUCH AS DITCHES AND/OR SWELLS, MAY DEVELOP.

DESIGN CRITERIA

LOCATION: INSTALL ALONG A CONTOUR LINE, OR EQUAL ELEVATION ON A SLOPE, WHERE SHEET FLOW MAY DEVELOP. A MAXIMUM SHEET FLOW PATH OF 100 FEET TO THE SILT FENCE SHALL BE SPECIFIED. MULTIPLE ROWS OF SILT FENCE TO BE SPACED NO GREATER THAN 100 FEET. SILT FENCE, IN GENERAL WILL FAIL UNDER THE STRESS OF CONCENTRATED FLOWS.

SLOPE: 2:1 MAXIMUM SLOPE TO SILT FENCE

WHERE NECESSARY A SUPPORT FENCE SHALL BE USED TO SUPPORT THE GEOTEXTILE FILTER FABRIC. HARDWARE CLOTH, STRAW BALES, OR APPROVED EQUAL SHALL BE USED IF REQUIRED. A MAXIMUM SPACING OF 6' BETWEEN SUPPORTING FENCE POSTS SHALL BE SPECIFIED. THE GEOTEXTILE FILTER FABRIC SHALL BE FASTENED TO THE SUPPORTING FENCE POSTS ON THE UPHILL SIDE OF THE SLOPE.

EXCAVATE A 6"x6" ANCHOR TRENCH, THE TAIL OF THE GEOTEXTILE FILTER FABRIC SHALL BE TUCKED INTO THE TRENCH AND THE BACKFILL SHALL BE COMPACTED UP AGAINST THE FILTER FABRIC.

GENERAL

- THE TYPE OF SILT FENCE SPECIFIED SHOULD BE CONSIDERED WITH ATTEMPTING TO CONTROL SHEET FLOW EROSION AND SEDIMENTATION. A LOW QUALITY SILT FENCE MAY REQUIRE REPEATED INSTALLATIONS OR SEVERAL ROWS TO ACCOMPLISH THE OBJECTIVE. SPECIAL ATTENTION SHOULD BE GIVEN IN SELECTING THE PROPER SUPPORT SYSTEM AND THE GRADE OF GEOTEXTILE FILTER FABRIC.
- THE FIELD LOCATION SHOULD BE ADJUSTED, AS NEEDED, TO PROVIDE THE MOST EFFECTIVE CONTROL OF SHEET FLOW AND SEDIMENTATION.
- PERIODIC INSPECTIONS AND REQUIRED MAINTENANCE MUST BE PROVIDED TO INSURE THAT THE SILT FENCE CONTINUES TO OPERATE EFFICIENTLY.
- THE SILT FENCE GEOTEXTILE FABRIC SHALL BE REINFORCED WITH CONSTRUCTION HARDWARE CLOTH, STRAW BALES OR APPROVED EQUAL, IF THE SPECIFIED SILT FENCE FAILS UNDER MODERATE RAIN STORMS.
- BEFORE USING THE SILT FENCE AS A PERIMETER SEDIMENTATION CONTROL MEASURE, CONSIDERATION SHOULD BE GIVEN TO THE USE OF EXISTING VEGETATIVE BUFFER ZONES.

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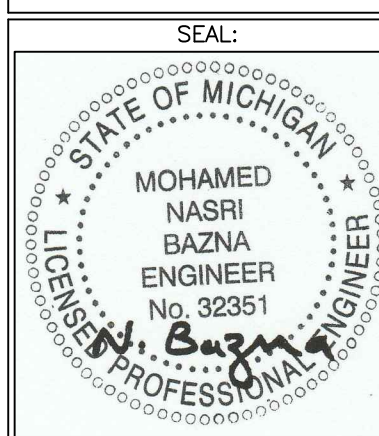
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APARTMENTS & RENOVATIONS
FOR 201 N. PARK STREET

ISSUE DATE	
08/08/07	08/29/07
06/28/07	11/06/07
06/07/07	11/13/07
05/21/07	01/24/08
05/15/07	02/05/08
04/17/06	02/06/08
03/16/06	03/18/08
01/05/06	03/25/08
12/09/05	12/16/08
11/14/05	09/20/16
08/04/05	09/27/16

DRAWN BY: RL/V.R.
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.



PROJECT NO.: 2623

SHEET TITLE:

SOIL EROSION PLAN

SHEET NO.:

C-6

WORK SHEET 1 - STANDARD METHOD RUNOFF VOLUME WORK SHEET					
TOTAL SITE AREA: 0.715 AC = (31,148 SQ.FT.)					
TOTAL SITE AREA EXCLUDING "SELF-CREDITING" BMPs: ACa					
COVER TYPE	SOIL TYPE	AREA (FT ²)	AREA (ac)	RUNOFF COEFFICIENT (C)(Area)	(C)(Area)
PAVEMENT	A	11,464.4	.26	.95	.25
LANDSCAPE IRrigation	A	8,414	.19	.95	.18
GREENSPACE	A	3,378	.08	.15	.01
					$\Sigma(C)(Area) =$
					.715
					TOTAL AREA =
					.62

$$\begin{aligned} \Sigma(\text{CN})(\text{Area}) &= \frac{3.12}{0.715} \\ \text{Total Area} &= \frac{4.36}{\text{WEIGHTED CN} = \Sigma(\text{CN})(\text{Area}) / \text{Total Area}} \end{aligned}$$
$$\begin{aligned} \Sigma(\text{CN})(\text{Area}) &= \frac{44.10}{0.715} \\ \text{Total Area} &= \frac{61.68}{\text{WEIGHTED CN} = \Sigma(\text{CN})(\text{Area}) / \text{Total Area}} \end{aligned}$$

(A=TOTAL AREA OF SITE EXCLUDING "SELF CREDITING" BMPs)
(C= WEIGHTED C)

$$\begin{aligned} \text{CN} &= 32 \\ S &= \frac{1000}{32} - 10 = 21.25 \\ Q &= \frac{(2.35 - 0.2 * 21.25)^2}{(2.35 + 0.8 * 21.25)} \\ &= 3.61 / 19.35 = 0.19 \\ \text{Vbf-pre} &= 0.19 * .083 * 31,148 = 491.2 \end{aligned}$$

INLET TYPE FLOW	K	CHANGE IN ELEV	LENGTH (L)	SLOPE (S)	S ^{0.5}	V=K*S ^{0.5}	Tc=L/(V*3600)	
EA 1	0.48	1.00	100	1%	0.1	0.048	0.58	
EA 2	0.48	1.29	124	1%	0.1	0.048	0.72	
EA 3	0.48	0.68	65	1%	0.1	0.048	0.38	
TOTAL TIME OF CONCENTRATION							Tc=hrs	1.68 HRS

ALTHOUGH WITH THE INFILTRATION DESIGN ALL WATER WILL BE RETAINED ON SITE ONLY ALLOWING TIME TO INFILTRATE INTO THE GROUND.

SECTION A-A (MDOT. R-29-D)
N.T.S.

FENCE AROUND FLAG POLES

SEE ELEVATIONS ON PLAN

BAR MAY BE LOCATED ABOVE OR BELOW LANE TIE

6"

12"

7"

4"

24"

4" OF 21A AGGREGATE BASE

4 BARS

1/2"

SECTION THRU CURB CUT

NOT TO SCALE

STANDARD CURB DETAIL
N.T.S.

SEE ELEVATIONS ON PLAN

BAR MAY BE LOCATED ABOVE OR BELOW LANE TILE

6"

12"

7"

4"

24"

4" OF 21A AGGREGATE BASE

4 BARS

4 BARS

SECTION THRU CURB CUT

NOT TO SCALE

REVERSE CURB DETAIL
N.T.S.

* TO FRONT EDGE OF GUTTER PAN

CONCRETE DRIVEWAY OPENING. DETAIL M

Diagram illustrating the layout of a ramp and sidewalk, showing the required slope and curb details. The diagram includes labels for the RAMP, SIDEWALK, ROLLED CURB, and RAMP SIDEWALK HERE, IF NECESSARY TO STAY WITHIN DESIRABLE SLOPE LIMITS. A note specifies: NOTE: ALL RAMPS MUST BE ADA COMPLIANT IN ACCORDANCE WITH MDOT R-28 SERIES (SEE MDOT DETAILS ON SHEET C-7.1).

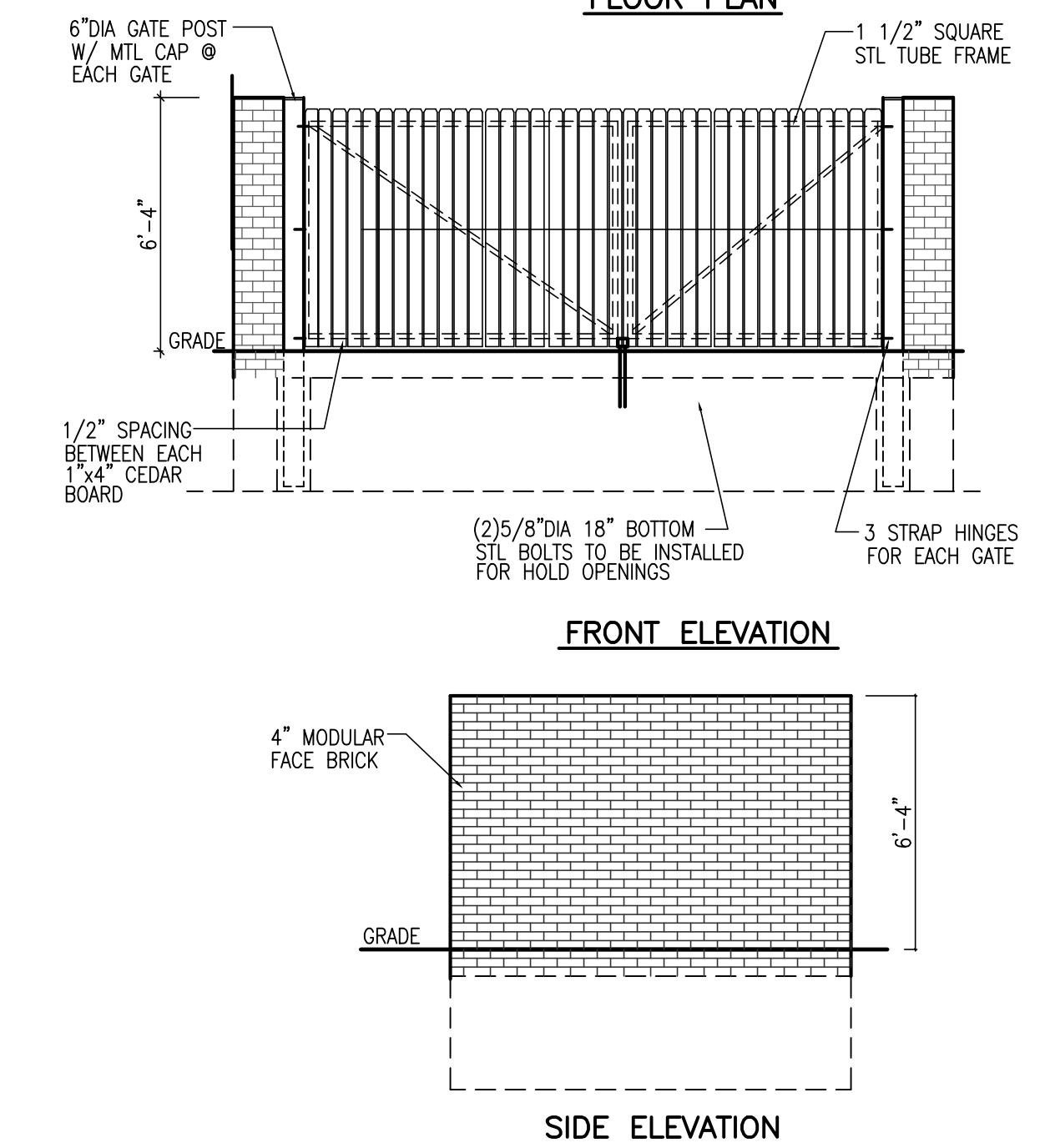
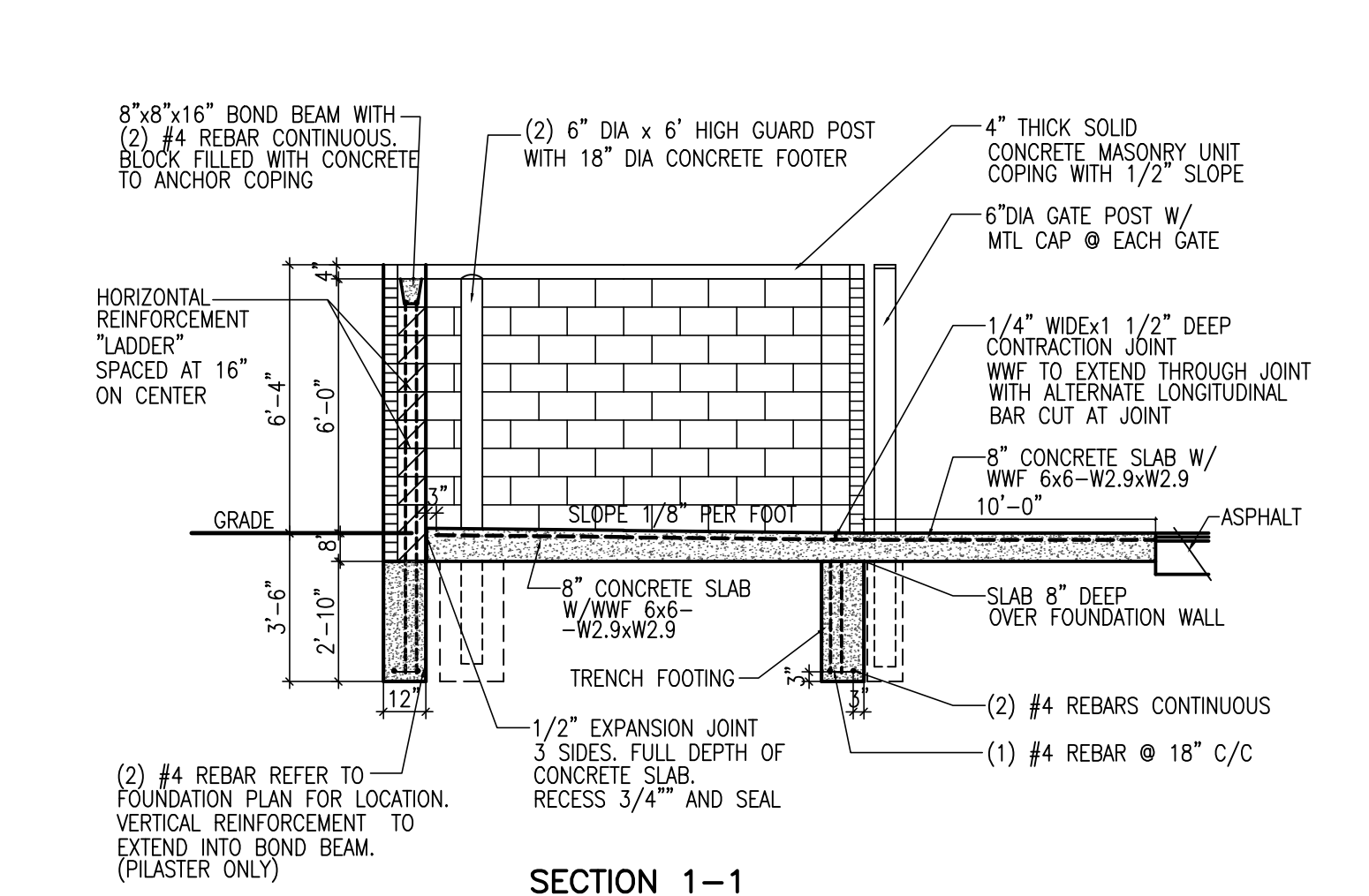
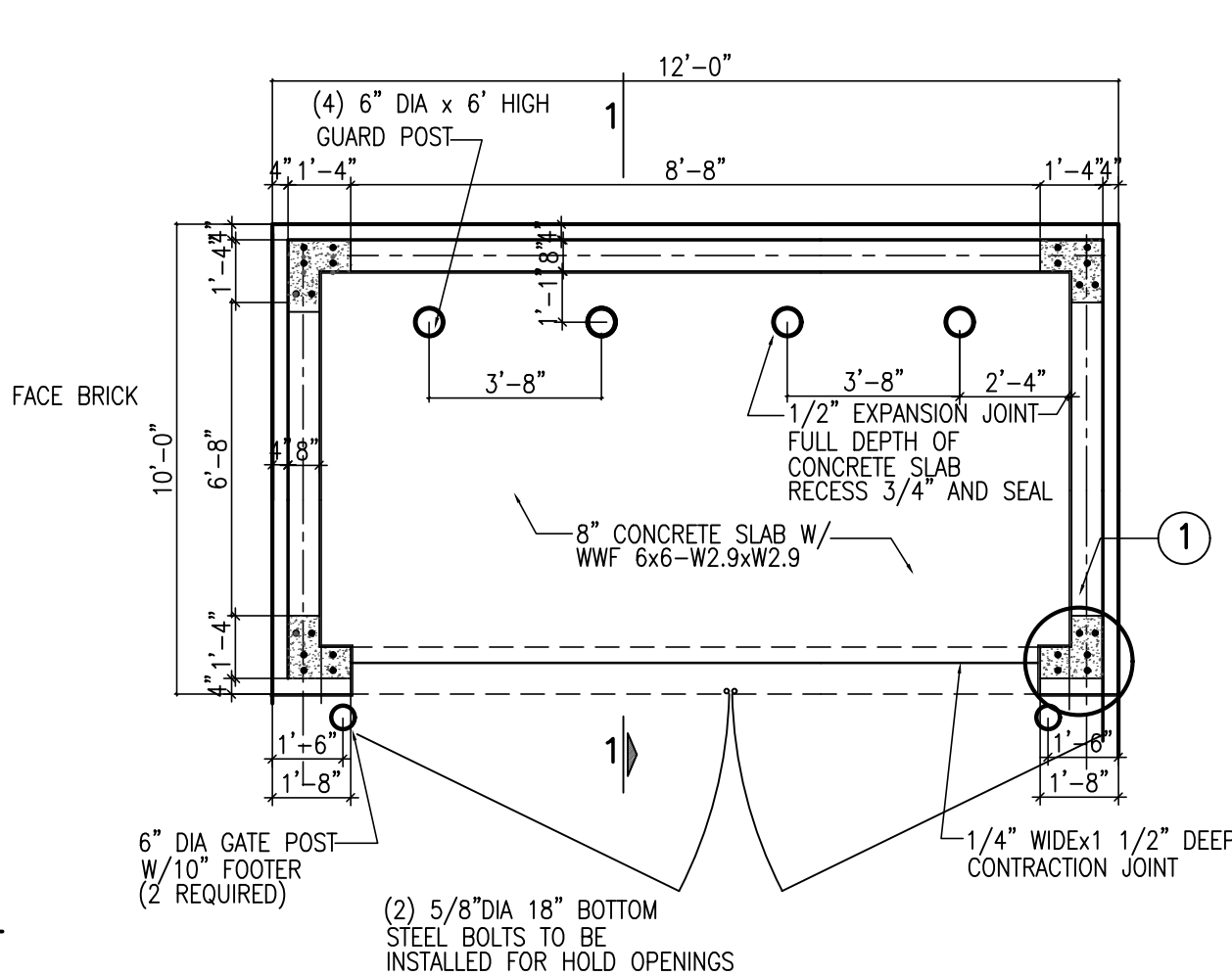
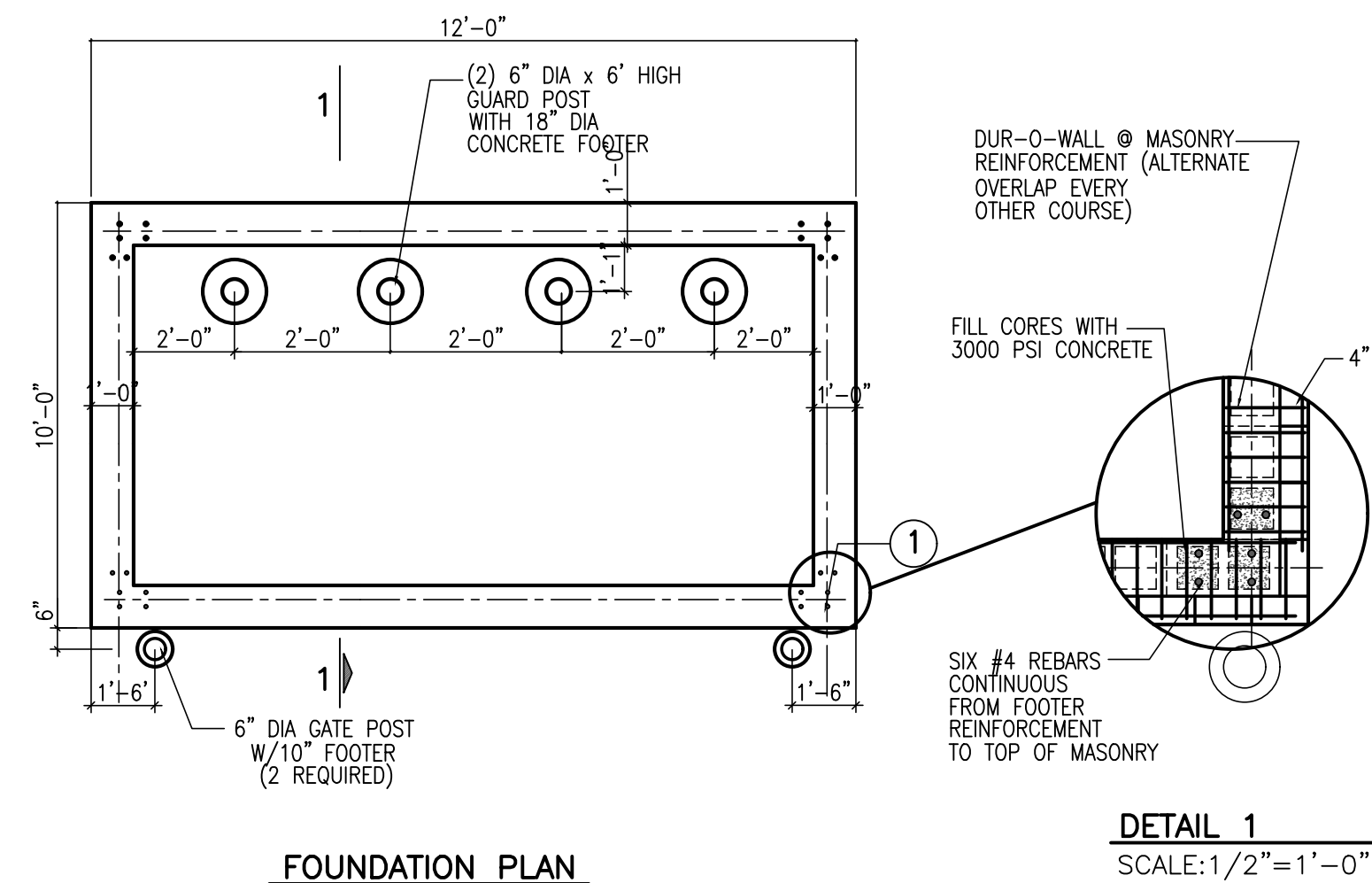
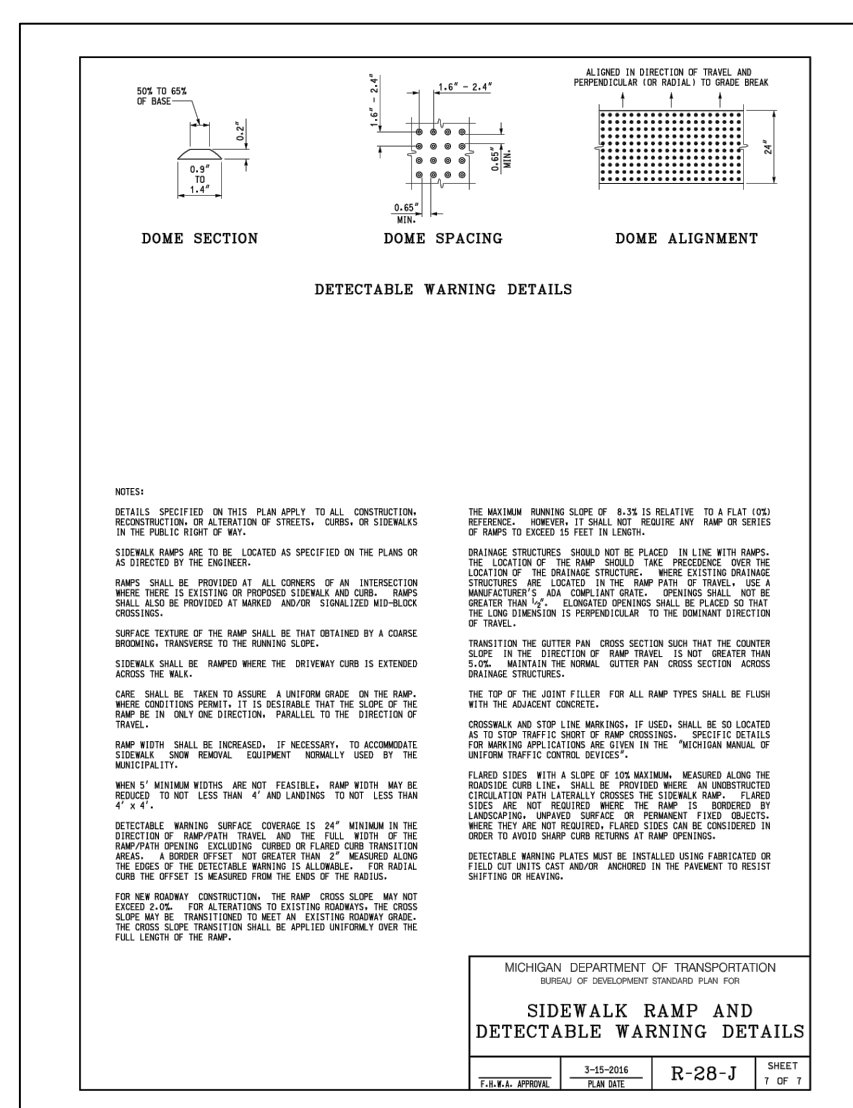
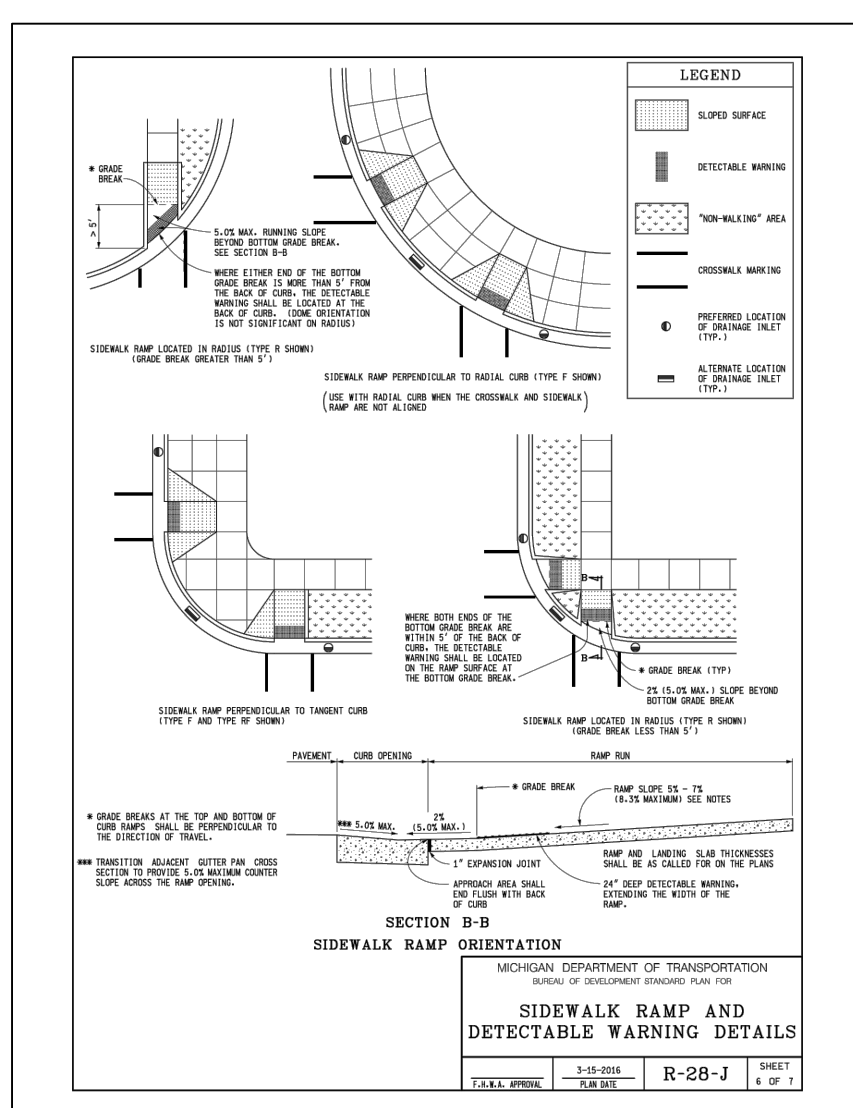
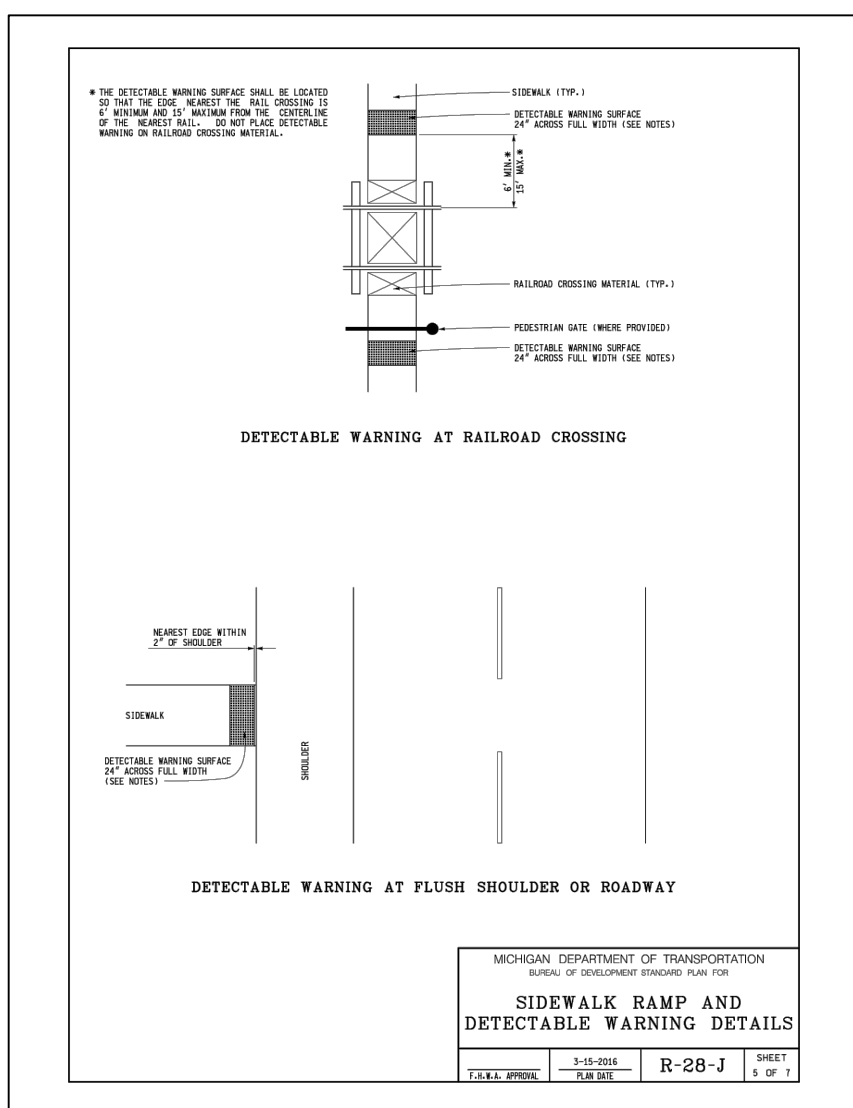
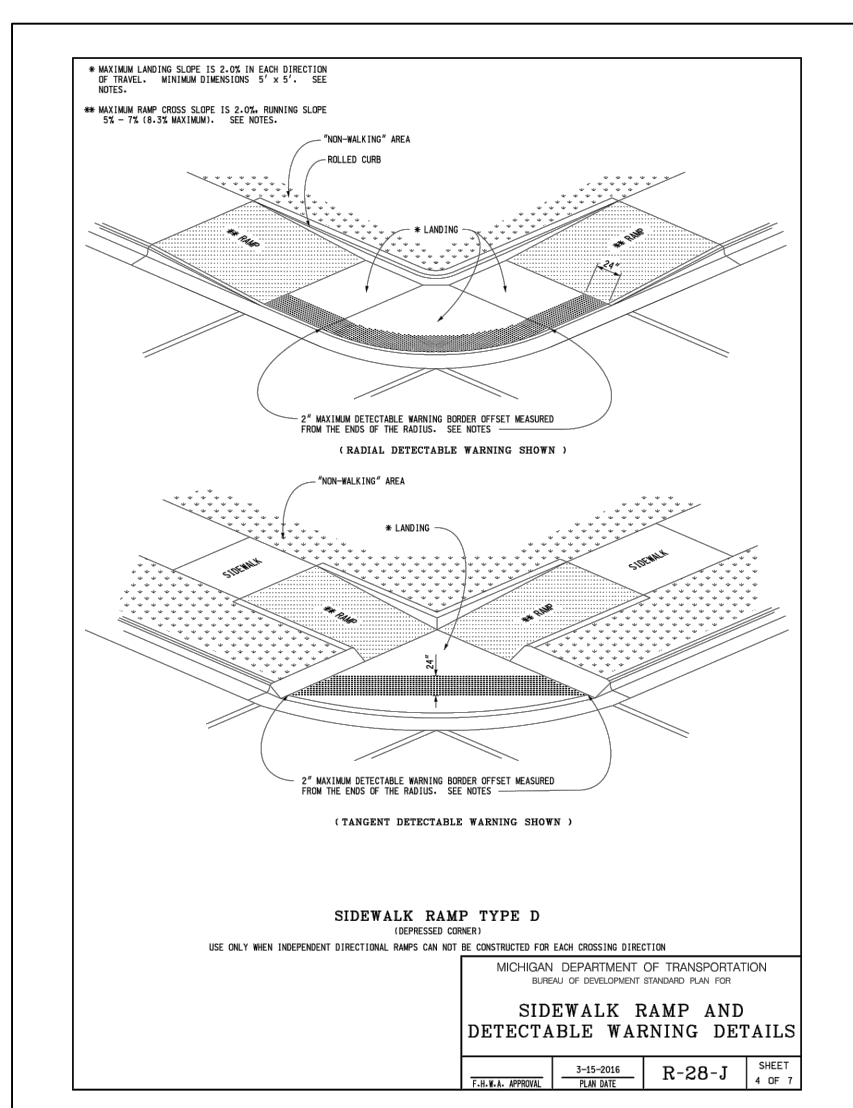
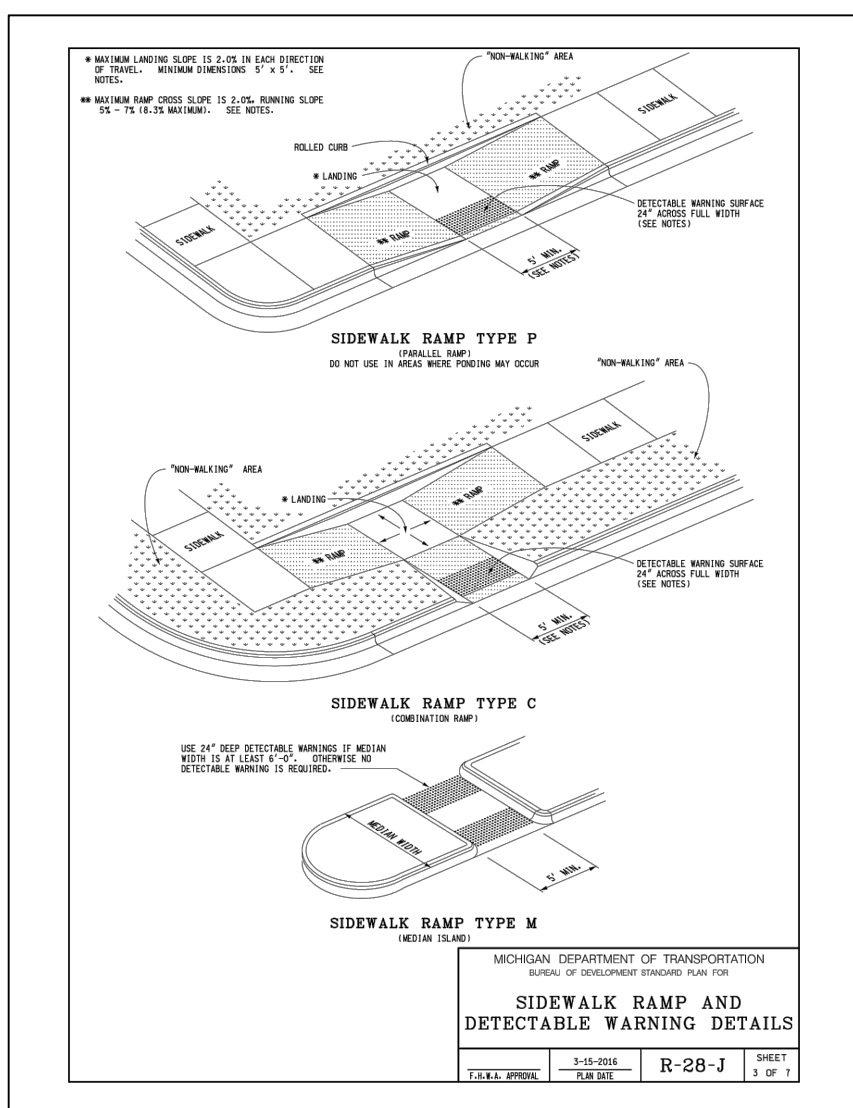
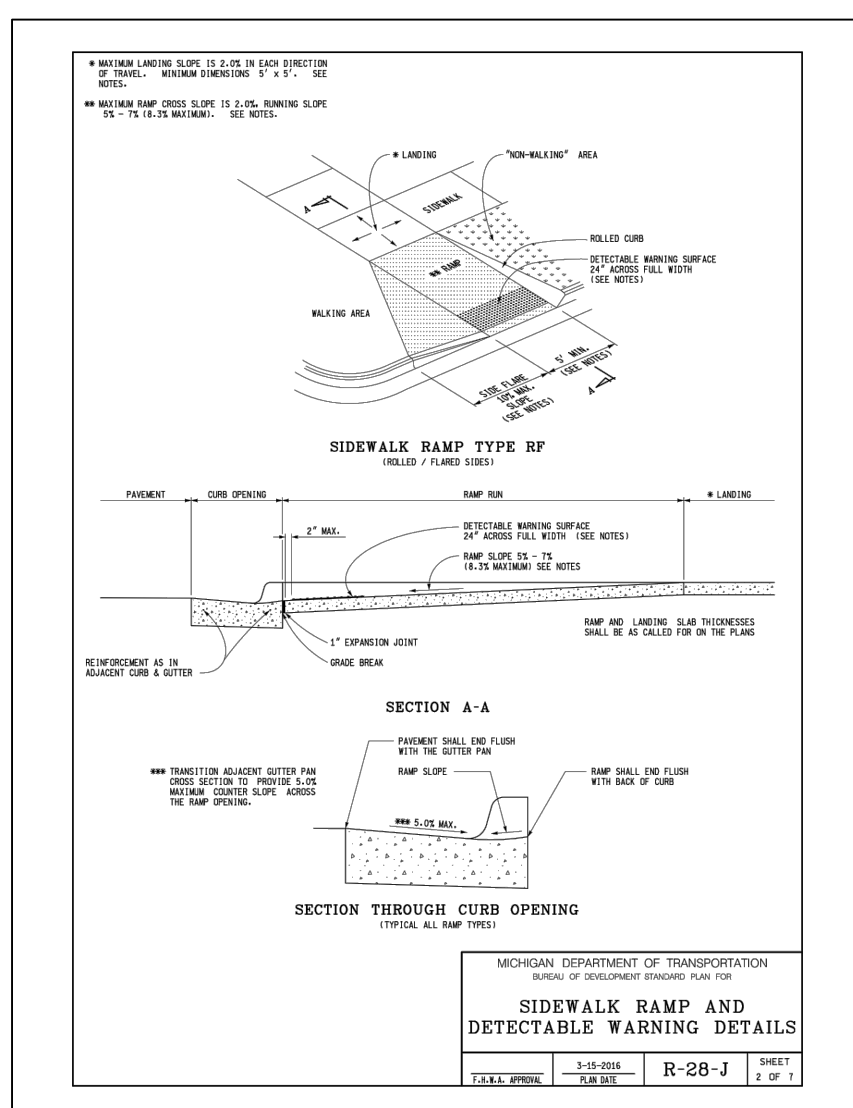
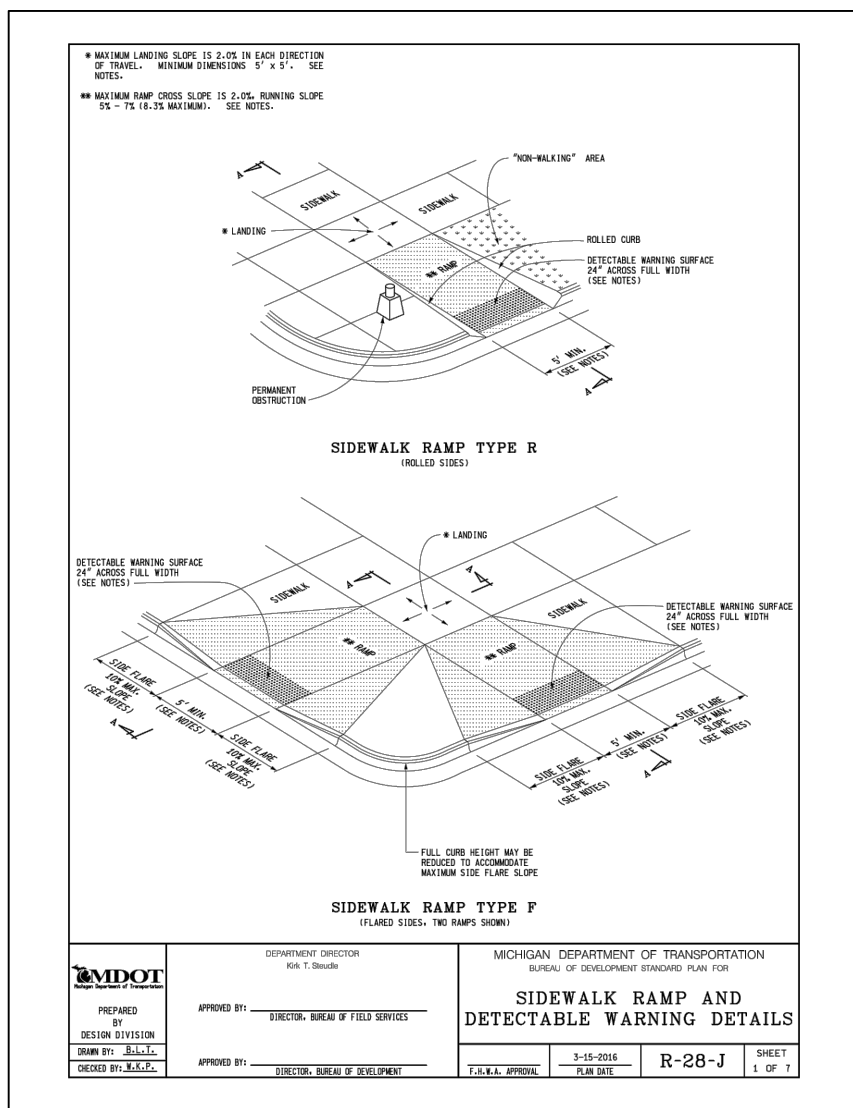
SECTION 1-1
NTS

CURB RAMP DETAIL
N.T.S.

ASPHALT DETAIL
N.T.S.

SIDEWALK DETAIL
N.T.S.

SIDEWALK DETAIL AT BUILDING
N.T.S.



NOTE:
STANDARD CONSTRUCTION TO BE 4" MODULAR FACE BRICK W/ 8"x8"x16" CONCRETE MASONRY UNITS-LAID IN RUNNING BOND WITH ALL JOINTS TOoled 3/8" ABOVE GRADE. MASONRY TO MATCH BUILDING. SEE PLOT PLAN AND/OR SPECIFICATIONS. REFER TO GRADING PLAN FOR PAVEMENT ELEVATIONS.

DUMPSTER ENCLOSURE

NTS

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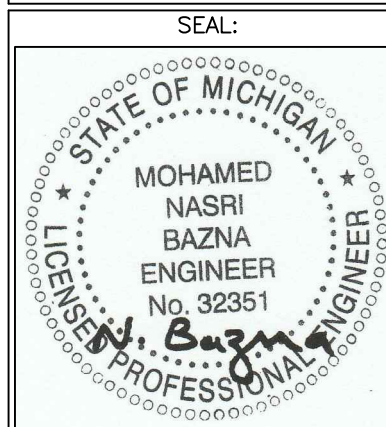
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APARTMENTS & RENOVATIONS FOR 201 N. PARK STREET
201 NORTH PARK STREET
YPSILANTI, MI 48198

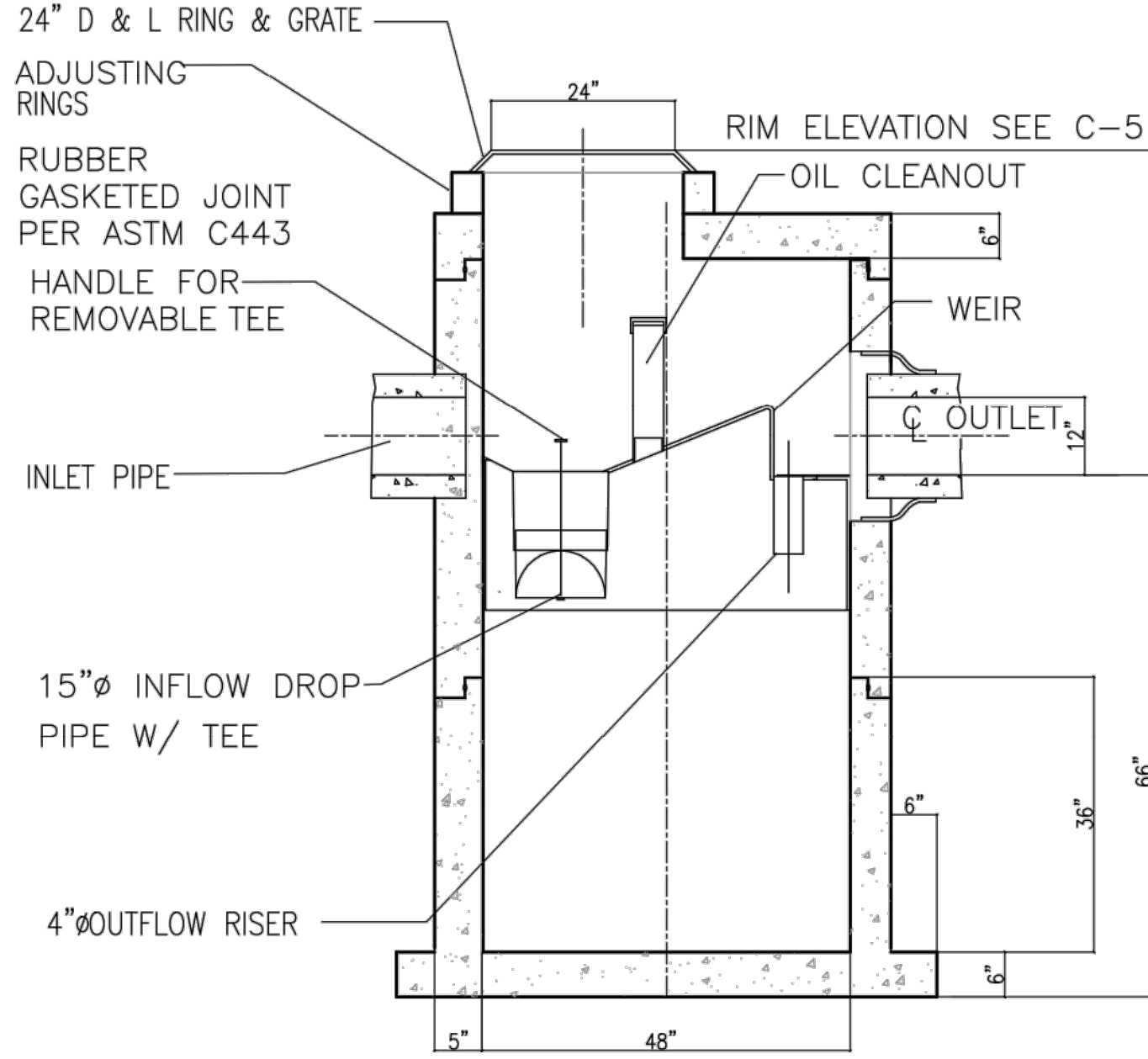
ISSUE	DATE
9/15/20	Δ
10/12/20	Δ

DRAWN BY: R.S./V.R.
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.



PROJECT NO.: **2623**
SHEET TITLE: **DUMPSTER ENCLOSURE DETAIL -MDOT STANDARD DETILS**
SHEET NO.: **C-7.1**

1. STORMCEPTOR IS CONFINED SPACE ENTRY, NO STEPS SUPPLIED. ECCENTRIC ACCESS STANDARD. STEPS SUPPLIED UPON REQUEST.
2. MANUFACTURED TO ASTM C478.
3. JOINTS PER ASTM C443.
4. DESIGNED FOR AASHTO HS20 LOADING.
5. STORMCEPTOR RING AND GRATE TO BE D&L SUPPLY A-1043



MUST MEET CITY OF ANN ARBOR STANDARD REQUIREMENTS

STORM SEPTOR STC 450i
N.T.S.

PRE-CAST CONCRETE MANHOLE

1. SECTIONS SHALL MEET ASTM C478
2. ALL JOINTS MADE WATER TIGHT WITH RUBBER GASKET JOINTS.
3. CONE TO BE ECCENTRIC TYPE.
4. ALL MANHOLE COMPONENT PARTS SHALL HAVE THE NAME OF THE MANUFACTURER STENCILED ON THE INSIDE. THE LETTERING SHALL BE A MINIMUM OF 4" HIGH.

FRAME SET IN 1/2" OF MORTAR SEE STRUCTURE SCHEDULE FOR TYPE OF FRAME

MANHOLE BRICK, 1 MIN 3 MAX ON TOP OF TRANSITION SECTION FOR GRADE ADJUSTMENT

RUBBER SEALED JOINTS

STEPS 16" MAX ON CENTER

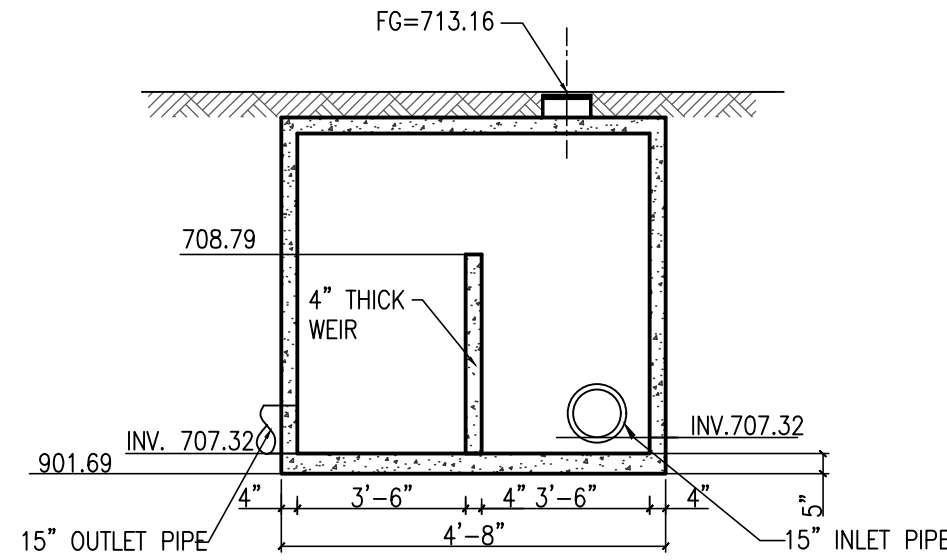
FOR PRECAST BOTTOM USE MORTAR AS INDICATED

PRECAST BOTTOM OR POURED IN PLACE BOTTOM SHALL BE 3000 PSI, 28 DAY STRENGTH CONCRETE W/4x4 WIRE MESH

SECTION B-B

SECTION A-A

4' DIAMETER CATCH BASIN
N.T.S.



RESTRICTOR
NOT TO SCALE

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APARTMENTS & RENOVATIONS
FOR 201 N. PARK STREET

201 NORTH PARK STREET
YPSILANTI, MI 48198

ISSUE DATE

10/12/20

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CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.

SEAL:



PROJECT NO.:
2623

SHEET TITLE:
SITE DETAILS 2

SHEET NO.:
C-7.2

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APARTMENTS & RENOVATIONS
FOR 201 N. PARK STREET

201 NORTH PARK STREET
YPSILANTI, MI 48198

ISSUE DATE

07/24/07

02/06/08

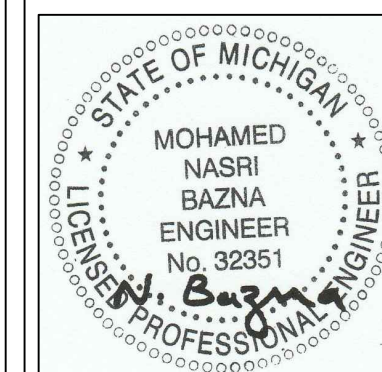
02/23/17

09/15/20

10/12/20

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CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.

SEAL:

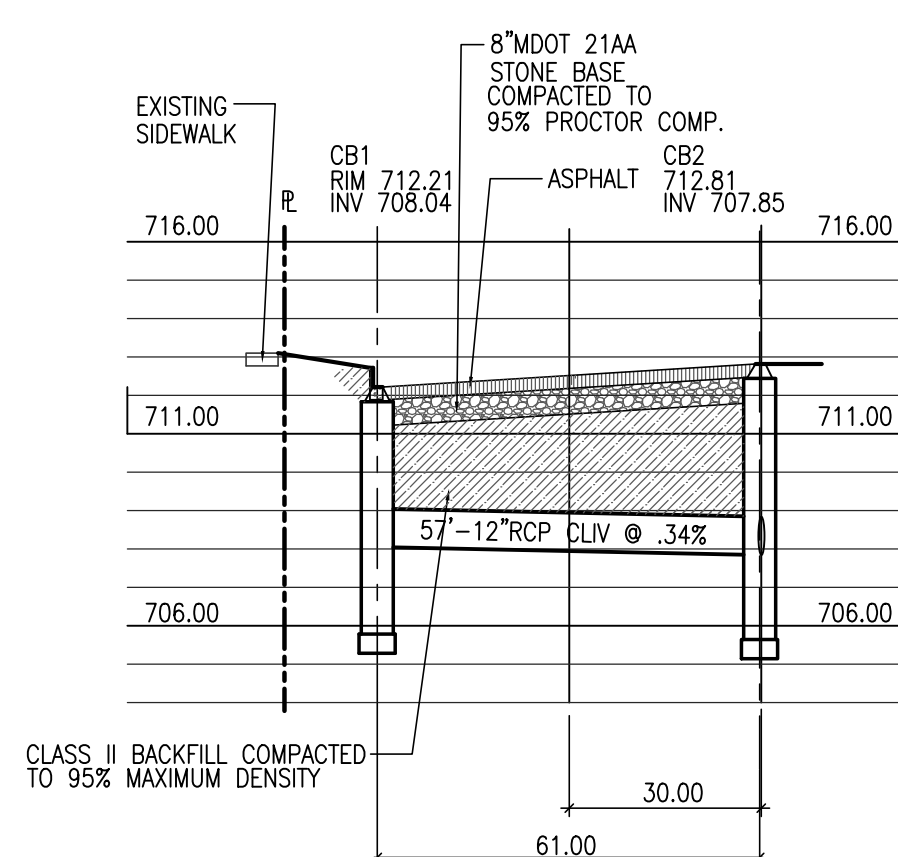


PROJECT NO.: 2623

SHEET TITLE

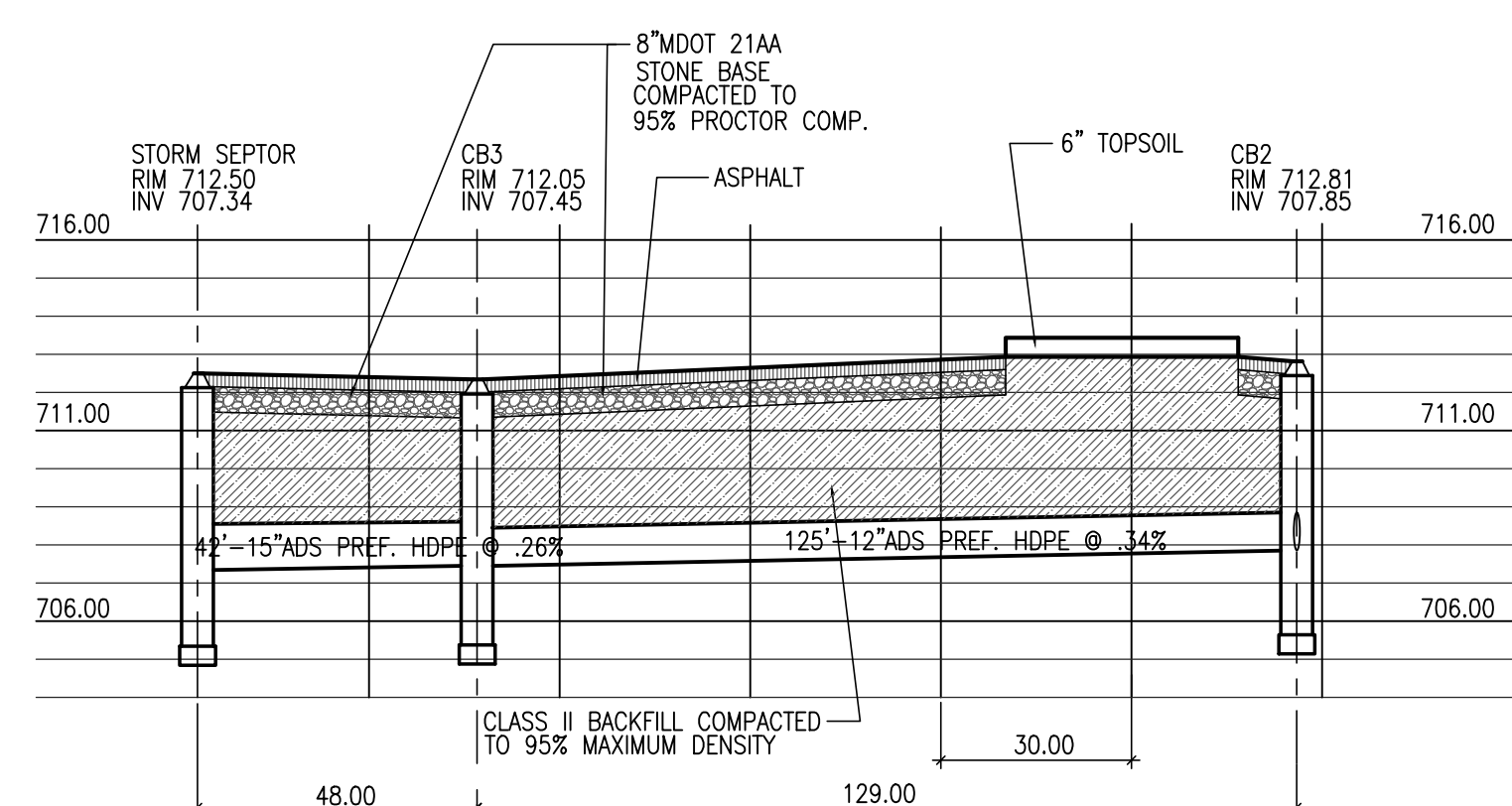
STORM SEWER
PROFILES

SHEET NO.:
C-8



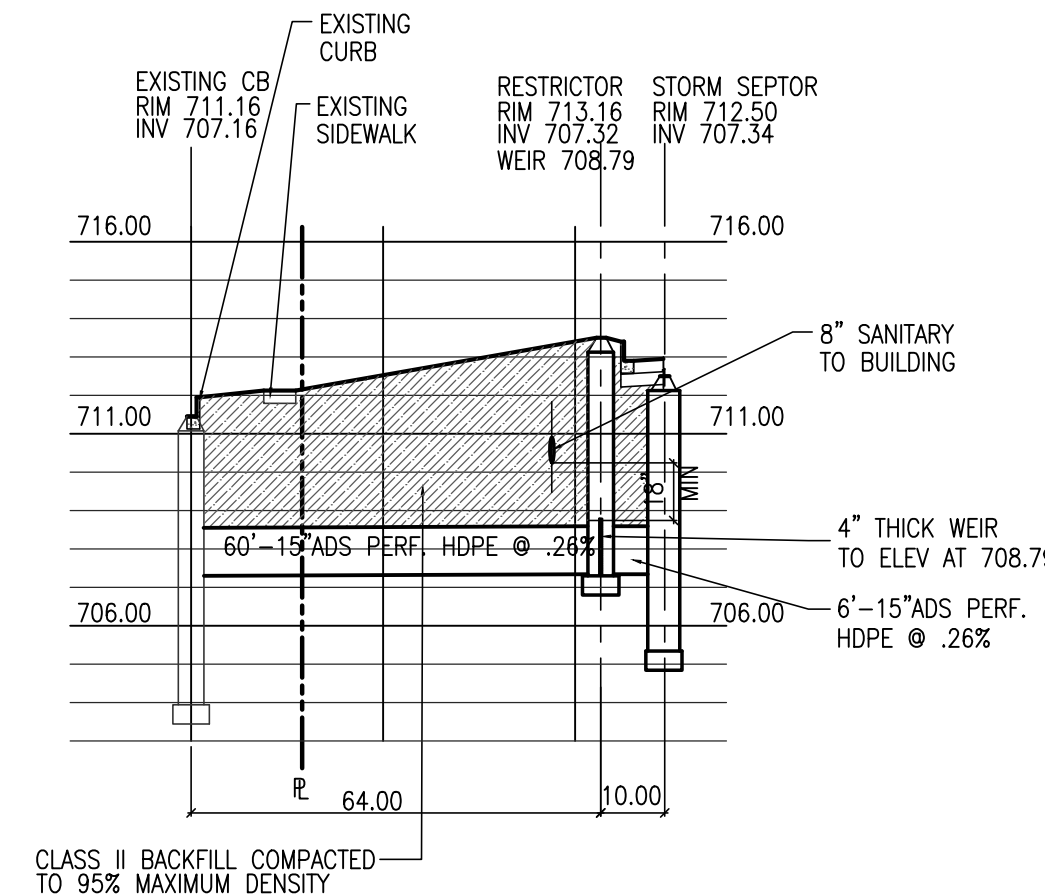
STORM SEWER PROFILE 1-1

SCALE 1"=30' HORIZONTAL
SCALE 1"=5' VERTICAL



STORM SEWER PROFILE 2-2

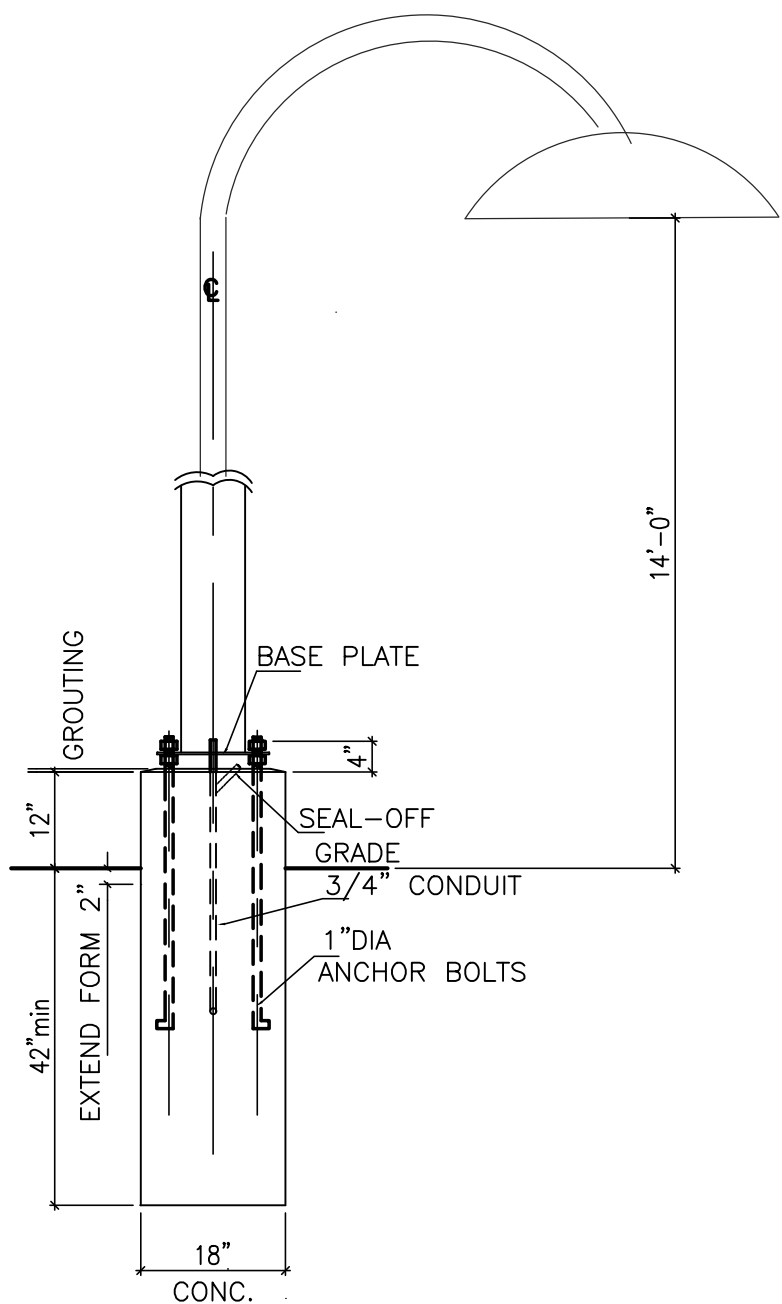
SCALE 1"=30' HORIZONTAL
SCALE 1"=5' VERTICAL



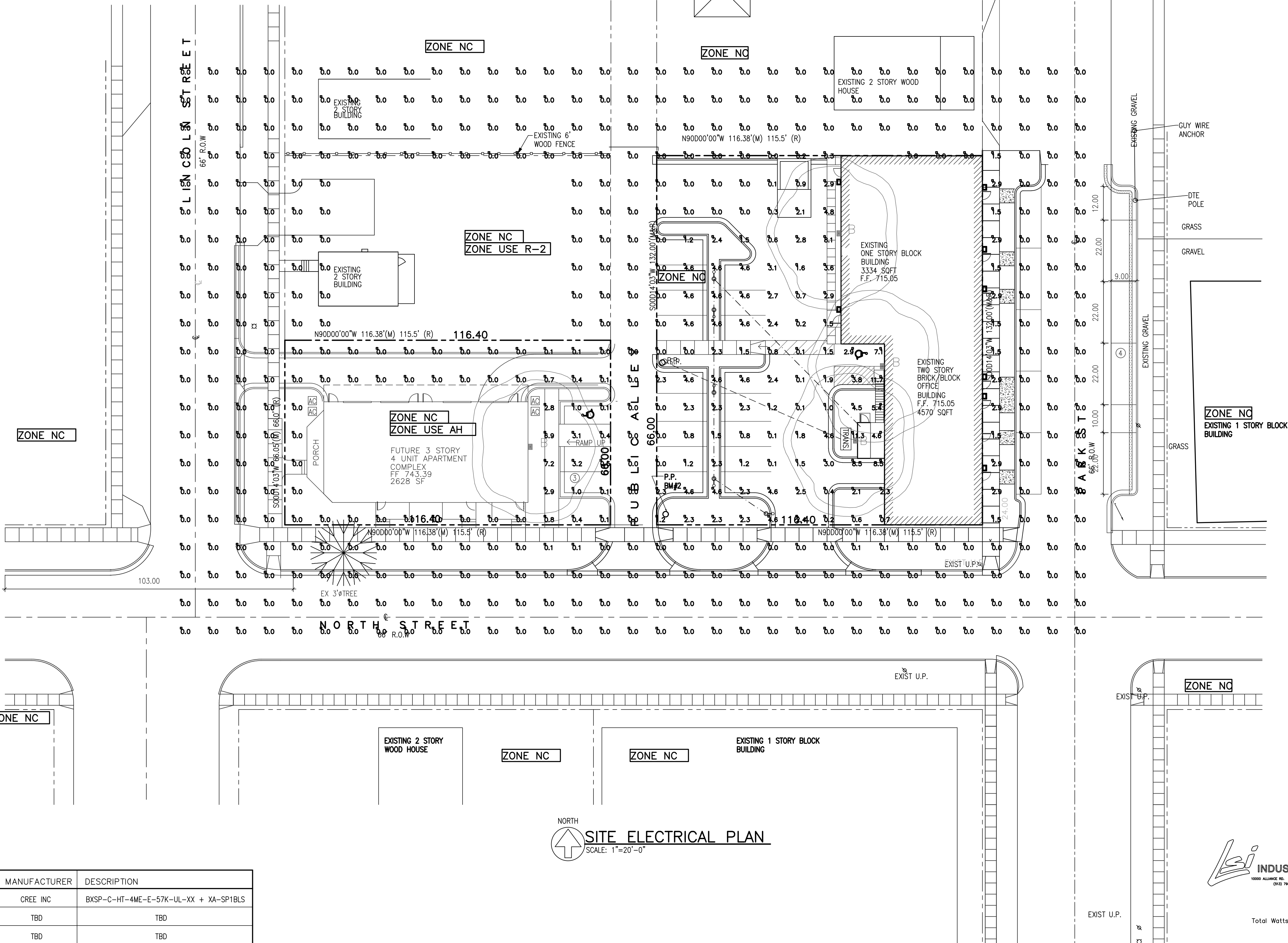
STORM SEWER PROFILE 3-3

SCALE 1"=30' HORIZONTAL
SCALE 1"=5' VERTICAL





LIGHT POLE DETAIL
NOT TO SCALE



LUMINAIRE SCHEDULE								
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	ARR. WATTS	TOTAL WATTS	MANUFACTURER
	5	LIGHT POLE	SINGLE	6807	1.040	101	505	CREE INC
	3	WALL PACK	SINGLE	2673	1.040	25.28	75.84	TBD
	8	COUCH LIGHT	SINGLE	1057	1.040	10	80	TBD
DESCRIPTION								
BXSP-C-HT-4ME-E-57K-UL-XX + XA-SP1BLS								
TBD								
TBD								

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.



Total Watts = 840



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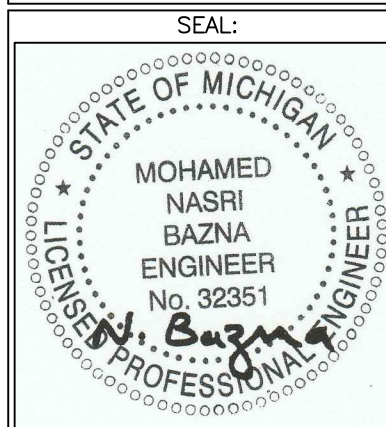
MOHAMED NASRI
BAZNA
ENGINEER
201 N. PARK ST
YPSILANTI, MI 48198

QUATRO CONSTRUCTION, LLC
DESIGN BUILD CONTRACTOR
COMMERCIAL/INDUSTRIAL/RESIDENTIAL
201 NORTH PARK STREET
YPSILANTI, MI 48198
PHONE (734)485-7737, FAX (734)485-7873

APARTMENTS & RENOVATIONS
FOR 201 N. PARK STREET

ISSUE DATE	
08/08/07	08/29/07
06/28/07	11/06/07
06/07/07	11/13/07
05/21/07	01/24/08
05/15/07	02/05/08
04/17/06	02/06/08
03/16/06	03/18/08
01/05/06	03/25/08
12/09/05	12/16/08
11/14/05	09/20/16
08/04/05	09/27/16

DRAWN BY: R.L./V.R.
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.



PROJECT NO.: 2623

SHEET TITLE:

SITE ELECTRICAL PLAN

SHEET NO.: C-9

LANDSCAPE CALCULATIONS

Q & M PROPERTIES BUILDING: 201 N. PARK
STREET TREE: 1 CANOPY TREE 30 LINEAR FEET OF APPLICABLE BUILDING FRONTAGE.
133.8'x35' = 168.8 / 30 = 5.6 = 6
6 CANOPY STREET TREES

PROVIDED
6- CANOPY TREES (4) ON PARK STREET (2) ON NORTH STREET
23-PERENNIALS
40-SHRUBS

SITE LANDSCAPE:
10% OF SITE AREA
SITE AREA = 15,574 X 10% = 1,557 SQ. FT. REQUIRED

PROPOSED LANDSCAPE
1449 SITE + 3067 ROOF = 4516 SQ. FT.
2 CANOPY TREES
47 SHRUBS

LANDSCAPE CALCULATIONS -FUTURE INSTALLATION

APARTMENTS: 202 N. LINCOLN
STREET TREE: 1 CANOPY TREE PRE 30 LINEAR FEET OF APPLICABLE BUILDING FRONTAGE.
NORTH: 73/30 = 2.4 = 3 TREES (KEEP 1 EXISTING TREE)
LINCOLN: 35/30 = 1.17 = 1 TREE
PROVIDED: 2 TREES ALONG NORTH, 1 TREE ALONG LINCOLN

SITE LANDSCAPE: 10% OF THE SITE AREA
7682x10% = 768.2 SQ. FT.
PROVIDED = 1864 SQ. FT.

SCREENING BETWEEN LAND USES (NOT REQUIRED). A LANDSCAPE BUFFER AT LEAST 6' IN HEIGHT ALONG ALL ADJOINING BOUNDARIES BETWEEN EITHER CONFLICTING NON-RESIDENTIAL OR CONFLICTING RESIDENTIAL LAND USES AND RESIDENTIALLY ZONED OR USED PROPERTY.
20- PROPOSED EVERGREENS BETWEEN NC PROPERTIES JUST FOR THE COMMUNITY.

FOUNDATION LANDSCAPE: NOT REQUIRED

PROPOSED LANDSCAPE:
1 CANOPY TREE + 4 ORNAMENTAL TREES + 30 SHRUBS (FOUNDATION + GREENBELT) + 1 (EXISTING STREET TREE) + 6' WOOD FENCE WITH 19 EVERGREEN TREES + 1 CANOPY + 4 SHRUBS(PARKING SCREENING). WE PROPOSE TO COMBINE GREENBELT & FOUNDATION PLANTINGS, BECAUSE THE GREENBELT SPACE IS THE SAME AS THE FOUNDATION PLANTING SPACE. THE OFF-STREET PARKING LANDSCAPE WILL INCLUDE 1 CANOPY TREE AND 4 EVERGREEN SHRUBS.

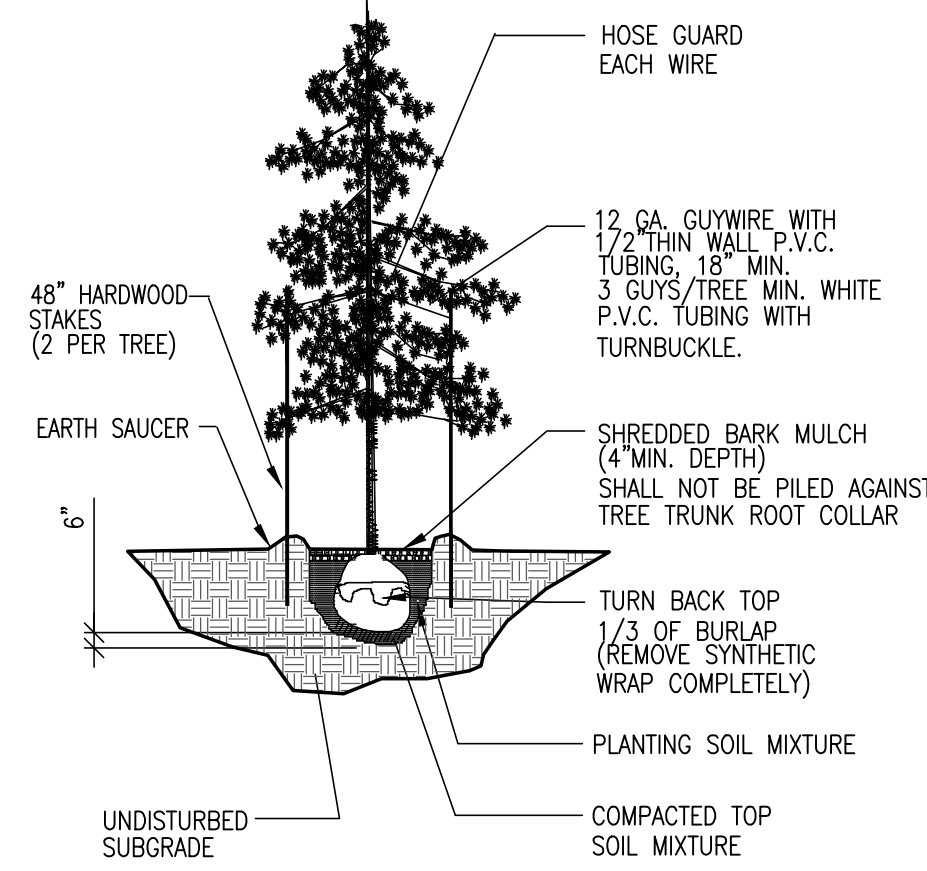
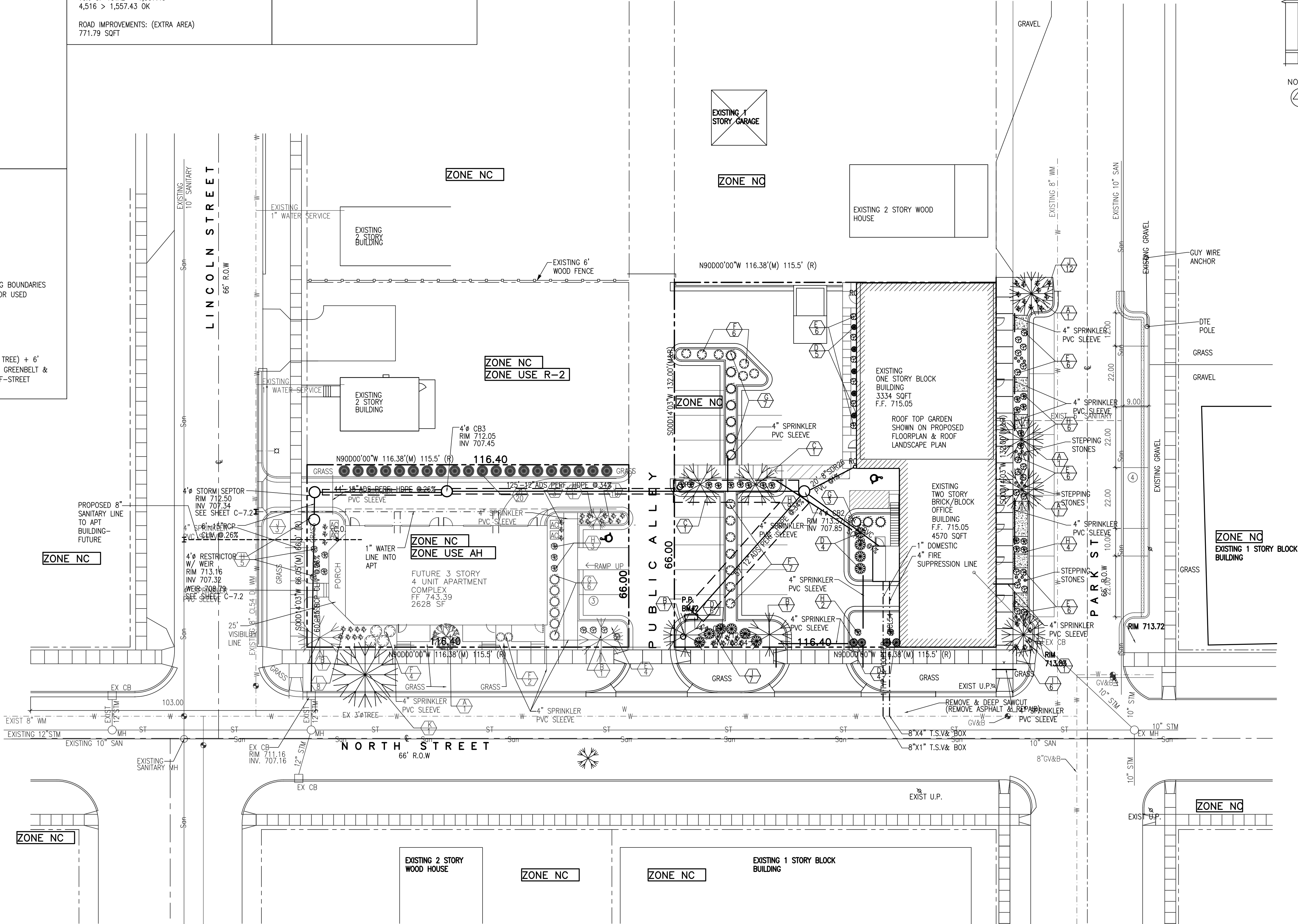
LANDSCAPE AREA CALCULATIONS:

OFFICE & APARTMENTS:
TOTAL AREA = 15,574.32 SQFT
LANDSCAPE AREA = 4,516 SQFT
(1,449 SITE + 3,067.72 ROOF GARDEN)
10% OF TOTAL = 1,557.43
4,516 > 1,557.43 OK

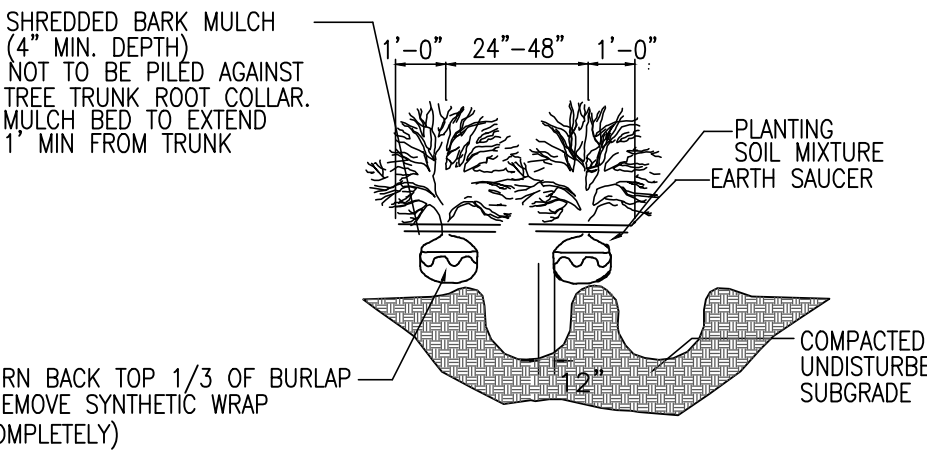
ROAD IMPROVEMENTS: (EXTRA AREA)
771.79 SQFT

LANDSCAPE AREA CALCULATIONS:

TOWNHOUSE:
TOTAL AREA = 7682 SQFT
LANDSCAPE AREA = 4,516 SQFT
10% OF TOTAL = 768
1864 > 768 OK



TYP. EVERGREEN AND DECIDUOUS PLANTING DETAIL
N.T.S.



TYP. SHRUB PLANTING DETAIL
N.T.S.

SCHEDULE OF PLANT MATERIALS APARTMENT-FUTURE

ITEM	QTY	SYM	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	FINAL SIZE
A	1	🌳	JAPANESE LILAC TREE	SYRINGA RETICULATA	1.5\"CAL. 8\"+T	B & B	GREEN LEAVES WHITE FLOWERS	16\"x12\"W
B	2	🌳	BRADFORD PEAR	PRYUS CALLERYANA	2\"CAL. 12\"+T	B & B	GREEN LEAVES WHITE FLOWERS	40\"x25\"W
C	1	🌳	WEeping 'SNOWFOUNTAIN CHERRY	PRUNUS 'WEEPING CHERRY' SNOWFOUNTAIN	1.5\"CAL. 7\"+T	B & B	GREEN LEAVES PINK FLOWERS	9\"x6\"W
D	20	🌳	ARBORVITAE DEGROOTS SPIRE	THUJA OCCIDENTALIS DEGROOTS SPIRE	36\"	B & B	EVERGREEN	20\"x4\"W
E	4	🌳	GREEN GEM BOXWOOD	BUXUS 'GREEN GEM'	18\"	B & B	GREEN LEAVES	4\"x4\"W
F	6	🌳	MAGIC CARPET SPIREA	SPIREA 'MAGIC CARPET'	18\"	B & B	PINK FLOWERS	3\"x5\"W
G	6	🌳	SNOWMOUND SPIREA	SPIREA 'SNOWMOUND'	18\"	B & B	WHITE FLOWERS	5\"x5\"W
H	8	🌳	DW BURNING BUSH	EUONYMUS COMPACTA	18\"	B & B	RED FALL COLOR	5\"x8\"W
I	8	🌳	DW FORSYTHIA	FORSYTHIA SUSPENS	18\"	B & B	YELLOW FLOWERS	4\"x4\"W
J	16	🌳	MAIDENHAIR GRASS	MISCANTHUS SINENSIS	1 GAL	POT.	GREEN LEAVES	1\"x1\"W
K	1	🌳	EXISTING TREE					

SCHEDULE OF PLANT MATERIALS 1&2 STORY BUILDING

ITEM	QTY	SYM	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	FINAL SIZE
A	4	🌳	BLACK LOCUST	ROBINIA PSEUDODACACIA	2\"CAL. 12\"+T	B & B	GREEN LEAVES WHITE FLOWERS	40\"x25\"W
B	2	🌳	BRADFORD PEAR	PRYUS CALLERYANA	2\"CAL. 12\"+T	B & B	GREEN LEAVES WHITE FLOWERS	40\"x25\"W
C	2	🌳	AUTUMN BLAZE MAPLE	ACER RUBRA	2\"CAL. 12\"+T	B & B	GREEN LEAVES	40\"x25\"W
D	14	🌳	GREEN GEM BOXWOOD	BUXUS 'GREEN GEM'	18\"	B & B	GREEN LEAVES	4\"x4\"W
E	24	🌳	MAGIC CARPET SPIREA	SPIREA 'MAGIC CARPET'	18\"	B & B	PINK FLOWERS	3\"x5\"W
F	18	🌳	SNOWMOUND SPIREA	SPIREA 'SNOWMOUND'	18\"	B & B	WHITE FLOWERS	5\"x5\"W
G	10	🌳	DW BURNING BUSH	EUONYMUS COMPACTA	18\"	B & B	RED FALL COLOR	5\"x8\"W
H	21	🌳	DW FORSYTHIA	FORSYTHIA SUSPENS	18\"	B & B	YELLOW FLOWERS	4\"x4\"W
I	13	🌳	DAYLILY LITTLE GRAPETTE	HEMEROCAULIS LITTLE GRAPETTE	1 GAL	POT.	PURPLE FLOWERS	1.5\"x2\"W
J	12	🌳	DAYLILY CHORUS LINE	HEMEROCAULIS CHORUS LINE	1 GAL	POT.	PINK FLOWERS	1.5\"x2\"W

CONCRETE STEPPING STONE

NORTH
LANDSCAPE PLAN
SCALE: 1\"=20'-0\"

NOTE:

- PLANTS SHALL BE NURSERY GROWN, FREE OF DISEASE AND SIZES CONFORM TO AMERICAN NURSERYMAN STANDARDS.
- THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING IN GOOD CONDITION TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE THIS SHOULD BE ACCOMPLISHED BY THE FOLLOWING STANDARDS:
 - ALL PLANT GROWTH IN LANDSCAPED AREAS SHALL BE CONTROLLED BY PRUNING, TRIMMING, OR OTHER SUITABLE METHODS SO THAT PLANT MATERIALS DO NOT INTERFERE WITH PUBLIC UTILITIES, RESTRICT PEDESTRIAN OR VEHICULAR ACCESS, OR OTHERWISE CONSTITUTE A TRAFFIC HAZARD.
 - ALL PLANTED AREAS SHALL BE MAINTAINED IN A RELATIVELY WEED-FREE CONDITION, CLEAR OF UNDESIRABLE UNDERGROWTH
 - REPLACEMENT PLANTS SHALL CONFORM TO THE STANDARDS THAT GOVERN ORIGINAL INSTALLATION.
- UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED ADEQUATE TO MAINTAIN LANDSCAPE AREAS

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MOHAMED NASRI
BAZNA
ENGINEER
201 N. PARK ST
YPSILANTI, MI 48198

QUATRO CONSTRUCTION, LLC
DESIGN BUILD CONTRACTOR
COMMERCIAL/INDUSTRIAL/RESIDENTIAL
201 NORTH PARK STREET
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PHONE (734)485-7737, FAX (734)485-7873

APARTMENTS & RENOVATIONS
FOR 201 N. PARK STREET

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01/05/06	03/25/08
12/09/05	12/16/08
11/14/05	09/20/16
08/04/05	09/27/16

DRAWN BY: R.L./R.
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.



PROJECT NO.: 2623

SHEET TITLE:

LANDSCAPE
PLAN

SHEET NO.: L-1



October 5, 2020

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

Attention: Mr. Andy Aamodt

Regarding: **201 N Park Street**
Site Plan Review No. 1
OHM Job No. 0094-20-1000

Dear Mr. Aamodt:

The applicant is requesting site plan approval for parking lot and infrastructure improvements at 201 North Park Street on the corner of North Park Street and North Street. The plans additionally show a future 4-unit apartment building at 202 N Lincoln that is not being reviewed under this site plan submittal, but the storm sewer portion is included. We have reviewed the plans with a revision date of September 15, 2020 for compliance with local ordinances and general engineering standards. At this time, the plans are not recommended for site plan approval. The following comments shall be addressed:

SITE PLAN REVIEW COMMENTS:

1. Plan set shows Phase 1 and Phase 2 of proposed development. Phase 1 appears to include improvements at 201 N. Park St, and Phase 2 includes Lot 85 on N Lincoln St. Applicant shall provide anticipated construction schedule for Phase 1 and Phase 2, as well as a narrative clarifying what improvements (asphalt, utilities, etc.) will be installed within each phase. It is unclear what underground utilities are proposed in Phase 1 and Phase 2.
2. On sheet C-2 Demolition Site Plan, the removal hatch should be added to the sheet legend for clarity.
3. On sheet C-3 Site Layout Plan, the proposed surface hatches should be added to the sheet legend for clarity.
4. Curb ramp detail provided should note that all ramps must be ADA compliant in accordance with MDOT R-28 series. Applicant may consider adding MDOT R-28 series details to plan.
5. The applicant shall provide spot grades at all four corners of proposed ADA parking spaces, sidewalks, and level landings as well as at 50-foot intervals along the proposed sidewalks to ensure ADA compliance.
6. On-site crosswalk shall commence at a pedestrian sidewalk and terminate at a pedestrian sidewalk. The plan proposes to terminate the crosswalk within a drive-isle, near a parking space.
7. Proposed grades shall be provided for the proposed asphalt within the Public Alley at 50-foot intervals, right, left, and center. This should include grades along the edge of pavement where it ties into adjacent properties.
8. Proposed grades shall be provided along proposed curb and gutter along North Street.
9. The curb at the north end of Park Street shall be tapered down to the existing asphalt.
10. Pavement cross section for repair within North Street ROW shall be provided and conform to the existing North Street pavement cross section (1.5-inch HMA LVSP wearing course, 1.5-inch HMA Mix 13A leveling course, 2-inch HMA Mix 11A base course on 6-inch 21AA limestone aggregate base course).



11. Brick paver pavement cross section detail should be provided on the plans as well as proposed flagpole foundation detail.
12. Remove note on sheet C-4 Site Drainage Plan that says “Existing 6-inch” with a leader pointing to the existing water main along North Street. The water main is 8-inches diameter. Any improvements to the water or sanitary sewer systems will require review and approval from YCUA.
13. Existing sanitary lead to 201 N Park Street shall be shown on the drawings.
14. Storm sewer profiles show 8-inch MDOT 22AA stone base under asphalt pavement, but the asphalt detail has 6-inch 21AA aggregate base. Please clarify which section is proposed.
15. Stormwater management calculations for 201 N Park Street and 202 N. Lincoln shall be combined into one calculation because they are a combined stormwater management system with shared drainage areas and outlet.
16. Remove note in stormwater management calculations, under Worksheet 10, that detention is not required when an outlet is available. Any site development must detain the increased run-off on-site. Acceptable means of detention can be achieved through oversize storm pipes or a separate detention basin.
17. Stormwater management performance shall be brought up to the current Washtenaw County Water Resources Commissioner’s (WCWRC) Standards for the site. Variances may be requested when it can be demonstrated that this standard cannot be feasibly accommodated. The applicant shall provide a preliminary stormwater narrative on the plans that include the increase in impervious area from existing site conditions to proposed. The narrative shall include a description of the proposed Best Management Practices (BMPs).
18. Proposed storm sewer near the future 4-unit apartment building is less than 5-feet away from the proposed future building. Details of the future building are not known, but in general, the outer wall of storm sewer infrastructure should not be within 10-feet of building foundation.
19. Details of the storm sceptor structure and green roof shall be provided with the engineering drawings.
20. City of Ypsilanti Storm Sewer details shall be included as part of the plan set.
21. The applicant shall provide dimensioned truck turning templates on the plans to ensure site circulation can adequately accommodate a standard fire apparatus or the largest truck anticipated to traverse the site.
22. Underground utilities shall be shown on the Landscape Plan to confirm vegetation will not be planted directly upon underground utilities.

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. Legal descriptions for impacted parcels are required. Legal description should close within acceptable limits.
2. Two benchmarks shall be provided, and all elevations shown on the plan must be to USGS datum.
3. The minimum surface grade for asphalt is 1.0% and pavement grades shall not exceed 6%.
4. A more detailed review of the storm sewer calculations and detention calculations will be performed under the Engineering Review.
5. A storm district map showing all drainage districts within the development should be provided. Drainage areas should be delineated for each catch basin.
6. Per City of Ypsilanti Engineering Standards, minimum slope for 12-inch storm sewer is 0.34% and 15-inch is 0.26%. The velocity in storm sewer pipes shall be a minimum of 2.5 fps.
7. Diameters of proposed storm structures should be noted on the plans.
8. Review and approval from the Fire Department is required. Building fire suppression and hydrant location requirements will be determined by the Fire Department.
9. An easement will be required for the private storm water utility crossing the Public Alley. Easement documentation will need to be provided to this office for review.



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



Rachel Jackson, P.E.

CC: Ron Akers, AICP, Director of Public Services, City of Ypsilanti
Scott Westover, PE, YCUA
Kent Early, PE, OHM Advisors
File



October 12th, 2020

Quatro Construction
201 N. Park St
Ypsilanti, MI, 48198

Regarding: Site Plan No.1-OHM Job. 0094-20-1000-Revision date of September 15, 2020

RESPONSE LETTER

1. Plan set shows Phase 1 and Phase 2 of proposed development. Phase 1 appears to include improvements at 201 N. Park St, and Phase 2 includes Lot 85 on N Lincoln St. Applicant shall provide anticipated construction schedule for Phase 1 and Phase 2, as well as a narrative clarifying what improvements (asphalt, utilities, etc.) will be installed within each phase. It is unclear what underground utilities are proposed in Phase 1 and Phase 2.
 - a. (Answer): The schedule has been added to cover sheet for phase one. Phase 2 has not been turned in for approval at this time. Work on 201 N. Park has been completed under existing permit under the exception of the storm water system and rear parking. Narrative has been added to cover sheet. The line weights have been changed on plans in order to clarify the items that have already been constructed.
2. On sheet C-2 Demolition Site Plan, the removal hatch should be added to the sheet legend for clarity.
 - a. (Answer): Has been clarified.
3. On sheet C-3 Site Layout Plan, the proposed surface hatches should be added to the sheet legend for clarity.
 - a. (Answer): Has been added.
4. Curb ramp detail provided should note that all ramps must be ADA compliant in accordance with MDOT R-28 series. Applicant may consider adding MDOT R-28 series details to plan.
 - a. (Answer): Has been added.
5. The applicant shall provide spot grades at all four corners of proposed ADA parking spaces, sidewalks, and level landings as well as at 50-foot intervals along the proposed sidewalks to ensure ADA compliance.
 - a. (Answer): Have been added to grading plan.
6. On-site crosswalk shall commence at a pedestrian sidewalk and terminate at a pedestrian sidewalk. The plan proposes to terminate the crosswalk within a drive-isle, near a parking space.

- a. (Answer): Crosswalk was designated at this matter at the request of city planning department. Although can be removed and incorporated in landscaping if necessary.
- 7. Proposed grades shall be provided for the proposed asphalt within the Public Alley at 50-foot intervals, right, left, and center. This should include grades along the edge of pavement where it ties into adjacent properties.
 - a. (Answer): All additional grades have been added to plans.
- 8. Proposed grades shall be provided along proposed curb and gutter along North Street.
 - a. (Answer): Has been added.
- 9. The curb at the north end of Park Street shall be tapered down to the existing asphalt.
 - a. (Answer): Has been Added to plans.
- 10. Pavement cross section for repair within North Street ROW shall be provided and conform to the existing North Street pavement cross section (1.5-inch HMA L VSP wearing course, 1.5-inch HMA Mix 13A leveling course, 2-inch HMA Mix 11A base course on 6-inch 21AA limestone aggregate base course).
 - a. (Answer): The note has been added to plans.
- 11. Brick paver pavement cross section detail should be provided on the plans as well as proposed flagpole foundation detail.
 - a. (Answer): There is no brick paver pavement on plans and flag poles have been eliminated on project.
- 12. Remove note on sheet C-4 Site Drainage Plan that says " Existing 6-inch" with a leader pointing to the existing water main along North Street. The water main is 8-inches diameter. Any improvements to the water or sanitary sewer systems will require review and approval from YCUA.
 - a. (Answer): Note has been removed.
- 13. Existing sanitary lead to 201 N. Park Street shall be shown on the drawings.
 - a. (Answer): existing sanitary lead has been added.

14. Storm sewer profiles show 8-inch MDOT 22 AA stone base under asphalt pavement, but the asphalt detail has 8-inch 21AA aggregate base. Please clarify which section is proposed.

a. (Answer): Has been changed on plans to 21AA.

15. Stormwater management calculations for 201 N. Park and 202 N. Lincoln shall be combined into one calculation because they are a combined stormwater management system with shared drainage areas and outlet

a. (Answer): Calculations have been combined and Washtenaw county sheets have been updated.

16. Remove note in stormwater management calculation, under Worksheet 10, that detention is not required when an outlet is available. Any site development must detain the increased run-off on -site. Acceptable means of detention can be achieved through oversize storm pipes or a separate detention basin.

a. (Answer): Has been removed.

17. Stormwater management performance shall be brought up to the current Washtenaw County Water Resources Commissioner's (WCWRC) Standards for the site. Variance may be requested when it can be demonstrated that this standard cannot be feasibly accommodated. The applicant shall provide a preliminary stormwater narrative on the plans that include the increase in impervious area from existing site conditions to proposed. The narrative shall include a description of the proposed Best Management Practices (BMPs).

a. (Answer): Current standards have been added to the job. Narrative has been added to plans.

18. Proposed storm sewer near the future 4-unit apartment building are not known, but in general, outer wall of storm sewer infrastructure should not be within 10-feet of building foundation

a. (Answer): The storm sewer has been relocated to stay 10-feet away from garage foundation. Along the West side, the structure protruding from the building is a porch. This came up on previous review and was determined to have pier foundations.

19. Details of the storm septic structure and green roof shall be provided with the engineering drawings.

a. (Answer): Storm Septor has been added and green roof has been constructed under present building permit. It will be added to set for reference.

20. City of Ypsilanti Storm Sewer details shall be included as part of the plan set.

a. (Answer): Details have been added.

21. The applicant shall provide dimensioned truck turning templates on the plans to ensure site circulation can adequately accommodate a standard fire apparatus or the largest truck anticipated to traverse the site.

a. (Answer): Circulation has been added to drawings.

22. Underground utilities shall be shown on the Landscape Plan to confirm vegetation will not be planted directly upon underground utilities.

a. (Answer): Has been added to landscape plans.

Preliminary Detailed Engineering Review Comments:

1. Legal descriptions for impacted parcels are required. Legal description should close within acceptable limits.

a. (Answer): Survey has been completed by registered land surveyor.

2. Two benchmarks shall be provided, and all elevations shown on the plan must be to USGS datum.

a. (Answer): 2nd benchmark has been added to plans.

3. The minimum surface grade for asphalt is 1.0% and pavement grades shall not exceed 6%.

a. (Answer): This is the present condition of the plans.

4. A more detailed review of the storm sewer calculations and detention calculations will be performed under the Engineering Review.

a. (Answer): Understood.

5. A storm district map showing all drainage districts within the development should be provided. Drainage areas should be delineated for each catch basin.

a. (Answer): District map has been shown.

6. Per City of Ypsilanti Engineering Standards, minimum slope for 12-inch storm sewer is 0.34% and 15- inch is 0.26%. The velocity in storm sewer pipes shall be a minimum of 2.5 fps.
 - a. (Answer): Has been changed to achieve a minimum of 2.5fps.
7. Diameters of proposed storm structures should be noted on the plans.
 - a. (Answer): Note has been added to plans.
8. Review and approval from the Fire Department is required. Building fire suppression and hydrant location requirements will be determined by the Fire Department.
 - a. (Answer): Understood and has been reviewed previously and deemed acceptable.
9. An easement will be required for the private storm water utility crossing the Public Alley. Easement documentation will need to be provided to this office for review.
 - a. (Answer): Easment will be provided and required after full approval is given so the location of the sewer does not change.



**PUBLIC NOTICE
CITY OF YPSILANTI
PLANNING COMMISSION MEETING – VIRTUAL MEETING**

The Ypsilanti Planning Commission will hold a virtual meeting on Wednesday, October 21, 2020 at 7 p.m.

The Planning Commission meeting is being held virtually in order to prevent the spread of COVID-19.

The meeting can be attended through the below link, or through the below toll free numbers.

October 21, 2020 Planning Commission Meeting Virtual Access Link

<https://us02web.zoom.us/j/84900856384>

When prompted, enter **Meeting ID:** 849 0085 6384

October 21, 2020 Planning Commission Meeting Toll Free Phone Number Access

877 853 5257 US Toll-free

888 475 4499 US Toll-free

When prompted, enter the **Meeting ID:** 849 0085 6384, followed by the #, press # again to be connected.

The public will be able to make comment during *Audience Participation* or the *Public Hearing*. To address the Planning Commission, meeting participants will need to "raise their hand" to indicate they want to speak.

To raise your hand while participating online, click the "Raise Hand" icon at the bottom of the Zoom Screen or press *9 via phone. After you raise your hand you will be informed when it is your turn to speak, and your microphone will be unmuted at that time. Your microphone will be muted again when you have finished your comments or when your speaking time has expired.

Instructions for Persons with Disabilities

Persons with disabilities who need accommodations to effectively participate in the meeting should contact the City Clerk, Andrew Hellenga at ahellenga@cityofypsilanti.com by 5:00 p.m. on the day before the meeting to request assistance. Closed Captions will be provided during the meeting.

City Clerk's Office
One South Huron Street
Ypsilanti, Michigan 48197
(734) 483-1100

Andrew Hellenga

City Clerk

Posted: October 19, 2020

Agenda
Planning Commission - Virtual Meeting
Wednesday, October 21, 2020 – 7:00 P.M.

Please be advised that due to COVID-19, City Hall will not be open to the public. This meeting will be held electronically on a video conferencing application. The access code is posted in the Public Notice on www.cityofypsilanti.com and attached in the packet. The public may choose to participate during Audience Participation or the Public Hearing through the video conferencing application, or may submit e-mailed comments to aaamodt@cityofypsilanti.com by 4 pm, October 19.

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P	A
Jared Talaga, Vice-Chair	P	A
Eric Bettis	P	A
Mike Davis Jr.	P	A
Jessica Donnelly	P	A
Phil Hollifield	P	A
Heidi Jugenitz	P	A
Michael Simmons	P	A

III. Approval of Minutes

- September 16, 2020 Meeting
- October 5, 2020 Joint Meeting with Sustainability Commission

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. Committee Reports

VI. Presentations and Public Hearing Items

- Medical & Recreational Marihuana Zoning Text Amendments.
 - Public Hearing
- Site Plan Review: Avenue Market at 902 W Michigan.
- Special Use Permit & Site Plan Review: 201 N Park.
 - Public Hearing

VII. Old Business

VIII. New Business

IX. Future Business Discussion / Updates

X. Adjournment

DRAFT MEETING MINUTES
Planning Commission - Virtual Meeting
Wednesday, September 16, 2020 – 7:00 P.M.

Please be advised that due to COVID-19, City Hall will not be open to the public. This meeting will be held electronically on a video conferencing application in accordance with Governor Whitmer's Executive Order. The access code is posted in the Public Notice on www.cityofypsilanti.com and attached in the packet. The public may choose to participate during Audience Participation or the Public Hearing through the video conferencing application, or may submit e-mailed comments to aaamodt@cityofypsilanti.com by 4 pm, September 16.

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P
Jared Talaga, Vice-Chair	P
Eric Bettis	P
Mike Davis Jr.	P
Jessica Donnelly	P
Phil Hollifield	P
Heidi Jugenitz	P
Michael Simmons	A

III. Approval of Minutes

- August 19, 2020 Meeting

Motion to approve

Offered By: Commissioner Hollifield; Seconded By: Commissioner Jugenitz
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

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.

Motion to open audience participation.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Jugenitz
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

Motion to close audience participation.

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

V. Presentations and Public Hearing Items

- Special Use Permit & Limited Site Plan Review: Automobile Sales at 505 Tyler Rd.
City Planner Andy Aamodt presented the SUP and LSP.
Former medical office that has been vacant for a year. There is no changes to the layout

of the site except for parking space parking. The parcel is less than half an acre. Staff believes this use conforms to the provisions and requirements of the zoning ordinance. There would be the maximum of 13 automobiles at the site. Site will not be conducting auto repairs. Staff believes the site is designed well for the proposed use. The commission can specify hours of operation and screening. If that is not specified, the applicant would need to create a lighting plan. Staff had concern about wheel stops, they need to be moved so no vehicle overhangs the sidewalk. The applicant shall provide at least one barrier one free barrier free parking spot.

Applicant is working on edging the sidewalk and is currently taking care of it. There will be three employees max at the location at the same time. They're planning on having hours of operation from 10-6pm.

○ Public Hearing

Motion to open the public hearing

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Hollifield
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)**

n/a

Motion to close the public hearing.

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Jugenitz
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)**

*Motion that the Planning Commission **approve** the Special Use Permit for automobile sales use at 505 Tyler Rd. with the following findings and conditions:*

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

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

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Hollifield
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)**

*Motion that the Planning Commission **approve** the Limited Site Plan for 505 Tyler Rd. with the following findings and conditions:*

Findings:

- *The application substantially complies with §122-311.*
- *The existing building and site design are legal nonconforming under §122-352*

Conditions:

- *Wheel stops must be placed in a manner so that no vehicle may park on or hang over any part of the sidewalk.*
- *Signage to be applied for separately.*
- *Parking spaces shall be striped in accordance with the zoning ordinance §122-685.*
- *At least one barrier free parking space shall be provided.*
- *Applicant shall confirm number of employees on maximum shift.*
- *Applicant shall provide 3 bicycle parking loops.*

- *Trash storage area must be on a paved surface, and screened with an enclosure conforming with §122-608f.*
- *Hours of operation shall be 10am-6pm or sunset, whichever may occur later, unless a lighting plan conforming with the provisions of §122-609 is submitted and approved.*

Friendly amendment offered by Commissioner Hollifield: *Hours of operation beginning at 8am.*

Friendly amendment accepted by commissioner Davis Jr.

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Talaga

Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

- Special Use Permit & Limited Site Plan Review: Recreational Marihuana Microbusiness at 815 Huron River Drive.
Andy Aamodt provided a staff report. Application for a recreational marijuana microbusiness use. The site is currently is a laundromat with a barber shop. The parcel is under 1 acre. This is the first microbusiness application the City has seen. Proposal includes solar panels, and a green roof. Staff recommends approval with conditions. There are concerns about windows being removed, single story buildings are required to have 50% transparency on the façade. Lowell Street is a southbound one way, and this could cause issues. Staff would like to see parking lot screening. Commissioner Dunwoodie has concerns about existing trees being removed to satisfy staff recommendations for screening. Applicant: Mo. The laundromat is vacant, and the barbershop is not. The existing windows will stay, and they are planning on adding additional windows. Commissioner Davis Jr. asked if the applicant would have any difficulties adding additional screening without removing the existing trees.

- Public Hearing

Motion to open the public hearing.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Davis Jr.

Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

n/a

Motion to close the public hearing.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly

Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

*Motion that the Planning Commission **approve** the Special Use Permit for recreational marihuana microbusiness use at 815 Huron River Drive with the following findings and conditions:*

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

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

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield

Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

*Motion that the Planning Commission **approve** the Limited Site Plan for 815 Huron River Drive with the following findings and conditions:*

Findings:

- *The application substantially complies with §122-311.*
- *The existing building and site design are legal nonconforming under §122-352*

Conditions:

- *The amount of ground-floor transparency shall not be decreased at the retail portion of the building.*
- *Applicant provide an elevation view of the eastern façade*
- *Applicant provide a "right turn only" directional sign for vehicles exiting onto Lowell Street.*
- *Applicant provide off-street parking landscaping or screening in conformance with 122-684 and 122-675 that does not jeopardize existing street trees.*
- *Bike rack shall contain five spaces/loops.*
- *Applicant shall submit a lighting plan conforming with the provisions of 122-609.*
- *Applicant shall confirm height of dumpster enclosure conforming with 122-608.*

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield

Approved: Yes – 7; No – 0; Absent – 1 (Simmons)

- Special Use Permit Expansion & Site Plan Review: Medical marijuana provisioning center/recreational marijuana retailer at 539 S. Huron St.
 - Tabled from August 19, 2020 MeetingStaff presentation – there has been a little bit of change to the proposed plans. The applicant is now applying to make the trailer connected to the rear an expansion of the building. The second trailer will be an accessory structure. A temporary traffic circulation plan has been provided. The proposed traffic circulation area on crushed gravel, should also follow the Temporary Use Permit review standards. Crushed gravel is not an acceptable permanent surface according to the zoning ordinance. Staff recommends the Planning Commission approve the Special Use Permit expansion for the Patient Station at 539 S Huron with findings and conditions. Commissioner Dunwoodie has concerns over approving one temporary drive-up after not approving a similar request in the past. Andy Aamodt stated that this temporary curbside service is allowed because of the pandemic. Applicant: Dennis Cowan and Jim Nemeth from Patient Station clarified questions from the commission. They do plan to bring a lighting plan.

The commission discussed roles of the building department and the planning commission concerning temporary permits

Commissioner Dunwoodie does not see the point of approving a temporary traffic

circulation area that does not use material approved by engineering.

*Motion that the Planning Commission **approve** the Special Use Permit expansion for the Patient Station at 539 S Huron with the following findings and conditions:*

Findings:

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

Conditions

- 1. Special use expansion approval shall be subject to approval of site plan and applicable site plan conditions.*
- 2. Temporary trailer and gravel traffic circulation area shall not become permanent.*
- 3. Temporary trailer and traffic circulation area shall not store or contain marijuana.*
- 4. Temporary traffic circulation area shall operate only during daylight hours until such time as the applicant provides a lighting plan conforming with the provisions of §122-609.*

**Offered By: Commissioner Jugenitz; Seconded By: Commissioner Donnelly
Approved: Yes – 4; No – 3 (Davis Jr., Hollifield, Jugenitz) ; Absent – 1 (Simmons)**

*Motion that the Planning Commission **approve** the site plan and temporary use permits for the Patient Station at 539 S Huron with the following findings and conditions:*

Findings

- 1. The application substantially complies with §122-311.*
- 2. The temporary nature of both the trailer and gravel traffic circulation area prompt temporary use permit regulations (§122-335).*

Conditions

- 1. Staff recommends the temporary trailer shall remain on the site for no longer than one year, or until the future building is granted a Certificate of Occupancy, whichever is less.*
- 2. Temporary trailer and temporary warming booths shall be inspected and permitted by the Building Department.*
- 3. The third temporary use permit will take effect only after the first two are permitted by the Building Department.*
- 4. Gravel must not exceed barricade boundaries on site plan, and area must be restored after expiration of temporary use permit.*
- 5. Temporary traffic circulation area shall be graded in a manner that does not convey stormwater onto adjoining properties.*
- 6. Applicant shall receive approval for traffic circulation area by City Engineer.*
- 7. Applicant shall provide at least two bike loops/spaces for bike parking.*
- 8. Temporary traffic circulation area shall be lighted in conformance with §122-609 if used during night hours.*

**Offered By: Commissioner Jugenitz; Seconded By: Commissioner Donnelly
Approved: Yes – 6; No – 1 (Hollifield) ; Absent – 1 (Simmons)**

VI. Old Business

- Draft Bylaws Amendment

*Motion that Article V- Meetings, Section 5. to be amended as follows:
Section 5. The normal order of business at meetings shall be as follows:*

- 1. Call to order*
- 2. Roll call*
- 3. Approval of minutes*
- 4. Audience participation*
- 5. Committee Reports*
- 6. Any business item requiring a public hearing*
- 7. Old business*
- 8. New business*
- 9. Adjournment*

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Jugenitz
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)**

VII. New Business n/a

VIII. Future Business Discussion / Updates The sustainability commission recommended approval of the sustainability plan. The commission will want to hold a joint meeting before the next PC meeting.

IX. Committee Reports

- Committee Discussion
- Non-Motorized Committee Report
Commissioner Davis Jr. updated the commission. Closed captioning service is being provided by a third party which is helpful. Draft of the report is being worked on, hopefully delivered to the Commission by February.
- Housing Affordability and Accessibility Committee Report
Commissioner Jugenitz updated the commission. Formal findings to council will be scheduled in October. Washtenaw Housing Alliance will be hearing findings next week.

X. Adjournment

Motion to adjourn

**Offered By: Commissioner Donnelly; Seconded By: Commissioner Jugenitz
Approved: Yes – 7; No – 0; Absent – 1 (Simmons)**

DRAFT Meeting Minutes
Special Joint Meeting of the Planning Commission & Sustainability Commission
Hosted by the Planning Commission
Virtual Meeting- Monday, October 5, 2020 – 7:00 P.M.

Please be advised that due to COVID-19, City Hall will not be open to the public. This meeting will be held electronically on a video conferencing application in accordance with Governor Whitmer's Executive Order. The access code is posted in the Public Notice on www.cityofpysilanti.com and attached in the packet. The public may choose to participate during Audience Participation through the video conferencing application, or may submit e-mailed comments to aaamodt@cityofpysilanti.com by 4 pm, October 5..

I. Call to Order

II. Roll Call

Planning Commission Members

Matt Dunwoodie, Chair
Jared Talaga, Vice-Chair
Eric Bettis
Mike Davis Jr.
Jessica Donnelly
Phil Hollifield
Heidi Jugenitz
Michael Simmons

P
P
A
P
P
A
P
A

Sustainability Commission Members

Keith Michalowski, Chair
Nancy Heine, Vice-Chair
Julia Bayha
Christian Cannon
Takunia Collins
Bryan Foley
Beth Gibbons
Katy Greenwald

P
P
A
A
P
P
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P

III. Approval of Minutes

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.

Motion to open audience participation.

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Talaga

Approved: Yes – 5; No – 0; Absent – 3 (Bettis, Hollifield, Simmons)

Lamar Weir spoke.

Motion to close audience participation.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Talaga

Approved: Yes – 5; No – 0; Absent – 3 (Bettis, Hollifield, Simmons)

V. Committee Reports

VI. Presentations and Public Hearing Items

VII. Old Business

VIII. New Business

- Draft Sustainability Plan

Department of Public Services project manager Bonnie Wessler presented an overview of the Sustainability Plan. This Plan is a policy document that identifies the sustainability goals of the City, and proposes means to address those goals.

The purpose of the joint meeting is so Planning Commission can decide how to use the Sustainability Plan in the Master Plan update. Staff recommended the Plan be incorporated by reference in the Master Plan, rather than be incorporated in whole (for example as an entire chapter).

The draft Sustainability Plan was discussed by the Planning Commission and Sustainability Commission. Commissioner Dunwoodie summarized how the Planning Commission could potentially use the Plan. The role of the Plan in Planning Commission decisions, and in zoning ordinance decisions for example, was further discussed.

Commissioner Collins expressed concerns about biodiversity and pollinators.

Commissioner Dunwoodie emphasized it is important to consider who the responsible party will be in implementing and enforcing the Sustainability Plan. If the Plan is incorporated into the Master Plan update, then Planning Commission becomes responsible for the Plan.

Commissioner Gibbons expressed concern about the recent mitigation and adaptation edits not included in this Plan.

Commissioner Davis stated has a level of concern about the Plan sitting outside the Master Plan.

Commissioners Donnelly and Greenwald expressed concern about institutional memory. When there are changes to Commission members and staff, they felt uncertain about the Plan being supported in the future.

Some Sustainability Commissioners expressed concerns about the changing timeline and changing processes in terms of the Master Plan update.

Commissioner Michalowski expressed concern about the weight of the Plan if it is not incorporated as whole into the Master Plan.

Commissioner Collins thanked both Commissions for their hard work in sustainability planning efforts.

Commissioners Collins and Davis expressed similar concerns about what the coordination between the Sustainability Commission and the Planning Commission will be. Commissioner Davis especially wondered if Sustainability Commission will be reviewing Planning Commission's actions annually.

Ron Akers, Department of Public Services Director, spoke about the intent to have the Plan be a standalone Plan. Bonnie Wessler spoke about potential times and processes.

The Planning Commissioners discussed how the Sustainability Plan could be incorporated in whole as a chapter of the Master Plan update, and how the drafted resolution may be revised. Commissioner Dunwoodie opposed the incorporation of the Plan in whole, and encouraged the Plan be incorporated by reference.

RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti has adopted the Shape Ypsilanti Master Plan in 2013 which states Ypsilanti is sustainable;

WHEREAS, the Sustainability Commission has created a draft Sustainability Plan;

WHEREAS, the Sustainability Plan will be released for public review and comment;

WHEREAS, after the public review and comment period is completed and comments are considered, the next step is adoption by City Council;

NOW THEREFORE BE IT RESOLVED, that Planning Commission supports the adoption of the draft Sustainability Plan;

BE IT FURTHER RESOLVED, that the Planning Commission intends to incorporate the Sustainability Plan as a chapter in the Master Plan.

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Talaga

Approved: Yes – 4 (Davis Jr., Donnelly, Jugenitz, Talaga);

No – 1 (Dunwoodie); Absent – 3 (Bettis, Hollifield, Simmons)

IX. Future Business Discussion / Updates

X. Adjournment

Offered By: Commissioner Donnelly; Seconded By: Commissioner Jugenitz

Approved: Yes – 5; No – 0; Absent – 3 (Bettis, Hollifield, Simmons)



October 21, 2020

Staff Review
Medical & Recreational Marijuana Zoning Text Amendments

GENERAL INFORMATION

Applicant:	City of Ypsilanti
Action Requested:	Recommendation to City Council to approve marijuana zoning ordinance text amendments to Chapter 122: Article II, Article IV and Article V.

SUMMARY

Staff is proposing zoning ordinance text amendments pertaining to medical and recreational marijuana. The issues that are being addressed include but are not limited to: synchronizing use regulations across marijuana facility types and fixing conflicting information; merging medical and recreational marijuana uses into a single section when applicable, for example merging medical and recreational marijuana growing and/or processing into one section; modifying buffer regulations; and fixing errors and re-formatting reference numbering.

BACKGROUND

The goal of these zoning text amendments is to make the zoning ordinance more readable and more consistent. Also, the City is working on merging and modifying Chapter 7 and 8 of the City Code at the same time. This will give City Council one review of all marijuana related ordinances, and allow the regulations and processes for potential applicants to be clearer going into the 2021 "application window."

DISCUSSION

Synchronizing use regulations across facility types including modifying buffer regulations

Staff encourages the importance of having more synchronized use regulations across facility types. This will help staff in the administration and enforcement of marijuana facilities, but also helps applicants and the general public understand the ordinance.

Possibly the most impactful modification staff is proposing is the modification to buffer regulations. Staff suggests to make the buffer regulations universal from one facility type to another of the same facility type, as well as one facility type to another facility type. Under the current regulations, the inconsistency from one facility type's buffer requirement to another facility type creates challenges. For example, under

the current regulations a new marihuana retailer could locate next to an existing marihuana microbusiness, but a new marihuana microbusiness could not locate next to an existing marihuana retailer. That could create issues with nonconformities. Also, this creates difficult scenarios with the way the City accepts annual applications, because all applications are accepted during an application window in which the higher scoring application (based on a rubric set by staff) is awarded a City Permit in the case that there is a cap or a buffer conflict. In all, staff recommends a universal 500 feet buffer from a facility to a facility of the same type. There would be no buffer requirement from a facility of one type to a facility of another type, but the 1,000 feet buffer from schools will still stand. See figures 1 and 2 below.

Figure 1: Existing Buffer Chart

Recreational Marijuana Zoning/Locational Chart		
License/ Facility Type	Zoning District & Use	Distance Requirement*
<i>Recreational Marihuana Retailer</i>	<i>C - Permitted GC - Special NC - Special**</i>	500 ft. buffer from same type; No buffer from other types
<i>Marihuana Microbusiness</i>	<i>C - Special GC - Special PMD - Special</i>	1000 ft. buffer from same type; 500 ft. buffer from other types
<i>Designated Consumption Establishment</i>	<i>C - Special GC - Special</i>	500 ft. buffer from same type; No buffer from other types
<i>Recreational Marihuana Growing and/or Processing Facility</i>	<i>GC - Special PMD - Special</i>	500 ft. buffer from same or other types***
<i>Marihuana Secure Transporter</i>	<i>GC - Special PMD - Special</i>	500 ft. buffer from same type; No buffer from other types
<i>Marihuana Safety Compliance Facility</i>	<i>HHS - Special PMD - Special</i>	500 ft. buffer from same type; No buffer from other types
<i>Excess Marihuana Grower</i>	<i>PMD - Special</i>	No buffer from other types****
NOTES *Distance requirement is distance, lot line to lot line, from marijuana facilities. All marijuana facilities are subject to 1000 ft. distance requirement from schools. **Recreational marihuana retailers are limited to 5,000 square feet of gross floor area in NC zoning districts. ***For growing and/or processing facility types, buffering from other types is waived in PMD zoning districts. ****Excess marihuana growers are capped at one (1) per <i>Chapter 8</i> . Chart is based on Zoning Ordinance Text Amendment adopted by City Council, effective October 1, 2020. Chart is not a substitute for the ordinance.		

Figure 2: Proposed Buffer Chart

Marijuana Zoning/Locational Chart		
License/ Facility Type	Zoning District & Use	Distance Requirement*
<i>Marihuana Retailer / Provisioning Center</i>	<i>C - Permitted GC - Special NC - Special**</i>	500 ft. buffer from same type; No buffer from other types
<i>Marihuana Microbusiness</i>	<i>C - Special GC - Special PMD - Special</i>	500 ft. buffer from same type; No buffer from other types
<i>Designated Consumption Establishment</i>	<i>C - Special GC - Special</i>	500 ft. buffer from same type; No buffer from other types
<i>Marihuana Growing and/or Processing Facility</i>	<i>GC - Special PMD - Special</i>	500 ft. buffer from same type;*** No buffer from other types
<i>Marihuana Secure Transporter</i>	<i>GC - Special PMD - Special</i>	500 ft. buffer from same type; No buffer from other types
<i>Marihuana Safety Compliance Facility</i>	<i>HHS - Special PMD - Special</i>	500 ft. buffer from same type; No buffer from other types
<i>Excess Marihuana Grower</i>	<i>PMD - Special</i>	No buffer from other types****
NOTES *Distance requirement is distance, lot line to lot line, from marijuana facilities. All marijuana facilities are subject to 1000 ft. distance requirement from schools. **Marihuana retailers/provisioning centers are limited to 5,000 square feet of gross floor area in NC zoning districts. ***For growing and/or processing facility types, buffering from same types is waived in PMD zoning districts. ****Excess marihuana growers are capped at one (1) per <i>Chapter 8</i> . Chart is based on Zoning Ordinance Text Amendment proposed to Planning Commission, October 21, 2020. Chart is not a substitute for the ordinance.		

There are two other relevant modifications proposed. One is moving the “120 day cease of operation” provision away from the Zoning Ordinance altogether, and insert it in the proposed (merged) Chapter 7. That way there is no conflict with the fact that special land uses shall not be issued for certain time periods. This would put the enforcement of any operations ceasing for such length of time into Chapter 7, which specifies that the City Manager may revoke permits. The other modification is adding that the facility, if a special land use, must not expand or alter the facility or site without the approval of the Planning Commission. This is in line with our Special Land Use provisions (§122-328), but to ensure future compliance of sites, staff suggests this provision.

Merging relevant medical and recreational marihuana uses into a single section

With the Marijuana Regulatory Agency (Division of the State Department of Licensing and Regulatory Affairs) allowing for the co-location of “equivalent” license types, staff feels it is necessary to group equivalent medical and recreational marijuana under the same sections, zoning-wise. This pertains to both growing and/or processors, and marihuana retailers/provisioning centers.

STANDARDS FOR AMENDMENTS

§122-362(a)

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

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

Applicable guiding values of the Master Plan include:

- Diversity is our strength: per the decision-making rubric. This maintains and potentially improves the diversity of the mix of businesses in Ypsilanti.
- Ypsilanti is sustainable: this action maintains, and has the potential to create, job opportunities for Ypsilantians.
- Great place to do business, especially green and creative: This action retains and fosters the growth of local businesses.

(2) The rezoning is consistent with description and purpose of the proposed district, and.

The amendment is an update only and does not materially change the existing zoning; it is consistent with existing zoning. No zoning districts will be modified.

(3) The proposed amendment is consistent with the intent of this Zoning Ordinance; and

Per §122-100, the intent of the ordinance is to promote the public health, safety, and welfare.

In particular, to:

- create a safe, diverse, and sustainable city;
- guide the location of places of residence, recreation, industry, trade, service, and other uses of land;
- ensure that uses of the land shall be situated in appropriate locations and relationships;
- limit the inappropriate overcrowding of land and congestion of population and transportation systems and other public facilities;
 - facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility needs;”

The amendment is an update only and does not materially change the existing zoning; it is consistent with existing zoning.

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

Staff anticipates that this amendment will enhance functionality of the City.

(5) The proposed amendment will preserve the historic nature of the surrounding area and of the City; and

Staff does not anticipate that this amendment will negatively or positively affect the historic nature of the City.

(6) The proposed amendment will enhance the natural features and environmental sustainability of the City; and

Staff does not anticipate that this amendment will negatively affect the natural features or environmental sustainability of the City.

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

Staff anticipates that this amendment will indeed do so by bringing the zoning code into closer alignment with state law and also Chapter 7 of the City Code.

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

This amendment does not correct an error.

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

Staff does not anticipate that this change will significantly impact a community need in physical or economic conditions. This amendment aligns with the desires of the City's residents per Proposal 1 of 2018.

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

The proposed amendment will not result in nonconformities.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend **approval** of the proposed text amendments to Chapter 122 Articles II, IV, and V, with the following findings:

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

Andy Aamodt
City Planner, City of Ypsilanti

c.c. File



City of Ypsilanti
Notice of Adopted Ordinance
Ordinance No. _____

An Ordinance Entitled “Medical and Recreational Marihuana Facility Zoning Modifications”

Definitions (Article II, Sec. 122-203)

Eliminates *medical marijuana growing and/or processing facility* and *recreational marihuana growing and/or processing facility* definitions and replaces with the following:

Marihuana growing and/or processing facility means a facility for the cultivation and/or processing of medical or recreational marihuana into a usable form. Also a “grower” or “processor” as defined by the Medical Marihuana Facilities Licensing Act, PA 281 of 2016, as amended, or a “marihuana grower” or “marihuana processor” as defined by the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018.

Eliminates *recreational* from the following definitions: *recreational marihuana microbusiness*, *recreational marihuana retailer*, and *recreational marihuana safety compliance facility*.

Eliminates *medical marihuana* from the *medical marihuana provisioning center* definition.

Permissible Uses Charts (Article IV, Divisions 2 and 3)

Correctly match the text of uses to the modified definition names where applicable in PMD, C, NC, GC, HHS.

Specific Standards for Certain Uses (Article V, Division 1)

Eliminates section 122-537 Medical Marijuana Provisioning Centers and 122-538 Medical Marijuana growing and/or processing facilities, amending relevant text into section 122-550 and 122-548, respectively.

That Section 122-522 be amended as follows:

Designated consumption establishment.

- a) Generally. Nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with the State of Michigan laws and rules. Also, since Federal law is not affected by the Act or the General Rules, nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law.
- b) The following standards for a ~~recreational marihuana~~-designated consumption establishment apply:
 1. The facility shall operate at all times in compliance with the General Rules of the Michigan Department of Community Health, the MTA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;
 2. The site shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the designated consumption establishment is located to the outermost boundaries of the lot or parcel on which the school is located;
 3. The ~~recreational marihuana~~-designated consumption establishment site shall not be located within five hundred (500) feet of a lawfully existing ~~recreational marihuana~~-designated consumption establishment as measured from the outermost boundaries of the lot or parcel on which the proposed ~~recreational marihuana~~-designated consumption establishment is located to the outermost boundaries of the lot or parcel on which the lawfully existing ~~recreational marihuana~~-designated consumption establishment is located;
 4. All activity related to the designated consumption establishment shall be done indoors;
 5. The premises shall be open for inspection upon request by the Building Official, the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.
 - ~~6. If the recreational marihuana-designated consumption establishment ceases operation for a length of time of one hundred twenty (120) days or greater, any Special Use permit shall expire;~~
 - ~~7.6.~~ All ~~recreational~~-marihuana shall be contained within the main building in an enclosed, locked facility in accordance with the General Rules of the Michigan Department of Community Health, the MTA, the MRTMA as well as any and all

administrative rules or regulations contained or adopted under the authority therein,

~~8.7.~~ All ~~recreational marihuana~~ designated consumption establishment licenses must be registered with and licensed by the State Department of Licensing and Regulatory Affairs, as well as be permitted under Chapter 7 of the City Code of Ordinances;

8. The dispensing of marihuana shall be prohibited.

9. The designated consumption establishment and site shall not be altered or expanded without approval from the Planning Commission, subject to Sec. 122-328.

That Section 122-525 be amended as follows:

Excess Marihuana Grower

- a) Generally. Nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with the State of Michigan laws and rules. Also, since Federal law is not affected by the Act or the General Rules, nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law.
- b) The following standards for an excess marihuana grower apply:
 1. The facility shall operate at all times in compliance with the General Rules of the Michigan Department of Community Health, the MTA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;
 2. The excess marihuana grower site shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the excess marihuana grower facility is located to the outermost boundaries of the lot or parcel on which the school is located;
 3. Use of marihuana is prohibited on the premises unless otherwise noted;
 4. All activity related to the excess marihuana grower facility shall be done indoors;
 5. The premises shall be open for inspection upon request by the Building Official the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.

~~6. If the excess marihuana grower facility ceases operation for a length of time of one hundred twenty (120) days or greater, any Special Use permit shall expire;~~

~~7.6.~~ Drive-through and walk-up or similar facilities shall be prohibited;

~~8.7.~~ All marihuana shall be contained within the main building in an enclosed, locked facility in accordance with the General Rules of the Michigan Department of Community Health, the MTA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein

~~9.8.~~ That portion of the structure where the storage of any chemicals such as herbicides, pesticides, and fertilizers shall be subject to inspection and approval by the Ypsilanti Fire Department to ensure compliance with the Michigan Fire Protection Code;

~~10.9.~~ All excess marihuana grower facilities must be registered with and licensed by the State Department of Licensing and Regulatory Affairs, as well as be permitted under Chapter 7 of the City Code of Ordinances;

~~11.10.~~ The dispensing of marihuana shall be prohibited.

~~11.~~ There shall be no other accessory uses permitted within the same building, other than those clearly necessary for continued operation, such as offices, employee facilities, and storage.

~~12. The excess marihuana grower facility and site shall not be altered or expanded without approval from the Planning Commission, subject to Sec. 122-328.~~

That Section 122-536 be amended as follows:

Marihuana secure transporter.

- a) Generally. Nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with the State of Michigan laws and rules. Also, since Federal law is not affected by the Act or the General Rules, nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law.
- b) The following standards for a ~~Recreational~~ marihuana secure transporter facility apply:
 1. The facility shall operate at all times in compliance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA,

the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;

2. The site shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the secure transporter facility is located to the outermost boundaries of the lot or parcel on which the school is located;

3. The marihuana secure transporter facility site shall not be located within five hundred (500) feet of a lawfully existing marihuana secure transporter facility as measured from the outermost boundaries of the lot or parcel on which the proposed marihuana secure transporter facility is located to the outermost boundaries of the lot or parcel on which the lawfully existing marihuana secure transporter facility is located;

4. Use of marihuana is prohibited on the premises unless otherwise noted;

5. All activity related to the marihuana secure transporter shall be done indoors;

6. The premises shall be open for inspection upon request by the Building Official, the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.

- ~~7. If the marihuana secure transporter facility ceases operation for a length of time of one hundred twenty (120) days or greater, any Special Use permit shall expire;~~

- ~~8.~~7. All marihuana shall be contained within the main building in an enclosed, locked facility in accordance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, the MRTMA, as well as any and all administrative rules or regulations contained or adopted under the authority therein;

- ~~9.~~8. All marihuana secure transporter facilities must be registered with and licensed by the State Department of Licensing and Regulatory Affairs, as well as be permitted under Chapter 7 of the City Code of Ordinances;

- ~~10.~~9. The dispensing of marihuana shall be prohibited.

10. There shall be no other accessory uses permitted within the same building, other than those clearly necessary for continued operation, such as offices, employee facilities, and storage.

11. The marihuana secure transporter site shall not be altered or expanded without approval from the Planning Commission, subject to Sec. 122-328.

That Section 122-548 be amended as follows:

~~Recreational~~ Marihuana Growing and/or Processing Facilities.

- a) Generally. Nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with the State of Michigan laws and rules. Also, since Federal law is not affected by the Act or the General Rules, nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law.
- b) The following standards for ~~recreational~~ marihuana growing and/or processing facilities apply:
 1. The facility shall operate at all times in compliance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;
 2. The marihuana growing and/or processing facility site shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the marihuana growing and/or processing facility is located to the outermost boundaries of the lot or parcel on which the school is located;
 3. The marihuana growing and/or processing facility site shall not be located within five hundred (500) feet of a lawfully existing marihuana growing and/or processing facility as measured from the outermost boundaries of the lot or parcel on which the proposed marihuana growing and/or processing facility is located to the outermost boundaries of the lot or parcel on which the lawfully existing marihuana growing and/or processing facility is located. This requirement is waived in PMD zoning districts;
 4. Use of marihuana is prohibited on the premises unless otherwise noted;
 5. All activity related to the marihuana growing and/or processing facility shall be done indoors;
 6. The premises shall be open for inspection upon request by the Building Official the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.

~~7. If the marihuana growing and/or processing facility ceases operation for a length of time of one hundred twenty (120) days or greater, any Special Use permit shall expire;~~

~~8.~~7. Drive-through and walk-up or similar facilities shall be prohibited;

~~9.~~8. All marihuana shall be contained within the main building in an enclosed, locked facility in accordance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, the MRTMA, as well as any and all administrative rules or regulations contained or adopted under the authority therein;

~~10.~~9. That portion of the structure where the storage of any chemicals such as herbicides, pesticides, and fertilizers shall be subject to inspection and approval by the Ypsilanti Fire Department to ensure compliance with the Michigan Fire Protection Code;

~~11.~~10. All marihuana growing and/or processing facilities must be registered with and licensed by the State Department of Licensing and Regulatory Affairs, as well as be permitted under Chapter 7 of the City Code of Ordinances;

~~12.~~11. The dispensing of marihuana shall be prohibited.

12. There shall be no other accessory uses permitted within the same building, other than those clearly necessary for continued operation, such as offices, employee facilities, and storage.

13. The marihuana growing and/or processing facility and site shall not be altered or expanded without approval from the Planning Commission, subject to Sec. 122-328.

That Section 122-549 be amended as follows:

~~Recreational~~ Marihuana Microbusiness

- a) Generally. Nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with the State of Michigan laws and rules. Also, since Federal law is not affected by the Act or the General Rules, nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law.
- b) The following standards for ~~Recreational~~ Marihuana Microbusiness apply:

1. The facility shall operate at all times in compliance with the General Rules of the Michigan Department of Community Health, the MTA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;
2. The site shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the ~~recreational~~ marihuana microbusiness is located to the outermost boundaries of the lot or parcel on which the school is located;
3. The ~~recreational~~ marihuana microbusiness facility site shall not be located within one thousand (500) feet of a lawfully existing ~~recreational~~ marihuana microbusiness, as measured from the outermost boundaries of the lot or parcel on which the proposed ~~recreational~~ marihuana microbusiness is located to the outermost boundaries of the lot or parcel on which the lawfully existing ~~recreational~~ marihuana microbusiness is located;
4. Use of marihuana is prohibited on the premises unless otherwise noted;
5. All activity related to the safety and compliance shall be done indoors;
6. The premises shall be open for inspection upon request by the Building Official the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.
- ~~7. If the recreational marihuana microbusiness ceases operation for a length of time of one hundred twenty (120) days or greater, any Special Use permit shall expire;~~
- ~~8.~~7. Drive-through and walk-up or similar facilities shall be prohibited
- ~~9.~~8. All marihuana shall be contained within the main building in an enclosed, locked facility in accordance with the General Rules of the Michigan Department of Community Health, the MTA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein
- ~~10.~~9. That portion of the structure where the storage of any chemicals shall be subject to inspection and approval by the Ypsilanti Fire Department to ensure compliance with the Michigan Fire Protection Code;
- ~~11.~~10. All ~~recreational~~ marihuana microbusiness facilities must be registered with and licensed by the State Department of Licensing and Regulatory Affairs, as well as be permitted under Chapter 7 of the City Code of Ordinances;

12.11. Growing, cultivation, processing, testing and sales of ~~recreational~~ marihuana in the microbusiness is allowed so long as it is done within the facility and has a maximum of 150 plants as allowed by the MRTMA and the State department of Licensing and Regulatory Affairs;

13.12. There shall be no other accessory uses permitted within the same building, other than those clearly necessary for continued operation, such as offices, employee facilities, and storage.

14.13. The marihuana microbusiness and site shall not be altered or expanded without approval from the Planning Commission, subject to Sec. 122-328.

That Section 122-550 be amended as follows:

~~Recreational~~ Marihuana Retailers and/or ~~Medical Marihuana~~ Provisioning Centers.

(a) Generally. Nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with the State of Michigan laws and rules. Also, since Federal law is not affected by the Act or the General Rules, nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law.

(b) The following standards for recreational marihuana retailers and/or medical marihuana provisioning centers apply:

(1) The facility shall operate at all times in compliance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;

(2) A marihuana retailer and a provisioning center may be co-located in the same facility so long as it complies with Chapter 7 of the City Code of Ordinances, the MMFLA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;

(2)(3) The ~~recreational~~ marihuana retailer and/or ~~medical marihuana~~ provisioning center shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or

parcel on which the ~~recreational~~ marihuana retailer and/or ~~medical marihuana~~ provisioning center is located to the outermost boundaries of the lot or parcel on which the school is located;

~~(3)~~(4) The ~~recreational~~ marihuana retailer and/or ~~medical marihuana~~ provisioning center shall not be located within five hundred (500) feet of a lawfully existing ~~recreational~~ marihuana retailer and/or ~~medical marihuana~~ provisioning center as measured from the outermost boundaries of the lot or parcel on which the proposed ~~recreational~~ marihuana retailer and/or ~~medical marihuana~~ provisioning center is located to the outermost boundaries of the lot or parcel on which the lawfully existing ~~recreational~~ marihuana retailer and/or ~~medical marihuana~~ provisioning center is located;

~~(4)~~(5) Use of marihuana is prohibited on the premises;

~~(5)~~(6) All activity related to the ~~recreational~~ marihuana retailer and/or ~~medical marihuana~~ provisioning center shall be done indoors;

~~(6)~~(7) The premises shall be open for inspection upon request by the Building Official, the Fire Department, and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.

~~(7)~~(8) Drive-through and walk-up or similar facilities shall be prohibited;

~~(8)~~(9) All marihuana shall be contained within the main building in an enclosed, locked facility in accordance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, the MRTMA, as well as any and all administrative rules or regulations contained or adopted under the authority therein;

~~(9)~~(10) All ~~recreational~~ marihuana retailers and/or ~~medical marihuana~~ provisioning centers must be registered with and licensed by the State Department of Licensing and Regulatory Affairs, as well as be permitted under Chapter 7 of the City Code of Ordinances;

(11) Growing, cultivation, or processing of ~~recreational~~ marihuana in a ~~recreational~~ marihuana retailer and/or ~~medical marihuana~~ provisioning center is prohibited;

~~(10)~~(12) If the ~~marihuana retailer and/or provisioning center ceases operation for a length of time of one hundred twenty (120) days or greater, any Special Use permit shall expire;~~

~~(11)~~(13) If a special land use, the existing marihuana retailer and/or provisioning center facility and site shall not be altered or expanded without approval from the Planning Commission, subject to Sec. 122-328.

That Section 122-551 be amended as follows:

~~Recreational/Medical~~ Marihuana Safety Compliance Facilities

- a) Generally. Nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with the State of Michigan laws and rules. Also, since Federal law is not affected by the Act or the General Rules, nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law.
- b) The following standards for Marihuana Safety Compliance Facilities apply:
 - 1. The facility shall operate at all times in compliance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;
 - 2. The marihuana safety compliance facility site shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the marihuana safety compliance facility is located to the outermost boundaries of the lot or parcel on which the school is located;
 - 3. The marihuana safety compliance facility site shall not be located within five hundred (500) feet of a lawfully existing marihuana safety compliance facility as measured from the outermost boundaries of the lot or parcel on which the proposed marihuana safety compliance facility is located to the outermost boundaries of the lot or parcel on which the lawfully existing marihuana safety compliance facility is located;
 - 4. Use of marihuana is prohibited on the premises unless otherwise noted;
 - 5. All activity related to the marihuana safety compliance facility shall be done indoors;
 - 6. The premises shall be open for inspection upon request by the Building Official the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.

~~7. If the marihuana safety compliance facility ceases operation for a length of time of one hundred twenty (120) days or greater, any Special Use permit shall expire;~~

~~8.~~7. All marihuana shall be contained within the main building in an enclosed, locked facility in accordance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, the MRTMA, as well as any and all administrative rules or regulations contained or adopted under the authority therein;

~~9.~~8. That portion of the structure where the storage of any chemicals shall be subject to inspection and approval by the Ypsilanti Fire Department to ensure compliance with the Michigan Fire Protection Code;

~~10.~~9. All marihuana safety compliance facilities must be registered with and licensed by the State Department of Licensing and Regulatory Affairs, as well as be permitted under Chapter 7 of the City Code of Ordinances;

~~11.~~10. The dispensing of marihuana shall be prohibited.

11. There shall be no other accessory uses permitted within the same building, other than those clearly necessary for continued operation, such as offices, employee facilities, and storage.

12. The marihuana safety compliance facility and site shall not be altered or expanded without approval from the Planning Commission, subject to Sec. 122-328.

To further amend Article V, Use Restrictions, Division 1: Specific Standards for Certain Uses, to ensure that the sections are located in alphabetical order; sections in said Division are re-numbered, and that references to those sections are updated throughout the Chapter.

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

Andrew Hellenga, City Clerk

Attest

I do hereby confirm that the above Ordinance No. _____ was published in the Washtenaw Legal
News on the ____ day of _____, _____.

Andrew Hellenga, City Clerk

CERTIFICATE OF ADOPTING

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

Andrew Hellenga, City Clerk

Notice Published:

First Reading:

Second Reading:

Published:

Effective Date:



City of Ypsilanti
Community & Economic Development Department

October 21, 2020

**Staff Review of Site Plan Review
Avenue Market
902 W. Michigan Avenue**

GENERAL INFORMATION

Applicant: Johnny Gewarges
Avenue Market
902 W. Michigan Ave.
Ypsilanti, MI 48197

Project: Avenue Market Party Store - Expansion

Application Date: September 14, 2020

Location: Northwest corner of W. Michigan Avenue and Summit.
Parcel ID# 11-11-39-145-036

Zoning: GC – General Corridor

Action Requested: Site Plan Approval

Staff Recommendation: Denial

PROJECT AND SITE DESCRIPTION

Zoned **GC- General Corridor**, which allows for commercial establishments, restaurants, offices, and other businesses that are geared toward pedestrian and automobile traffic. *Food stores, with sale of alcohol, less than 15,000 square feet* are permitted by right under §122-451 of the zoning code.

This site plan primarily serves the purpose of expanding the building to the rear, along the Summit St. frontage, to provide for additional storage. The addition is approximately 832 square feet. There are significant legal nonconformities.

Figure 1: Site Aerial (2015)



Figure 2: Photo of the front of site (Google Image, 2019)

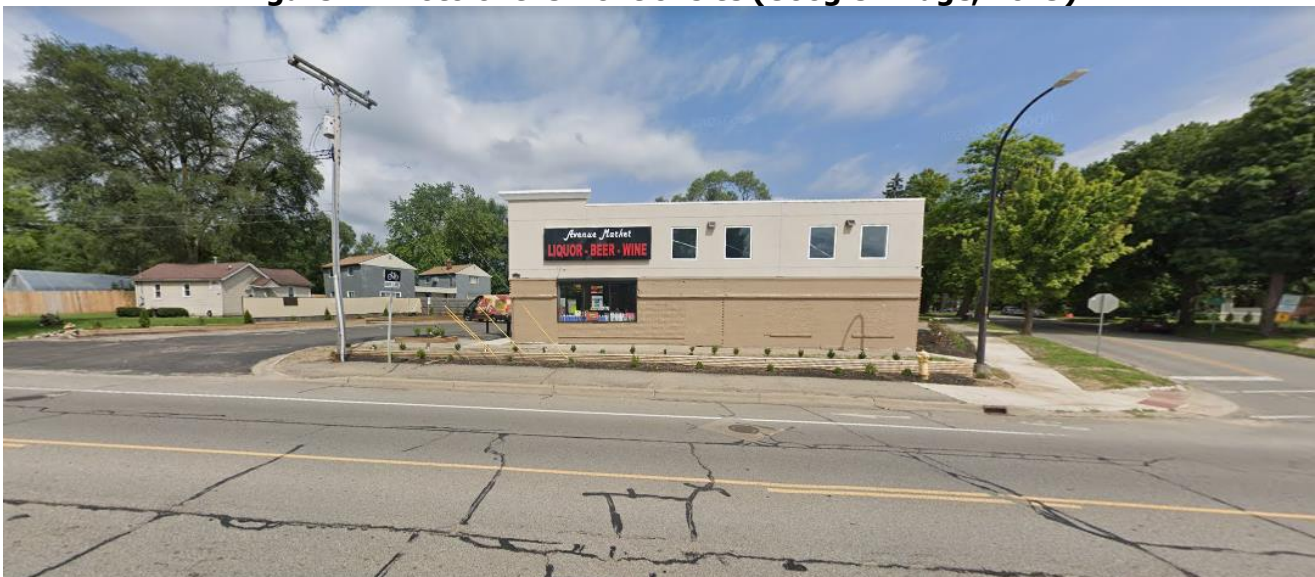


Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Residential	CN-Mid
EAST	Residential	CN-Mid
SOUTH	Church/Medical	GC
WEST	Residential	GC

SITE PLAN: CRITERIA AND REVIEW

§122-311

A full site plan is required per Division II, Subdivision I of the zoning ordinance.

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

The building type is determined to be *CM – Commercial/ Mixed-Use – Medium* due to a few factors, including lot size and building 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."

Figure 4: W. Michigan building frontage (October 14, 2020)



Figure 5: Summit building frontage (October 14, 2020)



Figure 6 Building location and site arrangement.

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	COMMENTS
For Walkable Urban Districts- Building Type Required					
122-475.CM	Building Type	Commercial/Mixed-use – Medium	Commercial/Mixed-use – Medium	Commercial/Mixed-use – Medium	
	Lot size	Maximum 60,000 s.f.	16,095 s.f.	No change	
	Lot width	60-120 ft.	139.88'	No change	
	Lot depth	Max. 500 ft.	104.6 to 142.65 ft.	No change	
	Lot coverage	Max. 90%	~20%	~25%	
	Street (front or side) setback	0-15 ft.	<15 ft. (not known – appears to comply)	<15 ft. (not known – appears to comply)	Not labeled
	Side (interior) setback	Min. 10 ft.	Appears to comply	Appears to comply	Not labeled
	Rear setback	Min. 10 ft.	44' 2 1/2 "	28' 2 1/2"	
	Frontage buildout (%)	90% - 100%	Not known- under 90%	Not known- increased but still under 90%	Lessens the nonconformity
	Accessory building: size; street, side, and rear setbacks; building envelope; number of buildings	N/A	N/A	N/A	N/A
	Principal building height				
	Accessory structure height	N/A	N/A	N/A	N/A
	Parking location	Side and/or rear	Side and rear	Side	
	Private frontage type	Commercial	Private frontage does not face the street	Private frontage does not face the street	Legal nonconforming
	Façade dimension: ground floor transparency	Min. 60%	Not known- under 60%	Not known- decreased as new addition does not have windows	Increases the nonconformity – does not comply

Items to be addressed:

- Setbacks shall be confirmed and labeled.
- Staff suggests the frontage buildout lessens the nonconformity, coming more into compliance with the zoning ordinance.
- Private frontage type is legal nonconforming as entrance does not face the street and ground floor transparency is under 60%. The addition does not contain windows, and no new windows bringing the ground floor transparency to 60% are proposed on the building, therefore the nonconformity is increased. **This does not comply with the zoning ordinance.**

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."

Figure 7: Parking near west property line (October 14, 2020)



Figure 7: Parking near building (October 14, 2020)



Figure 8: Access area from Summit (October 14, 2020)



Figure 9: Access area from Summit (October 14, 2020)



Figure 10: Building entrance and barrier-free space (October 14, 2020)



Figure 11: Site access, traffic and parking

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
122-671	Public service areas	Site shall provide adequate access for fire, police, sanitation, and public works vehicles.	Not dimensioned.	Not dimensioned, but drive width appears narrow in rear. Unsure on truck turning for sanitation and for loading.	Does not appear to comply.
122-675	Traffic visibility	At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway	Not dimensioned, appears to comply.	Not dimensioned, but new building addition shrinks the clear vision area of the driveway/curb-cut to Summit.	Does not appear to comply.
122-683	Off-street parking for all other uses: ingress and egress	10-30 ft. for one way traffic, 20-30 ft. for two-way traffic.	Not dimensioned.	Not dimensioned, but new drive in rear shrinks substantially.	Dimensions shall be verified.
	Off-street parking for all other uses: surfacing	Durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff	Not described.	Not described or dimensioned.	Surfacing shall be verified.
	Off-street parking for all other uses: drainage	Graded and drained to public storm sewers or alternate. No surface water shall be permitted to drain onto adjoining properties. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.	Not described.	Not described or dimensioned.	Drainage shall be verified.
	Off-street parking for all other uses: 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,	Not dimensioned.	Not dimensioned. Parking at the nearest point appears unchanged.	Setback shall be verified.

		and other similar concerns have been adequately addressed with other methods.			
	Off-street parking for all other uses: 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 fading, barrier-free space is questionably small and not hatched.	Striping is shown for regular spaces but not dimensioned. No barrier-free space proposed.	Does not comply.
	Off-street parking for all other uses: wheel stops	For parking lots containing five or more spaces or accessory to commercial uses, wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping.	None.	None proposed.	Does not comply.
	Off-street parking for all other uses: lighting	With the exception of multiple-family dwellings on individual lots containing no more than four units, parking and loading facilities utilized during night-time hours shall be artificially illuminated. All such outdoor lighting shall meet the requirements of §122-609.	Lighting fixtures on site and attached to building. Levels not known.	No changes proposed.	Lighting compliance shall be verified in a lighting plan.
122-684	Parking landscaping: landscape islands	• At least 1 landscape island for each 16 spaces • Islands w trees: 9' wide min and 160' sf • Islands w 5' min walkway: 11' wide min • Islands: curbed or used for stormwater • Ends of all aisles and corners shall be curbed with a landscaped island.	No landscaped islands per 13 parking spaces. No landscaped islands at end of aisles/corners.	No changes proposed.	Does not comply.

	Parking screening	Off-street parking areas in the side and rear yard which abut a R-1, MD, CN, CN-Mid, CN-SF zoning district must be screened in accordance with §122-634. All off-street parking areas that are visible from a public road shall be screened from view with a solid wall or landscape planting achieving at least 80% opacity year-round at least three (3) feet in height but no more than four (4) feet in height, in conformance with §122-675	Uses privacy fencing, but cuts off too soon to northeast nearing Summit. W. Michigan area is not screened from public street.	Uses privacy fencing, but cuts off too soon to northeast nearing Summit. No changes to W. Michigan area.	Does not comply.
	Overhang/encroachment protection	Landscaped areas, walls, structures, and walks shall be properly protected from vehicular encroachment or overhang through appropriate wheel stops or curbs, as well as a distance of at least 3 feet.	No overhang or encroachment protection.	None proposed.	Does not comply.
122-685	Parking dimensions: regular spaces; barrier free; when against fence	Parking spaces required by this article shall be at least 9 feet wide and 18 feet long (16 feet long if 2 feet of overhang is provided when parking against a curb). Spaces directly adjacent to a fence, wall or enclosure shall be increased by 1 foot in width. Barrier free parking spaces must be designed as required by and in conformity with state law.	Barrier-free labeled at site, not on plans. Does not appear to comply. Dimensions not labeled on plans.	No proposed changes. Not dimensioned. Barrier-free not proposed.	Does not comply.
	Parking dimensions for standard vehicles: degrees, width, length	Dimensions shall be noted on plans.	Not known.	Not known.	Dimensions shall be verified.

	Parking dimensions for standard vehicles: maneuvering lane width, total width	Required 22' maneuvering lane for two-way.	Not known.	Not known.	Dimensions shall be verified.
122-691	Parking space base calculation	1 space per 250 square feet of gross floor area. 3,982 square feet = 16 base requirement	13 provided	Unchanged.	See potential reduction below.
122-692	Parking reductions: transit	Within 500 feet of transit stop = 20% parking reduction	Within 500 feet of transit stop.	Within 500 feet of transit stop.	Reduction of 3 spaces.
	Total parking after reductions				13 total spaces. Complies.
122-693	Required bicycle parking	1 bicycle parking space per 5 vehicle parking spaces	None provided	None provided	Does not comply.
122-694	Off-street loading spaces requirement: # of loading spaces	3,982 square feet of gross floor area = one 10'x25' space required	None provided	None provided	Does not comply.
122-695	Off-street loading spaces requirement: location of space, distance from residential zones, surfacing, turning/maneuvering	Must not be closer than 50 feet to a residential district (CN-Mid included)	None provided	None provided	No loading space provided. Details shall be verified.

Items to be addressed:

- Public service capabilities do not appear to be provided for.
- Building edge near driveway does not appear to comply with traffic visibility standards.
- Driveways are not dimensioned.
- Surfacing, drainage, and parking lot setbacks are not described or dimensioned.
- Parking space striping, barrier-free dimensions, wheel stops, and encroachment protection measures do not comply.

- Lighting compliance is not described; shall be verified in a lighting plan.
- Parking lot landscaping islands do not comply.
- Parking lot screening with adjacent uses does not comply.
- Parking space and maneuvering lane (aisle) dimensions are not dimensioned.
- Bicycle parking is not provided for, therefore does not comply.
- Site lacks a required loading space, thus also lacking loading space setback, screening, and surfacing requirements.

ENGINEERING & STORMWATER

§122-311(f), §122-311(g)

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

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

Detailed engineering review required due to alterations to impervious surface, retaining wall work, truck turning and access.

Items to be addressed: None.

SCREENING & LANDSCAPING

§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."

While difficult to cite in the zoning ordinance, staff does not recommend the removal of trees unless proven to be unhealthy or a hazard.

Figure 12: Current dumpster enclosure (October 14, 2020)



Figure 13: Behind dumpster enclosure (October 14, 2020)



Figure 14: Crumbling retaining wall (October 14, 2020)



Figure 15: Screening & Landscaping

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
122-608	Trash receptacles & dumpsters	Masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad.	Current enclosure is in poor shape and not used properly.	New location confirmed in compliance with 122-608.	Complies. Elevation shall be provided.
122-609	Required lighting	Required at parking lot and entrances if business and parking is open during night opens.	Lighting fixtures exist.	No new fixtures proposed.	See lighting levels below.
	Lighting levels	• not >0.5 fc at lot line • not >16' in height • not < 0.3 fc anywhere where lighting required. • must average > 0.5 fc across entire area where lighting required.	Lighting levels not known.	No proposed changes. Lighting levels not known.	Lighting shall be verified via a lighting plan.
122-612	Retaining walls	Retaining walls in excess of one foot in height require a building permit. All retaining walls must be designed and built so as to safely resist lateral pressures of soil behind them and be safely supported by soil beneath them. Additionally, retaining walls must be maintained in structurally sound and safe repair and must not impair drainage or create negative impacts on any other lot.	Timber retaining wall is in poor shape and soil is not contained, eroding over parts of it.	No proposed changes in W. Michigan Ave. area of parking lot. Proposed masonry wall on north side of lot.	Current retaining wall does not comply.
122-634	Required screening between conflicting land uses	Required when GC abuts CN-Mid. PC may determine a screening is adequate or serves a public benefit.	Uses privacy fencing, but cuts off too soon to northeast nearing Summit. W. Michigan area is not screened from public street.	Uses privacy fencing, but cuts off too soon to northeast nearing Summit. No changes to W. Michigan area.	Screening does not comply.
122-636	Street trees	1 per 30 feet of lineal frontage = 1 more on	2 along Summit, 0 along W. Michigan	Unchanged.	Does not comply. PC may grant waiver.

		Summit, 4 on W. Michigan Ave.			
122-638	Site landscaping	Site needs to be at least 10% landscaped, excluding ROWs	Not known	Not known.	Landscaping percentage shall be verified.

Items to be addressed:

- Lighting compliance is not described; shall be verified in a lighting plan.
- Current retaining wall is in poor shape and does not comply.
- Screening between conflicting land uses does not comply.
- Site lacks a required number of street trees; does not comply but Planning Commission may grant waiver.
- Landscaping percentage is not noted. Shall be verified.

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."

Staff recommends the City Engineer review the detailed engineering plans, and work within the right-of-way to be permitted through Department of Public Services.

MASTER PLAN CONSIDERATIONS

§122-311(k)

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

Safety Comes First. Ensure vehicular access (entering and exiting the site) is safe, screening is sufficient with adjacent residential, and that lighting recommendations are followed. At this time staff does not believe the site plan conforms to the Master Plan.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends Planning Commission **deny** the Site Plan for Avenue Market at 902 W. Michigan Ave., with the following findings and conditions:

Findings:

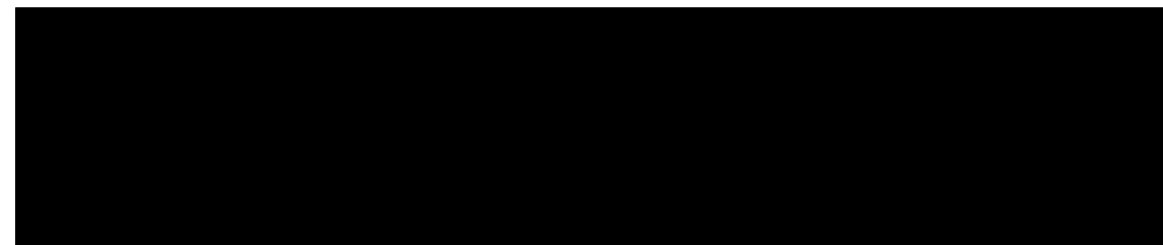
1. Site Plan does not substantially comply with §122-309.
2. Site plan does not comply with numerous zoning ordinance standards.
3. Various nonconformities do not attempt to come into compliance and are at times intensified.
4. Site use, screening, and access is not harmonious with the surrounding residential neighborhood.

Andy Aamodt
City Planner, Community & Economic Development Department

CC File
 Applicant

Avenue Market - Party Store

Proposed Building Addition



Owner

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architect

THOMAS ROBERTS ARCHITECT, LLC
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Wyandotte, Michigan 48192
734.250.4032 (t)

902 W Michigan Ave., Ypsilanti MI 48197

PROJECT DESCRIPTION

BUILDING INFORMATION:
The current property is that of the 'Avenue Market' convenience/party store.
The property consists of a single stand alone building and parking lot. The proposed project consists of a new addition added to the rear of the current building, relocation of the trash dumpster, removal of trees along rear property line, replacement of privacy fence along rear property line, install of new paving and low retaining wall at rear of building.
The addition will be used as an expansion of the 'Avenue Market'. The addition will house storage space and an expanded walk-in cooler. See attached floor plans.
The existing building is a single story with second floor mezzanine space which looks out over the main floor. The new addition will be a two story addition although the overall height of the new will match that of the existing building.
The exterior facade finishes of the new addition are designed to match those of the current building. The upper half of the building is EIFS/Stucco to match existing. The lower half of the building will be a stone veneer (new addition and existing building). See attached elevation drawings.
The existing landscaping will remain and the new landscaping plant selections will match those existing. The new pavement area at the rear of the building is used for delivery vehicles. See attached site/landscape plan.

ZONING INFORMATION

- Governing Zoning Ordinance: City of Ypsilanti Michigan
- Zoned: GC General Corridor
- Parking Requirements: Existing parking lot layout to remain as-is.
- Landscaping Requirements: Existing landscaping is to remain.
- PROJECT BUILDING ADDITION PARAMETERS ARE BASED ON THE FOLLOWING SECTION:
Sec 122-475, CM Commercial Mixed-Use - Medium (listed here below)

Sec. 122-475, CM Commercial/Mixed Use Medium

CM COMMERCIAL/ MIXED-USE - MEDIUM

These are generally moderately-sized multiple-story buildings designed for commercial uses on the ground floor and dwellings or offices above, located on lots that can accommodate a building that spans 20%-40% of that block's width.

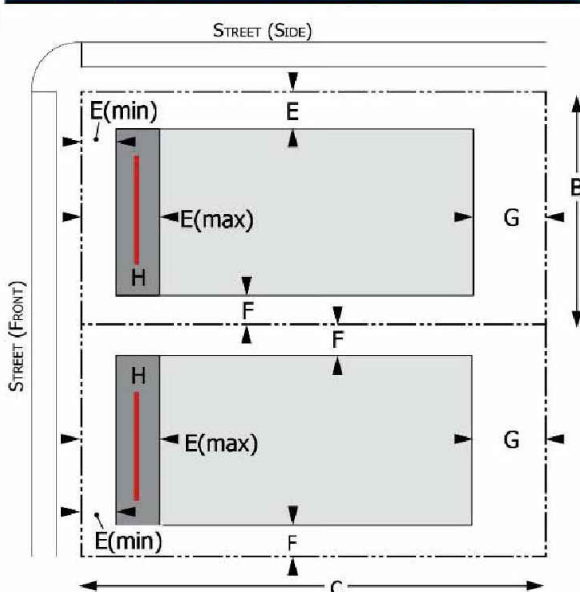
LOT REQUIREMENTS	MIN	MAX
A Lot size (sf)	--	60,000
B Lot width (ft)	60	120
C Lot depth (ft)	--	500
D Lot coverage (%)	--	90
BUILDING ENVELOPE	MIN	MAX
E Street setback (front or side) (ft)	0 ⁽¹⁾	15 ⁽¹⁾
F Side setback (interior lot line) (ft)	0	--
G Rear setback (ft)	10 ⁽²⁾	--
H Frontage buildout (%)	90	100
ACCESSORY BUILDING ENVELOPE	MIN	MAX
I Street setback (ft)	30	--
J Side setback (ft)	10	--
K Rear setback (ft)	10	--
L Building footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M Principal building (stories)	2	5
N Accessory structure(s) (ft)	--	15
PARKING LOCATION	Permitted in the side and rear yards.	
PRIVATE FRONTAGES	Commercial required.	

- (1) If located on Washtenaw Avenue, must build no more than ten feet from future right-of-way line as defined in the ReImagine Washtenaw plan.
(2) When adjacent to existing detached single-family homes, the rear setback shall be a minimum of 25 feet.

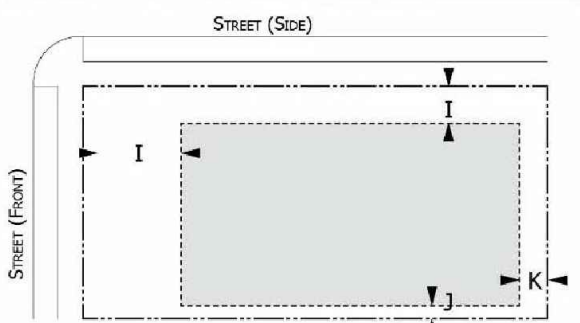


EXAMPLE

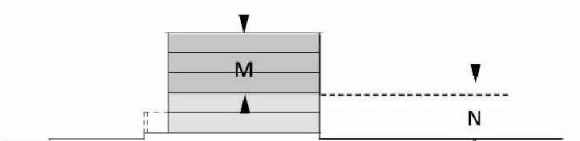
LOT REQUIREMENTS AND BUILDING ENVELOPE



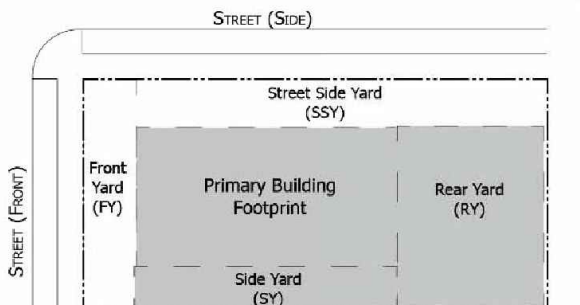
ACCESSORY BUILDING ENVELOPE



BUILDING HEIGHT



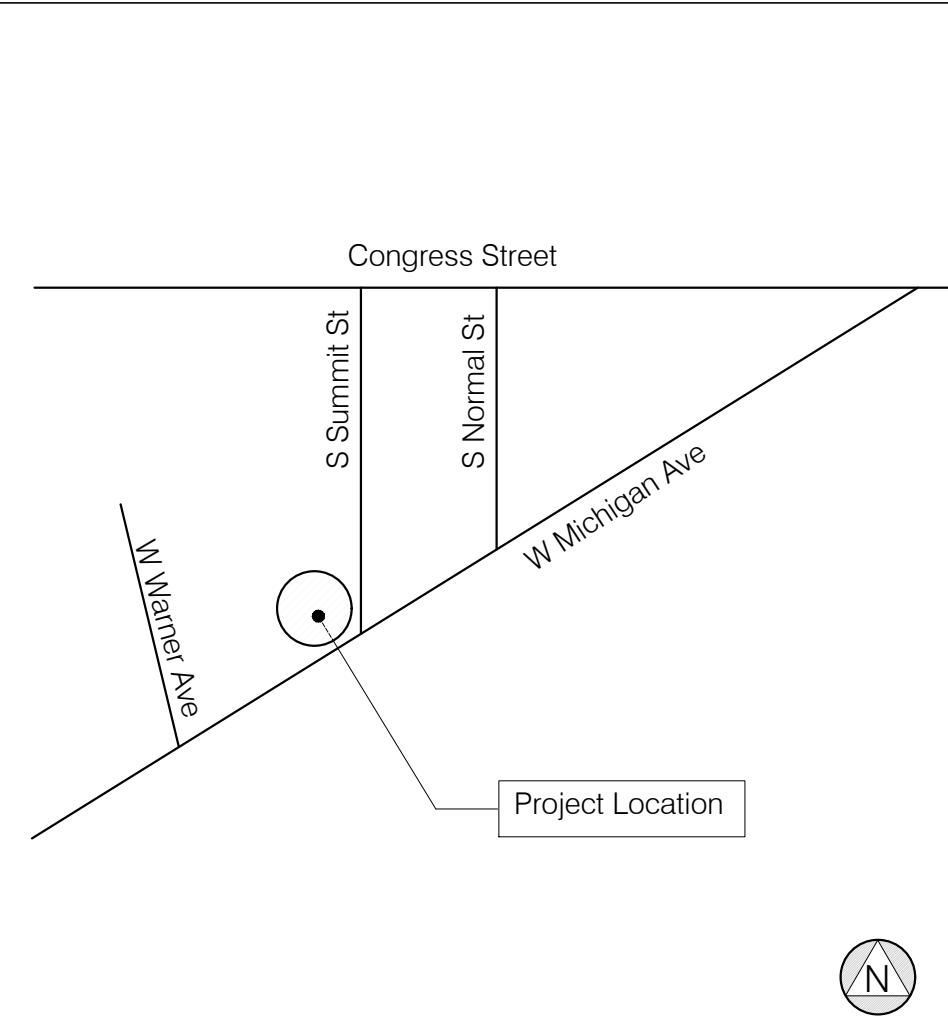
PARKING LOCATION



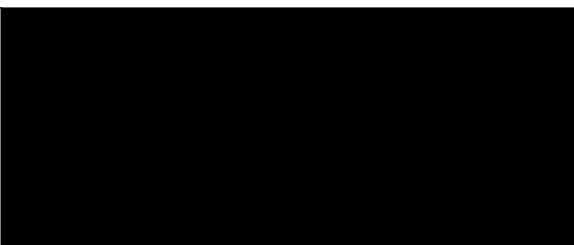
DRAWING INDEX

-	Cover Sheet
E100	Images - Existing Property
E200	Existing Site Plan
A100	Proposed Site Plan
A102	Proposed First Floor Plan
A103	Proposed Second Floor Mezzanine Plan
A300	Proposed Exterior Elevations
A301	Proposed Exterior Elevations

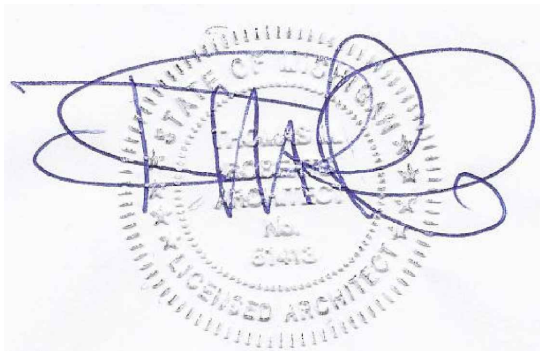
LOCATION MAP



September 16, 2020
Planning Commission Review



20017
Project No.





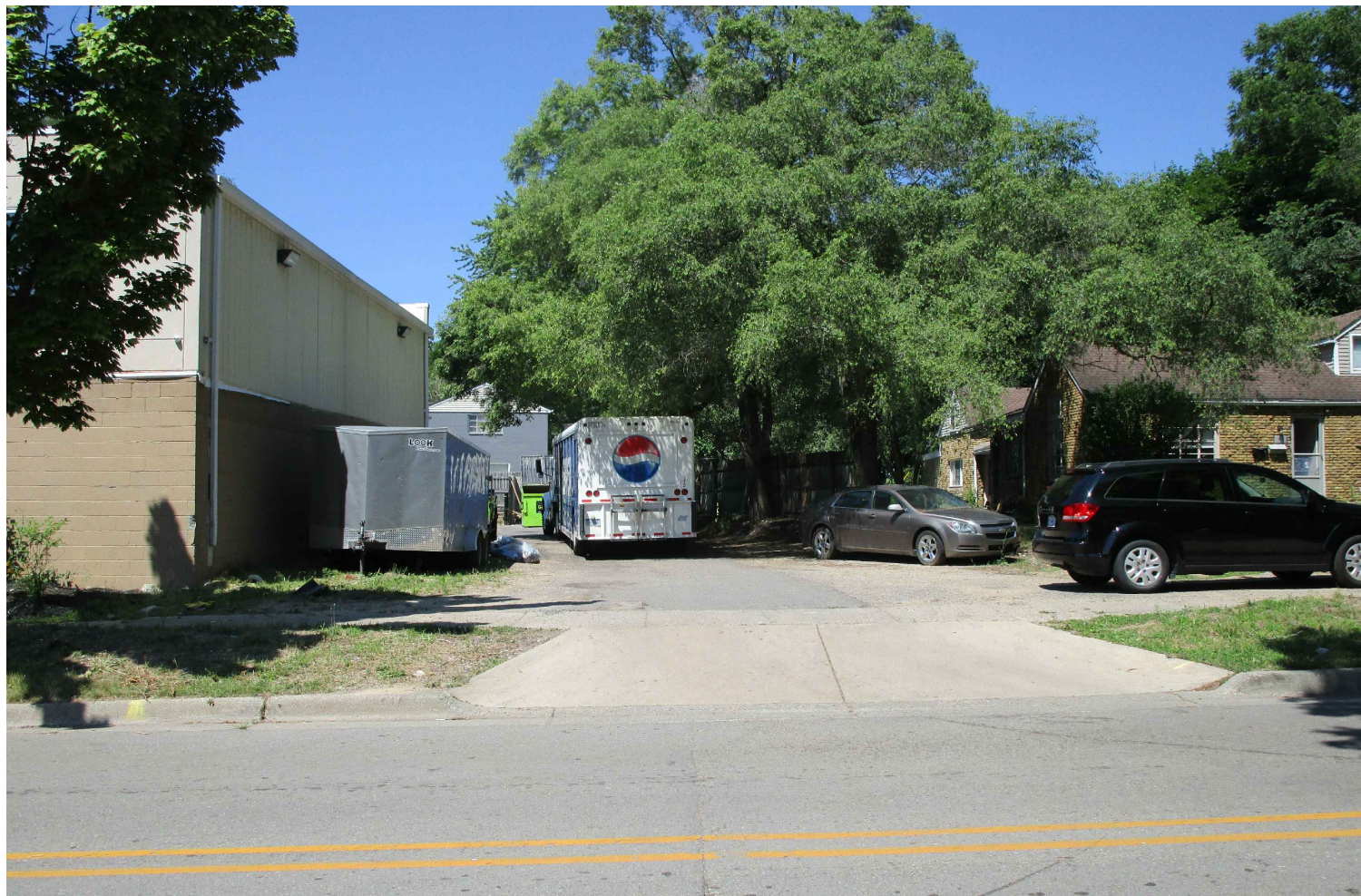
3
E100 Existing Image - Landscaping



2
E100 Existing Image - Entry Facade



1
E100 Existing Image - Front Facade



6
E100 Existing Image - Rear Drive



5
E100 Existing Image - Rear Facade



4
E100 Existing Image - Parking Lot Facade



7
E100 Existing Image - Dumpster Location

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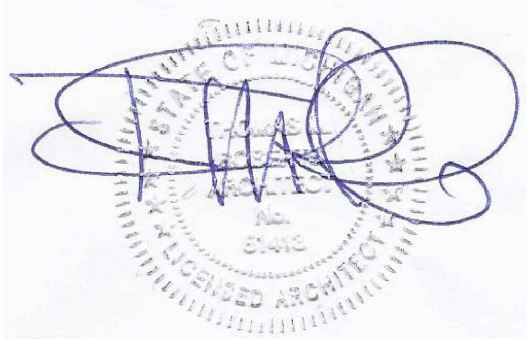
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PLANNING COMMISSION

ISSUANCES

REVISIONS

Seal



Avenue Market - Party Store
Building Addition
902 West Michigan Avenue
Ypsilanti, Michigan 48197

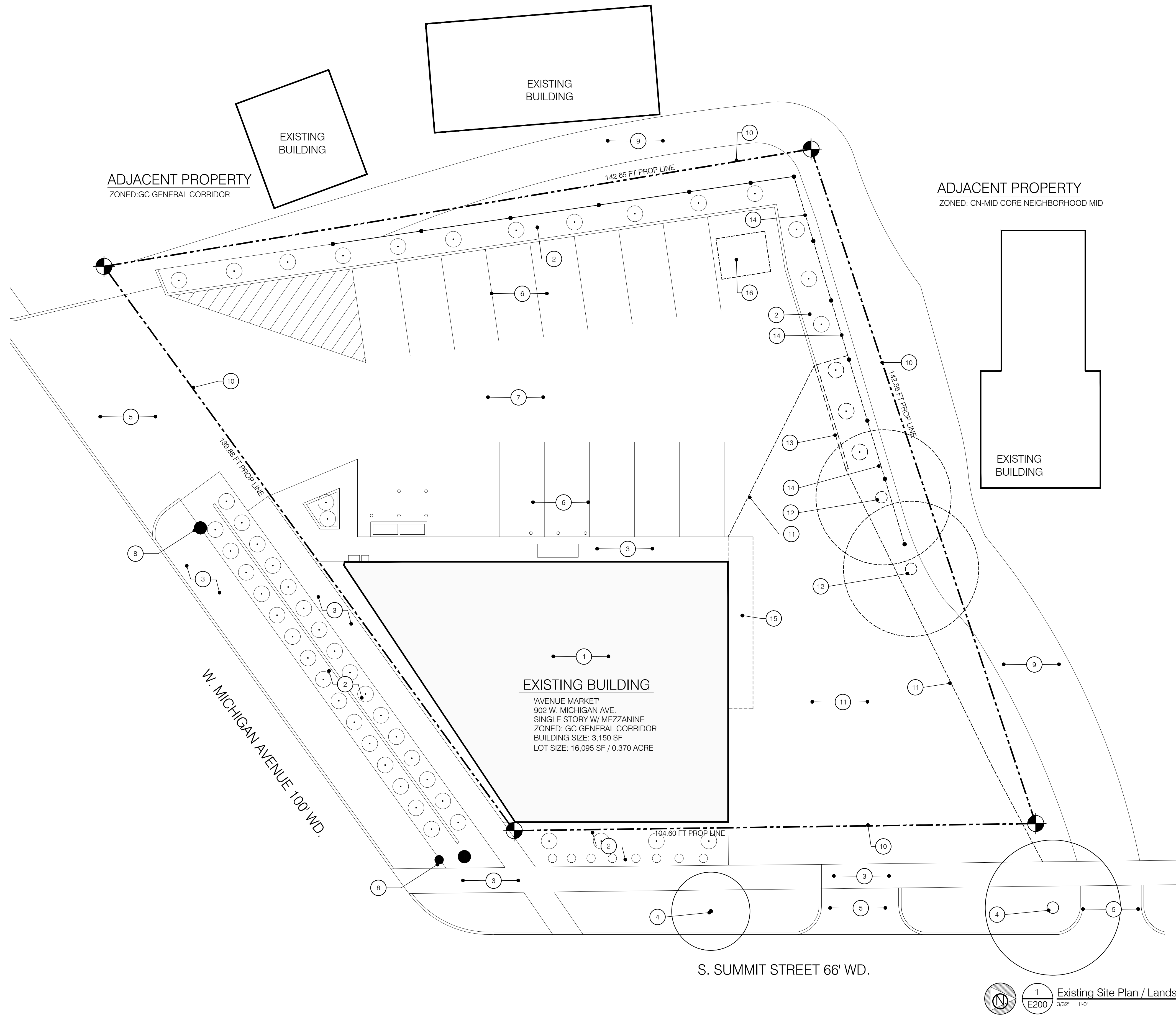
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principal in charge
WD
project manager
WD
project architect
EP/WD
drawn

date
20017
job number

E100

sheet number



GENERAL NOTES

A. PROPERTY LINES AND NEIGHBORING PROPERTY INFORMATION IS BASED ON MORTGAGE SURVEY PROVIDED BY THE 'ABLE TITLE AGENCY'.

SITE KEYNOTES

- EXISTING BUILDING
- EXISTING LANDSCAPE BED AND PLANTINGS
- EXISTING WALK
- EXISTING TREE
- EXISTING DRIVE/APPROACH
- EXISTING PARKING SPACE LAYOUT
- EXISTING PARKING LOT
- EXISTING UTILITY POLE
- EXISTING DRIVE OF ADJACENT PROPERTY
- EXISTING PROPERTY LINE
- EXISTING AREA OF ASPHALT PAVING TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING LANDSCAPE EDGING/BORDER TO BE REMOVED
- EXISTING WOOD PRIVACY FENCE TO BE REMOVED
- EXISTING CONC WALK TO BE REMOVED
- EXISTING DUMPSTER TO BE RELOCATED

1
E200
3/32" = 1'-0"

Existing Site Plan / Landscape Plan

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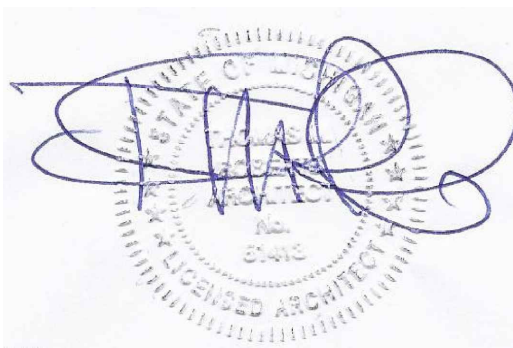
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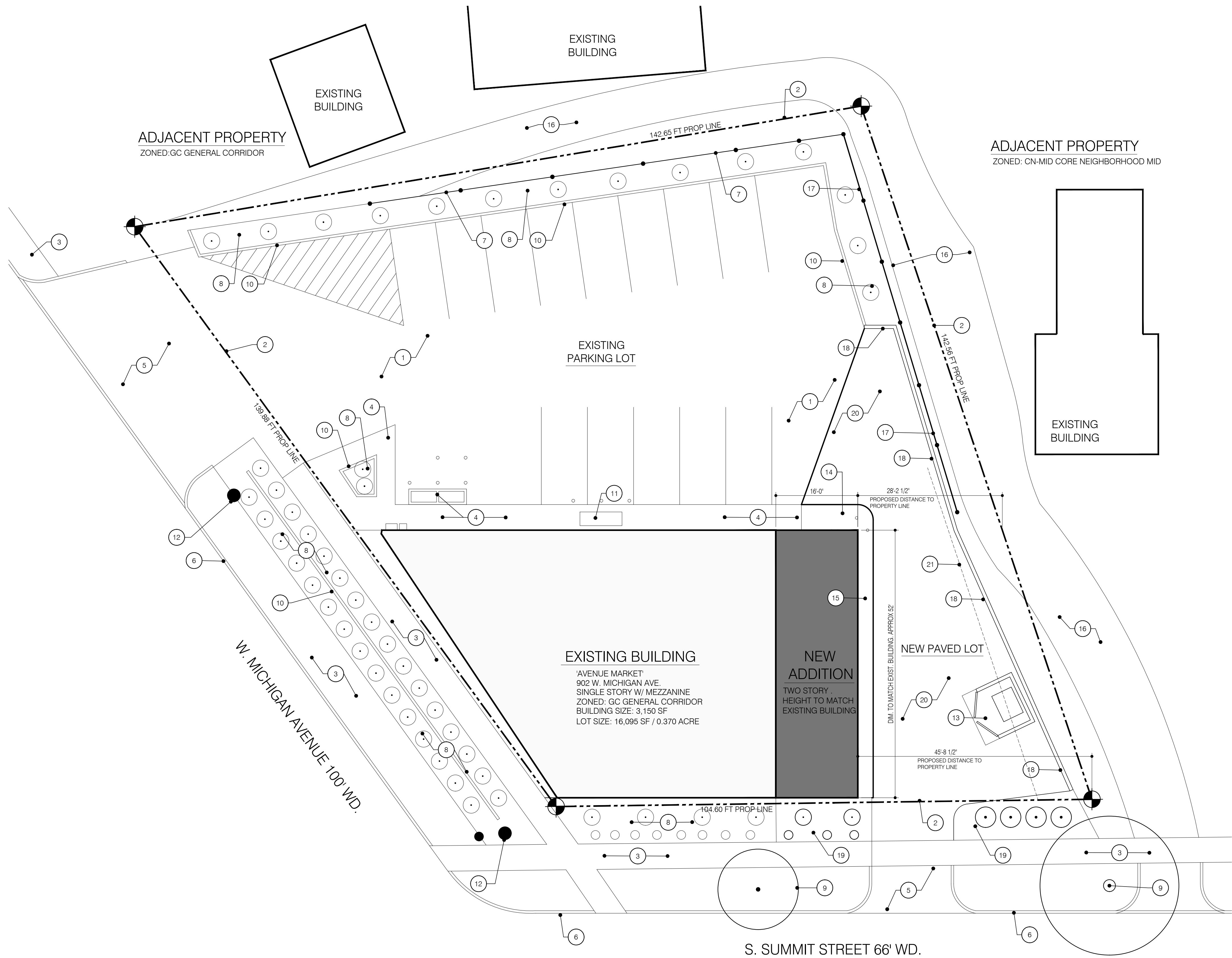
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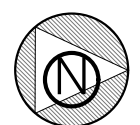
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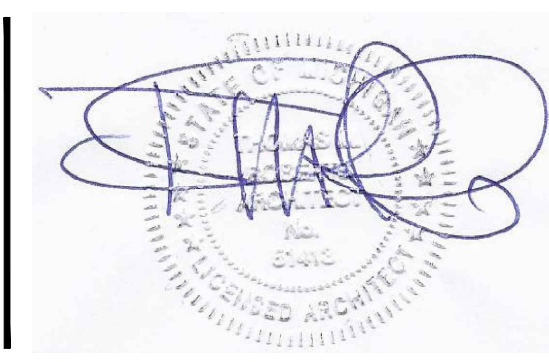
- GENERAL NOTES**
- A. PROPERTY LINES AND NEIGHBORING PROPERTY INFORMATION IS BASED ON MORTGAGE SURVEY PROVIDED BY THE 'ABLE TITLE AGENCY'.

- SITE KEYNOTES**
- EXISTING PARKING LOT LAYOUT AND PAVING TO REMAIN 'AS-IS'
 - EXISTING PROPERTY LINE.
 - EXISTING CITY SIDEWALK
 - EXISTING CONC. WALK ALONG BUILDING TO REMAIN.
 - EXISTING DRIVE/STREET APRON TO REMAIN.
 - EXISTING CURB TO REMAIN.
 - EXISTING 6FT HIGH WOOD FENCE TO REMAIN.
 - EXISTING LANDSCAPE BED. PLANTINGS AND MULCH TO REMAIN. SEE SHEET E100 FOR REFERENCE PHOTOS.
 - EXISTING TREE TO REMAIN.
 - EXISTING TIMBER LANDSCAPE BED EDGE/RETAINING WALL TO REMAIN.
 - EXISTING PROPANE TANK STORAGE RACK/CAGE TO REMAIN.
 - EXISTING UTILITY POLE TO REMAIN.
 - PROPOSED LOCATION FOR NEW TRASH DUMPSTER ENCLOSURE. ENCLOSURE MUST MEET ZONING REQUIREMENT Sec 122-608 a-f. WALLS TO BE MASONRY AT HEIGHT 1 FT ABOVE DUMPSTER WITH CONCRETE PAD AND 80% OPAQUE SWING GATES.
 - NEW CONCRETE SIDEWALK. NEW SURFACE IS TO LINE UP WITH EXISTING SIDEWALK ALONG BUILDING.
 - NEW 3'-0" WIDE CONCRETE WALK ALONG REAR OF BUILDING. SURFACE TO SLOPE AWAY FROM BUILDING AND MATCH ELEVATION OF ADJACENT PAVING (NO CURB).
 - EXISTING DRIVEWAY OF ADJACENT PROPERTY
 - NEW 6 FT PRIVACY FENCE.
 - NEW LOW MASONRY RETAINING WALL.
 - NEW LANDSCAPING. PLANT/SHRUB CHOICES TO MATCH THOSE EXISTING ON SITE.
 - AREA OF NEW PAVING.
 - LOCATION OF 10FT REAR SETBACK.

 **1**
A100 Proposed Site Plan / Landscape Plan
3/32" = 1'-0"

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9/16/20	PLANNING COMMISSION		



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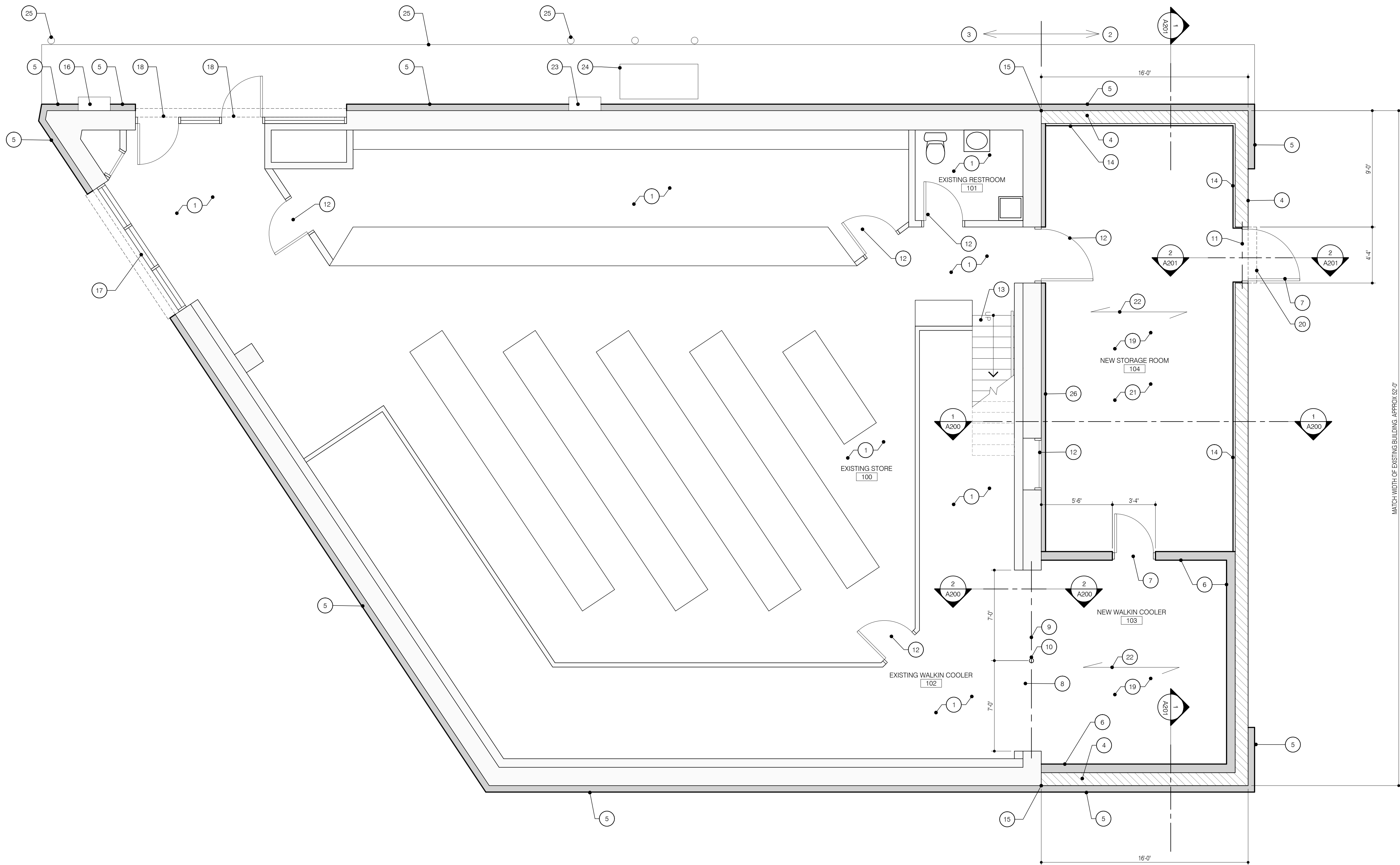
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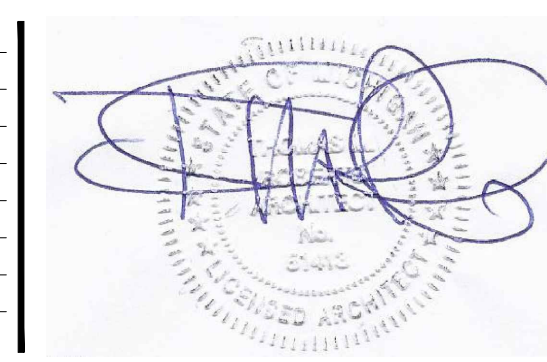


- PLAN KEYNOTES**
- 1 NO WORK THIS ROOM/AREA
 - 2 NEW BUILDING ADDITION THIS SIDE.
 - 3 EXISTING BUILDING THIS SIDE.
 - 4 NEW 8" CMU WALL
 - 5 NEW EXTERIOR STONE VENEER
 - 6 NEW INTERIOR STUD WALLS AT WALK-IN COOLER EXTENSION.
 - 7 NEW DOOR AND FRAME
 - 8 NEW WALL OPENING WITHIN EXISTING BLOCK WALL
 - 9 NEW STEEL BEAM
 - 10 NEW 4" DIA. STEEL COLUMN W/ BEARING PLATE T&B. BASE PLATE TO BEAR ON EXISTING FOOTING.
 - 11 NEW DOOR LINTEL. SEE SECTIONS.
 - 12 EXISTING DOOR AND FRAME
 - 13 EXISTING STAIR
 - 14 NEW INTERIOR FURRING AND INSULATION
 - 15 FACE OF NEW EXTERIOR WALL TO BE FLUSH WITH FACE OF EXISTING EXTERIOR WALL
 - 16 EXISTING ELECTRICAL PANEL
 - 17 EXISTING WINDOW
 - 18 EXISTING STORE FRONT DOOR
 - 19 NEW CONCRETE FLOOR SLAB
 - 20 RELOCATED OVERHEAD ROLLING SECURITY GATE/DOOR.
 - 21 LOCATION OF FUTURE KITCHEN TO BE LOCATED WITHIN THIS ROOM. FINAL LAYOUT TO BE DETERMINED BY OWNER AT LATER DATE.
 - 22 NEW FLOOR JOIST DIRECTION ABOVE. SEE WALL SECTIONS.
 - 23 EXISTING GAS METER TO REMAIN.
 - 24 EXISTING PROPANE STORAGE RACK/CAGE TO REMAIN.
 - 25 EXISTING CONCRETE WALK AND STEEL BOLLARDS SHOWN FOR REFERENCE. SEE SITE PLAN.
 - 26 NEW LOAD BEARING STUD WALL. SEE BUILDING SECTIONS.

Proposed First Floor Plan
1/4" = 1'-0"

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9/16/20	PLANNING COMMISSION		



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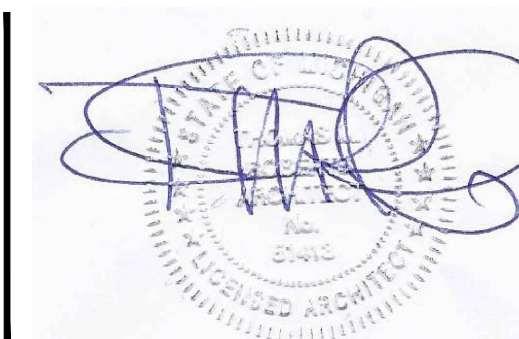
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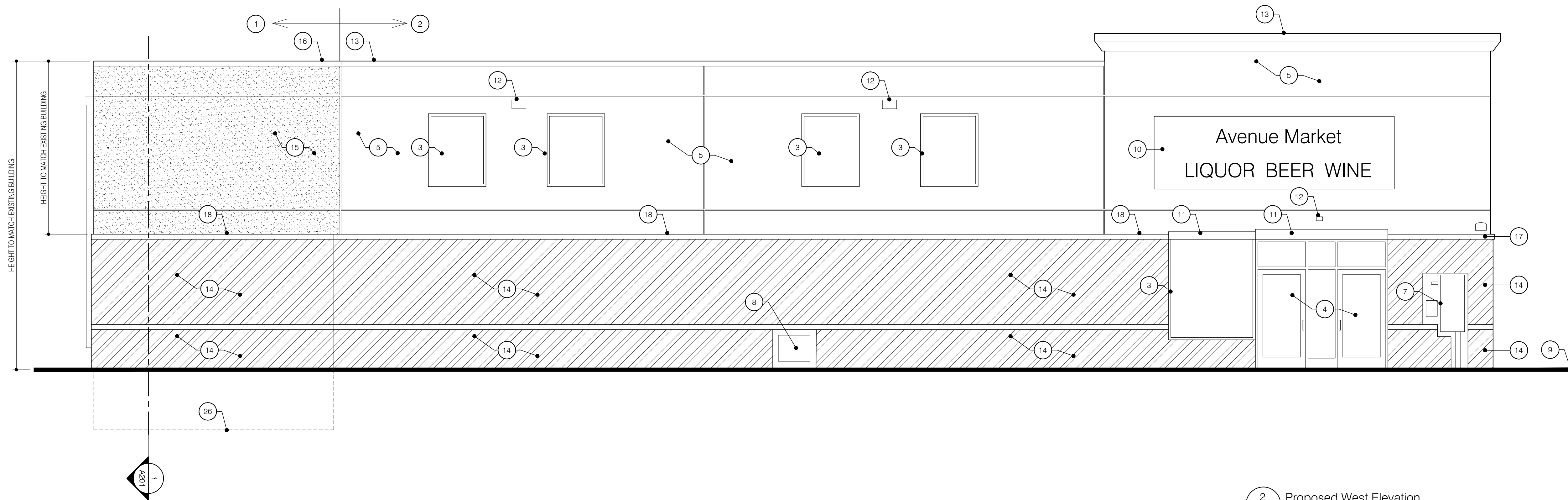
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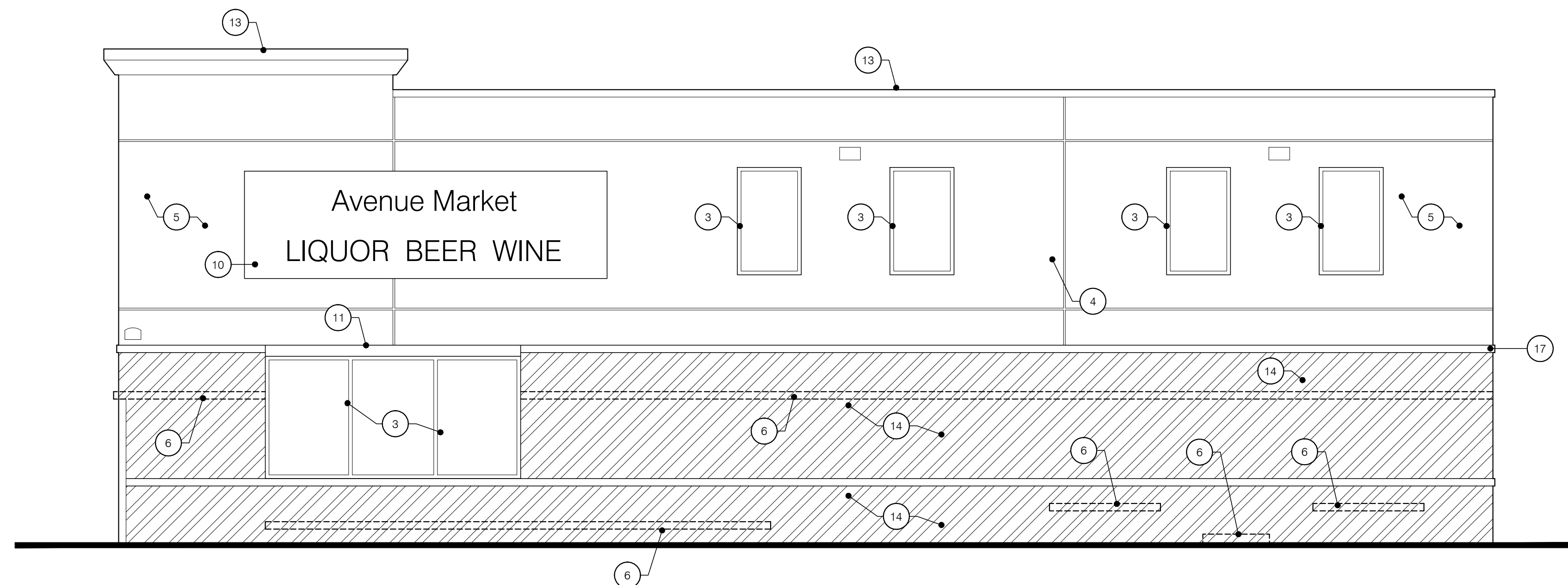
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2
A300 Proposed West Elevation
1/4" = 1'-0"



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A300 Proposed South Elevation
1/4" = 1'-0"

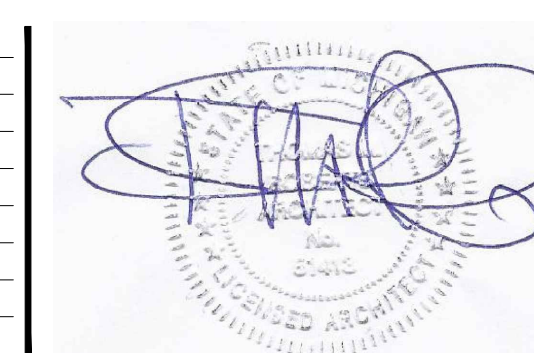
ELEVATION KEYNOTES

- 1 LOCATION OF NEW BUILDING ADDITION.
- 2 LOCATION OF EXISTING BUILDING.
- 3 EXISTING WINDOW
- 4 EXISTING DOOR
- 5 EXISTING EIFS SIDING
- 6 DOTTED LINES REPRESENT EXISTING MASONRY/STONE BANDS. THESE ITEMS ARE TO BE REMOVED/CUT BACK TO BE FLUSH WITH SURFACE OF EXISTING WALL.
- 7 EXISTING ELECTRICAL PANEL
- 8 EXISTING GAS METER
- 9 EXISTING GRADE LINE
- 10 EXISTING SIGN.
- 11 EXISTING SECURITY SHUTTER.
- 12 EXISTING LIGHT FIXTURE.
- 13 EXISTING PRE-FIN METAL COPING/CAP FLASHING.
- 14 'ANGLED LINE' PATTERN REPRESENTS LOCATION OF NEW SURFACE APPLIED STONE VENEER. FINAL STYLE, PATTERN, AND COLOR TO BE SELECTED BY OWNER.
- 15 NEW EIFS WALL FINISH AT NEW ADDITION. SURFACE MUST ALIGN FLUSH WITH THAT OF EXISTING BUILDING. COLOR TEXTURE AND 'GROOVED' PATTERN IS TO MATCH THE EXISTING BUILDING.
- 16 NEW PRE-FIN METAL COPING. MUST TIE IN FLUSH WITH EXISTING BUILDING.
- 17 NEW PRE-FIN METAL FLASHING OVER EXISTING STONE WATER TABLE/SILL THIS LOCATION.
- 18 NEW PRE-FIN METAL FLASHING OVER NEW WATER TABLE/SILL THIS LOCATION.
- 19 NEW EXPOSED BLOCK WALL AT BUILDING ADDITION. WALL TO BE PAINTED. COLOR TO BE SELECTED BY OWNER.
- 20 NEW PRE-FIN. VERTICAL SEAM METAL SIDING AT BUILDING ADDITION. STYLE AND COLOR TO MATCH EXISTING REAR FACADE OF BUILDING.
- 21 NEW PRE-FIN. METAL GUTTER AND DOWNSPOUTS.
- 22 NEW PRE-FIN. METAL GUTTER AND DOWNSPOUTS.
- 23 RELOCATED LIGHT FIXTURES
- 24 RELOCATED OVERHEAD ROLLING SECURITY SHUTTER.
- 25 NEW DOOR AND FRAME. SEE FLOOR PLAN.
- 26 LINE OF NEW CONCRETE TRENCH FOOTING.

THOMAS
ROBERTS
ARCHITECT, LLC
2927 4th Street
Wyandotte, MI 48192
(t) 734.250.4032

9/16/20

PLANNING COMMISSION



Avenue Market - Party Store
Building Addition
902 West Michigan Avenue
Ypsilanti, Michigan 48197

TR
principal in charge
WD
project manager
WD
project architect
EP/WD
drawn

date
20017
job number

A300

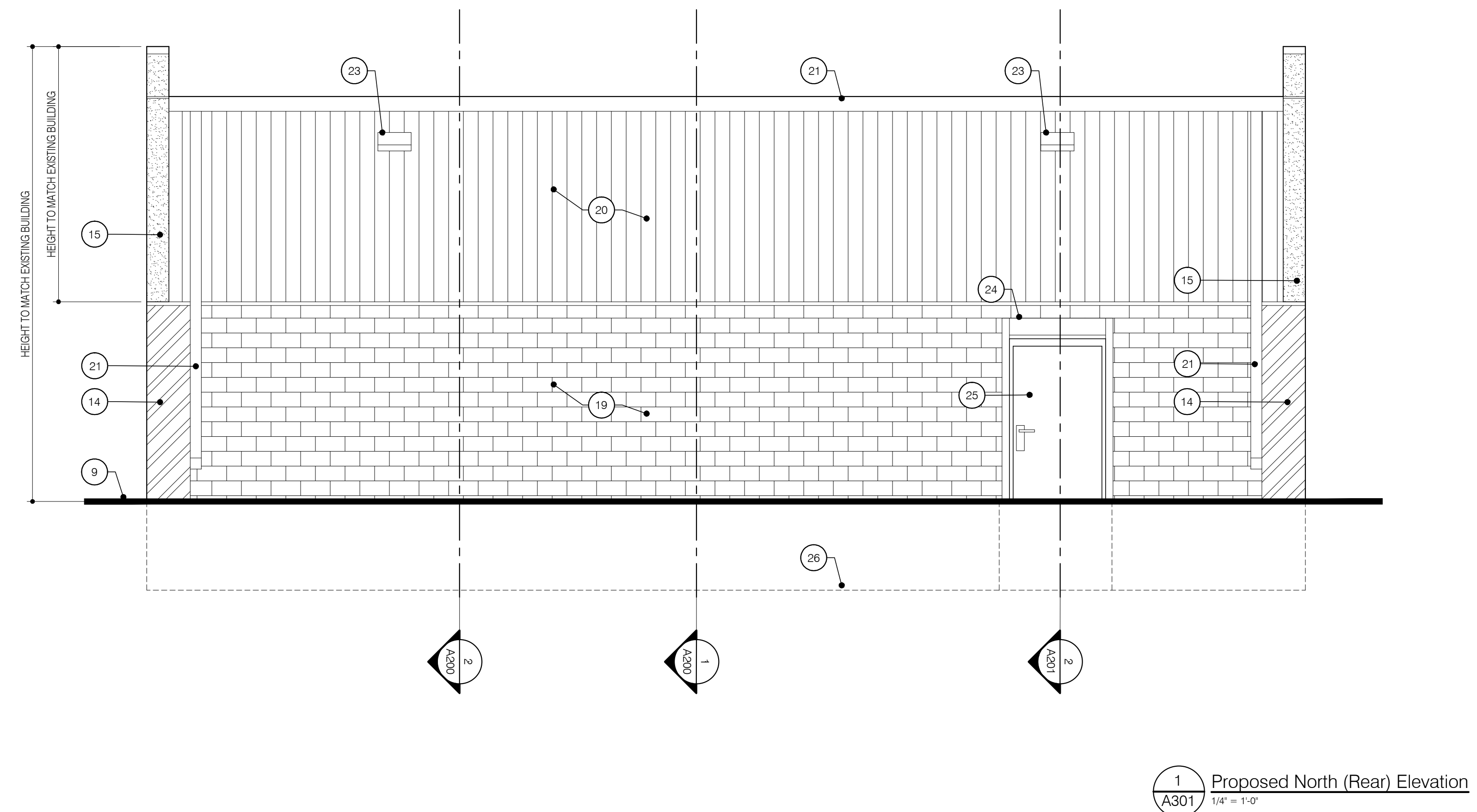
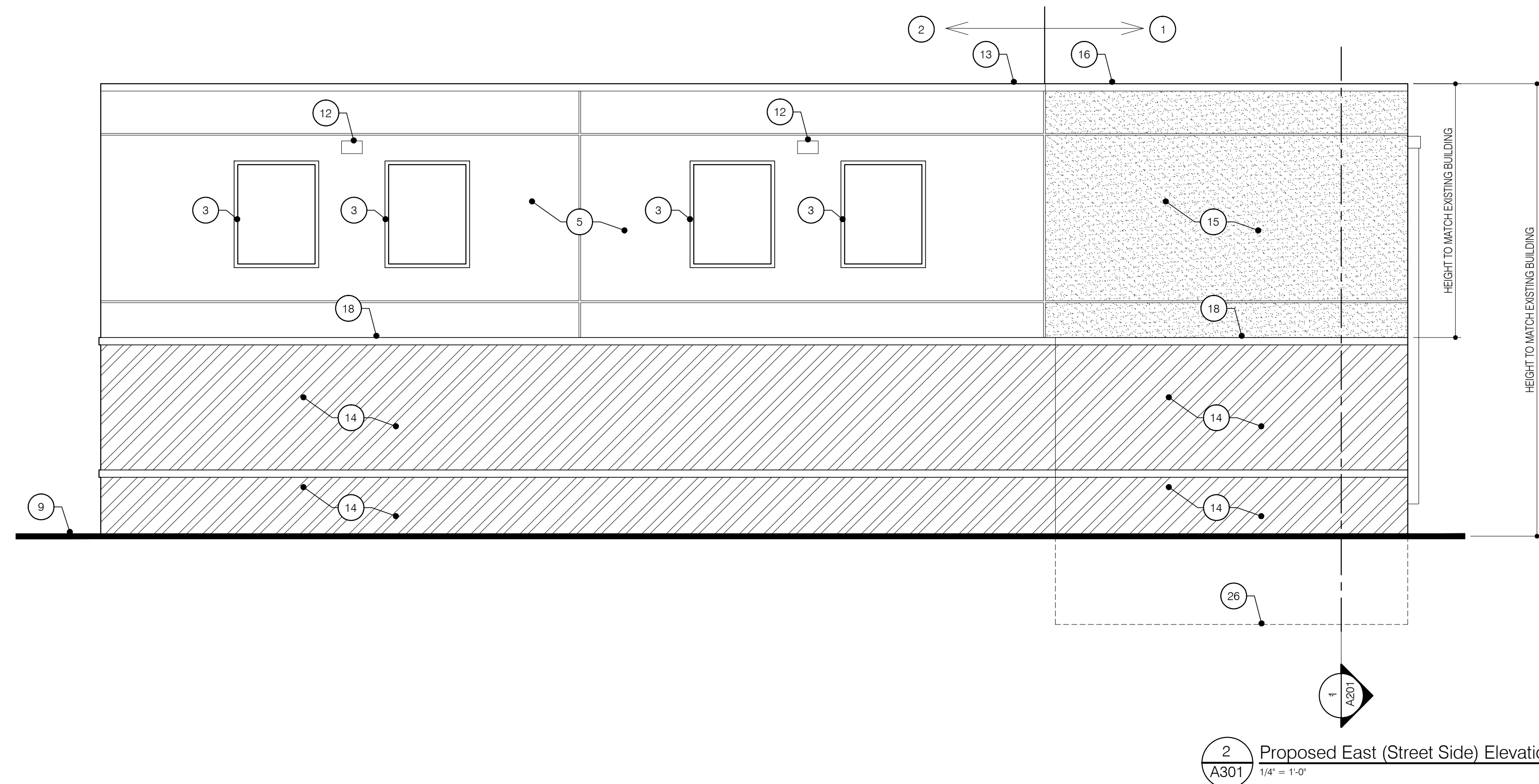
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ISSUANCES

REVISIONS

Seal

print date: 09.15.2020



- ## ELEVATION KEYNOTES

- ① LOCATION OF NEW BUILDING ADDITION.
- ② LOCATION OF EXISTING BUILDING.
- ③ EXISTING WINDOW
- ④ EXISTING DOOR
- ⑤ EXISTING EIFS SIDING
- ⑥ DOTTED LINES REPRESENT EXISTING MASONRY/STONE BANDS. THESE ITEMS ARE TO BE REMOVED/CUT BACK TO BE FLUSH WITH SURFACE OF EXISTING WALL.
- ⑦ EXISTING ELECTRICAL PANEL
- ⑧ EXISTING GAS METER
- ⑨ EXISTING GRADE LINE
- ⑩ EXISTING SIGN.
- ⑪ EXISTING SECURITY SHUTTER.
- ⑫ EXISTING LIGHT FIXTURE.
- ⑬ EXISTING PRE-FIN METAL COPING/CAP FLASHING.
- ⑭ 'ANGLED LINE' PATTERN REPRESENTS LOCATION OF NEW SURFACE APPLIED STONE VENEER. FINAL STYLE, PATTERN, AND COLOR TO BE SELECTED BY OWNER.
- ⑮ NEW EIFS WALL FINISH AT NEW ADDITION. SURFACE MUST ALIGN FLUSH WITH THAT OF EXISTING BUILDING. COLOR TEXTURE AND 'GROOVED' PATTERN IS TO MATCH THE EXISTING BUILDING.
- ⑯ NEW PRE-FIN METAL COPING. MUST TIE IN FLUSH WITH EXISTING BUILDING.
- ⑰ NEW PRE-FIN METAL FLASHING OVER EXISTING STONE WATER TABLE/SILL THIS LOCATION.
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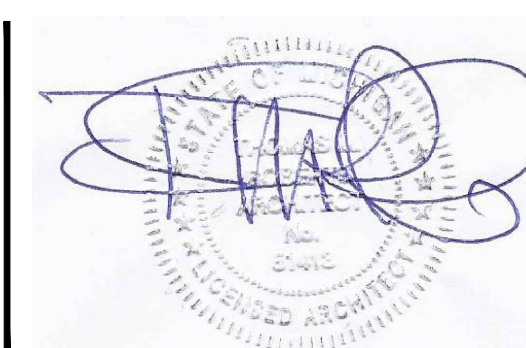
9/16/20

| PLANNING COMMISSION

ISSUANCES

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Avenue Market - Party Store
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principal in charge
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A301

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October 21, 2020

**Staff Review of Special Use and Site Plan Review
201 N. Park St.**

GENERAL INFORMATION

Applicant:	Quatro Construction LLC 201 N. Park St. Ypsilanti, MI 48198
Project:	Multi-family apartments
Application Date:	September 15, 2020
Location:	Northwest corner of N.Park St. and North St. Parcel ID# 11-11-09-109-007
Zoning:	NC – Neighborhood Corridor
Action Requested:	Special Use Permit Approval and Site Plan Approval
Staff Recommendation:	Special Use Permit Approval; Site Plan Table

PROJECT AND SITE DESCRIPTION

Zoned **NC – Neighborhood Corridor**, which allows for commercial establishments, restaurants, offices, single to multi-family residential uses.

This special use permit is required for the use of an eight-unit multiple family dwelling. The building will be mixed use with an office on the top floor and apartment units below. The building footprint is not proposing to change. Because of the proposed apartment units, the site plan proposes substantial site work, including paving for parking, landscaping work, and utility work. Because of the extent of this site work, the applicant sought a pre-engineering review. That letter is attached, as well as the applicant's response to the letter. The site plans in front of the Commission tonight were revised to reflect that response.

The applicant proposes a phase two development at 202 N Lincoln (the adjacent lot to the west). However, the applicant wishes to leave that development off this review; that development will be proposed at a later date. The applicant wishes to conduct site work to meet the needs of the subject development, while at the same time meeting the future needs for the phase two.

Some site work has already begun. The applicant approached staff about a storm pipe installation in early September, and in doing so staff realized the work had begun. Staff suggested the work cease

immediately. The applicant insisted this work was in accordance with a 2008 approved site plan, but staff communicated that site plan had expired around 2010. Building Department has continued to extend Building Permits to the interior, so that interior work has been conducted as well. At the date of the staff review it is not yet known if the driveway approach of North St., the sidewalk, and the landscaping have been duly permitted by the Department of Public Services.

Figure 1: Site Aerial (2015)

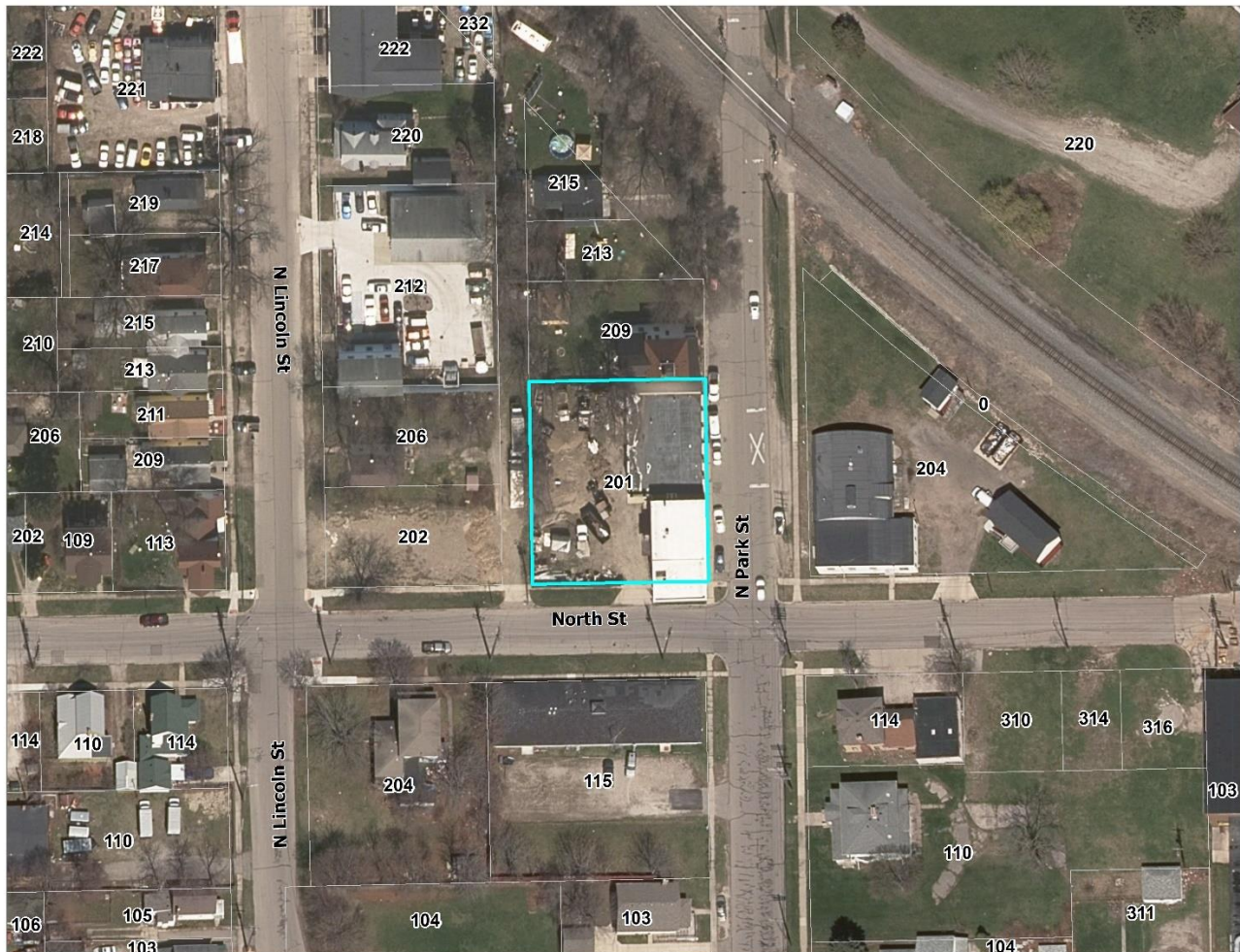


Figure 2: Photo of the front of site (Google Image, 2018)



Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Residential	NC
EAST	Residential/Commercial	NC
SOUTH	Commercial	NC
WEST	Vacant	NC

SPECIAL USE: CRITERIA AND REVIEW

§122-324(b)

(1) *The proposed use conforms with all the provisions and requirements of this chapter, including site plan or sketch plan review standards, as applicable, and the applicable site development standards for the specific use, as well as the spirit and intent of this chapter and the Master Plan. The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land. Height, location and size of buildings shall be compatible with uses and buildings on adjacent properties. The intensity of the proposed use, such as volume, frequency and times of operation, and its compatibility shall be considered. If nonconformities are present, all reasonable effort has been made to eliminate them.*

COMMENTS: The proposed use – 8 renovated units – does comply with the spirit and intent of the chapter, by providing dense, dwelling units centrally located constructed to modern code while preserving the fabric of the community.

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

COMMENTS: The proposed special use is for residential use and shall not be detrimental to the neighborhood.

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

COMMENTS: The building already exists, and is an appropriate re-use.

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

COMMENTS: The site is being modified to account for parking of vehicles. The transportation system should not be hindered by eight extra housing units.

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

COMMENTS: As proposed, the site would not have negative affects to the economic sustainability of the community. The applicant will be going through YCUA for water utilities.

CONDITIONS OF APPROVAL

§122-326

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

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

Items to be addressed: None.

SITE PLAN: CRITERIA AND REVIEW

§122-311

A full site plan is required per Division II, Subdivision I of the zoning ordinance.

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

The building type is determined to be *CM – Commercial/ Mixed-Use – Medium* due to a few factors, including lot size and building height. The site is about 15,574 square feet, and the building is two-stories, amounting to a total of 7,904 square feet.

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."

Because there are to be no changes to the building footprint, the building type provisions are not applicable. The building has legal conforming building envelope and height dimensions related to the *Commercial/Mixed-Use – Medium* Building Type, as well as parking location. However, the applicant did not include an elevation plan, and some alterations to windows and ground floor transparency have occurred. It appears that ground floor transparency has increased, but these details shall be verified by the applicant and may be provided as a condition of approval.

Figure 4: N. Park building frontage (October 14, 2020)



Figure 5: Rear of building (October 14, 2020)



Figure 6 Building location and site arrangement.

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	COMMENTS
For Walkable Urban Districts- Building Type Required					
122-475.CM	Building Type	Commercial/Mixed-use – Medium	Commercial/Mixed-use – Medium	Commercial/Mixed-use – Medium	
	Private frontage type	Commercial	Commercial	Commercial	
	Façade dimension: distance between openings	0-2 ft.	Not known	Not known	Shall be confirmed in an elevation plan.
	Façade dimension: height to bottom of window	0-2.5 ft.	Not known	Not known	Shall be confirmed in an elevation plan.
	Façade dimension: ground floor transparency	Min. 60%	Not known- appears under 60%	Not known – appears under 60%	Shall be confirmed in an elevation plan.

Items to be addressed:

- Private frontage façade details including ground floor transparency shall be provided in an elevation plan.

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."

To staff, the applicant's use of the alley as maneuvering lane (aisle) is inappropriate, because it does not meet the maneuvering lane width requirements for 90 degree parking. The parking along the alley there should be removed. The parking could be modified by the applicant, as the applicant did not take into account the fact that base parking requirements can be halved in NC, therefore putting the parking requirement at 10 spaces. Additionally, parking reductions based on features such as covered bicycle racks can also be achieved.

Figure 7: Curb-cut for future parking lot (October 14, 2020)



Figure 8: Site access, traffic and parking

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
122-671	Public service areas	Site shall provide adequate access for fire, police, sanitation, and public works vehicles.	N/A	22' turning radius near dumpster appears challenging. Circulation plan has since been added.	Complies.
122-675	Traffic visibility	At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway	N/A	New landscaping planted in landscaping islands. If within 10' triangle, then plantings cannot exceed 30" in height.	Shall verify that landscaping does not affect traffic visibility at driveway and alley.
122-683	Off-street parking for all other uses: ingress and egress	10-30 ft. for one way traffic, 20-30 ft. for two-way traffic.	N/A	Parking lot driveway complies. Alley way essentially used as a driveway, is too narrow to be treated as a driveway.	Parking off of alley does not comply.
	Off-street parking for all other uses: surfacing	Durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff	N/A	Parking lot described as light asphalt.	Surfacing provided and will be reviewed in detailed engineering.
	Off-street parking for all other uses: drainage	Graded and drained to public storm sewers or alternate. No surface water shall be permitted to drain onto adjoining properties. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.	N/A	Site drainage plan provided on Sheet C-4.	Drainage provided and will be reviewed in detailed engineering.
	Off-street parking for all other uses: 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	N/A	Parking spaces are located right off the alleyway, but meet the 10' setback from adjacent lot.	Complies.

		been adequately addressed with other methods.			
	Off-street parking for all other uses: 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.	N/A	Striping is shown and dimensioned.	Complies.
	Off-street parking for all other uses: wheel stops	For parking lots containing five or more spaces or accessory to commercial uses, wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping.	N/A	Curbing proposed.	Complies.
	Off-street parking for all other uses: 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.	N/A	Lighting proposed, most of the parking lot lighting complies. Lighting at lot lines however does not comply in some areas.	Does not comply.
122-684	Parking landscaping: landscape islands	• At least 1 landscape island for each 16 spaces • Islands w trees: 9' wide min and 160' sf • Islands w 5' min walkway: 11' wide min • Islands: curbed or used for stormwater • Ends of all aisles and corners shall be curbed with a landscaped island.	N/A	Islands proposed.	Complies.
	Parking screening	Off-street parking areas in the side and rear yard which abut a R-1, MD, CN, CN-Mid, CN-SF zoning district must be screened in accordance with §122-634. All off-street parking areas that are visible from a public road	N/A	Uses landscaping to screen from public street.	Complies.

		shall be screened from view with a solid wall or landscape planting achieving at least 80% opacity year-round at least three (3) feet in height but no more than four (4) feet in height, in conformance with §122-675			
	Overhang/encroachment protection	Landscaped areas, walls, structures, and walks shall be properly protected from vehicular encroachment or overhang through appropriate wheel stops or curbs, as well as a distance of at least 3 feet.	N/A	Curbing is proposed, but dimensions not known.	Dimensions of curbing to protect form overhang/encroachment shall be provided.
122-685	Parking dimensions: regular spaces; barrier free; when against fence	Parking spaces required by this article shall be at least 9 feet wide and 18 feet long (16 feet long if 2 feet of overhang is provided when parking against a curb). Spaces directly adjacent to a fence, wall or enclosure shall be increased by 1 foot in width. Barrier free parking spaces must be designed as required by and in conformity with state law.	N/A	Two parking spaces against wall do not comply- need to be 19' long	Two parking spaces against wall do not comply.
	Parking dimensions for standard vehicles: degrees, width, length	Dimensions shall be noted on plans.	N/A	Dimensioned on plan.	Complies
	Parking dimensions for small cars	Up to 20% of parking spaces may be designated for small/compact cars, which shall be at least 8' wide and 16' long and clearly signed.	N/A	Three small car spaces provided.	Complies
	Parking dimensions for standard vehicles: maneuvering lane width, total width	Required 22' maneuvering lane for two-way.	N/A	Main parking lot complies. Alley, which is treated like a maneuvering lane for two-way does not comply (16.5')	Alley does not comply. Parking off of alley therefore does not comply.
122-691	Parking space base calculation	Office: 1 space per 300 square feet of usable floor area. 1697 s.f. = 6 spaces Multiple family dwelling: 1.5 spaces for each dwelling unit	N/A	19 base requirement, 19 provided.	See potential reduction below.

		plus 1 for each 10 units. 8 units = 13 = 19 base requirement			
122-692	Parking reductions	Numerous possible reductions. Planning Commission may waive by up to 20%. Added reduction where base parking is halved for Walkable Urban Districts (non-GC).	N/A	NC zone: parking may be halved.	Reduction of 9 spaces
	Total parking after reductions				10 total spaces required.
122-693	Required bicycle parking	1 bicycle parking space per 5 vehicle parking spaces. Requires 4 bicycle spaces.	N/A	None provided	Does not comply.
122-694	Off-street loading spaces requirement: # of loading spaces, location, distance from residential, surfacing, turning/maneuvering	No loading spaces required for offices of 0-99,999 gross square feet.	N/A	None provided	Complies.

Items to be addressed:

- Applicant shall verify public service capabilities via a truck turning plan.
- Shall verify that landscaping does not affect traffic visibility at driveway and alley.
- Parking off of alley does not comply.
- Lighting levels do not fully comply, especially in some cases along the lot lines.
- Dimensions of parking lot curbing to landscaping from vehicle overhang/encroachment shall be provided.
- The dimensions (length) of two parking spaces against the building wall do not comply.
- Bicycle parking spaces are lacking and does not comply.
- The pedestrian crosswalk at the interior of the site shall be adjusted to better connect to the sidewalk rather than the barrier-free parking space.

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.

Detailed engineering review required due to substantial addition to impervious surface, utility work, landscaping, truck turning and access.

The pre-engineering review conducted by OHM (see attached letter) recommended Planning Commission not approve the plans at this time. The applicant then revised the plans accordingly and provided the response letter (also attached).

Items to be addressed: None.

SCREENING & LANDSCAPING

§122-311(h)

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

The applicant presents a thorough landscaping plan with a variety of upgrades to the site.

Figure 9: Screening & Landscaping

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
122-608	Trash receptacles & dumpsters	Masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad.	N/A	Proposed dumpster enclosure. Needs to be 1' taller than dumpster.	Height of 1' taller than dumpster shall be verified.
122-609	Required lighting	Required at parking lot and entrances if business and parking is open during night opens.	N/A	New fixtures proposed.	See lighting levels below.
	Lighting levels	- not >0.5 fc at lot line - not >16' in height - not < 0.3 fc anywhere where lighting required. - must average > 0.5 fc across entire area where lighting required.	Lighting levels not known.	Some of the proposed lighting exceeds 0.5 at lot lines. All lighting should be full cut-off.	Does not comply.
122-634	Required screening between conflicting land uses	Screening is required because there is a non-residential use here abutting a property of residential on the first floor.	Wood fence to be removed.	No new screening proposed along north property line.	Does not comply.
122-636	Street trees and tree species	1 per 30 feet of lineal frontage = 4 on N. Park St, 3 on North St.	N/A	4 on N. Park, 3 on North St. Tree species comply.	Complies.
122-638	Site landscaping	Site needs to be at least 10% landscaped, excluding ROWs	N/A	Calculation states 1149 square feet of site landscaping plus	Roof landscaping is not shown. Some vegetation remains

				3067 of roof landscaping. Roof landscaping plan not provided. Generally, vegetation should not be proposed directly over utilities. That appears to be the case in a few instances.	planted over utilities. Does not comply.
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Items to be addressed:

- Height of dumpster enclosure versus dumpster shall be verified.
- Lighting levels do not fully comply, especially in some cases along the lot lines.
- Screening between conflicting land uses does not comply.
- Roof landscaping is stated but not shown in plans.
- Vegetation is still proposed over utility lines.

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."

Staff recommends the City Engineer review the detailed engineering plans, and work within the right-of-way, including but not limited to landscaping, parking spaces, curbing, sidewalks, to be permitted through Department of Public Services.

MASTER PLAN CONSIDERATIONS

§122-311(k)

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

Safety Comes First. Ensure vehicular access (entering and exiting the site) is safe, screening is sufficient with adjacent residential, and that lighting recommendations are followed.

Anyone, no matter what age or income, can find a place to call home in Ypsilanti. The use of multi-family apartments will provide a housing option to Ypsilanti residents.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit for an 8 unit multiple family dwelling at 201 N. Park with the following findings and conditions:

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

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

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends Planning Commission **table** the Site Plan for the site improvements at 201 N. Park with the following findings and conditions:

Findings:

1. Site Plan does not currently substantially comply with §122-309 and the zoning ordinance.
2. Site Plan does not currently comply with numerous parking-related standards, but has potential to comply when using the potential parking reductions.
3. Site Plan set lacks elevation drawing.

Andy Aamodt
City Planner, Community & Economic Development Department

CC File
 Applicant

NEW APARTMENTS AND RENOVATIONS FOR 201 N. PARK BUILDING

201 N. PARK ST.
YPSILANTI, MICHIGAN

OWNER

GALLUP PROPERTIES
2141 S. STATE STREET
ANN ARBOR MI 48104
PHONE (734) 769-6720

ENGINEER

MOHAMED NASRI BAZNA
201 N. PARK STREET
YPSILANTI MI 48198
BAZNAFR@GMAIL.COM

CONTRACTOR

QUATRO CONSTRUCTION LLC
201 NORTH PARK STREET
YPSILANTI, MICHIGAN 48198
PHONE (734) 485-7737

SHEET NO. SHEET DESCRIPTION

TS-1	TITLE SHEET
201 N. PARK ST. & 202 N. LINCOLN ST SITE	
C-1	EXISTING SITE PLAN
C-2	DEMOLITION SITE PLAN
C-3	SITE LAYOUT PLAN
C-3.1	CIRCULATION PLAN
C-4	SITE DRAINAGE PLAN
C-5	SITE DISTRICT MAP
C-6	SOIL EROSION PLAN
C-7	SITE DETAILS
C-7.1	DUMPSTER ENCLOSURE DETAIL & MDOT STANDARD DETAILS
C-7.2	SITE DETAILS 2
C-8	STORM SEWER PROFILES
C-9	ELECTRICAL PLAN
L-1	LANDSCAPE PLAN

201 N. PARK ST. BUILDING	
A-1	EXISTING FLOORPLANS
A-2	PROPOSED FLOORPLANS
A-3	EXISTING & DEMOLITION ELEVATIONS
A-4	PROPOSED ELEVATIONS
A-5	NEW MECHANICAL ROOM
S-1	LINTEL LAYOUT
S-2	MECHANICAL ROOM FOUNDATION
S-3	MECHANICAL ROOM ROOF
S-4	COLUMN, BEAM & FOUDATION PLAN
P-1	PLUMBING PLAN
M-1	MECHANICAL PLAN
E-1	LIGHTING PLAN & POWER PLAN
E-2	ELECTRICAL NOTES

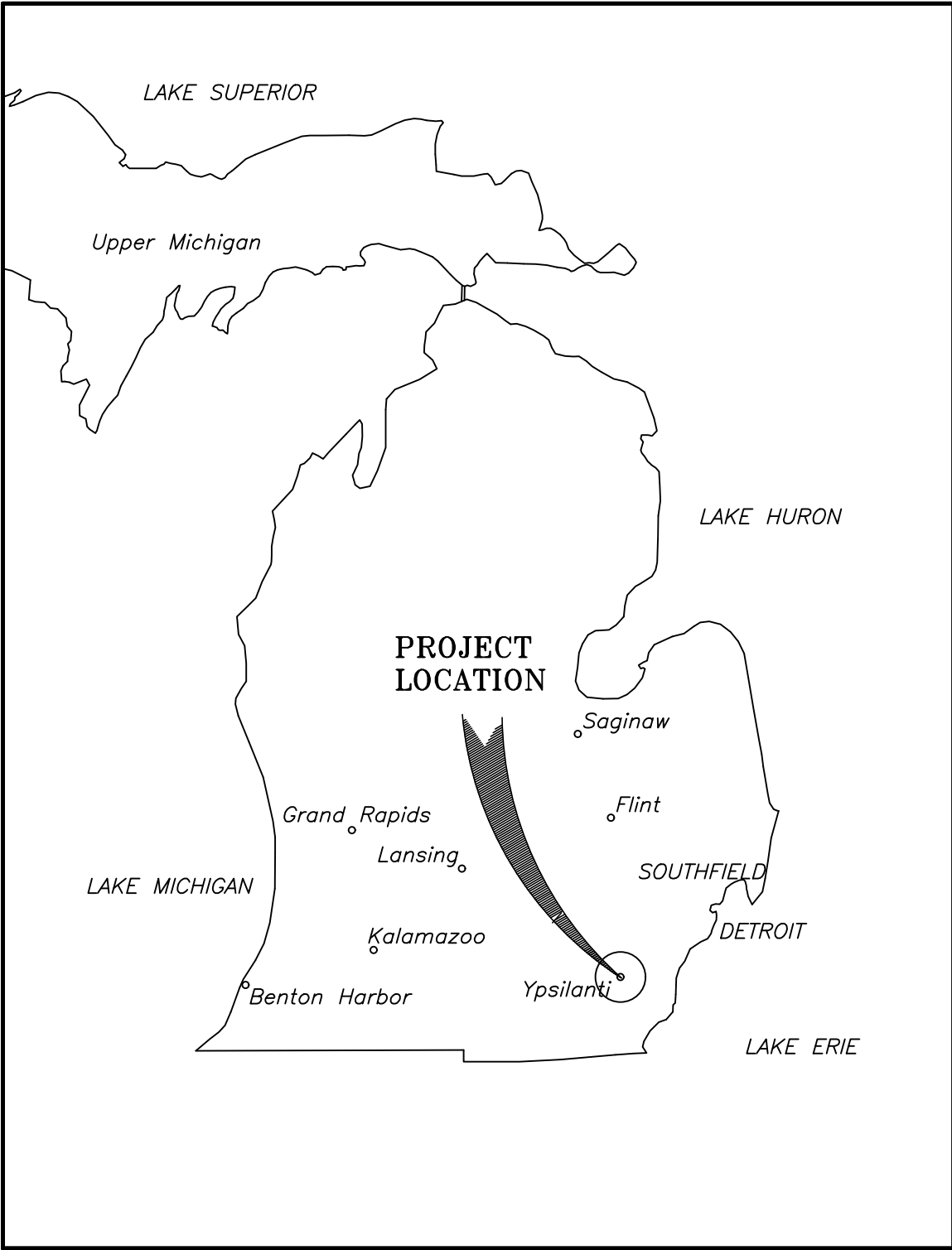
PHASE 1: CONSTRUCTION SCHEDULE:

ITEM	DURATION
STORM INSTALL	4 DAYS
GRADE LOT	3 DAYS
PLACE STONE	2 DAYS
PAVE LOT	2 DAYS
LANDSCAPE	4 DAYS
INSTALL ELEC. POLES	2 DAYS
TOTAL =	17 DAYS

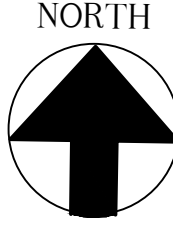
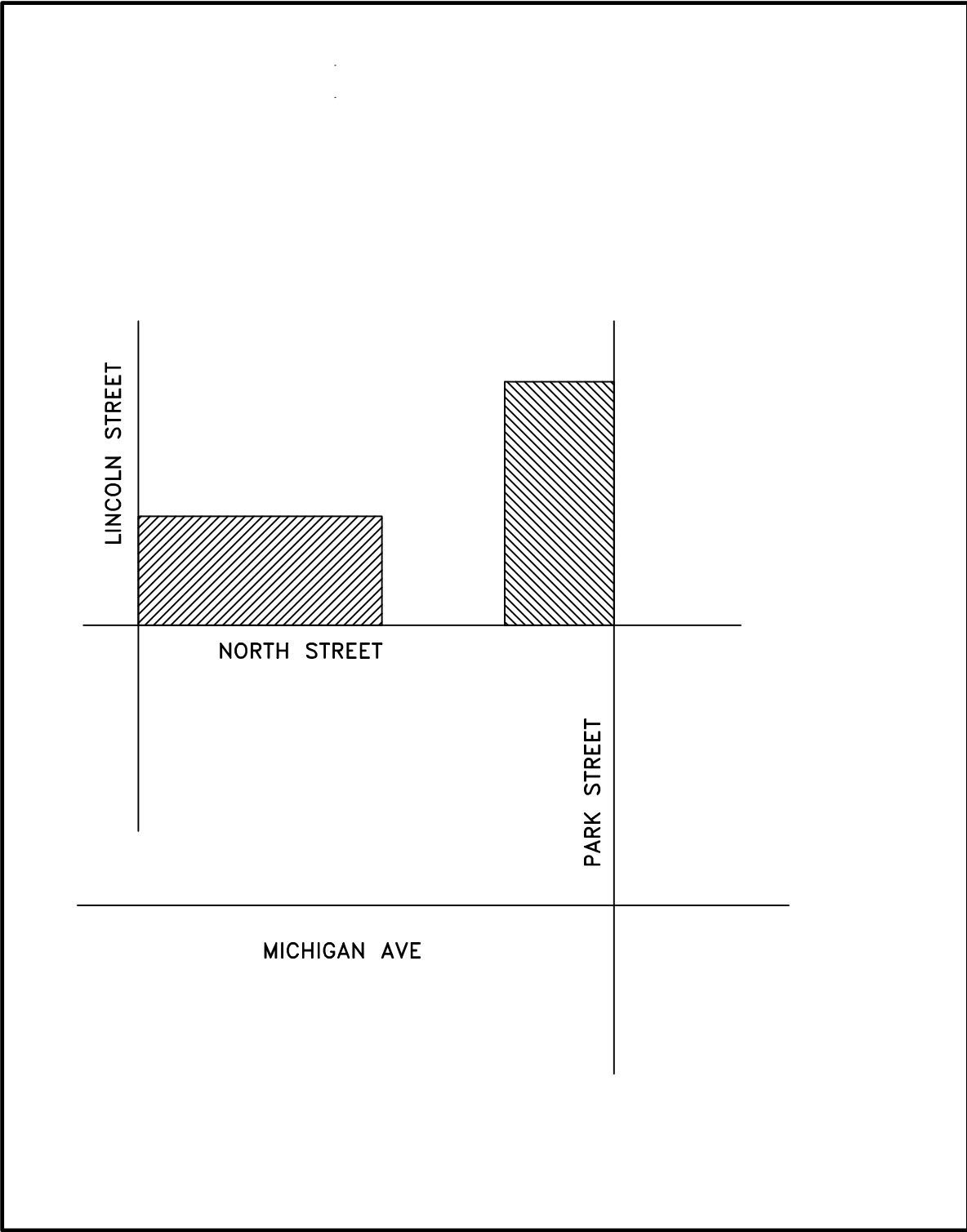
PHASE 2: TO BE GIVEN AT TIME OF SUBMITTAL

NARRATIVE:

EXISTING BUILDING AT 201 N PARK IS COMPLETE WITH EXCEPTION OF REAR PARKING AND CURB WORK. NEW UNDERGROUND STORM SYSTEM AND REAR CURB FOR PARKING LOT AT 201 N PARK NEEDS TO BE INSTALLED THRU 202 N LINCOLN IN ORDER TO CONVEY STORM WATER TO SYSTEM.



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

CODE CONFORMANCE CHART 201 N. PARK ST. BLD.

- REVIEWED UNDER 2012 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS
- USE GROUP: B= BUSINESS , R-2 RESIDENTIAL APARTMENTS
- CONSTRUCTION CLASSIFICATION: TYPE III B SECOND FLOOR OFFICE
- CONSTRUCTION CLASSIFICATION: TYPE III A FIRST FLOOR APARTMENTS

- ALLOWABLE AREA:		ALLOWED	PROVIDED
	AREA	19,000	7,904
	STORIES	2	1,2
	HEIGHT	30'-0"	23'-3"

- REQUIRED MEANS OF EGRESS =		REQUIRED	PROVIDED
	OFFICE	1	2
	APARTMENTS	1*	2**

* PER UNIT
** 1 DOOR LIVING AREA, 1 WINDOW BEDROOM PER UNIT

- MAX TRAVEL DISTANCE =	ALLOWABLE	PROVIDED
	75'-0"	±65'-0"

- OCCUPANT LOAD =

OFFICE 2ND FLOOR
1 PERSON PER 100 SQFT
1878 SQFT /100 = 18.7 = 19 PEOPLE
EXISTING OFFICES MAX 6 PEOPLE

- OCCUPANT LOAD = RESIDENTIAL
APARTMENT UNIT
1 PERSON PER 200 GROSS SQFT
~600 EA/200 = 3 PEOPLE PER UNIT
3 x 8 = 24 PEOPLE TOTAL

201 N. PARK ST. APARTMENTS – 8 UNITS

	FIX	REQUIRED	PROPOSED
WC: 1/50 PEOPLE	1	1	1*
LAV: 1/80 PEOPLE	1	1	1*
*: PER UNIT			

201 N. PARK ST. BUILDING OFFICE

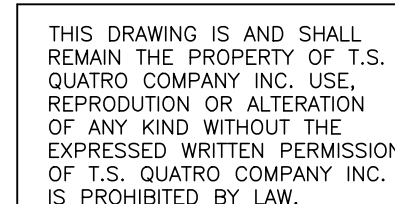
	FIX	REQUIRED	PROPOSED
WC: 1/50 PEOPLE	1	1	2-3*
LAV: 1/80 PEOPLE	1	1	1
*: 3 IN SECOND STORY OFFICE (1 PRIVATE, 2 PUBLIC)			



ISSUE DATE:	
REVISION DATES:	
NO.	DATE
11	10/06
08	07/07
02	07/08
04	01/08
02	28/17
04	03/17
04	18/17
09	15/20
10	12/20
DRAWN BY: R.S./R.G.	
CHECKED BY: R.N.	
APPROVED BY: R.N./T.Q.	
DWG FILE:	
PROJECT NO.: 2623	
SHEET TITLE:	
TITLE SHEET	
SHEET NO.: TS-1	

PHASE II

PROPERTY ADDRESS	
N LINCOLN	
YPSILANTI, MI	
LEGAL DESCRIPTION	
*OLD SID-11	11-290-085-00
YP CITY	16E-70
LOT 85	
HUNTERS ADDITION	



QUATRO CONSTRUCTION, LLC
DESIGN BUILD CONTRACTOR
 COMMERCIAL/INDUSTRIAL/RESIDENTIAL

201 NORTH PARK STREET
 YPSILANTI, MI. 48198

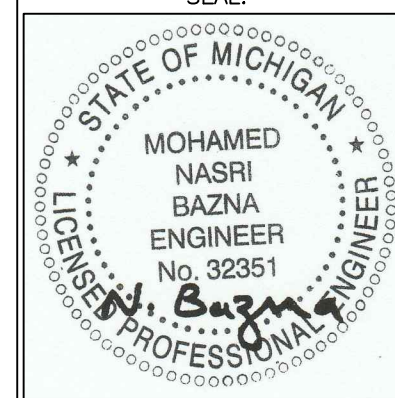
APARTMENTS & RENOVATIONS
FOR 201 N. PARK STREET

201 NORTH PARK STREET

ISSUE DATE	
08/13/07	08/29/07
08/08/07	11/07/07
06/28/07	02/06/08
06/07/07	12/22/08
05/15/07	09/20/16
04/17/06	10/04/16
03/16/06	02/22/17
01/05/06	09/15/20 
12/09/05	10/12/20 
11/14/05	
08/04/05	

DRAWN BY: R.S.
CHECKED BY: R.N.
APPROVED BY: R.N./T.C.

SEA



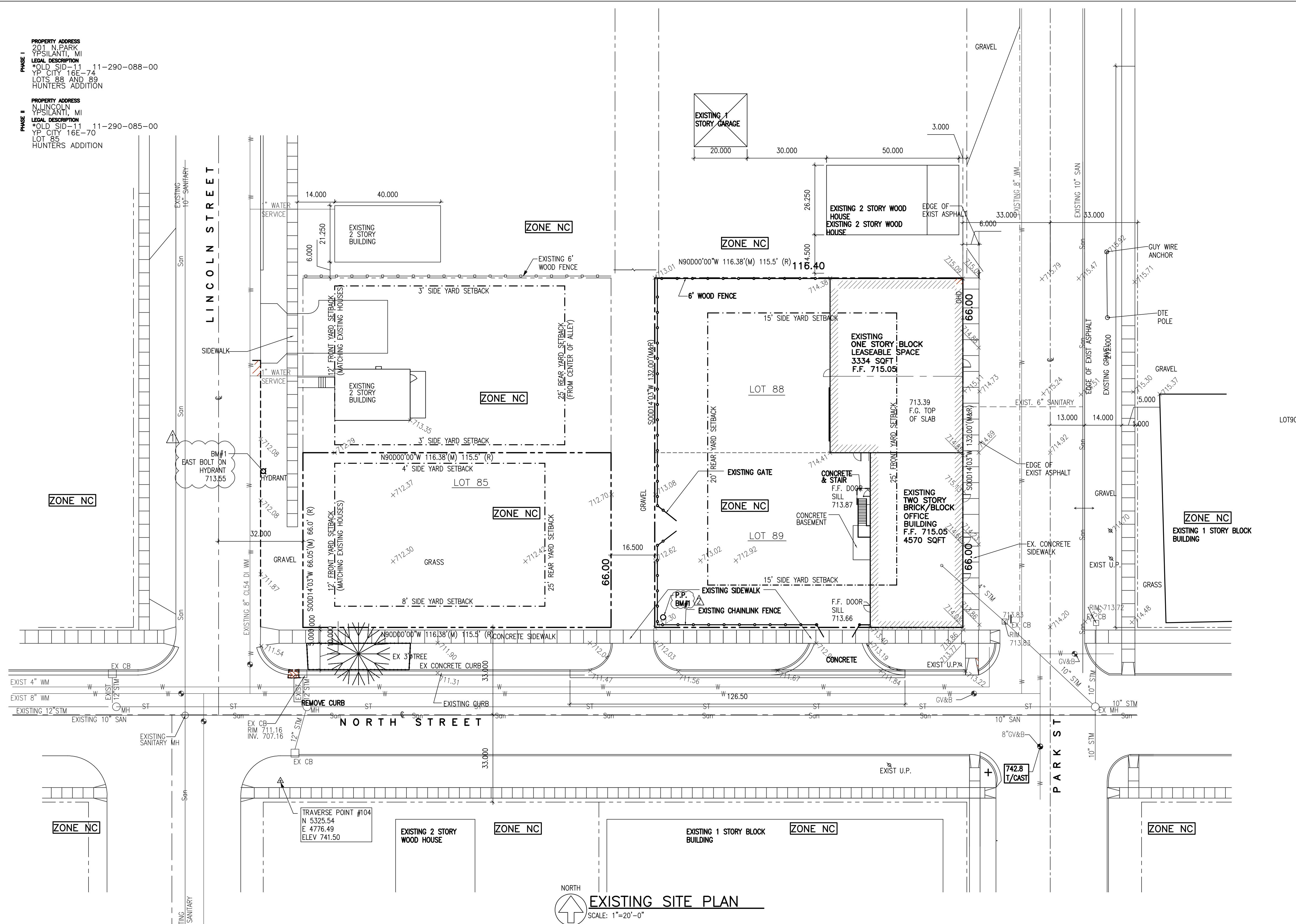
PROJECT NO.: 2623

SHEET TITLE

EXISTING
SITE PLAN

SHEET NO.:

C-



BENCHMARKS:

BM#1
EAST BOLT ON HYDRANT ON
EAST SIDE OF N LINCOLN ST
ELEV. 713.55 (USGS DATUM)

BM#2 NAIL IN
WEST PACE OF POWER
POLE AT SW CORNER OF
201 PROPERTY
ELEV. 714.26 (USGS DATU

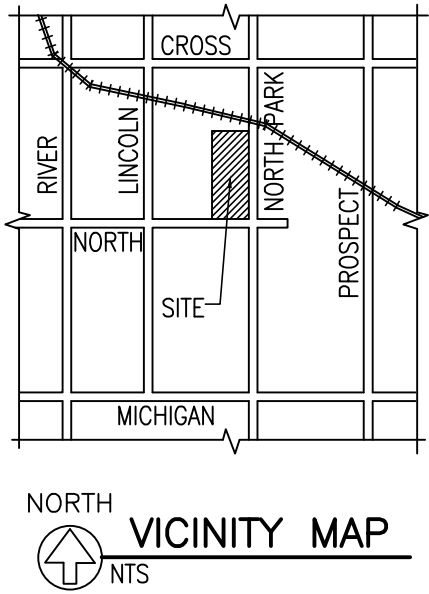
LEGEND

 CHAIN LINK FENCE  WOOD FENCE  WIRE FENCE  GUARD RAIL	 WATER SHUT OFF  TELEPHONE RISER  TELEPHONE  SEWER CLEAN OUT  UNDERGROUND MARKER  GAS VALVE / GAS MARKER  MANHOLE  CATCH BASIN  GATE VALVE IN WELL  FIRE HYDRANT  TRAFFIC SIG. POLE  UTILITY POLE	 VENT PIPE  GUY WIRE  FLAG POLE  GUARD/METAL POST  MAILBOX SIGN  BILLBOARD OR LARGE SIGN  BB HOOP  S.P.K. SET P.K. NAIL	 AIR CONDITION UNIT  UND.G. MARKER  PROPOSED  TOP OF CURB ELEVATION  TOP OF PAVEMENT ELEVATION  TOP OF GUTTER ELEVATION  TW  CULV  CMP  F.F.  SECTION CORNER  FOUND IRON  FOUND MONUMENT  FOUND P.K. NAIL
--	--	--	--

72 HOURS
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

PROPERTY ADDRESS
201 N. PARK
YPSILANTI, MI
LEGAL DESCRIPTION
*OLD SID-11 11-290-088-00
Y.P. CITY 16E-74
LOTS 88 AND 89
HUNTERS ADDITION

PROPERTY ADDRESS
N. LINCOLN
YPSILANTI, MI
LEGAL DESCRIPTION
*OLD SID-11 11-290-085-00
Y.P. CITY 16E-70
LOT 85
HUNTERS ADDITION



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YPSILANTI, MI 48198

QUATRO CONSTRUCTION, LLC
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COMMERCIAL/INDUSTRIAL/RESIDENTIAL

201 NORTH PARK STREET
YPSILANTI, MI 48198
PHONE (734)485-7737, FAX (734)485-7873

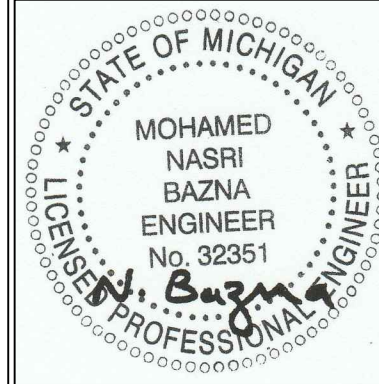
APARTMENTS & RENOVATIONS
FOR 201 N. PARK STREET

ISSUE DATE

08/13/07	08/29/07
08/08/07	11/07/07
06/26/07	02/06/08
06/07/07	12/22/08
05/15/07	09/20/16
04/17/06	10/04/16
03/16/06	02/22/17
01/05/06	09/15/20
12/09/05	10/12/20
11/14/05	
08/04/05	

DRAWN BY: R.S.
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.

SEAL:

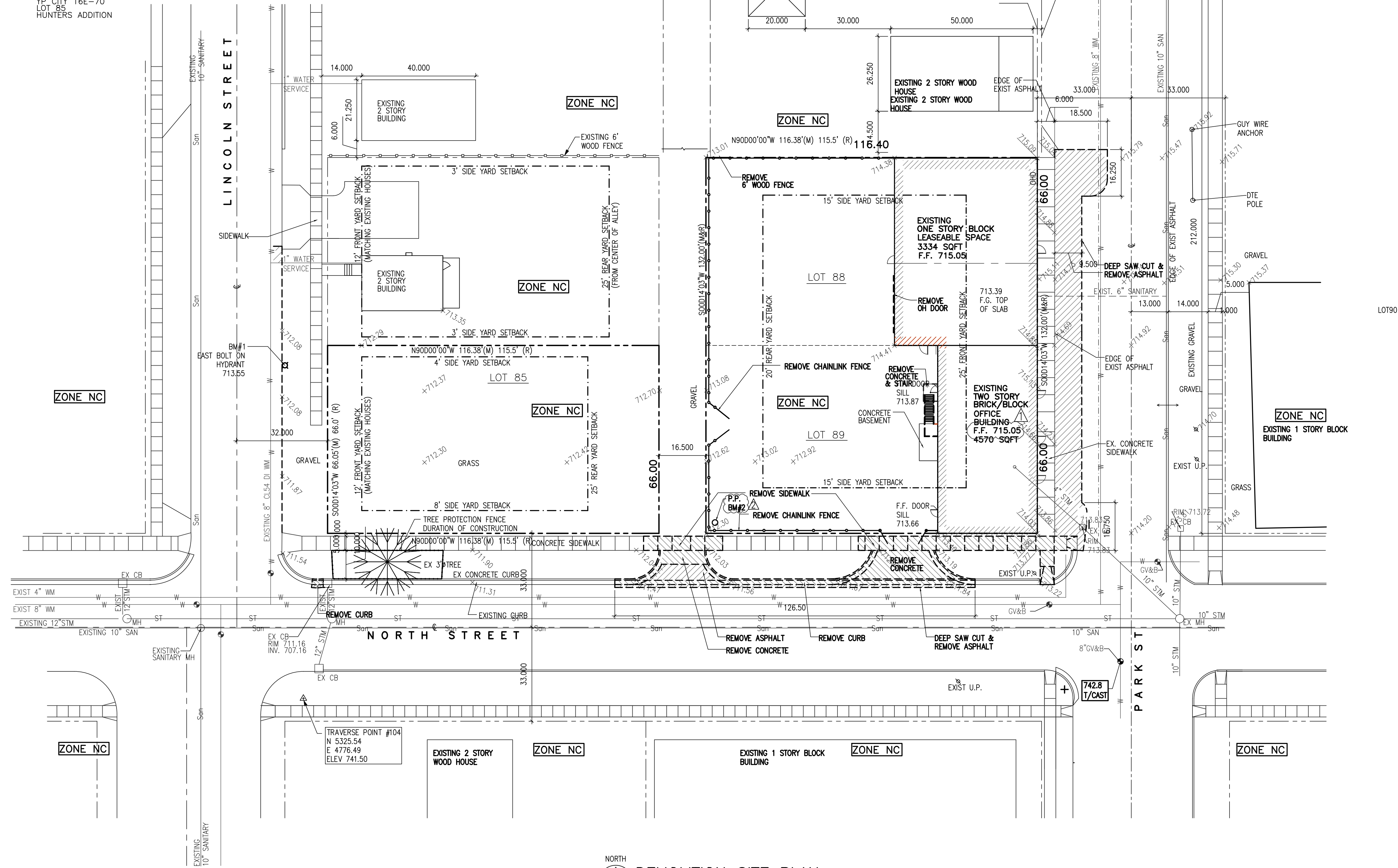


PROJECT NO.:
2623

SHEET TITLE:

**DEMOLITION
SITE PLAN**

SHEET NO.:
C-2



BENCHMARKS:

BM#1
EAST BOLT ON HYDRANT ON
EAST SIDE OF N LINCOLN ST
ELEV. 713.55 (USGS DATUM)

BM#2 NAIL IN
WEST FACE OF POWER
POLE AT SW CORNER OF
201 PROPERTY
ELEV. 714.26 (USGS DATUM)



DEMOLITION SITE PLAN

SCALE: 1"=20'-0"

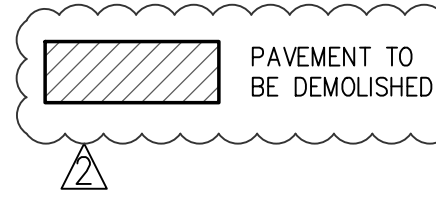
LEGEND

	CHAIN LINK FENCE
	WOOD FENCE
	WIRE FENCE
	GUARD RAIL
	LIGHT POLE
	TRAFFIC SIGNAL
	D.E. MANHOLE
	TELEPHONE MANHOLE
	EXISTING ELEVATION
	EXISTING CONTOUR

	WATER SHUT OFF
	TELEPHONE RISER
	TELEPHONE
	SEWER CLEAN OUT
	UNDERGROUND MARKER
	GAS VALVE /GAS MARKER
	MANHOLE
	CATCH BASIN
	GATE VALVE IN WELL
	FIRE HYDRANT
	TRAFFIC SIG. POLE
	UTILITY POLE

	VENT PIPE
	GUY WIRE
	FLAG POLE
	GUARD/METAL POST
	MAILBOX SIGN
	BILLBOARD OR LARGE SIGN
	BB HOOP
	SET P.K. NAIL

	AIR CONDITION UNIT
	UNDG. MARKER
	PROPOSED TOP OF CURB ELEVATION
	TOP OF PAVEMENT ELEVATION
	TOP OF GUTTER ELEVATION
	TW CULV.
	CMP
	FINISH FLOOR ELEVATION
	FOUND IRON
	FOUND MONUMENT
	FOUND P.K. NAIL



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BUILDING USES			
2 STORY BUILDING			
1ST STORY: APARTMENTS FOR RENT - SPECIAL USE REQUIRED			
2ND STORY: OFFICE OWNED BY MEQ PROPERTIES			
1 STORY BUILDING ATTACHED TO 2 STORY BUILDING			
APARTMENTS FOR RENT			

EXISTING BUILDING- PHASE ONE

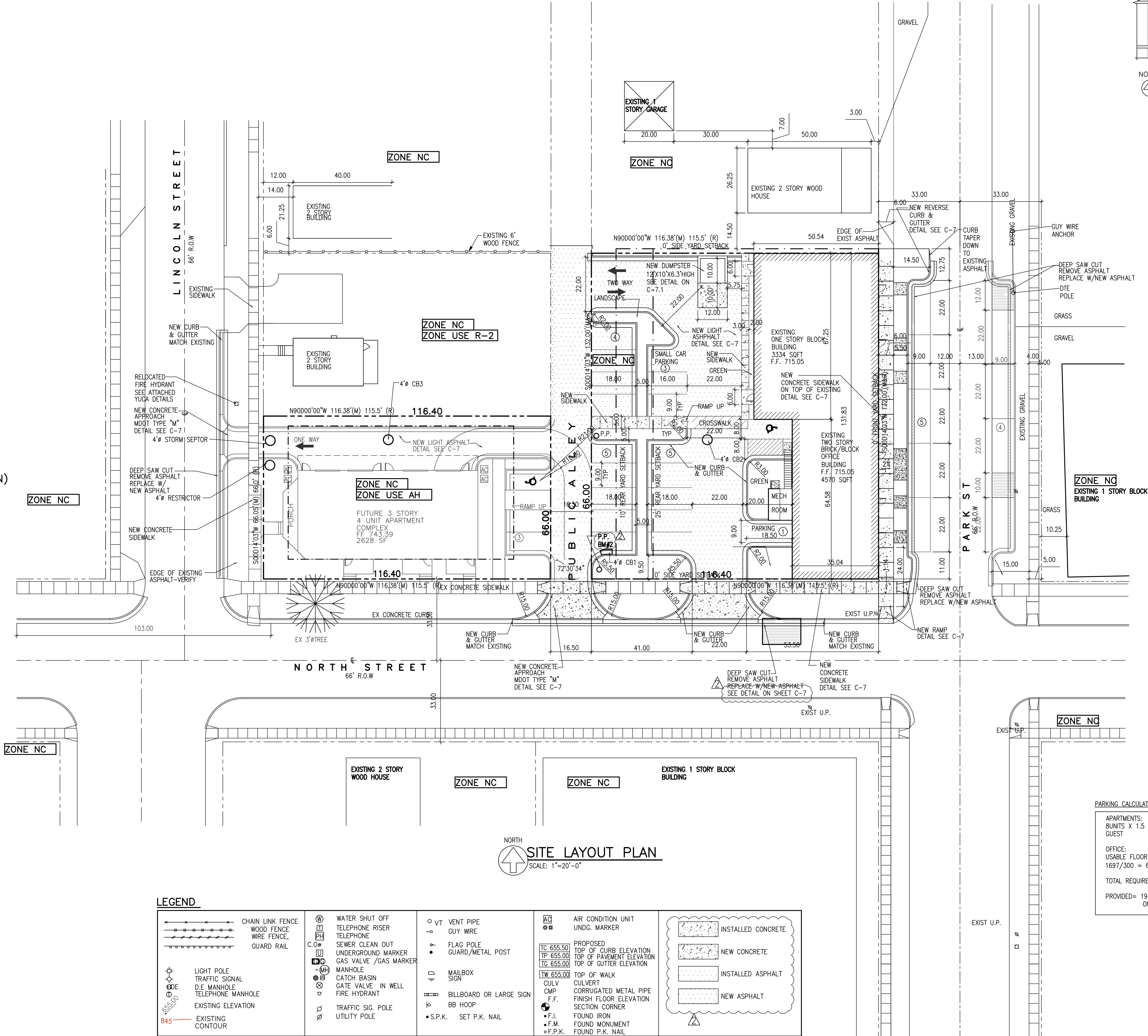
DESCRIPTION		REQUIRED	PROPOSED	VARIANCE
ZONING		NC	NC	-
SETBACK	FRONT YARD	0'	0*	-
	SIDE YARD SOUTH	0'	0*	-
	SIDE YARD NORTH	0'	0*	-
	REAR YARD	10'/25**	81.5',66.25'	-
FRONTAGE BUILDOUT		90% MAX	99% *	
BUILDING USE		CL/R-2	CL/R-2	SPECIAL USE
PARKING		19	19	-
MAXIMUM HEIGHT		30'	23.30'	-
STORIES		-	2	-
HC PARKING		2	2	-
PARKING AISLE		22	22	-
MAXIMUM LOT COVERAGE		90%	36%	-
LOADING AREA		-	-	-
MAX BLDG AREA		14016 SF	7904 SF	-
MINIMUM LOT WIDTH		120	133.8	-
MAX LOT DEPTH		500	116.40	-
MAX LOT AREA		150,000 MAX	15,574 SF	-
LOT IN ACRES			.3575 AC	

*. EXISTING BUILDING, NO CHANGE IN SIZE PROPOSED
** WHEN BACKING ON RESIDENTIAL SINGLE FAMILY REAR YARD SHALL BE 25'

PHASE TWO NEW APARTMENT BUILDING(FUTURE 202. N. LINCOLN)

DESCRIPTION		REQUIRED	PROPOSED	VARIANCE
ZONING		NC	NC	-
SETBACK	FRONT YARD	10' MIN	14'	-
	SIDE YARD SOUTH	5'	8'	-
	SIDE YARD NORTH	5'	16'	-
	REAR YARD	15/25**	29'	-
BUILDING USE		AH	AH	
PARKING		8	9	
VISIBILITY TRIANGLE		25'	25'	NO
MAXIMUM HEIGHT		40 MAX	37'	-
STORIES		3 MAX	3	-
HC PARKING		1	1	-
PARKING AISLE		12	16.5	-
MAXIMUM LOT COVERAGE		40%	34%	-
LOADING AREA		-	-	-
MAX BLDG AREA		-	7884 SF	-
MINIMUM LOT WIDTH		45'	66'	-
MINIMUM LOT AREA		8000 SF	7682 SF	-
MINIMUM LIVING AREA PER UNIT		650 SF	1,319 SF	-
LOT IN ACRES			.1763 AC	

** WHEN BACKING ON RESIDENTIAL SINGLE FAMILY REAR YARD SHALL BE 25'



PARKING CALCULATIONS			
APARTMENTS:	8 UNITS X 1.5	= 12 SPACES	
GUEST		= 1 SPACE	
OFFICE:			
USABLE FLOOR AREA= 1697 S.F.			
1697/500 = 6 SPACES			
TOTAL REQUIRED= 19 SPACES			
PROVIDED= 19 SPACES INCLUDING ONE FOR HANDICAP			

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ENGINEER

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COMMERCIAL/INDUSTRIAL/RESIDENTIAL

201 NORTH PARK STREET
YPSILANTI, MI 48198
PHONE (734)485-7737, FAX (734)485-7873

APARTMENTS & RENOVATIONS
FOR 201 N. PARK STREET

ISSUE DATE	
08/08/07	08/29/07
06/28/07	11/06/07
06/07/07	11/13/07
05/21/07	01/24/08
05/15/07	02/05/08
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01/05/06	03/25/08
12/09/05	12/16/08
11/14/05	09/20/16
08/04/05	09/27/16

DRAWN BY: R.L./V.R.
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.

SEAL:

STATE OF MICHIGAN
MOHAMED NASRI
BAZNA
ENGINEER
No. 32351

PROJECT NO.: 2623

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NO.:

C-3

BUILDING USES
2 STORY BUILDING
1ST STORY: APARTMENTS FOR RENT - SPECIAL USE REQUIRED
2ND STORY: OFFICE OWNED BY MEQ PROPERTIES
1 STORY BUILDING ATTACHED TO 2 STORY BUILDING
APARTMENTS FOR RENT

EXISTING BUILDING- PHASE ONE

DESCRIPTION		REQUIRED	PROPOSED	VARIANCE
ZONING		NC	NC	-
SETBACK	FRONT YARD	0'	0*	-
	SIDE YARD SOUTH	0'	0*	-
	SIDE YARD NORTH	0'	0*	-
	REAR YARD	10'/25**	81.5',66.25'	-
FRONTAGE BUILDOUT		90% MAX	99% *	
BUILDING USE		CL/R-2	CL/R-2	SPECIAL USE
PARKING		19	19	-
MAXIMUM HEIGHT		30'	23.30'	-
STORIES		-	2	-
HC PARKING		2	2	-
PARKING AISLE		22	22	-
MAXIMUM LOT COVERAGE		90%	36%	-
LOADING AREA		-	-	-
MAX BLDG AREA		14016 SF	7904 SF	-
MINIMUM LOT WIDTH		120	133.8	-
MAX LOT DEPTH		500	116.40	-
MAX LOT AREA		150,000 MAX	15,574 SF	-
LOT IN ACRES			.3575 AC	

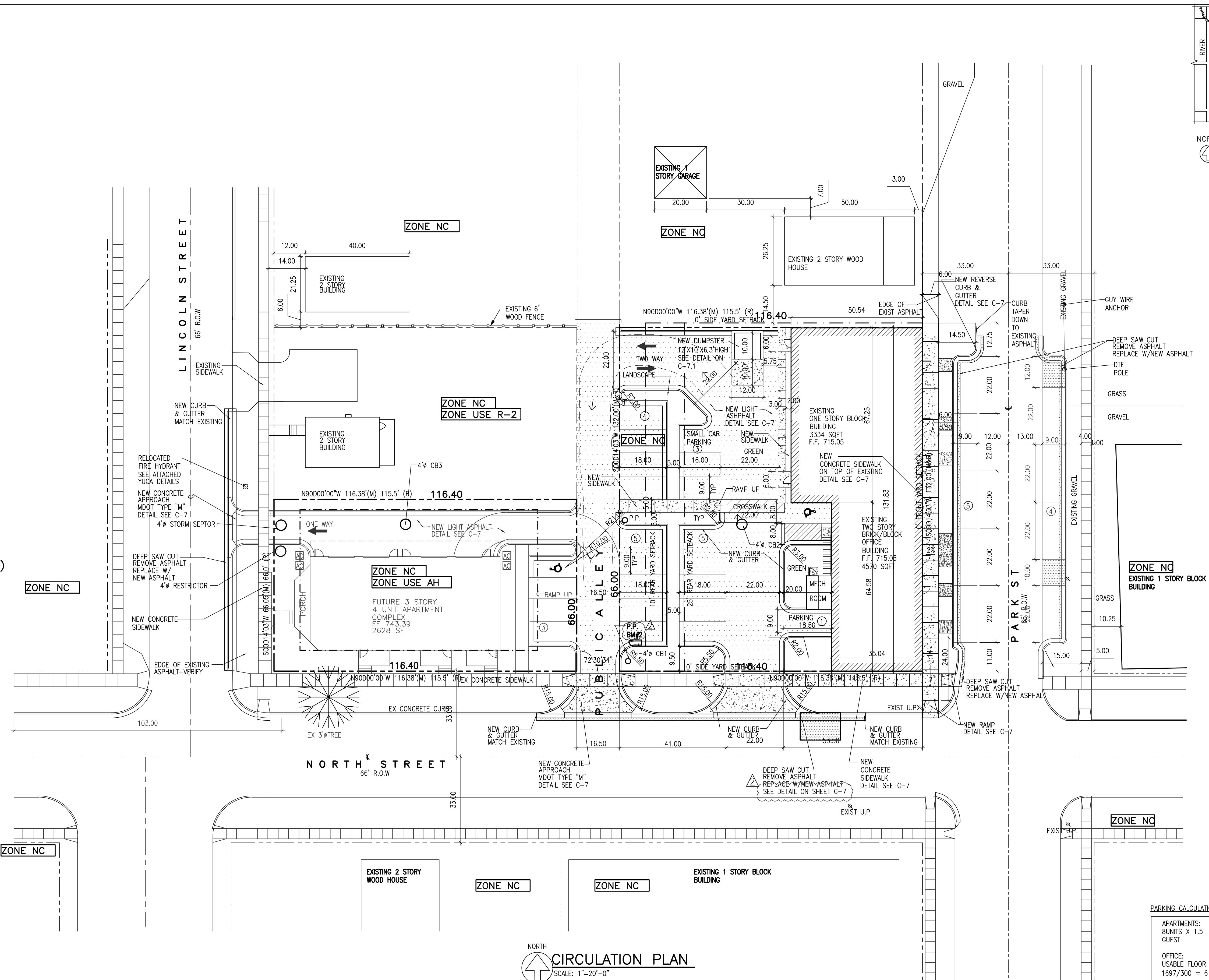
* EXISTING BUILDING, NO CHANGE IN SIZE PROPOSED

** WHEN BACKING ON RESIDENTIAL SINGLE FAMILY REAR YARD SHALL BE 25'

PHASE TWO NEW APARTMENT BUILDING(FUTURE 202. N. LINCOLN)

DESCRIPTION		REQUIRED	PROPOSED	VARIANCE
ZONING		NC	NC	-
SETBACK	FRONT YARD	10' MIN	14'	-
	SIDE YARD SOUTH	5'	8'	-
	SIDE YARD NORTH	5'	16'	-
	REAR YARD	15/25**	29'	-
BUILDING USE		AH	AH	
PARKING		8	9	
VISIBILITY TRIANGLE		25'	25'	NO
MAXIMUM HEIGHT		40 MAX	37'	-
STORIES		3 MAX	3	-
HC PARKING		1	1	-
PARKING AISLE		12	16.5	-
MAXIMUM LOT COVERAGE		40%	34%	-
LOADING AREA		-	-	-
MAX BLDG AREA		-	7884 SF	-
MINIMUM LOT WIDTH		45'	66'	-
MINIMUM LOT AREA		8000 SF	7682 SF	-
MINIMUM LIVING AREA PER UNIT		650 SF	1,319 SF	-
LOT IN ACRES			.1763 AC	

** WHEN BACKING ON RESIDENTIAL SINGLE FAMILY REAR YARD SHALL BE 25'

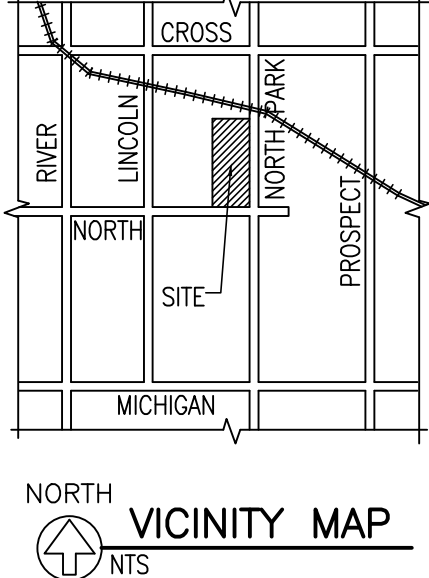


PARKING CALCULATIONS

APARTMENTS:	
BUNITS X 1.5	= 12 SPACES
GUEST	= 1 SPACE
OFFICE:	
USABLE FLOOR AREA= 1697 S.F.	
1697/300 = 6 SPACES	
TOTAL REQUIRED= 19 SPACES	
PROVIDED= 19 SPACES INCLUDING ONE FOR HANDICAP	

LEGEND	
CHAIN LINK FENCE	WATER SHUT OFF
WOOD FENCE	TELEPHONE RISER
WIRE FENCE,	TELEPHONE
GUARD RAIL	SEWER CLEAN OUT
LIGHT POLE	UNDERGROUND MARKER
TRAFFIC SIGNAL	GAS VALVE /GAS MARKER
D.E. MANHOLE	MANHOLE
TELEPHONE MANHOLE	CATCH BASIN
EXISTING ELEVATION	GATE VALVE IN WELL
845	FIRE HYDRANT
EXISTING CONTOUR	TRAFFIC SIG. POLE
	UTILITY POLE
	VENT PIPE
	GUY WIRE
	FLAG POLE
	GUARD/METAL POST
	MAILBOX SIGN
	BILLBOARD OR LARGE SIGN
	BB HOOP
	S.P.K. SET P.K. NAIL
AIR CONDITION UNIT	AIR CONDITION UNIT UND.G. MARKER
PROPOSED TOP OF CURB ELEVATION	PROPOSED TOP OF PAVEMENT ELEVATION
PROPOSED TOP OF GUTTER ELEVATION	TOP OF WALK
TOP OF CULVERT	CORRUGATED METAL PIPE
FINISH FLOOR ELEVATION	SECTION CORNER
FOUND IRON	FOUND MONUMENT
FOUND P.K. NAIL	FOUND P.K. NAIL
INSTALLED CONCRETE	NEW CONCRETE
INSTALLED ASPHALT	NEW ASPHALT

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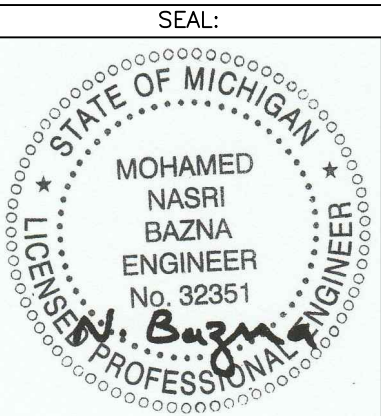
MOHAMED NASRI
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ENGINEER
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YPSILANTI, MI 48198

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COMMERCIAL/INDUSTRIAL/RESIDENTIAL
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YPSILANTI, MI. 48198
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APARTMENTS & RENOVATIONS
FOR 201 N. PARK STREET

ISSUE DATE	
08/08/07	08/29/07
06/28/07	11/06/07
06/07/07	11/13/07
05/21/07	01/24/08
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11/14/05	09/20/16
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DRAWN BY: R.L./V.R.
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.



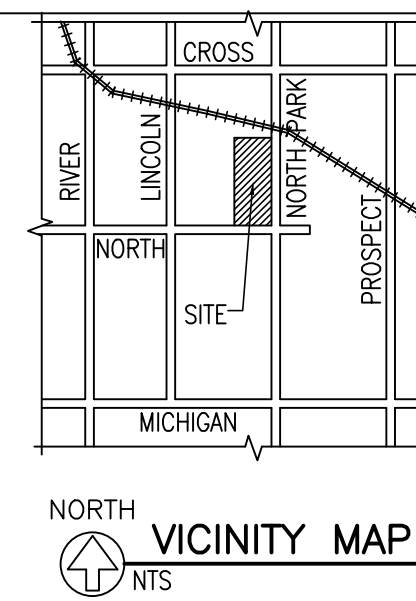
PROJECT NO.: 2623

SHEET TITLE:

CIRCULATION PLAN

SHEET NO.:

C-3.1



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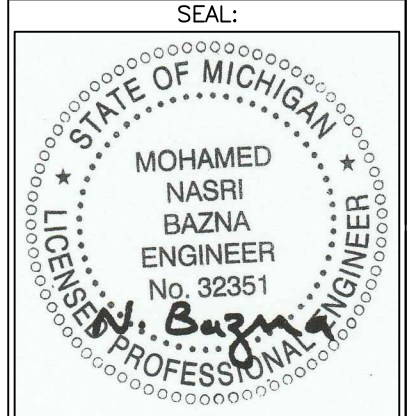
MOHAMED NASRI
BAZNA
ENGINEER
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YPSILANTI, MI 48198

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APARTMENTS & RENOVATIONS
FOR 201 N. PARK STREET
YPSILANTI, MI 48198

ISSUE DATE	
08/08/07	08/29/07
06/28/07	11/06/07
06/07/07	11/13/07
05/21/07	01/24/08
05/15/07	02/05/08
04/17/06	02/06/08
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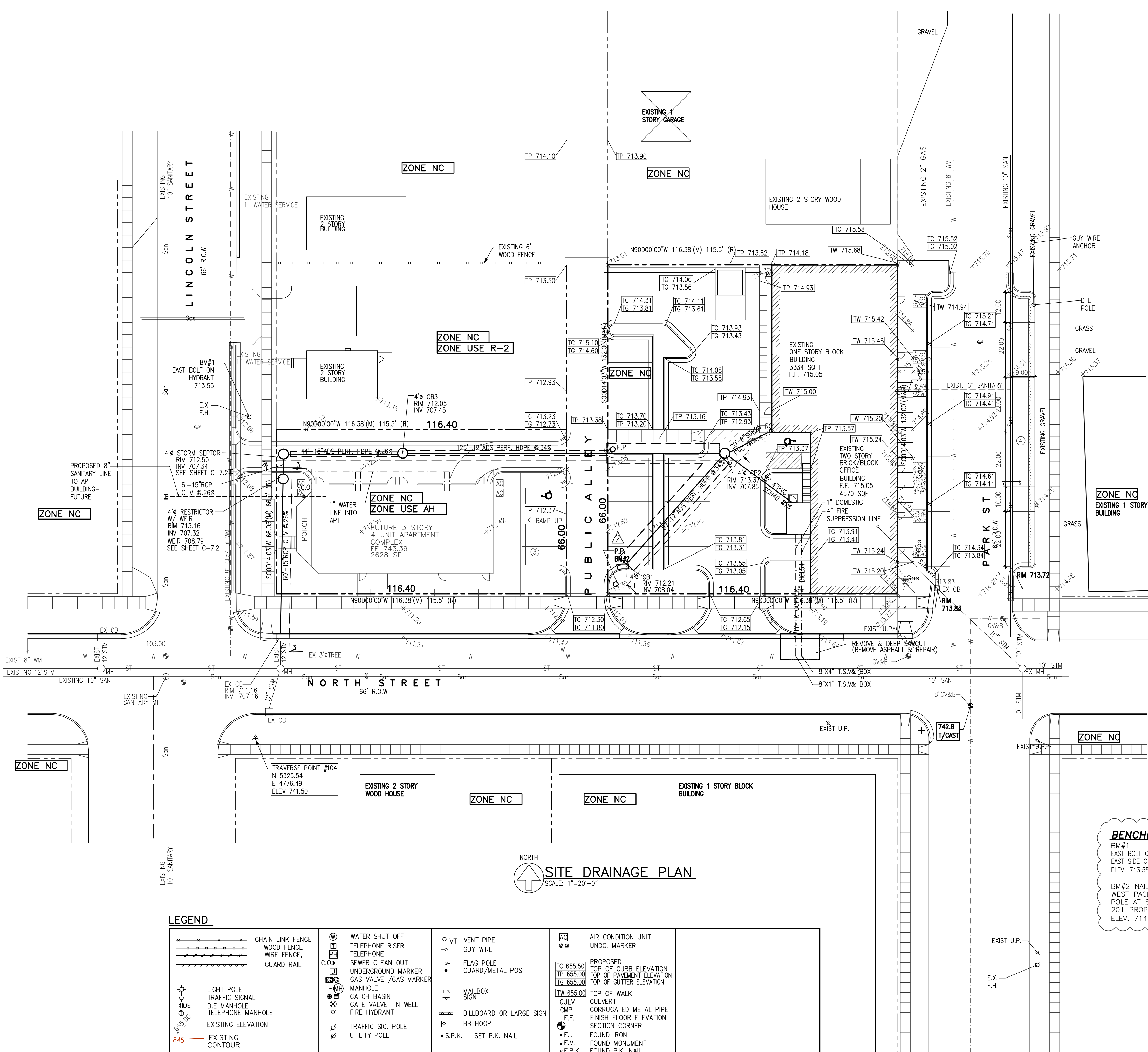
DRAWN BY: R.L./V.R.
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.



PROJECT NO.: 2623

SHEET TITLE:
SITE DRAINAGE PLAN

SHEET NO.: C-4



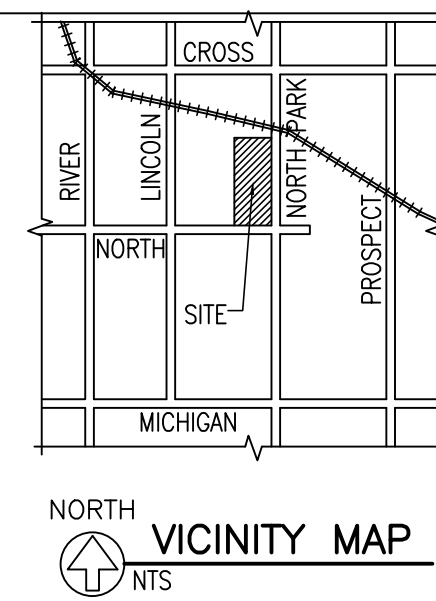
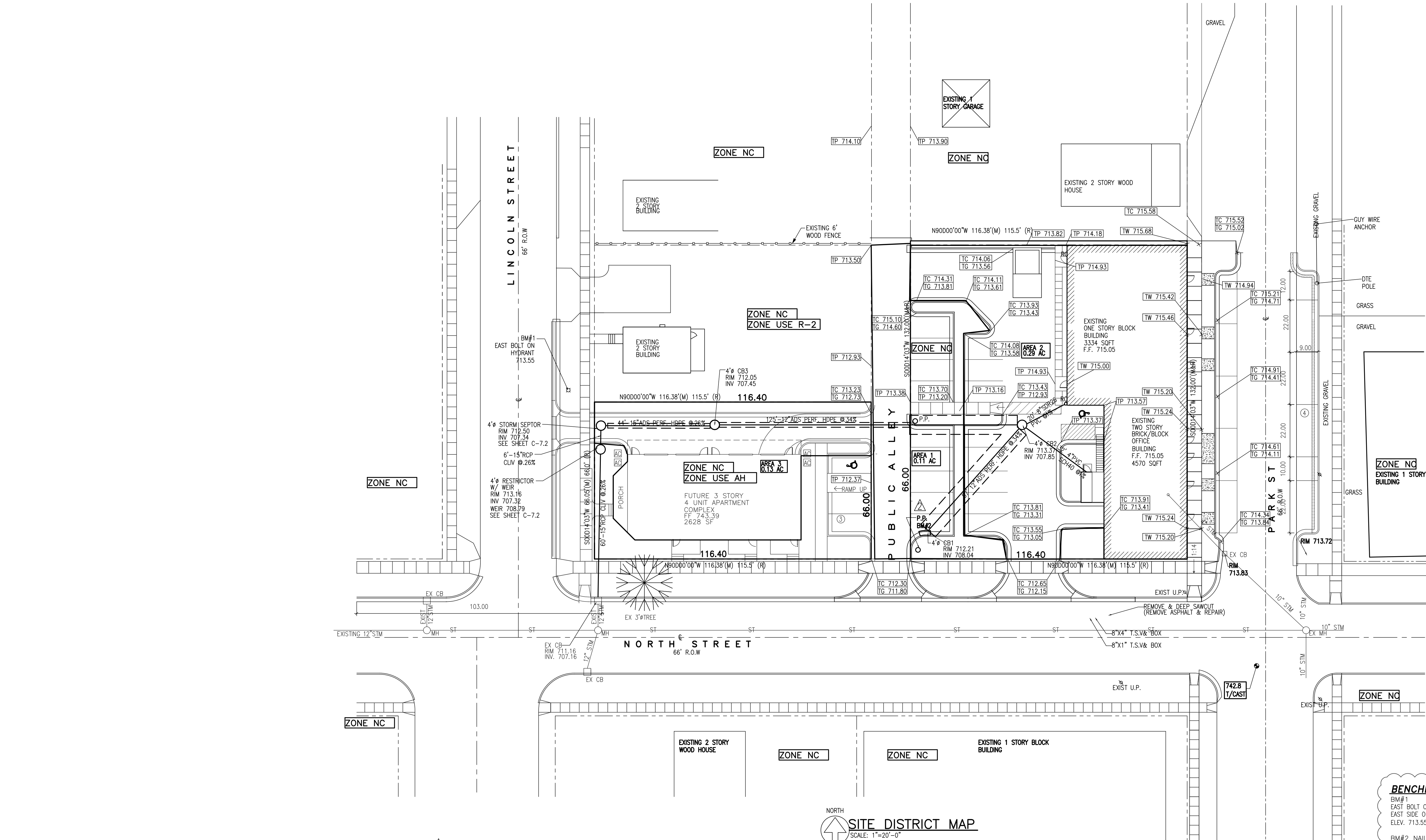
LEGEND

	CHAIN LINK FENCE		WATER SHUT OFF		VENT PIPE		AIR CONDITION UNIT
	WOOD FENCE		TELEPHONE RISER		GUY WIRE		UNDG. MARKER
	WIRE FENCE		SEWER CLEAN OUT		FLAG POLE		PROPOSED
	GUARD RAIL		UNDERGROUND MARKER		GUARD/METAL POST		TOP OF CURB ELEVATION
	LIGHT POLE		GAS VALVE /GAS MARKER		MAILBOX SIGN		TOP OF PAVEMENT ELEVATION
	TRAFFIC SIGNAL		MANHOLE		BILLBOARD OR LARGE SIGN		TOP OF GUTTER ELEVATION
	D.E. MANHOLE		CATCH BASIN		BB HOOP		CULV
	TELEPHONE MANHOLE		GATE VALVE IN WELL		S.P.K. SET P.K. NAIL		CORRUGATED METAL PIPE
	EXISTING ELEVATION		FIRE HYDRANT		FOUND IRON		FINISH FLOOR ELEVATION
	EXISTING CONTOUR		TRAFFIC SIG. POLE		FOUND MONUMENT		FOUND IRON
			UTILITY POLE		FOUND P.K. NAIL		FOUND MONUMENT

BENCHMARKS:
BM#1
EAST BOLT ON HYDRANT AT
EAST SIDE OF N LINCOLN ST
ELEV. 713.55 (USGS DATUM)

BM#2 NAIL IN
WEST FACE OF POWER
POLE AT SW CORNER OF
201 PROPERTY
ELEV. 714.26 (USGS DATUM)

72 HOURS
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)



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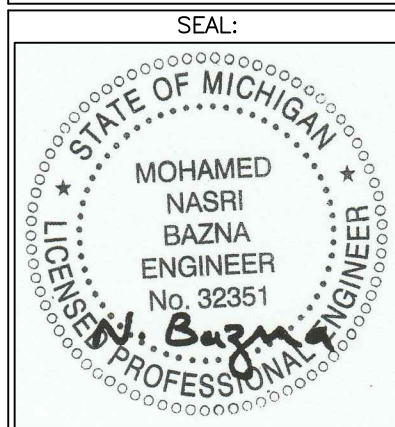
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APARTMENTS & RENOVATIONS
FOR 201 N. PARK STREET
201 NORTH PARK STREET
YPSILANTI, MI 48198

ISSUE DATE	
08/08/07	08/29/07
06/28/07	11/06/07
06/07/07	11/13/07
05/21/07	01/24/08
05/15/07	02/05/08
04/17/06	02/06/08
03/16/06	03/18/08
01/05/06	03/25/08
12/09/05	12/16/08
11/14/05	09/20/16
08/04/05	09/27/16

DRAWN BY: R.L./V.R.
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.



PROJECT NO.: 2623

SHEET TITLE:

SITE DISTRICT MAP

SHEET NO.: C-5

T ₁ = $\frac{L}{V \times 60}$																
		I ₁ = $\frac{175}{T+25}$														
		INCR.	RUN-OFF	EQUIV.	TOTAL	TIME	INTEN.	FLOW	PIPE SIZE	SLOPE	L	CAPA-CITY	V	TIME	UP STREAM	DOWN STREAM
		AREA	COEFF.	AREA	EQ.AREA	MIN	in/hr	CFS	IN	%	FT	CFS	FPS	MIN	RIM	INVERT
FROM	TO	ACRE (A)	(C)	(Cx A)	(A _{eq})	(T)	(I)	Q _{used} (I _{eq})	USED	USED	USED (Q)			(T ₁)	U.END	D.END
CB1	CB2	.29	.62	.18	.18	10	5	0.90	12	.34	62	1.98	2.52	.41	712.21	708.04
CB2	CB3	.16	.62	.10	0.28	10.41	4.94	1.38	12	.34	125	1.98	2.52	0.83	712.81	707.85
CB3	ST SEPT	.13	.62	.08	.36	11.24	4.83	1.74	15	.26	44	3.19	2.60	.28	712.05	707.45
ST SEPT	REST.	—	.62	—	.36	11.52	4.79	1.72	15	.26	70	3.19	2.60	.45	712.50	707.32

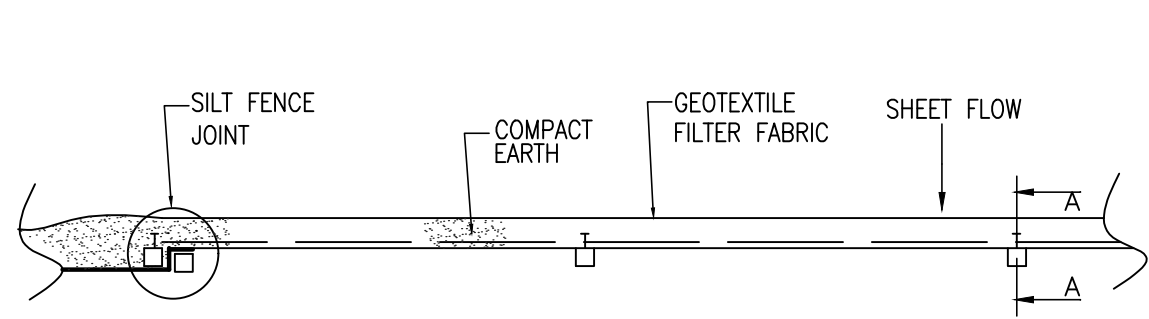
LEGEND

	CHAIN LINK FENCE		WATER SHUT OFF		VENT PIPE		AIR CONDITION UNIT
	WOOD FENCE		TELEPHONE RISER		GUY WIRE		UNDG. MARKER
	WIRE FENCE		TELEPHONE		FLAG POLE		PROPOSED
	GUARD RAIL		SEWER CLEAN OUT		GUARD/METAL POST		TOP OF CURB ELEVATION
	LIGHT POLE		UNDERGROUND MARKER		MAILBOX SIGN		TOP OF PAVEMENT ELEVATION
	TRAFFIC SIGNAL		GAS VALVE /GAS MARKER		BILLBOARD OR LARGE SIGN		TOP OF GUTTER ELEVATION
	D.E. MANHOLE		MANHOLE		BB HOOP		CULVERT
	TELEPHONE MANHOLE		CATCH BASIN		SET P.K. NAIL		CORRUGATED METAL PIPE
	EXISTING ELEVATION		GATE VALVE IN WELL				FINISH FLOOR ELEVATION
	EXISTING CONTOUR		FIRE HYDRANT				SECTION CORNER
			TRAFFIC SIG. POLE				FOUND IRON
			UTILITY POLE				FOUND MONUMENT
							FOUND P.K. NAIL

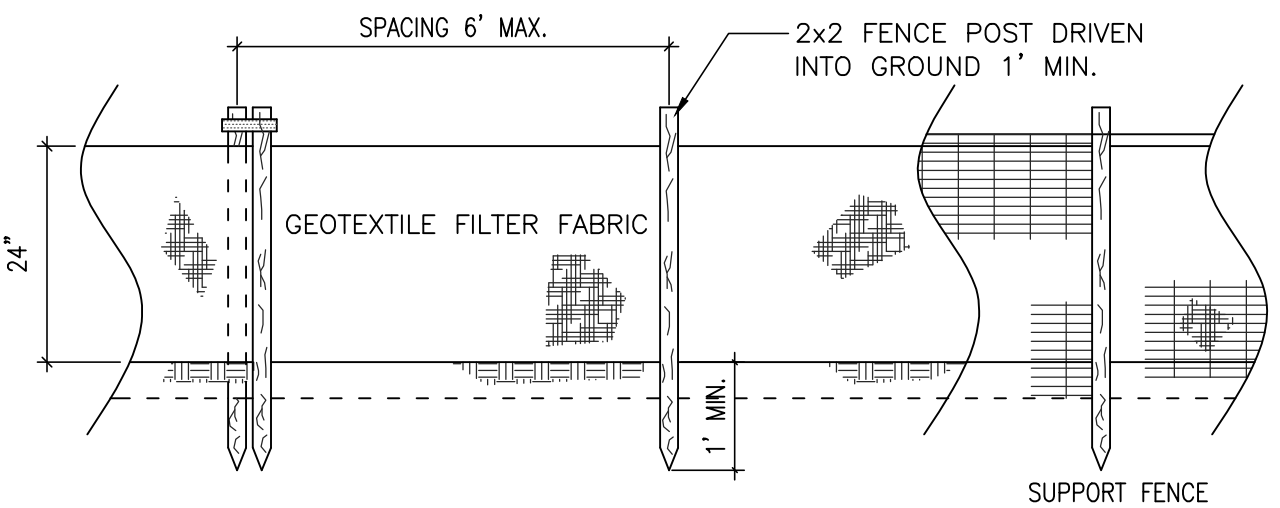
BENCHMARKS:
BM#1
EAST BOLT ON HYDRANT AT
EAST SIDE OF N LINCOLN ST
ELEV. 713.55 (USGS DATUM)

BM#2 NAIL IN
WEST FACE OF POWER
POLE AT SW CORNER OF
201 PROPERTY
ELEV. 714.26 (USGS DATUM)

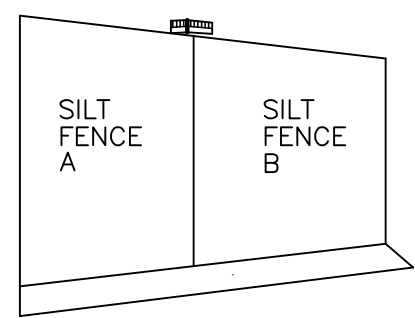




PLAN VIEW



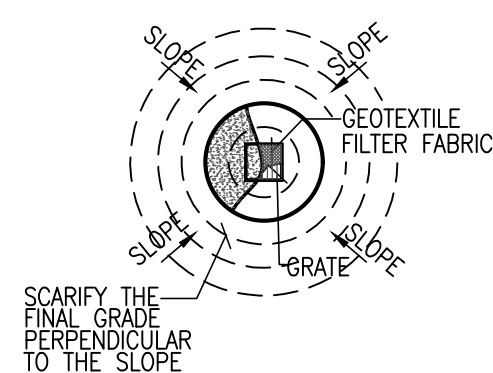
FRONT VIEW



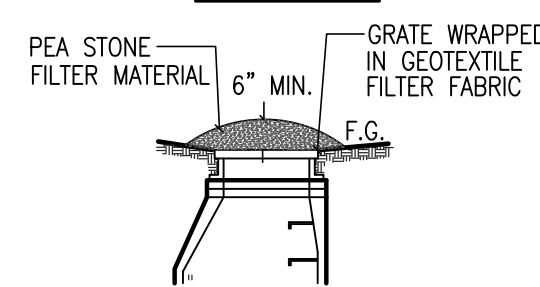
SILT FENCE JOINT

SECTION B-B

SILT FENCE DETAIL
(DETAIL 1)



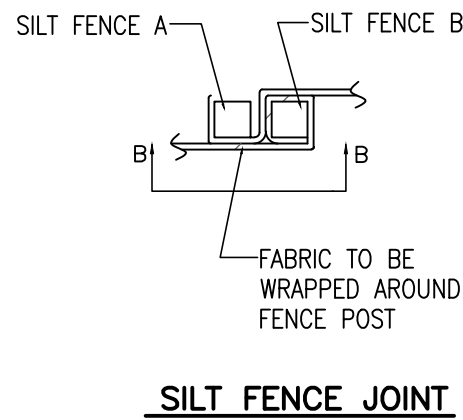
PLAN VIEW



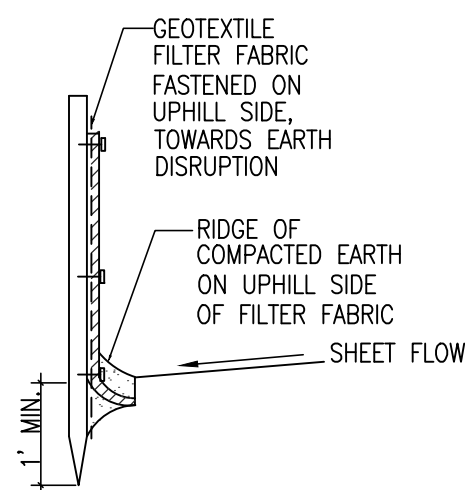
PROFILE VIEW

LOW FILTER DETAIL

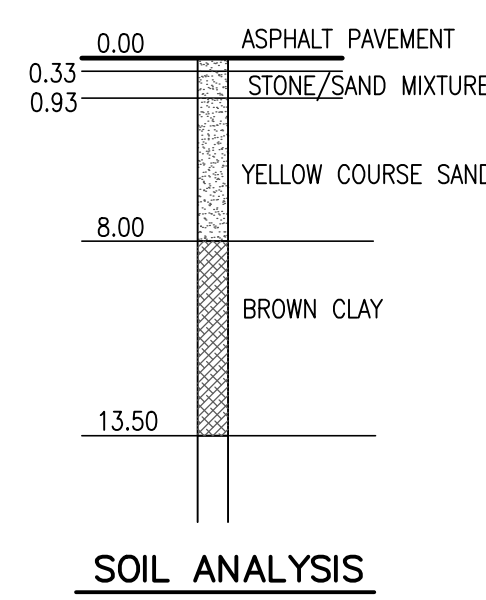
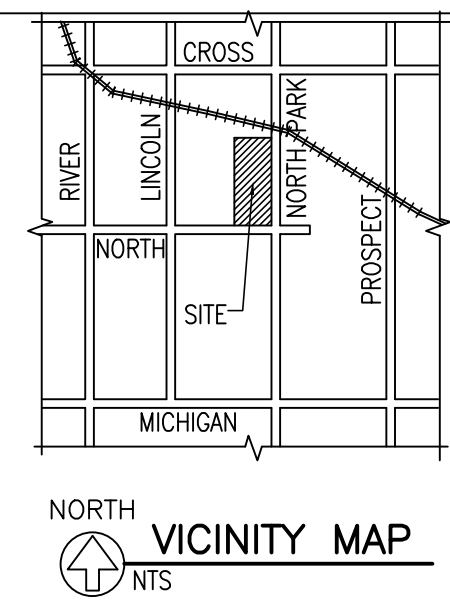
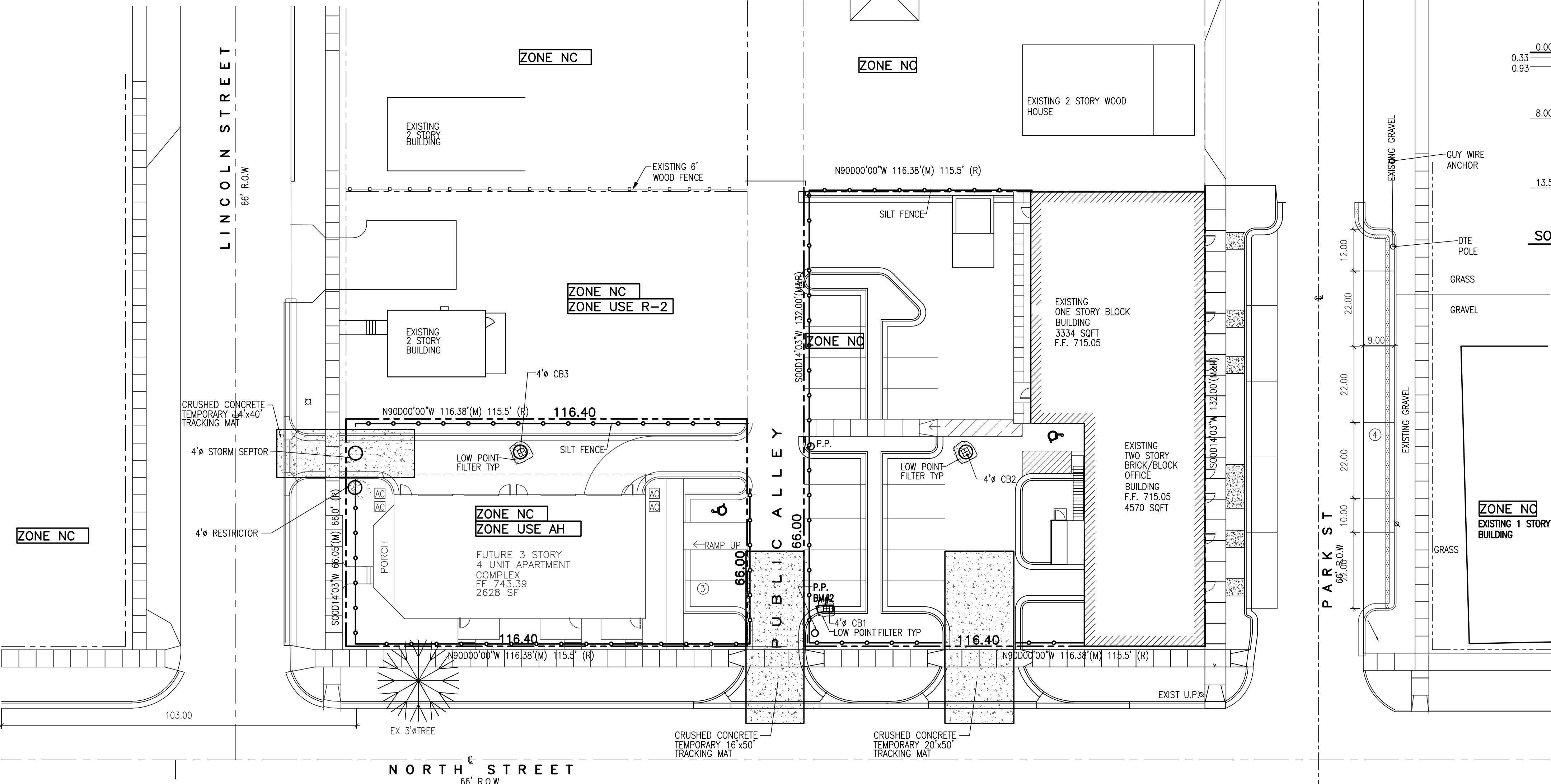
NTS



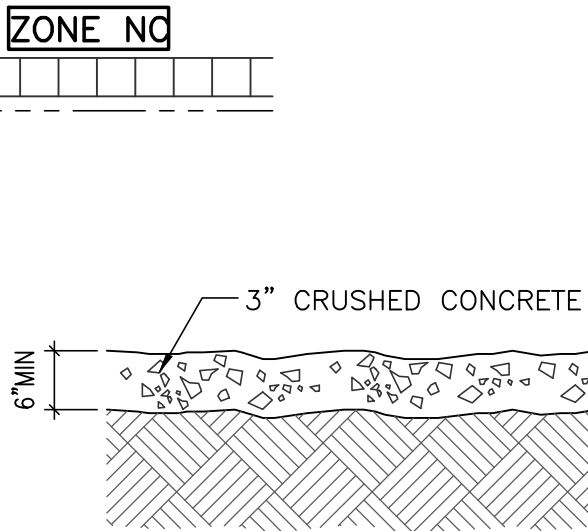
SILT FENCE JOINT



SECTION A-A



ZONE NC
EXISTING 1 STORY BLOCK
BUILDING



TEMPORARY TRACKING MAT DETAIL

NTS

CONSTRUCTION SCHEDULE														ZONE NC	
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	NOTES
TEMPORARY SESC MEASURES	X	X	X	X						X	X	X	X	X	
STRIP AND STOCKPILE										X	X				
ROUGH GRADING										X	X				
UNDERGROUND UTILITIES										X	X				
APPROACH INSTALLATION										X	X	X	X		
BUILDING CONSTRUCTION										X	X	X	X		
PERMANENT SESC MEASURES			X	X									X		
FINAL GRADE												X			
LANDSCAPING			X	X									X		
ASPHALT REMOVAL												X			

MAINTENANCE SCHEDULE														ZONE NC	
MAINTENANCE SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	NOTES
STREET SWEEPING										X	X	X	X		
SILT FENCING			X	X						X	X	X	X		
MAINTAIN BUFFER STRIPS			X	X						X	X	X	X		
INLET STRUCTURES										X	X	X	X		
SEEDING AND MULCH			X	X									X		
SEDIMENT BASINS			X	X						X	X	X	X		
RIP-RAP															
REMOVE TEMPORARY MEASURES				X											

TEMPORARY SILT FENCE NOTES

DEFINITION: SILT FENCE IS A TEMPORARY SEDIMENTATION CONTROL MEASURE CONSISTING OF WOODEN OR OTHER FENCE POSTS, A FASTENER SYSTEM AND A GEOTEXTILE FILTER FABRIC.

PURPOSE: SILT FENCE (1) REDUCE THE VELOCITY OF SHEET FLOW TO A NON-EROSIVE LEVEL, AND (2) RETAIN SUSPENDED SOIL PARTICLES AND PREVENT THEM FROM LEAVING THE CONSTRUCTION SITE.

WHERE APPLICABLE SILT FENCE MAY BE INSTALLED WHERE SHEET FLOW EROSION CONTROL AND SEDIMENTATION CONTROL ARE NECESSARY, GENERALLY BY SITE PERIMETER. SILT FENCE SHALL NOT BE USED WHERE CONCENTRATED FLOWS SUCH AS DITCHES AND/OR SWELLS, MAY DEVELOP.

DESIGN CRITERIA

LOCATION: INSTALL ALONG A CONTOUR LINE, OR EQUAL ELEVATION ON A SLOPE, WHERE SHEET FLOW MAY DEVELOP. A MAXIMUM SHEET FLOW PATH OF 100 FEET TO THE SILT FENCE SHALL BE SPECIFIED. MULTIPLE ROWS OF SILT FENCE TO BE SPACED NO GREATER THAN 100 FEET. SILT FENCE, IN GENERAL WILL FAIL UNDER THE STRESS OF CONCENTRATED FLOWS.

SLOPE: 2:1 MAXIMUM SLOPE TO SILT FENCE

WHERE NECESSARY A SUPPORT FENCE SHALL BE USED TO SUPPORT THE GEOTEXTILE FILTER FABRIC. HARDWARE CLOTH, STRAW BALES, OR APPROVED EQUAL SHALL BE USED IF REQUIRED. A MAXIMUM SPACING OF 6' BETWEEN SUPPORTING FENCE POSTS SHALL BE SPECIFIED. THE GEOTEXTILE FILTER FABRIC SHALL BE FASTENED TO THE SUPPORTING FENCE POSTS ON THE UPHILL SIDE OF THE SLOPE.

EXCAVATE A 6"x6" ANCHOR TRENCH, THE TAIL OF THE GEOTEXTILE FILTER FABRIC SHALL BE TUCKED INTO THE TRENCH AND THE BACKFILL SHALL BE COMPACTED UP AGAINST THE FILTER FABRIC.

GENERAL

- THE TYPE OF SILT FENCE SPECIFIED SHOULD BE CONSIDERED WITH ATTEMPTING TO CONTROL SHEET FLOW EROSION AND SEDIMENTATION. A LOW QUALITY SILT FENCE MAY REQUIRE REPEATED INSTALLATIONS OR SEVERAL ROWS TO ACCOMPLISH THE OBJECTIVE. SPECIAL ATTENTION SHOULD BE GIVEN IN SELECTING THE PROPER SUPPORT SYSTEM AND THE GRADE OF GEOTEXTILE FILTER FABRIC.
- THE FIELD LOCATION SHOULD BE ADJUSTED, AS NEEDED, TO PROVIDE THE MOST EFFECTIVE CONTROL OF SHEET FLOW AND SEDIMENTATION.
- PERIODIC INSPECTIONS AND REQUIRED MAINTENANCE MUST BE PROVIDED TO INSURE THAT THE SILT FENCE CONTINUES TO OPERATE EFFICIENTLY.
- THE SILT FENCE GEOTEXTILE FABRIC SHALL BE REINFORCED WITH CONSTRUCTION HARDWARE CLOTH, STRAW BALES OR APPROVED EQUAL, IF THE SPECIFIED SILT FENCE FAILS UNDER MODERATE RAIN STORMS.
- BEFORE USING THE SILT FENCE AS A PERIMETER SEDIMENTATION CONTROL MEASURE, CONSIDERATION SHOULD BE GIVEN TO THE USE OF EXISTING VEGETATIVE BUFFER ZONES.

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APARTMENTS & RENOVATIONS
FOR 201 N. PARK STREET

ISSUE DATE	
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01/05/06	03/25/08
12/09/05	12/16/08
11/14/05	09/20/16
08/04/05	09/27/16

DRAWN BY: RL/V.R.
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.



PROJECT NO.: 2623

SHEET TITLE:

SOIL EROSION
PLAN

SHEET NO.: C-6

201 N PARK STREET & 202 N LINCOLN STREET

WORK SHEET 1 - STANDARD METHOD RUNOFF VOLUME WORK SHEET						
TOTAL SITE AREA: 0.715 (AC) = (31,148 SQ.FT.)						
TOTAL SITE AREA EXCLUDING "SELF-CREDITING" BMPs : ACa						
COVER TYPE	SOIL TYPE	AREA (FT2)	AREA (ac)	RUNOFF COEFF(c)	(C)(Area)	
PAVEMENT	A	11,464.4	.26	.95	.25	
BUILDING	A	8,414	.19	.95	.18	
GREENSPACE	A	3,378	.08	.15	.01	
$\Sigma(C)(Area) =$					.44	
TOTAL AREA=					.715	
WEIGHTED C = $\Sigma(C)(Area)/Total\ Area =$					.62	
NRCS VARIABLES						
PERVIOUS COVER TYPE	SOIL TYPE	AREA (FT2)	AREA (ac)	CURVE NUMBER	(CN)(Area)	
GREENSPACE	A	3,378	.08	39	3.12	
$\Sigma(CN)(Area) =$					3.12	
Total Area=					0.715	
WEIGHTED CN= $\Sigma(CN)(Area)/Total\ Area =$					4.36	
NRCS VARIABLES						
IMPERVIOUS COVER TYPE	SOIL TYPE	AREA (FT2)	AREA (ac)	CURVE NUMBER	(CN)(Area)	
PAVEMENT	A	11,464.4	.26	98	25.48	
BUILDING	A	8,414	.19	98	18.62	
$\Sigma(CN)(Area) =$					44.10	
Total Area=					0.715	
WEIGHTED CN= $\Sigma(CN)(Area)/Total\ Area =$					61.68	

WORK SHEET 2 - FIRST FLUSH RUNOFF CALCULATION

$V_{ff} = (1") \cdot (1'/12") \cdot (43560 \text{ FT}^2 / 1 \text{ AC}) \cdot AC$

$V_{ff} = (1") \cdot (1'/12") \cdot (43560 \text{ FT}^2 / 1 \text{ AC}) \cdot 0.715 = 0.62$

$V_{ff} = 1,609.18 \text{ FT}^3$

(A=TOTAL AREA OF SITE EXCLUDING "SELF CREDITING" BMPs)
(C= WEIGHTED C)

WORK SHEET 3 - PRE-DEVELOPMENT BANKFULL RUNOFF CALCULATION

$V_{bf} - \text{pre} = Q \cdot (1/2) \cdot AREA$

$Q = (P - 0.25) / (P + 0.85)$

$S = 1000 / CN - 10$

CN= PRE-DEVELOPMENT LAND COVER
(2YEAR/24HOUR STORM EVENT) P=2.35IN

CN=32

$S = 1000 / 32 - 10 = 21.25$

$Q = (2.35 - 0.25) / (2.35 + 0.85) = 0.19$

$V_{bf} - \text{pre} = 0.19 \cdot 0.62 \cdot 31,148 = 491.2 \text{ FT}^3$

WORK SHEET 4 - PERVIOUS COVER POST-DEVELOPMENT BANKFULL RUNOFF CALCULATION

$V_{bf} - \text{per} - \text{post} = Q \cdot (1/2) \cdot AREA$

$Q = (P - 0.25) / (P + 0.85)$

$S = 1000 / CN - 10$

CN= PERVIOUS COVER CN FROM WP1
(2YEAR/24HOUR STORM EVENT) P=2.35IN

CN=4.36

$S = 1000 / 4.36 - 10 = 219.36$

$Q = (2.35 - 0.25) / (2.35 + 0.85) = 0.17$

$V_{bf} - \text{per} - \text{post} = 0.17 \cdot 0.62 \cdot 31,148 = 2716.8 \text{ FT}^3$

WORK SHEET 5 - IMPERVIOUS COVER POST-DEVELOPMENT BANKFULL RUNOFF CALCULATION

$V_{bf} - \text{per} - \text{post} = Q \cdot (1/2) \cdot AREA$

$Q = (P - 0.25) / (P + 0.85)$

$S = 1000 / CN - 10$

CN= IMPERVIOUS COVER CN FROM WP1
(2YEAR/24HOUR STORM EVENT) P=2.35IN

CN=61.68

$S = 1000 / 61.68 - 10 = 6.21$

$Q = (2.35 - 0.25) / (2.35 + 0.85) = 0.17$

$V_{bf} - \text{per} - \text{post} = 0.17 \cdot 0.62 \cdot 31,148 = 280.48 \text{ FT}^3$

WORK SHEET 6 - PERVIOUS COVER POST-DEVELOPMENT 100-YEAR STORM RUNOFF CALCULATION

$V_{100} - \text{per} - \text{post} = Q \cdot (1/2) \cdot AREA$

$Q = (P - 0.25) / (P + 0.85)$

$S = 1000 / CN - 10$

CN= IMPERVIOUS COVER CN FROM WP1
(100 YEAR STORM EVENT) P=5.11IN

CN=61.68

$S = 1000 / 61.68 - 10 = 6.21$

$Q = (5.11 - 0.25) / (5.11 + 0.85) = 0.83$

$V_{100} - \text{per} - \text{post} = 0.83 \cdot 0.62 \cdot 31,148 = 2332.55 \text{ FT}^3$

WORK SHEET 7 - IMPERVIOUS COVER POST-DEVELOPMENT 100-YEAR STORM RUNOFF CALCULATION

$V_{100} - \text{per} - \text{post} = Q \cdot (1/2) \cdot AREA$

$Q = (P - 0.25) / (P + 0.85)$

$S = 1000 / CN - 10$

CN= IMPERVIOUS COVER CN FROM WP1
(100 YEAR STORM EVENT) P=5.11IN

CN=61.68

$S = 1000 / 61.68 - 10 = 6.21$

$Q = (5.11 - 0.25) / (5.11 + 0.85) = 0.83$

$V_{100} - \text{per} - \text{post} = 0.83 \cdot 0.62 \cdot 31,148 = 2,448.62 \text{ FT}^3$

WORK SHEET 8 - STANDARD METHOD RUNOFF VOLUME CALCULATIONS									
AREA	1	2	3	4	5	6	7	8	9
AREA 1	0.48	1.00	100	1%	0.1	0.048	0.58		
AREA 2	0.48	1.29	124	1%	0.1	0.048	0.72		
AREA 3	0.48	0.68	65	1%	0.1	0.048	0.38		
TOTAL TIME OF CONCENTRATION									
$T_c - \text{hrs}$								1.68	HRS

INCR. RUN-OFF									
FROM	TO	AREA	COEFF.	AREA	EQ. AREA	MIN	IN	TIME	IN
CB1	CB2	.29	.62	.18	.18	10	5	0.90	12
CB2	CB3	.16	.62	.10	0.28	10.41	4.94	1.38	12
CB3	CB4	.13	.62	.08	.36	11.24	4.83	1.74	15
CB4	CB5	.13	.62	.08	.36	11.52	4.79	1.72	15

NARRATIVE EXPLANATION OF THE INCREASE OF THE IMPERVIOUS AREA:

THE EXIST SITE IS 0.715 ACRES COMBINED 202 N LINCOLN IS 7,682.4 SQ.FT. AND IS ALL GRASS AT PRESENT TIME AND ALTHOUGH IT IS REMAINING GRASS FOR TIME BEING IT IS SCHEDULED TO BE DEVELOPED AT LATER DATE THEREFORE HAS BEEN INCORPORATED INTO OUR STORMWATER CALCULATIONS AS A DEVELOPED SITE. AS YOU CAN SEE FROM THE CHART THE EXISTING C=0.57 FOR BOTH SITES COMBINED AND THE PROPOSED DEVELOPMENT IT WOULD INCREASE TO 0.62 THEREFORE INCREASING $Q = 0.05 \times 0.47 = 0.0235 \text{ CFS}$

COVER TYPE	AREA (FT2)	AREA (ac)	RUNOFF COEFF(c)	(C)(Area)
BUILDING	4570	.10	.95	.095
GRAVEL	8320	.19	.75	.14
GRASS	7682	.18	.15	.03

WEIGHTED C = 0.27/0.47 = 0.57

ALTHOUGH WITH THE INFILTRATION DESIGN ALL WATER WILL BE RETAINED ON SITE ONLY ALLOWING TIME TO INFILTRATE INTO THE GROUND.

WORK SHEET 9 - SUMMARY FROM PREVIOUS WORKSHEETS

FIRST FLUSH VOLUME $V_{ff} = 1609.18 \text{ FT}^3$

PRE-DEVELOPMENT BANKFULL RUNOFF VOLUME $V_{bf} - \text{pre} = 491.2 \text{ FT}^3$

PERVIOUS COVER POST-DEVELOPMENT BANKFULL VOLUME $V_{bf} - \text{per} - \text{post} = 2,716.8 \text{ FT}^3$

IMPERVIOUS COVER POST-DEVELOPMENT BANKFULL VOLUME $V_{bf} - \text{imp} - \text{post} = 280.48 \text{ FT}^3$

TOTAL BF VOLUME = 2997.28 FT³

PERVIOUS COVER POST-DEVELOPMENT 100 YEAR VOLUME $V_{100} - \text{per} - \text{post} = 2332.55 \text{ FT}^3$

IMPERVIOUS COVER POST-DEVELOPMENT 100 YEAR VOLUME $V_{100} - \text{imp} - \text{post} = 2448.62 \text{ FT}^3$

TOTAL 100 YEAR VOLUME = 4,781.17 FT³

DETERMINE ONSITE INFILTRATION REQUIREMENT

TOTAL POST DEVELOPMENT BANKFULL = 2997.28

PRE-DEVELOPMENT BANKFULL = 491.2

BANKFULL DIFFERENCE = 2,506.08

VFF = 1609.18 < $V_{bf} - \text{diff}$ 2,506.08

ONSITE INFILTRATION REQUIREMENT (V_{inf}) = 2,506.08 FT³

WORK SHEET 10 - STANDARD METHOD RUNOFF VOLUME CALCULATIONS

DETENTION/RETENTION REQUIREMENT

DETENTION:

A. $Q_p = 238.6 \text{ cfs}$ $Q_p = 238.6(1.68)$ $Q_p = 238.6 \cdot 0.65$ $Q_p = 156$

B. TOTAL SITE AREA (AC) EXCLUDING "SELF CREDITING" BMPs AREA = .715 AC

C. $Q_{100} - \text{per} + Q_{100} - \text{imp}$ $Q_{100} = 8.32 + 1.48$ $Q_{100} = 9.8 \text{ IN}$

D. PEAK FLOW (PF) $Q_p \cdot Q_{100} \cdot AREA = 156 \cdot 9.8 \cdot 715$ 640 640

E. $\Delta = \text{PEAK FLOW (PF)} - 0.15(AC)$ $\Delta = 1.71 \text{ CFS}$ $\Delta = 1.71 - 0.15 \cdot 0.715$ $\Delta = 1.6 \text{ CFS}$

F. $V_{det} \Delta / PF + V_{100}$ $V_{det} ((1.6)/(1.71)) \cdot 2448.62$ $V_{det} 2,291 \text{ CU.FT.}$

RETENTION:

A. $V_{ret} = 2(V_{100})$ $V_{ret} = 4,582 \text{ CU.FT.}$

PROPOSED BMP	AREA (FT ²)	STORAGE VOLUME (FT ³)	AVE. DESIGN INFILTRATION RATE (IN/HR)	INFILTRATION VOLUME DUR. STORM	TOTAL VOLUME REDUCTION (FT ³)
1 INFILTRAT	808	484.8	6	2414.3	2899.10
2 GREEN ROOF	3334	1100	NA *	NA *	1100
TOTAL VOLUME REDUCTION CREDIT = 3999.10					
RUNOFF VOLUME INFILTRATION REQUIREMENT (V_{inf}) = 2,506.08					
RUNOFF VOLUME CREDIT = 1,493.02 FT ³					

WORK SHEET 12 - NATURAL FEATURE INVENTORY

NO BMP ATTEMPTED

WORK SHEET 13 - SUMMARY

A. STORMWATER MANAGEMENT

MINIMUM ONSITE INFILTRATION REQUIRED $V_{inf} = 2506.08 \text{ FT}^3$

DESIGNED / PROVIDED INFILTRATION VOLUME = 3999.10 FT³

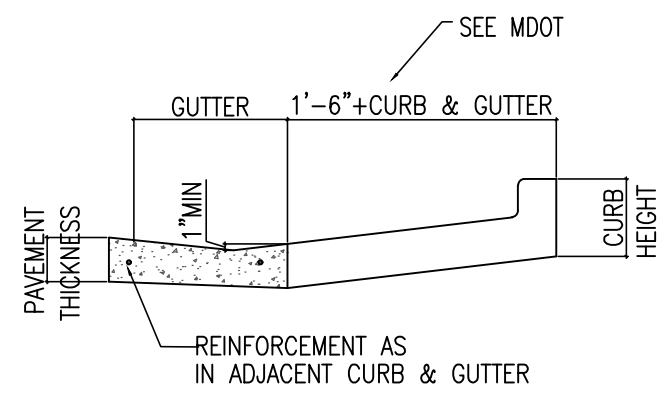
% MINIMUM REQUIRED INFILTRATION PROVIDED = 160 %

TOTAL CALCULATED DETENTION VOLUME $V_{det} = 2,291 \text{ FT}^3$

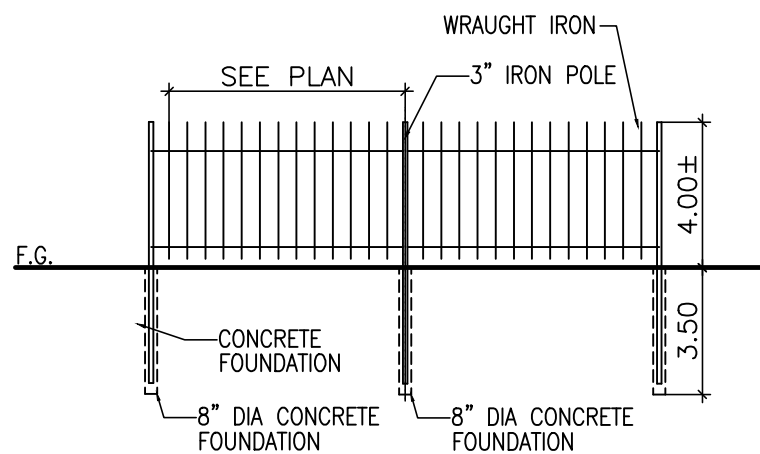
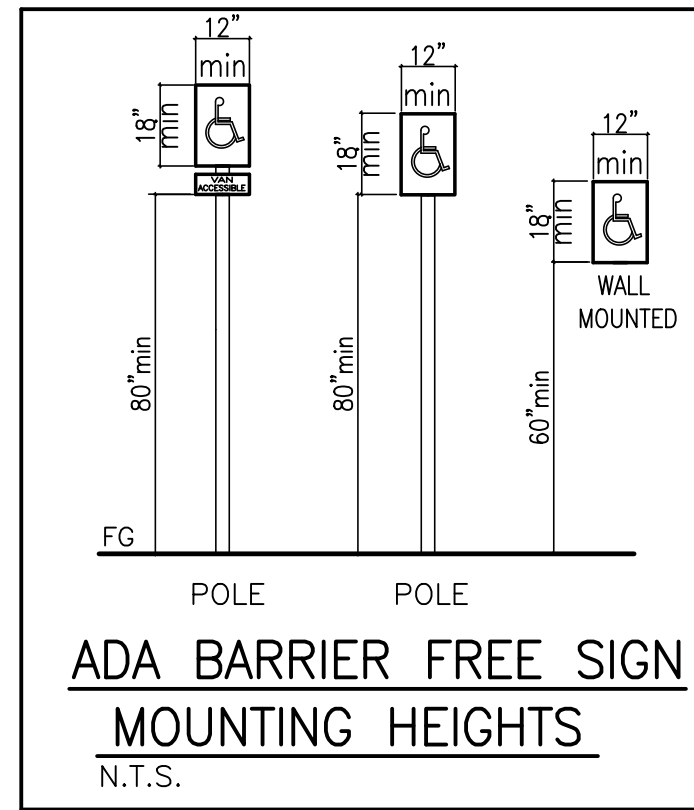
NET REQUIRED DETENTION VOLUME = 2,291 - 2506.08 = -215

NO ADDITIONAL DETENTION REQUIRED.

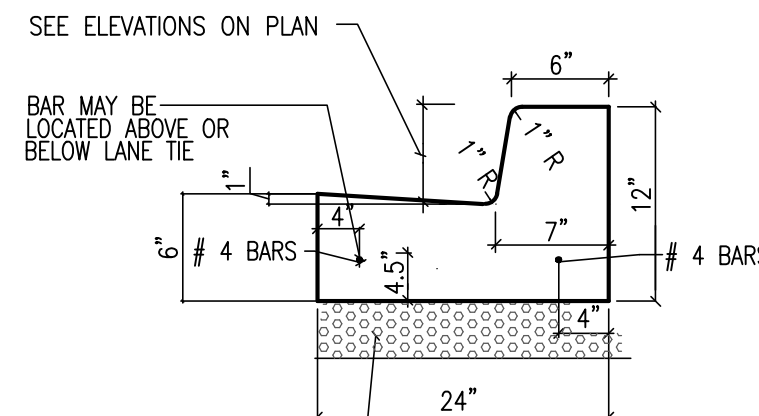
B. DETENTION VOLUME INCREASE FOR SITE WHERE THE REQUIRED INFILTRATION VOLUME CANNOT BE MET: NA



SECTION A-A (MDOT. R-29-D)
N.T.S.

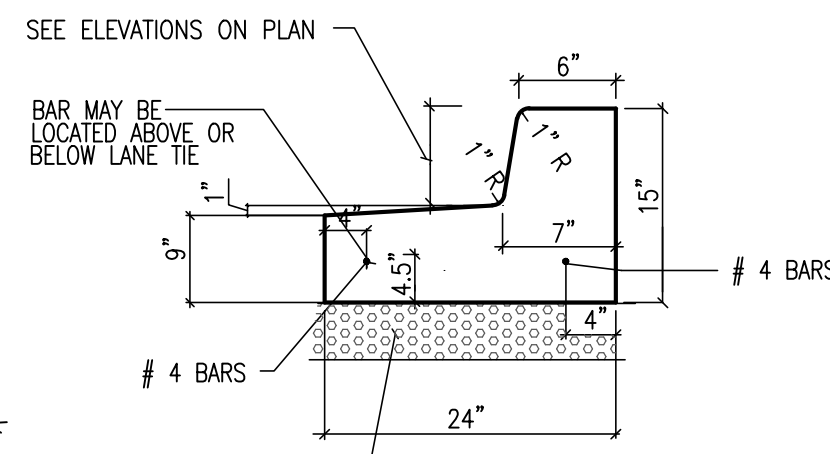


FENCE AROUND FLAG POLES



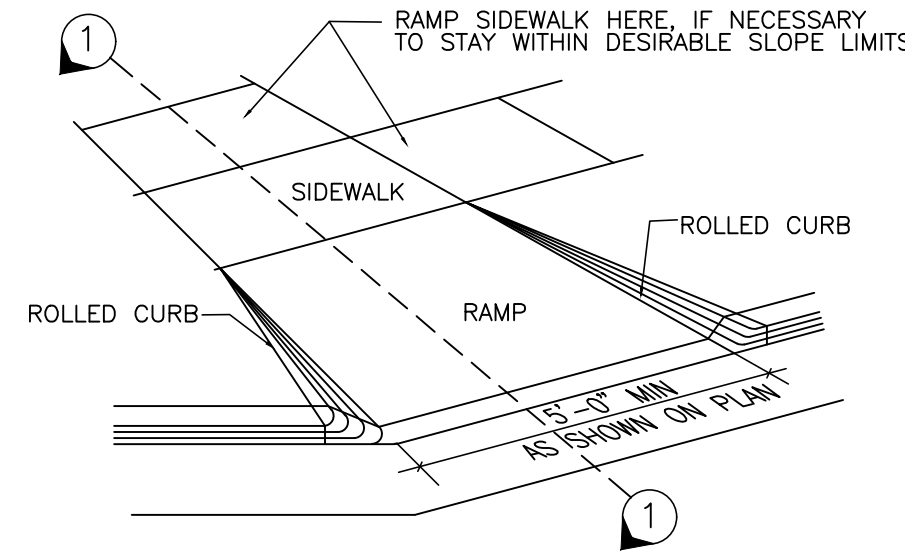
SECTION THRU CURB CUT
NOT TO SCALE

STANDARD CURB DETAIL
N.T.S.

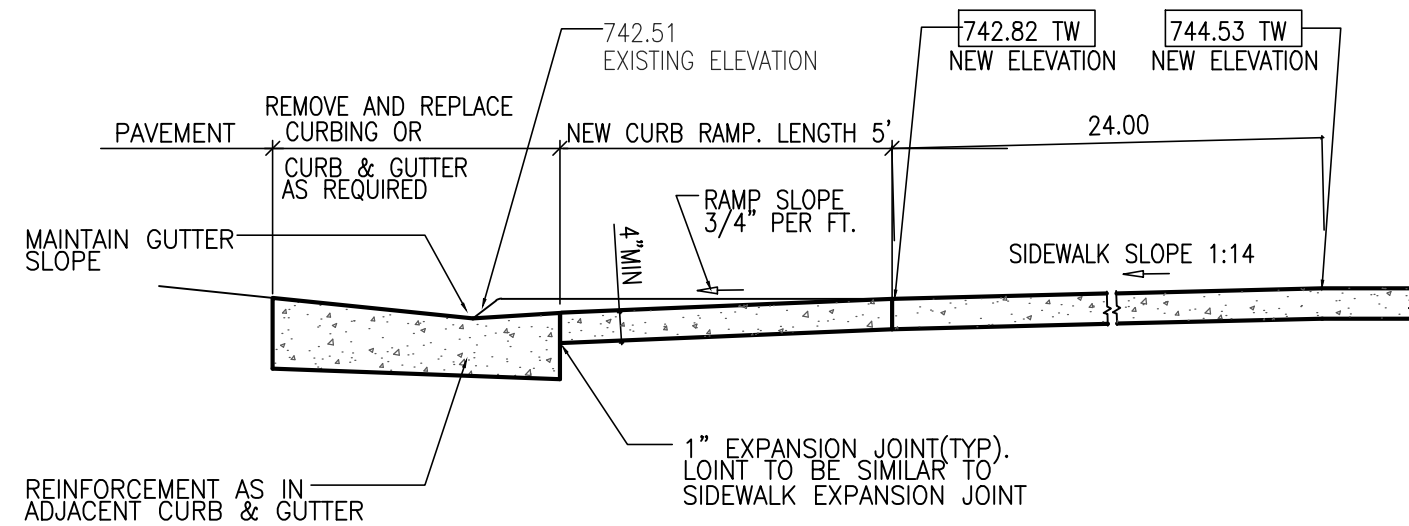


SECTION THRU CURB CUT
NOT TO SCALE

REVERSE CURB DETAIL
N.T.S.

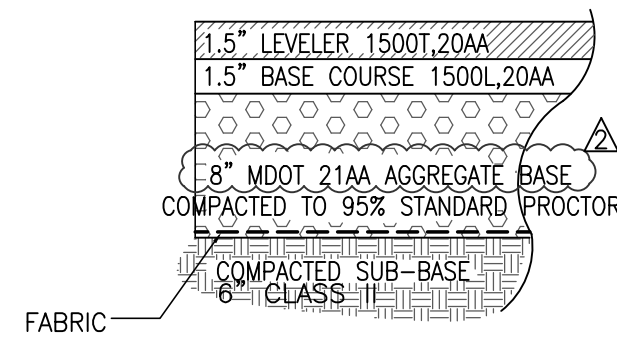


NOTE: ALL RAMPS MUST BE ADA COMPLIANT IN ACCORDANCE WITH MDOT R-28 SERIES (SEE MDOT DETAILS ON SHEET C-7.1)

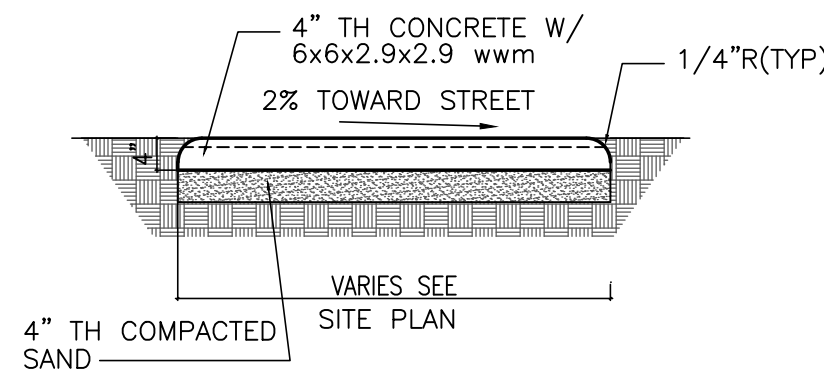


SECTION 1-1
NTS

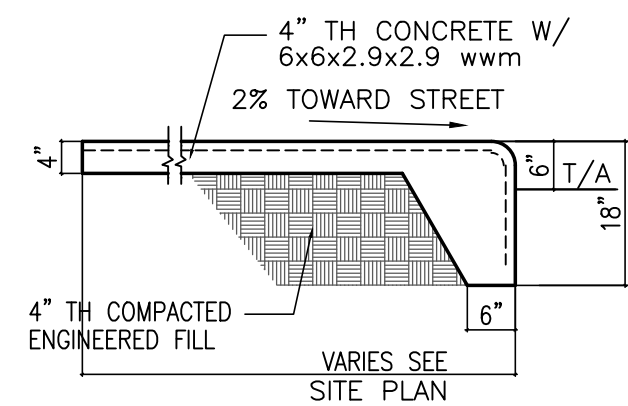
CURB RAMP DETAIL
N.T.S.



ASPHALT DETAIL
N.T.S.



SIDEWALK DETAIL
N.T.S.



SIDEWALK DETAIL AT BUILDING
N.T.S.

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MOHAMED NASRI
BAZNA
ENGINEER

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DESIGN BUILD CONTRACTOR
COMMERCIAL/INDUSTRIAL/RESIDENTIAL

201 NORTH PARK STREET
YPSILANTI, MI. 48198
PHONE (734)485-7737, FAX (734)485-7873

APARTMENTS & RENOVATIONS
FOR 201 N. PARK STREET

ISSUE DATE

08/07/07
08/22/07
08/29/07
12/20/07
02/05/08
10/12/20

DRAWN BY: R.S./V.R.
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.

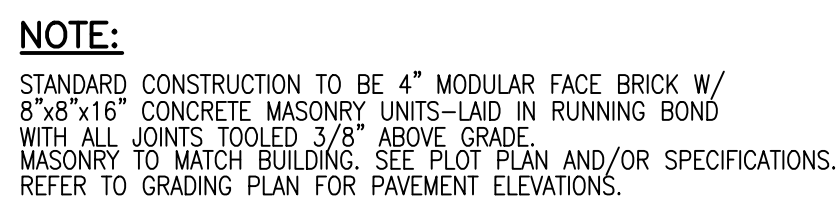
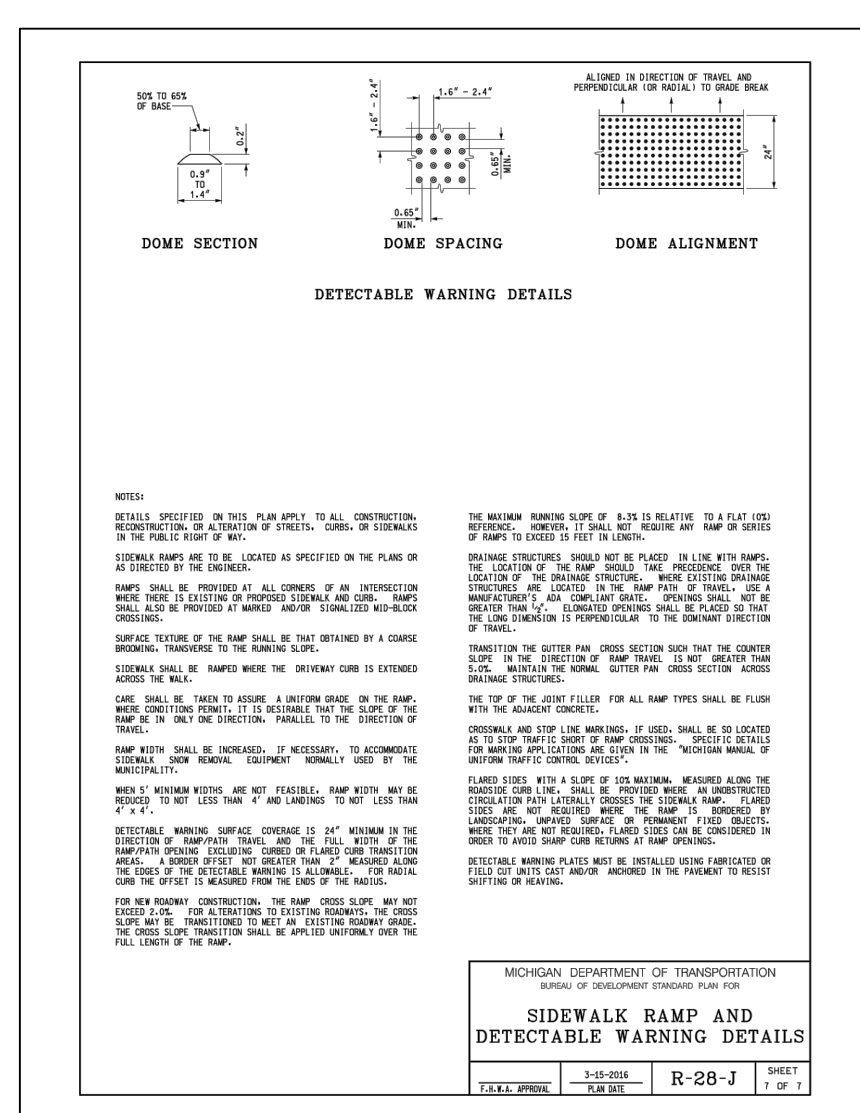
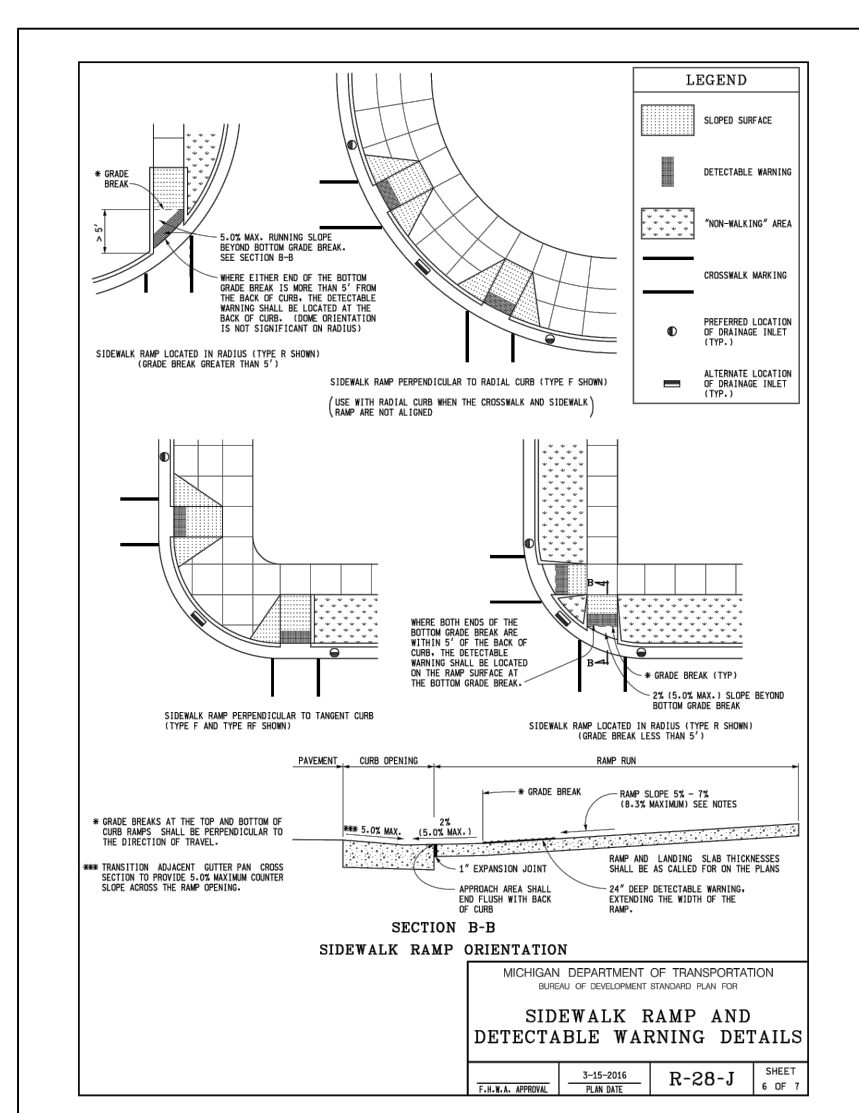
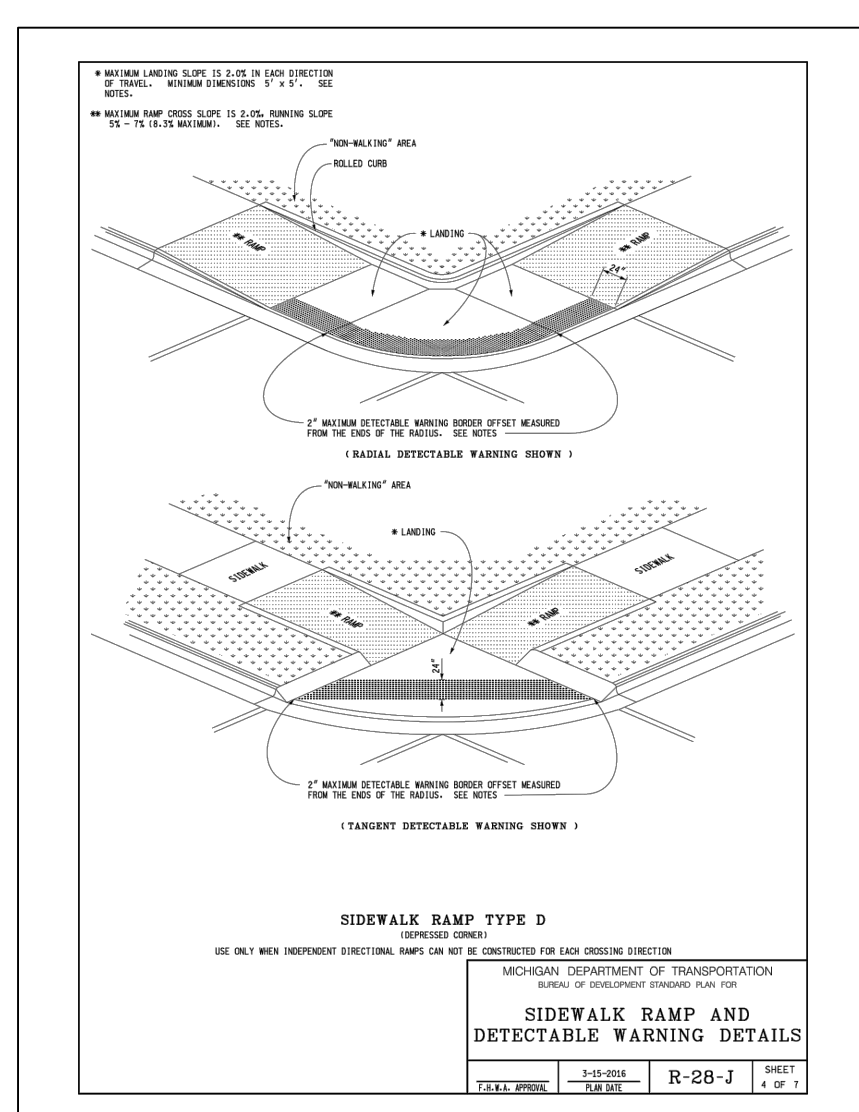
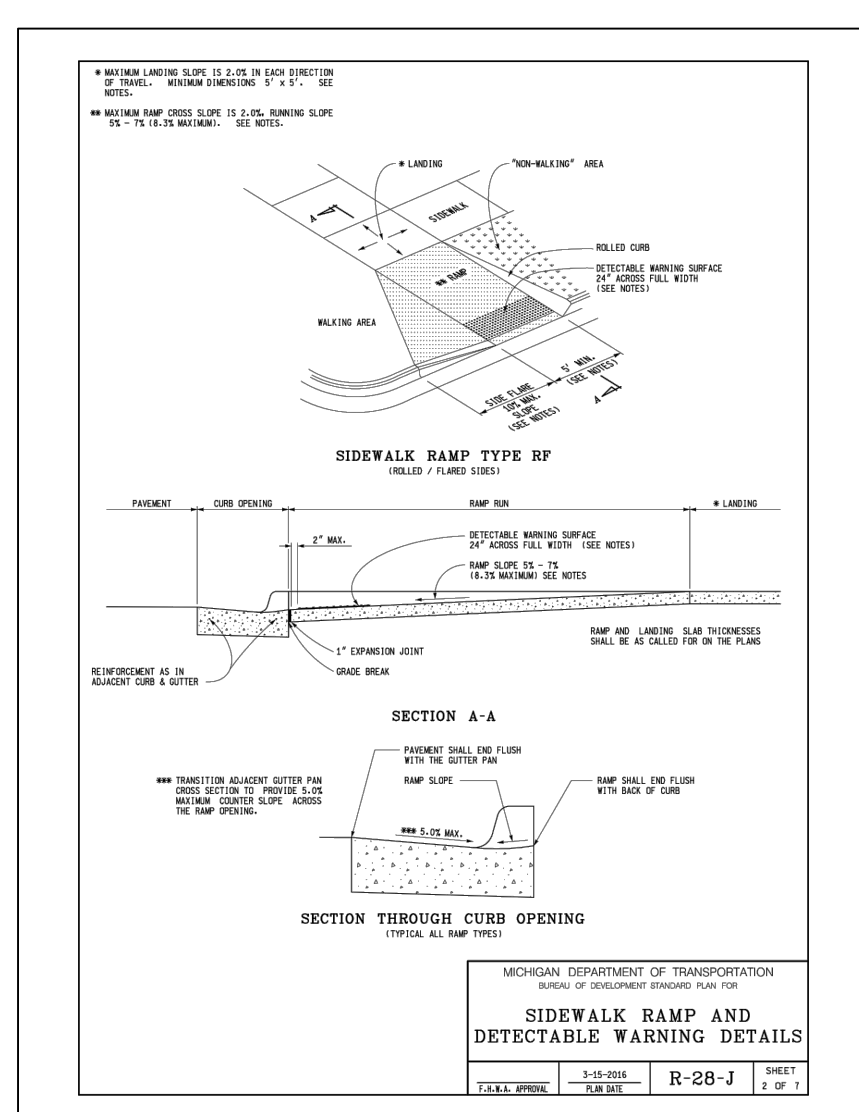
SEAL:
STATE OF MICHIGAN
MOHAMED NASRI
BAZNA
ENGINEER
No. 32351
PROFESSIONAL ENGINEER

PROJECT NO.: 2623

SHEET TITLE:

SITE DETAILS

SHEET NO.: C-7



DUMPSTER ENCLOSURE

NTS

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201 NORTH PARK STREET
 YPSILANTI, MI. 48198

APARTMENTS & RENOVATIONS
FOR 201 N. PARK STREET

ISSUE DATE	
9/15/20	1
10/12/20	2

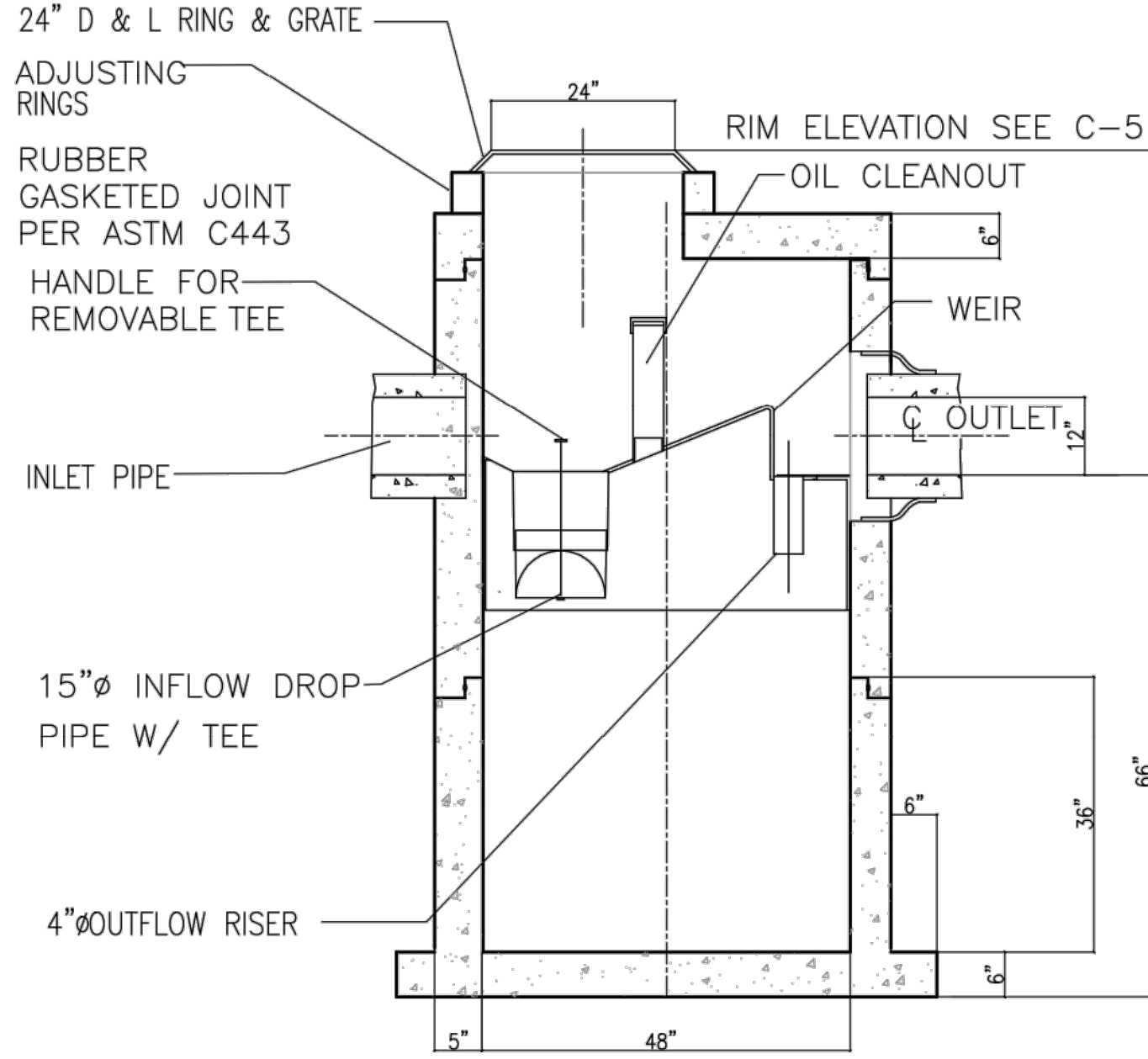
DRAWN BY: R.S./V.R.
CHECKED BY: R.N.
APPROVED BY: R.N./T.C.

PROJECT NO.: **2623**

SHEET TITLE:
-DUMPSTER
ENCLOSURE DETAIL
-MDOT STANDARD
DETILS

SHEET NO.: C-7.1

1. STORMCEPTOR IS CONFINED SPACE ENTRY, NO STEPS SUPPLIED. ECCENTRIC ACCESS STANDARD. STEPS SUPPLIED UPON REQUEST.
2. MANUFACTURED TO ASTM C478.
3. JOINTS PER ASTM C443.
4. DESIGNED FOR AASHTO HS20 LOADING.
5. STORMCEPTOR RING AND GRATE TO BE D&L SUPPLY A-1043

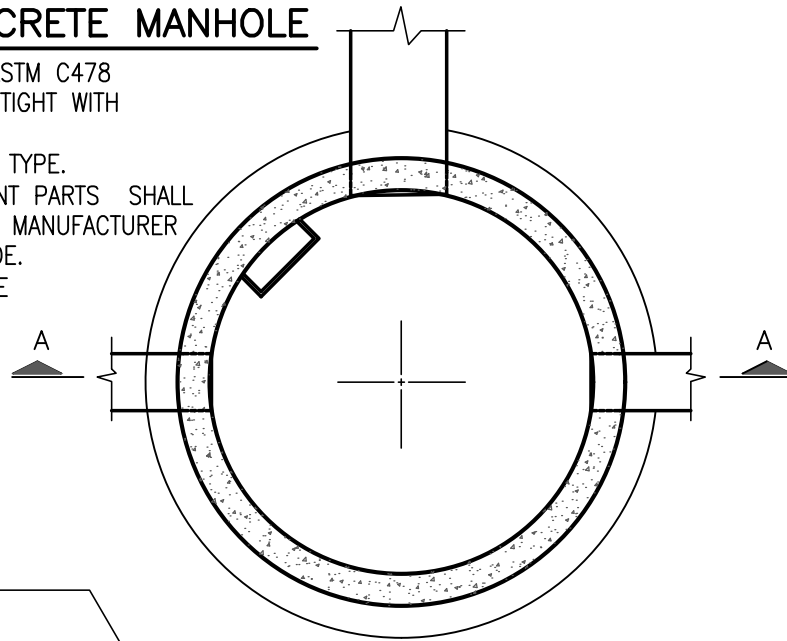


MUST MEET CITY OF ANN
ARBOR STANDARD
REQUIREMENTS

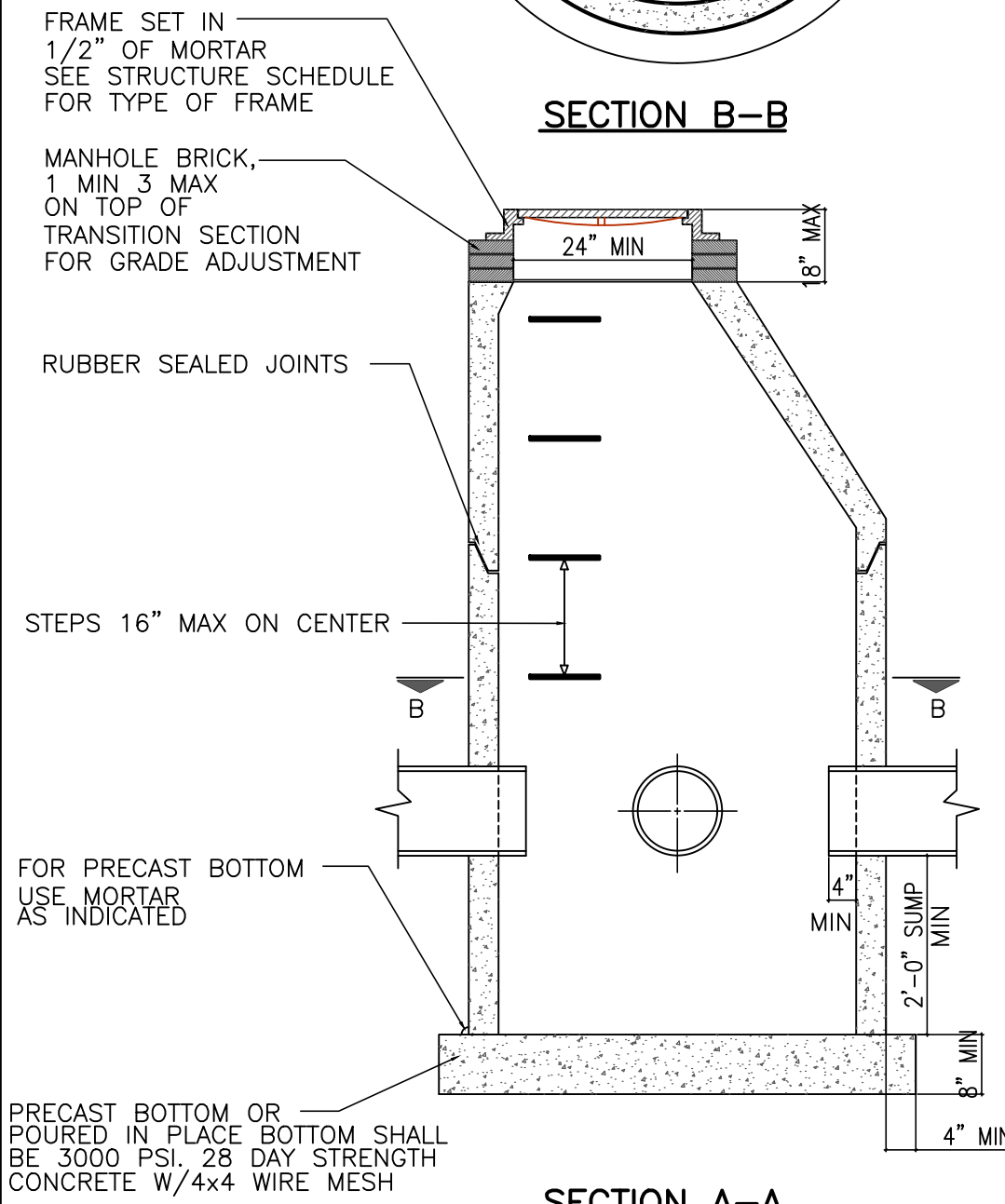
STORM SEPTOR STC 450i
N.T.S.

PRE-CAST CONCRETE MANHOLE

1. SECTIONS SHALL MEET ASTM C478
2. ALL JOINTS MADE WATER TIGHT WITH RUBBER GASKET JOINTS.
3. CONE TO BE ECCENTRIC TYPE.
4. ALL MANHOLE COMPONENT PARTS SHALL HAVE THE NAME OF THE MANUFACTURER STENCILED ON THE INSIDE. THE LETTERING SHALL BE A MINIMUM OF 4" HIGH.

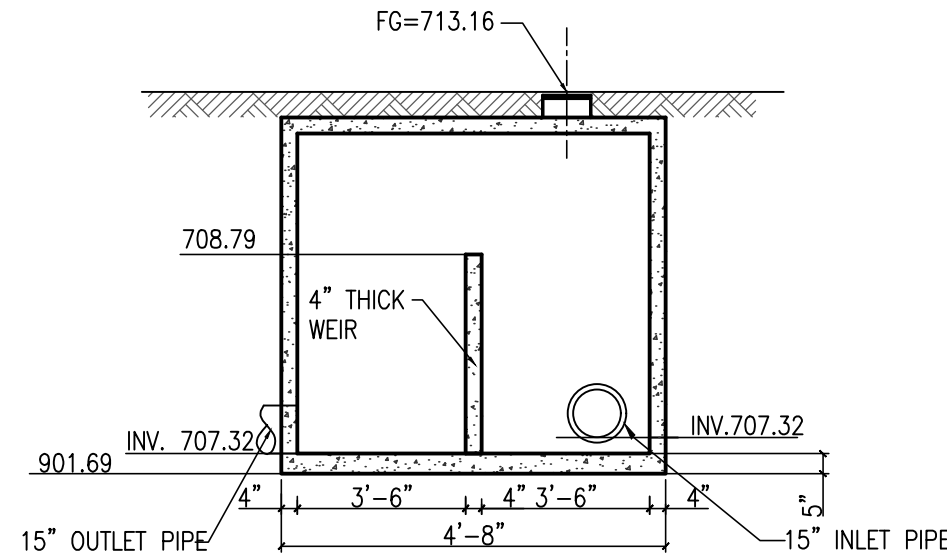


SECTION B-B



SECTION A-A

4' DIAMETER CATCH BASIN
N.T.S.



RESTRICTOR
NOT TO SCALE

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**APARTMENTS & RENOVATIONS
FOR 201 N. PARK STREET**

201 NORTH PARK STREET
YPSILANTI, MI 48198

ISSUE DATE

10/12/20

DRAWN BY: R.S./V.R.
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.

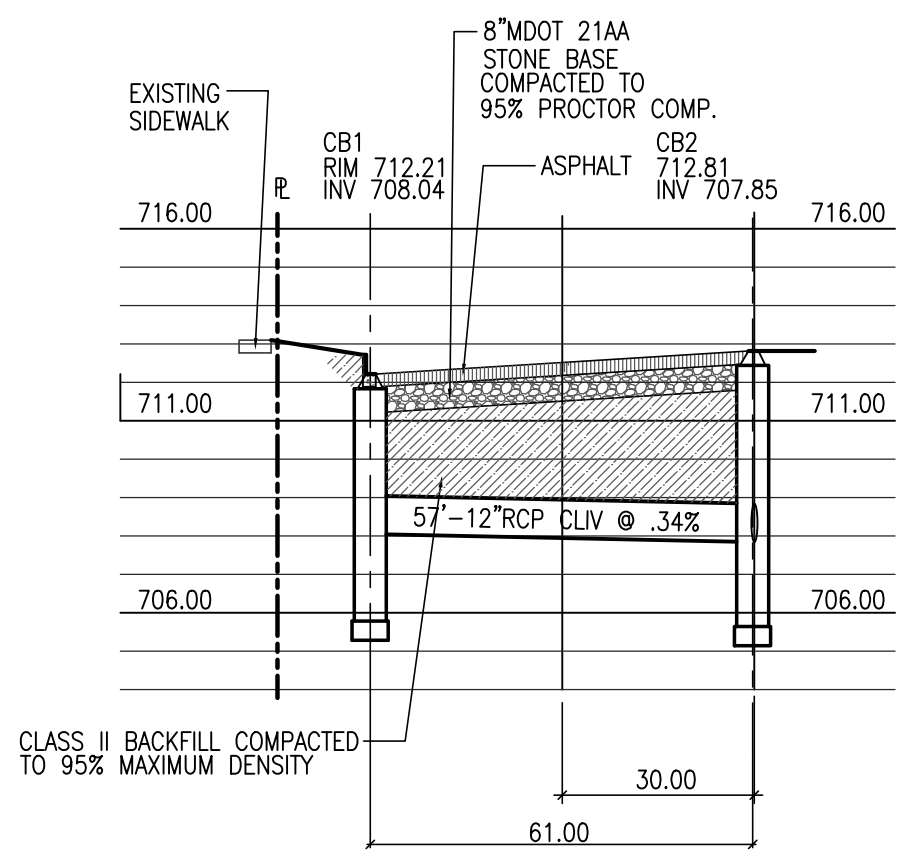
SEAL:



PROJECT NO.:
2623

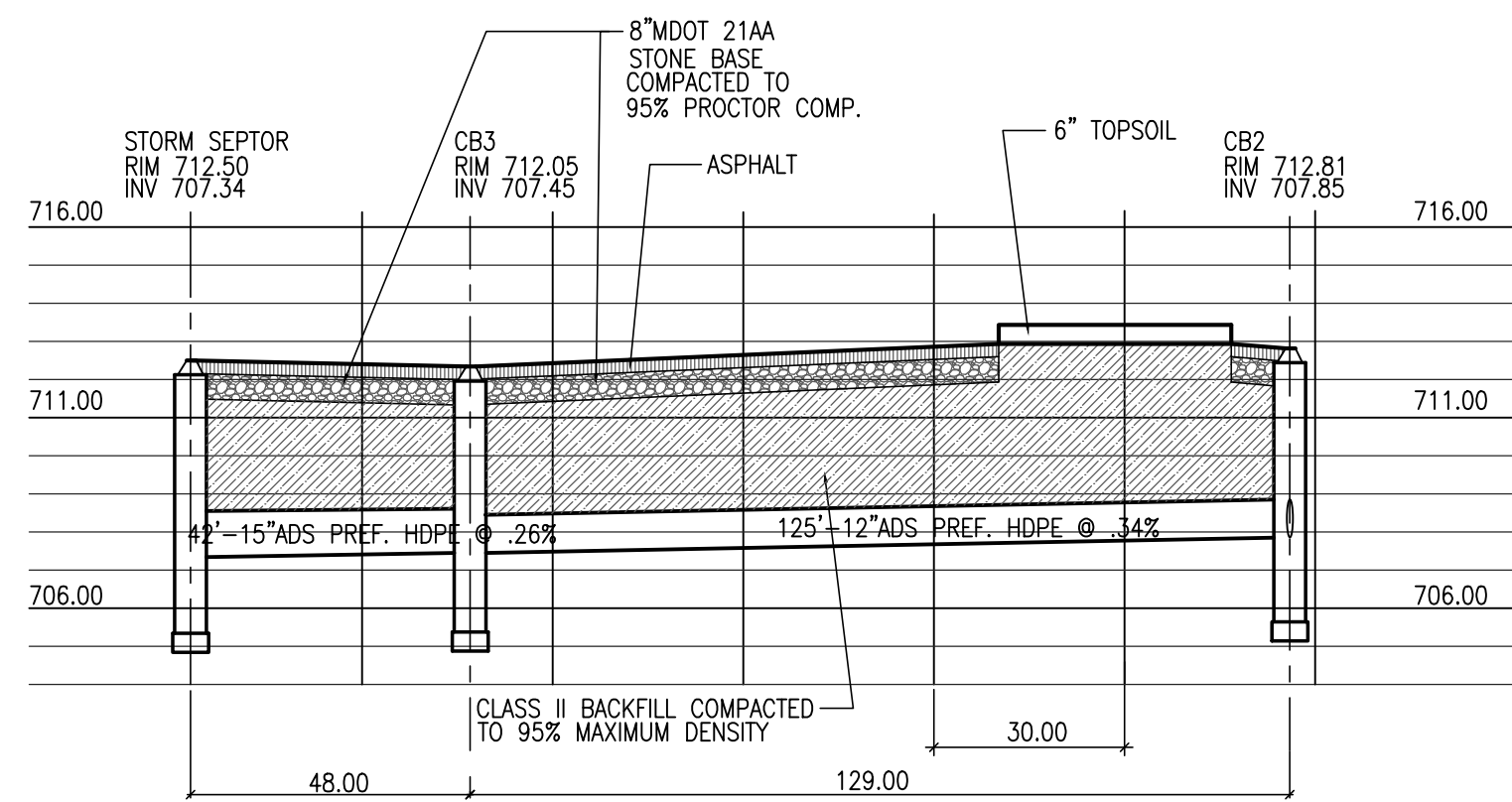
SHEET TITLE:
SITE DETAILS 2

SHEET NO.:
C-7.2



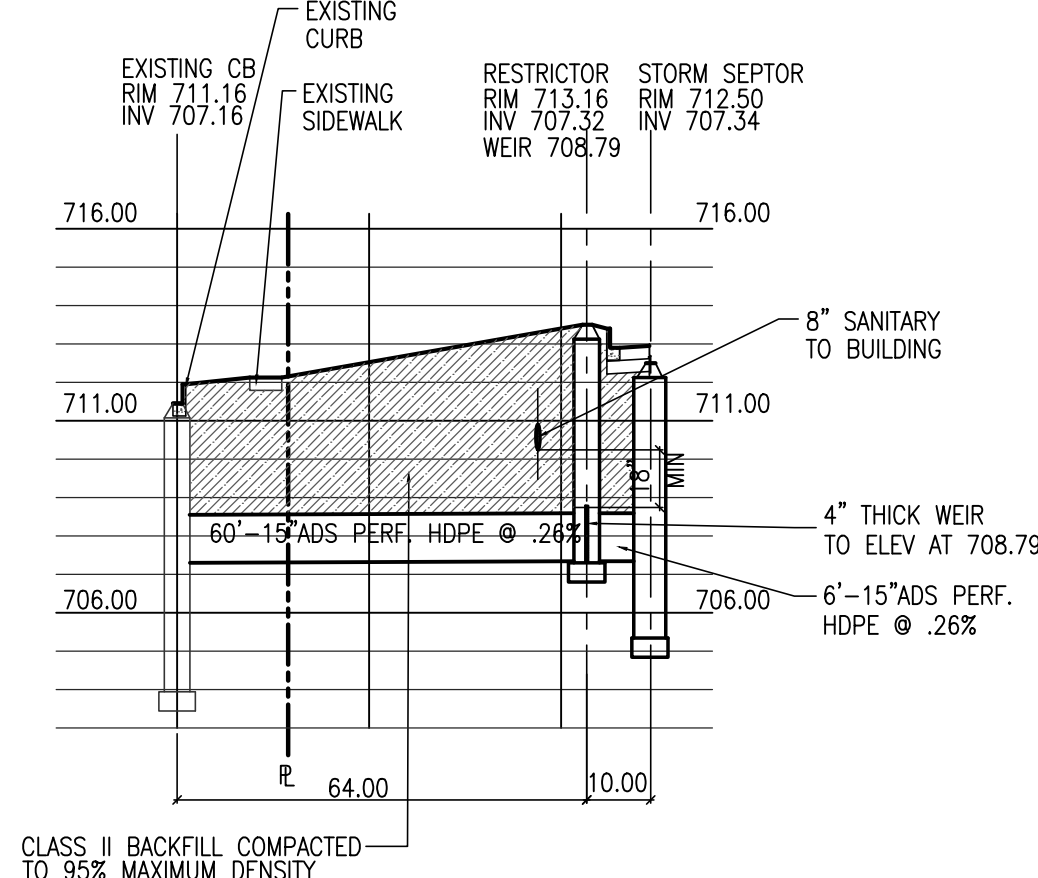
STORM SEWER PROFILE 1-1

SCALE 1"=30' HORIZONTAL
SCALE 1"=5' VERTICAL



STORM SEWER PROFILE 2-2

SCALE 1"=30' HORIZONTAL
SCALE 1"=5' VERTICAL



STORM SEWER PROFILE 3-3

SCALE 1"=30' HORIZONTAL
SCALE 1"=5' VERTICAL



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APARTMENTS & RENOVATIONS
FOR 201 N. PARK STREET
201 NORTH PARK STREET
YPSILANTI, MI 48198

ISSUE DATE
07/24/07
02/06/08
02/23/17
09/15/20
10/12/20

DRAWN BY:
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.

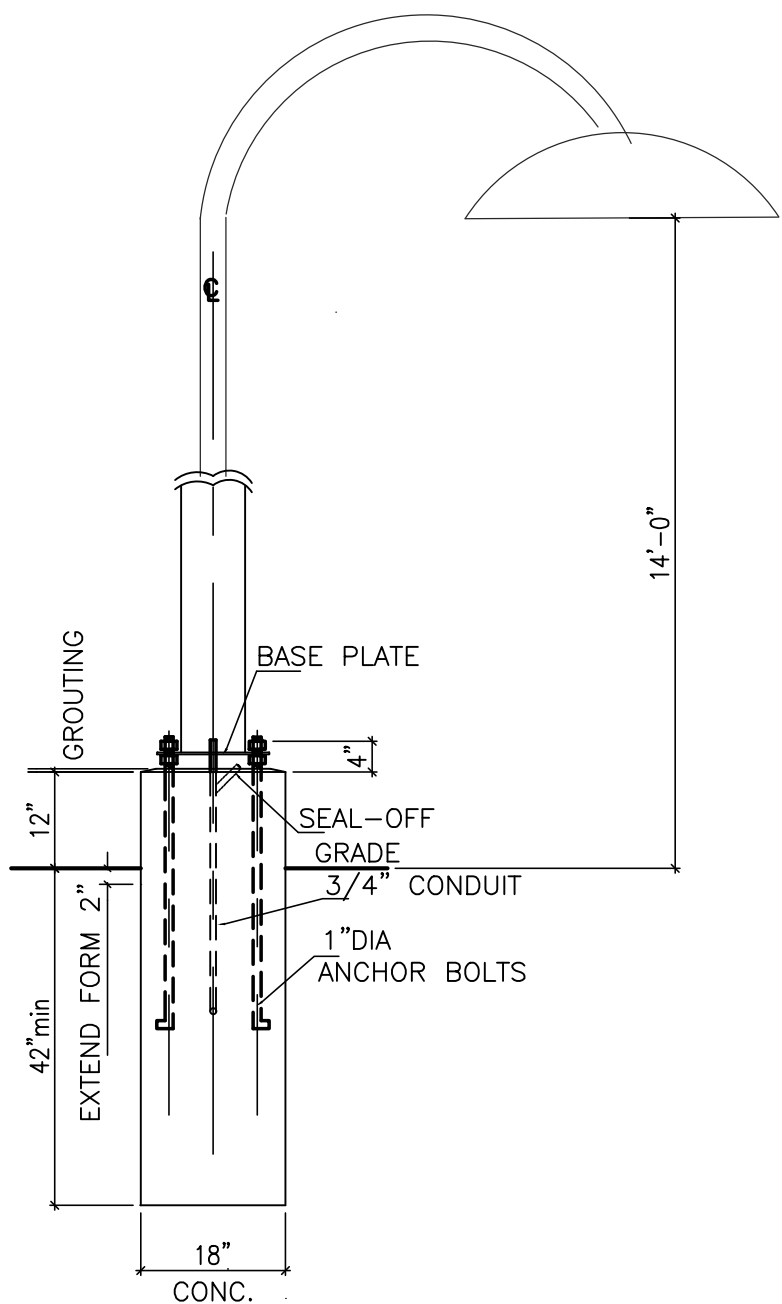


PROJECT NO.:
2623

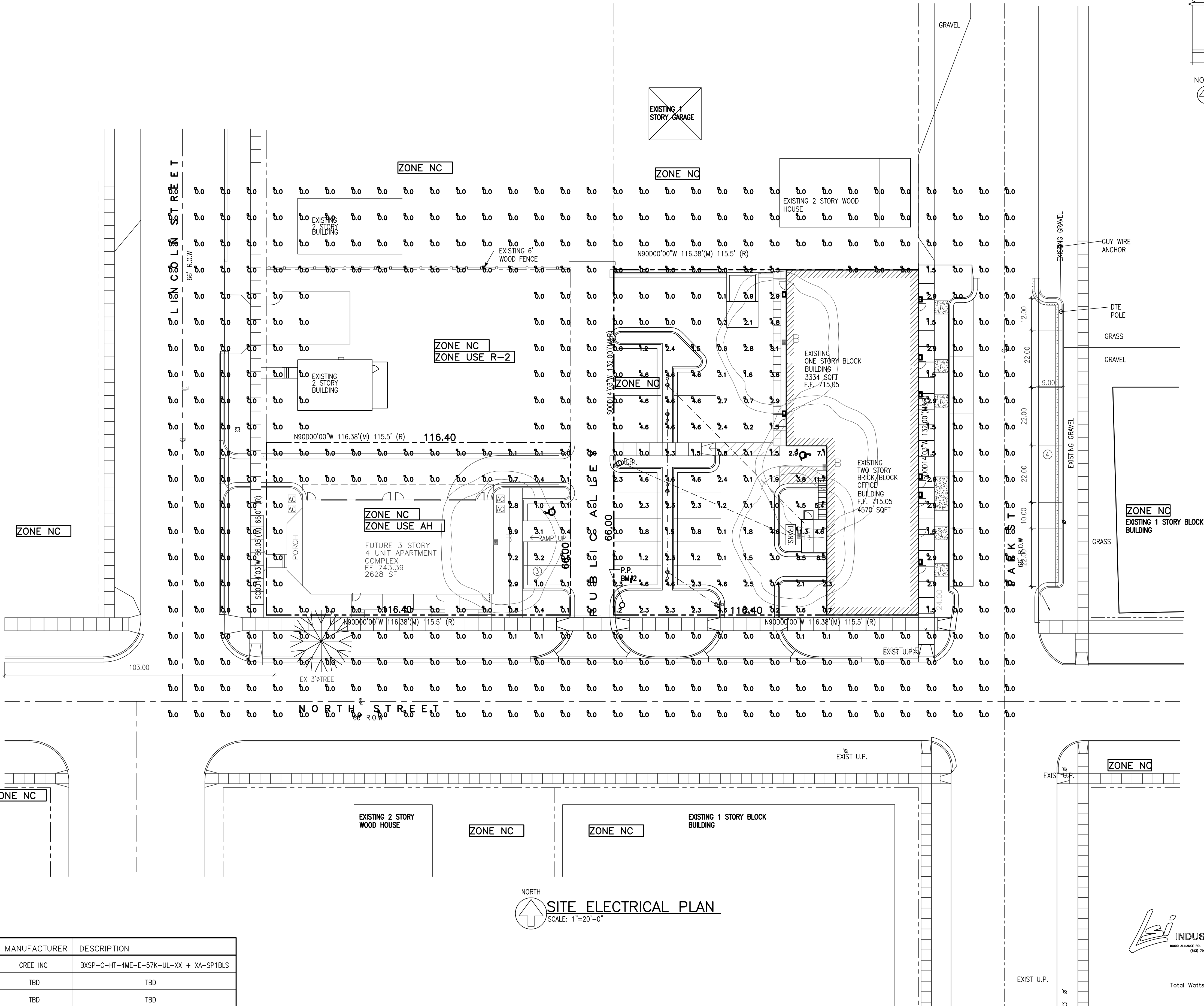
SHEET TITLE:

**STORM SEWER
PROFILES**

SHEET NO.:
C-8



LIGHT POLE DETAIL
NOT TO SCALE



LEGEND

- (2) 4" CPVC
- (2) 3/4" CPVC
- LUMIN VLAUE
- TRANS. NEW ELECTRICAL TRANSFORMER ON GROUND
- E.P. NEW ELECTRICAL POLE

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	ARR. WATTS	TOTAL WATTS	MANUFACTURER	DESCRIPTION
	5	LIGHT POLE	SINGLE	6807	1.040	101	505	CREE INC	BXSP-C-HT-4ME-E-57K-UL-XX + XA-SP1BLS
	3	WALL PACK	SINGLE	2673	1.040	25.28	75.84	TBD	TBD
	8	COUCH LIGHT	SINGLE	1057	1.040	10	80	TBD	TBD

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.



Total Watts = 840



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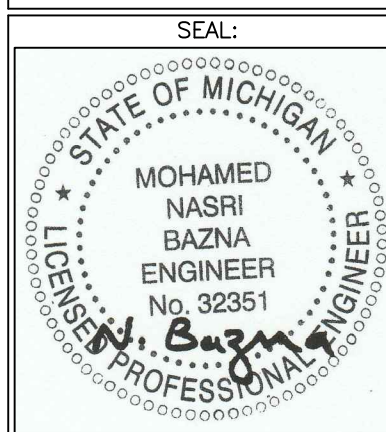
MOHAMED NASRI
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APARTMENTS & RENOVATIONS
FOR 201 N. PARK STREET

ISSUE DATE	
08/08/07	08/29/07
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03/16/06	03/18/08
01/05/06	03/25/08
12/09/05	12/16/08
11/14/05	09/20/16
08/04/05	09/27/16

DRAWN BY: R.L./V.R.
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.



PROJECT NO.: 2623

SHEET TITLE:

SITE ELECTRICAL PLAN

SHEET NO.:

C-9

LANDSCAPE CALCULATIONS

Q & M PROPERTIES BUILDING: 201 N. PARK
STREET TREE: 1 CANOPY TREE 30 LINEAR FEET OF APPLICABLE BUILDING FRONTAGE.
133.8'x35' = 168.8 / 30 = 5.6 = 6
6 CANOPY STREET TREES

PROVIDED
6- CANOPY TREES (4) ON PARK STREET (2) ON NORTH STREET
23-PERENNIALS
40-SHRUBS

SITE LANDSCAPE:
10% OF SITE AREA
SITE AREA = 15,574 X 10% = 1,557 SQ. FT. REQUIRED

PROPOSED LANDSCAPE
1449 SITE + 3067 ROOF = 4516 SQ. FT.
2 CANOPY TREES
47 SHRUBS

LANDSCAPE CALCULATIONS -FUTURE INSTALLATION

APARTMENTS: 202 N. LINCOLN
STREET TREE: 1 CANOPY TREE PRE 30 LINEAR FEET OF APPLICABLE BUILDING FRONTAGE.
NORTH: 73/30 = 2.4 = 3 TREES (KEEP 1 EXISTING TREE)
LINCOLN: 35/30 = 1.17 = 1 TREE
PROVIDED: 2 TREES ALONG NORTH, 1 TREE ALONG LINCOLN

SITE LANDSCAPE: 10% OF THE SITE AREA
7682x10% = 768.2 SQ. FT.
PROVIDED = 1864 SQ. FT.

SCREENING BETWEEN LAND USES (NOT REQUIRED). A LANDSCAPE BUFFER AT LEAST 6' IN HEIGHT ALONG ALL ADJOINING BOUNDARIES BETWEEN EITHER CONFLICTING NON-RESIDENTIAL OR CONFLICTING RESIDENTIAL LAND USES AND RESIDENTIALLY ZONED OR USED PROPERTY.
20- PROPOSED EVERGREENS BETWEEN NC PROPERTIES JUST FOR THE COMMUNITY.

FOUNDATION LANDSCAPE: NOT REQUIRED

PROPOSED LANDSCAPE:
1 CANOPY TREE + 4 ORNAMENTAL TREES + 30 SHRUBS (FOUNDATION + GREENBELT) + 1 (EXISTING STREET TREE) + 6' WOOD FENCE WITH 19 EVERGREEN TREES + 1 CANOPY + 4 SHRUBS(PARKING SCREENING). WE PROPOSE TO COMBINE GREENBELT & FOUNDATION PLANTINGS, BECAUSE THE GREENBELT SPACE IS THE SAME AS THE FOUNDATION PLANTING SPACE. THE OFF-STREET PARKING LANDSCAPE WILL INCLUDE 1 CANOPY TREE AND 4 EVERGREEN SHRUBS.

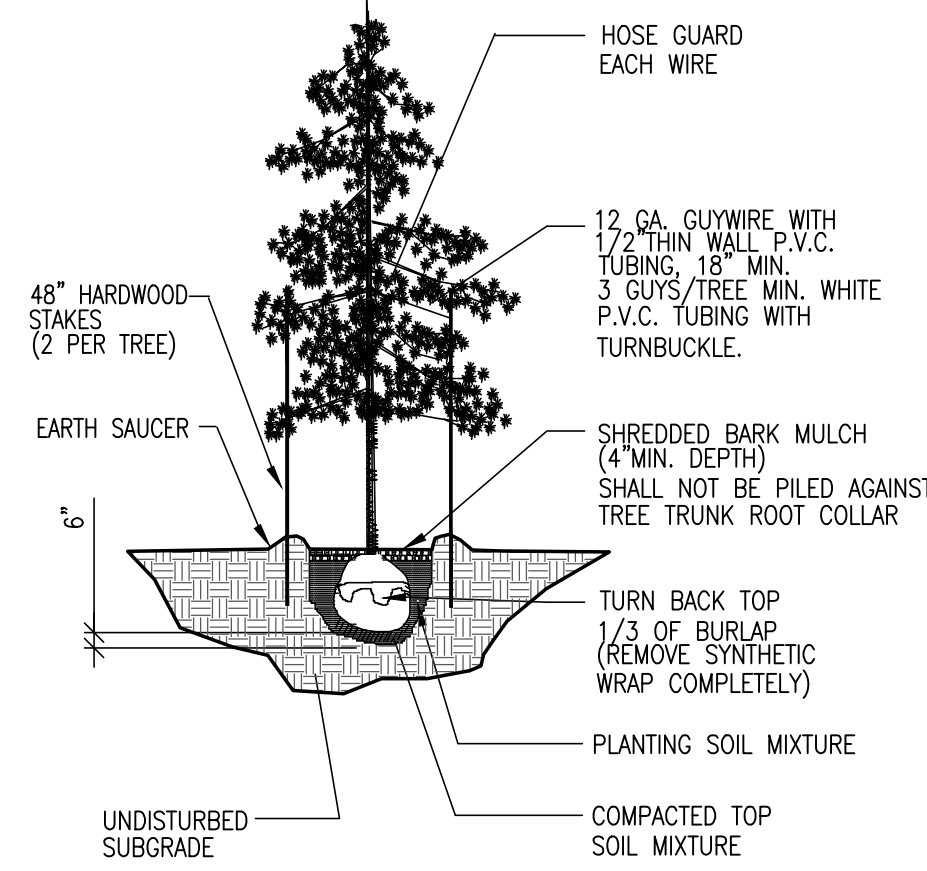
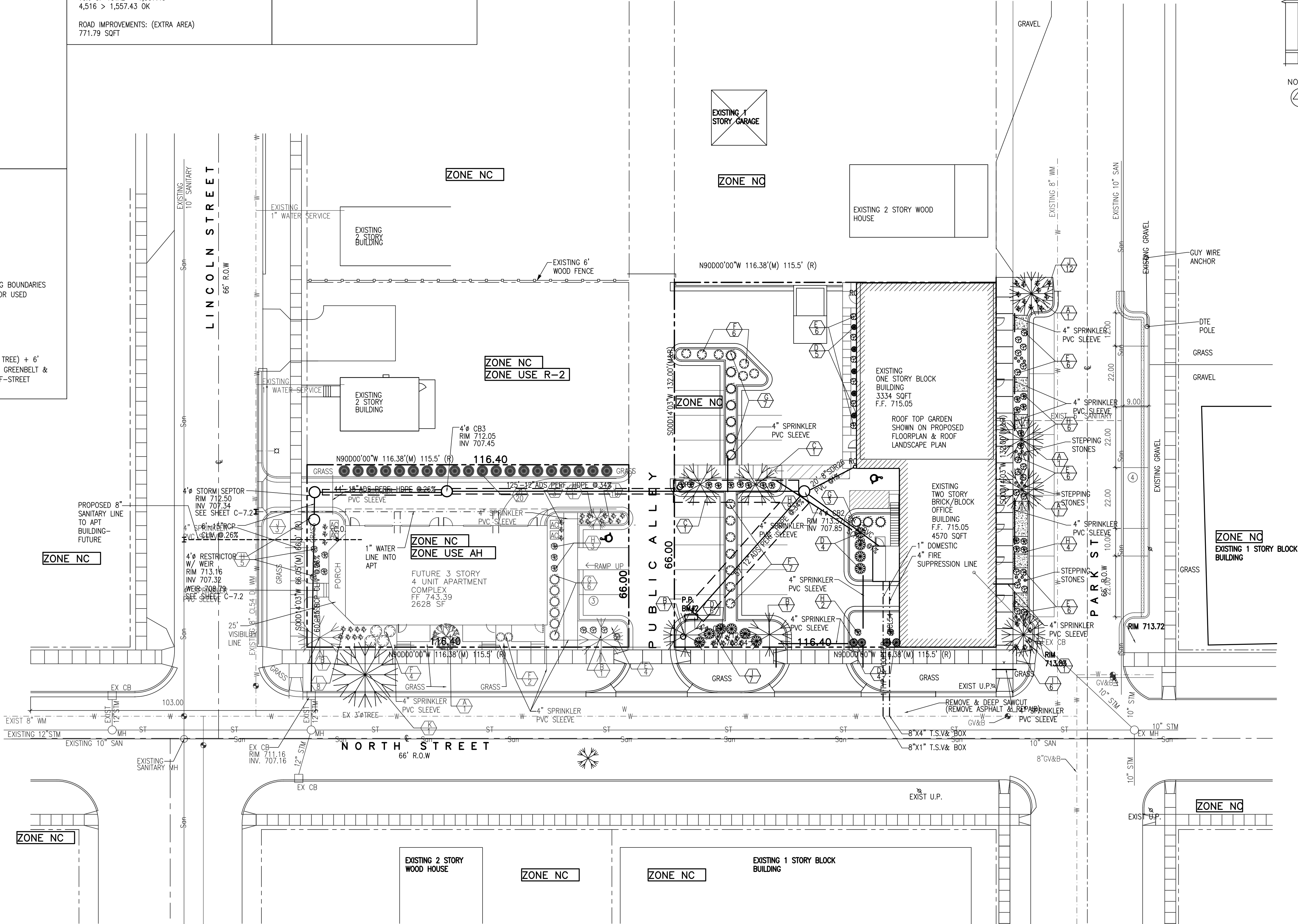
LANDSCAPE AREA CALCULATIONS:

OFFICE & APARTMENTS:
TOTAL AREA = 15,574.32 SQFT
LANDSCAPE AREA = 4,516 SQFT
(1,449 SITE + 3,067.72 ROOF GARDEN)
10% OF TOTAL = 1,557.43
4,516 > 1,557.43 OK

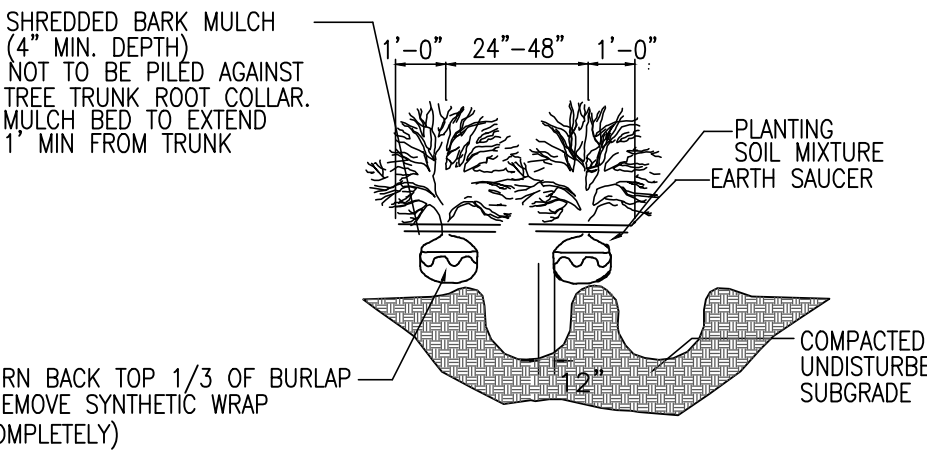
ROAD IMPROVEMENTS: (EXTRA AREA)
771.79 SQFT

LANDSCAPE AREA CALCULATIONS:

TOWNHOUSE:
TOTAL AREA = 7682 SQFT
LANDSCAPE AREA = 4,516 SQFT
10% OF TOTAL = 768
1864 > 768 OK



TYP. EVERGREEN AND DECIDUOUS PLANTING DETAIL
N.T.S.



TYP. SHRUB PLANTING DETAIL
N.T.S.

SCHEDULE OF PLANT MATERIALS APARTMENT-FUTURE

ITEM	QTY	SYM	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	FINAL SIZE
A	1		JAPANESE LILAC TREE	SYRINGA RETICULATA	1.5\"CAL. 8\"+T	B & B	GREEN LEAVES WHITE FLOWERS	16\"x12\"W
B	2		BRADFORD PEAR	PRYUS CALLERYANA	2\"CAL. 12\"+T	B & B	GREEN LEAVES WHITE FLOWERS	40\"x25\"W
C	1		WEeping SNOWFOUNTAIN CHERRY	PRUNUS \"WEEPING CHERRY\" SNOWFOUNTAIN	1.5\"CAL. 7\"+T	B & B	GREEN LEAVES PINK FLOWERS	9\"x6\"W
D	20		ARBORTVITAE DEGROOTS SPIRE	THUJA OCCIDENTALIS DEGROOTS SPIRE	36\"	B & B	EVERGREEN	20\"x4\"W
E	4		GREEN GEM BOXWOOD	BUXUS \"GREEN GEM\"	18\"	B & B	GREEN LEAVES	4\"x4\"W
F	6		MAGIC CARPET SPIREA	SPIREA \"MAGIC CARPET\"	18\"	B & B	PINK FLOWERS	3\"x5\"W
G	6		SNOWMOUND SPIREA	SPIREA \"SNOWMOUND\"	18\"	B & B	WHITE FLOWERS	5\"x5\"W
H	8		DW BURNING BUSH	EUONYMUS COMPACTA	18\"	B & B	RED FALL COLOR	5\"x8\"W
I	8		DW FORSYTHIA	FORSYTHIA SUSPENS	18\"	B & B	YELLOW FLOWERS	4\"x4\"W
J	16		MAIDENHAIR GRASS	MISCANTHUS SINENSIS	1 GAL	POT.	GREEN LEAVES	1\"x1\"W
K	1		EXISTING TREE					

SCHEDULE OF PLANT MATERIALS 1&2 STORY BUILDING

ITEM	QTY	SYM	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	FINAL SIZE
A	4		BLACK LOCUST	ROBINIA PSEUDODACACIA	2\"CAL. 12\"+T	B & B	GREEN LEAVES WHITE FLOWERS	40\"x25\"W
B	2		BRADFORD PEAR	PRYUS CALLERYANA	2\"CAL. 12\"+T	B & B	GREEN LEAVES WHITE FLOWERS	40\"x25\"W
C	2		AUTUMN BLAZE MAPLE	ACER RUBRA	2\"CAL. 12\"+T	B & B	GREEN LEAVES	40\"x25\"W
D	14		GREEN GEM BOXWOOD	BUXUS \"GREEN GEM\"	18\"	B & B	GREEN LEAVES	4\"x4\"W
E	24		MAGIC CARPET SPIREA	SPIREA \"MAGIC CARPET\"	18\"	B & B	PINK FLOWERS	3\"x5\"W
F	18		SNOWMOUND SPIREA	SPIREA \"SNOWMOUND\"	18\"	B & B	WHITE FLOWERS	5\"x5\"W
G	10		DW BURNING BUSH	EUONYMUS COMPACTA	18\"	B & B	RED FALL COLOR	5\"x8\"W
H	21		DW FORSYTHIA	FORSYTHIA SUSPENS	18\"	B & B	YELLOW FLOWERS	4\"x4\"W
I	13		DAYLILY LITTLE GRAPETTE	HEMEROCAULIS LITTLE GRAPETTE	1 GAL	POT.	PURPLE FLOWERS	1.5\"x2\"W
J	12		DAYLILY CHORUS LINE	HEMEROCAULIS CHORUS LINE	1 GAL	POT.	PINK FLOWERS	1.5\"x2\"W

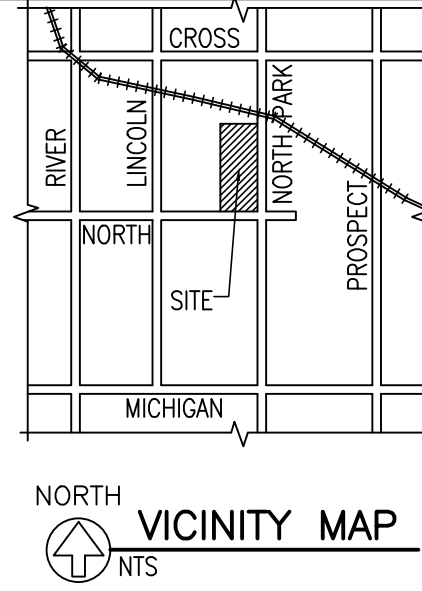
CONCRETE STEPPING STONE

NORTH

LANDSCAPE PLAN
SCALE: 1\"=20'-0\"

NOTE:

- PLANTS SHALL BE NURSERY GROWN, FREE OF DISEASE AND SIZES CONFORM TO AMERICAN NURSERYMAN STANDARDS.
- THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING IN GOOD CONDITION TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE THIS SHOULD BE ACCOMPLISHED BY THE FOLLOWING STANDARDS:
 - ALL PLANT GROWTH IN LANDSCAPED AREAS SHALL BE CONTROLLED BY PRUNING, TRIMMING, OR OTHER SUITABLE METHODS SO THAT PLANT MATERIALS DO NOT INTERFERE WITH PUBLIC UTILITIES, RESTRICT PEDESTRIAN OR VEHICULAR ACCESS, OR OTHERWISE CONSTITUTE A TRAFFIC HAZARD.
 - ALL PLANTED AREAS SHALL BE MAINTAINED IN A RELATIVELY WEED-FREE CONDITION, CLEAR OF UNDESIRABLE UNDERGROWTH
 - REPLACEMENT PLANTS SHALL CONFORM TO THE STANDARDS THAT GOVERN ORIGINAL INSTALLATION.
- UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED ADEQUATE TO MAINTAIN LANDSCAPE AREAS



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FOR 201 N. PARK STREET

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01/05/06	03/25/08
12/09/05	12/16/08
11/14/05	09/20/16
08/04/05	09/27/16

DRAWN BY: R.L./R.
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.



PROJECT NO.:
2623

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO.:
L-1





October 5, 2020

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

Attention: Mr. Andy Aamodt

Regarding: **201 N Park Street**
Site Plan Review No. 1
OHM Job No. 0094-20-1000

Dear Mr. Aamodt:

The applicant is requesting site plan approval for parking lot and infrastructure improvements at 201 North Park Street on the corner of North Park Street and North Street. The plans additionally show a future 4-unit apartment building at 202 N Lincoln that is not being reviewed under this site plan submittal, but the storm sewer portion is included. We have reviewed the plans with a revision date of September 15, 2020 for compliance with local ordinances and general engineering standards. At this time, the plans are not recommended for site plan approval. The following comments shall be addressed:

SITE PLAN REVIEW COMMENTS:

1. Plan set shows Phase 1 and Phase 2 of proposed development. Phase 1 appears to include improvements at 201 N. Park St, and Phase 2 includes Lot 85 on N Lincoln St. Applicant shall provide anticipated construction schedule for Phase 1 and Phase 2, as well as a narrative clarifying what improvements (asphalt, utilities, etc.) will be installed within each phase. It is unclear what underground utilities are proposed in Phase 1 and Phase 2.
2. On sheet C-2 Demolition Site Plan, the removal hatch should be added to the sheet legend for clarity.
3. On sheet C-3 Site Layout Plan, the proposed surface hatches should be added to the sheet legend for clarity.
4. Curb ramp detail provided should note that all ramps must be ADA compliant in accordance with MDOT R-28 series. Applicant may consider adding MDOT R-28 series details to plan.
5. The applicant shall provide spot grades at all four corners of proposed ADA parking spaces, sidewalks, and level landings as well as at 50-foot intervals along the proposed sidewalks to ensure ADA compliance.
6. On-site crosswalk shall commence at a pedestrian sidewalk and terminate at a pedestrian sidewalk. The plan proposes to terminate the crosswalk within a drive-isle, near a parking space.
7. Proposed grades shall be provided for the proposed asphalt within the Public Alley at 50-foot intervals, right, left, and center. This should include grades along the edge of pavement where it ties into adjacent properties.
8. Proposed grades shall be provided along proposed curb and gutter along North Street.
9. The curb at the north end of Park Street shall be tapered down to the existing asphalt.
10. Pavement cross section for repair within North Street ROW shall be provided and conform to the existing North Street pavement cross section (1.5-inch HMA LVSP wearing course, 1.5-inch HMA Mix 13A leveling course, 2-inch HMA Mix 11A base course on 6-inch 21AA limestone aggregate base course).



11. Brick paver pavement cross section detail should be provided on the plans as well as proposed flagpole foundation detail.
12. Remove note on sheet C-4 Site Drainage Plan that says “Existing 6-inch” with a leader pointing to the existing water main along North Street. The water main is 8-inches diameter. Any improvements to the water or sanitary sewer systems will require review and approval from YCUA.
13. Existing sanitary lead to 201 N Park Street shall be shown on the drawings.
14. Storm sewer profiles show 8-inch MDOT 22AA stone base under asphalt pavement, but the asphalt detail has 6-inch 21AA aggregate base. Please clarify which section is proposed.
15. Stormwater management calculations for 201 N Park Street and 202 N. Lincoln shall be combined into one calculation because they are a combined stormwater management system with shared drainage areas and outlet.
16. Remove note in stormwater management calculations, under Worksheet 10, that detention is not required when an outlet is available. Any site development must detain the increased run-off on-site. Acceptable means of detention can be achieved through oversize storm pipes or a separate detention basin.
17. Stormwater management performance shall be brought up to the current Washtenaw County Water Resources Commissioner’s (WCWRC) Standards for the site. Variances may be requested when it can be demonstrated that this standard cannot be feasibly accommodated. The applicant shall provide a preliminary stormwater narrative on the plans that include the increase in impervious area from existing site conditions to proposed. The narrative shall include a description of the proposed Best Management Practices (BMPs).
18. Proposed storm sewer near the future 4-unit apartment building is less than 5-feet away from the proposed future building. Details of the future building are not known, but in general, the outer wall of storm sewer infrastructure should not be within 10-feet of building foundation.
19. Details of the storm sceptor structure and green roof shall be provided with the engineering drawings.
20. City of Ypsilanti Storm Sewer details shall be included as part of the plan set.
21. The applicant shall provide dimensioned truck turning templates on the plans to ensure site circulation can adequately accommodate a standard fire apparatus or the largest truck anticipated to traverse the site.
22. Underground utilities shall be shown on the Landscape Plan to confirm vegetation will not be planted directly upon underground utilities.

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. Legal descriptions for impacted parcels are required. Legal description should close within acceptable limits.
2. Two benchmarks shall be provided, and all elevations shown on the plan must be to USGS datum.
3. The minimum surface grade for asphalt is 1.0% and pavement grades shall not exceed 6%.
4. A more detailed review of the storm sewer calculations and detention calculations will be performed under the Engineering Review.
5. A storm district map showing all drainage districts within the development should be provided. Drainage areas should be delineated for each catch basin.
6. Per City of Ypsilanti Engineering Standards, minimum slope for 12-inch storm sewer is 0.34% and 15-inch is 0.26%. The velocity in storm sewer pipes shall be a minimum of 2.5 fps.
7. Diameters of proposed storm structures should be noted on the plans.
8. Review and approval from the Fire Department is required. Building fire suppression and hydrant location requirements will be determined by the Fire Department.
9. An easement will be required for the private storm water utility crossing the Public Alley. Easement documentation will need to be provided to this office for review.



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



Rachel Jackson, P.E.

CC: Ron Akers, AICP, Director of Public Services, City of Ypsilanti
Scott Westover, PE, YCUA
Kent Early, PE, OHM Advisors
File



October 12th, 2020

Quatro Construction
201 N. Park St
Ypsilanti, MI, 48198

Regarding: Site Plan No.1-OHM Job. 0094-20-1000-Revision date of September 15, 2020

RESPONSE LETTER

1. Plan set shows Phase 1 and Phase 2 of proposed development. Phase 1 appears to include improvements at 201 N. Park St, and Phase 2 includes Lot 85 on N Lincoln St. Applicant shall provide anticipated construction schedule for Phase 1 and Phase 2, as well as a narrative clarifying what improvements (asphalt, utilities, etc.) will be installed within each phase. It is unclear what underground utilities are proposed in Phase 1 and Phase 2.
 - a. (Answer): The schedule has been added to cover sheet for phase one. Phase 2 has not been turned in for approval at this time. Work on 201 N. Park has been completed under existing permit under the exception of the storm water system and rear parking. Narrative has been added to cover sheet. The line weights have been changed on plans in order to clarify the items that have already been constructed.
2. On sheet C-2 Demolition Site Plan, the removal hatch should be added to the sheet legend for clarity.
 - a. (Answer): Has been clarified.
3. On sheet C-3 Site Layout Plan, the proposed surface hatches should be added to the sheet legend for clarity.
 - a. (Answer): Has been added.
4. Curb ramp detail provided should note that all ramps must be ADA compliant in accordance with MDOT R-28 series. Applicant may consider adding MDOT R-28 series details to plan.
 - a. (Answer): Has been added.
5. The applicant shall provide spot grades at all four corners of proposed ADA parking spaces, sidewalks, and level landings as well as at 50-foot intervals along the proposed sidewalks to ensure ADA compliance.
 - a. (Answer): Have been added to grading plan.
6. On-site crosswalk shall commence at a pedestrian sidewalk and terminate at a pedestrian sidewalk. The plan proposes to terminate the crosswalk within a drive-isle, near a parking space.

- a. (Answer): Crosswalk was designated at this matter at the request of city planning department. Although can be removed and incorporated in landscaping if necessary.
- 7. Proposed grades shall be provided for the proposed asphalt within the Public Alley at 50-foot intervals, right, left, and center. This should include grades along the edge of pavement where it ties into adjacent properties.
 - a. (Answer): All additional grades have been added to plans.
- 8. Proposed grades shall be provided along proposed curb and gutter along North Street.
 - a. (Answer): Has been added.
- 9. The curb at the north end of Park Street shall be tapered down to the existing asphalt.
 - a. (Answer): Has been Added to plans.
- 10. Pavement cross section for repair within North Street ROW shall be provided and conform to the existing North Street pavement cross section (1.5-inch HMA L VSP wearing course, 1.5-inch HMA Mix 13A leveling course, 2-inch HMA Mix 11A base course on 6-inch 21AA limestone aggregate base course).
 - a. (Answer): The note has been added to plans.
- 11. Brick paver pavement cross section detail should be provided on the plans as well as proposed flagpole foundation detail.
 - a. (Answer): There is no brick paver pavement on plans and flag poles have been eliminated on project.
- 12. Remove note on sheet C-4 Site Drainage Plan that says " Existing 6-inch" with a leader pointing to the existing water main along North Street. The water main is 8-inches diameter. Any improvements to the water or sanitary sewer systems will require review and approval from YCUA.
 - a. (Answer): Note has been removed.
- 13. Existing sanitary lead to 201 N. Park Street shall be shown on the drawings.
 - a. (Answer): existing sanitary lead has been added.

14. Storm sewer profiles show 8-inch MDOT 22 AA stone base under asphalt pavement, but the asphalt detail has 8-inch 21AA aggregate base. Please clarify which section is proposed.

a. (Answer): Has been changed on plans to 21AA.

15. Stormwater management calculations for 201 N. Park and 202 N. Lincoln shall be combined into one calculation because they are a combined stormwater management system with shared drainage areas and outlet

a. (Answer): Calculations have been combined and Washtenaw county sheets have been updated.

16. Remove note in stormwater management calculation, under Worksheet 10, that detention is not required when an outlet is available. Any site development must detain the increased run-off on -site. Acceptable means of detention can be achieved through oversize storm pipes or a separate detention basin.

a. (Answer): Has been removed.

17. Stormwater management performance shall be brought up to the current Washtenaw County Water Resources Commissioner's (WCWRC) Standards for the site. Variance may be requested when it can be demonstrated that this standard cannot be feasibly accommodated. The applicant shall provide a preliminary stormwater narrative on the plans that include the increase in impervious area from existing site conditions to proposed. The narrative shall include a description of the proposed Best Management Practices (BMPs).

a. (Answer): Current standards have been added to the job. Narrative has been added to plans.

18. Proposed storm sewer near the future 4-unit apartment building are not known, but in general, outer wall of storm sewer infrastructure should not be within 10-feet of building foundation

a. (Answer): The storm sewer has been relocated to stay 10-feet away from garage foundation. Along the West side, the structure protruding from the building is a porch. This came up on previous review and was determined to have pier foundations.

19. Details of the storm septic structure and green roof shall be provided with the engineering drawings.

a. (Answer): Storm Septor has been added and green roof has been constructed under present building permit. It will be added to set for reference.

20. City of Ypsilanti Storm Sewer details shall be included as part of the plan set.

a. (Answer): Details have been added.

21. The applicant shall provide dimensioned truck turning templates on the plans to ensure site circulation can adequately accommodate a standard fire apparatus or the largest truck anticipated to traverse the site.

a. (Answer): Circulation has been added to drawings.

22. Underground utilities shall be shown on the Landscape Plan to confirm vegetation will not be planted directly upon underground utilities.

a. (Answer): Has been added to landscape plans.

Preliminary Detailed Engineering Review Comments:

1. Legal descriptions for impacted parcels are required. Legal description should close within acceptable limits.

a. (Answer): Survey has been completed by registered land surveyor.

2. Two benchmarks shall be provided, and all elevations shown on the plan must be to USGS datum.

a. (Answer): 2nd benchmark has been added to plans.

3. The minimum surface grade for asphalt is 1.0% and pavement grades shall not exceed 6%.

a. (Answer): This is the present condition of the plans.

4. A more detailed review of the storm sewer calculations and detention calculations will be performed under the Engineering Review.

a. (Answer): Understood.

5. A storm district map showing all drainage districts within the development should be provided. Drainage areas should be delineated for each catch basin.

a. (Answer): District map has been shown.

6. Per City of Ypsilanti Engineering Standards, minimum slope for 12-inch storm sewer is 0.34% and 15- inch is 0.26%. The velocity in storm sewer pipes shall be a minimum of 2.5 fps.
 - a. (Answer): Has been changed to achieve a minimum of 2.5fps.
7. Diameters of proposed storm structures should be noted on the plans.
 - a. (Answer): Note has been added to plans.
8. Review and approval from the Fire Department is required. Building fire suppression and hydrant location requirements will be determined by the Fire Department.
 - a. (Answer): Understood and has been reviewed previously and deemed acceptable.
9. An easement will be required for the private storm water utility crossing the Public Alley. Easement documentation will need to be provided to this office for review.
 - a. (Answer): Easment will be provided and required after full approval is given so the location of the sewer does not change.



**PUBLIC NOTICE
CITY OF YPSILANTI
PLANNING COMMISSION MEETING – VIRTUAL MEETING**

The Ypsilanti Planning Commission will hold a virtual meeting on Wednesday, October 21, 2020 at 7 p.m.

The Planning Commission meeting is being held virtually in order to prevent the spread of COVID-19.

The meeting can be attended through the below link, or through the below toll free numbers.

October 21, 2020 Planning Commission Meeting Virtual Access Link

<https://us02web.zoom.us/j/84900856384>

When prompted, enter **Meeting ID:** 849 0085 6384

October 21, 2020 Planning Commission Meeting Toll Free Phone Number Access

877 853 5257 US Toll-free

888 475 4499 US Toll-free

When prompted, enter the **Meeting ID:** 849 0085 6384, followed by the #, press # again to be connected.

The public will be able to make comment during *Audience Participation* or the *Public Hearing*. To address the Planning Commission, meeting participants will need to "raise their hand" to indicate they want to speak.

To raise your hand while participating online, click the "Raise Hand" icon at the bottom of the Zoom Screen or press *9 via phone. After you raise your hand you will be informed when it is your turn to speak, and your microphone will be unmuted at that time. Your microphone will be muted again when you have finished your comments or when your speaking time has expired.

Instructions for Persons with Disabilities

Persons with disabilities who need accommodations to effectively participate in the meeting should contact the City Clerk, Andrew Hellenga at ahellenga@cityofypsilanti.com by 5:00 p.m. on the day before the meeting to request assistance. Closed Captions will be provided during the meeting.

City Clerk's Office
One South Huron Street
Ypsilanti, Michigan 48197
(734) 483-1100

Andrew Hellenga

City Clerk

Posted: October 19, 2020