CITY OF YPSILANTI
Planning Commission MEETING
Wednesday, February 16, 2022 @ 7:00 PM
Council Chambers
One South Huron, Ypsilanti, MI 48197

Page

I. CALL TO ORDER

3 A. Virtual Meeting Notice

II. ROLL CALL

Matt Dunwoodie, Chair
Michael Simmons, Vice-Chair
Marc Arthur
Eric Bettis
Mike Davis Jr.
Jessica Donnelly
Phil Hollifield
Carl Schier

III. AGENDA APPROVAL

5 A. Agenda

IV. APPROVAL OF MINUTES

7 - 9 A. January 2022 Minutes DRAFT

V. AUDIENCE PARTICIPATION

VI. COMMITTEE REPORTS

A. Committee discussion

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

11 - 70 A. Planned Unit Development - 845 & 945 W Clark Rd
(Public Hearing)
845 & 945 W Clark Road Packet

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. FUTURE BUSINESS DISCUSSIONS/UPDATES

XI. ADJOURNMENT

PUBLIC NOTICE
CITY OF YPSILANTI
PLANNING COMMISSION MEETING
(HYBRID IN-PERSON/VIRTUAL MEETING)

The Ypsilanti Planning Commission will hold a hybrid in-person/virtual meeting on Wednesday, February 16, 2022 at 7 p.m. The meeting is being held in this manner in order to prevent the spread of COVID-19.

The meeting can be attended in person at City Hall, or through the below link, or through the below toll free numbers.

February 16, 2022 Planning Commission Meeting Virtual Access Link

https://us02web.zoom.us/j/81849986066?pwd=U013VUROWGk1d0lxeU9NUGFOSzJ3dz09

When prompted, enter **Passcode**: 783021

When prompted, enter **Meeting ID**: 818 4998 6066

February 16, 2022 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**: 818 4998 6066, followed by the **Passcode:** 783021, followed by #, 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.

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

Andrew Hellenga
City Clerk
Posted: February 10, 2022

Agenda
Planning Commission
Wednesday, February 16, 2022 – 7:00 P.M.

City Hall- Council Chambers
1 S Huron St, Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P	A
Michael Simmons, Vice-Chair	P	A
Marc Arthur	P	A
Eric Bettis	P	A
Mike Davis Jr.	P	A
Jessica Donnelly	P	A
Phil Hollifield	P	A
Carl Schier	P	A

III. Approval of Minutes

- January 2022 Meeting

IV. Audience Participation

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

V. Committee Reports

- Non-motorized Advisory Committee

VI. Presentations and Public Hearing Items

- Planned Unit Development – 845 & 945 W Clark Road
  - *Public Hearing*

VII. Old Business

VIII. New Business

IX. Future Business Discussion / Updates

X. Adjournment

MEETING MINUTES - *DRAFT*
Planning Commission
Wednesday, January 19, 2022 – 7:00 P.M.

City Hall- Council Chambers
1 S Huron St, Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	A – Excused
Michael Simmons, Vice-Chair	P
Marc Arthur	P
Eric Bettis	P
Mike Davis Jr.	A – Excused
Jessica Donnelly	P
Phil Hollifield	P
Carl Schier	P

Motion to excuse absences for Commissioners Dunwoodie and Davis Jr.
Offered By: Commissioner Donnelly; Seconded By: Commissioner Bettis
Approved: Yes – 6; No – 0; Absent – 2 (Davis Jr, Dunwoodie)

III. Approval of Minutes

- December 2021 Meeting
  Offered By: Commissioner Bettis; Seconded By: Commissioner Donnelly
  Approved: Yes – 6; No – 0; Absent – 2 (Davis Jr, Dunwoodie)

IV. Audience Participation

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

Motion to open the audience participation
Offered By: Commissioner Donnelly; Seconded By: Commissioner Bettis
Approved: Yes – 6; No – 0; Absent – 2 (Davis Jr, Dunwoodie)

None.

Motion to close the audience participation
Offered By: Commissioner Donnelly; Seconded By: Commissioner Bettis
Approved: Yes – 6; No – 0; Absent – 2 (Davis Jr, Dunwoodie)

V. Committee Reports

- Non-motorized Advisory Committee -no report due to no recent meeting.

DRAFT

Note: Staff notified the Commission that public notices were published and sent for the W Clark Road development, but the applicant pulled from this agenda in writing. They are expected to return at the February meeting.

VI. Presentations and Public Hearing Items

- Zoning Ordinance Text Amendments: Bug-fixes

Staff presented the changes requested in the Zoning Ordinance.
The commission discussed updating fence heights to four feet in 122-452(b).
Conversation ensued on buffer distances described in §122-538.
Commissioner Donnelly requested GIS maps with buffers as a visual.

- *Public Hearing*

Motion to open the public hearing.
Offered By: Commissioner Bettis; Seconded By: Commissioner Hollifield
Approved: Yes – 6; No – 0; Absent – 2 (Davis Jr, Dunwoodie)

None.

Motion to close the public hearing.
Offered By: Commissioner Donnelly; Seconded By: Commissioner Bettis
Approved: Yes – 6; No – 0; Absent – 2 (Davis Jr, Dunwoodie)

Motion that the Planning Commission **approve** the proposed text amendments to Chapter 122 sections 122-203, 122-416, 122-452, 122-518, 122-538, and 122-685, with the following condition:
(1) To change the total width of Two Tiers of Spaces Plus Maneuvering Lane to 28 feet one-way, and 30 feet two-way in Section 122-685(e).

And with the following findings:
(1) The proposed amendment is consistent with the guiding values of the Master Plan;
(2) The proposed amendment is consistent with the intent of this Zoning Ordinance;
(3) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City;
(4) The proposed amendment will preserve the historic nature of the surrounding area and of the City;
(5) The proposed amendment will enhance the natural features and environmental sustainability of the City;
(6) The proposed amendment will protect the health, safety, and general welfare of the public;
(7) The proposed amendment is needed to correct an error or omission in the original text;
(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;
Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield
Approved: Yes – 6; No – 0; Absent – 2 (Davis Jr, Dunwoodie)

DRAFT

VII. Old Business

VIII. New Business

- 2021 Annual Report
  The Commission reviewed the annual report.
  Motion to approve as presented and recommend for City Council review.
  Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield
  Approved: Yes – 6; No – 0; Absent – 2 (Davis Jr, Dunwoodie)

IX. Future Business Discussion / Updates

Clark Rd. Development CBO Meeting will be held at the Freighthouse on February 7th. Staff invited all commissioners to attend.

X. Adjournment

Motion to adjourn at 7:55pm
Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield
Approved: Yes – 6; No – 0; Absent – 2 (Davis Jr, Dunwoodie)

DRAFT

City of Ypsilanti
Community & Economic Development Department

February 16, 2022

Staff Review of Special Use and Site Plan Review
845-945 W Clark Rd

GENERAL INFORMATION

Applicant:	Lincoln Avenue Capital 401 Wilshire Blvd, Ste 1070 Santa Monica, CA 90401
Project:	845-945 W Clark Road Multi-family and Senior Apartments
Public Hearing Date:	February 16, 2022
Location:	845 and 945 W Clark Rd Parcel ID# 11-11-05-100-002, 11-11-05-100-003, and 11-11-05-100-004
Zoning:	MD – Multiple Family Dwelling District
Action Requested:	Planned Unit Development Approval
Staff Recommendation:	Approval with conditions

PROJECT AND SITE DESCRIPTION

The applicant is seeking a Planned Unit Development for the construction of multi-family and senior apartments at 845 and 945 W Clark Road. These lots are currently vacant, forested lots. The total combined site is about 13.5 acres (588,599 square feet).

A planned unit development (PUD) is a large, integrated development adhering to a comprehensive plan and located on a single tract of land or on two or more tracts of land that may be separated only by a street or other right-of-way. PUDs offer a flexibility in departures, or in other words "exceptions," that allow creativity in site design and the protection of environmentally sensitive lands not otherwise possible. In exchange for design flexibility, developers must provide a public benefit, including (but not limited to) amenities and infrastructure improvements, and often find it easier to accommodate environmental and scenic attributes. Broadly, the public benefits offered by this development include but are not limited to: affordable housing, Green Road's extension, W Clark Road's paving, a 50 foot conservation easement, and more. Further, the development will have additional amenities for its residents.

Figure 1: Site Aerial (2020)

Figure 2: Google Street-view of Clark Rd (July 2019)

Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single-family residential	Superior Township
EAST	Multi-family residential	MD
SOUTH	Multi-family residential	MD
WEST	Single-family residential	R1

PLANNED UNIT DEVELOPMENT: PURPOSE §122-700

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

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

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

PLANNED UNIT DEVELOPMENT: CRITERIA AND REVIEW §122-702

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

(b) Minimum size. The minimum size of a planned unit development in the Walkable Urban Districts is one half-acre of contiguous land. The minimum size of a planned unit development in the Use Based Districts is one acre of contiguous land.
COMMENTS: The site is 13.5 acres. Standard met.

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

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

COMMENTS: This is a multiple-family dwelling development that is a permissible use in the MD zoning district. The applicant is applying for three departures:

1) **Exceeding the maximum number of rooms per lot area ratio (§122-427(b)(2)).** The MD district would cap the number of rooms in this development at 420 rooms if this was a traditional site plan review. Using the "rooms" definition, if all units were simply one bedroom and one living room (kitchens and bathrooms don't count as "rooms"), this site would then be capped at 210 total units. There could hypothetically be higher density if this a site this size was divided into Cottage building types, as about 235 single-family homes could then be built on single lots. From a density standpoint the MD zoning district is indeed intended to serve higher density than a CN-SF district, and using the ordinance's strict standards, that would not be the case.
2) **Lacking a sidewalk extending the full stretch of Green Road (§122-672).** The site plan proposes a sidewalk running down the full stretch of W Clark Road in accordance to the Clark Road renovation project. It also proposes a sidewalk along the north-south length of the Green Road extension, but does not propose a sidewalk running the east-west length of the current Green Road. The site plan uses the extent of this area of the site for a detention basin and for the preservation of woodlands. The literal ordinance standard states "For all development projects, either a new public sidewalk or if necessary the reconstruction of existing sidewalks, must be provided along the perimeter of the lot which abuts any street…. (2) A fee in lieu of construction may be provided by the development in the amount of 100% of the construction cost, upon a finding that any portion of the perimeter of a lot is included in a transportation project programmed in the City's 5-year Capital Improvement Plan, or with a finding that sidewalk construction at this location is impractical due to lack of connectivity. Any fee paid for this purpose is reserved for non-motorized improvements as a part of the identified transportation project or for path and sidewalk construction throughout the City, respectively." Therefore, if Planning Commission does not approve of this departure, Planning Commission might condition that the sidewalk be built along Green Road, or that the applicant pay a fee-in-lieu.
3) **Providing less than the minimum required parking spaces (§122-691).** An excess of impervious surface might be degrading to the environment, as well as costly for the applicant. The applicant provided a traffic engineer's parking study of the site, which shows that a development of this many dwelling units should only occupy 352 spaces during peak occupancy, therefore the 449 spaces offered is sufficient. Furthermore, an addition of the AAATA transit stop on the site would actually nullify this need for a PUD departure, as the applicant could have used the transit stop to reduce parking by up to 99 spaces. Adding the transit stop is a desire of the applicant and City staff, but at this time there is no formal approval for the transit stop yet, which is the reason for the PUD departure.

Staff believes that despite these departures, the development will be of higher quality than if conventional zoning standards were used. Standard met.

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

(e) Usable Open Space. The proposed development shall contain at least as much open space as would otherwise be required by the existing underlying zoning.
COMMENTS: The development provides adequate overall open space. There is 44.8% impervious surface, thus meeting the 45% site impervious surface maximum (§122-427(a)(1)). Pertaining to usable outdoor living space, the development complies with the minimum outdoor living space provision (§122-427(b)(2)) under the MD zoning district by a wide margin- about 180%. Standard met.

(f) Landscaping and Maintenance of Common Areas. All required yards and common areas shall be landscaped and adequately and permanently maintained by the property owner, tenant, or organization responsible for maintaining common areas. Through an irrevocable conveyance, such as deed restrictions or covenants that run with the land, the developer shall assure that all yards and common areas will be developed in accordance to the site plan and not changed to another use.
COMMENTS: Adequate landscaping is proposed, meeting the MD zoning district standards. The owner will be responsible for all maintenance. Standard met.

(7) Additional Considerations. During review of a proposed planned development, the Planning Commission shall take into account the following considerations which may be relevant to a particular project:
- perimeter setbacks and screening;
- thoroughfares, drainage, as provided for in best management practices as appropriate, and utility design;
- underground installation of utilities;
- insulating pedestrian circulation from vehicular thoroughfares and ways;
- achievement of an integrated development with respect to signage, lighting, landscaping and building materials;
- and noise reduction mechanisms, particularly in cases where non-residential uses adjoin off-site residentially-zoned property.
COMMENTS: The use of the land is for multi-family dwelling use, and is a compatible use for the surrounding area. For the site plan's specific details, see the later section of this review entitled "Site Plan: Criteria and Review." Standard met.

PLANNED UNIT DEVELOPMENT: PROCESS §122-705

Broadly, this is the Planned Unit Development process:

1) Pre-application conference. (Completed)
2) Planned Unit Development application submitted to Planning Department. (Completed)
3) Planning Commission review, public hearing, and recommendation to Council ***(currently here).***
4) City Council action: City Council may approve the PUD.
5) Effect of approval: PUD adoption is to be published and the Zoning Map is to be updated to reflect it.
6) Applicant record the approval and its records with the Register of Deeds.

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 site plan is required to follow the MD Zoning District standards, as well as the zoning ordinance's site standards. However, because the plan is a Planned Unit Development, it is asking for the three departures listed above: from the maximum lot area to room ratio requirement (§122-427(b)(2)), from the sidewalk abutting full stretch of Green Road requirement (§122-672), and from the minimum required parking spaces requirement (§122-691).

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

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

The lot is 13.5 acres (588,599 square feet). The senior housing building will be 215,976 square feet of total floor area, and will contain 152 units. The five multi-family walk-up apartment buildings will combine for 187,072 square feet of total floor area, and house 156 units. There is a proposed clubhouse for office, fitness, kitchen, and community space.

Figure 4: MD Zoning District Standards

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Blue* text: site plan complies *Red* text: site plan does not comply *Black text: existing nonconformity or not applicable **Highlighted text: PUD Departure applied for by applicant.**					
122-427	Lot Coverage	45% maximum impervious surface lot coverage	N/A	44.8%	**Complies**
	Parking setbacks	10 feet side and rear yard	N/A	>10'	**Complies**
	Parking location	Not permitted in front yard	N/A	(East parking lot REVISED)	**Complies**
	Minimum lot width	45'	~1,358'	No changes	
	Structure height	65'/ or 6 stories	N/A	All structures are ≤ 60'10" measured from grade to highest point	**Complies**
	Lot size	8,000 s.f. minimum	588,599 s.f.	No changes	
	Outdoor space	130 s.f. of outdoor space per bedroom =		132,921 s.f. of outdoor living space,	**Complies**

		75,660 s.f. of outdoor space		all balconies are at least 5' wide	
	Ratio of lot size to number of rooms (MD)	588,599 / 1400 = 420 rooms maximum Definition of room: Room, for the purpose of determining lot area requirements and density in a multi-family district, means a living room, dining room, or bedroom, and any other room equal to at least eighty (80) square feet in area. A room shall not include the area in kitchen, sanitary facilities, utility provisions, corridors, hallways and storage.	N/A	**892 Rooms**	**PUD Departure.**
	Distance between buildings (MD)	20'	N/A	>20'	**Complies**
	Front setback	25'	N/A	≥25'	**Complies**
	Side setback	6'	N/A	>6'	**Complies**
	Side setback combined	14'	N/A	>14'	**Complies**
	Street side setback	15'	N/A	>15'	**Complies**
	Rear setback	25'	N/A	>25'	**Complies**
	Setback from adjacent residential (adjacent R1)	25'	N/A	>25'	**Complies**
-	~~Corner lots~~		-	-	-
	Usable floor area	1 bedroom = minimum 600 s.f. 2 bedroom = minimum 800 s.f. 3 bedroom = minimum 1,000 s.f.		1 BR units: 702-750 s.f. 2 BR units: 977-1,025 s.f. 3 BR units: 1,197-1,242 s.f.	**Complies**
	~~Landscaping - conflicting land use screening (PMD)~~	-	-	-	-
	~~Greenbelt (PMD)~~	-	-	-	-

	Accessory building: size; street, side, and rear setbacks; building envelope; distance from principal structure; number of buildings			Accessory clubhouse structure complies with ordinance	**Complies**
	~~Signs: size; setback; height; number~~	-	-	-	-

Figure 5: General Site Regulations

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Blue text: site plan complies ***Red text: site plan does not comply*** ***Black text: existing nonconformity or not applicable*** **Highlighted text: PUD Departure applied for by applicant.**					
122-607	Building entrances	Building entrances must face street	N/A	All building entrances face a street	**Complies**
	Existing easements	Construction of permanent structure over right of way or easement unlawful (without prior authorization by City Council and/or holder of such easement)	Right-of-way easement parcel between 845 and 945 parcels.	**Proposed to continue as a public right-of-way with public sidewalks and street parking; shall obtain control of City ROW, and Department of Public works and City Council approval for construction.**	
	Planned easements	All site plans must show a 50'-100' conservation and/or access easement along any Huron River frontage	N/A	**50' conservation and Non-Motorized easement provided in plans.**	**Shall be recorded at Register of Deeds**
122-608	Trash receptables & dumpsters	Masonry enclosure 1' taller than dumpster (no less than 6'), rear yard, 80% opaque swing door, on a concrete pad.	N/A	Dumpsters and enclosures provided.	**Complies**
122-609	Required lighting	• 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 are where lighting required.	N/A	**Lighting plan provided. Some building entrances are less than 0.3.**	**Applicant to submit revised lighting plan.**

122-611	Steep slopes protection	Structures must be designed in a manner that requires minimum amount of alteration to the steep slope and that otherwise complies with the grading standards in item b of this section… *cont'd*	Steep slopes at various points in site.	Steep slopes will be re-graded where buildings will be placed. Note on site plan.	

Items to be addressed:

- Applicant shall obtain control for construction of Green Road extension on City Right-of-Way.
- The 50' public easement along river shall be recorded at Register of Deeds.
- Applicant shall submit revised lighting plan for administrative approval.

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."

The site plan proposes primary access from W Clark Road, and also access from Green Road. W Clark Road is proposed to be renovated and paved by the developer, where they are going through the Washtenaw County Road Commission for permitting. Green Road is proposed to extend from its current end through to W Clark Road. That is proposed on the City's ROW and will need to obtain full approval through City Council to do so.

By the zoning ordinance's standard, the site plan is technically under-parked and the applicant is applying for a PUD departure for such. The applicant provided a traffic engineer's parking study of the site, which shows that a development of this many dwelling units should only occupy 352 spaces during peak occupancy, therefore the 449 spaces offered is sufficient. Furthermore, an addition of the AAATA transit stop on the site would actually nullify the need for a PUD departure, as the applicant could have used the transit stop to reduce parking by up to 99 spaces. Adding the transit stop is a desire of the applicant and City staff, but at this time there is no formal approval for the transit stop yet, which is the reason for the PUD departure.

Figure 6: Site access, traffic and parking

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Blue text: site plan complies ***Red text: site plan does not comply*** ***Black text: existing nonconformity or not applicable*** **Highlighted text: PUD Departure applied for by applicant.**					
122-671	Public service areas	Site shall provide adequate access for fire, police, sanitation, and public works vehicles.	N/A	22' maneuvering lane width, and truck turning templates provided.	**Complies**
122-672	Sidewalks	Sidewalks shall be provided along perimeter of the lot which abuts any street, or shall be modified by Planning Commission.	N/A	Clark Rd and Green Rd connection sidewalks are provided. **However, no sidewalk provided along north side of Green Rd along south edge of site.**	**PUD Departure.**
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	Appears to comply.	**Complies**
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 curb-cuts are 22' and 20' wide.	**Complies**
	Off-street parking for all other uses: access and maneuvering drives	All sparking spaces must be accessible to vehicles by means of maneuvering aisles…. All parking spaces shall be designed so that any motor vehicle may be parked or unparked without moving another vehicle.	N/A	Appears to comply.	**Complies**
	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	Appears to comply.	**Surfacing to 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	N/A	Site grading plan and utility plan provided.	**Drainage to be reviewed in detailed engineering.**

		permitted to drain across a public sidewalk.			
	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 been adequately addressed with other methods.	N/A	Appears to comply.	**Complies**
	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 plan provided and complies for parking lots.	**Complies**
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	Dimensions provided and comply.	**Complies**

	Parking landscaping: trees to parking spaces ratio	1 tree per every 8 parking spaces = 56 trees	N/A	More than 56 trees proposed in islands or lining parking lots.	**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 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	N/A	Screen or landscape planting of 80% opacity provided.	**Complies**
	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 appears to be proposed and details provided.	**Complies**
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	Parking space dimensions comply.	**Complies**
	Parking dimensions for standard vehicles: degrees, width, length	Dimensions shall be noted on plans.	N/A	Parking space dimensions comply.	**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	Appears to comply.	**Complies**
	Parking dimensions for standard vehicles: maneuvering lane width, total width	Required 22' maneuvering lane for two-way.	N/A	At least 22' wide. Complies	**Complies**
122-691	Parking space base calculation	Multiple-family dwellings: 1.5 per each dwelling unit, plus 1 for each 10 dwelling units for guest parking = 493 spaces required	N/A	**449 provided**	**PUD Departure.**
122-692	Parking reductions	Numerous possible reductions. Planning Commission may waive by up to 20%.	N/A	No reductions applied for.	
	Total parking after reductions		N/A	No reductions applied for. 449 spaces provided.	
122-693	Required bicycle parking	1 bicycle parking space per 5 vehicle parking spaces. Requires 90 bicycle spaces.	N/A	90 spaces provided	**Complies**

Items to be addressed:

- Plans undergo detailed engineering review (see below).

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.

The applicant has proposed about 13,602 square feet of permeable pavers in the parking lot, and the parking lot is graded and drained to stormwater catch basins, which either route to an underground stormwater facility, or to detention basins.

Detailed engineering review required due to substantial addition to impervious surface, construction of new buildings, utility work, landscaping, truck turning, grading, stormwater management, etc. See attached letter from the City Engineer (OHM) regarding the pre-engineering review.

Items to be addressed: Site plans shall undergo detailed engineering review if Planning Commission grants approval.

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 that provides adequate screening, and an adequate tree cover for the parking areas and sidewalks.

Figure 7: Screening & Landscaping

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Blue text: site plan complies ***Red text: site plan does not comply*** ***Black text: existing nonconformity or not applicable*** **Highlighted text: PUD Departure applied for by applicant.**					
122-631	Landscape plan requirements	A sperate detailed and tree protection plan must demonstrate that all requirements of this Division are met and must include the following items: cont'd	N/A	Did not submit tree protection plan. Approximately 180' by 120' of woodlands labeled as protected at the southeast corner of site. Approximately 274' by 150' of woodlands labeled to remain at the southwest corner of site where it meets river. Areas to remain will be fenced during construction.	**Tree protection plan shall be provided to identify trees to remain.**
122-632	Landscape elements	Plant materials must be of generally acceptable varieties and species that are not invasive, free from insects and diseases, hardy to Washtenaw County, and conform to the current standard of the American Standard for Nursery Stocky. All trees must be on the tree list maintained by City of Ypsilanti.	N/A	Tree/shrub species list provided in landscape plan.	**Tree/shrub list shall be further narrowed to identify exact trees/shrubs used. List should then be reviewed administratively to comply with tree list and plant standards.**
122-634	Required screening	Screening is required when any building with	N/A	**Screening appropriately**	**Complies**

		three dwelling units or more abuts an a building with an equal or lesser number of dwelling units in the R-1, CN-SF, or CN-Mid zoning districts. Screening shall be a wall/fence/landscape buffer at least 6' in height. If landscape buffer it shall be at least 80% opaque.		**provided along W property line.**	
122-635	Fences and walls		N/A	No known fences/walls provided.	
122-636	Street trees	1 per 30 feet of lineal frontage = 74	N/A	**75 street trees provided**	**Complies**
122-637	Foundation landscaping	Required along sides of building facing a public street or a parking lot, must be a minimum of 6 shrubs per 30 lineal feet of building frontage, and must be in an area at least 4 feet in depth.	N/A	**Appears to comply. Foundation landscaping area should be at least 4 feet in depth.**	**Should confirm planting area will be at least 4' in depth.**
122-638	Site landscaping	Site needs to be at least 10% landscaped, excluding ROWs	N/A	**Site is 28.6% landscaped.**	**Complies**

Items to be addressed:

- Tree protection plan shall be provided to identify trees to remain for administrative review.
- Tree and shrub list shall be further narrowed to identify exact trees and shrubs used for administrative review.
- Foundation landscaping area shall be confirmed at least 4' in depth measured perpendicularly from the edge of the building.

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."

As stated above, staff recommends the City Engineer review the detailed engineering plans. Any work within the right-of-way, including but not limited to landscaping, curbing, sidewalks, shall be permitted through Department of Public Services. The City and the applicant shall coordinate the Green Road extension's control, including easements or agreements regarding construction, maintenance, and repairs.

The W Clark Road paving project will be permitted through Washtenaw County Road Commission. Water/sanitary sewers will be permitted through YCUA. The applicant is currently working with AAATA on the transit stop.

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."

This Planned Unit Development is in alignment with the following Master Plan guiding values:

- **Diversity is our strength:** The development aims to help people of lower-incomes to continue to live in Ypsilanti and be part of the Ypsilanti community. The housing development will provide housing at lower rents than market-rate housing.
- **Anyone, no matter what age or income, can find a place to call home in Ypsilanti.** The development provides housing in a time and in a region where housing continues to become more and more unaffordable. This development will create viable, safe, affordable homes to well over 300 residents.
- **We can only achieve our vision by building a community amongst ourselves and with our neighbors.** Providing housing in a built-up City like Ypsilanti is a regionally-responsible action that can help the entire Washtenaw County region's environmental and economic sustainability. Providing for higher densities within the City limits where density is higher, and near transit routes, can mitigate adverse vehicular affects. Allowing for densities near heavily traversed corridors can also help local businesses in the area.

PLANNED UNIT DEVELOPMENT: STANDARDS FOR APPROVAL §122-706

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

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

COMMENTS: The overall use of the site aligns with the Master Plan and its guiding values as explained above.

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

COMMENTS: The Planned Unit Development will provide safe, newly constructed, affordable housing during a time that housing affordability is imposing challenges to the City and to this region. The Planned Unit Development provides this housing at a moderate density where it exceeds the literal MD standard, but is sensible due to the lots abutting other multi-family developments of similar density, and is designed with engineering standards in mind. The senior housing use will provide much needed housing, near transit, for the aging population.

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

(1) The bulk, placement, architecture, and types of materials used in construction of proposed structures.
(2) The location and screening of vehicular circulation and parking areas in relation to surrounding development.
(3) The location and screening of outdoor storage, outdoor activity or work areas, and mechanical equipment in relation to surrounding development.
(4) The hours of operation of the proposed uses.
(5) Landscaping, preservation of historic features, and other site amenities.

COMMENTS: As stated above this development will contain the exact same uses as the properties abutting to the south and to the east, therefore it is a compatible land use. Vehicle circulation and parking areas will be provided in the interior of the site and should not affect surrounding development. Site amenities are provided in the form of outdoor recreation spaces and sidewalks.

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

(1) Estimated traffic to be generated by the proposed development.
(2) Access to major thoroughfares.
(3) Proximity and relation to intersections.
(4) Adequacy of driver sight distances.
(5) Location of and access to off-street parking.
(6) Required vehicular turning movements.
(7) Provisions for pedestrian traffic.
(8) Access to loading and unloading areas.

COMMENT: The development will be accommodating for the increase of traffic by renovating and paving W Clark Road, and improving the area's vehicular and non-motorized transportation patterns by connecting Green Road to W Clark Road.

(e) Public services. The proposed type and density of use must not result in a material increase in the need for public services, facilities, and utilities; including but not necessarily limited to water and sewer services, public

roads, fire and police protection, and schools. The proposal must not place an undue burden upon the subject or surrounding land or property owners and occupants or the natural environment.
COMMENT: The density of the development will inherently increase utility infrastructure, but this will be paid for by the applicant and permitted by YCUA. The applicant will have control of the Green Rd extension, and that will involve its construction, maintenance, and eventual repairs. The site is being engineered to handle stormwater effectively.

(f) Compatibility with master plan and this chapter. The proposed development must be compatible with the adopted City master plan and with the spirit and intent of this chapter.
COMMENT: See earlier discussion. Staff believes this development to be consistent with the Master Plan.

(g) Economic impact. The proposed development must not result in an unreasonable negative economic impact upon surrounding properties.
COMMENT: Such is not anticipated. The development is for housing, the same uses that surround the site.

(h) Compliance with applicable regulations. The proposed development must be in compliance with all applicable federal, state, county, and local laws and regulations.
COMMENT: Such compliance will be required prior to any issuance of Certificates of Occupancy.

(i) Phasing. Where a project is proposed for construction in phases, the project must be so designed that each phase, when completed, must be capable of standing on its own in terms of the presence of services, facilities, and open space; and must contain the necessary components to ensure protection of natural resources and the health, safety, and welfare of the users of the planned unit development and the occupants of the surrounding area.
COMMENT: The development's construction may be phased and that is allowed, so long as any construction begins within one year of the PUD's adoption

Note: if Planning Commission does not approve the departures, Planning Commission should explicitly state so in their motion.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends Planning Commission recommend City Council ***approve*** the Planned Unit Development at 845 & 945 W Clark Road with the following findings, departures, and conditions:

Findings:

1. The application, site plan, and multiple family dwelling land use substantially complies with §122-311, 122-702, and 122-706.

Departures:

1. Departure 1: from the maximum lot area to room ratio requirement (§122-427(b)(2)).
2. Departure 2: from the sidewalk abutting full stretch of Green Road requirement (§122-672).
3. Departure 3: from the minimum required parking spaces requirement (§122-691).

Conditions:

1. The applicant obtain land control for the Green Road extension.
2. Site plans shall undergo detailed engineering review.
3. The 50′ public easement along river shall be recorded at Register of Deeds.
4. Applicant shall submit revised lighting plan for administrative approval.
5. Tree protection plan shall be provided to identify trees to remain for administrative review.
6. Tree and shrub list shall be further narrowed to identify exact trees and shrubs used for administrative review.
7. Foundation landscaping area shall be confirmed at least 4′ in horizontal depth measured perpendicularly from the edge of the building.

Andy Aamodt
City Planner, Community & Economic Development Division

CC File
Applicant

945 W CLARK RD. FAMILY APT.

Project Narrative

The proposed development is an affordable residential development located at 945 West Clark Road in Ypsilanti, MI. The site is currently zoned MD – Multiple Dwelling Residential District. The lot is currently vacant and contains no existing structures. The southwestern portion of the site abuts the Huron river with approximately 270 feet of river frontage. The proposed development will consist of six buildings; two - 24 Unit, 3 story walk-up apartment buildings, three 36 unit, 3 story walk up apartment buildings and a single story clubhouse building. The total number of units divided amongst the five buildings is 156 units with a mixture 1BR, 2BR and 3BR units. The clubhouse will provide residents access to the swimming pool, fitness room, club room and will also serve as the development's leasing office. 218 surface parking stalls are located throughout the site. Access to the site is provided from Clark Rd and the proposed Green Road extension. These access points are connected through the site. The project amenities will also include a playground, bike parking and outdoor green space dedicated for resident use. If approved the project would break ground summer of 2022 with an anticipated completion in fall of 2023.

Transit Stop

A new Bus stop is proposed between the 2 sites on Green Road close to the intersection with Clark Rd. The bus stop will allow the required off street parking of both sites to be reduced. The proposed reduction in parking is 9%.

Project Recap

Current Primary Zoning:
MD - Multiple Dwelling Residential District

Total Area	308,722 SF (7.09acres)
*Pervious and Impervious calculations - See Civil	
Building recap	
(2) 24 unit building	30,047 SF each
(3) 36 unit building	42,326 SF each
Club House	4,928 SF
Total	192,000 SF
Unit Recap	
1BR	18
2 BR	78
3 BR	60
Total Units	156
Bike parking	
Required	45
Proposed	45
Building Height	
Proposed	3 Stories, 48' -3"
Parking	
1.5 Stall per Unit	
Guest parking 1 per 10	
Total Required	250 Stalls
Parking Provided	225 Stalls

845 W CLARK RD. SENIOR APT.

Project Narrative

The proposed development is an affordable residential senior development located at 845 West Clark Road in Ypsilanti, MI. The site is currently zoned MD – Multiple Dwelling Residential District. The lot is currently vacant and contains no existing structures. The eastern portion of the site is adjacent to the Arbor One Apartments and southern property line abuts Green Road. The proposed development is a 3-story senior apartment building with an enclosed underground parking garage. The building has 152 units with a mixture of 1BR and 2BR units. The amenity spaces include a theater and craft room, a club room and fitness center that overlook the courtyard. The outdoor amenities are a pool, grill station and pickleball courts located in the building courtyard. Leasing offices are located on the first floor close to the building entry and lobby. The main entry faces Clark Road and features a Porte cochere. The underground parking garage access is from the southern legs of the building and are accessed from Green Road and Clark Road. The underground parking garage will provide 154 stalls and surface parking will provide an additional 70 stalls for total of 224 parking stalls. Bicycle parking will be located in the garage. Access to the site is provided from Clark Rd and the proposed Green Road extension. If approved the project would break ground summer of 2022 with an anticipated completion in fall of 2023.

Project Recap

Current Primary Zoning:
MD - Multiple Dwelling Residential District

Total Area	279,877 SF (6.42acres)
*Pervious and Impervious calculations - See Civil	
Building recap	
P1	56,789 SF
L1	53,857 SF
L2	52,655 SF
L3	52,655 SF
Total	215,976 SF
Unit Recap	
1BR	88
2 BR	64
Total Units	152
Bike parking	
Required	44
Proposed	44
Building Height	
Proposed	3 Stories, 54' -2'
Parking	
Parking Required	243 Stalls
1.5 Stall per Unit	
Guest parking 1 per 10	
Parking Provided	
Enclosed Stalls	154 Stalls
Surface Stalls	70 Stalls
Total	224 Stalls

PUBLIC BENEFITS

W. Clark Road and Green Road Extensions

Green Road will be extended through the site to connect with W. Clark Road as part of the development of both 945 and 845 West Clark Road. West Clark Road is currently a gravel drive bordering the site to the north. The development team is working with the City of Ypsilanti and Washtenaw County Road Commission to improve W. Clark Road and the extension of Green Road.

Public Benefits

- **100% Affordable housing- 308 Total Units**
- **High density housing vs low density**
- **Green Road Extension.**
- **Preservation of existing trees**
- **W. Clark road extension**
- **50 foot conservation easement**
- **Pedestrian Connections - sidewalks along entire site and Clark Rd.**
- **Public Utility Improvements**
- **Proposed new bus stop**

Application

Site Plan Review
Planned Unit Development

PUD Application Project Data		
845 and 945 W. Clark Rd- Family and Senior Apartments		
Total Site Area - 588,599 sf. (13.5 Acres)		
Usable Floor Area - 351, 187 sf		
Density: 22.7 Units per acre		
Density: 874 rooms / 588,599 sf lot area		
Dwelling Units		
Quantity	Type	Usable Floor Area / Unit
106	1 Bedroom	750 sf, 702 sf
142	2 Bedroom	1,012 sf, 977 sf, 1,025 sf
60	3 Bedroom	1,197 sf
308	Total Units	
Building Ground Coverage - 120,864 sf. - (see sheet C-100- site data)		

DJR ARCHITECTURE

LINCOLN AVENUE CAPITAL

PLANNED UNIT DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

845 & 945 W Clark Rd

Senior & Family Apartments

845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

Project Information

A1.0

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945 Clark Rd
(5) 3- Story Walk-Up Buildings
156 Units

845 Clark Rd
Senior Housing 3 - Story Building
152 Units

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PLANNED UNIT
DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

**845 & 945
W Clark Rd**

**Senior & Family
Apartments**

845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

Site Plan

A3.0

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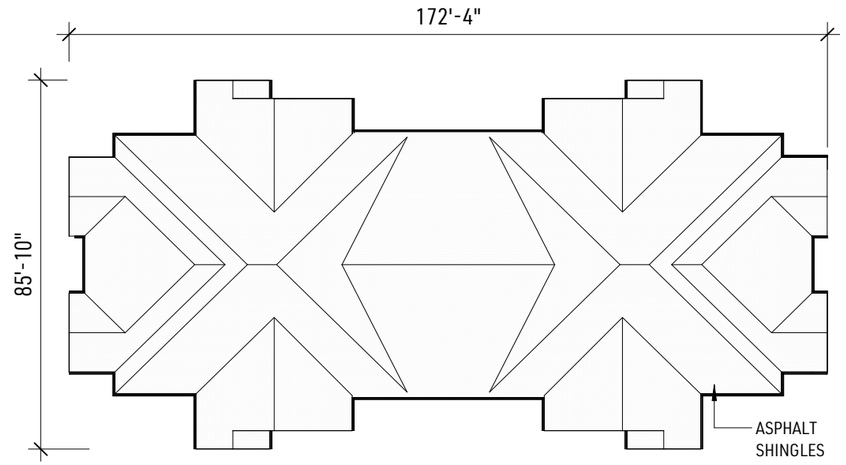
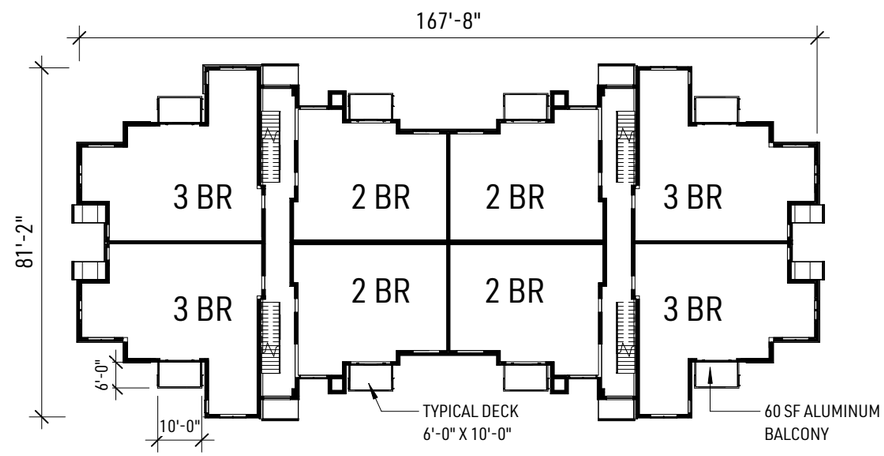
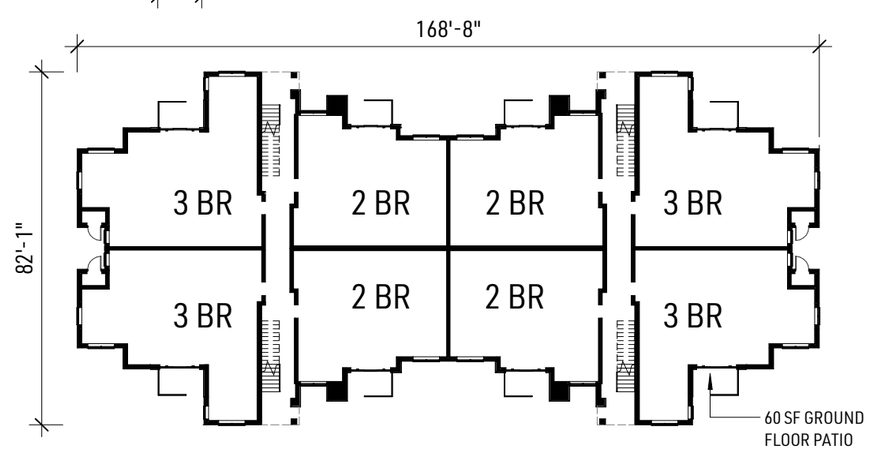


FLOOR PLANS - ROOF
1/20" = 1'-0"
9,976 SF



FLOOR PLANS - LEVEL 2-3
1/20" = 1'-0"
9,976 SF PER FLOOR



FLOOR PLANS - LEVEL 1
1/20" = 1'-0"
9,976 SF

DJR ARCHITECTURE

LINCOLN AVENUE CAPITAL

PLANNED UNIT DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

845 & 945 W Clark Rd

Senior & Family Apartments

845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

Family Apartment
24 Unit Building
Floor Plan

A4.0

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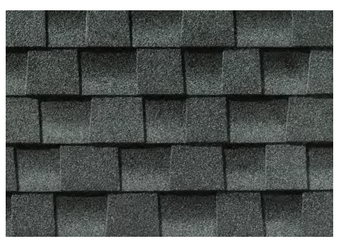
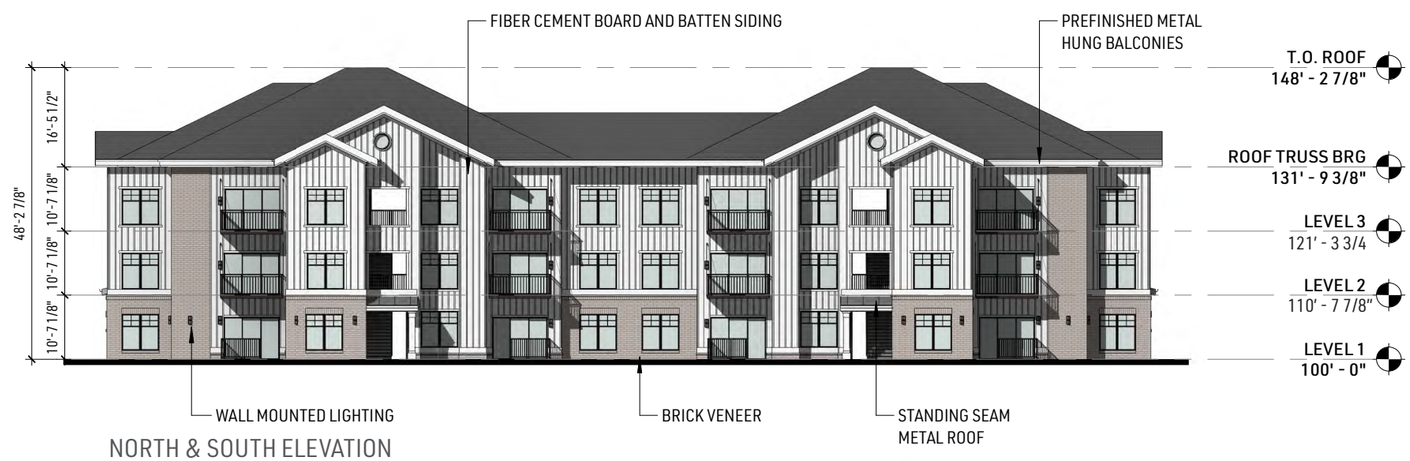
Brick - Dusty Grey Ironspot

Board and Batten - Bone White



Asphalt Shingles - Oyster Grey

Aluminum Balcony



NORTH & SOUTH ELEVATION
3/64" = 1'-0"

EAST & WEST ELEVATION
3/64" = 1'-0"

DJR ARCHITECTURE

LINCOLN AVENUE CAPITAL

PLANNED UNIT DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

845 & 945 W Clark Rd

Senior & Family Apartments

845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

Family Apartment
24 Unit Building
Elevations

A5.0

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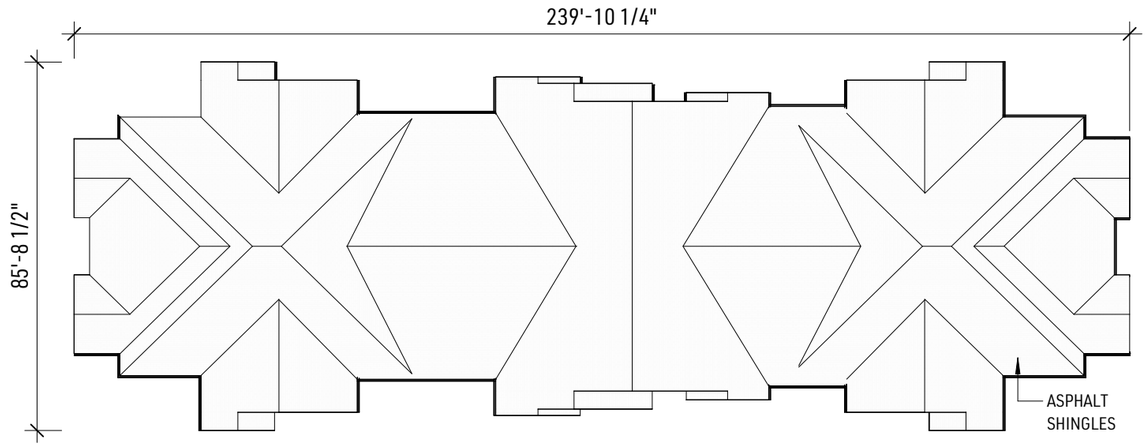
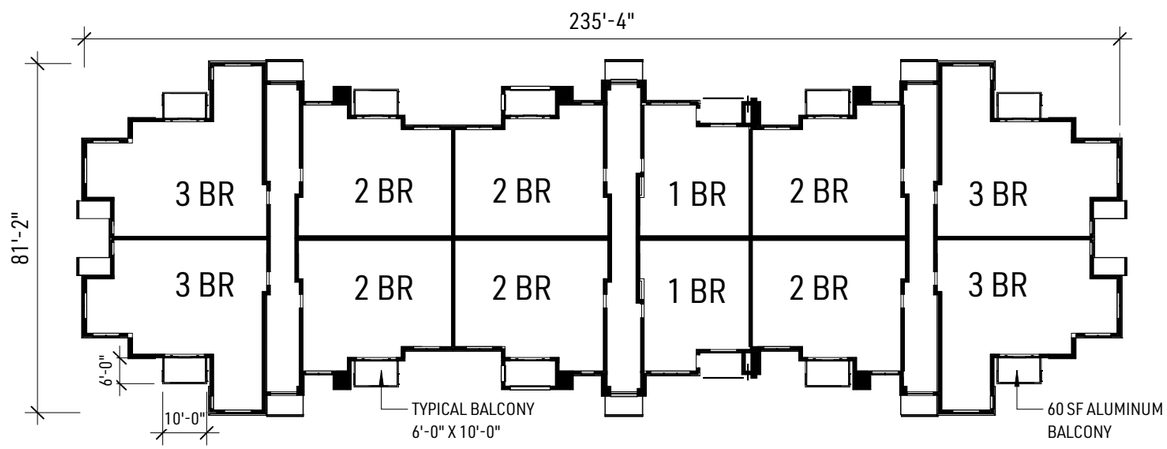
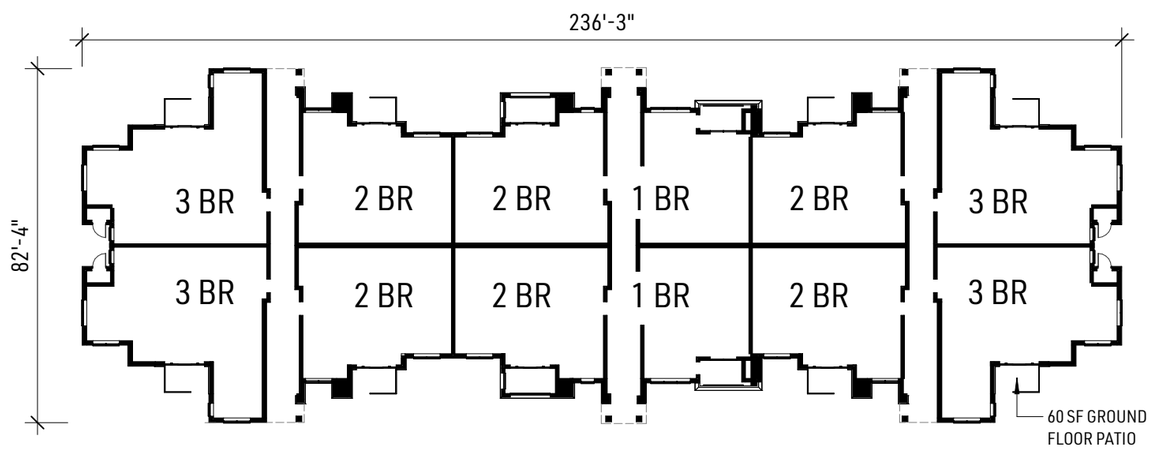


FLOOR PLANS - ROOF
1/20" = 1'-0"



FLOOR PLANS - LEVEL 2-3
1/20" = 1'-0"

14,115 SF PER FLOOR



FLOOR PLANS - LEVEL 1
1/20" = 1'-0"

14,115 SF

DJR
ARCHITECTURE

LINCOLN
AVENUE
CAPITAL

PLANNED UNIT
DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

**845 & 945
W Clark Rd**

**Senior & Family
Apartments**

845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

Family Apartment
36 Unit Building
Floor Plans

A6.0

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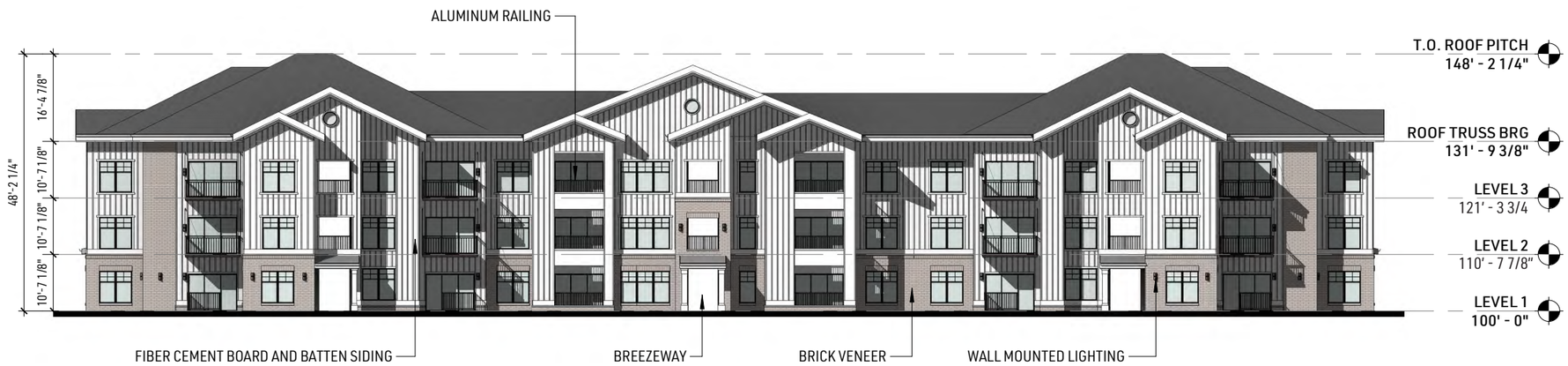
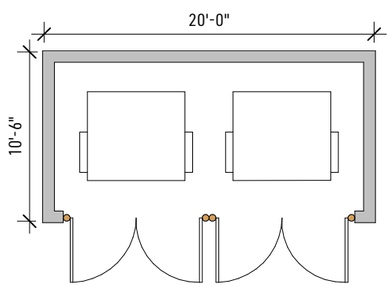
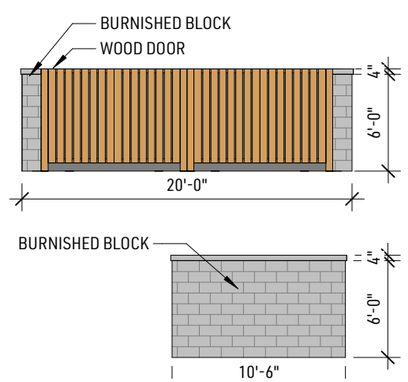


NORTH & SOUTH ELEVATION
3/64" = 1'-0"



TRASH ENCLOSURE PLAN
1/8" = 1'-0"



TRASH ENCLOSURE ELEVATION
1/8" = 1'-0"

EAST & WEST ELEVATION
3/64" = 1'-0"

DJR ARCHITECTURE

LINCOLN AVENUE CAPITAL

PLANNED UNIT DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

845 & 945 W Clark Rd

Senior & Family Apartments

845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

Family Apartment
36 Unit Building
Elevations

A7.0

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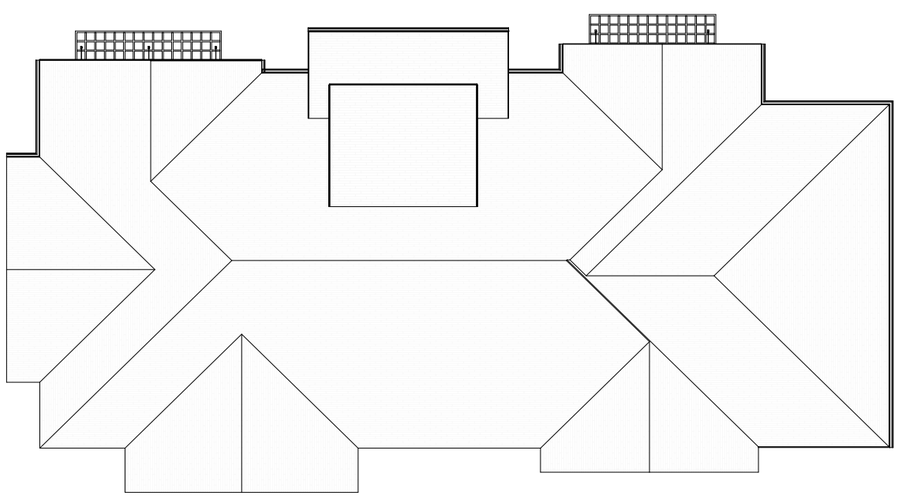
NORTH ELEVATION
1/20" = 1'-0"



FLOOR PLAN - ROOF
1/20" = 1'-0"

FLOOR PLAN - LEVEL 1
1/20" = 1'-0"

DJR ARCHITECTURE

LINCOLN AVENUE CAPITAL

PLANNED UNIT DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

845 & 945 W Clark Rd

Senior & Family Apartments

845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

Family Apartment
Club House
Plans & Elevations

A8.0

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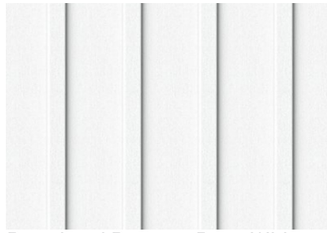
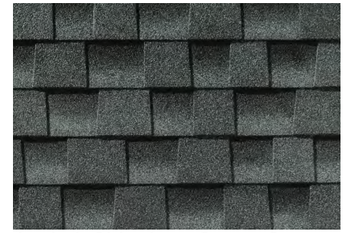
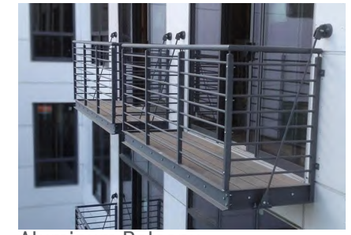
Brick - Dusty Grey Ironspot



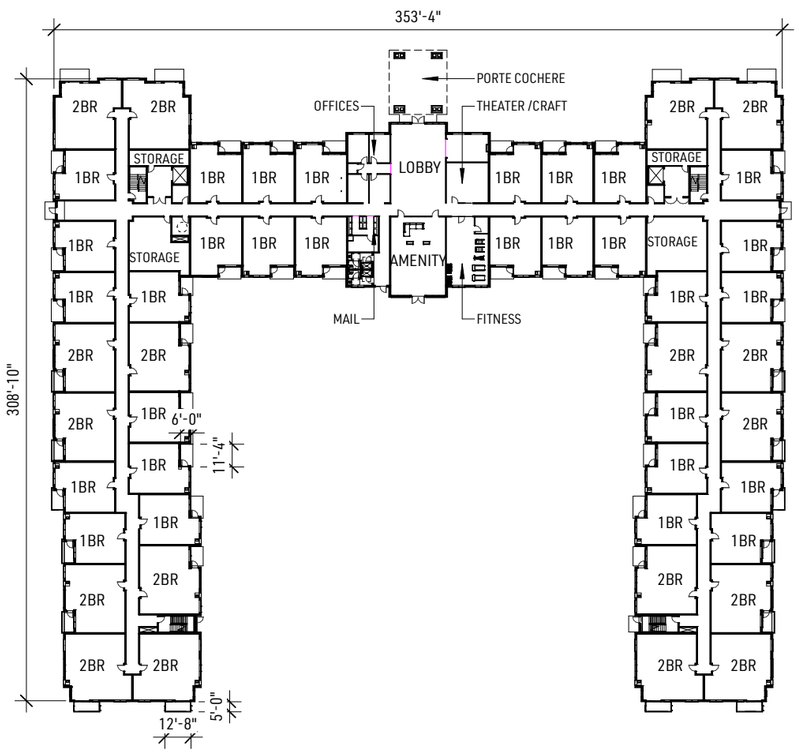
Board and Batten - Bone White



Asphalt Shingles - Oyster Grey

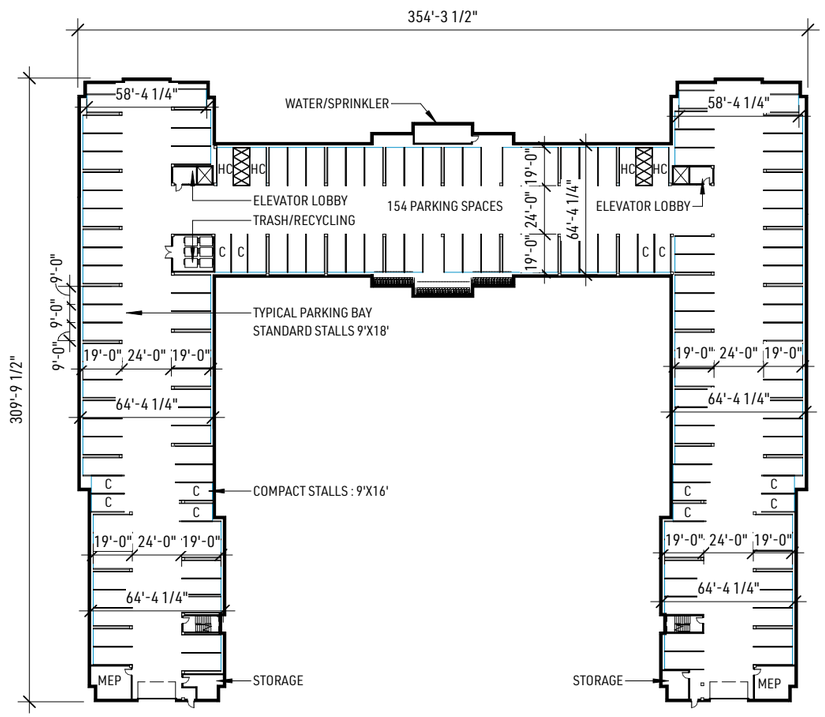


Aluminum Balcony



FLOOR PLANS - LEVEL 1
1"= 60'

53,692 SF



FLOOR PLANS - P1
1"= 60'

56,811 SF

DJR ARCHITECTURE

LINCOLN AVENUE CAPITAL

PLANNED UNIT DEVELOPMENT

SITE PLAN REVIEW

12.22.2021

845 & 945 W Clark Rd

Senior & Family Apartments

845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

Senior Building Floor Plans

A9.0

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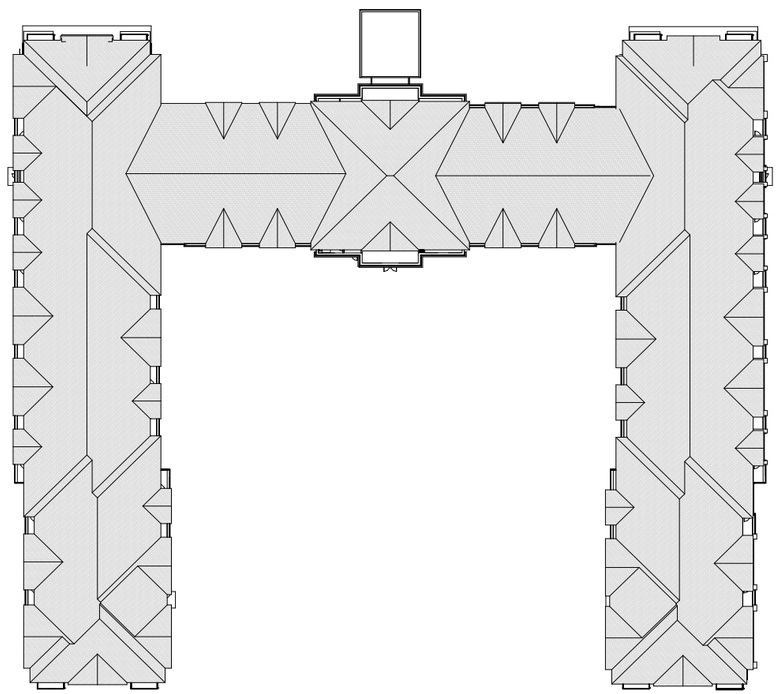
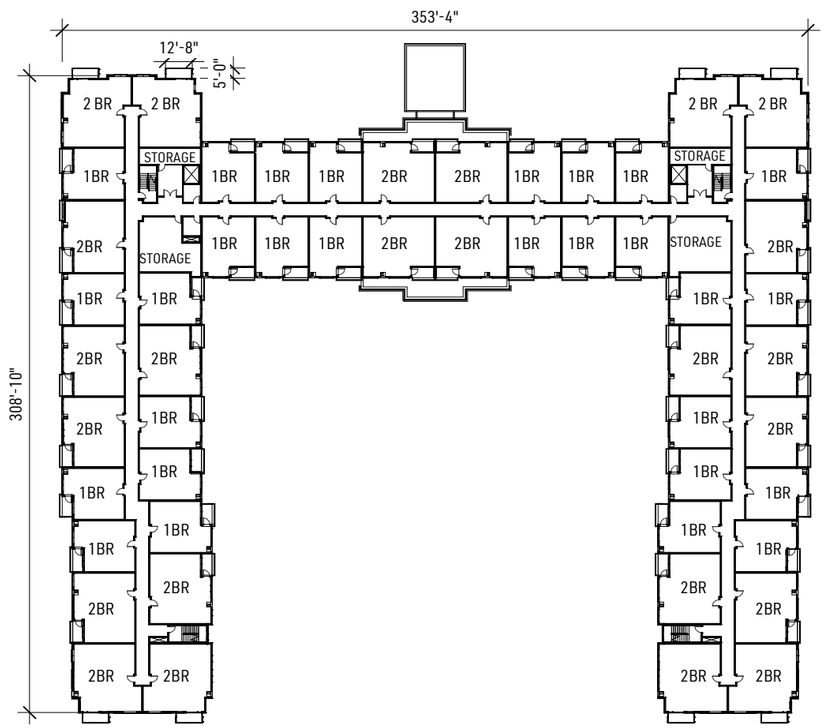


FLOOR PLANS - ROOF
1"= 60'



FLOOR PLANS - 2-3
1"= 60'

52,493 SF

DJR ARCHITECTURE

LINCOLN AVENUE CAPITAL

PLANNED UNIT DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

845 & 945 W Clark Rd

Senior & Family Apartments

845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

Senior Building Floor Plans

A6.0

© 2022 DJR Architecture

NORTH ELEVATION
1/32" = 1'-0"

SOUTH ELEVATION
1/32" = 1'-0"

WEST ELEVATION
1/32" = 1'-0"

EAST ELEVATION
1/32" = 1'-0"

DJR ARCHITECTURE

LINCOLN AVENUE CAPITAL

PLANNED UNIT DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

845 & 945 W Clark Rd

Senior & Family Apartments

845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

Senior Building Elevations

A11.0

© 2022 DJR Architecture

AERIAL VIEW FROM NE

DJR ARCHITECTURE

LINCOLN AVENUE CAPITAL

PLANNED UNIT DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

845 & 945 W Clark Rd

Senior & Family Apartments

845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

Rendering

A12.0

© 2022 DJR Architecture

AERIAL VIEW FROM NW

DJR ARCHITECTURE

LINCOLN AVENUE CAPITAL

PLANNED UNIT DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

845 & 945 W Clark Rd

Senior & Family Apartments

845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

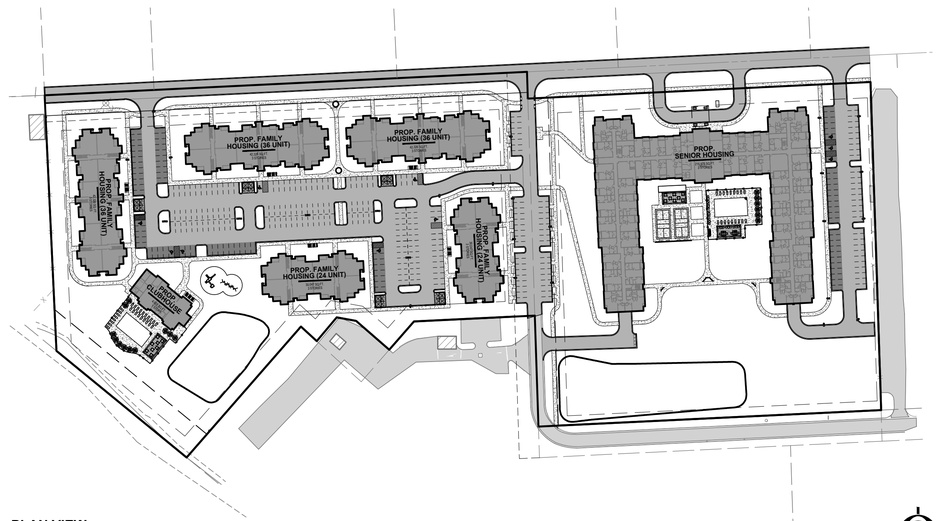
Rendering

A13.0

© 2022 DJR Architecture

WEST CLARK ROAD

SENIOR & FAMILY APARTMENTS PUD SITE PLAN



PLAN VIEW

SCALE: 1"=100'

LOCATION MAP

NOT TO SCALE

SHEET INDEX

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SITE DATA

1) ZONING OF PROPERTY: 11-11-05-100-002 845 CLARK RD. & 11-11-05-100-004 945 CLARK RD.
2) MD ZONING REQUIREMENTS
   - A) MINIMUM LOT AREA = 8,000 SQ.FT.
   - B) MINIMUM LOT WIDTH = 45 FT.
   - C) MAXIMUM BUILDING HEIGHT = 65 FT OR 6 STORIES
   - D) MAXIMUM IMPERVIOUS SURFACE LOT COVERAGE = 45%
   - E) MINIMUM OUTDOOR LIVING SPACE = 130 SQ.FT. PER BEDROOM

   SETBACKS
   - A) FRONT YARD = 25 FT.
   - B) STREET SIDE YARD = 15 FT.
   - C) SIDE YARD* = 6 FT. (*25 FT. ABUTTING R-1 DISTRICT)
   - D) REAR YARD = 25 FT.
2) SUMMARY OF LAND USE:
   - A) TOTAL ACREAGE = 13.5 ACRES (588,599 SQ.FT.) (EXCLUDING R.O.W.)
   - B) AREA OF PROPOSED BUILDINGS:
     - SENIOR HOUSING (845 CLARK) = 56,789 SQ.FT. (GROUND FLOOR)
       215,976 SQ.FT. (TOTAL FLOOR AREA)
     - FAMILY HOUSING - 36 UNIT (945 CLARK) = 14,270 SQ.FT. (GROUND FLOOR)
       42,326 SQ.FT. (TOTAL FLOOR AREA)
     - FAMILY HOUSING - 24 UNIT (945 CLARK) = 10,176 SQ.FT. (GROUND FLOOR)
       30,047 SQ.FT. (TOTAL FLOOR AREA)
     - CLUBHOUSE (945 CLARK) = 4,928 SQ.FT. (TOTAL FLOOR AREA)
   - C) BUILDING HEIGHTS
     - SENIOR HOUSING (845 CLARK) = 3 STORIES
     - FAMILY HOUSING - 36 UNIT (945 CLARK) = 3 STORIES
     - FAMILY HOUSING - 24 UNIT (945 CLARK) = 3 STORIES
     - CLUBHOUSE (945 CLARK) = 1 STORY
   - D) TOTAL NUMBER OF UNITS
     - SENIOR HOUSING (845 CLARK) = 152 UNITS
     - FAMILY HOUSING (945 CLARK) = 156 UNITS
   - E) OUTDOOR LIVING / OPEN SPACE
     - 568 BEDROOMS x 130 SQ.FT. = 73,840 SQ.FT. REQUIRED
     - PATIO / BALCONY (FAMILY) = 9,360 SQ.FT.
     - PATIO / BALCONY (SENIOR) = 8,480 SQ.FT.
     - COMMUNITY POOL / DECK (FAMILY) = 7,250 SQ.FT.
     - COMMUNITY POOL / DECK (SENIOR) = 14,000 SQ.FT.
     - COMMUNITY PLAYGROUND (FAMILY) = 2,350 SQ. FT.
     - COMMUNITY OPEN SPACE (FAMILY) = 45,366 SQ. FT.
     - COMMUNITY OPEN SPACE (SENIOR) = 46,115 SQ. FT.
     - TOTAL = 132,921 SQ.FT. PROVIDED
   - F) IMPERVIOUS SURFACE LOT COVERAGE = 45% (2% PERMEABLE PAVEMENT)
     - GROSS IMPERVIOUS AREA = APPROX. 277,260 SQ.FT.
     - GROSS PERMEABLE PAVING = APPROX. 13,602 SQ.FT.
     - AREA (EXCLUDING R.O.W.) = APPROX. 588,599 SQ.FT.
     - 277,260 - 13,602 = 263,658 / 588,599 = 0.448 = 45% IMPERVIOUS
3) ZONING OF PARCELS TO WEST = R-1
   ZONING OF PARCELS TO EAST = MD
   ZONING OF PARCELS TO SOUTH = MD
   ZONING OF PARCELS TO NORTH = SUPERIOR TOWNSHIP
4) PARKING REQUIREMENTS:
   - G) MINIMUM REQUIRED SPACE PER TOWNSHIP = 9'x18' (22' AISLE)
   - H) TYPICAL PARKING SPACE PROVIDED = 9'x18' (22' AISLE)
   - I) TYPICAL VAN ACCESSIBLE PARKING SPACE = 9'x18' WITH 9' AISLE
   - J) TYPICAL CAR ACCESSIBLE PARKING SPACE = 9'x18' WITH 9' AISLE
   - K) NUMBER OF SPACES REQUIRED
     - MULTIPLE-FAMILY DWELLINGS = 1.5 FOR EACH DWELLING UNIT, PLUS 1 FOR EACH 10 DWELLING UNITS FOR GUESTS
     - 308 UNITS (TOTAL) x 1.5 = 462 SPACES
     - 308 UNITS (TOTAL) / 10 = 31 SPACES
     - 462 + 31 = 493 SPACES REQUIRED
   - L) NUMBER OF SPACES PROVIDED = 449 SPACES
   - M) NUMBER OF BICYCLE SPACES REQUIRED = 90 SPACES
   - N) NUMBER OF BICYCLE SPACES PROVIDED = 90 SPACES
4) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
5) UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
6) CONTRACTOR TO FIELD VERIFY ALL INVERTS.
7) ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH SHOEBOX TYPE FIXTURES.

TITLE INFORMATION

The Title Description and Schedule B items hereon are from Royal Abstract National LLC, Commitment No. 53315, dated, July 30, 2021.

TITLE DESCRIPTION

PARCEL 1 (B):

A parcel of Land situated in part of the Northeast 1/4 of Section 5, Town 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan, more particularly described as follows:

Commencing at the Northeast corner of Section 5, Town 3 South, Range 7 East, Thence due West, (along the North line of Section 5, being also known as the approximate centerline of Clark Road), 1056.00 feet to the POINT OF BEGINNING; thence south 0 degrees 49 minutes 00 seconds West, 391.71 feet to a point; thence due West 198.98 feet to a point; thence South 44 degrees 30 minutes 00 seconds West, 130.00 feet to a point; thence North 45 degrees 30 minutes 00 seconds West, 133.00 feet to a point; thence South 44 degrees 30 minutes 00 seconds West, 282.00 feet to a point; thence North 48 degrees 36 minutes 30 seconds West, (along the North bank of the Huron River), 274.11 feet to a point; thence due North (to the North line of Section 5), 411.09 feet to a point; thence due East (along the North line of Section 5), 793.00 feet to the POINT OF BEGINNING.

EXCEPTION THEREFROM THE FOLLOWING:

Part of the Northeast 1/4 of Section 5, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County Michigan, described as: Commencing at the Northeast corner of said Section 5; thence West along the North line of the Northeast 1/4 of said Section 5, also being the centerline of Clark Road, a distance of 1056.00 feet; thence South 00 degrees 49 minutes 00 seconds West 391.71 feet; thence West 198.98 feet; thence South 44 degrees 30 minutes 00 seconds West 60.83 feet to the POINT OF BEGINNING of the premises here in after described and proceeding thence South 44 degrees 30 minutes 00 seconds West 69.17 feet; thence North 45 degrees 30 minutes 00 seconds 98.00 feet; thence North 43 degrees 18 minutes 31 seconds East 50.28 feet; thence South 77 degrees 17 minutes 35 seconds East 32.40 feet; thence South 46 degrees 58 minutes 19 seconds East 71.53 feet to the POINT OF BEGINNING.

PARCEL 2 (A):

Lot 2 of Newton Acres Subdivision No. 2 as recorded in Liber 19 of Plats, page 31, Washtenaw County Records.

EXCEPTING THE FOLLOWING:

Commencing at the Northeast corner of Section 5, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan; thence North 89 degrees 58 minutes 50 seconds West along the North line of said Section and the centerline of Clark Road 1056.00 feet to the Northwest corner of proposed Newton Acres No. 2; thence South 00 degrees 40 minutes 00 seconds West along the West line of proposed Newton Acres No. 2 43.00 feet to the POINT OF BEGINNING; thence continuing South 00 degrees 49 minutes 00 seconds West along said West line 527.40 feet to a point on the North line of proposed Green Road; thence South 89 degrees 58 minutes 50 seconds East along said North line 33.00 feet; thence North 00 degrees 49 minutes 00 seconds East 527.40 feet to a point 43.00 feet Southerly of the centerline of Clark Road; thence North 89 degrees 58 minutes 50 seconds West parallel with said centerline 33.00 feet to the POINT OF BEGINNING, said parcel being part of the Northeast 1/4 of Section 5, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan.

PARCEL 3:

Commencing at the Northeast corner of Section 5, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan; thence North 89 degrees 58 minutes 50 seconds West along the North line of said Section and the centerline of Clark Road 1056.00 feet to the Northwest corner of proposed Newton Acres No. 2; thence South 00 degrees 40 minutes 00 seconds West along the West line of proposed Newton Acres No. 2 43.00 feet to the POINT OF BEGINNING; thence continuing South 00 degrees 49 minutes 00 seconds West along said West line 527.40 feet to a point on the North line of proposed Green Road; thence South 89 degrees 58 minutes 50 seconds East along said North line 33.00 feet; thence North 00 degrees 49 minutes 00 seconds East 527.40 feet to a point 43.00 feet Southerly of the centerline of Clark Road; thence North 89 degrees 58 minutes 50 seconds West parallel with said centerline 33.00 feet to the POINT OF BEGINNING, said parcel being part of the Northeast 1/4 of Section 5, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan.

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

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

NEDERVELD
www.nederveld.com
800.222.1868
ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963
CHICAGO
COLUMBUS
GRAND RAPIDS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:

DJR Architecture
Michael Stoddard

333 Washington Ave N
Minneapolis, MN 55401

REVISIONS:

Title: Site Plan Submittal		
Drawn: WL / JVR	Checked: BC	Date: 12.06.2021
Title: PUD Site Plan Submittal		
Drawn: WL / JVR	Checked: BC	Date: 1.26.2022
Title: PUD Site Plan Resubmittal		
Drawn: WL / JVR	Checked: BC	Date: 2.9.2022

WEST CLARK ROAD

Cover Sheet

845 & 945 West Clark Road, Ypsilanti, MI 48197
PART OF THE NORTHEAST 1/4 OF SECTION 5, T3S, R7E,
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
JASON L. VAN RYN
ENGINEER
No. 54207
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
21500215

SHEET NO:
C-100

21500215-PREL1.dwg BC 2/9/2022 8:21

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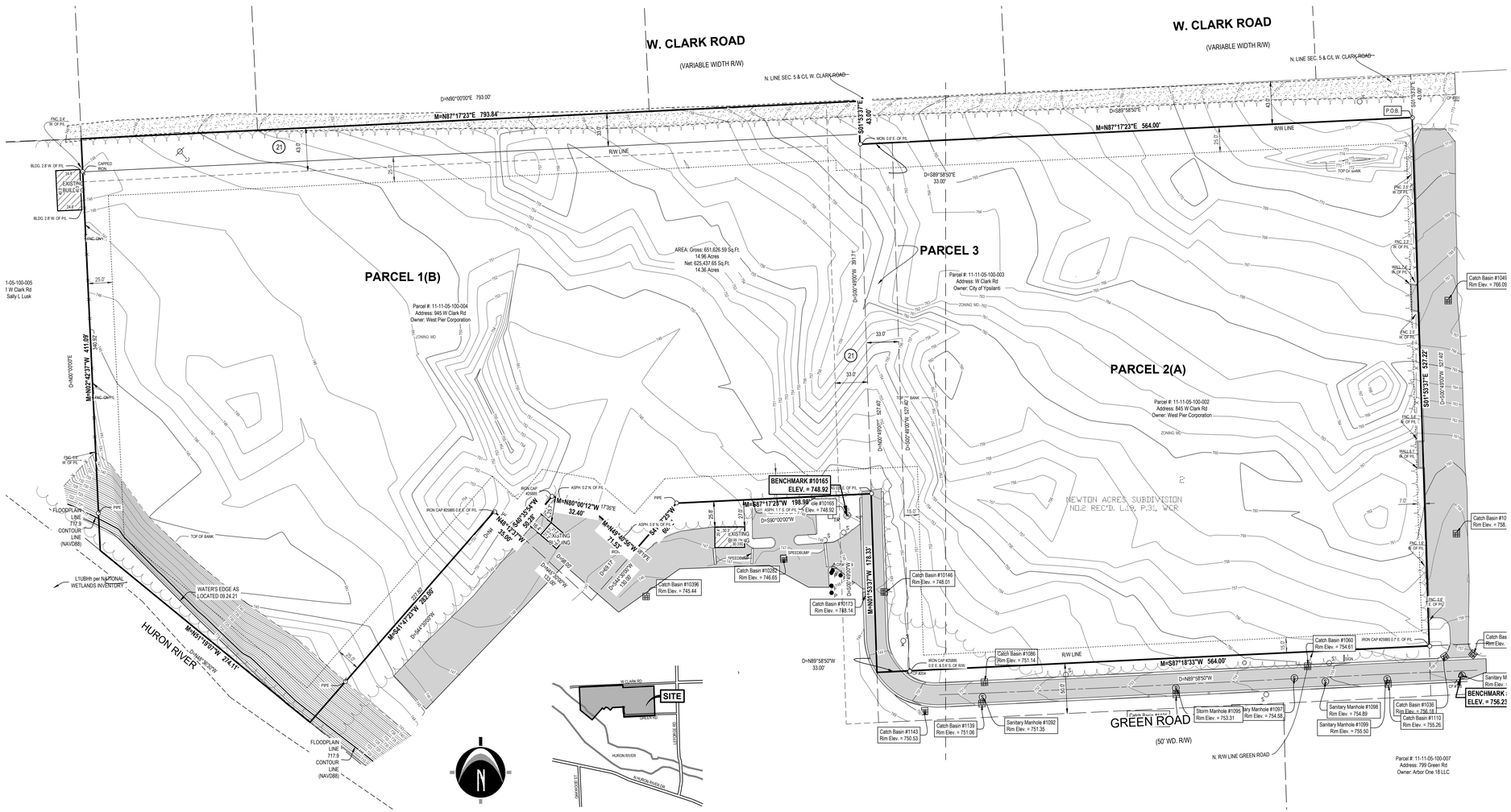

LEGEND

△	Benchmark / Control Point	—— G ——	Gas
▦	Catch Basin - Square	—— OH ——	Overhead Utility
⟵	Guy Anchor	—— SS ——	Sanitary
●	Iron - Set 1/2" X 18" iron rebar with NED Cap	—— ST ——	Storm
○	Iron - Found as noted	—— UT ——	Underground Telephone
Ⓜ	Manhole	—— W ——	Watermain
$●_P$	Post	— X — X —	Fence
	Section Corner	----------	Zoning Setback
$○^S$	Sign		Tree
Ⓢ	Sanitary Sewer Manhole		Asphalt
Ⓓ	Stormwater Manhole		Concrete
$□_{TR}$	Transformer		Gravel
∅	Utility Pole		Existing Building
—— C ——	Cable TV	M=	Measured Dimension
—— UE ——	Underground Electric	D=	Described Dimension
—— FO ——	Fiber Optic		

BENCHMARKS

BENCHMARK #300 ELEV. = 756.23 (NAVD88)
Painted square on West side of rim of sanitary manhole in Green Road South of entrance to #772 Green Road.

BENCHMARK #10165 ELEV. = 748.92 (NAVD88)
Rim of manhole West of Green Road North of entrance to #831 Green Road.

SCHEDULE B - SECTION II NOTES

(18) All matters shown on the Plat of Newton Acres Subdivision No. 2 recorded August 1, 1968 in Liber 19 of Plats, Page 31 in the Office of the Washtenaw County, Michigan Register of Deeds. **No easements. Not a survey matter.**

(19) Terms and conditions of Agreement between Gordon – Shubow – Oliver, a Michigan Co-partnership, and the City of Ypsilanti a Michigan Municipal Corporation, dated September 15, 1966, recorded July 17, 1967 in Liber 1207, Page 546 in the Office of the Washtenaw County, Michigan Register of Deeds. **No easements. Not a survey matter.**

(20) Terms and conditions of Agreement between Mill Development Company, a Michigan Limited Co-partnership, and The Detroit Edison Company, a New York corporation, dated January 30, 1968, recorded February 13, 1968 in Liber 1234, Page 421 in the Office of the Washtenaw County, Michigan Register of Deeds. **The location of said easement cannot be determined from the record document.**

(21) Terms and conditions of Agreement between Mill Development Company, a Michigan Limited Partnership, and the City of Ypsilanti a Michigan Municipal Corporation, dated June 12, 1969, recorded August 20, 1969 in Liber 1299, Page 217 in the Office of the Washtenaw County, Michigan Register of Deeds. **No easements. Property to be quit claimed to the City of Ypsilanti for use as a road right-of-way has been shown.**

TITLE INFORMATION

The Title Description and Schedule B items hereon are from Royal Abstract National LLC, Commitment No. 53315, dated, July 30, 2021.

TITLE DESCRIPTION

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Part of the Northeast 1/4 of Section 5, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County Michigan, described as: Commencing at the Northeast corner of said Section 5; thence West along the North line of the Northeast 1/4 of said Section 5, also being the centerline of Clark Road, a distance of 1056.00 feet; thence South 00 degrees 49 minutes 00 seconds West 391.71 feet; thence West 198.98 feet; thence South 44 degrees 30 minutes 00 seconds West 60.83 feet to the POINT OF BEGINNING of the premises here in after described and proceeding thence South 44 degrees 30 minutes 00 seconds West 69.17 feet; thence North 45 degrees 30 minutes 00 seconds 98.00 feet; thence North 43 degrees 18 minutes 31 seconds East 50.28 feet; thence South 77 degrees 17 minutes 35 seconds East 32.40 feet; thence South 46 degrees 58 minutes 19 seconds East 71.53 feet to the POINT OF BEGINNING.

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Commencing at the Northeast corner of Section 5, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan; thence North 89 degrees 58 minutes 50 seconds West along the North line of said Section and the centerline of Clark Road 1056.00 feet to the Northwest corner of proposed Newton Acres No. 2; thence South 00 degrees 40 minutes 00 seconds West along the West line of proposed Newton Acres No. 2 43.00 feet to the POINT OF BEGINNING; thence continuing South 00 degrees 49 minutes 00 seconds West along said West line 527.40 feet to a point on the North line of proposed Green Road; thence South 89 degrees 58 minutes 50 seconds East along said North line 33.00 feet; thence North 00 degrees 49 minutes 00 seconds East 527.40 feet to a point 43.00 feet Southerly of the centerline of Clark Road; thence North 89 degrees 58 minutes 50 seconds West parallel with said centerline 33.00 feet to the POINT OF BEGINNING, said parcel being part of the Northeast 1/4 of Section 5, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan.

PARCEL 3:

Commencing at the Northeast corner of Section 5, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan; thence North 89 degrees 58 minutes 50 seconds West along the North line of said Section and the centerline of Clark Road 1056.00 feet to the Northwest corner of proposed Newton Acres No. 2; thence South 00 degrees 40 minutes 00 seconds West along the West line of proposed Newton Acres No. 2 43.00 feet to the POINT OF BEGINNING; thence continuing South 00 degrees 49 minutes 00 seconds West along said West line 527.40 feet to a point on the North line of proposed Green Road; thence South 89 degrees 58 minutes 50 seconds East along said North line 33.00 feet; thence North 00 degrees 49 minutes 00 seconds East 527.40 feet to a point 43.00 feet Southerly of the centerline of Clark Road; thence North 89 degrees 58 minutes 50 seconds West parallel with said centerline 33.00 feet to the POINT OF BEGINNING, said parcel being part of the Northeast 1/4 of Section 5, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan.

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ST. LOUIS

PREPARED FOR:
DJR Architecture
Michael Stoddard

333 Washington Ave N
Minneapolis, MN 55401

REVISIONS:

Title: Site Plan Submittal		
Drawn: WL / JVR	Checked: BC	Date: 12.06.2021
Title: PUD Site Plan Submittal		
Drawn: WL / JVR	Checked: BC	Date: 1.26.2022
Title: PUD Site Plan Resubmittal		
Drawn: WL / JVR	Checked: BC	Date: 2.9.2022

WEST CLARK ROAD

Existing Site Conditions Plan

845 & 945 West Clark Road, Ypsilanti, MI 48197
PART OF THE NORTHEAST 1/4 OF SECTION 5, T3S, R7E,
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
JASON L. VAN RYN
ENGINEER
No. 54207
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
21500215

SHEET NO:
C-201

21500215-PREL1.dwg BC 2/9/2022 14:31

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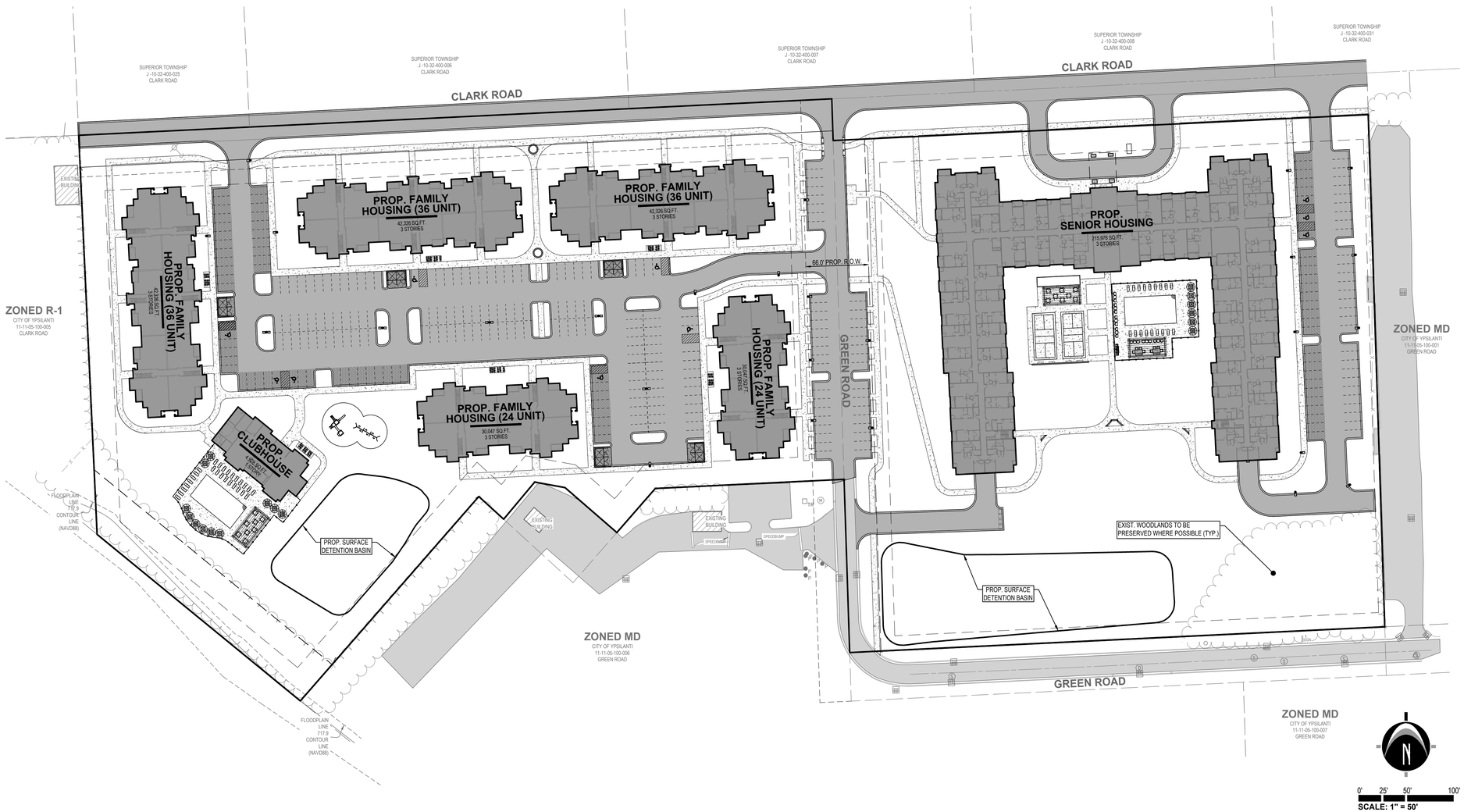

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROPOSED PERMEABLE PAVEMENT

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Michael Stoddard

333 Washington Ave N
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REVISIONS:

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Title: PUD Site Plan Resubmittal		
Drawn: WL / JVR	Checked: BC	Date: 2.9.2022

WEST CLARK ROAD

Site Layout Plan | Overall Plan

845 & 945 West Clark Road, Ypsilanti, MI 48197
PART OF THE NORTHEAST 1/4 OF SECTION 5, T3S, R7E,
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
JASON L. VAN RYN
ENGINEER
No. 54207
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
21500215

SHEET NO:
C-205

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LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROPOSED PERMEABLE PAVEMENT

PARKING LEGEND

- (15) OFF-STREET PARKING (PRIVATE)
- (15) ON-STREET PARKING (PUBLIC)

0' 15' 30' 60'
SCALE: 1" = 30'

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WEST CLARK ROAD

Site Layout Plan | Family Plan

845 & 945 West Clark Road, Ypsilanti, MI 48197
PART OF THE NORTHEAST 1/4 OF SECTION 5, T3S, R7E,
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

STAMP:
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JASON L. VAN RYN
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No. 54207
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SHEET NO:
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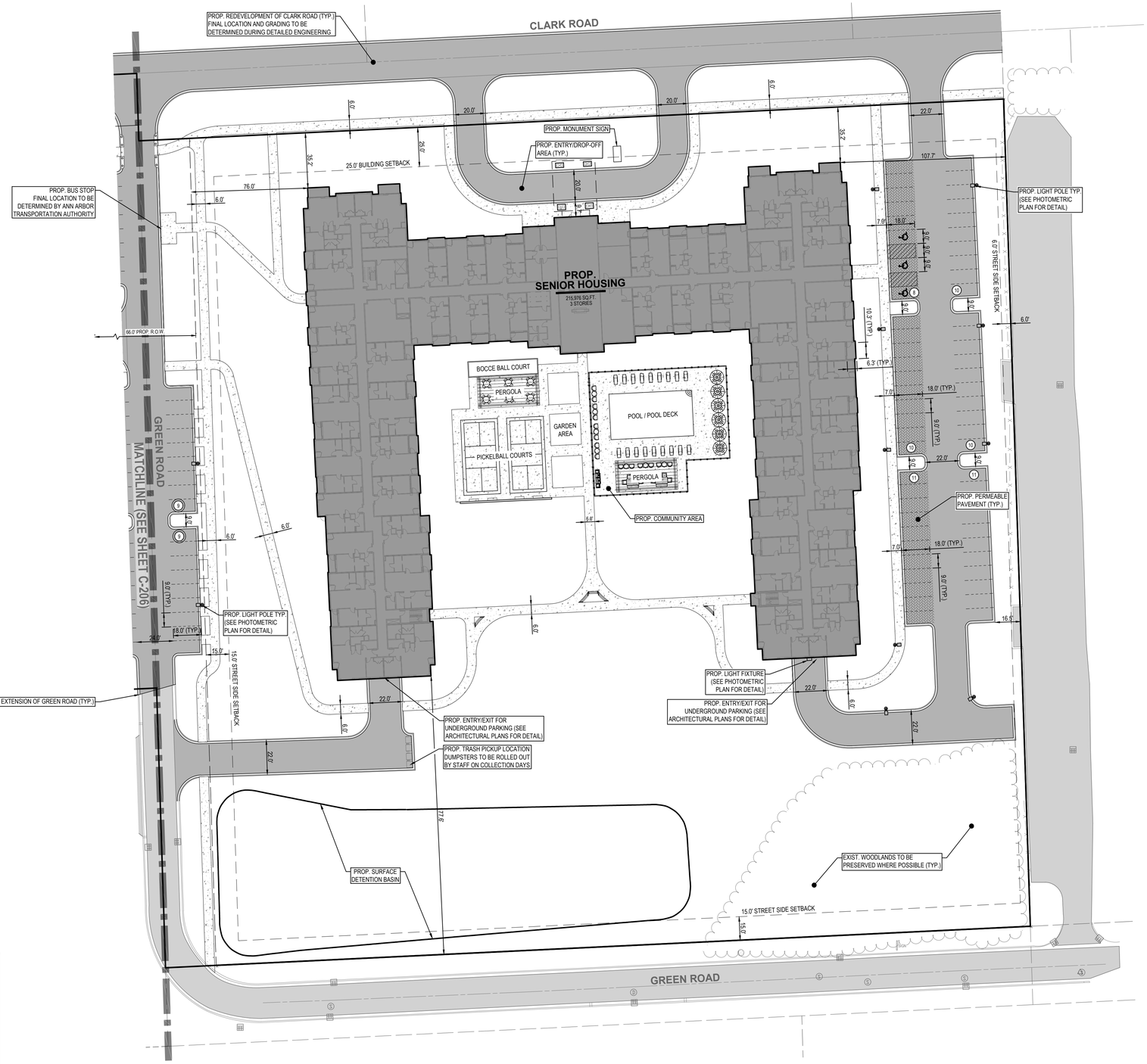

N

0' 15' 30' 60'

SCALE: 1" = 30'

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROPOSED PERMEABLE PAVEMENT

PARKING LEGEND

(15) OFF-STREET PARKING (PRIVATE)

(13) ON-STREET PARKING (PUBLIC)

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333 Washington Ave N
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WEST CLARK ROAD

Site Layout Plan | Senior Plan

845 & 945 West Clark Road, Ypsilanti, MI 48197
PART OF THE NORTHEAST 1/4 OF SECTION 5, T3S, R7E,
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

STAMP:

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No. 54207
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
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SHEET NO:
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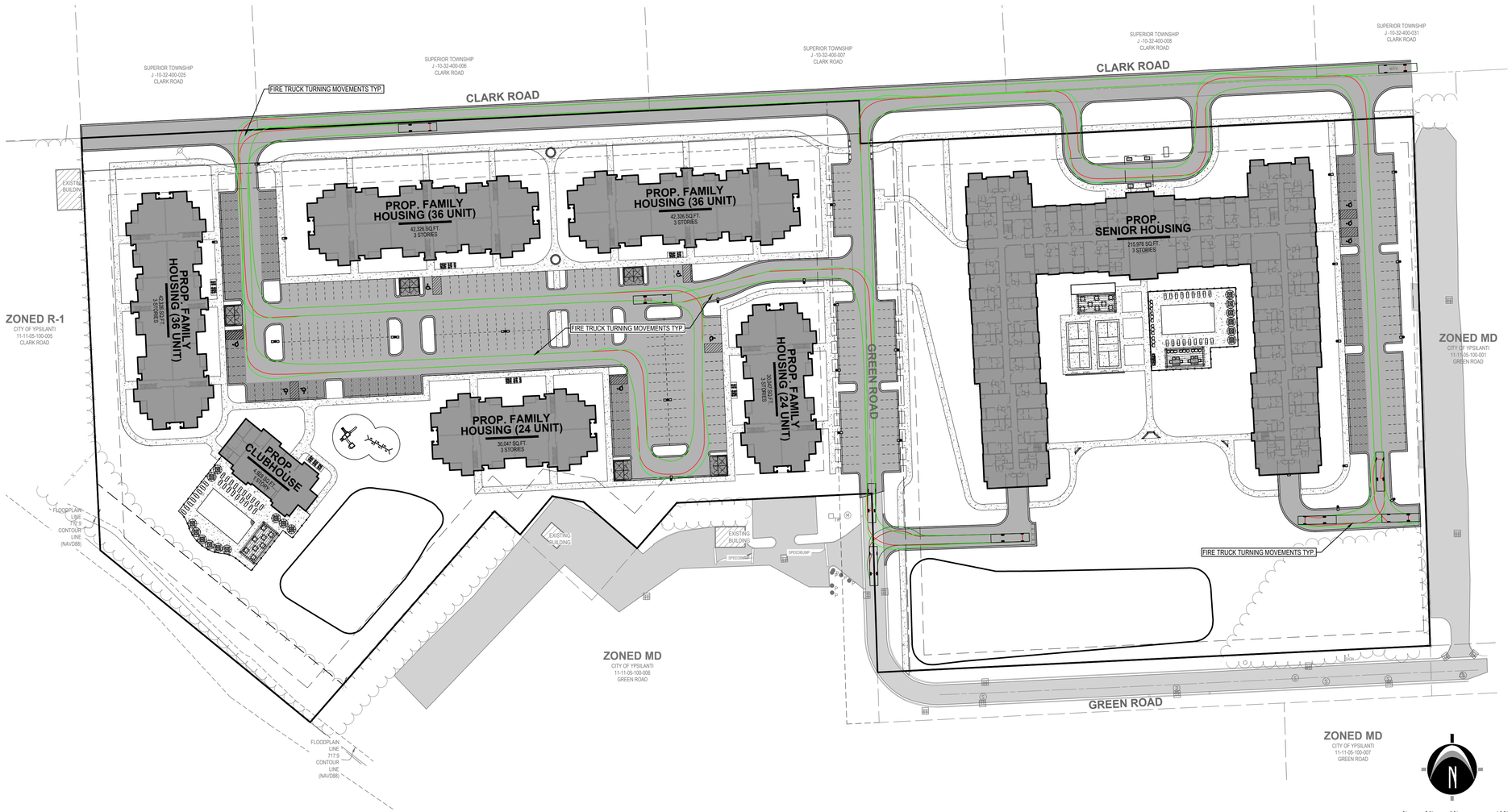

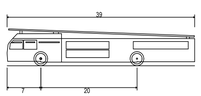

Aerial Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

FIRE TRUCK VEHICLE TURNING PATH
N.T.S.

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROPOSED PERMEABLE PAVEMENT

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PREPARED FOR:
DJR Architecture
Michael Stoddard

333 Washington Ave N
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WEST CLARK ROAD

Vehicle Access Plan

845 & 945 West Clark Road, Ypsilanti, MI 48197
PART OF THE NORTHEAST 1/4 OF SECTION 5, T3S, R7E,
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

STAMP:
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SHEET NO:
C-208

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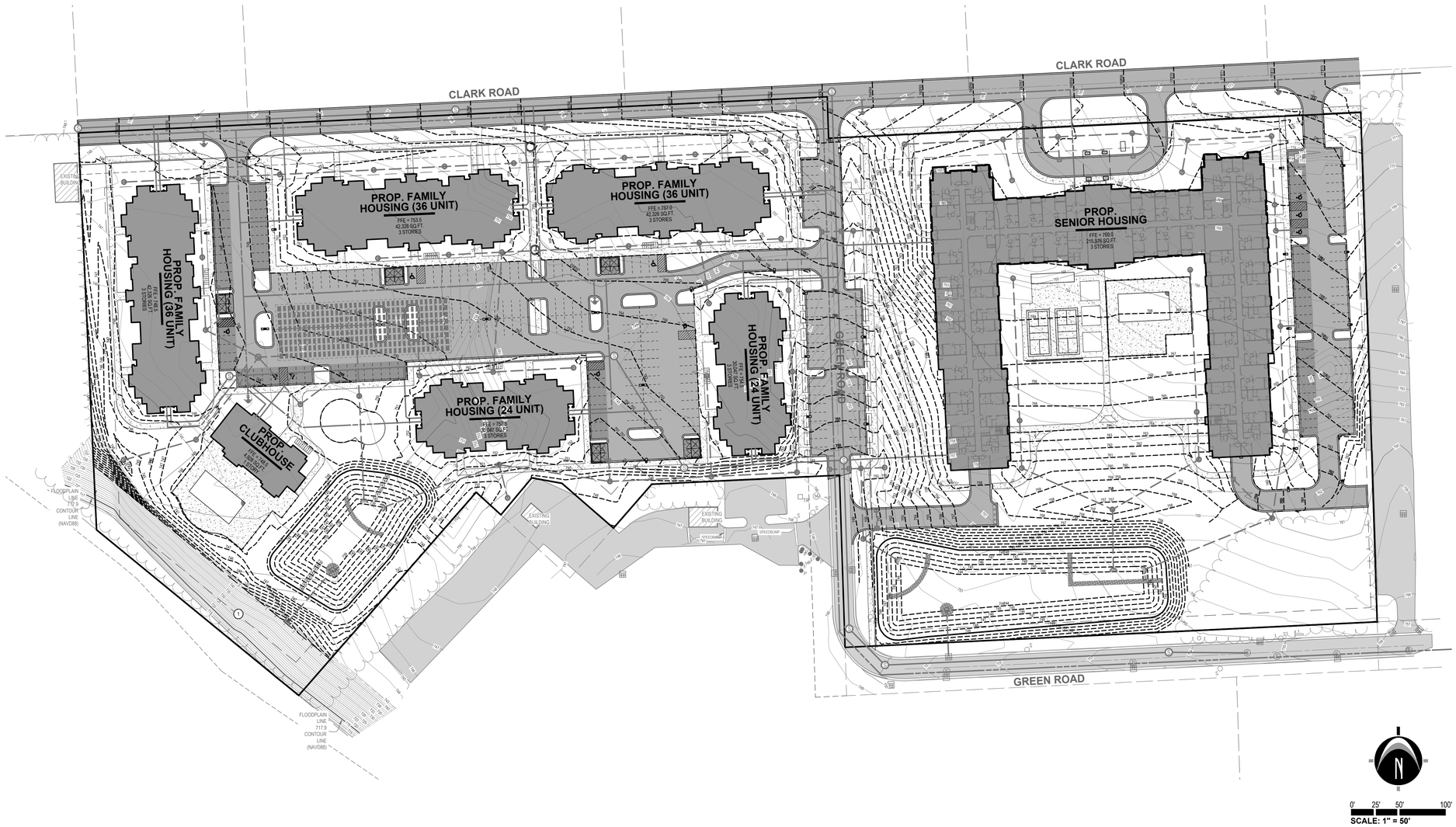

GRADING NOTES

1. EXISTING STEEP SLOPES TO BE MITIGATED BY PROPOSED GRADING AND SOIL EROSION CONTROL MEASURES. SEE C-500 FOR DETAIL.

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROPOSED PERMEABLE PAVEMENT

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PREPARED FOR:
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Michael Stoddard

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REVISIONS:

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WEST CLARK ROAD

Grading Plan | Overall Plan

845 & 945 West Clark Road, Ypsilanti, MI 48197
PART OF THE NORTHEAST 1/4 OF SECTION 5, T3S, R7E,
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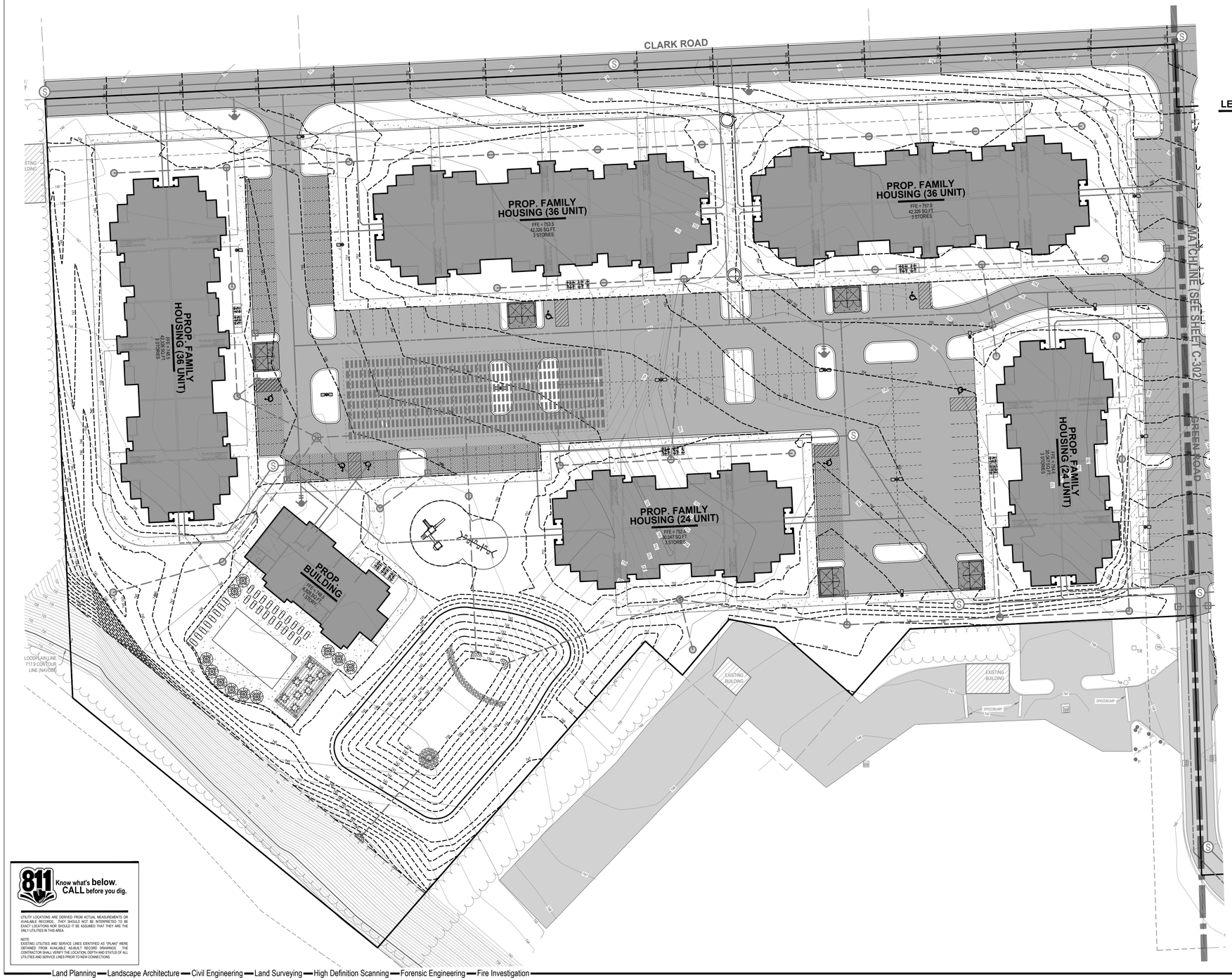

0' 15' 30' 60'
SCALE: 1" = 30'

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
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WEST CLARK ROAD

Grading Plan | Family Plan

845 & 945 West Clark Road, Ypsilanti, MI 48197
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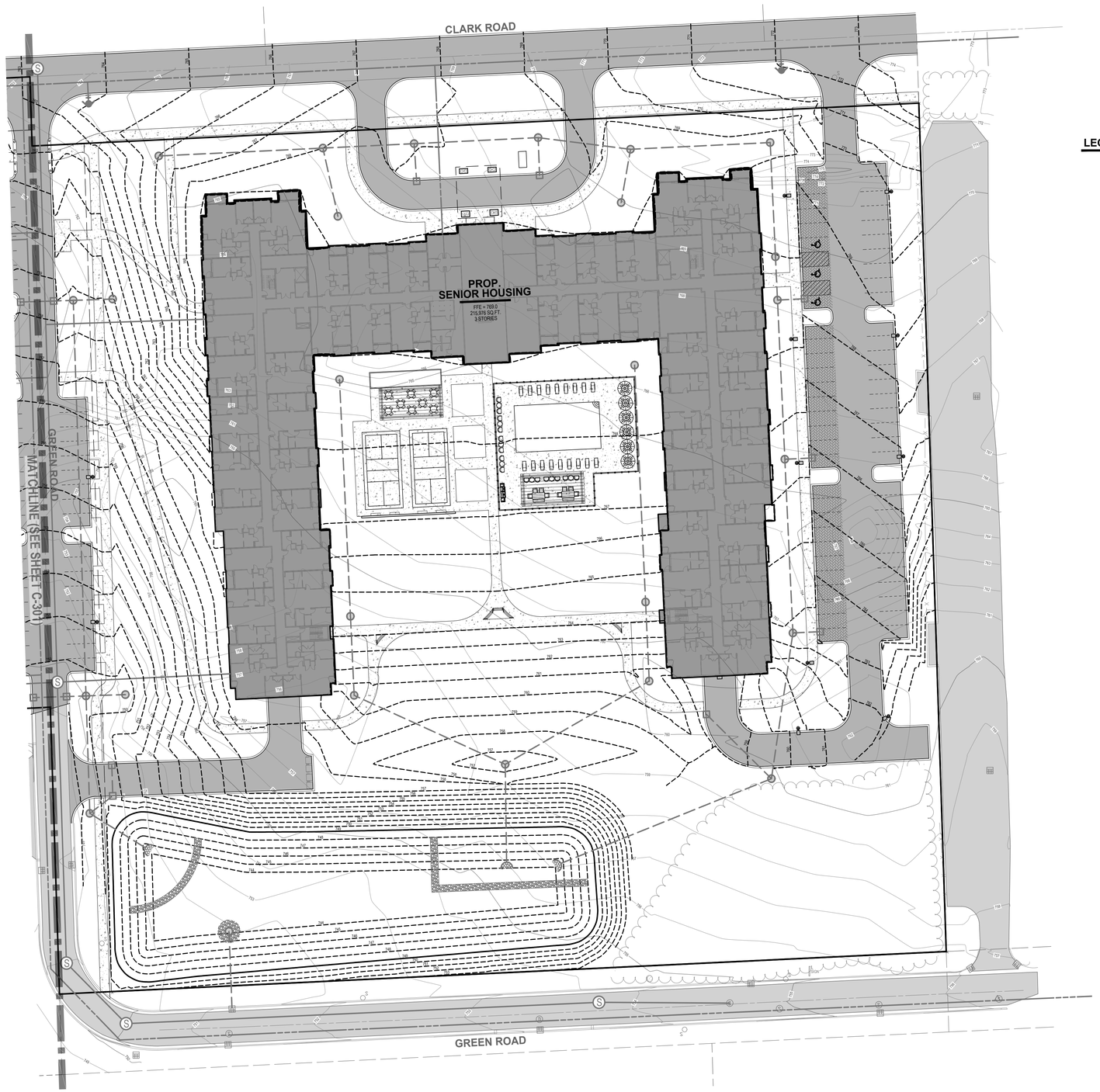

N

0' 15' 30' 60'
SCALE: 1" = 30'

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
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WEST CLARK ROAD

Grading Plan | Senior Plan

845 & 945 West Clark Road Ypsilanti, MI 48197
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PROJECT NO:
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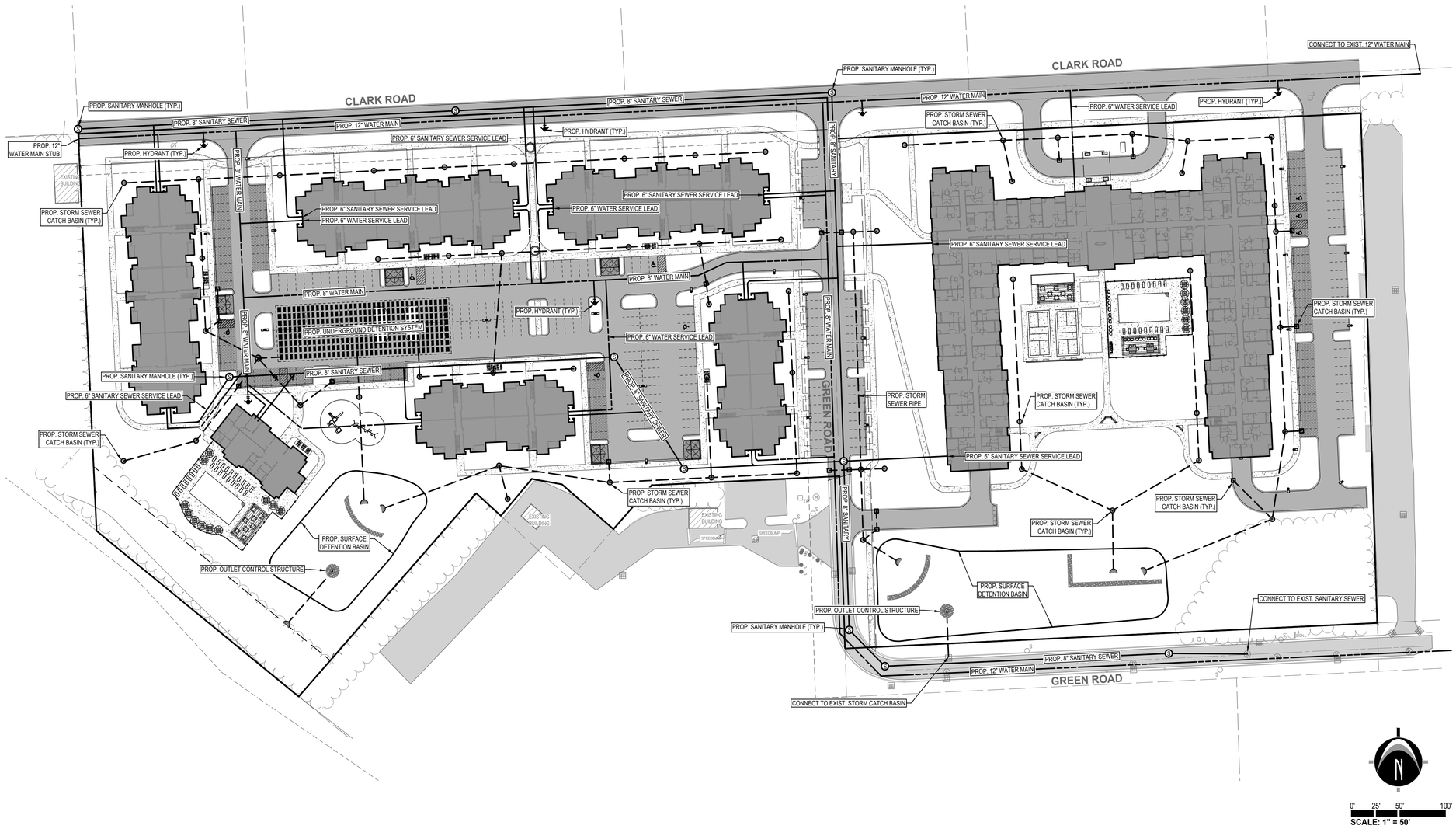

0' 25' 50' 100'
SCALE: 1" = 50'

LEGEND

- EXIST. SANITARY SEWER
- EXIST. STORM SEWER
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. WATER MAIN

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
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WEST CLARK ROAD

Utility Plan | Overall Plan

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PROJECT NO:
21500215

SHEET NO:
C-400

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LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROPOSED PERMEABLE PAVEMENT

0' 15' 30' 60'
SCALE: 1" = 30'

LEGEND

- EXIST. SANITARY SEWER
- EXIST. STORM SEWER
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. WATER MAIN

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PREPARED FOR:
DJR Architecture
Michael Stoddard

333 Washington Ave N
Minneapolis, MN 55401

REVISIONS:

Title: Site Plan Submittal		
Drawn: WL / JVR	Checked: BC	Date: 12.06.2021
Title: PUD Site Plan Submittal		
Drawn: WL / JVR	Checked: BC	Date: 1.26.2022
Title: PUD Site Plan Resubmittal		
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WEST CLARK ROAD

Utility Plan | Family Plan

845 & 945 West Clark Road, Ypsilanti, MI 48197
PART OF THE NORTHEAST 1/4 OF SECTION 5, T3S, R7E, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
JASON L. VAN RYN
ENGINEER
No. 54207
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
21500215

SHEET NO:
C-401

21500215-PUD.dwg 13.Utility 2022/02/09 9:14:49 BC

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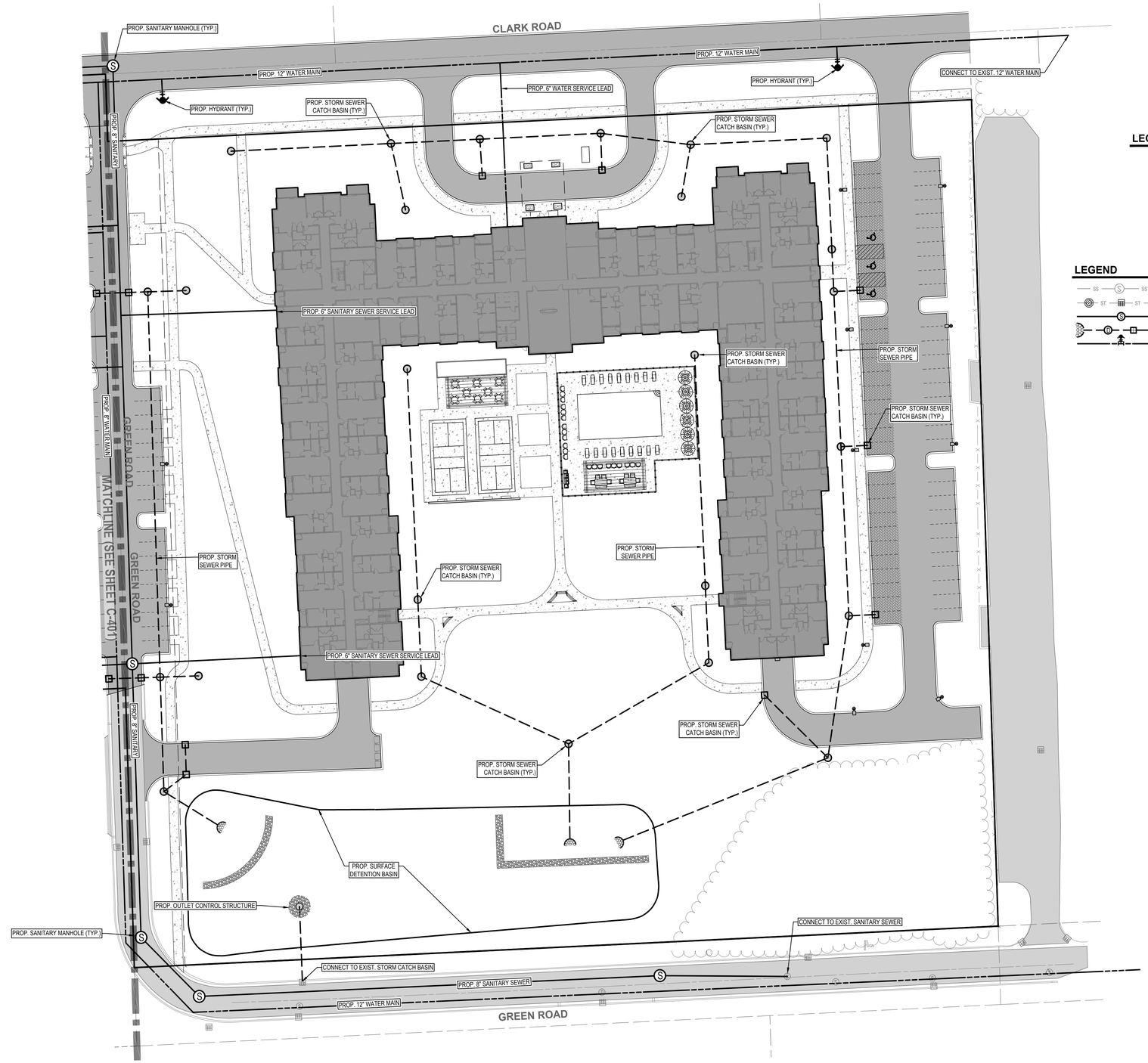
Experience . . . the Difference



0' 15' 30' 60'
SCALE: 1" = 30'

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROPOSED PERMIEABLE PAVEMENT

LEGEND

- EXIST. SANITARY SEWER
- EXIST. STORM SEWER
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. WATER MAIN

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WEST CLARK ROAD

Utility Plan | Senior Plan

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CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

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ENGINEER
No. 54207
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
21500215

SHEET NO:
C-402

21500215-PREL1.dwg BC 2/9/2022 13:02

Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — High Definition Scanning — Forensic Engineering — Fire Investigation

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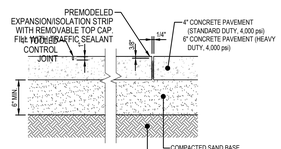
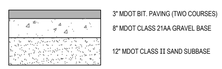


NOTE:
1. LIGHT BROOM FINISH
2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
3. PANEL SIZE SHALL NOT EXCEED 8 FEET
4. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH NEVER EXCEEDING 1.25X THE WIDTH
5. 3.0#CU YD. FIBER REINFORCEMENT
6. AIR ENTRAINMENT - 6% ± 1%
7. SLUMP 4"± 1"

CONCRETE PAVEMENT DETAIL

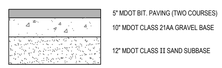
N.T.S.



NOTE:
1. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN SPECIFICATION
2. HMA MIXTURE TO BE TIER I OR TIER II
3. BINDER GRADE TO BE A MINIMUM OF PG 58-28

STANDARD DUTY BITUMINOUS PAVEMENT CROSS SECTION DETAIL

N.T.S.



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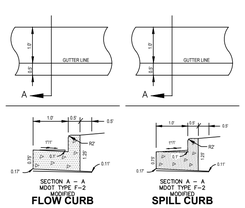
2. HMA MIXTURE TO BE TIER I OR TIER II
3. BINDER GRADE TO BE A MINIMUM OF PG 58-28

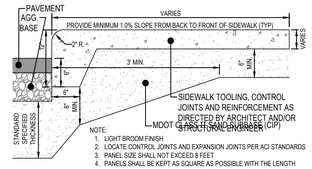
HEAVY DUTY BITUMINOUS PAVEMENT CROSS SECTION DETAIL

N.T.S.



18" CONCRETE CURB AND GUTTER DETAIL

N.T.S.



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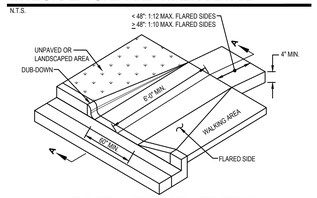
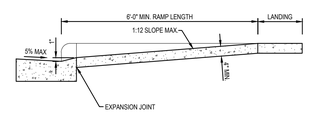
5. 3.0#CU YD. FIBER REINFORCEMENT
6. AIR ENTRAINMENT - 6% ± 1%
7. SLUMP 4"± 1"

INTEGRAL CURB AND WALK DETAIL

N.T.S.



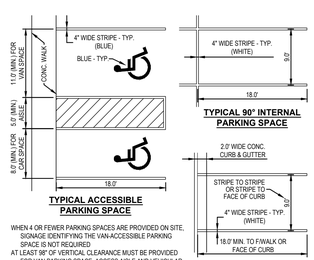
DUB-DOWN OR FLARED SIDE OPTION



SECTION A-A

SIDEWALK CURB RAMP DETAIL

N.T.S.



TYPICAL ACCESSIBLE PARKING SPACE

TYPICAL 90° INTERNAL PARKING SPACE

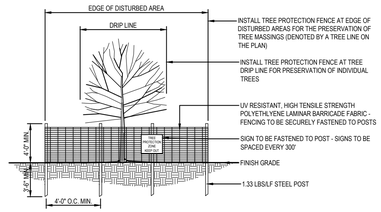
TYPICAL 90° PERIMETER PARKING SPACE

WHEN 4 OR FEWER PARKING SPACES ARE PROVIDED ON SITE, SIGNAGE IDENTIFYING THE VAN-ACCESSIBLE PARKING SPACE IS NOT REQUIRED
AT LEAST 98" OF VERTICAL CLEARANCE MUST BE PROVIDED FOR VAN PARKING SPACE, ACCESS AISLE AND VEHICULAR ROUTE
IF THE ACCESSIBLE ROUTE IS LOCATED IN FRONT OF THE PARKING SPACE, INSTALL WHEEL STOPS TO KEEP VEHICLES FROM REDUCING THE CLEAR WIDTH OF THE ACCESSIBLE ROUTE BELOW 36" INCHES
PARKING SPACE AND AISLE TO HAVE A MAXIMUM SLOPE IN ALL DIRECTIONS <2%

NOTE:
APPLY TWO COATS OF VOC COMPLIANT, M.D.O.T. APPROVED, UNDILUTED SOLVENT BASED, OR LATEX TRAFFIC PAINT TO ALL PAVEMENT MARKINGS. USE MANUFACTURERS RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF THINNER, WITH A MAXIMUM OF 100 SFT PER GALLON, OR MINIMUM 15 MILS WET FILM THICKNESS, AND 7.5 MILS DRY FILM THICKNESS PER COAT, WITH MINIMUM 30 DAYS BETWEEN APPLICATIONS. SECOND COAT MUST NOT BE APPLIED EARLIER THAN 7 DAYS BEFORE OCCUPANCY.

PAVEMENT MARKING DETAILS

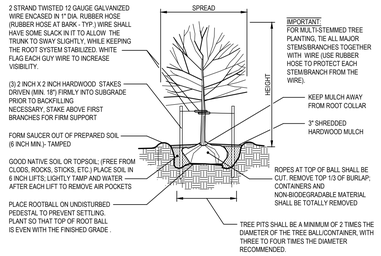
N.T.S.



- ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING AS ILLUSTRATED.
- THERE SHALL BE NO STORAGE OF MATERIAL OR EQUIPMENT WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
- TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- ALL TREE PROTECTION SHALL BE INSTALLED BY THE CONTRACTOR AND APPROVED BY THE OWNER PRIOR TO COMMENCEMENT OF DEMOLITION AND NEW CONSTRUCTION

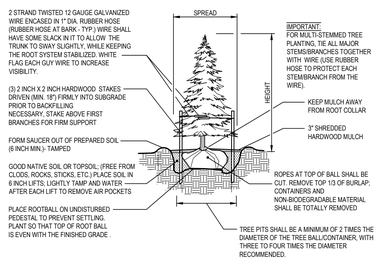
TREE PROTECTION FENCING DETAIL

N.T.S.



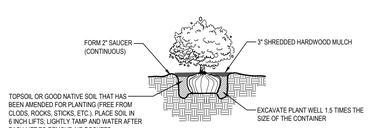
TYPICAL TREE PLANTING DETAIL

N.T.S.



TYPICAL EVERGREEN TREE PLANTING DETAIL

N.T.S.



TYPICAL SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL

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WEST CLARK ROAD

Details & Specifications

845 & 945 West Clark Road, Ypsilanti, MI 48197
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ENGINEER
No. 54207
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SHEET NO:
C-500

21500215-PP02.1.dwg BC 2/9/2022 13:05

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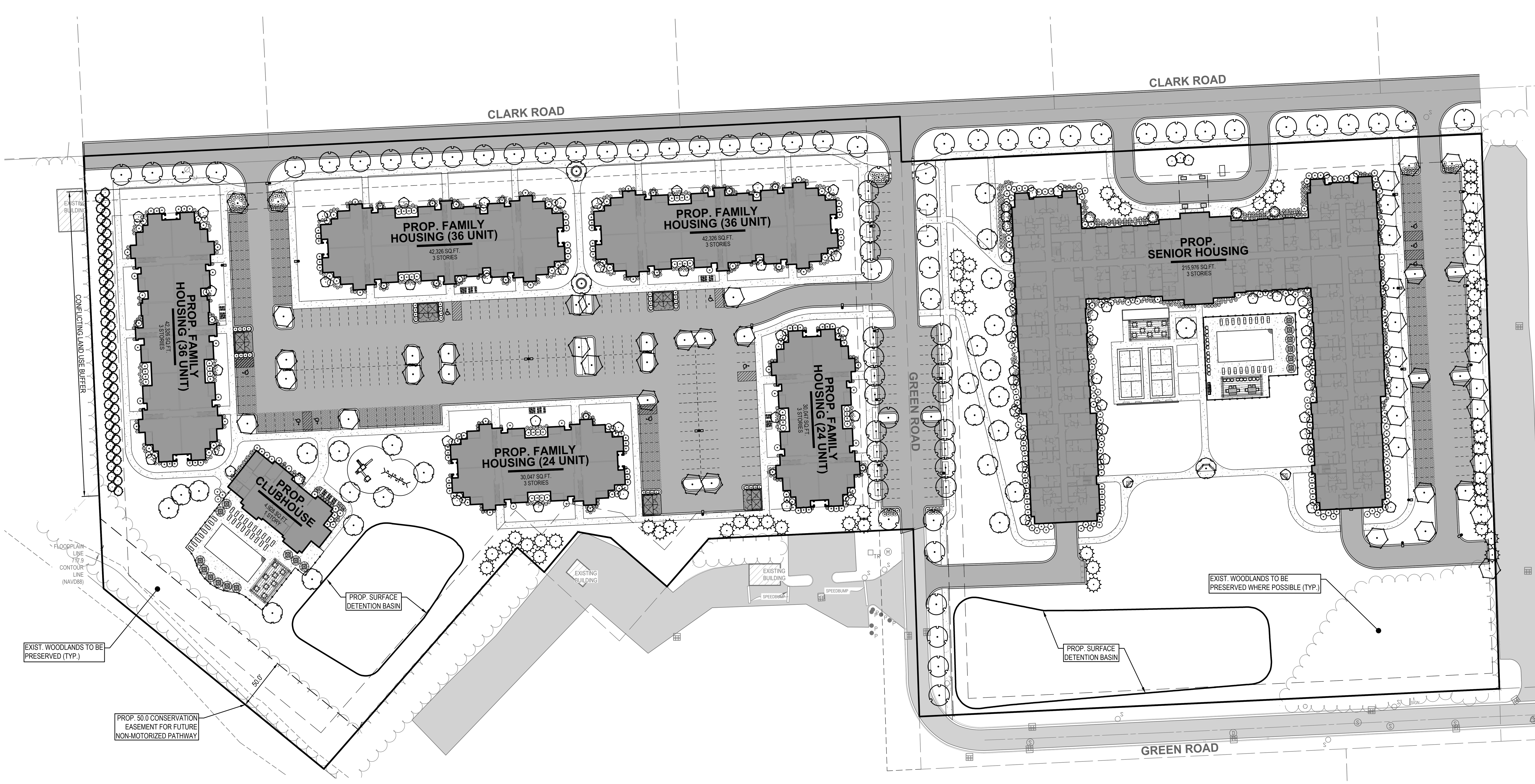

CONCEPTUAL PLANT SCHEDULE

Plant Group	Species	Qty
STREET TREES	Acer miyabei 'Morton' TM / State Street Miyabe Maple Celtis occidentalis 'Ulzam' TM / Ultra Common Hackberry Ginkgo biloba / Maidenhair Tree Ostrya virginiana / American Hophornbeam Quercus bicolor / Swamp White Oak Tilia americana 'Boulevard' / Boulevard American Linden Ulmus x 'Morton' TM / Accolade Elm	75
PARKING TREES	Acer x freemanii 'Marmo' / Marmo Freeman Maple Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust Liriodendron tulipifera / Tulip Poplar Quercus imbricaria / Shingle Oak Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova	51
EVERGREEN BUFFER TREES	Thuja standishii x plicata 'Green Giant' / Green Giant Arborvitae Tsuga canadensis / Canadian Hemlock	59
FOUNDATION ORNAMENTAL TREES	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud Cercis canadensis 'Hearts of Gold' / Hearts of Gold Eastern Redbud Chionanthus virginicus / White Fringetree Cornus alternifolia / Pagoda Dogwood Cornus florida / Flowering Dogwood Cornus kousa / Kousa Dogwood Cornus mas 'Golden Glory' / Golden Glory Cornelian Cherry Magnolia stellata / Star Magnolia Multi-Trunk Malus sargentii / Sargent Crabapple Malus x 'Profusion' / Profusion Crabapple Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	83
DECIDUOUS SITE TREES	Acer saccharum 'PNI 0285' TM / Green Mountain Sugar Maple Cladrastis kentukea / American Yellowwood Gymnocladus dioica 'Espresso' / Kentucky Coffeetree Platanus occidentalis / American Sycamore Quercus muehlenbergii / Chinkapin Oak Tilia americana 'Redmond' / Redmond American Linden	29
EVERGREEN SITE TREES	Abies concolor / White Fir Picea glauca 'Densata' / Black Hills White Spruce Picea omorika / Serbian Spruce Pinus strobus / White Pine Thuja standishii x plicata 'Green Giant' / Green Giant Arborvitae	55
FOUNDATION LARGE DECIDUOUS SHRUBS	Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry Aronia melanocarpa 'Viking' / Viking Black Chokeberry Calycanthus x 'Aphrodite' / Aphrodite Sweetshrub Hamamelis vernalis / Ozark Witchhazel Hydrangea paniculata 'Bulk' TM / Quick Fire Panicle Hydrangea Hydrangea paniculata 'Limelight' / Limelight Panicle Hydrangea Hydrangea paniculata 'Tardiva' / Tardiva Panicle Hydrangea Hydrangea quercifolia 'Alice' / Alice Oakleaf Hydrangea Kerria japonica 'Pleniflora' / Double Japanese Kerria Physocarpus opulifolius 'Seward' TM / Summer Wine Ninebark Syringa vulgaris 'Sensation' / Sensation Lilac Viburnum carlesii / Koreanspice Viburnum Viburnum lantana / Wayfaring Tree Viburnum plicatum tomentosum 'Shasta' / Shasta Doublefile Viburnum Viburnum x rhytidophylloides 'Alleghany' / Alleghany Lantanaphyllum Viburnum	229
FOUNDATION SMALL DECIDUOUS SHRUBS	Aronia melanocarpa 'UCONNAM012' TM / Ground Hug Black Chokeberry Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Black Chokeberry Aronia melanocarpa 'UCONNAM166' TM / Low Scape Hedger Black Chokeberry Callicarpa dichotoma / Purple Beautyberry Deutzia gracilis 'Chardonnay Pearls' TM / Chardonnay Pearls Deutzia Diervilla lonicera 'Michigan Sunset' / Dwarf Bush Honeysuckle Hydrangea arborescens 'NCHA2' TM / Invincibelle Spirit II Hydrangea Hydrangea paniculata 'ILVOBO' TM / Bobo Panicle Hydrangea Hydrangea paniculata 'Jane' TM / Little Lime Panicle Hydrangea Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Panicle Hydrangea Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Oakleaf Hydrangea Hydrangea quercifolia 'Sike's Dwarf' / Sike's Dwarf Oakleaf Hydrangea Hypericum kalmianum 'Gemo' / Gemo St. Johnswort Spiraea betulifolia 'Tor Gold' TM / Glow Girl Birchleaf Spirea Spiraea betulifolia 'Tor' / Tor Birchleaf Spirea Spiraea japonica 'NCSX1' TM / Double Play Candy Corn Spirea Spiraea x 'NCSX2' TM / Double Play Doozie Spirea Symphoricarpos x doorenbosii 'Kolmcan' TM / Candy Snowberry Syringa x 'SMNJRPI' TM / Bloomerang Dwarf Pink Lilac Syringa x 'SMSJBP7' TM / Bloomerang Dark Purple Lilac Syringa x 'SMSXPM' TM / Scent and Sensibility Pink Lilac Viburnum carlesii 'Compactum' / Compact Koreanspice Viburnum Weigela florida 'Bokraspiwi' TM / Spilled Wine Weigela	511
FOUNDATION LARGE EVERGREEN SHRUBS	Buxus x 'Green Mountain' / Green Mountain Boxwood Ilex x meserveae 'Blue Prince' & 'Blue Princess' / Blue Prince and Princess Holly Juniperus virginiana 'FARROWJVBF' TM / Aquavita Juniper Pinus mugo / Mugo Pine Thuja plicata 'Grovpli' TM / Spring Grove Western Red Cedar	209
FOUNDATION SMALL EVERGREEN SHRUBS	Buxus x 'Conrowe' TM / Gordo Bigleaf Boxwood Buxus x 'Green Velvet' / Green Velvet Boxwood Juniperus communis 'SMNJCB' TM / Tortuga Common Juniper Juniperus virginiana 'Grey Owl' / Grey Owl Eastern Redcedar Mahonia aquifolium / Oregon Grape Microbiota decussata 'Prides' TM / Celtic Pride Siberian Carpet Cypress Rhododendron x 'P.J.M.' / PJM Rhododendron Thuja occidentalis 'Congabe' TM / Fire Chief Arborvitae Thuja occidentalis 'Hetz Midget' / Hetz Midget Arborvitae	238
DUMPSTER ENCLOSURE SCREENING SHRUBS	Thuja plicata 'Grovpli' TM / Spring Grove Western Red Cedar	32
PARKING LOT SCREENING SHRUBS	Aronia melanocarpa 'UCONNAM165' TM / Low Scape Mound Black Chokeberry Juniperus communis 'SMNJCB' TM / Tortuga Common Juniper	91

LANDSCAPE CALCULATIONS

SEC. 122-634 SCREENING BETWEEN CONFLICTING LAND USES:
- ANY BUILDING WITH THREE DWELLING UNITS OR MORE ABUTS A BUILDING WITH AN EQUAL OR LESSOR NUMBER OF DWELLING UNITS IN THE R-1, CN-SF, OR CN-MID ZONING DISTRICTS. A LANDSCAPE BUFFER MUST CONSIST OF 6' EVERGREEN TREES PLANTED IN STAGGERED ROWS TO MAINTAIN AN OPACITY OF AT LEAST 80 PERCENT.

REQUIRED: EVERGREEN BUFFER ALONG WEST PROPERTY LINE TO SCREEN ABUTTING R-1 ZONE
PROVIDED: 65 EVERGREEN TREES, PLANTED IN STAGGERED ROWS TO ACHIEVE AT LEAST 80 PERCENT OPACITY

SEC. 122-636 STREET TREES:
- A MINIMUM OF ONE TREE PER EVERY 30 LINEAL FEET OF FRONTAGE.

REQUIRED: 2231 LINEAL FEET FRONTAGE / 30 = 74.367
PROVIDED: 75 TREES

SEC. 122-637 FOUNDATION LANDSCAPING:
- MINIMUM OF 6 SHRUBS PER 30 LINEAL FEET OF APPLICABLE BUILDING FRONTAGE

REQUIRED: 6,350 FEET BUILDING FRONTAGE / 30 = 211.67 X 6 = 1,270 SHRUBS
PROVIDED: 1,270 FOUNDATION SHRUBS AND ORNAMENTAL TREES

SEC. 122-639 GENERAL SITE LANDSCAPING:
INCLUSIVE ON ANY LANDSCAPING REQUIRED BY THIS SECTION, AT LEAST TEN PERCENT OF THE SITE AREA, EXCLUDING THE EXISTING PUBLIC RIGHTS-OF-WAY, MUST BE LANDSCAPED. SUCH SITE AREA LANDSCAPING MAY INCLUDE A COMBINATION OF THE PRESERVATION OF EXISTING TREE COVER, PLANTING OF NEW TREES AND PLANT MATERIAL, LANDSCAPED PLAZAS, GARDENS, VEGETATED ROOFS, AND FOUNDATION LANDSCAPING BEDS.

REQUIRED: 588,599 SF (TOTAL AREA) x 0.1 = 58,860 SF
PROVIDED: 168,450 SF (28.6 %)

SEC. 122-684 PARKING SCREENING AND LANDSCAPING:
- THERE SHALL BE A MINIMUM OF ONE TREE FOR EVERY EIGHT PARKING SPACES

NUMBER OF OFF STREET SURFACE PARKING SPACES PROPOSED: 250
REQUIRED: 32 TREES (250 / 8 = 31.25)
PROVIDED: 51 TREES

0' 25' 50' 100'
SCALE: 1" = 50'

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
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Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — High Definition Scanning — Forensic Engineering — Fire Investigation

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800.222.1868
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Ann Arbor, MI 48103
Phone: 734.929.6963
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INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
DJR Architecture
Michael Stoddard

333 Washington Ave N
Minneapolis, MN 55401

REVISIONS:

Title	Drawn	Checked	Date
Site Plan Submittal	WL / JVR	BC	12.06.2021
PUD Site Plan Submittal	WL / JVR	BC	1.26.2022
PUD Site Plan Resubmittal	WL / JVR	BC	2.9.2022

WEST CLARK ROAD

Landscape Plan | Overall Plan

845 & 945 West Clark Road, Ypsilanti, MI 48197
PART OF THE NORTHEAST 1/4 OF SECTION 5, T3S, R7E, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
JASON L. VAN RYN
ENGINEER
No. 54207
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
21500215

SHEET NO:
L-100

21500215-PREL 1.dwg BC 2/9/2022 15:09

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811 Know what's **below.** **CALL** before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
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N

0' 15' 30' 60'
SCALE: 1" = 30'

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED TREE PROTECTION

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PREPARED FOR:
DJR Architecture
Michael Stoddard

333 Washington Ave N
Minneapolis, MN 55401

REVISIONS:

Title: Site Plan Submittal
Drawn: WL / JVR Checked: BC Date: 12.06.2021
Title: PUD Site Plan Submittal
Drawn: WL / JVR Checked: BC Date: 1.26.2022
Title: PUD Site Plan Resubmittal
Drawn: WL / JVR Checked: BC Date: 2.9.2022

WEST CLARK ROAD

Landscape Plan | Family Plan

845 & 945 West Clark Road, Ypsilanti, MI 48197
PART OF THE NORTHEAST 1/4 OF SECTION 5, T3S, R7E,
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
JASON L. VAN RYN
ENGINEER
No. 54207
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
21500215

SHEET NO:
L-101

21500215-PREL1.dwg BC 2/9/2022 15:11

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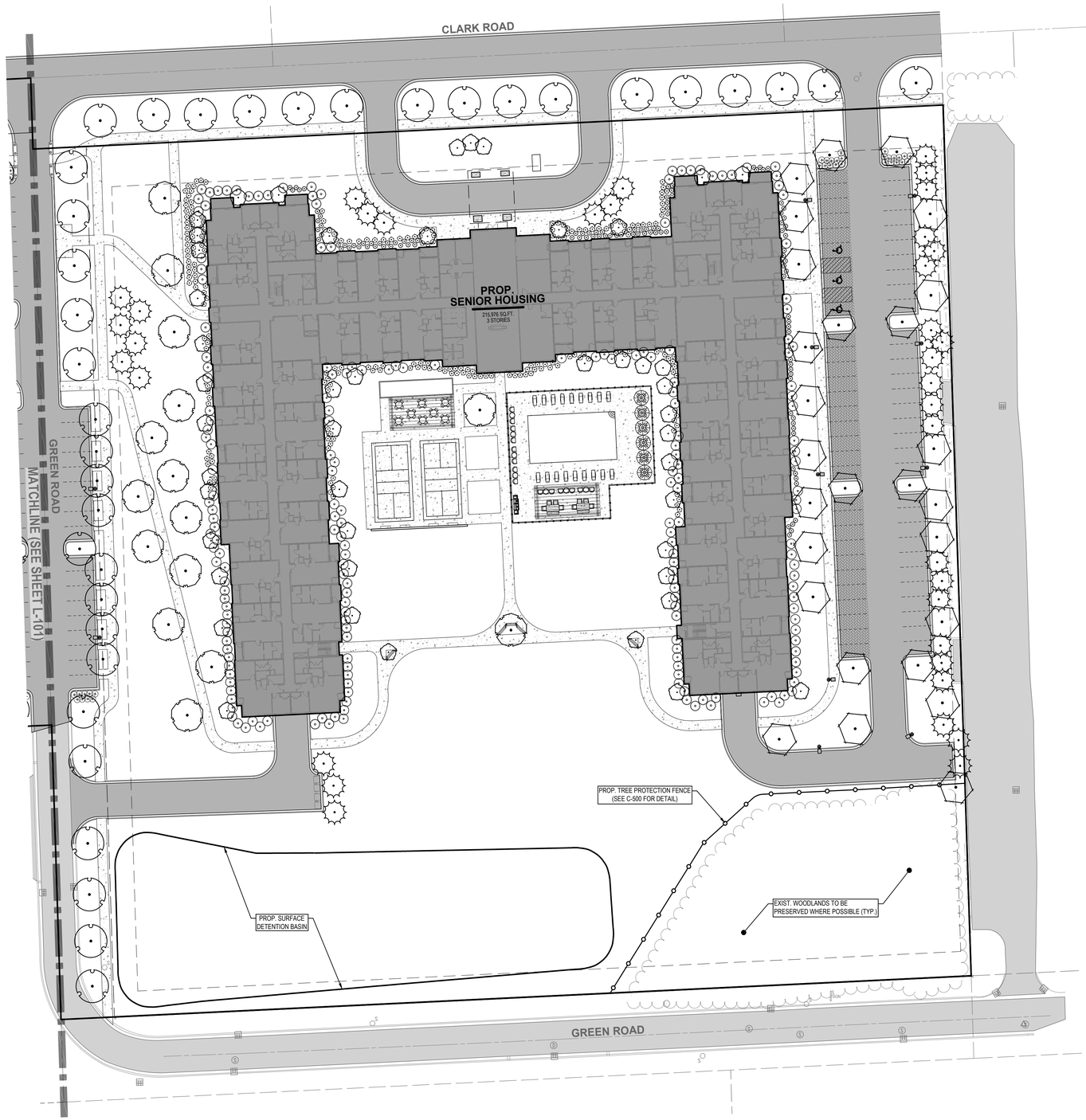

N

0' 15' 30' 60'
SCALE: 1" = 30'

LEGEND

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- EXISTING CONCRETE
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PREPARED FOR:
DJR Architecture
Michael Stoddard

333 Washington Ave N
Minneapolis, MN 55401

REVISIONS:

Title: Site Plan Submittal		
Drawn: WL / JVR	Checked: BC	Date: 12.06.2021
Title: PUD Site Plan Submittal		
Drawn: WL / JVR	Checked: BC	Date: 1.26.2022
Title: PUD Site Plan Resubmittal		
Drawn: WL / JVR	Checked: BC	Date: 2.9.2022

WEST CLARK ROAD

Landscape Plan | Senior Plan

845 & 945 West Clark Road, Ypsilanti, MI 48197
PART OF THE NORTHEAST 1/4 OF SECTION 5, T3S, R7E,
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
JASON L. VAN RYN
ENGINEER
No. 54207
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
21500215

SHEET NO:
L-102

21500215-PREL1.dwg BC 3/9/2022 15:14

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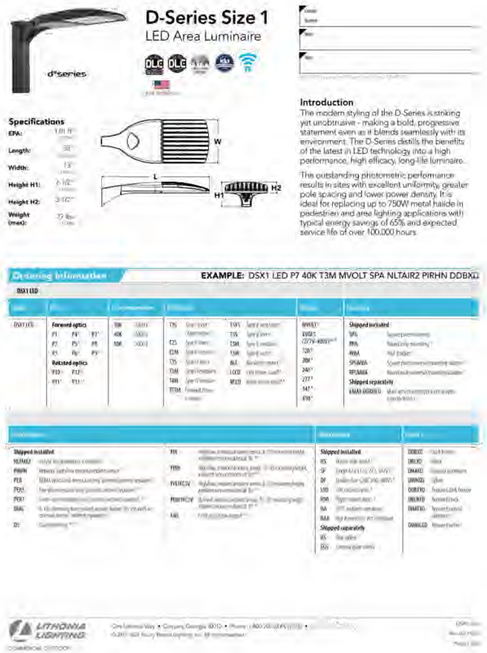

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Lamp	Light Loss Factor
	P1	5	Lithonia Lighting	DSX1 LED 40K MVOLT	LED	0.9
	P2	1	Lithonia Lighting	DSX1 LED 40K MVOLT	LED	0.9
	P3	1	Lithonia Lighting	DSX1 LED 40K MVOLT	LED	0.9
	P4	7	Lithonia Lighting	DSX1 LED 40K MVOLT	LED	0.9
	P5	1	Lithonia Lighting	DSX1 LED 40K MVOLT	LED	0.9

General Note

1. SEE DRAWING FOR LUMINAIRE MOUNTING HEIGHT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 5' - 0"
3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

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Plan View
Scale - 1" = 50ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Grade @ 5' AFG	+	0.5 fc	15.1 fc	0.0 fc	N/A	N/A	0.0:1
Parking Lot	✕	2.1 fc	10.1 fc	0.3 fc	33.7:1	7.0:1	0.2:1
Property Line	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A	0.0:1

WEST CLARK ROAD
PHOTOMETRIC PLAN
PREPARED FOR: NEDERVELD
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
DS
Date
01/26/2022
Scale
Not to Scale
Drawing No.
#22-71340 V1

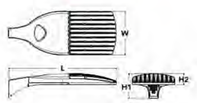
D-Series Size 1

LED Area Luminaire

d^series

Specifications

EPA:
Length:
Width:
Height H1:
Height H2:
Weight (max):



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

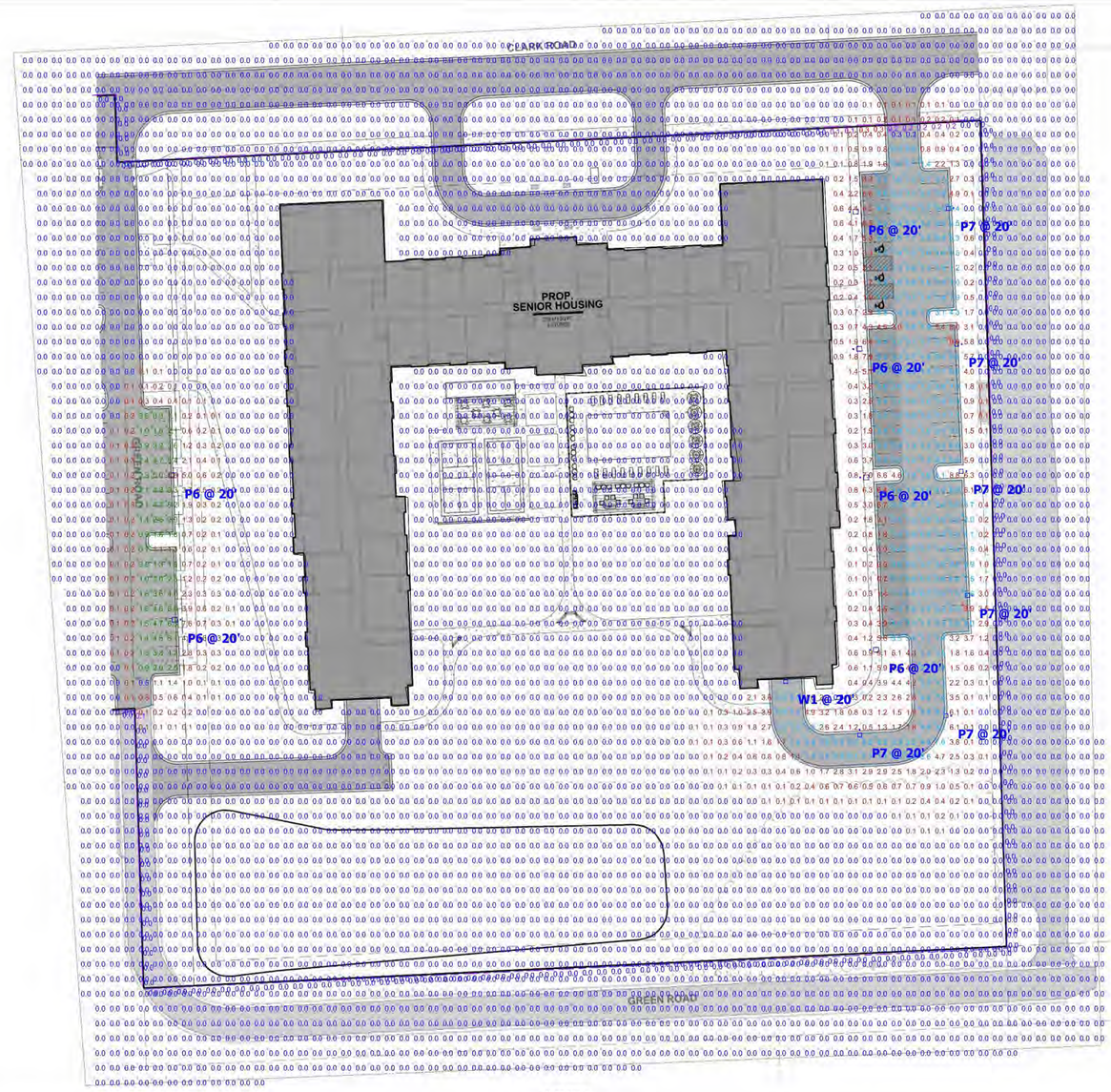
Ordering Information EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	Optics	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P4 P7 P2 P5 P8 P3 P6 P9 Rotated optics P10 P12 P11 P13	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium T5W Type V wide	T5VS Type V very wide T5VW Type V wide T5HS Type V horizontal short T5HM Type V horizontal medium T5HW Type V horizontal wide T6S Type VI short T6M Type VI medium T6W Type VI wide T7M Forward throw medium	MVOLT 1 120 277 347 480 1 HVOLT (277-480V) 1 120 1 208 1 240 1 277 1 347 1 480 1	Shipped included SPA Square pole mounting 2 RPA Round pole mounting 2 WBA Wall bracket SPUMBA Square pole universal mounting adapter 2 RPUMBA Round pole universal mounting adapter 2 Shipped separately KMA DDBXD U Mast arm mounting bracket (specify finish) 2

Accessories		Accessories	Accessories
Shipped installed NLTAIR2 Nightlight integral 2 photocell PIRHN Network, high/low occupancy sensor 3 PER Single receptacle, factory installed (specify receptacle) 4 PER2 Two receptacles, factory installed (specify receptacle) 4 PER5 Five receptacles, factory installed (specify receptacle) 4 PIR Bi-level, motion sensor, factory installed (specify sensor/lens) 3 5 DS Dual switching 5 6	PIR1FC3V Bi-level, motion sensor, 15' mounting height, ambient sensor enabled 3 5 PIRHN1FC3V Network, motion sensor, 15' mounting height, ambient sensor enabled 3 5 SF Single fuse (120, 277, 347V) 7 DF Double fuse (208, 240, 480V) 7 HS House side shield 8 SCWA Sensor compatible with Watchvision 9 Shipped separately BS Bird spikes 10 DCS Clamshell guard 10	Shipped installed AS Anti-short cycle 11 SF Single fuse (120, 277, 347V) 7 DF Double fuse (208, 240, 480V) 7 HS House side shield 8 SCWA Sensor compatible with Watchvision 9 Shipped separately BS Bird spikes 10 DCS Clamshell guard 10	DSHORT SBK Short mounting bracket 12 DMBLKT Blank 12 DMAGS Magnet accessory 12 DWHGS White 12 DSLTBD Square tube bracket 12 DRTBD Round tube bracket 12 DMLBKD Mast arm bracket 12 DMAST Mast arm bracket (specify diameter) 12 DWHMD White matte 12

LITHONIA LIGHTING



Plan View
Scale - 1" = 40ft

Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Lamp	Light Loss Factor
	P6	6	Lithonia Lighting	DSX1 LED 40K MVOLT	LED	0.9
	P7	6	Lithonia Lighting	DSX1 LED 40K MVOLT	LED	0.9
	W1	1	Lithonia Lighting	DSX1 LED 40K MVOLT	LED	0.9

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Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
East Parking		3.2 fc	9.9 fc	0.3 fc	33.0:1	10.7:1	0.3:1
Grade @ 5' AFG		0.3 fc	9.9 fc	0.0 fc	N/A	N/A	0.0:1
Green Road Parking		2.8 fc	6.6 fc	0.5 fc	13.2:1	5.6:1	0.4:1
Property Line		0.0 fc	0.3 fc	0.0 fc	N/A	N/A	0.0:1

WEST CLARK ROAD
PHOTOMETRIC PLAN
PREPARED FOR: NEDERVELD
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
DS
Date
01/26/2022
Scale
Not to Scale
Drawing No.
#22-71340-VL

City of Ypsilanti
Planning & Development Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
www.cityofypsilanti.com

PLANNED UNIT DEVELOPMENT APPLICATION

Applicant*

Name Lincoln Avenue Capital		
Address [redacted]		
City [redacted]	State [redacted]	Zip [redacted]
Phone / Fax [redacted]	E-Mail [redacted]	

*If applicant is not owner of property, a written, notarized statement from the owner authorizing this application must be included.

Property

Name of project 845 and 945 W. Clark Road - Family and Senior Apartments
Address 845 and 945 W. Clark Road, Ypsilanti Michigan
List all parcel identification numbers included in development: 11-11-05-100-004, 11-11-05-100-003, 11-11-05-100-002
Current use: None
Proposed use: Multifamily Residential and Senior Residential
Current Zoning: MD-Multi Dwelling Residential District
Legal description of property (may be attached) Attached

THE CHECKLIST ON THE FOLLOWING PAGE MUST BE COMPLETED AND INITIALED.

Each PUD application must include the following information, in addition to the standard site plan application requirements below:

X	A table of total land areas devoted to each type of use, usable floor areas, density calculations, number and type of any dwelling units, and building ground coverage.
X	A table describing the extent and quantity of open space areas, indicating the proposed uses and improvements for such areas.
X	Copy of agreements, covenants, or deed restrictions which will assure that the development will be completed and maintained as shown on the plans by the developer and successive owners.
X	Narrative explaining how exceptions to the zoning ordinance will result in a higher-quality development than if those standards were strictly adhered to.

Required Information for a Site Plan

Project-identifying information	
X	Name of project
X	Brief description of project
X	Location map showing major thoroughfares and site location (no scale necessary)
X	Name, address and phone number of the site owner
X	Name, address and phone number of the developer
X	Name, address and phone number of the plan designer and their professional seal
Existing conditions	
X	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
X	Area of the site in square feet and acres, excluding all existing and proposed rights-of-way.
X	Property lines and dimensions, including lines and dimensions of all rights-of-way & easements
X	All structures and accessory structures, their uses and dimensions. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.
X	Location of abutting streets, existing and proposed rights-of-way, service drives, curb cuts, and access easements serving the site, as well as driveways opposite the site and all driveways within 100 feet of the site. The centerline of road rights-of-way shall be shown.
X	Use(s) of existing buildings
X	Existing landscaping
X	Dimensions of all structures and lot lines within 50 feet of the site
X	Existing zoning of the site and all adjacent properties
Proposed conditions	
X	Scale (minimum of one inch equals 50 feet), north arrow, date of original drawing and any revisions
X	Any changes to site dimensions, and completed *Lot Split/Combination Application*
X	Any exceptions to the ordinance requested
X	Any changes to rights-of-way or easements on the property
X	All structures and accessory structures, their uses and dimensions, and additional information that may be required by code. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.
X	Building floor plans and architectural wall elevations.
X	Location and dimensions of any open-air uses, such as outdoor cafes, open-air sales, or outdoor storage
X	Parking areas, access drives, or sidewalks, showing the method of surfacing, number and size of spaces, aisles, loading areas, and handicapped access ramps.
X	Landscape plan in accordance with Article XI, division 5 of the Zoning Ordinance. Existing vegetation that is to be retained on the site shall be shown.
X	Direction and method of stormwater drainage, ground elevations of all existing buildings, site contours at 2 foot intervals, drives and parking lots, and any unusual surface conditions. Include the method of collection; the method and location of the connection to existing stormwater system; and first flush method and type of device that is proposed.
X	Indicate all areas of this site that are located within floodplains.
X	If phased construction is to be used, each phase must be noted and each phase must stand on its own.

Site designer initials: MS

The City Planner, Planning Commission, or City Council may require other data deemed necessary for adequate review of a project.

The City Planner or Planning Commission may grant waivers of data requirements when specific data is deemed unnecessary in determining compliance with the Zoning Ordinance.

The Planning and Development Department reserves the right to reject any incomplete submission.

Four full-size, folded copies of the plans, and one electronic copy (PDF preferred) are required for review, unless otherwise specified by the City Planner.

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.	
Sig[redacted]	Date: 1/24/2022
Print Name: Kyle Brasser	

845 and 945 W. Clark Road Family and Senior Apartments
Description of Project and proposed Use

The proposed project is a planned unit development comprised of two affordable residential components. The eastern component is a single three-story 152-unit affordable senior apartment building with one level of underground parking garage. The western component consists of five walk-up three-story apartment buildings and one club house building. This portion of the development contains 156 affordable family apartment units. The project includes residential amenities for each site that consist of club rooms, outdoor pools, pickle ball courts, playgrounds and open space greater than is required by the MD zoning district regulations.

The project is innovative in land use and provides a variety of design. The project is divided into 2 separate building types and designs. The single building design of the eastern component for the senior building allows the majority of the parking to be provided in an enclosed parking garage. Every senior unit will have at least one enclosed parking stall, leaving the majority of the site available for dedicated open space and intentional landscaping for the residents' use. By spreading the units of the western component across a cluster of five modest three-story buildings, the family site creates a balance of open and built space that is compatible to neighboring apartment buildings. Access to views of the river is designed to be available for all residents by placing the clubroom, outdoor pool and playground at the southwest corner of the family apartment site. The MD zoning district allows a maximum height of six stories or 65 feet. The proposed apartments are three stories and between 4o and 45 feet tall, which is more compatible with the surrounding neighborhood.

The project supports compatibility of design and use between the neighboring apartments to the east and south through new connections via the Clark Road and Green Road extensions and connecting sidewalks. The development team is working with the Ann Arbor Area Transit Authority (AAATA) to provide a new transit stop at the corner of Green Road and Clark Road to expand transportation services available to the project and neighboring apartment buildings.

Ypsilanti zoning code calculates density based on a ratio of number of rooms to lot size. The allowed number of rooms is calculated by dividing the site area by 1400. The allowed number of rooms for this site is 420 rooms. The proposed density is 874 rooms (308 units). The project provides much needed affordable housing at a greater density than is permitted by the MD district. The majority of the units are 2- and 3-bedroom units (66%) which have a higher number of rooms per unit when compared to 1 bedroom units. Providing more two- and three-bedroom units will create a project that is less dense on a units per acre basis than would be permitted by strictly following the MD district zoning requirements.

Project deviations from the underlying zoning regulations- MD Multi-Dwelling zoning district.

- Increase in the ratio of lot size to number of rooms allowed. The Increased density is supported by the city's master plan. The project is 100% affordable housing, and is family focused as the majority of the units are 2- and 3-bedroom units. The project provides a number of community benefits that include connections to the surrounding community through the extension of Clark Rd and Green Rd, pedestrian sidewalk connections., tree preservation, new public utilities and a proposed transit stop.
- Sidewalks provided along perimeter of lot that abuts a street. Remove requirement for a sidewalk along north side of Green Road at the south property line of the senior site. The project proposes a new sidewalk along green road from the Green Road parking stalls to the point where Green Road turns to the east. The sidewalk will provide connectivity to the neighboring property and minimize the disruption of tree preservation along the southern edge of the 845 W. Clark Road site.
- Reduce the required parking from 1.5 stalls per dwelling unit to 1.36 stalls per dwelling unit. The proposed number of parking stalls is supported by the analysis provided by the traffic engineer. (attached)

945 W Clark Road, Family Apartments

The proposed development is an affordable residential development located at 945 West Clark Road in Ypsilanti, MI. The site is currently zoned MD – Multiple Dwelling Residential District. The lot is currently vacant and contains no existing structures. The southwestern portion of the site abuts the Huron river with approximately 270 feet of river frontage. The proposed development will consist of six buildings; two - 24 Unit, three story walk-up apartment buildings, three 36 unit, three story walk up apartment buildings and a single-story clubhouse building. The total number of units divided amongst the five buildings is 156 units with a mixture 1BR, 2BR and 3BR units. The clubhouse will provide residents access to the swimming pool, fitness room, club room and will also serve as the development's leasing office. 218 surface parking stalls are located throughout the site. Access to the site is provided from Clark Rd and the proposed Green Road extension. These access points are connected through the site. The project amenities will also include a playground, bike parking and outdoor green space dedicated for resident use. If approved the project would break ground summer of 2022 with an anticipated completion in fall of 2023.

845 W Clark Rd, Senior Apartments

The proposed development is an affordable residential senior development located at 845 West Clark Road in Ypsilanti, MI. The site is currently zoned MD – Multiple Dwelling Residential District. The lot is currently vacant and contains no existing structures. The eastern portion of the site is adjacent to the Arbor One Apartments and southern property line abuts Green Road. The proposed development is a 3-story senior apartment building with an enclosed underground parking garage. The building has 152 units with a mixture of 1BR and 2BR units. The amenity spaces include a theater and craft room, a club room and fitness center that overlook the courtyard. The outdoor amenities are a pool, grill station and pickleball courts located in the building courtyard. Leasing offices are located on the first floor close to the building entry and lobby. The main entry faces Clark Road and features a Porte cochere. The underground parking garage access is from the southern legs of the building and are accessed from Green Road and Clark Road. The underground parking garage will provide 154 stalls and surface parking will provide an additional 70 stalls for total of 224 parking stalls. Bicycle parking will be located in the garage. Access to the site is provided from Clark Rd and the proposed Green Road extension. If approved the project would break ground summer of 2022 with an anticipated completion in fall of 2023.

W. Clark Road and Green Road Extensions

Green Road will be extended through the site to connect with W. Clark Road as part of the development of both 945 and 845 West Clark Road. West Clark Road is currently a gravel drive bordering the site to the north. The development team is working with the City of Ypsilanti and Washtenaw County Road Commission to improve W. Clark Road and the extension of Green Road.

Proposed Transit Stop

The development team is working with the Ann Arbor Area Transit Authority (AAATA) to provide a new transit stop at the corner of Green Road and Clark Road to expand transportation services available to the project and neighboring apartment buildings.

Public Benefits

100% Affordable housing -308 total units
High density housing vs low-density single-family houses
Green Roan Extension.
W. Clark Road extension
Preservation of existing trees
50 foot conservation easement
Pedestrian Connections - sidewalks along entire site and Clark Rd.
Public Utility Improvements
Proposed new bus stop

Legal Descriptions:

PARCEL 1 (B):

A parcel of Land situated in part of the Northeast 1/4 of Section 5, Town 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan, more particularly described as follows:

Commencing at the Northeast corner of Section 5, Town 3 South, Range 7 East, Thence due West, (along the North line of Section 5, being also known as the approximate centerline of Clark Road), 1056.00 feet to the POINT OF BEGINNING; thence south 0 degrees 49 minutes 00 seconds West, 391.71 feet to a point; thence due West 198.98 feet to a point; thence South 44 degrees 30 minutes 00 seconds West, 130.00 feet to a point; thence North 45 degrees 30 minutes 00 seconds West, 133.00 feet to a point; thence South 44 degrees 30 minutes 00 seconds West, 282.00 feet to a point; thence North 48 degrees 36 minutes 30 seconds West, (along the North bank of the Huron River), 274.11 feet to a point; thence due North (to the North line of Section 5), 411.09 feet to a point; thence due East (along the North line of Section 5), 793.00 feet to the POINT OF BEGINNING.

EXCEPTION THEREFROM THE FOLLOWING:

Part of the Northeast 1/4 of Section 5, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County Michigan, described as: Commencing at the Northeast corner of said Section 5; thence West along the North line of the Northeast 1/4 of said Section 5, also being the centerline of Clark Road, a distance of 1056.00 feet; thence South 00 degrees 49 minutes 00 seconds West 391.71 feet; thence West 198.98 feet; thence South 44 degrees 30 minutes 00 seconds West 60.83 feet to the POINT OF BEGINNING of the premises here in after described and proceeding thence South 44 degrees 30 minutes 00 seconds West 69.17 feet; thence North 45 degrees 30 minutes 00 seconds 98.00 feet; thence North 43 degrees 18 minutes 31 seconds East 50.28 feet;
thence South 77 degrees 17 minutes 35 seconds East 32.40 feet; thence South 46 degrees 58 minutes 19 seconds East 71.53 feet to the POINT OF BEGINNING.

PARCEL 2 (A):

Lot 2 of Newton Acres Subdivision No. 2 as recorded in Liber 19 of Plats, page 31, Washtenaw County Records.

EXCEPTING THE FOLLOWING:

Commencing at the Northeast corner of Section 5, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan; thence North 89 degrees 58 minutes 50 seconds West along the North line of said Section and the centerline of Clark Road 1056.00 feet to the Northwest corner of proposed Newton Acres No. 2; thence South 00 degrees 40 minutes 00 seconds West along the West line of proposed Newton Acres No. 2 43.00 feet to the POINT OF BEGINNING; thence continuing South 00 degrees 49 minutes 00 seconds West along said West line 527.40 feet to a point on the North line of proposed Green Road; thence South 89 degrees 58 minutes 50 seconds East along said North line 33.00 feet; thence North 00 degrees 49 minutes 00 seconds East 527.40 feet to a point 43.00 feet Southerly of the centerline of Clark Road; thence North 89 degrees 58 minutes 50 seconds West parallel with said centerline 33.00 feet to the POINT OF BEGINNING, said parcel being part of the Northeast 1/4 of Section 5, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan.

PARCEL 3:

Commencing at the Northeast corner of Section 5, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan; thence North 89 degrees 58 minutes 50 seconds West along the North line of said Section and the centerline of Clark Road 1056.00 feet to the Northwest corner of proposed Newton Acres No. 2; thence South 00 degrees 40 minutes 00 seconds West along the West line of proposed Newton Acres No. 2 43.00 feet to the POINT OF BEGINNING; thence continuing South 00 degrees 49 minutes 00 seconds West along said West line 527.40 feet to a point on the North line of proposed Green Road; thence South 89 degrees 58 minutes 50 seconds East along said North line 33.00 feet; thence North 00 degrees 49 minutes 00 seconds East 527.40 feet to a point 43.00 feet Southerly of the centerline of Clark Road; thence North 89 degrees 58 minutes 50 seconds West parallel with said centerline 33.00 feet to the POINT OF BEGINNING, said parcel being part of the Northeast 1/4 of Section 5, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan.

12.01.2021

City Of Ypsilanti
RE: Property Owner Authorization of Application for
845 W. Clark Road, Ypsilanti MI
945 W. Clark Road, Ypsilanti MI

To whom it may concern:

My name is Stephen Ranzini, the Authorized Representative of West Pier Corporation, the property owner of 845 W. Clark Rd, and 945 W. Clark Rd. This letter serves as notification that Lincoln Avenue Capitol and DJR Architecture are granted permission to submit required applications for the above referenced properties.

[redacted]

_____

Stephen Ranzini

The Institute of Transportation Engineers (ITE) *Parking Generation, 5th Edition* was used to determine the parking demand for this site.

Land Use	ITE Land Use Code	Size	Independent Variable	ITE Parking Generation 5th Edition					
				Peak Period Parking Demand Rates			Peak Parking Demand (veh)		
				Weekday	Saturday	Sunday	Weekday	Saturday	Sunday
Multi-Family Housing (Low-Rise)	220	156	DU	1.21 space/DU	1.31 space/DU	1.66 space/DU	189	204	259
Senior Adult Housing-Multi Family Attached	252	152	DU	0.61 space/DU	n/a	n/a	93	93	93
Total		308	DU	0.91 space/DU	0.96 space/DU	1.14 space/DU	282	297	**352**

The projected parking demand calculated was compared to the proposed parking supply for this site to determine if there is adequate parking to accommodate the proposed operations. A parking lot is typically designed to accommodate 85-95% occupancy, depending on the proposed land use(s), layout, and parking management (self-parking, valet, etc.). As vehicles traversing through the parking lot search for the open spaces or wait for vehicles to exit, a buffer is provided between supply and demand that allows for easier turnover in the parking lot and less congestion. For parking lots with a higher turnover (such as grocery stores and restaurants) the parking occupancy percentage should be lower, and for parking lots with less turnover (office buildings and residential) the parking occupancy percentage can be higher.

The peak parking demand for this site was also compared to the City of Ypsilanti Zoning Ordinance requirements which requires 1.5 parking spaces per each dwelling unit and 1 visitor space per 10 units. The results of this analysis show that the proposed development is anticipated to have a peak occupancy of 78%. Therefore. The proposed development is expected to have adequate parking to accommodate the proposed land uses.

Methodology	Land Use	Size	Independent Variable	Ypsilanti Zoning Ordinance		Proposed Parking
				Parking Supply Requirements	Parking Supply (spaces)	Parking Supply (spaces)
Spaces per bed per DU	Multi-Family Housing	308	DU	1.5 spaces/Unit	462	449
		308	DU	1 visitor space/ 10 units	31	
				Parking Supply	**493**	**449**
				Peak Parking Demand	**352**	**352**
				Peak Occupancy	**71%**	**78%**

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities

January 7, 2022

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

Attention: Mr. Andy Aamodt

Regarding: 845 & 945 W Clark Road
Site Plan Review No. 1
OHM Job No. 0094-21-1000

Dear Mr. Aamodt:

The applicant is requesting site plan approval for proposed senior living facility and multifamily housing units at 845 & 945 Clark Rd. The project consists of developing vacant parcels to construct five (5) multifamily buildings with a club house and one (1) senior housing facility with underground parking. We have reviewed the plans with a date of December 6, 2021, for compliance with local ordinances and general engineering standards and offer the following comments:

1. It appears the Applicant is proposing to extend Green Road north to meet Clark Road within a 66-foot-wide right-of-way easement. This should be revised to be a private road within a public access easement.
2. 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. The applicant shall provide ADA compliant sidewalk ramp details on the plans (i.e. MDOT R-28 series, etc.).
3. A detailed review of the grading plan will be completed under detailed engineering review. Spot grades shall be provided along the lot lines and at lot corners to ensure drainage is remaining on-site.
4. The applicant shall provide dimensioned truck turning templates on the plans to ensure site circulation can adequately accommodate a standard fire apparatus, garbage pickup, school bus access, or the largest truck anticipated to traverse the site.
5. The applicant shall label the loading space on the plans, if applicable.
6. Applicant should provide soil boring data and any related geotechnical reports with the next submittal.
7. Details shall be added to the plans for proposed bike racks, dumpster enclosure, and curb and gutter.
8. Cross sections of all proposed pavement shall be shown on the plans (i.e. sidewalk, asphalt pavement, dumpster pad, etc.).
9. All underground utilities, including electric and gas, shall be shown on the landscape plan to confirm no plantings are proposed over utilities.
10. Roof drains and sump pump outlets will be required to connect to the storm system on site, if applicable.
11. A detailed review of the storm sewer and detention basin calculations will be completed under detailed engineering review.
12. A traffic impact study for the development should be performed and provided with the next submittal.
13. Review and approval from the Fire Department is required. Building fire suppression and hydrant location requirements will be determined by the Fire Department.

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

14. Approval from the Ypsilanti Community Utilities Authority (YCUA) will be required for all work associated with the water supply system and sanitary sewer.
15. Approval from the Washtenaw County Road Commission (WCRC) will be required for all work within Clark Road right-of-way.

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

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

Sincerely,
OHM Advisors

[redacted]

Rachel Jackson, PE

CC: Ron Akers, AICP, Department of Public Works
Scott Westover, PE, YCUA
Kent Early, PE, OHM
File

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