CITY OF YPSILANTI
Planning Commission MEETING
Wednesday, April 20, 2022 @ 6:00 PM
Council Chambers
One South Huron, Ypsilanti, MI 48197

Page

I. CALL TO ORDER

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

3 A. April 2022 Agenda

IV. APPROVAL OF MINUTES

5 - 9 A. March 2022 Minutes DRAFT

V. AUDIENCE PARTICIPATION

VI. COMMITTEE REPORTS

11 - 13 A. Non-Motorized Committee Report
April 2022 NMAC Meeting Minutes

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

15 - 55 A. Site Condominium Planned Unit Development for 220 N Park St
(Public Hearing)
220 N Park Packet

57 - 75 B. Special Use Permit and Limited Site Plan Review: HVAC Skilled Trade Office at 340 Ecorse Rd
(Public Hearing)
340 Ecorse Packet

77 - 118	C.	Special Use Permit and Site Plan Review: Marijuana Retailer at 1420 Washtenaw Ave *(Public Hearing)* 1420 Washtenaw Packet
119 - 128	D.	Zoning Ordinance Text Amendment: Child Care Centers in CN-SF, CN-Mid, and CN *(Public Hearing)* Text Amendment Child Care Centers Packet
129 - 140	E.	Zoning Ordinance Text Amendment: Research & Development and Related Uses in Center *(Public Hearing)* Text Amendment Research & Development Packet

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. FUTURE BUSINESS DISCUSSIONS/UPDATES

XI. ADJOURNMENT

Agenda
Planning Commission
Wednesday, April 20, 2022 – 6:00 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

- March 2022 Meeting Minutes

IV. Audience Participation

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

V. Committee Reports

- Non-motorized Advisory Committee
  - April Meeting Minutes

VI. Presentations and Public Hearing Items

- Planned Unit Development: Site Condominium for Housing Development at 220 N Park St
  - *Public Hearing*
- Special Use Permit and Limited Site Plan Review: HVAC Skilled Trade Office Use at 340 Ecorse Rd
  - *Public Hearing*
- Special Use Permit and Site Plan Review: Marijuana Retailer Use at 1420 Washtenaw Ave
  - *Public Hearing*
- Zoning Ordinance Text Amendment: Child Care Center as Permissible Use in CN-SF, CN-Mid, and CN Zoning Districts
  - *Public Hearing*
- Zoning Ordinance Text Amendment: Research & Development and Similar Uses as Permissible Uses in Center Zoning District
  - *Public Hearing*

VII. Old Business

VIII. New Business

IX. Future Business Discussion / Updates

X. Adjournment

Minutes
Planning Commission
Wednesday, March 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
Michael Simmons, Vice-Chair	P
Marc Arthur	P
Eric Bettis	P
Mike Davis Jr.	P
Jessica Donnelly	P
Phil Hollifield	P
Carl Schier	P

Motion to approve the Agenda.
Offered By: Donnelly; Seconded By: Hollifield
Approved: Yes – 8; No – 0

III. Approval of Minutes

- February 2022 Meeting

  Motion to approve the February 2022 meeting minutes.
  Offered By: Davis Jr; Seconded By: Bettis
  Approved: Yes – 8; No – 0

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 audience participation.
Offered By: Bettis; Seconded By: Hollifield
Approved: Yes – 8; No – 0

Motion to close audience participation.
Offered By: Donnelly; Seconded By: Davis Jr
Approved: Yes – 8; No – 0

V. Committee Reports

- Non-motorized Advisory Committee

  Commissioner Davis Jr. provide the committee update.
  - 2021 Annual Report
  - March Meeting Minutes

VI. Presentations and Public Hearing Items

- Special Use Permit and Site Plan Review: Marijuana Growing/Processing Facility and Safety Compliance Facility at 12 E Forest Ave

Staff presentation by the City Planner.
Candice Briere, Steve Dumont and Ted Hirsch were present to answer questions about the project. According to the applicant, the easement issue is being worked on. They need to follow security requirements set by the State, which are very stringent. The site will not have dumpsters. Odors will not permeate on the site itself. There will be seven suites within the building. The applicants also discussed plans for gutters and their water retention system.

- *Public Hearing*

Motion to open the public hearing.
Offered By: Hollifield; Seconded By: Donnelly
Approved: Yes – 8; No – 0

- A letter from Gregory Elliott was read to the Commission. He had concerns about the easement to access his property.
- A letter from Karen Gnagi was read to the commission. This comment expressed concerns over parking proximity to the train tracks, noise, traffic, and theft.
- An email from Peter Thompson was read to the commission. This email addressed water drainage issues at the north end of the building.
- Emily on Zoom asked what the hours of operation will be, and expressed concerns over speeding and traffic especially with the addition of the cannabis facility at the 2-4 W. Forest Ave.
- James Oyler on Zoom would like more information and has concerns with the northeast corner of the property where there is no fence.
- Olivia Alman on Zoom reiterated the concerns with the northeast corner, but would also like to see more screening at Forest and Norris. There are people crossing from the property and looking through windows. It is also an eyesore.

Motion to close the public hearing.
Offered By: Donnelly; Seconded By: Bettis
Approved: Yes – 8; No – 0
The applicant addressed the hours of operation. It will depend on the tenants, but it will follow state regulation. There will be low noise. The applicant is happy to figure out fencing. The applicant also discussed parking and sidewalk clarifications.

Motion to approve the Special Use Permit for marijuana growing/processing and marijuana safety compliance uses at 12 E Forest Ave with the following findings and conditions:
<u>Finding:</u>

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

<u>Conditions:</u>

1. Special use approval shall be subject to approval of site plan.
2. Different marijuana uses shall be separated into separate suites and shall comply with MRTMA and MRA's administrative rules.
3. Odors shall not cross the site's property lines.

Offered By: Donnelly; Seconded By: Hollifield
Approved: Yes – 7; No – 1 (Schier)
Commission Schier's reason for opposition- does not approve special use permit in relation to the site plan and that a postponement would be preferred.

Motion to approve the Site Plan for 12 E Forest Ave with the following findings, waivers, and conditions:
<u>Findings:</u>

1. The site plans substantially comply with §122-311 and the zoning ordinance.
2. The approval of the site plans does not constitute MDOT approval to encroach within the rail right-of-way.

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Waivers:

1. Due to the natural slopes and the thick brush, Planning Commission waives the screening requirement of 122-634 for the northern half of the site where the steep slopes are located, in accordance with 122-641.

Conditions:

1. Applicant shall ensure no downspouts or drainage flow onto the Forest Ave sidewalk.
2. Applicant shall replace and extend fencing that includes a locked access gate from the northeast corner of the building to the northeast property line in accordance with the Historic District Commission requirements.
3. Site plans shall undergo detailed engineering review.
4. Applicant shall obtain MDOT approval for permission to encroach into MDOT rail right-of-way for site improvements including but not limited to parking lot, fencing or screening, and landscaping. If permission is not granted, in part or in whole, then applicant shall resubmit a new site plan for Planning Commission review.
5. Applicant shall obtain easement holders' permission for work within easement as presented in the site plans, or applicant and easement holders shall agree upon and record a revised easement that widens the extent of the easement for continued access to 609 and 611 Norris.
6. Applicant shall detail site's trash/refuse plan.
7. Applicant shall confirm lighting fixtures are dark sky compliant.
8. Applicant install sidewalk along full frontage of Norris St, and provide crosswalk across Norris St to connect to the rest of the sidewalks in the area.
9. Truck turning details or template shall be provided on site plans.
10. Landscaping near curb-cut shall not affect required traffic visibility requirements in §122-675.
11. Wheel stops or curbing shall be provided to prevent vehicles from encroaching into the private sidewalk.
12. Applicant shall designate the 7 parking spaces against the private sidewalk near the building (east side of northern portion of lot) as small car parking spaces.
13. Applicant provide a solid concrete or masonry wall 6' in height be added to screen the loading space at the southeast portion of building.
14. Applicant shall provide fencing or 80% opaque landscaping screen along the entirety of the western property line.
15. Applicant shall provide 13 street trees, or provide fee-in-lieu.
16. Landscape plan's species list shall be approved administratively to ensure no plantings are invasive species and are hardy to Washtenaw County.

Offered By: Donnelly; Seconded By: Bettis
Approved: Yes – 6; No – 2 (Hollifield, Schier)

Commissioner Hollifield's reason for opposition- Too many conditions for the site plan to be approved that he would have supported postponement to give the applicant time to work out the MDOT encroachment and the easement with the neighbors.
Commissioner Schier's reason for opposition- Concurred with Commissioner Hollifield's reasons and would have preferred a postponement.

- Special Use Permit and Limited Site Plan Review: Marijuana Retailer at 539 S Huron St

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Staff presented request for the curbside use extension which was also extended at the December 2021 meeting. Staff believes that this is no longer a temporary use.

Jeffrey Schroeder represented the applicant.

- *Public Hearing*

Motion to open the public hearing.
Offered By: Donnelly; Seconded By: Hollifield
Approved: Yes – 8; No – 0
Staff read a letter on behalf of the Planning Department from Ypsilanti Township. The Township has received numerous complaints about traffic safety stemming from back-ups caused by the Patient Station.

Motion to close the public hearing.
Offered By: Hollifield; Seconded By: Donnelly
Approved: Yes – 8; No – 0

Commissioner Dunwoodie agreed that another extension is no longer temporary. The traffic circulation plan is contributing to car stacking on S Huron. The current design is partially the reason for backup. No drive throughs are allowed in the city, except as special uses in GC.
Commissioner Hollifield said he leans towards greater good vs. ordinance.
Commissioner Arthur pointed out that there are plenty other places for people to get cannabis in the city. He doesn't want to hurt the business, but it's not worth impacting traffic.
Commissioner Donnelly stated that she just saw 10-15 cars stacked up on the way to this meeting. It is a daily issue. There has to be a better solution.
Commissioner Davis Jr. stated that mask mandates are lowering, weather is nicer, people can park, walk or drive to the location.
Commissioner Simmons acknowledged the applicant stated they will not be opening their new building for months and this extension is for 90 days. Wondered about the next 90 days, and the next. At some point the Commission needs to follow the ordinance.
Commissioner Donnelly wondered if they could table this request until the next meeting.
Commissioner Dunwoodie responded that the applicant's ability to continue this expires tonight. Staff has given many chances. This is no longer temporary. There have been multiple 90 day warnings, and the applicant has not come up with an alternate solution in the meantime.

Motion to approve the denial of the Special Use Permit expansion for the Patient Station at 539 S Huron with the following findings:
1. Curbside service was approved as a temporary use in September 2021 and December 2021; renewing such temporary use is not within the intent of the Zoning Ordinance Section 122-335.
2. The continuance of the special land use in this manner presents unreasonable adverse impacts on the transportation system per Section 122-324(b)(4) and poses safety issues with backups onto S Huron St.

Offered By: Davis Jr; Seconded By: Bettis
Approved: Yes – 6; No – 2 (Hollifield, Simmons)

Motion to approve the denial of the amended site plan for the Patient Station at 539 S Huron with the following findings:

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1. The curbside area is beyond temporary, and application's corresponding special use permit application is not consistent with the intent of the Zoning Ordinance Section 122-335.
2. The application does not substantially comply with §122-311.
3. The size of the curbside service may provide issues for access to the parking spaces, including the barrier-free space.

Offered By: Davis Jr; Seconded By: Bettis
Approved: Yes – 6; No – 2 (Hollifield, Simmons)

VII. Old Business

VIII. New Business

- Huron River Drive Reconstruction Plan
  Presentation by Bonnie Wessler
- Capital Improvement Plan 2022 Draft
  Presentation by Bonnie Wessler

RESOLVED BY THE PLANNING COMMISSION:
WHEREAS, the Charter of the City of Ypsilanti requires that Council adopt a Capital Improvements program on an annual basis; and
WHEREAS, the Planning Enabling Act requires that Council adopt a Capital Improvements program on an annual basis after Planning Commission review; and
WHEREAS, this Commission has duly completed its review; and
NOW THEREFORE BE IT RESOLVED THAT the Planning Commission hereby recommends that the City Council adopt the Capital Improvement Plan for FY2022/2023 through FY2028/2029.
Offered By: Simmons; Seconded By: Donnelly
Approved: Yes – 8; No – 0

IX. Future Business Discussion / Updates

Commissioner Arthur would like a staff presentation on PUD's in general.

X. Adjournment

Motion to adjourn.
Offered By: Donnelly; Seconded By: Arthur
Approved: Yes – 8; No – 0

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Ypsilanti Non-Motorized Advisory Committee Meeting Minutes - April 14, 2022

1. Call to order - The meeting was brought to order at 7:02pm at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members attending were Marc Arthur, Mike Davis Jr., Renee Echols and Bob Krzewinski (quorum met). Also attending was Jenny Rose Ryan and City Council member Steve Wilcoxen.

2. Introductions - Audience participation - Public input - Introductions given.

3. General business

   a. Agenda approval - Offered By: Committee member Davis; Seconded By; Committee Member Echols. Approved: Yes – 4; No – 0.
   b. Approval of March 2022 meeting minutes - Agenda approval - Offered By: Committee member Echols; Seconded By; Committee Member Davis. Approved: Yes – 4; No – 0.
   c. Bylaws review of Committee & Planning Commission – To bring the Committee's bylaw more into compliance with the Planning Commission's bylaws, a review of the two documents was completed by Committee member Krzewinski. The proposed changes would be sections taken from the Commission's bylaws (in italics) added to the existing Committee's bylaws…

      1. Structure
         a) Officers – During January of every odd-numbered year, the Planning Commission, which the Non-Motorized Advisory Committee is a Committee of, shall appoint a Committee Chair, taking in account the recommendation of the Committee members, to serve a two-year term of office. In turn the newly appointed Committee Chair will select Committee Vice-Chair and Secretary to serve two-year terms of office.

         b) Committee members – The Committee Chairman shall select Committee members from City residents interested in serving on the Committee. Committee members will serve a two-year term of office, with Committee member appointments approved by the City of Ypsilanti Planning Commission. A Committee member's term starts on the date they are approved by the Planning Commission and expires on the last day of the month two years later.

         c) The Non-Motorized Advisory Committee, as a Committee of the Planning Commission, is also governed by the Planning Commission bylaws, specifically…
            - Article 8, Section 3 - *All committees are subservient to the Commission and report their recommendations to the Commission for review and action. The Commission can overrule any action of any committee.* And…
            - Article 8. Section 4 - *The same principles of these Bylaws for the Commission also apply to all committees of the Commission, including, but not limited to, making all meetings open to the public and keeping a record of all proceedings.*

      2. Meetings
         a) Meetings – Normally held monthly with a public announcement made through the City Clerk's office. This public notice will be at least 48 hours prior to the start of a meeting. Location – In a handicapped accessible location in the City.
         b) Minutes – Will be provided to the Planning Commission with an offer to forward the minutes to the Mayor and City Council.
         c) All regular and special meetings, hearings, and records shall be open to the public. Meetings shall be conducted under the Open Meetings Act of the State of Michigan.
         d) A quorum shall consist of a majority of the current Committee members, but no less than four (4) members.

      3. Statement Of Purpose
      "The City of Ypsilanti Non-Motorized Advisory Committee, working through the Planning Commission, will work to enact recommendations of the City of Ypsilanti Non-Motorized Plan so as to offer residents increased non-motorized transportation and recreation options as well as having the Plan creating economic and quality of life incentives to the City".

4. Communications
The Committee will keep the public informed of its work and activities through the City web page, public programs, information displays and a newsletter. In addition, the Committee will issue an annual report ever January to cover activities of the previous calendar year.

d. New Committee member recruitment – Committee members Echols and Davis willing to serve another term when their terms expire this summer. Jenny Rose Ryan willing to serve on the Committee and will forward a request to serve to Committee member Krzewinski which will be forwarded to the Planning Commission for approval.

4. Old & continuing business

a. 2022 Committee priorities

1. City Non-Motorized Plan
   - Vision Zero ordinance (City taking action to have zero-related traffic fatalities by a set date): Discussion of "Where to Start on the Road to Vision Zero" web pages - https://visionzeronetwork.org/where-to-start/ & https://visionzeronetwork.org/wp-content/uploads/2018/11/VZN_CoreElements_FINAL.pdf . Discussion held on formally starting a formal Vision Zero City ordinance process with Committee member Davis formulating a Vison Zero written proposal to be considered at the May 12, 2022 Committee meeting and if approved then, to be sent to the Planning Commission for their consideration at their May 18, 2022 meeting .

2. Pedestrian Improvements – No new updates.

3. Bicyclist Improvements – In early March Committee member Krzewinski inspected bike lane painted lines and forwarded findings to the Public Services Department.

4. Communication & Education
   - Publish quarterly Non-Motorized Committee newsletter: Draft Spring newsletter will go out to Committee members by April 25th.
   - Spring bicycle safety education program for both motorists and bicyclists: May "Give Them Room" (3-foot passing a bicyclist by a motor vehicle driver). Bob will contact the City Communications Manager no later than April 18th about such a campaign.

5. Non-Motorized City budget – No new updates.

6. Neighborhood Connectors - Low-speed streets "optimized" for bicycle & walking traffic: Scheduled a date for bike tour of route of Saturday, April 30th at 10am. Committee member Davis will send an email out with a starting location.

7. Border To Border (B2B) Trail gap completion and enhancement: Discussed were Grove Road bridge B2B curb safety improvements as there is an 8" curb drop from the B2B surface to the road surface. This could lead to safety problems with inattentive bicyclists and the vision impaired. Committee member Krzewinski will contact Bonnie Wessler in the Public Services Department about this issue.

8. Bike & Walk Friendly Communities
   - Walk Friendly Community application – The Committee should learn about the City's application by the end of April.
   - Bike Friendly Community (BFC) – Discussed was working towards next layer of award (i.e. go from Bronze to Silver) as noted in the BFC "report card" on Ypsilanti - https://www.bikeleague.org/sites/default/files/bfareportcards/BFC_Fall_2021_ReportCard_Ypsilanti_MI.pdf

9. Events & Community Outreach –The Committee will be planning on having an information table at the following Ypsilanti events: Bike To Work Day – Ypsilanti Station (May 20, 7am-9am, Library Plaza park), Jazz In The Parking Lot (July 22, 6pm-9pm) bike/walk information table and

encourage people to walk/bike to event, EMU Bike Rodeo (August 6, 9am-12pm, Convocation Center), Parkridge Festival (August 27, 12pm-2:30pm). Committee member Krzewinski will coordinate but additional volunteers welcome.

10. Safe Routes To School – No new updates.

5. New Business
    a. 2022 Ypsilanti non-motorized projects – No new updates
    b. City Planning Department and Public Services Department updates – No new updates.
6. Other Items – None.
7. Next meeting – Thursday, May 12, 2022, Ypsilanti District Library (downtown) main floor meeting room starting at 7pm.
8. Adjournment - Offered By: Committee member Echols; Seconded By: Committee Member Krzewinski: Approved: Yes – 4; No – 0. Meeting adjourned at 8:11pm

City of Ypsilanti
Community & Economic Development Department

April 20, 2022

Staff Review of Site Condominium Planned Unit Development
220 N Park St

GENERAL INFORMATION

Applicant:	Renovare Ypsilanti Homes, LLC 42 Watson St, Suite B Detroit, MI 48201
Project:	220 N Park Site Condominium Planned Unit Development
Public Hearing Date:	April 20, 2022
Location:	220 N Park St Parcel ID# 11-11-09-111-004
Zoning:	CN-Mid – Core Neighborhood Mid
Action Requested:	Site Condominium and Planned Unit Development Approval
Staff Recommendation:	Approval with conditions

PROJECT AND SITE DESCRIPTION

The applicant is seeking a Planned Unit Development for the site condominium layout and development at 220 N Park St. The total 220 N Park St parcel is currently about 3.8 acres, and the development plan is to lay out 46 site condominium "units" in single-family, two-family, and townhouse typologies. The property is owned by the City and the City has worked with the developer in the planning for this development.

A site condominium is a development utilizing the technique of land division, but on the basis of condominium ownership. As such, site condominium subdivisions are not subject to the provisions of the Land Division Act, Public Act No. 288. Site condominiums lay out "units," in other words a lot of record, which will have its own deed recorded and a master deed will be recorded for the development's common spaces as well. Site condominiums can be approved as Planned Unit Developments if departures from the conventional zoning regulations are needed for the development, which is the case here.

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/attainable owner-occupied housing and green spaces and pocket parks.

Figure 1: Site Aerial (2020)

Figure 2: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Residential	CN-SF
EAST	Residential	R1
SOUTH	Railroad – then Residential, Manufacturing	Railroad, NC, PMD
WEST	Commercial use, Residential	NC

Figure 3: Photo of site from N Park St (April 14, 2022)

Figure 4: Photo of site from N Grove St (April 14, 2022)

SITE CONDOMINIUM: PURPOSE, SITE PLANS, AND LAYOUT §122-710,714,715

Sec. 122-710. Purpose and scope.

Site condominium subdivisions are developments utilizing the technique of land division on the basis of condominium ownership. As such, site condominium subdivisions are not subject to the provisions of the land division act, Act No. 288 of the Public Acts of Michigan of 1967 (MCL 560.101 et seq.), MSA 26.430(101) et seq.), as amended. This section requires the submittal and review of site condominium subdivision plans under this chapter to ensure that such developments are accomplished with the same results as if the improvements were being proposed pursuant to the land division act, including, without limitation, conformance with all requirements of the applicable regulations contained in this chapter. Site condominium subdivision projects may be approved in any zoning district as a special use under the provisions of Article III, Division 2, Subdivision II of this chapter, or where divergence from the use, height, area, and placement regulations of this chapter is desired, the provisions of Article VII, Division 1 of this chapter.

Sec. 122-714. Site plans.

The site plan submitted for a site condominium subdivision must be consistent with the requirements outlined in §122-309 showing the location, size, shape, area, and width of all lots, all general and limited common elements, and street and utility layout. In addition, the following must be included as part of the application for special land use approval:

(a) The use and occupancy restrictions as will be contained in the master deed.

(b) A "consent to submission of real property to condominium project," listing all parties which have ownership interest in the proposed site condominium subdivision, or evidence of authority or right that the developer has a legal option to purchase the subject property from the owner of record.

Sec. 122-715. Layout, design and required improvements.

Site condominium subdivision plans must conform to the design, layout, and improvement standards as may be promulgated by the City Council by ordinance. Any such standards and regulations are hereby incorporated by reference in this article.

(a) Streets. If a site condominium subdivision is proposed to have public streets, the streets must be paved and developed to the minimum design, construction, inspection, approval, and maintenance requirements for public streets as adopted by the City.

(b) Utilities. Extension and provision of utilities must be provided as may be required by the City as conditions of approval.

(c) Drainage. Procedures and design criteria for drainage must be as provided in the rules of the county drain commissioner, pursuant to section 105(c) of Act No. 288 of the Public Acts of Michigan of 1967 (MCL 560.101(c), MSA 26.430(101), (c)), as amended.

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 currently single-ownership owned by the City of Ypsilanti and will be developed by Renovare Ypsilanti Homes LLC. Then the developer may sell the homes and lots (units) to homeowners.

(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 3.8 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:
In working with the developer in the creation of the development, the City realized rigidity in the Zoning Ordinance that prevents the type of flexible, missing middle housing on smaller lots that meets City goals. Because of this the City recommended the applicant use the PUD tool to help achieve the type of development. PUDs are useful here because they allow for flexibility in arranging the site in order to properly address site grading and stormwater management concerns. In order to do so, lot coverage, frontage buildout, setback, etc. standards needed to be more flexible and thus the broad reasons for the departures.

The single-family, two-family, and attached-single-family (townhouse) uses are listed as permissible uses in the CN-Mid zoning district. The applicant is applying for the following departures (see the departure table below in **Figure 5**)

Figure 5: List of Departures Requested

ORDINANCE PROVISION	REQUIRED	PROVIDED	RATIONALE FOR A HIGHER-QUALITY DEVELOPMENT
Cottage Minimum lot size 122-469(a)	2,000 sf	1,665 sf	To achieve the density of 46 units desired, while at the same time providing a range of housing typologies, this was the strategy to fit single-family detached housing into the development.
Cottage Minimum front setback 122-469(e)	10 ft	7.5 ft	The lot depths are rather shallow at 55.5′, and in order to meet other setback requirements the cottages were to be situated towards the street. This will result in a more interactive, safe, and friendly neighborhood feel. The lot still meets lot coverage requirement.
Cottage Minimum side setback 122-469(f)	3 ft	Ranges from 0′ to 5′	Individual driveways at 9′ width were the alternative to providing alleys that led to individual parking spaces, due to better stormwater management and the usage of the detention basin. Therefore, a larger chunk of space is used for one side setback for the driveway, resulting in a smaller side setback on the other side ranging from 0′ to 5′.
Cottage Minimum frontage buildout 122-469(h)	70%	53.3%	Individual driveways at 9′ width were the alternative to providing alleys that led to individual parking spaces, due to better stormwater management and the usage of the detention basin. In order to provide driveway, this makes the side setback larger and thus drives down the frontage buildout.
Townhouse Lot size 122-470(a)	1,200 – 3,000 sf	Not applicable	Due to townhouse ownership extents not belonging to a land "unit", rather the building walls themselves.
Townhouse Lot width 122-470(b)	15 – 25 ft (end units are allowed additional 10 ft)	Not applicable	Due to townhouse ownership extents not belonging to a land "unit", rather the building walls themselves.
Townhouse Lot depth 122-470(c)	80 – 120 ft	Not applicable	Due to townhouse ownership extents not belonging to a land "unit", rather the building walls themselves.
Townhouse Lot coverage 122-470(d)	60% maximum	Not applicable	Due to townhouse ownership extents not belonging to a land "unit", rather the building walls themselves.
Townhouse Front setback 122-470(e)	10 – 20 ft	Not applicable	Due to townhouse ownership extents not belonging to a land "unit", rather the building walls themselves.
Townhouse Rear setback 122-470(k)	15 ft minimum	Not applicable	Due to townhouse ownership extents not belonging to a land "unit", rather the building walls themselves.
Townhouse Frontage buildout 122-470(h)	90 – 100%	Not applicable	Due to townhouse ownership extents not belonging to a land "unit", rather the building walls themselves. Also, individual driveways at 9′ width were the alternative to providing alleys that

			led to individual parking spaces, due to better stormwater management and the usage of the detention basin. In order to provide driveway, this makes the side setback larger and thus drives down the frontage buildout.
Apartment House Minimum lot size 122-471(a)	4,000 sf	3,492 sf	To achieve the density of 46 units desired, while at the same time providing a range of housing typologies, this was the strategy to fit two-family (duplex) housing into the development.
Apartment House Minimum lot depth 122-471(c)	100 ft	63.5 ft	Complying with the lot depth of this size would severely hinder the ability to have duplexes be a part of this development.
Apartment House Minimum front setback 122-471(e)	15 ft	7.5 ft	The lot depths are rather shallow at 63.5′, and in order to meet other setback requirements the cottages were to be situated towards the street. This will result in a more interactive, safe, and friendly neighborhood feel. The lot still meets lot coverage requirement.
Apartment House Minimum rear setback 122-471(k)	20 ft	10 ft	The lot depths are rather shallow at 63.5′. The lot still meets lot coverage requirement and the rear setback encroachment does not impede on any other neighboring properties.
Apartment House Minimum frontage buildout 122-471(h)	60%	57.6%	Individual driveways at 9′ width were the alternative to providing alleys that led to individual parking spaces, due to better stormwater management and the usage of the detention basin. In order to provide driveway, this makes the side setback larger and thus drives down the frontage buildout.
Curb cuts on one- and two-family dwellings 122-682(a)	No more than one curb cut to a single street on lots 60′ wide or less	2 curb cuts provided on 55′ duplex lot width.	The 55′ width is a smaller lot width to allow for more housing, and to decrease the magnitude of the frontage buildout departure.
Parking lot trees 122-684(b)(1)	1 tree per every 8 parking spaces = 2 trees required in southeast parking area	1 provided in island	The sidewalk size was prioritized in the SE parking area to enable adequate pedestrian access and ADA compliance. Two proposed interior street trees are nearby, but not "officially" parking lot trees.
Parking lot island size 122-684(b)(2)(i)	Minimum 9′ wide with minimum 160 sf	96 sf	The island was reduced in length because the maneuvering lane is narrower (see below). If it was longer it could potentially hinder vehicle access and turning.
Maneuvering lane width 122-685(e)	Minimum 22 ft maneuvering lane width	20 ft	Less impervious surface is important for stormwater management, and the smaller maneuvering lane helped to provide a sufficient sidewalk width (7′ with vehicles potentially overhanging 2′).

Street trees 122-636(b)	Minimum 25 required	6 existing (two trees accounts for six, due to the existing landscaping credit in 122-632(g)(5)) plus 12 new trees proposed, equals 18 trees total.	There are utility constraints and the proposed interior street's curb cuts significantly decrease the potential area to plant more street trees. Also the priority was saving the two healthy street trees on Grove St.

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. 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 zoning ordinance's landscaping 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 a range of single-family, two-family, and single-family attached (townhouse) uses, and are compatible uses 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 CN-Mid and associated Building Type standards, as well as the zoning ordinance's site standards. However, because the plan is a Planned Unit Development, it is asking for the departures listed above in Figure 5.

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 housing typologies are associated with the following building types: single-family detached homes are cottage building types, single-family attached townhouses are indeed townhouse building types, and duplex homes are apartment house building types. Three building types and their associated private frontage will be noted below:

Figure 6: Cottage Building Type and Stoop Private Frontage

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
For Walkable Urban Districts- Building Type Required ***Blue text: site plan complies Red text: site plan does not comply Black text: existing nonconformity or not applicable*** ***HIGHLIGHTED text: requested departure***					
122-465	Building Type	**Cottage**			
	Lot size	2000 sf min 6300 sf max		**1665 sf**	**NEEDS DEPARTURE**
	Lot width	25 ft min 35 ft max		30 ft	
	Lot depth	50 ft min 150 ft max		55.5 ft	
	Lot coverage	70% max		30%	
	Street (front or side) setback	10 ft min 20 ft max		**7.5 ft**	**NEEDS DEPARTURE**
	Side (interior) setback	3 ft min		**0 ft at times**	**NEEDS DEPARTURE**
	Rear setback	10 ft min		10 ft	

	Frontage buildout (%)	70% min 90% max		53.3%	NEEDS DEPARTURE
	Accessory building: size; street, side, and rear setbacks; building envelope; number of buildings			NA	
	Principal building height	1-2 stories		1 story	
	Accessory structure height			NA	
	Parking location	Side, street side, rear yards		Appears to comply	

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Building Types' Private Frontage Requirements					
	Private frontage type	**Stoop**			
	Clear span width (ft)	5 ft min 8 ft max		Appears to be 9' 4"	
	Depth (ft)	3 ft min 8 ft max		Appears to be 6'	
	Height (ft)	7 ft min		Appears to be 8'	
	Yard requirements	Landscaped/pervious and includes a path at least 3' wide connecting stoop to sidewalk.		Appears to comply	

Figure 7: Townhouse Building Type and Porch Private Frontage

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
For Walkable Urban Districts- Building Type Required ***Blue text: site plan complies Red text: site plan does not comply Black text: existing nonconformity or not applicable*** ***HIGHLIGHTED text: requested departure***					
122-465	Building Type	**Townhouse**			
	Lot size	1,200 sf min 3,000 sf max		Not applicable	NEEDS DEPARTURE
	Lot width	15 ft min 25 ft max (end units can have additional 10 ft width)		Not applicable	NEEDS DEPARTURE
	Lot depth	80 ft min 120 ft max		Not applicable	NEEDS DEPARTURE
	Lot coverage	60% max		Not applicable	NEEDS DEPARTURE
	Street (front or side) setback	10 ft min 20 ft max		Not applicable	NEEDS DEPARTURE

	Side (interior) setback	0 ft min No max		NA	
	Rear setback	15 ft min		Not applicable	**NEEDS DEPARTURE**
	Frontage buildout (%)	90% min 100% max		Not applicable	**NEEDS DEPARTURE**
	Accessory building: size; street, side, and rear setbacks; building envelope; number of buildings			NA	
	Principal building height	1-3 stories		2 stories	
	Accessory structure height			NA	
	Parking location	Rear yard		Appears to comply	

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Building Types' Private Frontage Requirements					
	Private frontage type	**Porch**			
	Clear span width (ft)	5 ft min 8 ft max		Appears to be 11’	
	Depth (ft)	3 ft min 8 ft max		Appears to be 5’	
	Height (ft)	7 ft min		Appears to be 7’	
	Yard requirements	Landscaped/pervious and includes a path at least 3’ wide connecting stoop to sidewalk.		Appears to comply	

Figure 8: Apartment House Building Type and Porch Private Frontage

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
For Walkable Urban Districts- Building Type Required ***Blue text: site plan complies*** ***Red text: site plan does not comply*** ***Black text: existing nonconformity or not applicable*** ***HIGHLIGHTED text: requested departure***					
122-465	Building Type	**Apartment House**			
	Lot size	4,000 sf min 18,000 sf max		**3,492 sf**	**NEEDS DEPARTURE**
	Lot width	40 ft min 120 ft max		55 ft	
	Lot depth	100 ft min 150 ft max		**63.5 ft**	**NEEDS DEPARTURE**
	Lot coverage	50% max		36.6%	
	Street (front or side) setback	15 ft min 25 ft max		**7.5 ft**	**NEEDS DEPARTURE**
	Side (interior) setback	3 ft min		At least 9 ft	
	Rear setback	20 ft min		**10 ft**	**NEEDS DEPARTURE**
	Frontage buildout (%)	60% min 80% max		**57.6%**	**NEEDS DEPARTURE**
	Accessory building: size; street, side, and rear setbacks; building envelope; number of buildings			NA	
	Principal building height	1-3 stories			
	Accessory structure height			NA	
	Parking location	Side, street side, rear yards		Appears to comply	

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Building Types' Private Frontage Requirements					
	Private frontage type	**Porch**			
	Clear span width (ft)	5 ft min 8 ft max		Appears to be 11'	
	Depth (ft)	3 ft min 8 ft max		Appears to be 5'	
	Height (ft)	7 ft min		Appears to be 7'	
	Yard requirements	Landscaped/pervious and includes a path at least 3' wide connecting stoop to sidewalk.		Appears to comply	

Figure 9: 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: requested departure					
122-607	Building entrances	Building entrances must face street	N/A	All building entrances face a street	
	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)		**Interior street will need to be granted a public ROW easement.**	
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	**Trash will be in wheeled bins brought to the street, and will be stored in an area other than the front yard behind an enclosure.**	
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 provided in areas; lighting plan showing lighting levels will be provided.**	**Lighting plan should be provided.**
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.	**It does not appear that any buildings will be on the steep slopes.**	

Items to be addressed:

- Interior street shall be granted public ROW easement for public use.
- Lighting plan shall be provided 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."

Figure 10: 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: requested departure					
122-670	Traffic circulation standards				
122-671	Public service areas	Site shall provide adequate access for fire, police, sanitation, and public works vehicles.	N/A	**20' maneuvering lane width and truck turning plan provided.**	
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	Sidewalks are provided for City streets and interior street. However, **gap in sidewalk on the street-side yard of house 16.**	**Sidewalk shall be provided to complete connectivity.**
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.**	
122-682	(For Cottage and Duplex parking) Ingress and egress	Curb cut for driveway ≤ 20' width and total width of all curb cuts ≤ 35' on all property lines. With lots of 60 feet or less width, no more than 1 curb cut is permitted.	NA	**Cottages 9' and duplexes are two 9' (18' total) curb cuts. Duplex lot width is less than 60' and has two curb cuts therefore departure needed.**	**DEPARTURE NEEDED**
	(For Cottage and Duplex Parking) Driveways	Must be at least 9' width	NA	**9' width**	
	(For Cottage and Duplex Parking) Surfacing	Must be at least 2' from property lines unless engineering/stormwater/grading ensures no drainage onto other properties		**Most appear 2' from lot lines; if within, engineering shall specify.**	

	(For Cottage and Duplex Parking) Parking in yards	Parking not permitted in front yard or side street yard on corner lot unless on the driveway that extends past the front building line.		**Appears to comply.**	
122-683	(For Townhouse parking) 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 25' wide.**	
	(For Townhouse parking) 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.**	
	(For Townhouse parking) 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.**
	(For Townhouse parking) Off-street parking for all other uses: drainage	Graded and drained to public storm sewers or alternate. No surface water shall be permitted to drain onto adjoining properties. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.	N/A	Site grading plan and utility plan provided.	**Drainage to be reviewed in detailed engineering.**
	(For Townhouse parking) 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.**	
	(For Townhouse parking) 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.**	

	(For Townhouse parking) 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.**	
	(For Townhouse parking) 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 not provided.**	**Lighting plan shall be provided or departure needed.**
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	**Parking island in the SE parking lot should have an island conforming to standards.**	**DEPARTURE NEEDED.**
	Parking landscaping: trees to parking spaces ratio	1 tree per every 8 parking spaces = 1 tree in northwest parking area; 3 trees in southeast parking area (one in the required above island can count towards this)	N/A	**Trees around NW parking lot comply; 2 trees shall be added near the SE parking lot (1 can be parking island tree)**	**DEPARTURE NEEDED**
	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	**Not provided, however the parking area does not abut another lot of such type, appears to comply.**	

	Overhang/encroachment protection	Landscaped areas, walls, structures, and walks shall be properly protected from vehicular encroachment or overhang through appropriate wheel stops or curbs, as well as a distance of at least 3 feet.	N/A	**Appears to comply**	
122-685	Parking dimensions: regular spaces; barrier free; when against fence	Parking spaces required by this article shall be at least 9 feet wide and 18 feet long (16 feet long if 2 feet of overhang is provided when parking against a curb). Spaces directly adjacent to a fence, wall or enclosure shall be increased by 1 foot in width. Barrier free parking spaces must be designed as required by and in conformity with state law.	N/A	**16' parking is provided, but additional 2' of sidewalk on top of curb is provided, appears to comply.**	
	Parking dimensions for standard vehicles: degrees, width, length	Varies between 9' by 18' and 9' by 16'	N/A	**18.5' to 16'. 16' complies in the SE parking area as stated above.**	
	Parking dimensions for standard vehicles: maneuvering lane width, total width	Required 22' maneuvering lane for two-way traffic.	N/A	**20' provided.**	**DEPARTURE NEEDED**
122-691	Parking space base calculation	No parking for single-family, two-family, and townhouses required.	N/A	**Parking for each single-family and duplex, and 26 total spaces for 13 townhouse units**	
122-692	Parking reductions	Numerous possible reductions. Planning Commission may waive by up to 20%.	N/A	NA	
	Total parking after reductions		N/A	NA	
122-693	Required bicycle parking	1 bicycle parking space per 5 vehicle parking spaces. Requires 5 bicycle spaces.	N/A	**Six bicycle parking spaces provided**	

Items to be addressed:

- Plans undergo detailed engineering review (see below).
- Sidewalk shall be provided along the side of Cottage 16 to complete the sidewalk connectivity.

ENGINEERING & STORMWATER §122-311(f), §122-311(g)

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

Detailed engineering review required due to substantial addition to impervious surface, construction of new buildings, utility work, landscaping, 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.

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.

Figure 11: Screening and 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: requested departure					
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	**Tree protection plan provided.**	
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.	**List should be reviewed administratively to comply with tree list and plant standards.**

122-634	Required screening	Screening is required when any building with 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.	N/A	**Screening provided in between TH3 and equal or lesser units.**	
122-635	Fences and walls		N/A	No known fences/walls provided.	
122-636	Street trees	For Grove and Park streets: 1 per 30 feet of linear frontage= 25 For interior street: 1 per 30 feet of lineal frontage = 40	N/A	**For Grove and Park streets, 12 new trees and 6 existing trees (2 trees but credit counts for 6 due to size of caliper) provided. 7more required.** **For interior streets 40 street trees provided, appears to comply**	**DEPARTURE NEEDED**
122-638	Site landscaping	Site needs to be at least 10% landscaped, excluding ROWs	N/A	**Site is 12% landscaped.**	

Items to be addressed:

- Tree and plantings list should be reviewed administratively to comply with tree list and plant standards.

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 interior street's control, including easements or agreements regarding construction, maintenance, and repairs. Water/sanitary sewers will be permitted through YCUA.

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 provide quality housing. The housing development will provide housing diversity for families of all incomes and size.
- **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, homes to 46 families.
- **Anyone can easily walk, bike, drive or take transit from anywhere in Ypsilanti and to anywhere else in Ypsilanti and beyond.** This development is in an area that is centrally located for various modes of transportation.
- **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, near transit routes, and commercial corridors such as Depot Town and Downtown, 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, 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 some dimensional building and site standards, but is sensible due to similar density in the area. This development is sensibly designed with engineering standards for stormwater management in mind.

(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 similar uses as the properties abutting to the north 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 pocket parks.

(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. Additionally, this development is in walking and biking distance from Depot Town, Downtown, and the E Michigan Ave commercial corridor.

(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 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 Site Condominium Planned Unit Development at 220 N Park St with the following findings, departures, and conditions:

Findings:

1. The application, site plan, and land uses substantially comply with §122-311, 122-702, 122-706, 122-710, 122-714, and 122-715.

Departures:

1. Planning Commission approves the departures listed in Figure 5 of this report.

Conditions:

1. Site plans shall undergo detailed engineering review.
2. Interior street shall be granted public ROW easement for public use.
3. Lighting plan shall be provided for administrative approval.
4. Sidewalk shall be provided along the side of Cottage 16 to complete the sidewalk connectivity.

Andy Aamodt
City Planner, Community & Economic Development Division

CC File
Applicant

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities™

April 13, 2022

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

Attention: Mr. Andy Aamodt

Regarding: 220 N Park St.
Site Plan Review No. 1
OHM Job No. 0094-22-1020

Dear Mr. Aamodt:

The applicant is requesting site plan approval for proposed mixed residential planned unit development at 220 North Park Street. The project consists of 25 mixed residential buildings, road paving, and sidewalk addition as well as utility work including storm, sanitary, and watermain. We have reviewed the plans with a date of March 16, 2022, for compliance with local ordinances and general engineering standards and offer the following comments:

1. The plan set shall be signed and sealed by a Professional Engineer licensed in the State of Michigan.
2. The proposed concrete pavement detail on sheet 9 references City of Ann Arbor Standards and should be revised for City of Ypsilanti. Also, it is unclear where the 8-inch concrete pavement is proposed in the plan view on sheet 4.
3. The proposed asphalt pavement detail on sheet 9 conflicts with the typical road cross section detail on sheet 4 and sheet 5. It is understood the typical cross section is a minimum requirement, but this is confusing. The proposed asphalt mixes and depths should be reviewed and updated to match.
4. The applicant shall include sign type callouts on the plan view. Additionally, details shall be added to the plans for all proposed signage, including the development sign.
5. The plan view shall show where the proposed ramp and level landings are to ensure current ADA requirements are met. Additionally, crosswalk markings should be provided in the next submittal.
6. A detailed review of the grading will be completed under engineering review of the provided grading plan. Spot grades shall be provided along the lot lines and at lot corners to ensure drainage is remaining on-site. Additionally, the applicant shall provide spot grades at 50-foot intervals along the proposed sidewalks to ensure ADA compliance.
7. The proposed finished floor elevation of all proposed buildings shall be included on the grading plan.
8. Our office defers to the City's Planning Department regarding the proposed site dimensions that may require variances as well as possible Planned Unit Development (PUD) departures. These include sidewalk widths and roadway widths that are proposed at a reduced dimension than the ordinance allows.

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

9. On sheet 5, the proposed connection to the existing watermain along High Street at the northwest corner of the lot is hidden behind structure number 1105.
10. The plans show gray dashed line is a 12-foot-wide franchise utility easement; however, the applicant shall clarify the lines between TH1 and TH2 as it is unclear if this area is also proposed as a utility easement since there are no proposed utilities shown.
11. It appears there is no proposed water service to Cottage Unit 13.
12. The plans show proposed building outlines encroaching on the 12-foot franchise utility easement. It is understood these outlines may represent overhangs, stairways, patios, etc. The applicant should review the encroachments and let our office know the specific portion of the building that is proposed within utility easements for a determination.
13. All proposed utilities should be minimum 10-feet from other utilities and buildings. The plans show the watermain on the southeast corner of the property has a separation from the proposed building and the proposed storm sewer less than the minimum 10' clearance. The applicant shall review and revise accordingly.
14. The applicant shall provide the preliminary size and material of all proposed utilities on the plans, including the water and sanitary services.
15. Storm sewer and sanitary sewer structures should have a unique identifier provided in the plan view of utility sheets.
16. A detailed review of the storm sewer design and detention basin sizing calculations will be completed under detailed engineering review.
17. Roof drains and sump pump discharge will be required to connect to the storm system on site, if applicable. These should be shown on the plans during engineering review.
18. All underground utilities, including electric and gas, shall be shown on the landscape plan to confirm no plantings are proposed over utilities.
19. Applicant should provide soil boring data and any related geotechnical reports with the next submittal.
20. Review and approval from the Fire Department is required. Building fire suppression and hydrant location requirements will be determined by the Fire Department. Additionally, the applicant shall provide dimensioned truck turning templates on the plans to ensure site circulation can adequately accommodate a standard fire apparatus, garbage pickup, or the largest truck anticipated to traverse the site.
21. Proposed work within the railroad right-of-way may require a permit from the Michigan Department of Transportation (MDOT).
22. Review and approval for the water and sanitary work will be required from the Ypsilanti Communities Utility Authority (YCUA). The applicant should coordinate with YCUA regarding the proposed water and sanitary service(s).
23. Review and approval of the Soil Erosion and Sedimentation Control Plan will be required from the Washtenaw County Water Resources Commissioner's Office to obtain a soil erosion and sedimentation control permit.

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: Joe Meyers, City of Ypsilanti
Ron Akers, AICP, Department of Public Works
Scott Westover, PE, YCUA
Kent Early, PE, OHM
Kate Bond, RLA, Midwestern Consulting
File

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220 N. PARK STREET SITE CONDOMINIUM

CITY OF YPSILANTI, WASHTENAW COUNTY, MI

PLANNED UNIT DEVELOPMENT

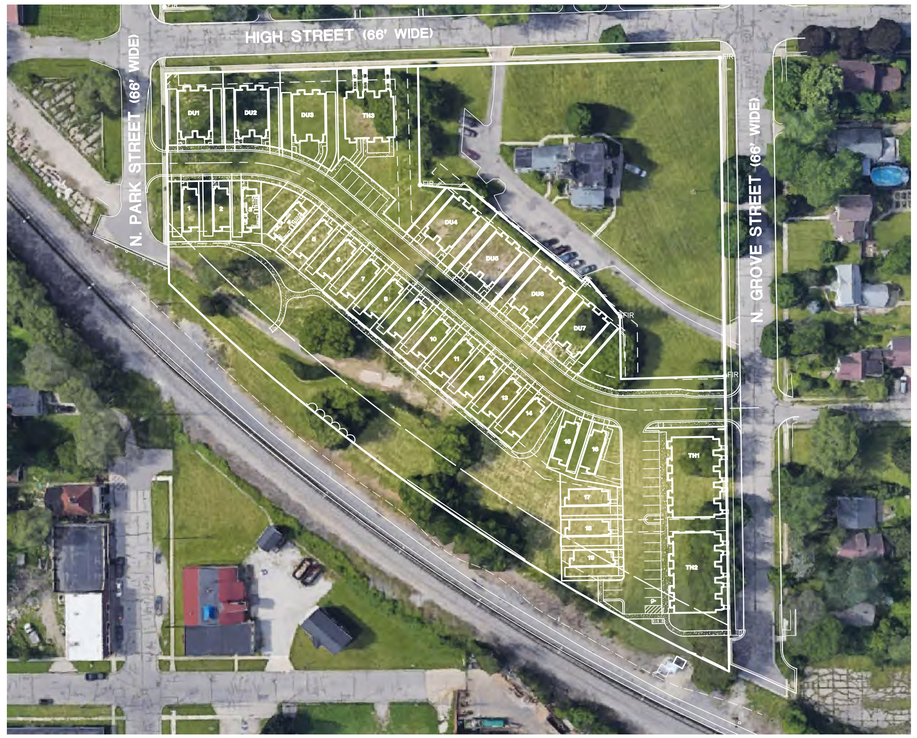
OWNER/APPLICANT
RENOVARE YPSILANTI HOMES, LLC
42 WATSON ST, SUITE B
DETROIT, MI 48201
CONTACT: JILL FERRARI
(313)348-7236

ENGINEER/SURVEYOR/LANDSCAPE ARCH.
MIDWESTERN CONSULTING, LLC
3815 PLAZA DR
ANN ARBOR, MI 48108
CONTACT: KATE BOND
734-995-0200

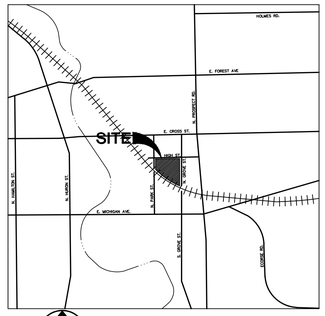
ARCHITECT
BARRY J. POLZIN ARCHITECTS
101 N. LAKESHORE BLVD.
MARQUETTE, MI 49855
CONTACT: BARRY POLZIN
(906)226-8661

SITE DATA

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



SITE MAP
SCALE : NTS



VICINITY MAP
SCALE : NTS

Sheet List Table

#	SHEET TITLE
1	COVER
2	EXISTING CONDITIONS
3	DEMOLITION PLAN
4	SITE PLAN
5	OVERALL UTILITY PLAN
6	GRADING PLAN
7	STORM WATER MANAGEMENT PLAN
8	LANDSCAPE PLAN
9	TREE PROTECTION PLAN
10	NOTES AND DETAILS
11	LANDSCAPE DETAILS
A1.0	1 STORY COTTAGE
A2.0	2 STORY COTTAGE
A3.0	DUPLEX
A4.0	TOWNHOUSES

PROJECT NARRATIVE

RENOVARE DEVELOPMENT, IN PARTNERSHIP WITH THE CITY OF YPSILANTI, IS PROPOSING A MIXED RESIDENTIAL PLANNED UNIT DEVELOPMENT ON THE VACANT 4.5-ACRE CITY-OWNED LOT LOCATED AT 220 NORTH PARK ST., IN THE AREA BETWEEN THE GILBERT MANSION AND THE TRAIN TRACKS.
THE APPLICANT IS TARGETING WORKFORCE HOUSEHOLDS TO HELP SATISFY THE INCREASING NEED FOR HOUSING.

THE PUD PROPOSES A MIX OF 46 ONE- AND TWO-STORY HOMES, ATTACHED DUPLEXES AND TOWNHOUSES WITHIN A WALKABLE, CLUSTERED HOUSING DEVELOPMENT THAT WILL MEET THE NEEDS OF THOSE CONSIDERED THE 'MISSING MIDDLE' WHILE ALSO PROVIDING FIRST TIME HOME BUYERS WITH AFFORDABILITY FACTORED IN TO A PERCENTAGE OF THE UNITS. THE ARCHITECTURAL DESIGN WILL REFLECT THE HISTORIC CHARACTER OF THE SURROUNDING COMMUNITY PROVIDING A DESIRABLE LIVING ENVIRONMENT INCORPORATING THE TRADITIONAL NEIGHBORHOOD CONTEXT AND SENSE OF COMMUNITY.

THE DEVELOPMENT WILL BE A SITE CONDOMINIUM, WHEREBY RESIDENTS WILL OWN THEIR DUPLEX UNIT OR COTTAGE AND THE AREA SURROUNDING IT UP TO THE UNIT OR PROPERTY LINE. TOWNHOUSE RESIDENTS WILL OWN THEIR UNIT FROM WALL TO WALL AND HAVE USE OF THE PARKING SPACES ASSOCIATED WITH THEM. A MASTER DEED AND BYLAWS WILL BE PREPARED THAT IDENTIFIES THE GENERAL COMMON ELEMENTS SUCH AS ROADWAY, WALKWAY, UTILITIES, STORMWATER FACILITIES AND OPEN SPACES THAT WILL FALL UNDER THE MAINTENANCE AND SUPERVISION OF THE CITY.

THE NARROW STREET IS LINED WITH SIDEWALKS AND STREET TREES APPROPRIATE FOR URBAN NEIGHBORHOOD PLANTING. THE PROPOSED PEDESTRIAN WAYS LEAD TO THE EXISTING SIDEWALKS THAT SURROUND THE PROPERTY ON ALL SIDES IN PARK, GROVE AND HIGH STREETS. THE PROPOSED NEIGHBORHOOD WILL BE FURTHER EMBELLISHED FOR THE PEDESTRIAN COMMUNITY WITH POCKET PARKS SCATTERED THROUGHOUT IN FOUR LOCATIONS. THE DETAILS OF THESE POCKET PARKS WILL COME MORE IN TO FOCUS AS THE PROJECT PROGRESSES, BUT WILL BE GEARED TOWARD FAMILY AND COMMUNITY USE AND ASSIST IN THE ENVIRONMENTAL COMMITMENT OF THE APPLICANTS TO PROVIDE GREEN AREAS THAT AID IN FILTERING STORM WATER AND PLANTINGS FOCUSED ON CARBON SEQUESTRATION.

THE PROPOSED DEVELOPMENT MAKES USE OF THE NATURAL GRADE OF THE PROPERTY TO CAPTURE STORMWATER RUNOFF IN BASINS LOCATED NEAR THE SOUTHERN PROPERTY LINE. THE BASINS ARE 'DRY' BASINS THAT TREAT THE STORMWATER, REMOVING SEDIMENTS AND CONVEY IT TO THE CITY'S STORMWATER SYSTEM. THE BASINS AND THE OPEN AREA SURROUNDING THEM WILL BE UTILIZED AS A 'LINEAR PARK' WITH PATHWAYS MEANDERING THROUGH THE UNDULATING TOPOGRAPHY SURROUNDED BY PROPOSED PLANTINGS OF NATIVE DECIDUOUS, EVERGREEN AND ORNAMENTAL TREE PLANTINGS, SHRUBS AND GRASSES. THE LINEAR PARK WILL BE FURTHER PROVIDED WITH SEATING, PLAY AND PARK FEATURES THAT WILL BE OPEN TO THE PUBLIC.

STATE OF MICHIGAN
ADAM J LAUK
ENGINEER
No. 6201309288
LICENSED PROFESSIONAL ENGINEER

220 N. PARK STREET PUD

JOB No. 21264		DATE: 03/16/22	1
REVISIONS:	REV. DATE	SHEET 1 OF 15	
PER MUNICIPAL COMMENTS	04/14/22	CADD: KJB	
		ENG: JCA	
		PM: KEB	
		TECH:	
		/21264CV1	

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RELEASED FOR:	DATE
SITE PLAN SUBMITTAL TO CITY	03/16/2022

P.E. #

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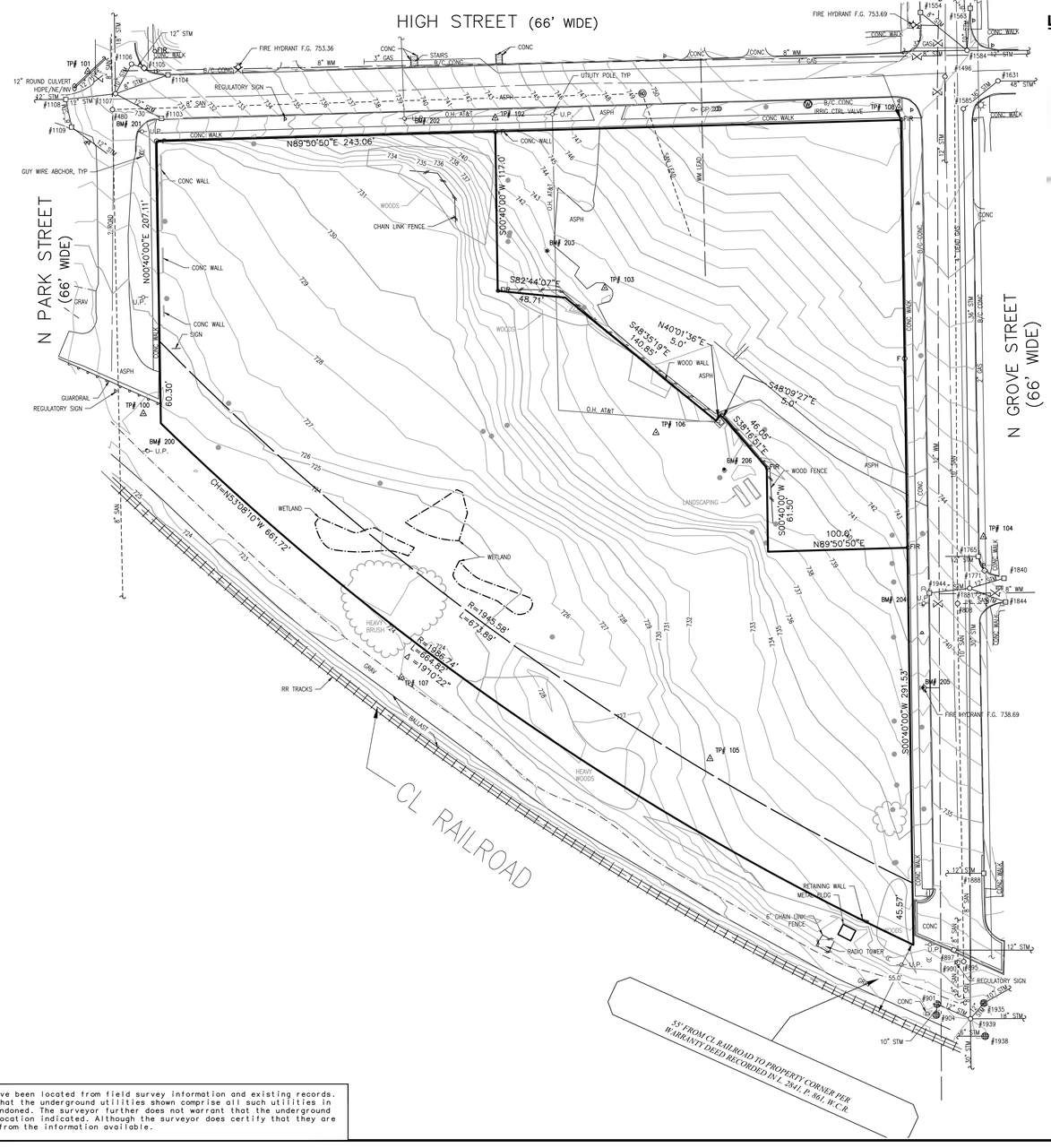

SCALE: 1" = 40'

0 40 80 120

LEGAL DESCRIPTION

[redacted]

BENCHMARKS

NOT PROVIDED

LEGEND

838	EXIST. CONTOUR
838	PROP. CONTOUR
×836.2	EXIST. SPOT ELEVATION
36.60	PROP. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
	GUY WIRE
	ELEC. TRANSFORMER
	EXIST. AC UNIT
	EXIST. GENERATOR
OH	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
t	EXIST. TELEPHONE LINE
e	EXIST. ELECTRIC LINE
g	EXIST. GAS LINE
g	EXIST. GAS VALVE
f.o.	EXIST. FIBER OPTIC LINE
w	EXIST. WATER MAIN
W	PROP. WATER MAIN
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. GATE VALVE IN BOX
	PROP. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	PROP. GATE VALVE IN WELL
	EXIST. CURB STOP & BOX
	PROP. CURB STOP & BOX
	REDUCER
	EXIST. BLOW-OFF
	PROP. BLOW-OFF
P.I.V.	POST INDICATOR VALVE
P.I.V.	POST INDICATOR VALVE
	THRUST BLOCK
KB	PROP. KNOXBOX
fdc	EXIST. FIRE DEPARTMENT CONNECTION
FDC	PROP. FIRE DEPARTMENT CONNECTION
r	EXIST. STORM SEWER
R	PROP. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	PROP. CATCH BASIN OR INLET
	EXIST. BEEHIVE INLET
	PROP. BEEHIVE INLET
RD	PROP. ROOF DRAIN
	END SECTION
	HEAD WALL
	CULVERT
ds	EXIST. DOWNSPOUT
DS	PROP. DOWNSPOUT
s	EXIST. SANITARY SEWER
S	PROP. SANITARY SEWER
	EXIST. CLEANOUT
	PROP. CLEANOUT
	C/L OF DITCH
	DRAINAGE DIRECTION
	SIGN
	SINGLE TREE
	TREE OR BRUSH LIMIT
	FENCE
	SILTFENCE
	LIMITS OF DISTURBANCE
	CONSTRUCTION FENCE
FF	FINISH FLOOR ELEVATION
GF	GARAGE FLOOR ELEVATION
BFF	BASEMENT FINISH FLOOR ELEVATION

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CLIENT
RENOVARE YPSILANTI HOMES, LLC
42 WATSON STREET, SUITE B
DETROIT, MICHIGAN 48201

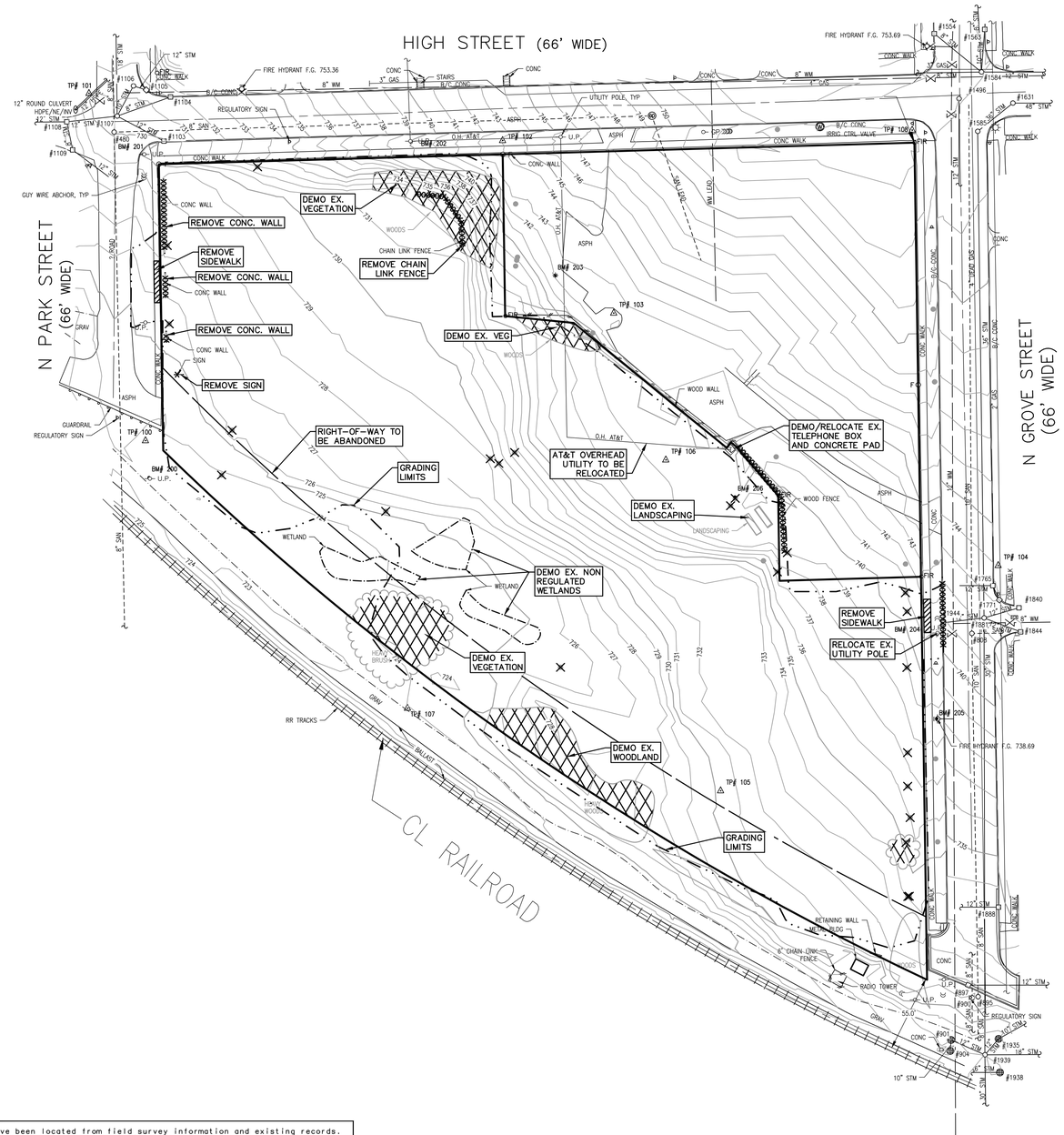
220 N. PARK STREET PUD

PUD SITE PLAN
EXISTING CONDITIONS

2

JOB No. 21264
REVISIONS:
REV. DATE

DATE: 03/16/22
SHEET 2 OF 15
CADD: KJB
ENG: JOA
PM: KEB
TYPE: PUD
21264EX1
FB#



SCALE: 1" = 40'

0 40 80 120

LEGEND

838	EXIST. CONTOUR
U.P.	EXIST. UTILITY POLE
GP	EXIST. GUY POLE
	GUY WIRE
O.H. AT&T	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
GAS	EXIST. GAS LINE
GAS	EXIST. GAS VALVE
f.o.	EXIST. FIBER OPTIC LINE
WM	EXIST. WATER MAIN
	EXIST. HYDRANT
	EXIST. GATE VALVE IN BOX
	EXIST. CURB STOP & BOX
STM	EXIST. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	EXIST. BEEHIVE INLET
	CULVERT
SAN	EXIST. SANITARY SEWER
	EXIST. CLEANOUT
	C/L OF DITCH
	SIGN
	TELEPHONE RISER
	POST
	WELL
	FENCE
	GUARDRAIL
	SINGLE TREE
	TREE OR BRUSH LIMIT
	FOUND IRON PIPE
	CONTROL PT.
	SITE FEATURE TO BE REMOVED
	TREE TO BE REMOVED
	GRADING LIMITS

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220 N. PARK STREET PUD

PUD SITE PLAN
DEMOLITION PLAN

3

DATE: 03/16/22
SHEET 3 OF 15
CADD: KJB
ENG: JCA
FM: KEB
PM: TDS
F21264SM1
FB#

JOB No. 21264

REVISIONS: FOR MUNICIPAL COMMENTS	REV. DATE DAY/YR/22

M:\Civil34_Proj\21264\Site Plan\21264SM1.dwg, 4/14/2022 12:08 PM, Adam J. Lati'k, 3 DEMOLITION PLAN, MCLLC PDF.pc3
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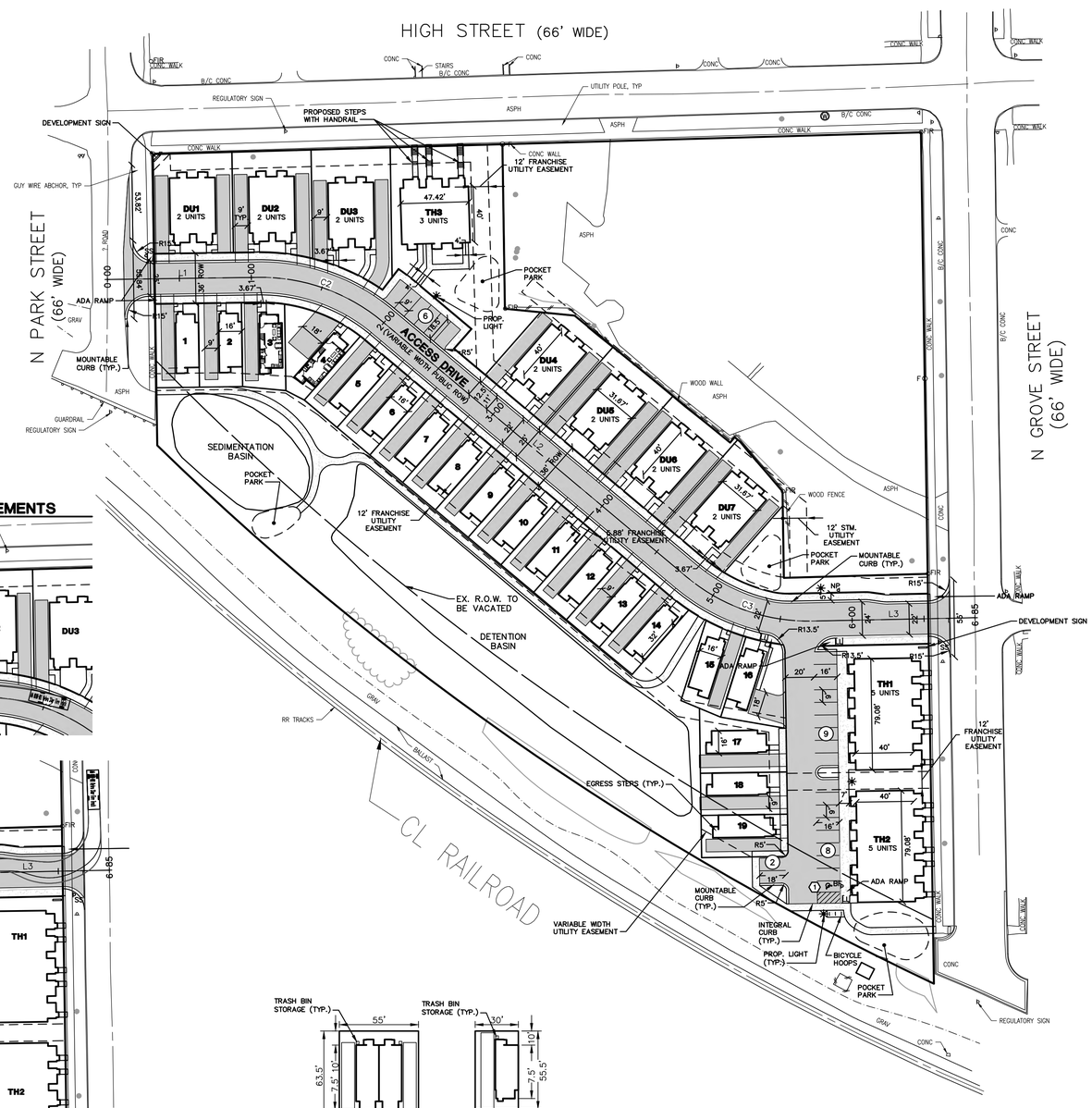
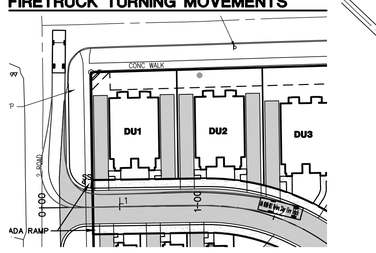
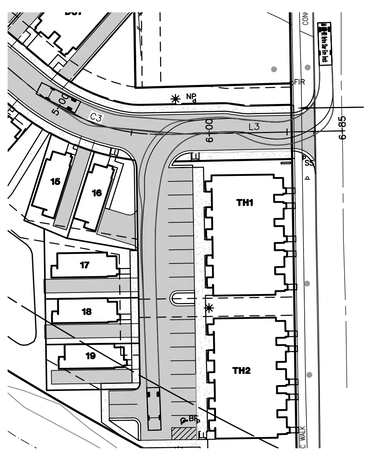
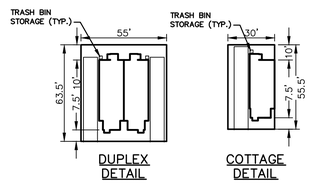


FIRETRUCK TURNING MOVEMENTS







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SCALE: 1" = 40'

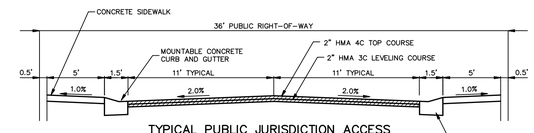
0 40 80 120

NOTES

1. ON-SITE LIGHTING WILL BE PROVIDED BY BUILDING MOUNTED WALL-PACK UNITS. WALL-PACK UNIT MODEL/TYPE TO BE DESIGNATED BY ARCHITECT AND CONFORM WITH CITY ORDINANCE.
2. PROPOSED PHASING;
   INFRASTRUCTURE – TWO PHASES
   UNITS – PHASED BASED ON MARKET CONDITIONS AND LENDING
3. STANDARD SIZE PARKING SPACES WITH 2' OVERHANG AT TH1 AND TH2.
4. COTTAGE SIDE SETBACK 0'-5' BASED ON WINDOW PLACEMENT.
5. PHOTOMETRIC PLAN WILL BE PROVIDED DURING DETAILED ENGINEERING.
6. UNIT 19 WILL HAVE A REDUCED PATIO SPECIFIED. THE HOMES WILL BE DESIGNED TO STAY OUT OF THE FRANCHISE UTILITY EASEMENTS.

LEGEND

	SIGN
BF	BARRIER FREE PARKING SIGN
NP	NO PARKING SIGN
SS	STOP SIGN
	FENCE
	PROP. CURB & GUTTER
	PROP. BITUMINOUS PAVEMENT
	PROP. CONCRETE PAVEMENT
1-19	COTTAGE UNIT NUMBER
DU1	DUPLEX NUMBER
TH1	TOWN HOUSE NUMBER
#	STANDARD PARKING COUNT
0	ADA ACCESSIBLE PARKING COUNT
	PROP. LIGHT POLE



TYPICAL PUBLIC JURISDICTION ACCESS DRIVE CROSS SECTION

NOT TO SCALE
MINIMUM REQUIREMENT

Line Table: Alignments

Line #	Length	Direction
L1	104.414	N89° 09' 02.61"E
L2	278.907	S49° 20' 10.34"E
L3	112.927	N88° 47' 35.44"E

Curve Table: Alignments

Curve #	Radius	Length	Chord Direction
C2	130.000	94.190	S70° 05' 33.86"E
C3	130.000	95.001	S70° 16' 17.45"E

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DETROIT, MICHIGAN 48201

220 N. PARK STREET PUD

PUD SITE PLAN
SITE PLAN

4

DATE: 03/16/22
SHEET 4 OF 15
CADD: KJB
ENG: JCA
PM: KEB
FILE: 21264SP1

REVISIONS:	REQ. DATE
PER MUNICIPAL COMMENTS	04/14/22

JOB No. 21264

M:\Civil\34_Proj\21264\Site Plan\21264SP1.dwg, 4/14/2022 12:08 PM, Adam J. Lelik, 4 SITE PLAN, MCLLC PDF.pc3
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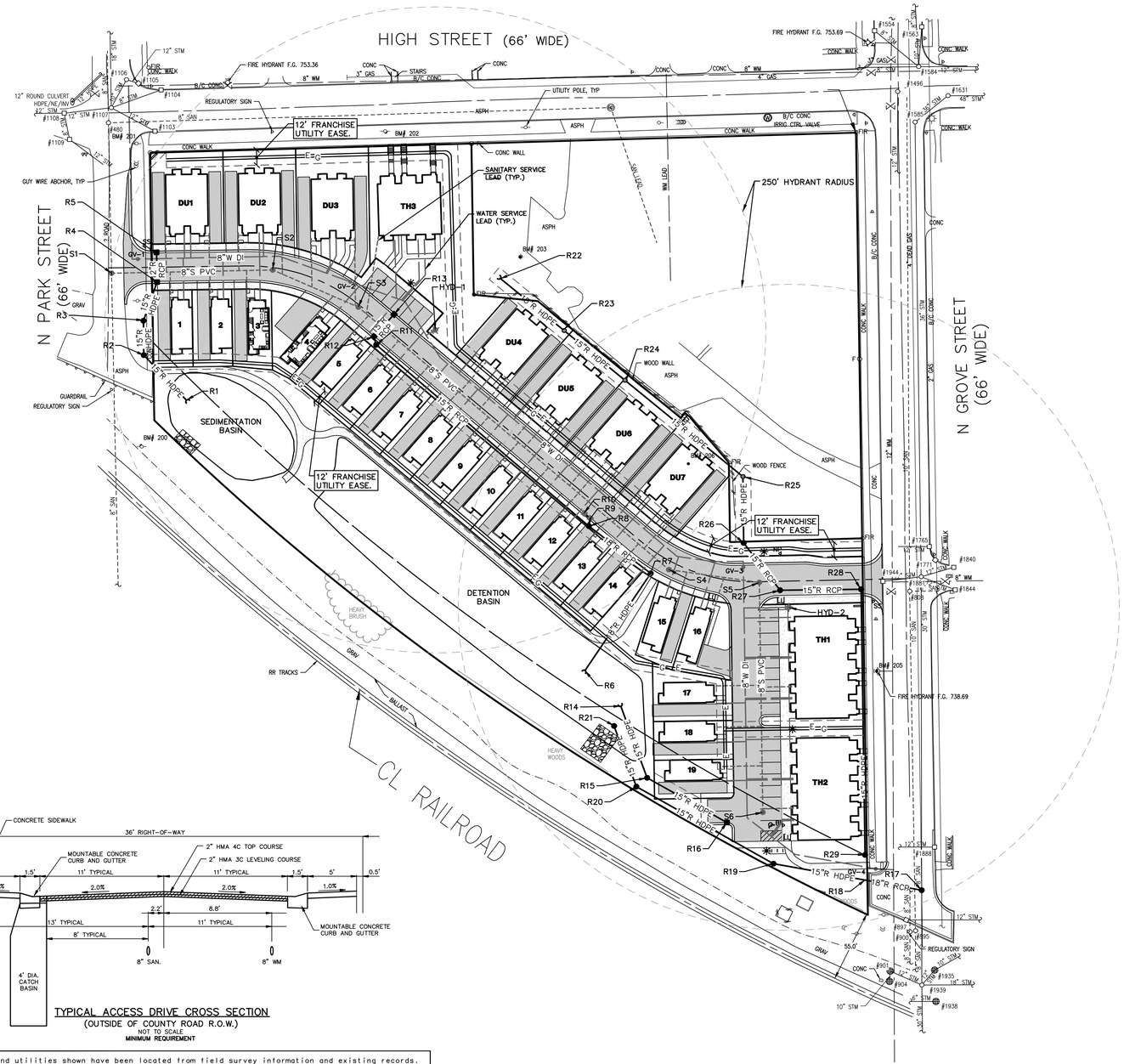

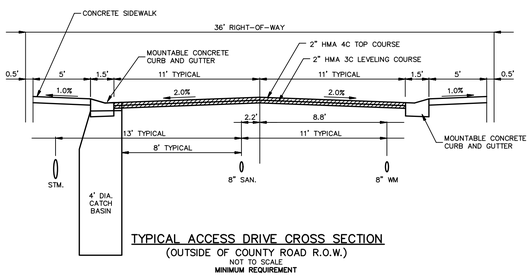

TYPICAL ACCESS DRIVE CROSS SECTION
(OUTSIDE OF COUNTY ROAD R.O.W.)
NOT TO SCALE
MINIMUM REQUIREMENT

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SCALE: 1" = 40'

0 40 80 120

LEGEND

U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
	GUY WIRE
	ELEC. TRANSFORMER
	EXIST. AC UNIT
	EXIST. GENERATOR
OH	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
t	EXIST. TELEPHONE LINE
e	EXIST. ELECTRIC LINE
g	EXIST. GAS LINE
g	EXIST. GAS VALVE
f.o.	EXIST. FIBER OPTIC LINE
w	EXIST. WATER MAIN
W	PROP. WATER MAIN
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. GATE VALVE IN BOX
	PROP. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	PROP. GATE VALVE IN WELL
	EXIST. CURB STOP & BOX
	PROP. CURB STOP & BOX
	REDUCER
	EXIST. BLOW-OFF
	PROP. BLOW-OFF
P.I.V.	POST INDICATOR VALVE
P.I.V.	POST INDICATOR VALVE
	THRUST BLOCK
KB	PROP. KNOXBOX
fdc	EXIST. FIRE DEPARTMENT CONNECTION
FDC	PROP. FIRE DEPARTMENT CONNECTION
r	EXIST. STORM SEWER
R	PROP. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	PROP. CATCH BASIN OR INLET
	EXIST. BEEHIVE INLET
	PROP. BEEHIVE INLET
RD	PROP. ROOF DRAIN
	END SECTION
	HEAD WALL
	CULVERT
ds	EXIST. DOWNSPOUT
DS	PROP. DOWNSPOUT
s	EXIST. SANITARY SEWER
S	PROP. SANITARY SEWER
	EXIST. CLEANOUT
	PROP. CLEANOUT
	C/L OF DITCH
	SIGN
	SINGLE TREE
	TREE OR BRUSH LIMIT
	FENCE

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DETROIT, MICHIGAN 48201

220 N. PARK STREET PUD

PUD SITE PLAN
OVERALL UTILITY PLAN

5

DATE: 3/16/22
SHEET 5 OF 15
CADD: KJB
ENG: JCA
PM: KEB
QC:
/21264UP1
FB#

JOB No. 21264

REVISIONS:	REV. DATE
PER MUNICIPAL COMMENTS	04/19/22

M:\Civil\3_Proj\21264\Site Plan\21264UP1.dwg, 4/14/2022 12:08 PM, Adam J. Lelik, 5 OVERALL UTILITY PLAN, MCLLC PDF.pc3
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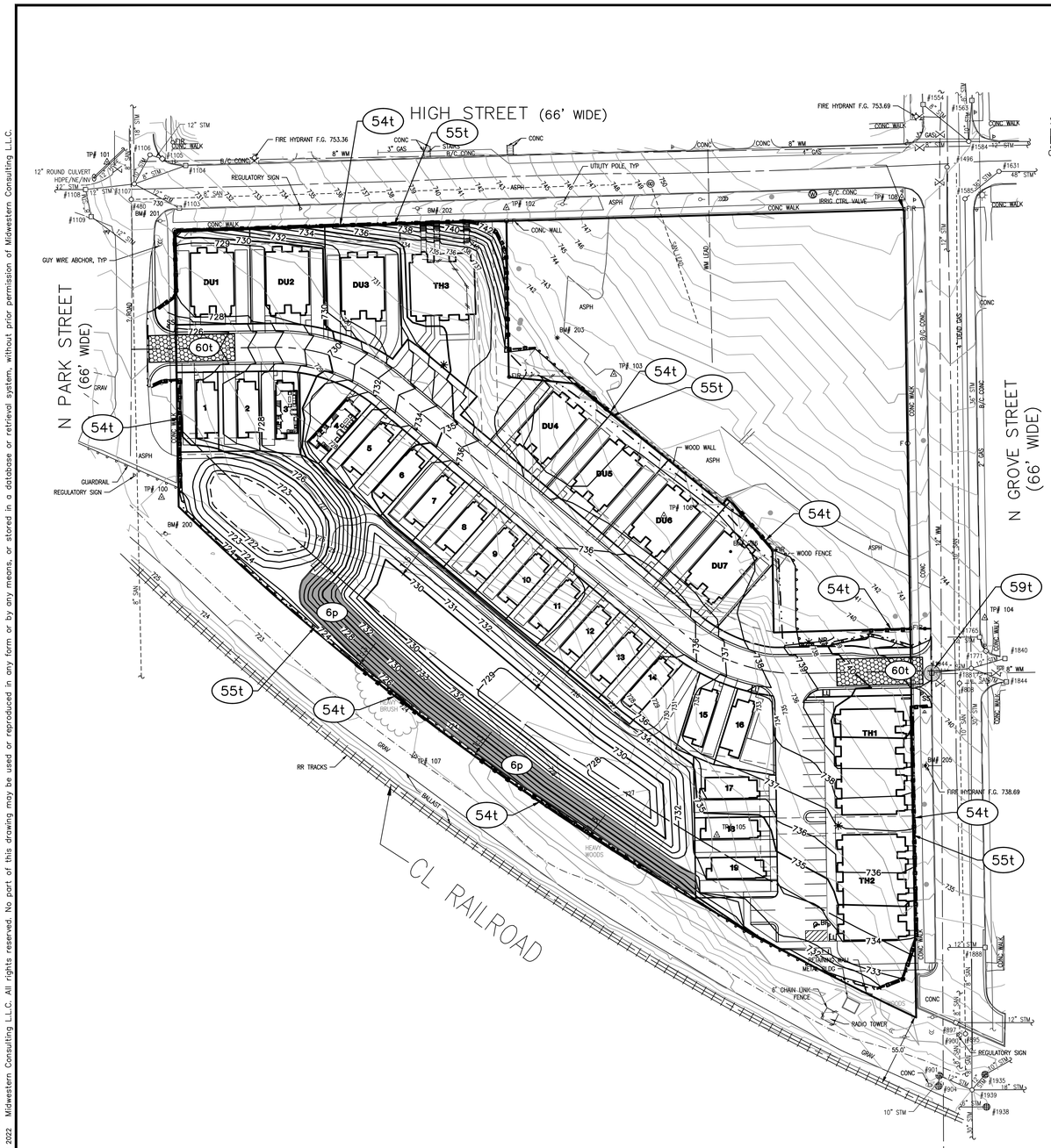

SCALE: 1" = 40'

0 40 80 120

LEGEND

838	EXIST. CONTOUR
838	PROP. CONTOUR
U.P.	EXIST. UTILITY POLE
GP	EXIST. GUY POLE
	GUY WIRE
O.H. AT&T	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
GAS	EXIST. GAS LINE
GAS	EXIST. GAS VALVE
f.o.	EXIST. FIBER OPTIC LINE
WM	EXIST. WATER MAIN
	EXIST. HYDRANT
	EXIST. GATE VALVE IN BOX
	EXIST. CURB STOP & BOX
STM	EXIST. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	EXIST. BEEHIVE INLET
	CULVERT
SAN	EXIST. SANITARY SEWER
	EXIST. CLEANOUT
	C/L OF DITCH
	SIGN
	TELEPHONE RISER
	POST
W	WELL
	FENCE
	GUARDRAIL
	SINGLE TREE
	TREE OR BRUSH LIMIT
	FOUND IRON PIPE
	CONTROL PT.
	LIMITS OF DISTURBANCE

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH THE CITY OF YPSILANTI ORDINANCES, WASHTENAW COUNTY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND STATE OF MICHIGAN "SOIL EROSION AND SEDIMENTATION CONTROL ACT" (ACT #347).
2. PRIOR TO COMMENCING EARTHMOVING OPERATIONS, THE GRADING CONTRACTOR SHALL INSTALL THE MUD TRACKING MAT, THE SILT FENCE AND TEMPORARY INLET FILTER(S) SHOWN ON THE PLANS.
3. ANY LAWN AREA WHICH WILL HAVE A SLOPE STEEPER THAN 6:1 (6 FT. MEASURED HORIZONTALLY AND 1 FT. MEASURED VERTICALLY) SHALL BE SODDED AND PEGGED OR SEEDED AND MULCHED USING A SOIL EROSION CONTROL FABRIC OR BLANKET. HYDROSEEDING MAY BE USED IN LIEU OF SEED AND MULCH OR SOD WHERE SLOPES ARE FLATTER THAN 6:1.
4. THE ACTUAL LOCATION OF THE MUD TRACKING MATS MAY BE ADJUSTED BY THE CONTRACTOR TO MATCH CONTRACTOR'S OPERATIONS AND FIELD CONDITIONS BUT ONLY IF APPROVED BY THE ENGINEER.
5. ALL DISTURBED AREAS, EVEN WHERE FUTURE PAVEMENT IS PROPOSED, ARE TO BE REVEGETATED PER COUNTY STANDARDS FOR TEMPORARY SEEDING.
6. BOTH INTERNAL AND EXTERNAL STREETS WILL BE CLEANED OF ANY MUD IMMEDIATELY FOLLOWING EACH MUD TRACKING OCCURRENCE.
6. ALL EXPOSED EARTH SHALL BE STABILIZED WITH SEED AND MULCH WITHIN 5 DAYS OF FINAL GRADE. SEDIMENT BASINS SHALL BE STABILIZED WITH SEED AND STRAW MULCH BLANKETS. STRAW MULCH BLANKETS SHALL BE STAKED INTO THE GROUND 5 DAYS AFTER THE CONSTRUCTION OF THE SEDIMENT BASIN.
7. DRAINAGE FROM NEW IMPERVIOUS AREA IS TO BE DIRECTED TO THE ON-SITE STORM WATER MANAGEMENT SYSTEM.
8. DITCHES, SWALES, AND OTHER AREAS THAT WILL CHANNEL CONCENTRATED RUNOFF MUST BE STABILIZED WITHIN 15 DAYS OF CONSTRUCTION.
9. AREAS OF EARTH CHANGE THAT ARE DISTURBED BEYOND THE FALL SEEDING DEADLINE (NOV. 1) MUST BE TEMPORARILY STABILIZED WITH A MINIMUM OF STRAW MULCH SECURELY CRIMPED TO THE GROUND.

MAINTENANCE REQUIREMENTS

1. ALL SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. IF AT ANY TIME THE DEPTH OF SILT AND SEDIMENT COMES TO WITHIN 12" OF THE TOP OF ANY SILT FENCE, ALL SILT AND SEDIMENT SHALL BE REMOVED TO ORIGINAL GRADE.
2. ONLY UPON STABILIZATION OF ALL DISTURBED AREAS MAY THE SILT FENCE, AND TEMPORARY GRAVEL FILTERS BE REMOVED. ALSO, ALL STORM SEWERS MUST BE CLEANED OF ALL SEDIMENT.

SOIL EROSION CONTROL MEASURES

t = temporary p = permanent

8	SODDING	6	SEEDING WITH MULCH AND/OR MATTING
54	CONSTRUCTION FENCE OR SNOW FENCE	58	CURB INLET FILTER
55	GEOTEXTILE SILT FENCE	59	C.B./INLET FILTER
		60	MUD TRACKING MAT

CONSTRUCTION SEQUENCE	SOIL EROSION CONTROL MEASURES
PRIOR TO CONSTRUCTION	– PRE-GRADING MEETING WITH SOIL EROSION CONTROL STAFF – IDENTIFY CONSTRUCTION LIMITS – INSTALL SILT FENCE – INSTALL INLET FILERS
CONSTRUCT UTILITIES	– MAINTAIN EXISTING CONTROLS – DETENTION FACILITIES MUST BE INSTALLED AND FUNCTIONING PRIOR TO THE CONSTRUCTION OF ANY STRUCTURES
PERFORM PAVING	– MAINTAIN EXISTING CONTROLS – INSTALL INLET FILTERS
FINE GRADE SITE	– SOD AND MULCH DISTURBED AREAS – MAINTAIN EXISTING CONTROLS
CLEAN UP SITE	– RE-SOD OR SEED MULCH AREAS THAT HAVE NOT TAKEN – MAINTAIN EXISTING CONTROLS
AFTER DISTURBED AREAS HAVE STABLE VEGETATION	– REMOVE INLET FILTERS – CLEAN OUT INLET SUMPS

SEE WATER & MUNICIPAL TABLES AND SCHEDULE

Description	Quantity	Unit	Unit Price	Total
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE – BEGINNING JUNE 2022											
	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY
INSTALL AND MAINTAIN SOIL EROSION CONTROL MEASURES AS REQUIRED												
STRIP AND MASS GRADE SITE												
INSTALL UTILITIES												
PAVING OPERATIONS												
SEEDING AND PLANTINGS												
CLEANUP SITE												

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M:\Civil3d_Proj\21264\Site Plan\21264GPI.dwg, 4/14/2022 12:09 PM, Adam J. Lelik, 6 GRADING PLAN, MCLLC PDF.pc3
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DETROIT, MICHIGAN 48201

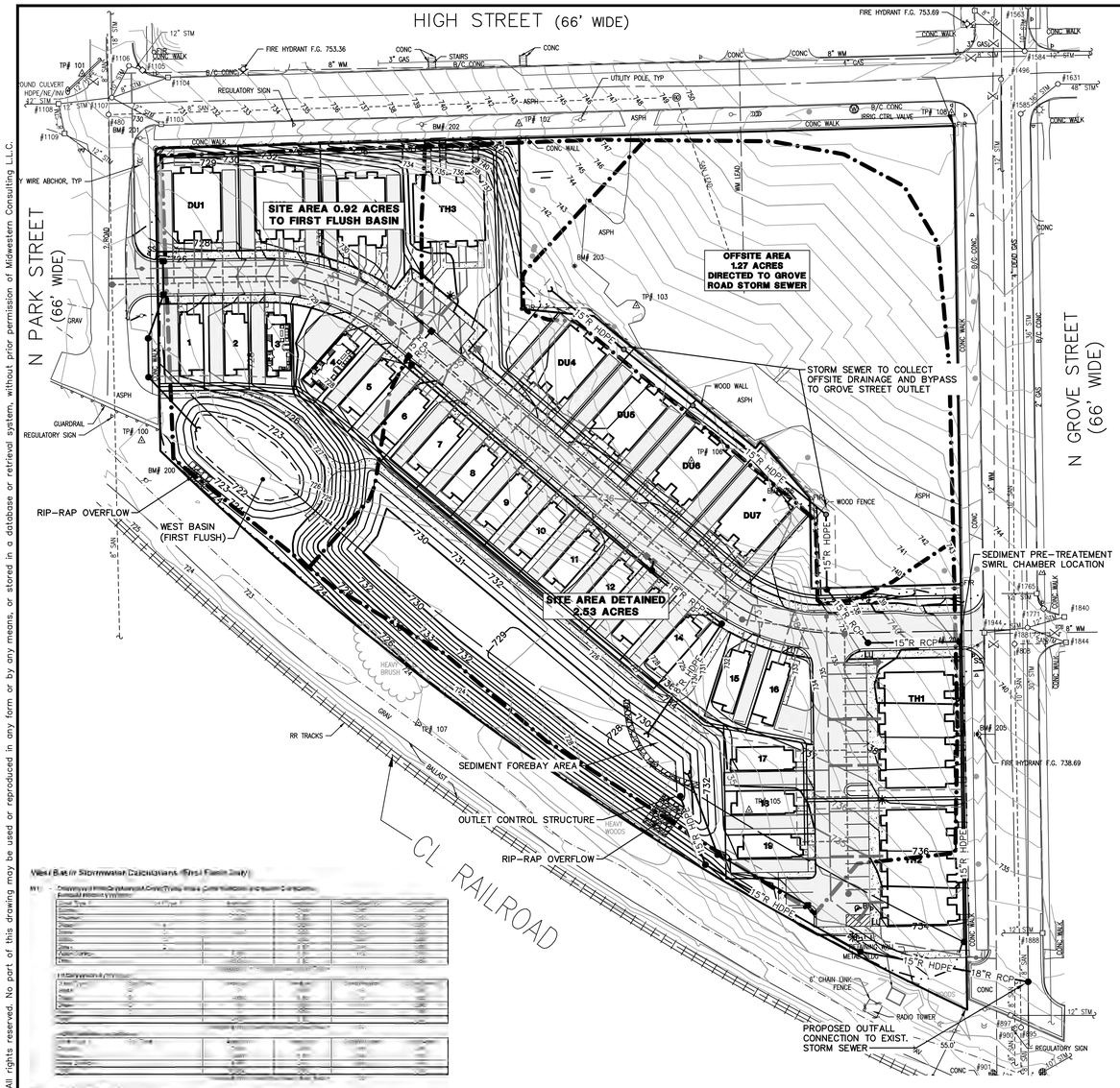
220 N. PARK STREET PUD

PUD SITE PLAN
GRADING PLAN

6

JOB No. 21264
REVISIONS: PER MUNICIPAL COMMENTS REV. DATE: 04/19/22

DATE: 03/16/22
SHEET 6 OF 15
CADD: KJB
ENG: JCA
PM: KEB
PROJECT: 21264GP1
FB#



Storm Water Narrative

The drainage [illegible] currently flows overland from north to south. [illegible] small area – the southwest corner of the site – where it could [illegible] of water if concentrated, but through any storm event of significant size the majority of overall flows [illegible] right away. The water then flows [illegible] of overland flow direction.

The site [illegible] currently flows to the [illegible] parcel [illegible] the existing [illegible] and ends up in the same [illegible] as today.

[illegible] the existing [illegible] the existing storm sewer in North Grove Street. The proposed [illegible] proposed by the [illegible] a [illegible] limited [illegible] the capacity of the existing [illegible] that therefore [illegible] quality [illegible] flow.

The west area of the site is proposed to flow to a sediment basin that provides a [illegible] volume equal to the first flush stormwater downward [illegible] which will [illegible] flow forward to the railroad [illegible]. There will be a [illegible] in the swale to the railroad.

Debris and contaminants [illegible] in the basin [illegible] in a reduction of runoff.

Basin Stormwater Calculations

West Basin Stormwater Calculations (First Flush Only)

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SCALE: 1" = 40'

0 40 80 120

LEGEND

838	EXIST. CONTOUR
838	PROP. CONTOUR
×836.2	EXIST. SPOT ELEVATION
36.60	PROP. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
	GUY WIRE
	ELEC. TRANSFORMER
	EXIST. AC UNIT
	EXIST. GENERATOR
OH	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
t	EXIST. TELEPHONE LINE
e	EXIST. ELECTRIC LINE
g	EXIST. GAS LINE
g	EXIST. GAS VALVE
f.o.	EXIST. FIBER OPTIC LINE
w	EXIST. WATER MAIN
W	PROP. WATER MAIN
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. GATE VALVE IN BOX
	PROP. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	PROP. GATE VALVE IN WELL
	EXIST. CURB STOP & BOX
	PROP. CURB STOP & BOX
fdc	EXIST. FIRE DEPARTMENT CONNECTION
FDC	PROP. FIRE DEPARTMENT CONNECTION
r	EXIST. STORM SEWER
R	PROP. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	PROP. CATCH BASIN OR INLET
	EXIST. BEEHIVE INLET
	PROP. BEEHIVE INLET
	END SECTION
s	EXIST. SANITARY SEWER
S	PROP. SANITARY SEWER
	EXIST. CLEANOUT
	PROP. CLEANOUT
	C/L OF DITCH
	DRAINAGE DIRECTION
	SIGN
	SINGLE TREE
	TREE OR BRUSH LIMIT
	FENCE
	LIMITS OF DISTURBANCE

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220 N. PARK STREET PUD

PUD SITE PLAN
STORM WATER MANAGEMENT PLAN

7

JOB No. 21264

REVISIONS: FOR MUNICIPAL COMMENTS

REV.	DATE
	04/14/22

DATE: 03/16/22
SHEET 7 OF 15
CADD: KJB
ENG: JCA
PM: KEB
FILE: 21264DA1
FB#

M:\Civil\Jaz\Proj\21264\Site Plan\21264DA1.dwg, 4/14/2022 12:09 PM, Adam J. Lelik, 7 STORM WATER MANAGEMENT PLAN, MCLIP.PDF.pc3
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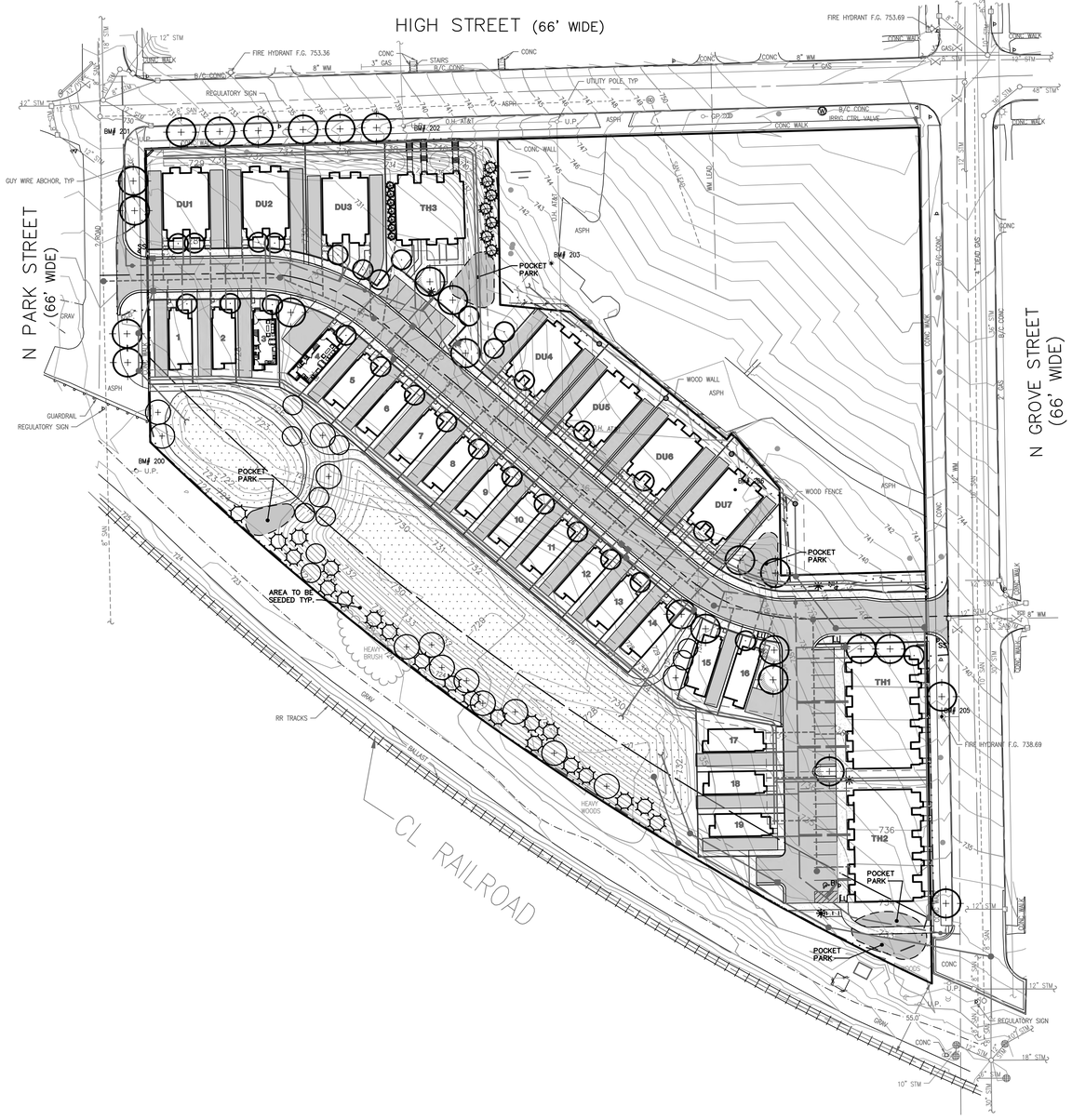

LANDSCAPE LEGEND

- TREE OR BRUSH LIMIT
- PROPOSED STREET TREE
- PROPOSED COLUMNAR STREET TREE
- PROPOSED PARKING ISLAND TREE
- PROPOSED SCREENING EVERGREEN TREE
- PROPOSED SITE LANDSCAPING CANOPY TREE
- PROPOSED SITE LANDSCAPING ORNAMENTAL TREE
- PROPOSED SITE LANDSCAPING EVERGREEN TREE
- DETENTION BASIN SEED MIX
- PARK AREA TBD

SCALE: 1" = 40'

0 40 80 120

LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENT	REQUIRED	PROVIDED
Overall Site Landscaping	10% of the site = 16,533 sf req.	12.8% = 21,151 sf provided
Tree Mitigation	None found; preclude existing to remain	N/A
Frontage/Greenbelt	[illegible]	[illegible]
Conflicting Land Use Buffer	When land abutting abut equal or less density to C(B) [illegible]	[illegible]
Parking Lot:		
Interior Island Trees	1 tree per 9 parking spaces	1 tree per 9 parking spaces
Screening	Screening along CLEST line DU [illegible]	N/A
Foundation Landscaping	Not applicable	N/A
Street Trees:	1 tree per 30 lf frontage.	
Preserved Street Trees	500 lf frontage / 30 = 20 trees for both streets (all trees [illegible])	[illegible]
Dumpster Screening		
Outdoor Storage	Not in front yard; [illegible] screened with fence/wall [illegible]	[illegible]
Fence Regulations	Front yard no more than 5' in and 50% open; [illegible] side yard: 30 ft max.	No. [illegible]

PLANT PALETTE

Symbol	Botanical Name	Common Name	Qty.	Size	Notes
Shade Trees:					
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
Evergreen Trees:					
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]					
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
Total					

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M:\Civil3\Jobs\21264\Site Plan\21264LP1.dwg, 4/14/2022 12:09 PM, Adam J. Lelik, 8 LANDSCAPE PLAN, MCLLC PDF.pc3
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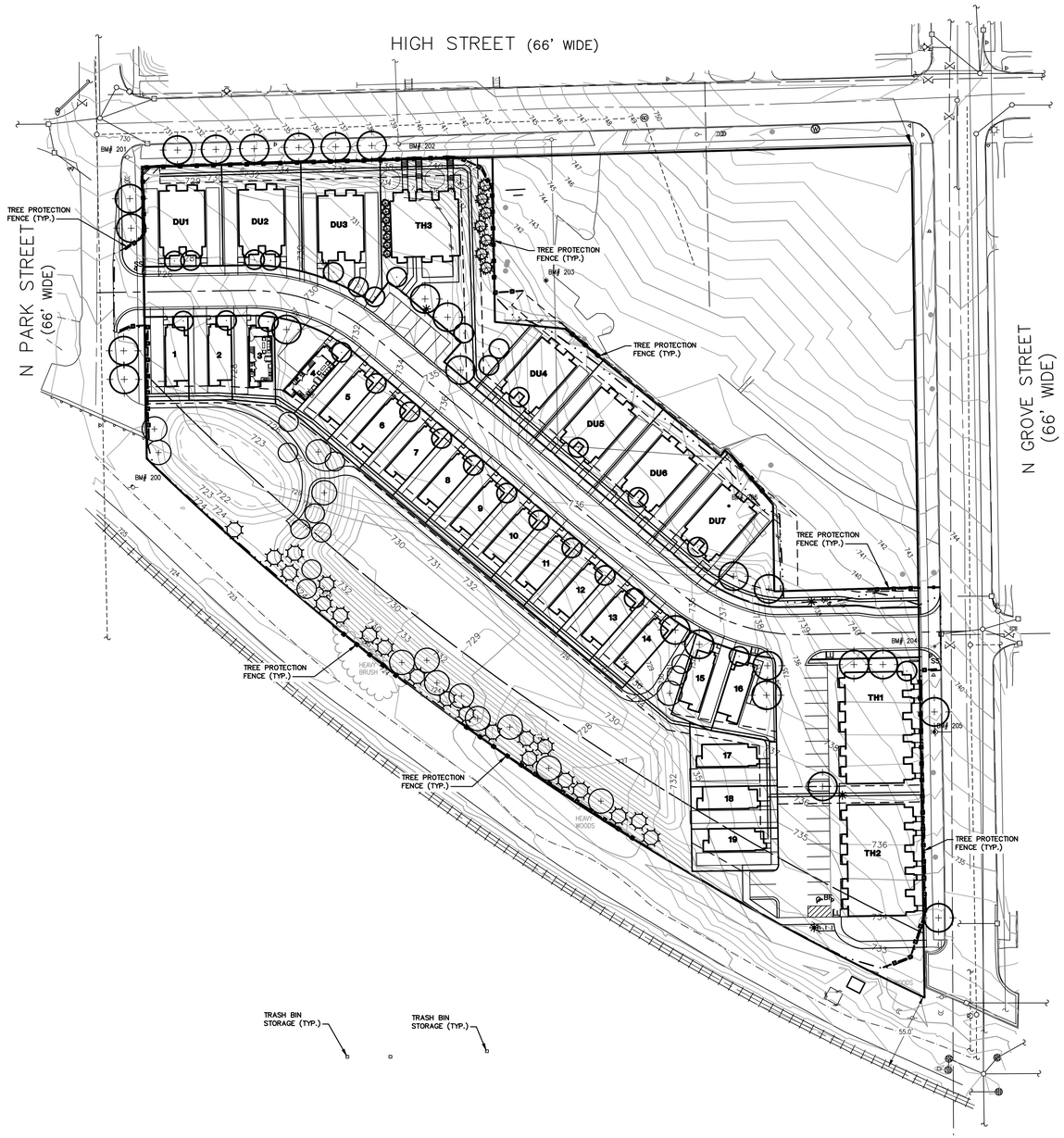
220 N. PARK STREET PUD

PUD SITE PLAN
LANDSCAPE PLAN

8

JOB No. 21264
REVISIONS:
REV. DATE
PER MUNICIPAL COMMENTS 04/14/22

DATE: 03/16/22
SHEET 8 OF 15
CADD: KJB
ENG: JCA
PM: KEB
PROJ: 21264LP1
FB#



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SCALE: 1" = 40'

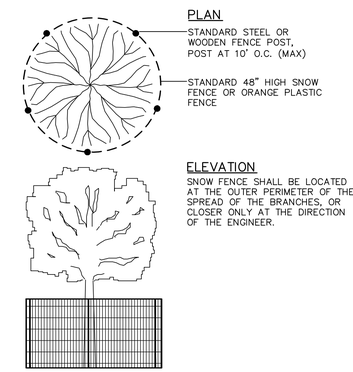
0 40 80 120

TREE PROTECTION LEGEND

- TREE PROTECTION FENCE
- EXISTING TREE TO REMAIN
- TREE OR BRUSH LIMIT

NOTES:

1. PAVING OR OTHER IMPERVIOUS SITE IMPROVEMENTS SHALL NOT ENCROACH UPON THE DRIP LINE OF EXISTING TREE(S) TO BE PRESERVED UNLESS INDICATED ON THE TREE PRESERVATION PLAN.
2. NO VEHICLE OR OTHER CONSTRUCTION EQUIPMENT MAY BE PARKED OR STORED WITHIN THE DRIPLINE OF ANY PLANT MATERIAL INTENDED TO BE SAVED.
3. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A TREE PROTECTION FENCING PER DETAIL.
4. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER.
5. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
6. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES NOT SPECIFIED FOR A SPECIFIC USE BY THE OWNER SHALL BE CHIPPED AND USED FOR MULCH ON SITE, OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



TREE PROTECTION DETAIL (54t)
NOT TO SCALE

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RENOVARE YPSILANTI HOMES, LLC
42 WATSON STREET, SUITE B
DETROIT, MICHIGAN 48201

220 N. PARK STREET PUD

PUD SITE PLAN
TREE PROTECTION PLAN

9

DATE: 03/16/22
SHEET 9 OF 15
CADD: JCA
ENG: KEB
PM: KEB
Project No. 21264
Filename 21264TP1
FEB

JOB No. 21264

REVISIONS:	REV. DATE
PER MUNICIPAL COMMENTS	04/14/22

M:\Civil\34_Proj\21264\Site Plan\21264TP1.dwg, 4/14/2022 12:09 PM, Adam J. Lerik, 9 TREE PROTECTION PLAN, WCLLP PDF.pc3
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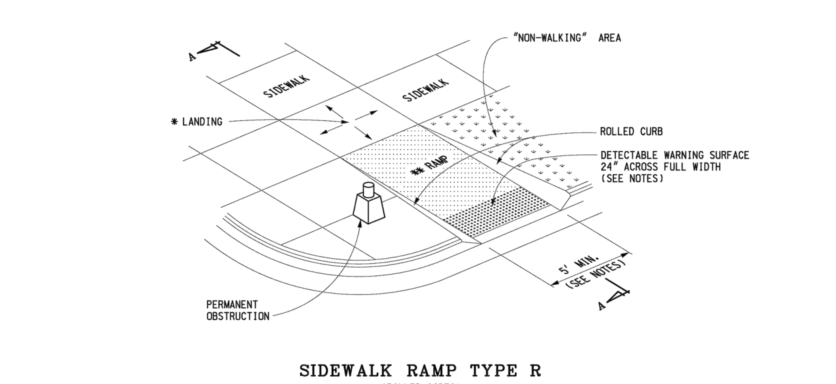
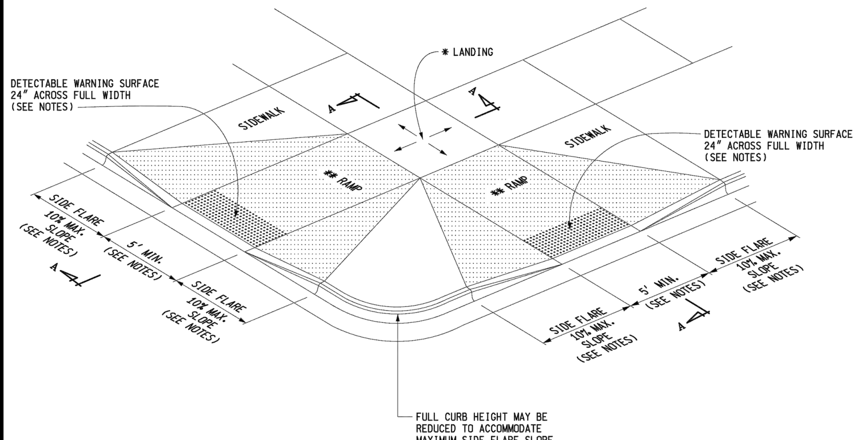
* MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.

** MAXIMUM RAMP CROSS SLOPE IS 2.0%. RUNNING SLOPE 5% - 7% (8.3% MAXIMUM). SEE NOTES.



SIDEWALK RAMP TYPE R
(ROLLED SIDES)

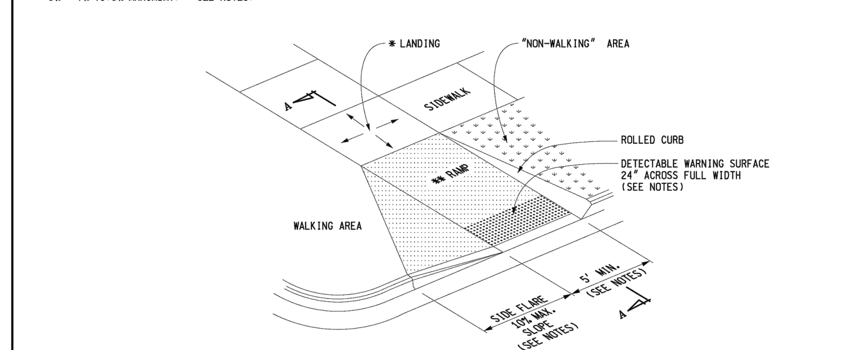


SIDEWALK RAMP TYPE F
(FLARED SIDES, TWO RAMPS SHOWN)

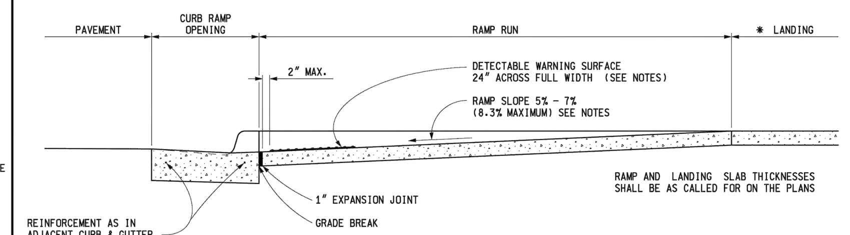
MDOT Michigan Department of Transportation
PREPARED BY DESIGN DIVISION
DRAWN BY: B.L.T.
CHECKED BY: W.K.P.
DEPARTMENT DIRECTOR Kirk T. Steudle
APPROVED BY: DIRECTOR, BUREAU OF FIELD SERVICES
APPROVED BY: DIRECTOR, BUREAU OF DEVELOPMENT
MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
F.H.W.A. APPROVAL | 12-11-2017 PLAN DATE | R-28-J | SHEET 1 OF 7

* MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.

** MAXIMUM RAMP CROSS SLOPE IS 2.0%. RUNNING SLOPE 5% - 7% (8.3% MAXIMUM). SEE NOTES.



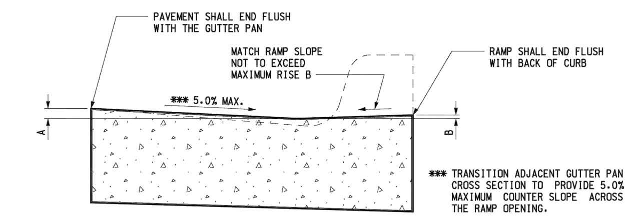
SIDEWALK RAMP TYPE RF
(ROLLED / FLARED SIDES)



SECTION A-A

CURB TYPE	MAXIMUM RISE (INCHES) A	B
B1	3/4	1
B2	3/4	1
B3	3/4	1
D1	3/4	1
D2	3/4	1
D3	3/4	1
C1	1/2	1/2
C2	1/2	1/2
C3	3/4	1/2
C4	3/4	1/2
C5	1	1/2
C6	1	1/2
F1	1/2	1/2
F2	1/2	1/2
F3	3/4	1/2
F4	3/4	1/2
F5	1	1/2
F6	1	1/2

FOR CURB TYPES SEE STANDARD PLAN R-30-SERIES

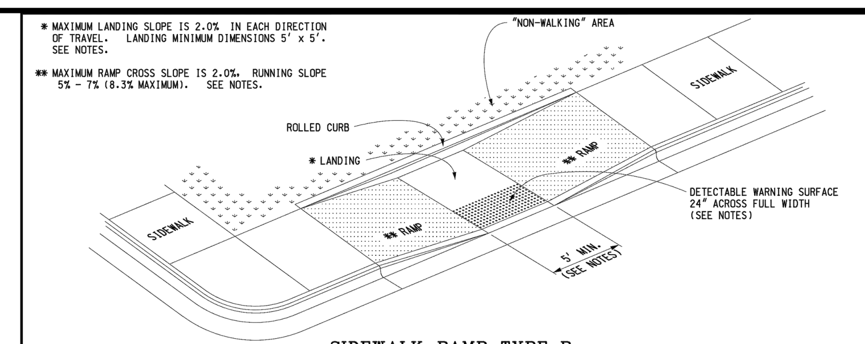


SECTION THROUGH CURB RAMP OPENING
(TYPICAL ALL RAMP TYPES)

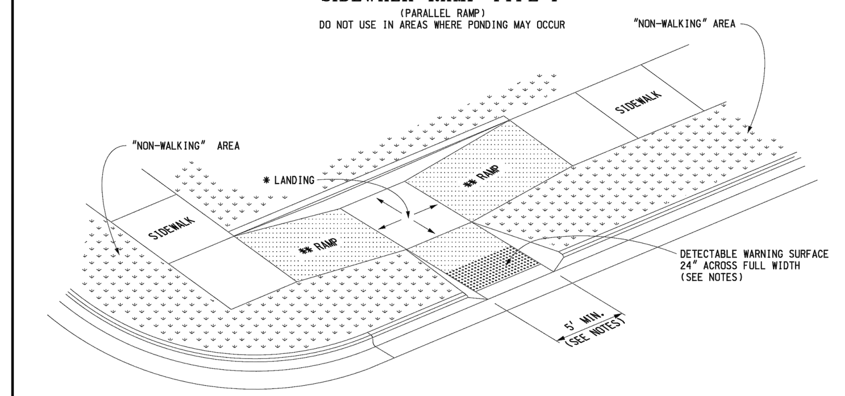
MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
F.H.W.A. APPROVAL | 12-11-2017 PLAN DATE | R-28-J | SHEET 2 OF 7

* MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.

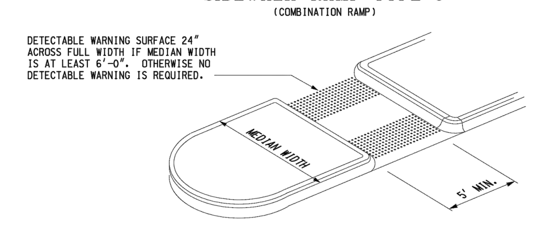
** MAXIMUM RAMP CROSS SLOPE IS 2.0%. RUNNING SLOPE 5% - 7% (8.3% MAXIMUM). SEE NOTES.



SIDEWALK RAMP TYPE P
(PARALLEL RAMP)
DO NOT USE IN AREAS WHERE PONDING MAY OCCUR



SIDEWALK RAMP TYPE C
(COMBINATION RAMP)

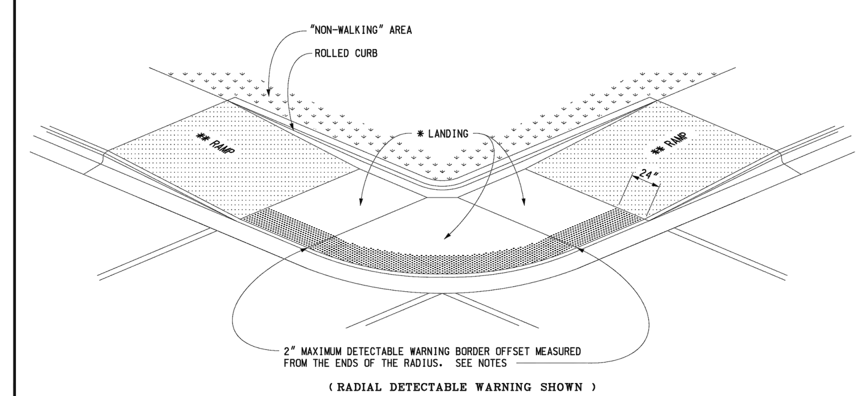


SIDEWALK RAMP TYPE M
(MEDIAN ISLAND)

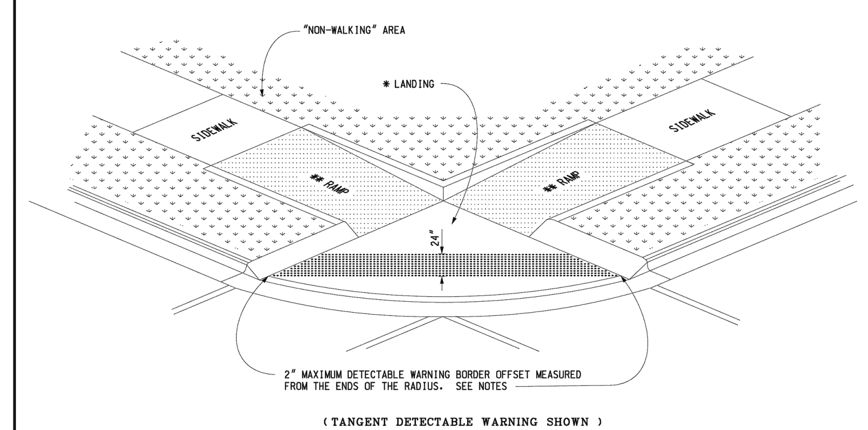
MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
F.H.W.A. APPROVAL | 12-11-2017 PLAN DATE | R-28-J | SHEET 3 OF 7

* MAXIMUM LANDING SLOPE IS 2.0% IN EACH DIRECTION OF TRAVEL. LANDING MINIMUM DIMENSIONS 5' x 5'. SEE NOTES.

** MAXIMUM RAMP CROSS SLOPE IS 2.0%. RUNNING SLOPE 5% - 7% (8.3% MAXIMUM). SEE NOTES.



(RADIAL DETECTABLE WARNING SHOWN)



(TANGENT DETECTABLE WARNING SHOWN)

SIDEWALK RAMP TYPE D
(DEPRESSED CORNER)
USE ONLY WHEN INDEPENDENT DIRECTIONAL RAMPS CAN NOT BE CONSTRUCTED FOR EACH CROSSING DIRECTION

MICHIGAN DEPARTMENT OF TRANSPORTATION
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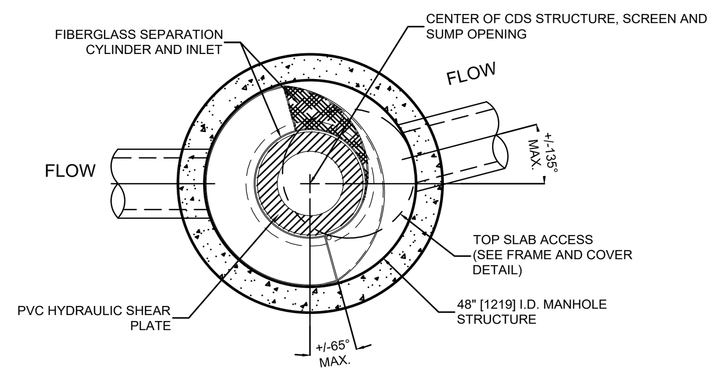
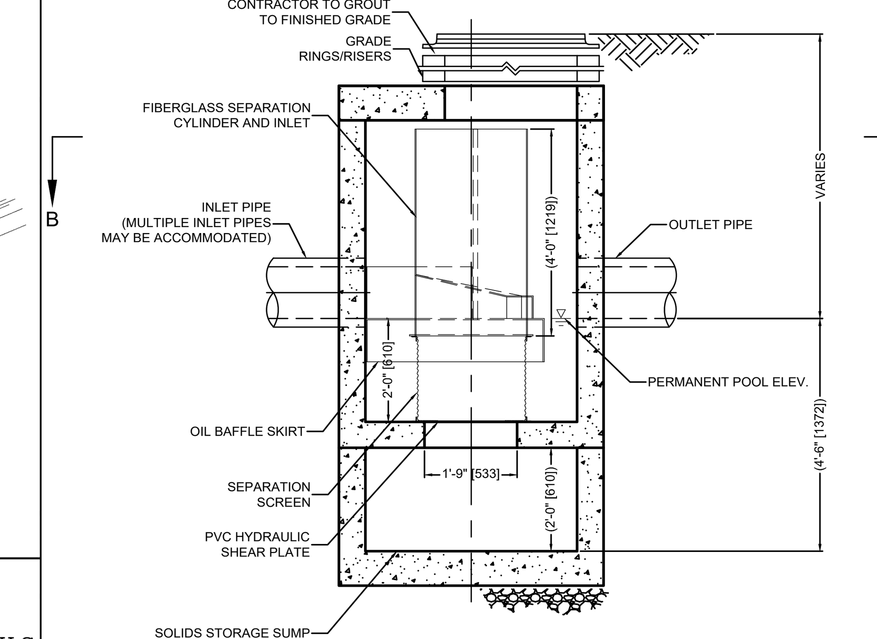
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
F.H.W.A. APPROVAL | 12-11-2017 PLAN DATE | R-28-J | SHEET 4 OF 7

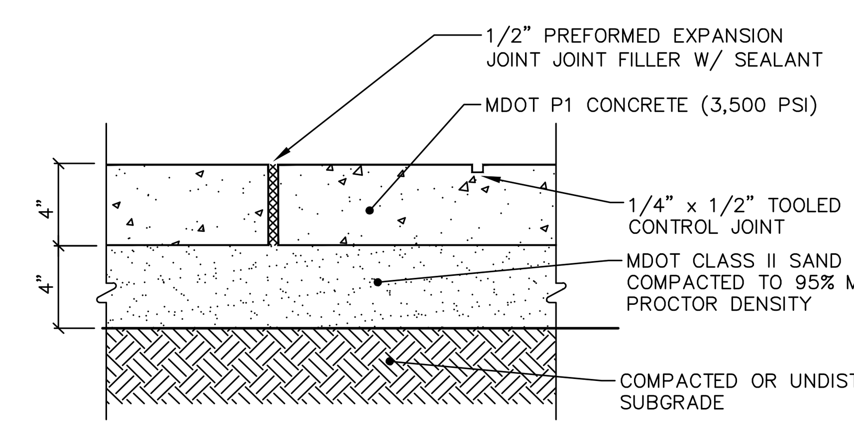


PLAN VIEW B-B
N.T.S.

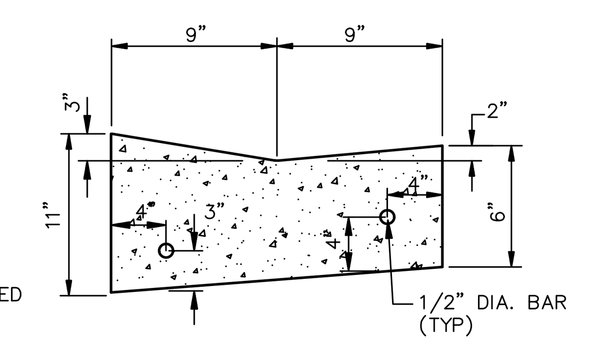


ELEVATION A-A
N.T.S.

SWIRL CHAMBER DETAIL

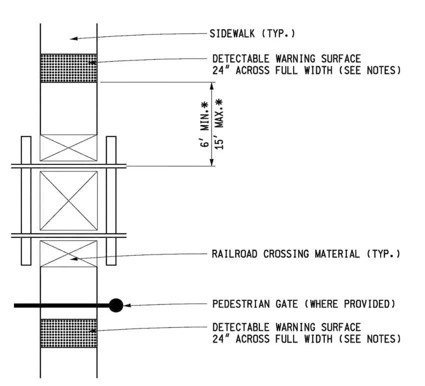


CONCRETE WALK DETAIL
NOT TO SCALE

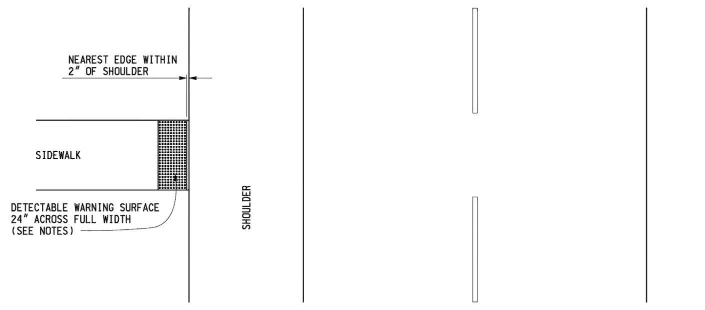


MOUNTABLE CONCRETE CURB & GUTTER
TO BE USED WITHIN SITE
NOT TO SCALE

* THE DETECTABLE WARNING SURFACE SHALL BE LOCATED SO THAT THE EDGE NEAREST THE RAIL CROSSING IS 6' MINIMUM AND 15' MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL. DO NOT PLACE DETECTABLE WARNING ON RAILROAD CROSSING MATERIAL.

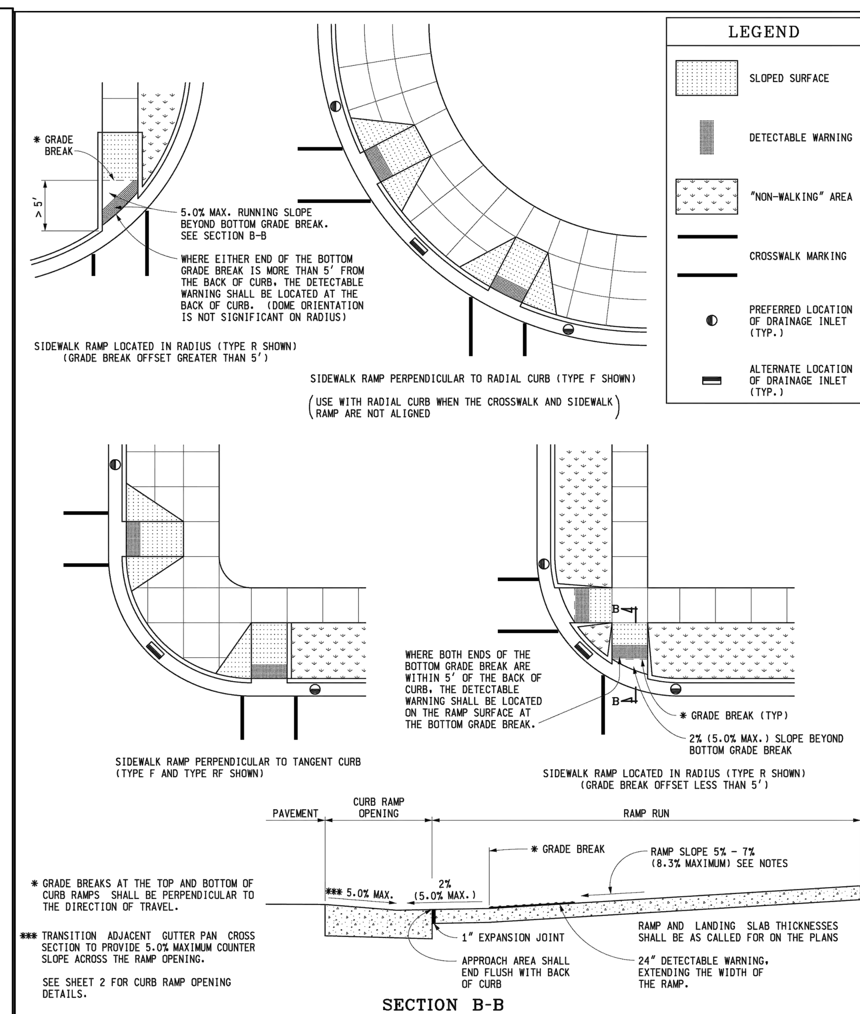


DETECTABLE WARNING AT RAILROAD CROSSING



DETECTABLE WARNING AT FLUSH SHOULDER OR ROADWAY

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
F.H.W.A. APPROVAL | 12-11-2017 PLAN DATE | R-28-J | SHEET 5 OF 7



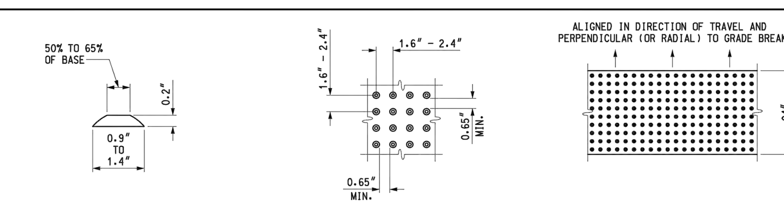
* GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.

*** TRANSITION ADJACENT GUTTER PAN CROSS SECTION TO PROVIDE 5.0% MAXIMUM COUNTER SLOPE ACROSS THE RAMP OPENING.

SEE SHEET 2 FOR CURB RAMP OPENING DETAILS.

SECTION B-B
SIDEWALK RAMP ORIENTATION

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
F.H.W.A. APPROVAL | 12-11-2017 PLAN DATE | R-28-J | SHEET 6 OF 7



DOME SECTION | DOME SPACING | DOME ALIGNMENT

DETECTABLE WARNING DETAILS

NOTES:

DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION, RECONSTRUCTION, OR ALTERATION OF STREETS, CURBS, OR SIDEWALKS IN THE PUBLIC RIGHT OF WAY.

SIDEWALK RAMPS ARE TO BE LOCATED AS SPECIFIED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

RAMPS SHALL BE PROVIDED AT ALL CORNERS OF AN INTERSECTION WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB. RAMPS SHALL ALSO BE PROVIDED AT MARKED AND/OR SIGNALIZED MID-BLOCK CROSSINGS.

SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROOMING, TRANSVERSE TO THE RUNNING SLOPE.

SIDEWALK SHALL BE RAMPED WHERE THE DRIVEWAY CURB IS EXTENDED ACROSS THE WALK.

CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP. WHERE CONDITIONS PERMIT, IT IS DESIRABLE THAT THE SLOPE OF THE RAMP BE IN ONLY ONE DIRECTION, PARALLEL TO THE DIRECTION OF TRAVEL.

RAMP WIDTH SHALL BE INCREASED, IF NECESSARY, TO ACCOMMODATE SIDEWALK SNOW REMOVAL EQUIPMENT NORMALLY USED BY THE MUNICIPALITY.

WHEN 5' MINIMUM WIDTHS ARE NOT PRACTICABLE, RAMP WIDTH MAY BE REDUCED TO NOT LESS THAN 4' AND LANDINGS TO NOT LESS THAN 4' x 4'.

CURB RAMPS WITH A RUNNING SLOPE ≤5% DO NOT REQUIRE A TOP LANDING. HOWEVER, ANY CONTINUOUS SIDEWALK OR PEDESTRIAN ROUTE CROSSING THROUGH OR INTERSECTING THE CURB RAMP MUST INDEPENDENTLY MAINTAIN A CROSS SLOPE NOT GREATER THAN 2% PERPENDICULAR TO ITS OWN DIRECTION(S) OF TRAVEL.

DETECTABLE WARNING SURFACE COVERAGE IS 24" MINIMUM IN THE DIRECTION OF RAMP/PATH TRAVEL AND THE FULL WIDTH OF THE RAMP/PATH OPENING EXCLUDING CURBED OR FLARED CURB TRANSITION AREAS. A BORDER OFFSET NOT GREATER THAN 2" MEASURED ALONG THE EDGES OF THE DETECTABLE WARNING IS ALLOWABLE. FOR RADIAL CURB THE OFFSET IS MEASURED FROM THE ENDS OF THE RADIUS.

FOR NEW ROADWAY CONSTRUCTION, THE RAMP CROSS SLOPE MAY NOT EXCEED 2.0%. FOR ALTERATIONS TO EXISTING ROADWAYS, THE CROSS SLOPE MAY BE TRANSITIONED TO MEET AN EXISTING ROADWAY GRADE. THE CROSS SLOPE TRANSITION SHALL BE APPLIED UNIFORMLY OVER THE FULL LENGTH OF THE RAMP.

THE MAXIMUM RUNNING SLOPE OF 8.3% IS RELATIVE TO A FLAT (0%) REFERENCE. HOWEVER, IT SHALL NOT REQUIRE ANY RAMP OR SERIES OF RAMPS TO EXCEED 15 FEET IN LENGTH NOT INCLUDING LANDINGS OR TRANSITIONS.

DRAINAGE STRUCTURES SHOULD NOT BE PLACED IN LINE WITH RAMPS. THE LOCATION OF THE RAMP SHOULD TAKE PRECEDENCE OVER THE LOCATION OF THE DRAINAGE STRUCTURE. WHERE EXISTING DRAINAGE STRUCTURES ARE LOCATED IN THE RAMP PATH OF TRAVEL, USE A MANUFACTURER'S ADA COMPLIANT GRATE. OPENINGS SHALL NOT BE GREATER THAN 1/2". ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

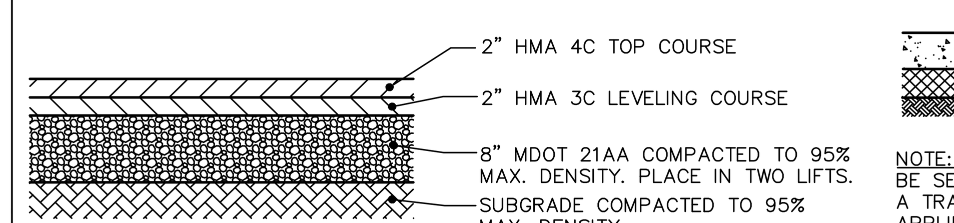
THE TOP OF THE JOINT FILLER FOR ALL RAMP TYPES SHALL BE FLUSH WITH THE ADJACENT CONCRETE.

CROSSWALK AND STOP LINE MARKINGS, IF USED, SHALL BE SO LOCATED AS TO STOP TRAFFIC SHORT OF RAMP CROSSINGS. SPECIFIC DETAILS FOR MARKING APPLICATIONS ARE GIVEN IN THE "MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

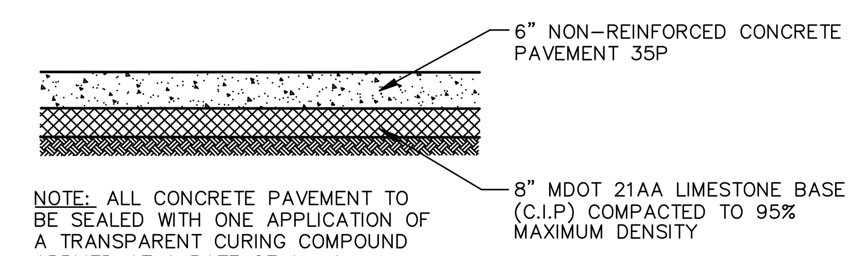
FLARED SIDES WITH A SLOPE OF 10% MAXIMUM, MEASURED ALONG THE ROADSIDE CURB LINE, SHALL BE PROVIDED WHERE AN UNOBSTRUCTED CIRCULATION PATH LATERALLY CROSSES THE SIDEWALK RAMP. FLARED SIDES ARE NOT REQUIRED WHERE THE RAMP IS BORDERED BY LANDSCAPING, UNPAVED SURFACE OR PERMANENT FIXED OBJECTS. WHERE THEY ARE NOT REQUIRED, FLARED SIDES CAN BE CONSIDERED IN ORDER TO AVOID SHARP CURB RETURNS AT RAMP OPENINGS.

DETECTABLE WARNING PLATES MUST BE INSTALLED USING FABRICATED OR FIELD CUT UNITS CAST AND/OR ANCHORED IN THE PAVEMENT TO RESIST SHIFTING OR HEAVING.

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
F.H.W.A. APPROVAL | 12-11-2017 PLAN DATE | R-28-J | SHEET 7 OF 7

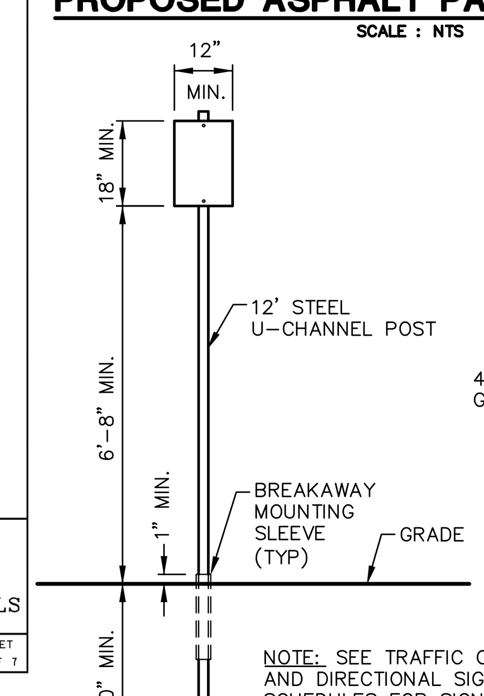


PROPOSED ASPHALT PAVEMENT DETAIL
SCALE : NTS



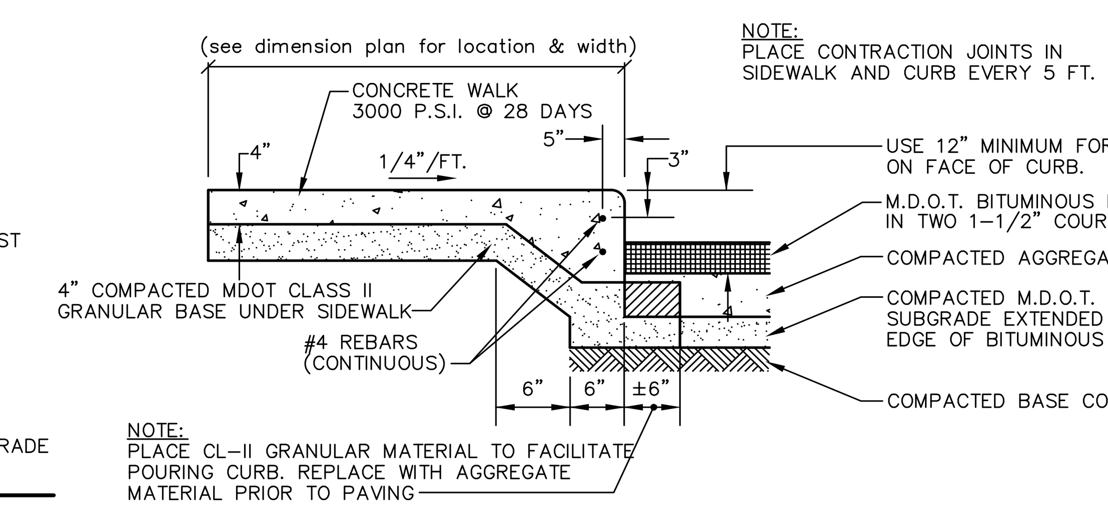
NOTE: ALL CONCRETE PAVEMENT TO BE SEALED WITH ONE APPLICATION OF A TRANSPARENT CURING COMPOUND APPLIED AT A RATE OF 1 gal. per 200 sq. ft..

PROPOSED CONCRETE PAVEMENT DETAIL
NOT TO SCALE



NOTE: SEE TRAFFIC CONTROL AND DIRECTIONAL SIGNAGE SCHEDULES FOR SIGN INFORMATION.

TRAFFIC CONTROL SIGN DETAIL
NOT TO SCALE



NOTE: PLACE CONTRACTION JOINTS IN SIDEWALK AND CURB EVERY 5 FT.

NOTE: PLACE CL-II GRANULAR MATERIAL TO FACILITATE POURING CURB. REPLACE WITH AGGREGATE MATERIAL PRIOR TO PAVING

TYPICAL INTEGRAL WALK & CURB
NOT TO SCALE

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

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42 WATSON STREET, SUITE B
DETROIT, MICHIGAN 48201

220 N. PARK STREET PUD
PUD SITE PLAN
NOTES AND DETAILS

10

DATE: 03/16/22
SHEET 10 OF 15
CADD: KJB
ENG: JCA
PM: KEB
TECH:
/21264DT1
FB#

JOB No. 21264

REVISIONS:	REV. DATE
PER MUNICIPAL COMMENTS	04/14/22

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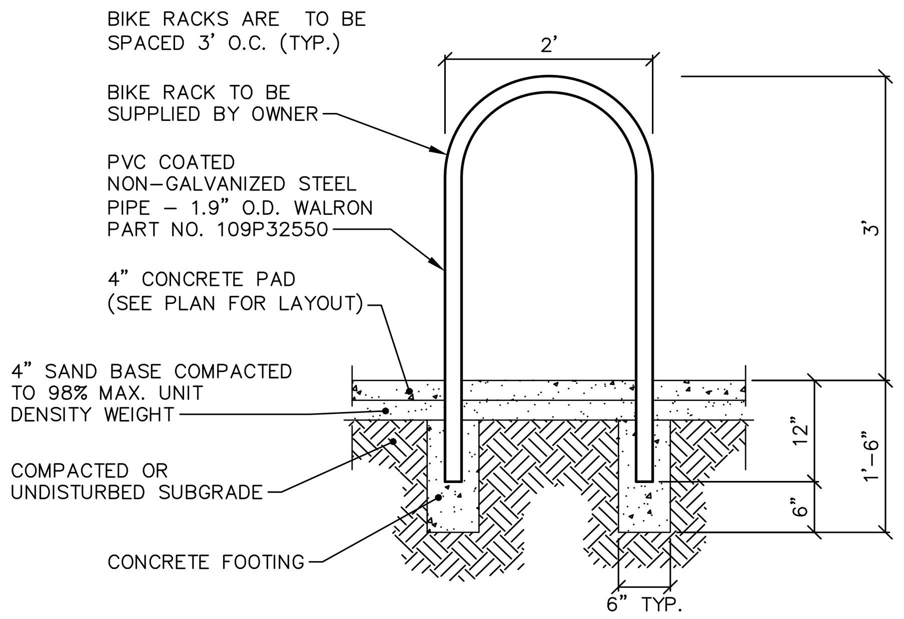
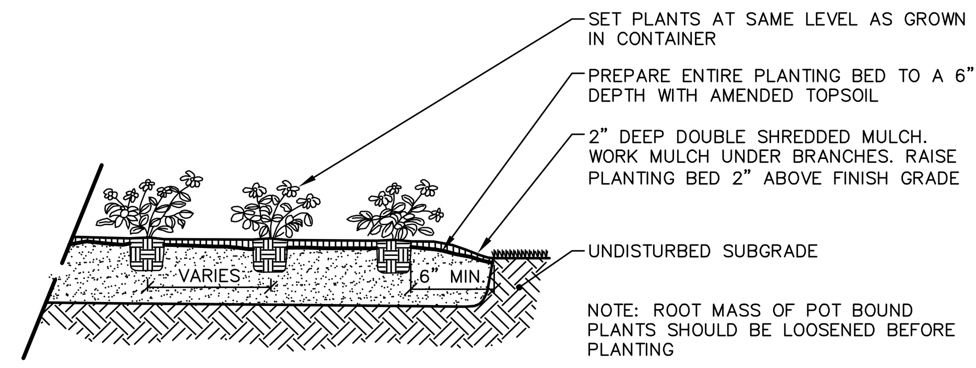
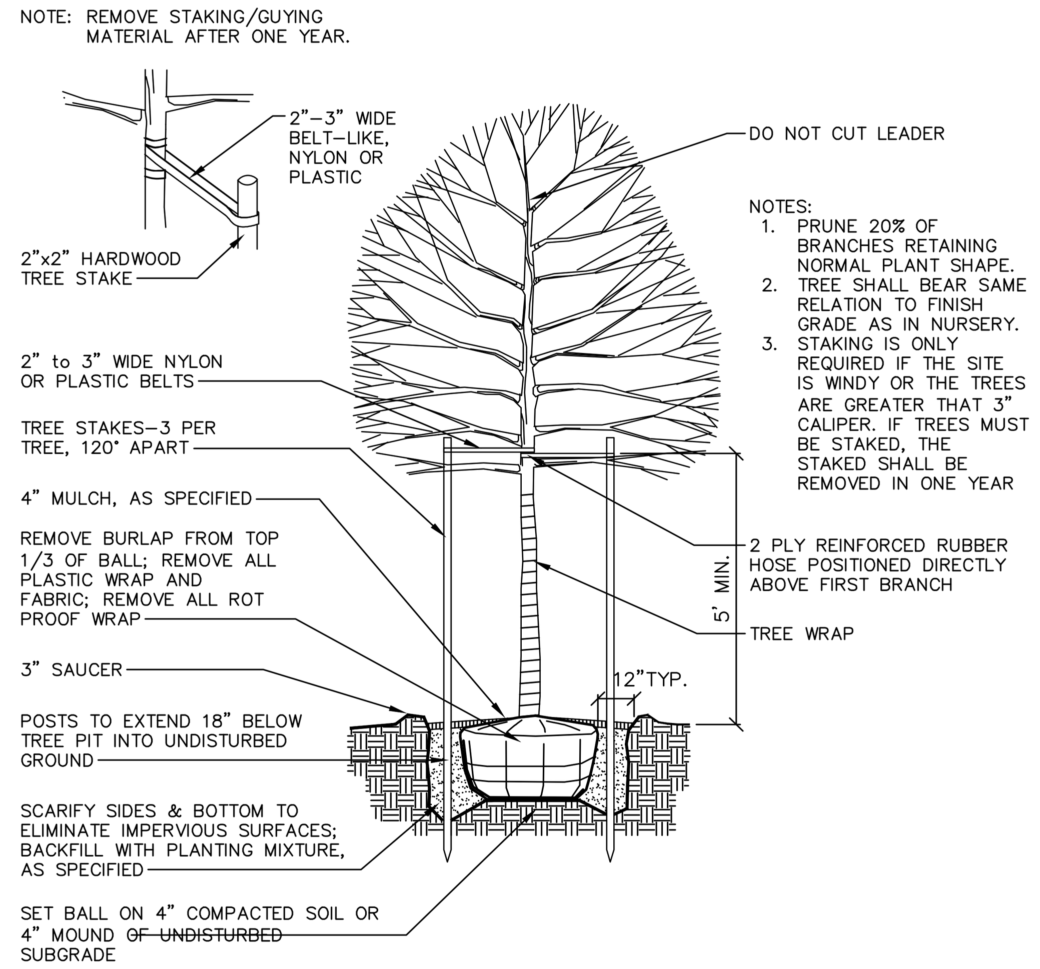


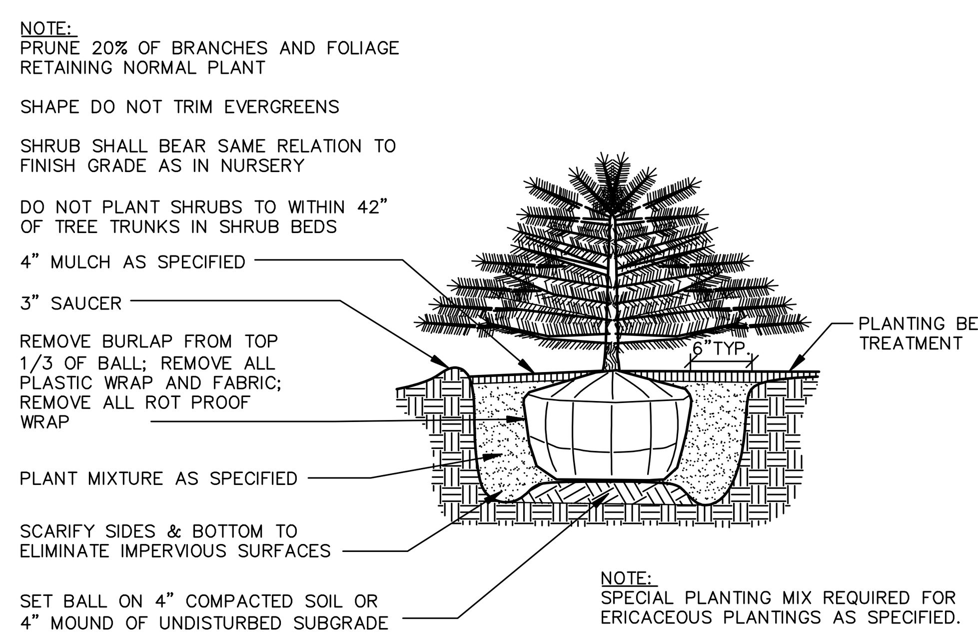
BIKE RACKS IN CONCRETE
SCALE : NTS



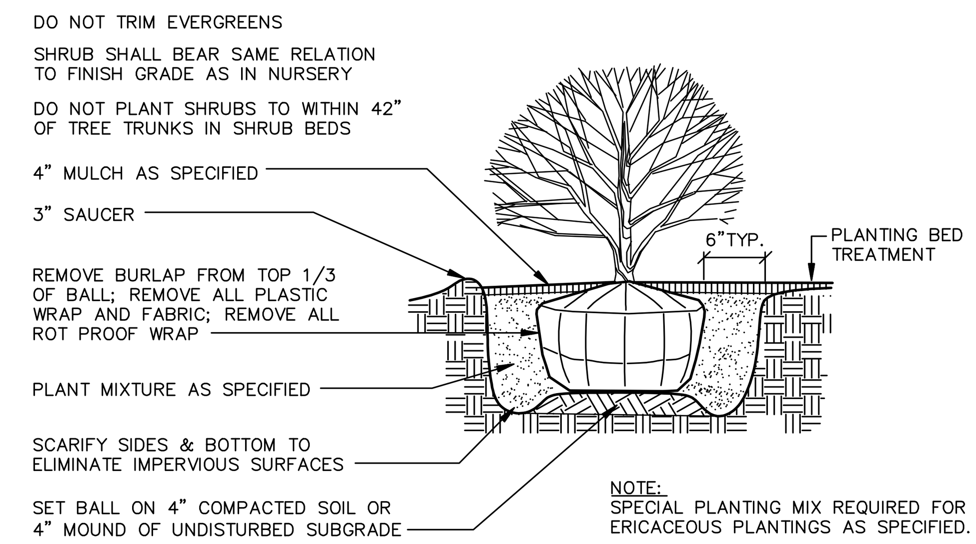
ANNUAL AND PERENNIAL PLANTING
SCALE : NTS



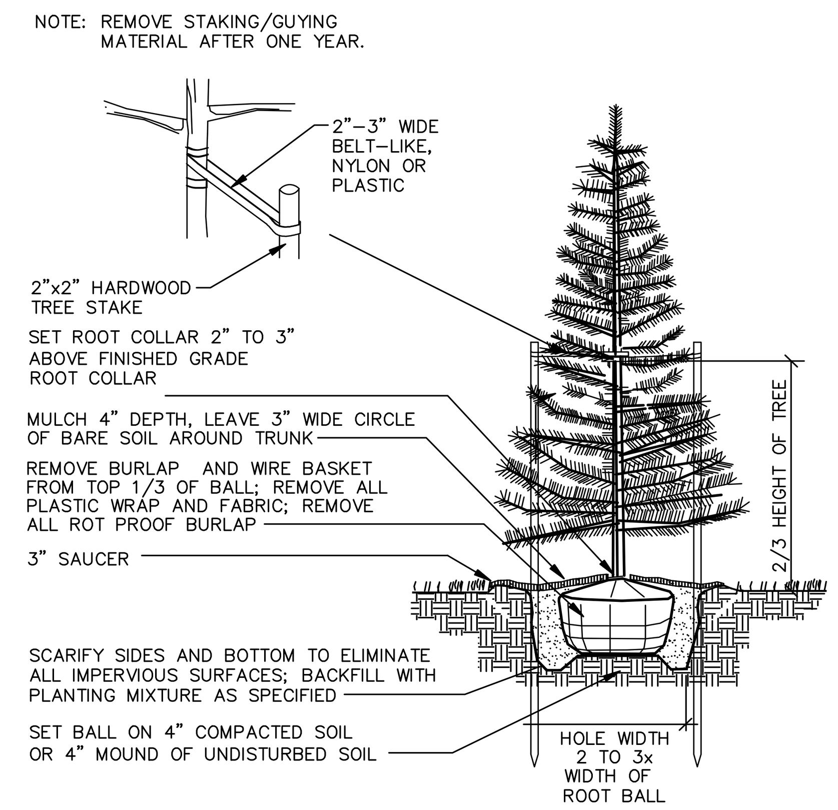
DECIDUOUS TREE PLANTING DETAIL
2-1/2" CAL. OR SMALLER
SCALE: NTS



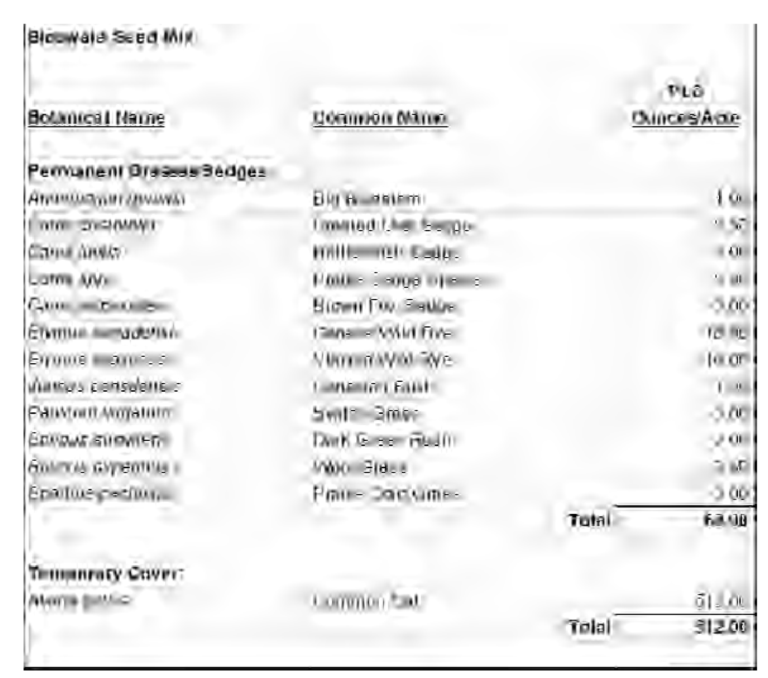
EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



Bioswale Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges:		
[illegible]	Big Bluestem	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	Brown Fox Sedge	3.00
[illegible]	Canada Wild Rye	[illegible]
[illegible]	Virginia Wild Rye	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	Switch Grass	3.00
[illegible]	Dark Green Rush	[illegible]
[illegible]	Wool Grass	[illegible]
[illegible]	Prairie Cord Grass	3.00
	Total	64.00
Temporary Cover:		
[illegible]	Common Oat	[illegible]
	Total	512.00

LANDSCAPE NOTES

1. For any plant quantity discrepancies between the plan view and the plant schedules, the plant schedule shall take precedence.
2. Plant materials shall be selected and installed in accordance with standards established by the City of Ypsilanti
3. Landscape contractor shall provide irrigation/water source for proposed plant material for two years from time of planting or for period specified in contract if water source not provided on the project site.
4. All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season.
5. Restore all disturbed areas with a minimum of four (4) inches of topsoil and then seed/ fertilize/mulch unless otherwise noted on landscape plan.
6. All disturbed areas not to be seeded with native seed mixes identified on the Landscape Plan shall be lawn areas. Lawns shall either be sod or seed and seed mix shall meet species composition requirements of of the seed mixtures listed. Seed shall be installed and stabilized per manufacturers standard specifications. Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals. / acre.
7. Fertilizer for the initial installation of lawns shall provide not less than one (1) pound of actual nitrogen per 1,000 sq ft of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid.
8. After the first growing season, only fertilizers that contain NO phosphorus shall be used on the site in lawn areas only.
9. Areas identified on the Landscape Plan with seed mixes shall be seeded with specified seed mixes as noted in the plans, or equivalent as approved by landscape architect. Temporary cover crop shall be included with all seed mixes. Seeding rates and installation techniques shall be confirmed with supplier.
10. All seeded areas with slopes less than 1:5 (one vertical foot for every 3 horizontal feet) shall be mulched with straw mulch at the rate of two (2) bales per 1,000 square feet. All seeded areas with slopes greater than 1:5 shall be seeded and provided with a biodegradable erosion control blanket such as North American Green S150, 100% biodegradable, jute netted or approved substitution, and shall be secured with biodegradable stakes.
11. Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 to September 15.
12. All compacted subgrade soils in proposed planting areas shall be tilled to a minimum 12-inch depth prior to placement of a minimum of 6" topsoil, geotextile fabric, or other planting media as specified.
13. All landscape beds on planting plan where identified as being lined with edging contractor shall install a commercial grade steel edging. Edging shall be fabricated in 10' - 20' sections with anchor stake loops stamped in face of section at a minimum of 32" on center. Use minimum 15" tapered steel anchoring stakes (3/16" thick) provided by manufacturer. Edging and stakes shall be finished with black enamel paint.
14. All trees to be located a minimum of 10 feet from public utilities.
15. All single trunk, deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted.
16. All evergreen trees, where applicable, shall be branched fully to the ground, symmetrical in shape and have not been sheared in the last three (3) growing seasons.
17. Topsoil and compost shall meet most recent issue of MDOT standard specifications for Topsoil and Compost.
18. Planting Soil: Existing, in-place or stockpiled topsoil. Supplement with imported topsoil as needed. Verify suitability of existing surface soil to produce viable planting soil. Remove stones, roots, plants, sod, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth. Mix surface soil with the following soil amendments to produce planting soil:
    a. Ratio of Loose Compost to Topsoil by Volume: 1:4.
    b. Weight of Lime per 1000 Sq. Ft.: Amend with lime only on recommendation of soil test to adjust soil pH.
    c. Weight of Sulfur or Aluminum Sulfate per 1,000 Sq. Ft.: Amend with sulfur or aluminum sulfate only on recommendation of soil test to adjust soil pH.
    d. Volume of Sand: Amend with sand only on recommendation of Landscape Architect to adjust soil texture.
    e. Weight of Slow-Release Fertilizer per 1,000 Sq. Ft.: Amend with fertilizer only on recommendation of soil test to adjust soil fertility.

Maintenance and Warranty:

1. Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings. Spray or treat as required to keep trees and shrubs free of insects and disease.
2. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence.
3. Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices whenever possible to minimize the use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.
4. Contractor shall warranty all plant material and trees to remain alive and be in healthy, vigorous and like new condition for the specified period from installation to Substantial Completion. The entire Landscaping Project, including but not limited to: plants, shrubs, mulches, etc. are to be under Warranty for One Year after Substantial Completion date of the Project. Trees are to be under Warranty for Two Years after Substantial completion date of the Project. At the end of the specified Warranty period the Owner's Representative will inspect plant material for compliance. Contractor shall replace, in accordance with the drawings and specifications, all plants, trees, shrubs, etc or as determined by the Owner's Representative, are in an unhealthy or unsightly condition. Warranty shall not include damage or loss of plants, trees, and shrubs caused by fires, floods, freezing rains, lightning storms, or winds over 75 miles per hour, acts of vandalism or negligence on the part of the owner, or any other incident beyond landscape contractor's control.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

M:\Civil3d_Proj\21264\Site Plan\21264DT1.dwg, 4/14/2022 12:10 PM, Adam J. Lalik, 11 LANDSCAPE DETAILS, MCLLC PDF.pc3
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CLIENT
RENOVARE YPSILANTI HOMES, LLC
42 WATSON STREET, SUITE B
DETROIT, MICHIGAN 48201

220 N. PARK STREET PUD

PUD SITE PLAN
LANDSCAPE DETAILS

11

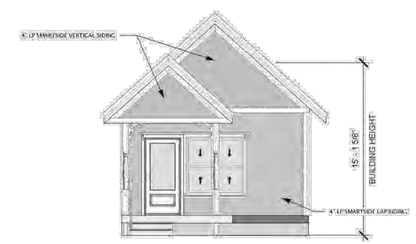
JOB No. 21264
DATE: 03/16/22
SHEET 11 OF 15

REVISIONS:	REV. DATE	
PER MUNICIPAL COMMENTS	04/14/22	CADD: KJB
		ENG: JCA
		PM: KEB
		TECH:
		/21264DT1
		FB#

ALL LP SMARTSIDE SIDING AND TRIM TO BE SMOOTH PAINT FINISH*
WINDOWS TO BE WOOD / ALUMINUM CLAD*

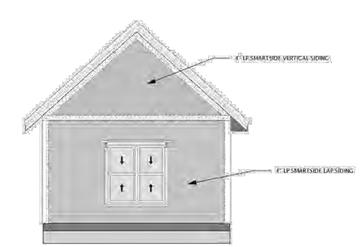
FIRST FLOOR PLAN - 445 S.F.
SCALE: 3/16" = 1'-0"

RIGHT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



FRONT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

LEFT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



REAR EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

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1 STORY COTTAGE

220 N. PARK ST. DEVELOPMENT YPSILANTI, MI

Design: Barry J. Polzin
Drawn By: MRA
Date of Issue: 08/15/22

REVISION		
DATE	ISSUE	BY

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SHEET:
A1.0

SECOND FLOOR PLAN - 512 S.F.
SCALE: 3/16" = 1'-0"

FIRST FLOOR PLAN - 512 S.F.
SCALE: 3/16" = 1'-0"

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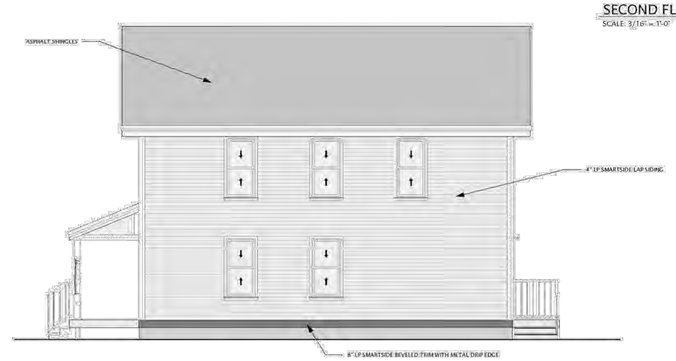
ALL LP SMARTSIDE SIDING AND TRIM TO BE SMOOTH PAINT FINISH*
WINDOWS TO BE WOOD / ALUMINUM CLAD*



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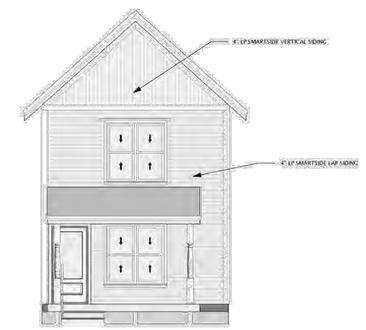

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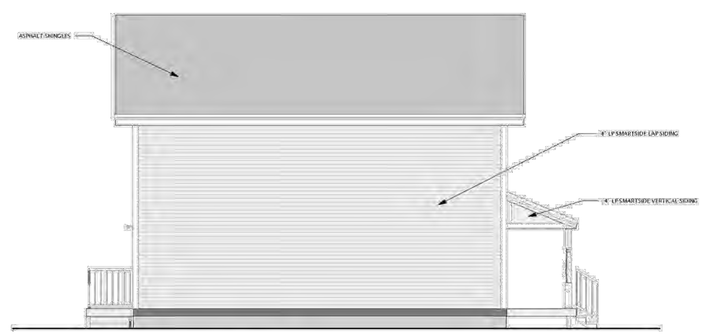

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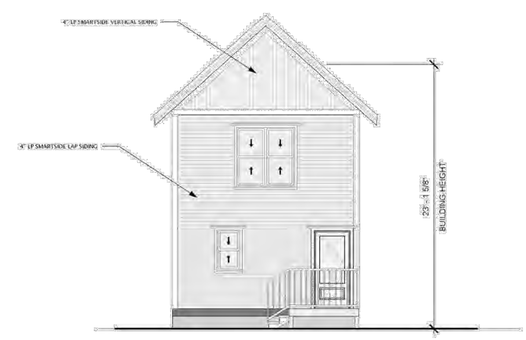

BACK EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

2 STORY COTTAGE

220 N. PARK ST. DEVELOPMENT YPSILANTI, MI

Design: Barry J. Polzin
Drawn By: MKA
Date of Issue: 03/15/22

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DATE	ISSUE	BY

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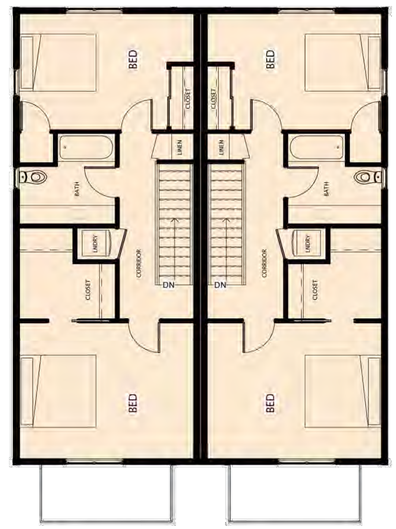

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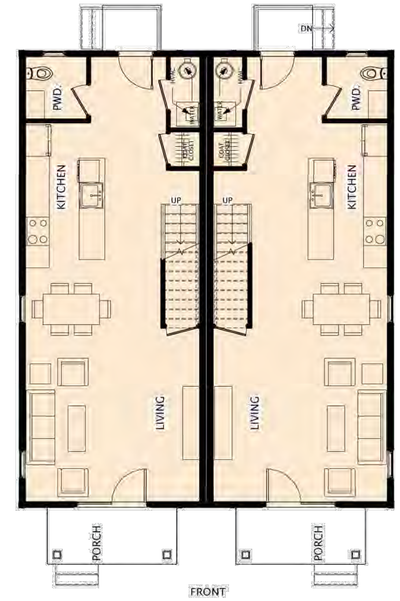
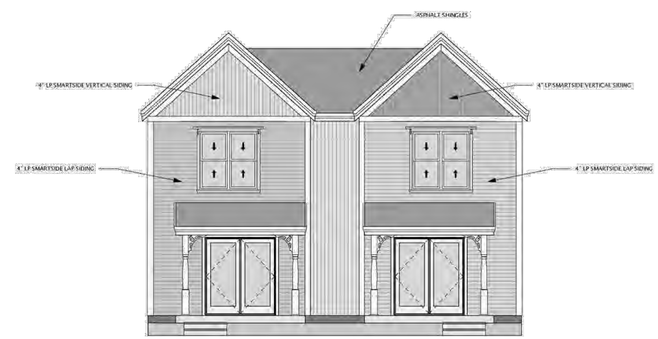


FIRST FLOOR PLAN - 1280 S.F.
SCALE: 3/16" = 1'-0"

ALL LP SMARTSIDE SIDING AND TRIM TO BE SMOOTH PAINT FINISH*
WINDOWS TO BE WOOD / ALUMINUM CLAD*

RIGHT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



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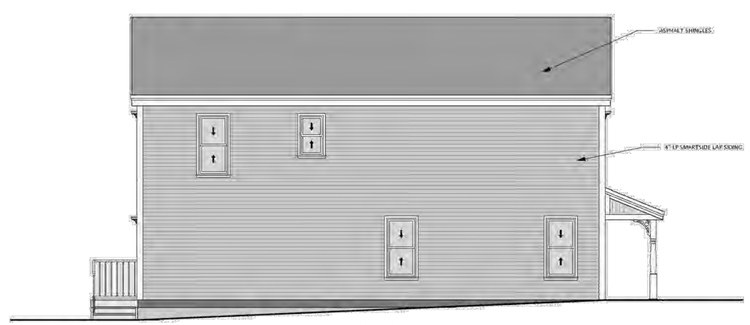

LEFT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

BACK EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

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DUPLEX

220 N. PARK ST. DEVELOPMENT YPSILANTI, MI

Design: Barry J. Polzin
Drawn By: MRA
Date of Issue: 05/15/22

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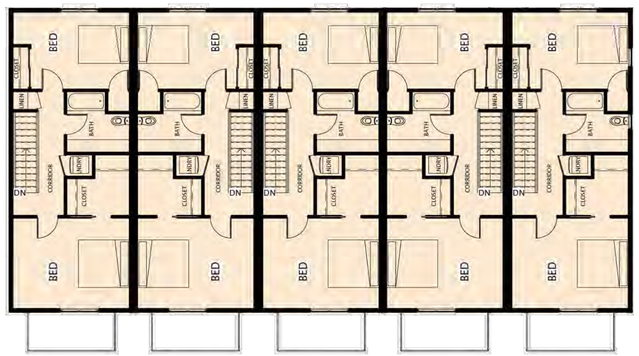
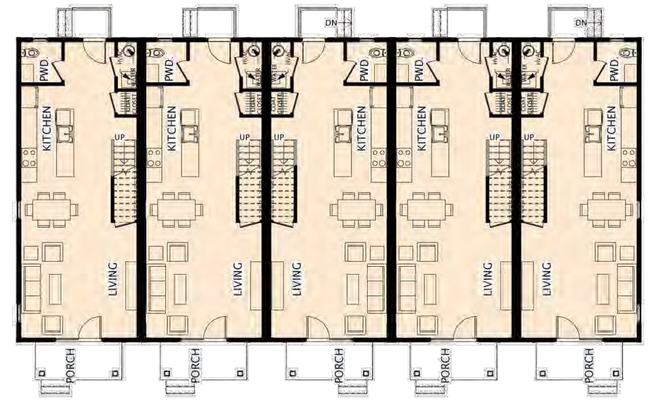
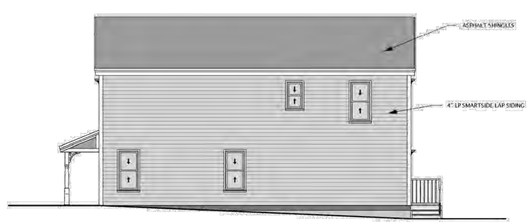


SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

ALL LP SMARTSIDE SIDING AND TRIM TO BE SMOOTH PAINT FINISH*
WINDOWS TO BE WOOD / ALUMINUM CLAD*



RIGHT EXTERIOR ELEVATION
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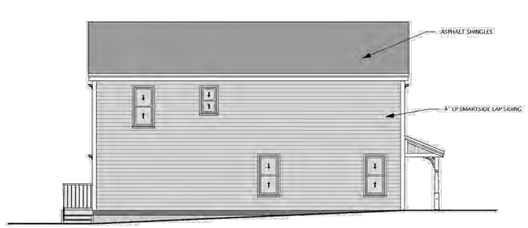
FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

BACK EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

BARRY J. POLZIN ARCHITECTS

TOWNHOUSES

220 N. PARK ST. DEVELOPMENT YPSILANTI, MI

Design: Barry J. Polzin
Drawn By: MRA
Date of Issue: 03/15/22

REVISION

DATE	ISSUE	BY

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City of Ypsilanti
Community & Economic Development Department

April 20, 2022

Staff Review of Special Use and Limited Site Plan
Offices for Skilled Trade Services
340 Ecorse Rd

GENERAL INFORMATION

Applicant:	Jeremy Knox 340 Ecorse Rd Ypsilanti, MI 48198
Project:	Knox Storage and HVAC
Public Hearing Date:	April 20, 2022
Location:	340 Ecorse Rd: Ecorse/Emerick and Davis (Parcel ID 11-11-10-345-032)
Zoning:	"NC" Neighborhood Corridor
Action Requested:	Approval
Staff Recommendation:	Approval with Conditions

PROJECT AND SITE DESCRIPTION

The applicant is proposing an office for skilled trade services at the 340 Ecorse property. This building is a former physical therapy office and now sits vacant. The property's zoning of Neighborhood Corridor allows for this use upon approval as a special land use, and in this case only a limited site plan was required, as the applicant is not proposing any changes to the building footprint or to the overall layout of the site.

This parcel is 0.319 acres. The building is located where Emerick splits from Ecorse at the corner of Davis. There is access from both Ecorse and Davis. The building and site are mostly conforming.

The applicant proposes an office for skilled trade services and Sec.122-539 requires that: (a) any fabrication, repair, cleaning, or other processing of goods must conform to fire and building code; (b) those areas of the ground floor that face upon or are visible from adjacent streets must be used only for entrances, offices, sales, or display; (c) there must be no outside storage of materials or goods of any kind; and (d) storage of commercial and other vehicles inside the building is permitted pursuant to building and fire code. Applicant named the project "Knox Storage and HVAC" on the special use permit application, and staff understands that the applicant will be storing materials and supplies related to the HVAC business on site, but that the business will not be allowing the general public to self-store items on site.

Figure 1: Subject Site Location (2020 Aerial)

Figure 2: Overview of the site from the entrance on Ecorse, facing west. (Google, June 2021 and staff confirmed view still looks same, 4/1/22)

Figure 3: View of site from Davis and Emerick looking northwest. (Google, June 2021)

Figure 4: Facing north from Davis at front of site. (Google, July 2019)

Figure 5: Facing northeast to building's rear and side from Davis. (April 2022)

Figure 6: Facing north to building's rear parking lot from Davis. (April 2022)

Figure 7: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Vacant- Former Vacuum Sales	NC
EAST	Various commercial uses	(Ypsilanti Township)
SOUTH	Residential	R1
WEST	Residential	R1

SPECIAL USE: CRITERIA AND REVIEW §122-324(b)

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

COMMENTS: The proposal is to make use of the existing vacant building. The use conforms generally to the provisions and requirements of the chapter. The "NC" zoned property makes this a special land use.

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

COMMENTS: The use of land as an office for skilled trade services should not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or public welfare. Staff does not foresee this to be a high-intensity use.

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

COMMENTS: The property that touches this parcel to the north is a commercial use, like this one. The property immediately to the west is a single-family home, as are the properties across Davis to the south. Screening on the west property line where this property abuts a residential property is required. This screening could be in the form of a 6' fence or wall or 80% opaque vegetation. Additionally, for this proposed use, according to §122-539, (a) any fabrication, repair, cleaning, or other processing of goods must conform to fire and building code; (b) those areas of the ground floor that face upon or are visible from adjacent streets must be used only for entrances, offices, sales, or display; (c) there must be no outside storage of materials or goods of any kind; and (d) storage of commercial and other vehicles inside the building is permitted pursuant to building and fire code.

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

COMMENTS: This site is located just off Ecorse at the intersection of Davis and Emerick and has access to Ecorse, Emerick, and Davis. The front of the building is very oriented to vehicular traffic, but there is a sidewalk along the front and south side of the building that connects it to its residential neighbors to the south and west, and that is ramped to cross Davis. There are adequate sightlines for transportation.

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

COMMENTS: None are anticipated.

CONDITIONS OF APPROVAL §122-326

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

(1) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being.

(2) Be related to the valid exercise of police power and purposes which are affected by the proposed use or activity.

(3) Be necessary to meet the intent and purposes of this chapter, be related to standards established in this chapter, and be necessary to ensure compliance with those standards."

Items to be addressed:

Planning Commission to discuss screening on the west side of the property.

Any fabrication, repair, cleaning, or other processing of goods must conform to fire and building code.

There must be no outside storage of materials or goods of any kind.

Those areas of the ground floor that face upon or are visible from adjacent streets must be used only for entrances, offices, sales, or display.

Storage of commercial and other vehicles inside the building is permitted pursuant to building and fire code.

SITE PLAN: CRITERIA AND REVIEW §122-311

For zoning compliance reviews, or plans where a Special Use permit is required but no site changes will likely be needed, the applicant may, at the determination of the City Planner, submit a limited site plan for review in lieu of a full site plan per §122-309(t).

STANDING §122-311(a)

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

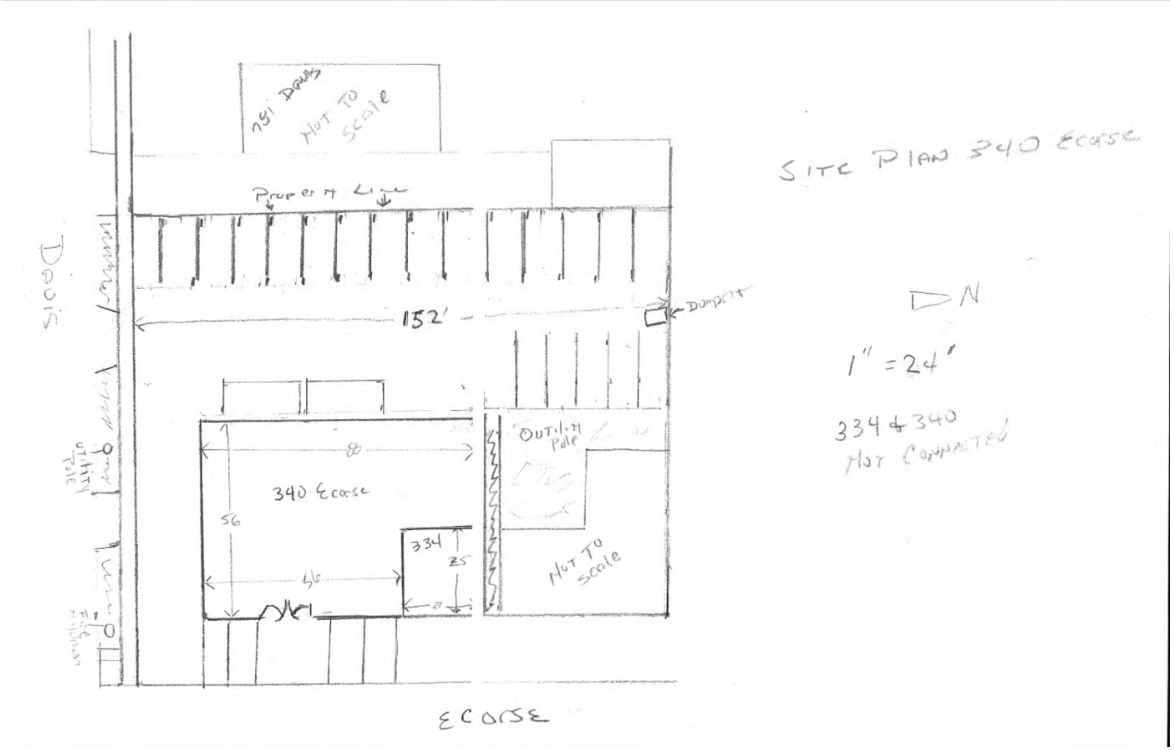
REQUIREMENTS §122-311(b)

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

Figure 8: Requirements

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-477 BUILDING TYPE	Determined by lot size	Single story commercial	Unchanged

Figure 9: Sketch Plan Capture



Items to be Addressed: The sketch plan shows Ecorse, but does not show Emerick between the building and Ecorse, where this plan shows four parking spaces in front of the building. Those four spaces are not to be approved by the Planning Commission. The Department of Public Services will need to review (and approve) those because they are mostly in the Right-of-Way and would back directly out onto Emerick. The proposed site plan also does not show the sidewalk that runs across the front of the building. It appears on Figure 1 above, connecting to the sidewalk along Davis. That sidewalk will need to be retained and repaired. Because of that sidewalk along the front of the building, the parking area or driveway to the south of the building creates a situation where vehicles could cross the sidewalk blindly at the corner of the building on their way out to Emerick. Lastly, the plan shows no ADA-accessible parking spaces.

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."

There is one building on this parcel, there are adjoining and nearby commercial neighbors, and no changes to the site are proposed.

Items to be Addressed: *None.*

SITE ACCESS, TRAFFIC, AND PARKING §122-311(d)

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

This is an NC site located between a busy road (Ecorse) and a residential neighborhood. The existing building has a large parking area. The four spaces shown on the front of the building are not to be approved by the Planning Commission because they will need to be reviewed by the Department of Public Services. The parking lot/drive immediately to the south of the building currently has a drive that exits next to the building onto Emerick. Because the sidewalk runs along the front of this building, vehicles exiting at this point would blindly cross the sidewalk. Staff recommends that this potential exit be closed with some planters, fencing, or curbing, so that vehicles exit instead from the rear parking lot onto Davis. Additionally, the parking spaces need to be 9' x 18' and at least one space must meet ADA requirements.

Figure 10: Site Access, Traffic, and Parking Requirements

ORDINANCE REFERENCE		REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-685	**PARKING Dimensions**	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed)	Front of building: Undetermined due to site age/maintenance. In the rear, there are 22 total marked spaces. Dimensions of parking spaces are unknown.	Four spaces at the front of the building are proposed, but these are not for the Commission to approve. No additional parking spots are proposed to the rear of the building. The proposed dimensions are unclear, but must be 9'x18.'

ORDINANCE REFERENCE		REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-685	**BARRIER FREE**	Barrier-free parking spaces must be provided in accordance with the state barrier-free design requirements. The site plan requires 1 barrier-free space.	Not known.	The proposed site plan doesn't clearly show an ADA barrier-free space, but one is required.
§122-684	**Screening & Landscaping (external)**	Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF Abuts R1. There shall be a 6' high fence, wall, or landscaping screen.	No screening.	No landscaping exists, and no additional landscaping is proposed. Screening to the west is required.
§122-691	**Motor spaces**	Repair shops; showroom of a trade: 1 for every 600 square feet of usable floor area. However, the property is Zoned NC, walkable Urban District, where the minimum parking requirements are halved. Usable floor area is unknown, but even looking at gross floor area, there is more than enough parking on site. The gross floor area is 3,656 square feet, which would require six parking spaces, and halving that would then require a **minimum of three spaces**.	The paved lot includes marked parking areas behind the building. Staff doesn't believe spaces in front of the building are currently marked.	Behind building, no additional spaces are proposed—the existing 22 spaces will be reused. Four parking spaces in front are proposed.
§122-693	**Bicycle spaces**	1 space for every five vehicle spaces	No existing spaces.	At least one bike hoop should be provided.
§122-692	**Parking discounts**	Transit		No discounts needed.
		Alternative Vehicles		
		Bicycle		
		PC discretion, special circumstances not listed above		
		Walkable Urban Districts: parking requirements automatically halved in C, NC, HC, CN, CN-Mid, CN-SF; PC may waive 50% in GC if walkable area		

ORDINANCE REFERENCE		REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-672	**SIDEWALKS**	Must be along public street.	Existing along Davis and in front of building as well. Condition is fair to poor.	No changes – appears to conform size-wise. Staff recommends sidewalk be maintained and repaired. ADA crosswalk ramp should be repaired as well.
§122-675	**TRAFFIC VISIBILITY**	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.	There are no shrubs/ obstructions existing. Existing appears to conform.	No changes- appears to conform.

Items to be Addressed: *-*
Four spaces proposed in front of building are not to be approved by Planning Commission, rather the Department of Public Services.

All parking spaces are to be 9' x 18', except for the larger ADA-compliant space.

One ADA-compliant parking space is required.

At least one bicycle parking space is required.

As part of proposed use, applicant will need to repair all existing sidewalks where necessary, including the walk along the front of the building, the walk along Davis, and the crosswalk ramp.

SCREENING **§122-311(h)**

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

Figure 11: Screening Requirements

ORDINANCE REFERENCE		REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609	**Lighting**	• Dark Sky compliant; may be full cutoff where affecting residential uses • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc	Lighting not known.	No new lighting proposed.
§122-608	**Refuse Containers**	Any new or altered commercial use that has an outdoor trash storage area must comply with the requirements in §122-608	Two trash receptacles/dumpsters are located at the far north end of the rear parking lot.	Trash bins are proposed to remain in current location, at the northern edge of the rear parking lot. Trash storage area must be screened with an enclosure in accordance with §122-608f.
§122-631	**Landscape plan**	Not required.		
§122-634	**Screening Between Land Uses** *if conflicting use*	Where a non-residential use abuts a residential use on the first floor of the principal structure. 6' screening is required and can be a wall, fence, or vegetation that is 80% opaque.	Residential use abuts the west side of the property. No shrubbery or screening exists.	No screening is proposed. The applicant must screen along the western edge of the property where it abuts a residential use.
§122-636	**Street Trees**	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb.	None	None proposed. No trees are possible because of narrow easement and overhead utility lines. Staff does not recommend a payment in lieu of trees.

Items to be Addressed:

- If business is to be open during night hours or if lighting will be added to the building, applicant shall submit a lighting plan conforming with the provisions of 122-609.
- The west property line must be screened from the adjoining residential property in compliance with the provisions of 122-634.
- Trash storage area(s) must be screened with an enclosure in accordance with §122-608f.

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."

The Department of Public Services needs to review the proposed front parking spaces.

MASTER PLAN CONSIDERATIONS §122-311(k)

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

Great place to do business, especially green and creative. Allowance of this business activates this corner, allows the owner to care for and maintain the property, encourages the reuse of an empty building, and hopefully will encourage others to invest in this small neighborhood commercial area.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit for offices for skilled trade services at 340 Ecorse with the following findings and conditions:

Findings: The application is substantially in compliance with §122-324(b). This specific use also requires compliance with §122-539(a)-(d).

Conditions:

- Special use approval shall be subject to approval of site plan.
- Any fabrication, repair, cleaning, or other processing of goods must conform to fire and building code.
- Those areas of the ground floor that face upon or are visible from adjacent streets must be used only for entrances, offices, sales, or display.
- There must be no outside storage of materials or goods of any kind.
- Storage of commercial and other vehicles inside the building is permitted pursuant to building and fire code.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Limited Site Plan for 340 Ecorse with the following findings and conditions:

Findings:

- The application substantially complies with §122-311.

Conditions:

- Four parking spaces proposed in front of building will need review and approval by the Department of Public Services.
- Applicant shall ensure all parking spaces are at least 9' by 18', except for the ADA parking space. Applicant shall make at least one parking space ADA compliant.
- Applicant shall install planters, fencing, curbing, or a similar barrier where the south parking lot meets the sidewalk along the front of the building so that vehicles cannot cross the front sidewalk.
- Applicant shall submit a lighting plan conforming with the provisions of 122-609 if business is to be operated during night hours.
- Applicant shall screen trash storage area with an enclosure conforming with §122-608f.
- Applicant shall screen the west property line from the adjoining residential property.
- Applicant shall repair all existing sidewalks where needed, and repair the crosswalk ramp.

Andy Aamodt
City Planner, City of Ypsilanti

Ellen Thackery
Preservation Planner, City of Ypsilanti

CC File
Applicant

RECEIVED
MAR 14 2022
CITY OF YPSILANTI
BUILDING DEPARTMENT

29536
1004

SKETCH PLAN REVIEW APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name: Jeremy Knox		
Address: [redacted]		
City: Ypsi	State: MI	Zip: 48198
Phone:	Email: [redacted]	

Property

Name of project	Knox Storage & HVAC
Address	340 Ecorse Suite A
List all parcel identification numbers included in development	11-11-10-345-032 11-99-33-019-011
Property owner*	Jeremy Knox
Current use	Day Care
Proposed use	HVAC Sheet metal & Storage
Current zoning	Neighbor Hood friendly
Legal description of property (may be attached)	

*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

Signature

I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Ypsilanti staff to access the subject property for the purposes of preparing staff reports and/or evaluating this application.

Signature: [redacted]	Date: 3/14/2022
Print Name: Jeremy J Knox	

You must complete the checklist on the following page before turning in your application.

Sketch Plan Required Information Checklist

This checklist **must** be completed by the sketch plan designer and submitted with your application. The City Planner or Planning Commission may require other data they deem necessary. **Four copies of the plans are required, as well as one electronic copy (PDF preferred).**

The Planning and Development Department will reject any incomplete submission.

	Project-identifying information	
✓	Name of project 340 Ecorse RD	
✓	Brief description of project	Em
✓	Location map showing major thoroughfares and site location (no scale necessary) CROSS RD	
✓	Name, address and phone number of the site owner	
	Name, address and phone number of the developer (if different)	
	Name, address and phone number of the plan designer	
	Existing conditions	
✓	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions	3/32
✓	Area of the site in square feet and acres, excluding all existing and proposed rights-of-way.	17,472
	Property lines and dimensions, including lines and dimensions of all rights-of-way & easements.	
	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.	GPS well $ BSA
✓	Use(s) of existing buildings whole Bldg	
✓	Existing landscaping	
	Existing zoning of the site and all adjacent properties	
	Proposed conditions	
✓	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions	
	Any changes to site dimensions, and completed *Lot Split/Combination Application*	
	Any changes to zoning, and completed *Zoning Map Amendment or Text Amendment Application*	
	Any variances requested, and completed *Variance Application*	
	Any changes to rights-of-way or easements on the property	
	All structures and accessory structures, their uses and dimensions, and addition 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.	
	Location and dimensions of any open-air uses, such as outdoor cafes, open-air sales, or outdoor storage	
✓	Parking areas, access drives, or sidewalks, showing the method of surfacing, number and size of spaces, aisles, loading areas, and handicapped access ramps.	
	If Requested By City Planner: 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.	
	For a Multi-family Use or If Requested By City Planner: Building floor plans.	

Site designer initials: _____

FOR OFFICE USE ONLY

Date:	Amount: **$100**	Account: **101-4-7210-607-01** (fee)
[ ] Cash [ ] Check payable to City of Ypsilanti [ ] Credit (+ 3.0% surcharge)		Code: **178 Rezone** Signature of person receiving deposit:
Description of deposit:		

29537
1003

City of Ypsilanti
Planning & Development Department

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

RECEIVED
MAR 14 2022
CITY OF YPSILANTI
BUILDING DEPARTMENT

SPECIAL USE PERMIT APPLICATION

MUST BE SUBMITTED WITH SITE PLAN OR SKETCH PLAN APPLICATION.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name: Jeremy Knox	
Address: 340 Ecorse Suite B	
Phone: [redacted]	Email: [redacted]

Property

Address: 340 Ecorse	Parcel ID:
Property owner*: Jeremy Knox	

*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

Project

Name of project: Knox Storage + HVAC
Current use: Day Care
Proposed use**: HVAC Storage + Sheet metal Shop

Rationale for request**
To operate storage & tin shop for Residential
HVAC Bus.

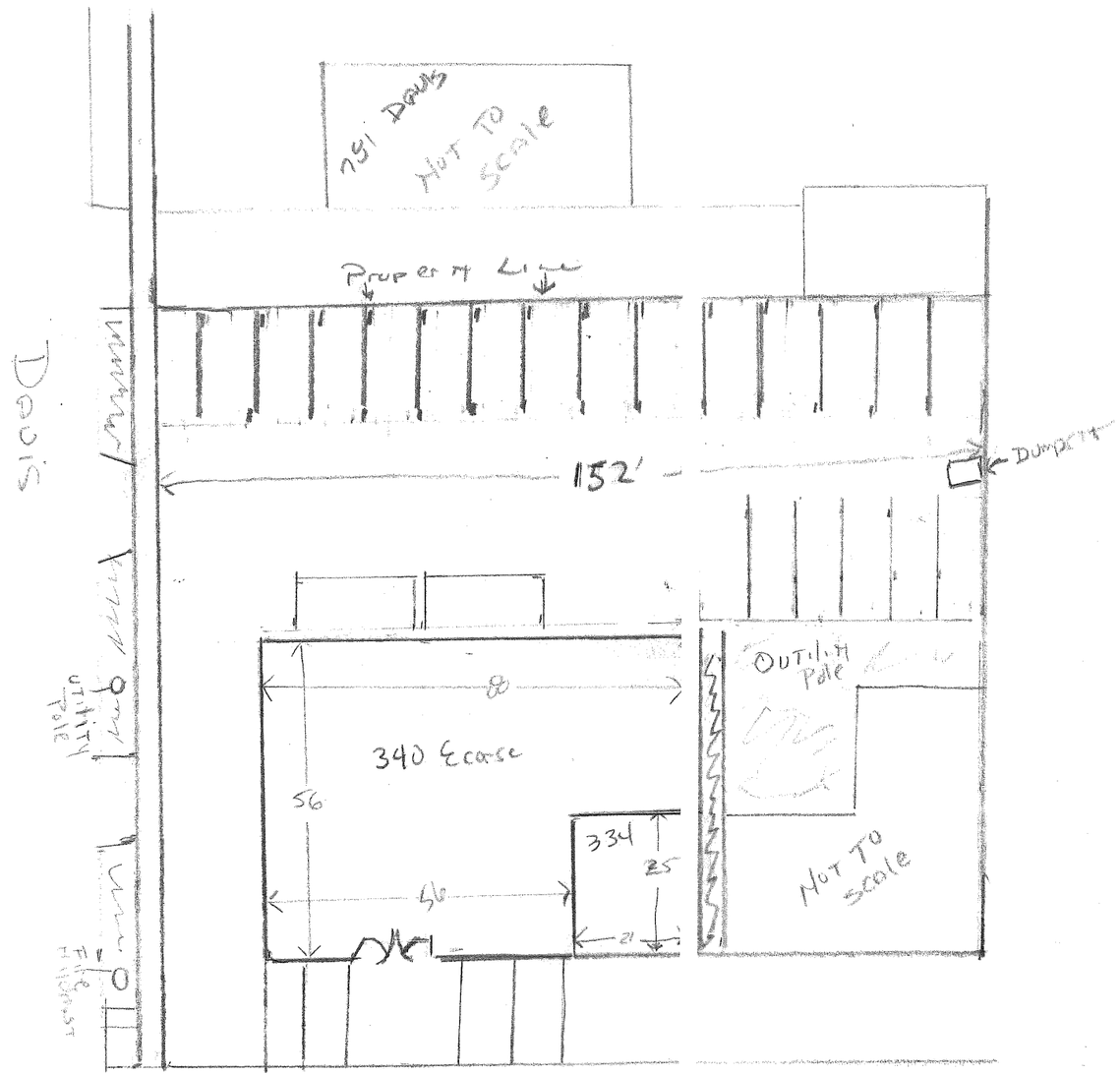
**Please attach additional pages to the application if needed.

Signature

I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Ypsilanti staff to access the subject property for the purposes of preparing staff reports and/or evaluating this application.	
Signature [redacted]	Date 3/14/2022
Print N[redacted] Jeremy J Knox	

FOR OFFICE USE ONLY

Date:	Amount: **$400**	Account: **101-4-7210-607-01**
☐ Cash ☐ Check payable to City of Ypsilanti ☐ Credit (+ 3.0% surcharge)		Code: **178 Rezone** Signature of person receiving deposit:
Description of deposit:		



SITE PLAN 340 ECORSE

N

1" = 24"

334 & 340
Not Connected

City of Ypsilanti
Community & Economic Development Department

April 20, 2022

Staff Review of Special Use and Site Plan Review
1420 Washtenaw Ave

GENERAL INFORMATION

Applicant:	Ali Wahab, 1420 Washtenaw Ave LLC
Project:	1420 Washtenaw Ave- Marijuana Retailer New Construction
Public Hearing Date:	April 20, 2022
Location:	1420 Washtenaw Ave (Parcel ID# 11-11-05-382-012; Legal Description: YP CITY 19A-W118A LOTS 351 - 359 INCL. COLLEGE HEIGHTS SUBDIVISION NUMBER ONE)
Zoning:	NC – Neighborhood Corridor
Action Requested:	Special Use Permit Approval and Site Plan Approval
Staff Recommendation:	Approval with conditions

PROJECT AND SITE DESCRIPTION

The applicant is seeking a Special Use Permit and Site Plan Review approval for marijuana retailer at 1420 Washtenaw. The site's zoning of NC allows is as special land use. The applicant needs to split the parcel in order to distance themselves far away enough from Estabrook School.

The applicant will remove the gas pumps and canopies, and will cap or remove the underground gas tanks per State regulations. Then, the eastern lot will host the new construction of the building.

Figure 1: Site Aerial (2020)

Figure 2: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Residential	R1
EAST	Residential	CN-Mid
SOUTH	Commercial Uses	NC
WEST	Commercial Uses	NC

Figure 3: Current site from corner of Washtenaw and Cornell (April 14, 2022)

SPECIAL USE: CRITERIA AND REVIEW §122-324(b)

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

COMMENTS: The proposal is to split the current lot, and host the marijuana retailer in the proposed new building on the eastern lot. The new construction of the building and site improvements should fully comply with the City's zoning ordinance.

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

COMMENTS: There is some discussion locally, statewide, and federally as to the social and economic impact of marijuana in general. The City's voters strongly supported Proposal 1 to legalize adult-use marijuana by over 78%. Odor should be considered.

The environmental impacts of a retail shop should be less detrimental than potential affects from a gas station, which this use is replacing.

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

COMMENTS: The special use is primarily retail in nature, and the 2,268 first floor of the building will be open to the retail use, with the second floor currently proposed as offices and storage associated with the marijuana retailer. The use should draw most, if not all of its vehicle traffic from Washtenaw Ave. The use could get pedestrian traffic from the nearby neighborhood, and the building's orientation towards the street welcomes pedestrian and non-motorized traffic.

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

COMMENTS: This site is located on Washtenaw Ave, with a current curb cut at the neighboring lot (the staff review for the site plan discusses the need for a joint-access easement). Extra access is provided from Cornell Rd, and there is also an alley to the rear that can serve trash pickup and potentially serve the employee parking (again, see staff review for site plan). There is a bus stop about 540 feet down Washtenaw Ave.

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

COMMENTS: None are anticipated.

CONDITIONS OF APPROVAL §122-326

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

(1) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being.

(2) Be related to the valid exercise of police power and purposes which are affected by the proposed use or activity.

(3) Be necessary to meet the intent and purposes of this chapter, be related to standards established in this chapter, and be necessary to ensure compliance with those standards."

Items to be addressed:

- Gas station use shall cease to exist in order to accommodate marijuana retailer use, and the gas pumps and tanks shall be capped or removed in accordance with State regulations.

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 marijuana retailer of less than 5,000 square feet of gross floor area is a special land use in the NC zoning district. This proposed building's gross floor area will be 4,536 square feet.

Note: In staff's opinion, the resultant convenience store parcel's site plan will not be scrutinized during this review because after analyzing the parcel split, the split will not result in any increases in any nonconformities. For example, the front setback distance is a nonconformity, but is not expanding from this parcel split.

Figure 4: Specific Use Regulations

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
ART. V	Specific Use Regulations	Marijuana Retailers (Section 122-538). Subsection (b)(3) Facility shall be at least 1,000 feet from a school, measured from parcel to parcel.		Current parcel is within 1,000 feet of school. The applicant applies to split the parcel so that the distance from the marijuana retailer parcel is at least 1,000 feet from the school (about 1,024 ft).	Applicant shall fully execute the parcel split.

Items to be addressed:

- Applicant shall fully execute the parcel split prior to any construction and certificates of occupancy.

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

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

The proposed building has a footprint of approximately 2,268 square feet. The two stories gives it approximately 4,536 square feet of gross floor area. The site, based on the resultant parcel, is 9,138 square feet.

Figure 5: Building Type and Private Frontage Standards

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
For Walkable Urban Districts- Building Type Required ***Blue text: site plan complies*** ***Red text: site plan does not comply*** ***Black text: existing nonconformity or not applicable***					
122-465	Building Type	Commercial/ Mixed Use Medium (CM)	NA	**Commercial/ Mixed Use Medium (CM)**	
	Lot size	Max 60,000 sf	NA	**9,138 sf**	
	Lot width	60-120 ft	NA	**78 ft**	
	Lot depth	Max 500 ft	NA	**117.28 ft**	
	Lot coverage	Max 90%	NA	**24.8%**	
	Street (front or side) setback	Front (Washtenaw Ave): Must be no further than 10' from ReImagine Washtenaw Plan's proposed ROW line. ReImagine Washtenaw's proposed ROW is noted as 92' in this road section. Existing Washtenaw ROW appears 80' currently. Therefore front setback should be no greater than 16' from the current Washtenaw ROW line. Street-side (Cornell St): Max 15 ft	NA	**Front: 5' from current ROW line** **Street-side: 5'**	
	Side (interior) setback	Min 0 ft	NA	**3 ft**	
	Rear setback	Min 25 ft	NA	**78 ft**	
	Frontage buildout (%)	90% - 100%	NA	**90%**	
	Accessory building: size; street, side, and rear setbacks; building envelope; number of buildings	NA	NA	NA	NA

	Principal building height	2 to 5 stories	NA	**2 stories**	
	Accessory structure height	NA	NA	NA	NA
	Parking location	Side and rear yards	NA	**Rear yard**	
	Fences	NA	NA	NA	NA
	Signs: size; setback; height; number	Shall follow NC standards	NA	Wall sign proposed	Signage shall be applied for separately

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Building Types' Private Frontage Requirements ***Blue text: site plan complies Red text: site plan does not comply Black text: existing nonconformity or not applicable***					
122-484	Private frontage type	Commercial	NA	**Commercial**	
	Yard requirements	Must be landscaped/pervious with a path at least 6 feet wide connecting building entrance to sidewalk.	NA	**Complies**	
	Façade- distance between openings (ft)	Max 2 ft	NA	**Complies**	
	Door recess (ft)	Max 5 ft	NA	**4'3"**	
	Ground floor transparency (%)	Min 60%	NA	**70%**	**Glazing shall be clear glass that is transparent inside and outside. Interior floor plan design and interior barriers should be provided to accommodate State of Michigan MRA's rules.**
	Height to bottom of window (ft)	Max 2.50 ft	NA	**2.50 ft**	
	Optional awning or gallery: setback from curb (ft)	Min 2 ft	NA	**About 9.16' from curb**	
	Optional awning or gallery: clear depth of awning (ft)	4 – 10 ft	NA	**4 ft**	

	Optional awning or gallery: clear depth of gallery (ft)	NA – Awning proposed (see above row)	NA	NA	NA
	Optional awning or gallery: clear height (ft)	Min 8 ft	NA	**10 ft**	
	Thoroughfare commercial may be modified by PC if findings	NA	NA	NA	NA

Figure 6: General Site Regulations

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
122-601	Objectionable features	NA	NA	NA	NA
122-602 to 603	Damaged or destroyed buildings; Moving of buildings	NA	NA	NA	NA
122-604 to 605	Dumping; depositing or burying garbage; excavation/filling	NA	NA	NA	NA
122-606	Rear dwelling	NA	NA	NA	NA
122-607	Building entrances	Must face street.	NA	**Complies**	
	Rights of way	Constructing over ROW is unlawful.	NA	**NA**	
	Easements	Constructing over easements needs permission from easement holder(s).	NA	**NA**	
	Planned Easements	Easement for ReImagine Washtenaw		**Easement must be recorded that allows public ROW use of the 5 feet of sidewalk within the subject property.**	
122-608	Trash receptables & dumpsters	Masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad.	Current enclosure complies but will be adjusted.	**Proposed enclosure complies. Because alley will be used to access the enclosure, the applicant shall repair the alley as portions of it is in poor condition.**	
122-609	Required lighting	Lighting required for building entrances/exits, parking, and loading used at night.	Existing lighting on west lot will be reused but new lighting proposed for east lot.	**New lighting provided on east lot. Lighting fixtures are noted to be dark sky compliant.**	

	Lighting levels	• not >0.5 fc at lot line • not < 0.3 fc anywhere where lighting required. must average > 0.5 fc across entire are where lighting required.		**Lighting levels appear to comply.**	
	Fixture height	Not > 16' height		**Complies**	
	Ornamental lighting	Regulations for interior-to-exterior lighting; uplighting	NA	NA	NA
122-610	Grades; elevation differentials	NA	NA	NA	NA
122-611	Steep slopes protection	NA	NA	NA	NA
122-612	Retaining walls	NA	NA	NA	NA
122-613	Height exceptions	NA	NA	NA	NA
122-620 to 625	Yard, Area, and Lot requirements generally	Land division must follow Michigan Land Division Act and zoning dimensions for resultant parcels.	NA	**Parcels comply; due to marijuana distance requirement the lot split must be fully executed.**	

Items to be addressed:

- Glazing shall be clear glass that is transparent inside and outside. Interior floor plan design and interior barriers should be provided to accommodate State of Michigan MRA's rules.
- Easement must be recorded that allows public ROW use of the 5 feet of sidewalk within the subject property.
- Applicant shall repave or repair alley, and shall be reviewed by the City Engineer.

Figure 7: Photo of Existing Dumpster Enclosure and Alley (April 14, 2022)

SITE ACCESS, TRAFFIC, AND PARKING §122-311(d)

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

Figure 8: Site access, traffic and parking

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
122-670	Traffic circulation: general standards	Street design standards	NA	NA – No public streets proposed.	NA
	Traffic circulation: infill and new development	Joint use of driveways and cross access easements must be established where feasible.	NA	**Joint access easement between the two parcels should be recorded.**	
	Traffic circulation: access for sites	Standards for access for sites of more than one building type, under the same ownership.	NA	NA	NA
122-671	Public service areas	There shall be adequate access for emergency vehicles.	Lot is rather open apart from gas pumps.	**The joint access drive appears to allow for access of vehicles in the case of emergency.**	

122-672	Sidewalks	Sidewalks must be provided at perimeter of street.	Existing sidewalks comply.	Reuse of existing sidewalks complies.	
122-673	Direct access to a major thoroughfare	Access standards	Complies	Complies	NA
122-674	Street frontage	Must face street or have easement or ROW at least 50' wide	Complies	Complies	NA
122-675	Traffic visibility	At driveway intersection: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway. At street intersection: within a 25' x 25' triangle formed by the street ROW line and the intersection of street. Shrubs, plantings, and low walls less than 30" in height are allowed in such triangles.	NA	**Plantings within triangles shall be less than 30" tall.**	

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
122-682	Off-street parking for 1-2 family dwellings: ingress/egress; driveways; surfacing; parking in yards	NA	NA	NA	NA
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.	Existing lot will be renovated.	**26.47' to 28'**	
	Off-street parking for all other uses: access	Parking lots shall have adequate access for pedestrians and vehicles, including paved walkways of minimum 5' width.	Existing lot will be renovated.	Appears to comply	
	Off-street parking for all other uses: 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.	Existing lot will be renovated.	Appears to comply	NA

	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	Existing lot will be renovated.	**Appears to comply. Staff recommends this be reviewed in detailed engineering review.**	
	Off-street parking for all other uses: drainage	Graded and drained to public storm sewers or alternate. No surface water shall be permitted to drain onto adjoining properties. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.	Existing lot will be renovated.	**Appears to comply. Staff recommends this be reviewed in detailed engineering review.**	
	Off-street parking for all other uses: setback from street	By district	NA	NA	NA
	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.	Existing lot will be renovated.	**Appears to comply. Alley separates lots.**	
	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.		**Appears to comply.**	
	Off-street parking for all other uses: wheel stops/curbing	For parking lots containing five or more spaces or accessory to commercial uses, wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping.		**Curbing appears to comply.**	

	Off-street parking for all other uses: lighting	With the exception of multiple-family dwellings on individual lots containing no more than four units, parking and loading facilities utilized during night-time hours shall be artificially illuminated. All such outdoor lighting shall meet the requirements of §122-609.		**Lighting proposed in parking lot, appears to comply.**	

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
122-684	Parking landscaping: trees to parking spaces ratio	Parking landscaping: trees to parking spaces ratio: 1 tree per every 8 parking spaces = 1 tree required.	NA	**1 tree proposed in landscaped area near dumpster.**	
	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	NA	**No formal islands required, landscaped area with tree and plantings is provided.**	
	Parking landscaping: ends of aisles	Ends of all aisles and corners shall be curbed with a landscaped island.	NA	**Aisle end provided at east side of lot.**	
	Parking landscaping: landscape distance	Landscaping shall be planted no closer than 3' from curb edge.	NA	**Appears to comply**	
	Parking landscaping: vehicular visibility	Landscaping shall not hinder vehicle visibility.	NA	**Appears to comply**	
	Parking screening	Off street parking in side and rear yards that abut a residential zoning district shall be screened in accordance with 122-634. Parking lots visible from public ROW shall be screened with wall or landscaping planting, reaching 80% opacity, 3'-4' high	NA	**Applicant shall confirm landscaping plantings on the east side of parking lot account for at least 80% opacity and 3'-4' height.**	
	Overhang/encroachment protection	Landscaped areas, walls, structures, and walks shall be properly protected from vehicular encroachment or overhang through	NA	**Appears to comply**	

		appropriate wheel stops or curbs, as well as a distance of at least 3 feet.			
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.	NA	**Appears to comply**	
	Parking dimensions: small car, motorcycles	Can designate 20% small car spaces.	NA	NA	NA
	Parking dimensions for standard vehicles: degrees, width, length	Standards for angled parking		No angled parking proposed	
	Parking dimensions for standard vehicles: maneuvering lane width, total width	Standards for maneuvering lane width: shall be at least 22' wide for 90 degree spaces	NA	**Appears to comply. Maneuvering into alley is not ideal so applicant shall restrict the four northern-most spaces near the alley for employees only.**	

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
122-690	General standards	NA	NA	NA	NA
122-691	Parking space base calculation	1 space per 250 square feet of gross floor area. 4,536 sf/ 250 = 18.1	NA	**11 provided (see reductions below)**	
122-692	Parking reductions: transit, car-share/carpooling, electric car, covered bicycle parking, seasonal bicycle, Planning Commission authority	Parking reductions	NA	NA- None applied for.	
	Parking reductions: Walkable Urban Districts	Minimum base parking requirement is halved in walkable urban districts. 18 required	NA	**11 provided**	

		parking / 2 = 9 total spaces required			
	TOTAL PARKING REQUIREMENT AFTER REDUCTIONS	9 required	NA	**11 provided**	
122-693	Required bicycle parking	1 per every 5 vehicle spaces = 2 required	NA	**8 spaces provided**	
122-694	Off-street stacking spaces for drive-thrus	NA	NA	NA	NA
122-695	Off-street loading spaces requirement: # of loading spaces	One 10x25 required. Planning Commission may modify this requirement upon making the determination that another standard would be more appropriate because of the number of type of deliveries experienced by a particular business or use.	NA	**Formal loading space not provided on east lot. Staff recommends Planning Commission modify this requirement to not require a formal loading space for the marijuana retailer building due to the nature of deliveries/shipping taking place in two-axle vehicles.**	
	Off-street loading spaces requirement: location of space, distance from residential zones	Must be at least 50 ft from residential zoning unless screened.	NA	NA	
	Off-street loading spaces requirement: surfacing	Asphaltic or Portland cement binder.	NA	NA	
	Off-street loading spaces requirement: turning/maneuvering	Needs adequate maneuverability and truck turning plan for semi-trailers.	NA	NA	
122-696	Parking in special assessment districts	NA	NA	NA	
122-697	Fee in lieu of off-street parking	NA	NA	NA	

Items to be addressed:

- Site plans shall undergo detailed engineering review.
- Joint access easement between the two parcels should be recorded.
- Applicant shall confirm plantings within traffic visibility triangles will be less than 30" tall.
- Applicant shall confirm landscaping plantings on the east side of parking lot will account for at least 80% opacity and 3'-4' height.
- Applicant shall designate the four northern-most parking spaces near the alley for employees only.

Figure 9: Photo of Front Sidewalk

ENGINEERING & STORMWATER **§122-311(f), §122-311(g)**

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

Detailed engineering review required due to substantial changes to impervious surface, utility work, landscaping, grading, and potential stormwater management.

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."

Figure 10: Screening & Landscaping

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
122-631	Landscape plan requirements	Requirements include a required tree protection plan for trees being preserved.	Two street trees being preserved.	**No tree protection plan included, shall be provided.**	
122-632	Landscape elements	Trees shall comply with City tree list. Trees and plantings shall be non-invasive, native and hardy to Washtenaw County, etc.	NA	**Trees comply with the tree list. Plantings shall be native, non-invasive, and plantings acting as screening shall be hardy to Washtenaw County.**	
122-634	Required screening	Required where NC abuts a residential zoning district. Planning Commission can waive location requirement upon finding that utilities interfere. Construction must be a wall, fence, or landscape buffer at least 6' in height and 80% opacity.	Existing fences appears to be neighbors' property.	**Screening not provided because alley provides buffer, appears to comply.**	
122-635	Fences and walls	Fence/wall standards	NA	NA	
122-636	Street trees	1 street tree per 30 linear feet of frontage required. Existing street trees may count as credit or more dependent on size. 195 ft/30 = 7 trees.	2 street trees existing.	**4 new street trees, 2 existing create credits. 6 total trees comply.**	
122-637	Foundation landscaping	Required for select building types.	NA	Not required for CM, some foundation landscaping provided.	
122-638	Site landscaping	At least 10% of total site area shall be landscaped	NA	**10.4%**	
122-641	Modifications or exceptions to requirements	Buildings abutting property lines, location adjustments, other PC modifications	NA	NA	

Items to be addressed:

- Applicant shall provide tree protection plan for trees being preserved.
- Landscape plan's species list shall be approved administratively to ensure no plantings are invasive species and are hardy to Washtenaw County.

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."

MDOT approval is required for work within the MDOT Washtenaw Ave right-of-way for site improvements, such as landscaping and street trees.

Staff recommends the City Engineer review the detailed engineering plans, and the alley repaving. Also, any potential work within the non-MDOT right-of-way, including but not limited to landscaping, curbing, sidewalks, crosswalk to be permitted through Department of Public Services.

MASTER PLAN CONSIDERATIONS §122-311(k)

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

Great place to do business, especially green and creative. This development helps with the potential growth of a business. The construction of the building promotes sustainability as well economic growth. It also promotes walkability and design goals of the City and ReImagine Washtenaw planning.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission ***approve*** the Special Use Permit for marijuana retailer use at 1420 Washtenaw Ave with the following findings and conditions:

Findings:

1. The application is substantially in compliance with §122-324(b).
2. Per the proposed parcel split and site plan Sheet S1, the Special Use Permit is granted to the resultant eastern lot and new building. A special use permit is not granted to the western lot and existing 1420 Washtenaw Ave convenience store building.

Condition:

1. The Special Use Permit approval shall be subject to approval of site plan.
2. Gas station use shall cease to exist in order to accommodate marijuana retailer use, and the gas pumps and tanks shall be capped or removed in accordance with State regulations.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends Planning Commission ***approve*** the Site Plan for 1420 Washtenaw with the following findings, waivers, and conditions:

Findings:

1. The site plans substantially comply with §122-311 and the zoning ordinance.
2. Planning Commission determines lack of formal loading space on eastern lot to be sufficient, in accordance with §122-694, with the finding that there will not be large semi-trucks conducting loading/unloading with this use.

Conditions:

1. Applicant shall fully execute the parcel split prior to any construction and certificates of occupancy.
2. Site plans shall undergo detailed engineering review.
3. Glazing shall be clear glass that is transparent inside and outside. Interior floor plan design and interior barriers should be provided to accommodate State of Michigan MRA's rules.
4. Easement must be recorded that allows public ROW use of the 5 feet of sidewalk within the subject property.
5. Applicant shall repave or repair alley, and such work shall be reviewed by the City Engineer.
6. Joint access easement between the two parcels should be recorded.
7. Dumpster access easement between the two parcels should be recorded.
8. Applicant shall confirm plantings within traffic visibility triangles will be less than 30" tall.
9. Applicant shall confirm landscaping plantings on the east side of parking lot will account for at least 80% opacity and 3'-4' height.
10. Applicant shall designate the four northern-most parking spaces near the alley for employees only.
11. Applicant shall provide tree protection plan for trees being preserved.
12. Landscape plan's species list shall be approved administratively to ensure no plantings are invasive species and are hardy to Washtenaw County.

Andy Aamodt
City Planner, Community & Economic Development Division

CC File
Applicant

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities™

April 6, 2022

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

Attention: Mr. Andy Aamodt

Regarding: 1420 Washtenaw Ave.
Site Plan Review No. 1
OHM Job No. 0094-22-1010

Dear Mr. Aamodt:

The applicant is requesting site plan approval for proposed marijuana dispensary at 1420 Washtenaw Avenue. The project consists of splitting the existing parcel to meet isolation distance requirements along with one (1) proposed two-story building and parking improvements. We have reviewed the plans with a date of March 10, 2022, for compliance with local ordinances and general engineering standards and offer the following comments:

1. A site topographic survey signed and sealed by a Professional Surveyor licensed in the State of Michigan shall be included in the plan set to show existing elevations and existing site layout. Additionally, the applicant shall provide a minimum of two (2) benchmarks.
2. The existing and proposed legal description(s) shall be included with the meets and bounds of the property lines. The applicant shall ensure the boundaries close within acceptable limits.
3. Location map showing section number and major thoroughfares shall be included on the cover sheet.
4. The applicant shall ensure all callouts listed in the key are shown on the plan views, in the correct spots, and pointing to the correct callout. It currently appears on sheet S2 the callout for X8 and on sheet S3 the callouts to 5, 11, 12, 21, 22, 23, and 24 need to be revised.
5. The applicant shall provide MISS DIG information on all applicable sheets within the plan set.
6. Demolition plan shall clearly indicate the pavement removal limits. Alternatively, the site plan shall indicate new pavement limits.
7. Details shall be added to the plans for proposed bike racks, dumpster enclosure, accessible parking sign, and curb and gutter.
8. The plans shall indicate where proposed signage for each building will be located. It appears the existing convenience store signage will be blocked by the newly proposed building for travelers moving westbound on Washtenaw Ave.
9. Cross sections of all proposed pavement shall be shown on the plans (i.e. sidewalk, asphalt pavement, dumpster pad, etc.).

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

10. The applicant shall provide all existing utilities (i.e. storm, sanitary, water main, franchise utilities) within the plan set. Applicant shall also show any existing hydrants located within the vicinity of the site.
11. It is unclear if any utility work is proposed. The applicant shall show all proposed utilities including services on the plan view.
12. Roof drains and sump pump discharge will be required to connect to the storm system on site, if applicable.
13. The stormwater concept sheet shall include the method and location of the connection to the existing stormwater system, and method and type of device that is proposed to treat the first flush. The applicant shall also provide a storm water management narrative.
14. Applicant shall provide soil boring data and any related geotechnical reports with the next submittal.
15. All underground utilities, including electric and gas, shall be shown on the landscape plan to confirm no plantings are proposed over utilities.
16. A proposed grading plan is required, and a detailed review 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. Additionally, 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.
17. The elevations provided on the storm sewer sheet is lacking detailed grades to fully understand the grading of the site. The applicant shall provide wheel stops in the existing parking spaces, abutting the existing building's sidewalk, to avoid vehicular overhang in the existing sidewalk area. Bumper blocks would allow patrons a 5-feet wide path of barrier free accessibility and would assist in meeting ADA accessibility requirements.
18. The applicant shall provide ADA compliant sidewalk ramp details on the plans (i.e. MDOT R-28 series, etc.).
19. The plans shall show the existing ADA access to the existing building to ensure adequate access is provided per current requirements.
20. It is recommended the applicant provide a Photometric Plan that estimates illumination for surrounding properties to the north, south, east, and west. It is unclear how the new proposed building placement impacts others.
21. Review and approval from the Fire Department is required. Building fire suppression and hydrant location requirements will be determined by the Fire Department. Additionally, the applicant shall provide dimensioned truck turning templates on the plans to ensure site circulation can adequately accommodate a standard fire apparatus, garbage pickup, or the largest truck anticipated to traverse the site.
22. Review and approval for the water and sanitary service work will be required from the Ypsilanti Communities Utility Authority (YCUA). The applicant shall coordinate with YCUA regarding the existing and proposed water and sanitary service(s).
23. The removal and disposal of underground fuel tanks shall meet all applicable regulations. It is our understanding this type of activity is regulated by the Bureau of Fire Services under the State of Michigan Licensing and Regulatory Affairs (LARA).

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

P:\0000_0100\SITE_YpsilantiCity\2022\0094221010_1420_Washtenaw\Site Plan\SP01\1420_Washtenaw_SP01.docx

City of Ypsilanti
Planning & Development Department

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

SPECIAL USE PERMIT APPLICATION

MUST BE SUBMITTED WITH SITE PLAN OR SKETCH PLAN APPLICATION.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name 1420 Washtenaw Ave LLC	
Address 1420 Washtenaw	
Phone [redacted]	Email [redacted]

Property

Address 1420 Washtenaw	Parcel ID
Property owner* 1420 Washtenaw Ave LLC / Ali Wahab	

*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

Project

Name of project 1420 Washtenaw
Current use Gas station + Convenience Store w/ Liquor Sales
Proposed use** Convenience Store w/ Liquor Sales +
Marijuana Dispensary
Hours of operation will be 9am-9pm, or as
regulated by the State

Rationale for request** attached

**Please attach additional pages to the application if needed.

Signature

I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Ypsilanti staff to access the subject property for the purposes of preparing staff reports and/or evaluating this application.	
Signature [redacted]	Date 3/11/22
Print Name Ali Wahab	

FOR OFFICE USE ONLY

Date:	Amount: **$400**	Account: **101-4-7210-607-01**
☐ Cash ☐ Check payable to City of Ypsilanti ☐ Credit (+ 3.0% surcharge)		Code: **178 Rezone** Signature of person receiving deposit:
Description of deposit:		

1420 Washtenaw Special Use Statement
3/10/2022

This project proposes to remove the gas station use and split the lot to create a suitable location for a marijuana dispensary. Although dispensaries tend to be controversial, this change of use offers obvious and tangible improvements to the neighborhood.

The proposed project will comply with requirements with City of Ypsilanti requirements for dispensaries described in zoning section 122-538, including isolation from schools & other dispensaries, no drive-up sales, and retail activities taking place inside the building. In addition to those city requirements, dispensaries are business that are heavily regulated by the State specifically to be safer and more discrete than other forms of retail. Our intent, enforced by those regulations, will ensure that this business will not be detrimental, hazardous, or disturbing to the public. Particularly compared to the gas station use, the dispensary is expected to easily reduce noise, odor, smoke, potential contamination of air, soil and water, and the potential effects of those elements on the neighborhood.

The dispensary will be replacing the gas station which is a particularly high traffic use. The traffic at this corner is expected to decrease simply because a smaller portion of the population needs to purchase marijuana than fill up their car with gas. In addition, the project eliminates a curb cut near the intersection of Cornell Street which will simplify traffic patterns and reduce interaction between vehicles and bikes or pedestrians.

SITE PLAN REVIEW APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name: 1420 Washtenaw Ave LLC Ali Wahab		
Address: 1420 Washtenaw		
City: Ypsilanti	State: MI	Zip: 48197
Phone: [redacted]	Email: [redacted]	

Property

Name of project: 1420 Washtenaw
Address: 1420 Washtenaw
List all parcel identification numbers included in development: 11-11-05-382-012
Property owner*: 1420 Washtenaw Ave LLC / Ali Wahab
Current use: Gas Station + Convenience Store w/ Liquor Sales
Proposed use: Convenience Store w/ Liquor + Marijuana Dispensary
Current zoning: NC Neighborhood Corridor
Legal description of property (may be attached): attached

*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

Signature

I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Ypsilanti staff to access the subject property for the purposes of preparing staff reports and/or evaluating this application.

Signature: [redacted]	Date: 3/11/22
Print Name: Ali Wahab	

You must complete the checklist on the following page before turning in your application.

LEGAL DESCRIPTION: **PARCEL# 11-11-05-382-012.**

*OLD SID - 11 11-161-351-00 YP CITY 19A-W118A LOTS 351 - 359 INCL. COLLEGE HEIGHTS SUBDIVISION NUMBER ONE, A PART OF THE SOUTH 1/2 OF SECTION 5, CITY OF YPSILANTI , WASHTENAW COUNTY, MICHIGAN: ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6 OF PLATS, PAGES 43 AND 44, WASHTENAW COUNTY RECORDS

1420 WASHTENAW

LEGAL DESCRIPTION

3/10/2022

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

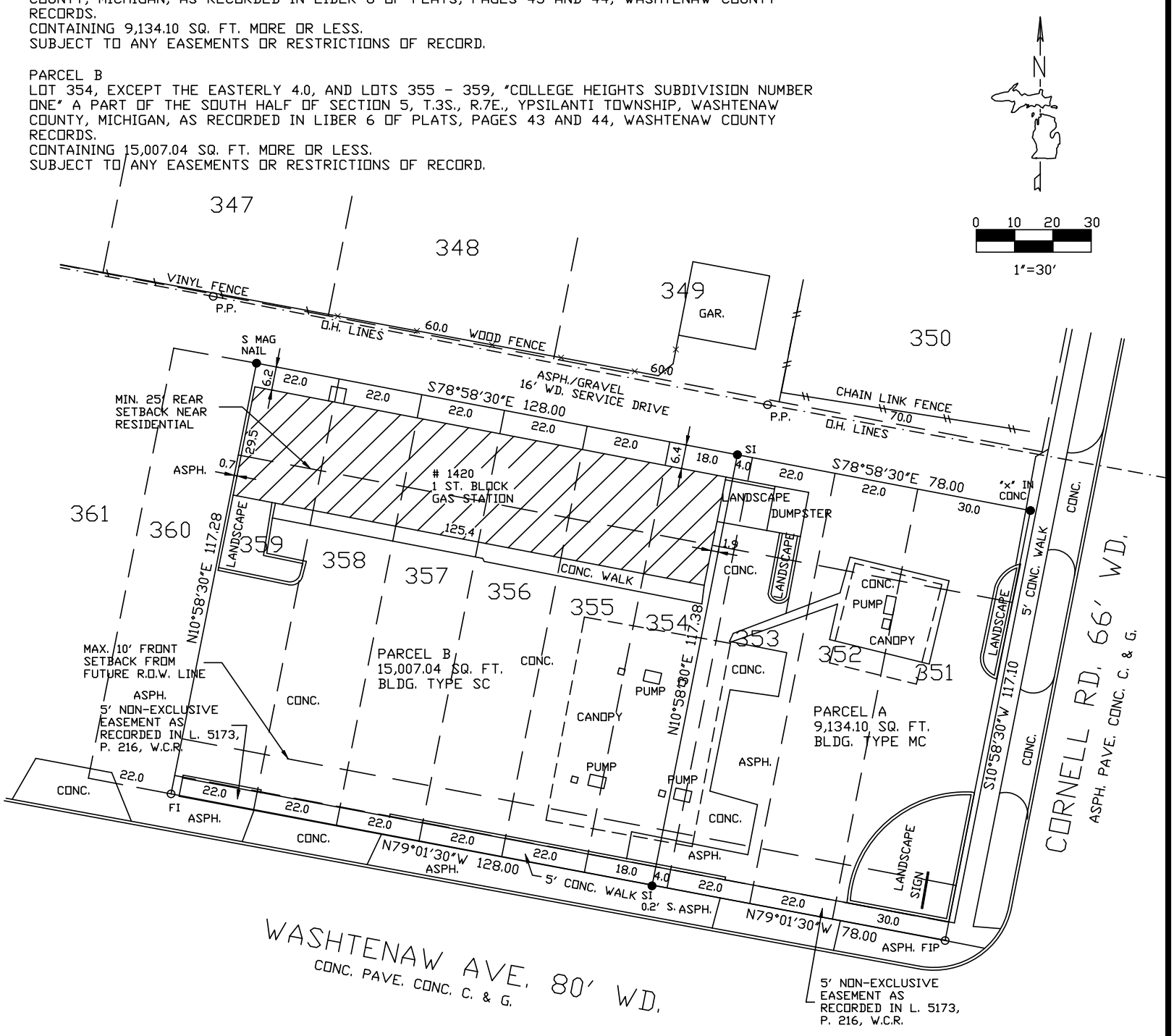
Dry Cleaning Store
Near Drive Liquor

Ypsilanti
Beer - Wine - Liquor

PARCEL 11-11-05-382-012
LOTS 351 - 359, INCLUSIVE "COLLEGE HEIGHTS SUBDIVISION NUMBER ONE" A PART OF THE SOUTH HALF OF SECTION 5, T.3S., R.7E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 6 OF PLATS, PAGES 43 AND 44, WASHTENAW COUNTY RECORDS.
CONTAINING 24,141.14 SQ. FT. MORE OR LESS.
SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

PARCEL A
LOTS 351 - 353 AND THE EASTERLY 4.0 FEET OF LOT 354, "COLLEGE HEIGHTS SUBDIVISION NUMBER ONE" A PART OF THE SOUTH HALF OF SECTION 5, T.3S., R.7E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 6 OF PLATS, PAGES 43 AND 44, WASHTENAW COUNTY RECORDS.
CONTAINING 9,134.10 SQ. FT. MORE OR LESS.
SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

PARCEL B
LOT 354, EXCEPT THE EASTERLY 4.0, AND LOTS 355 - 359, "COLLEGE HEIGHTS SUBDIVISION NUMBER ONE" A PART OF THE SOUTH HALF OF SECTION 5, T.3S., R.7E., YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 6 OF PLATS, PAGES 43 AND 44, WASHTENAW COUNTY RECORDS.
CONTAINING 15,007.04 SQ. FT. MORE OR LESS.
SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.



LEGEND
O = FI = Found Iron
● = SCI = Set Capped Iron
◎ = FCI = Fnd. Capped Iron
(R) = Recorded
(M) = Measured

JOHN S. BLANCHARD P.S. #27446

SURVEYOR'S CERTIFICATE - I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, THAT I AM A PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MICHIGAN.

734-755-9035
MARC W. DAVIS P.E. #54580

REVISIONS

ITEM	DATE	BY

DRAWN BY	DESIGNED BY	DATE
MWD		1-21-22

LOT SURVEY
A. WAHAB

LOTS 351 - 359, INCL.
"COLLEGE HEIGHTS SUB. NO. 1"

APEX SURVEY
20960 MILWAUKEE RD.
BRITTON, MICHIGAN 49229
LAND SURVEYOR # 27446
(734) 634-3591
email: mwdavispe07@yahoo.com

SCALE
HOR 1" = 30'
VER 1" =
FIELD BOOK NO.
JOB NO. 21-269
SHEET NO. 1 of 1

1420 WASHTENAW

YPSILANTI, MI

SHEET INDEX

	SHEET NO.	SHEET TITLE
SITE PLAN	S-1	SHEET INDEX, ZONING DATA, LOT SPLIT PLAN
	S-2	EXISTING SITE PLAN/ SITE DEMOLITION PLAN
	S-3	PROPOSED SITE PLAN
	S-4	LANDSCAPE PLAN
	S-5	SITE LIGHTING PLAN
	S-6	STORM WATER CONCEPT
	S-7	SITE DETAILS
BUILDING	A-1	1ST & 2ND FLOOR PLANS
	A-2	BUILDING ELEVATIONS
	A-2	RENDERINGS

LEGAL DESCRIPTION: PARCEL# 11-11-05-382-012.

*OLD SID - 11 11-161-351-00 YP CITY 19A-W118A LOTS 351 - 359 INCL. COLLEGE HEIGHTS SUBDIVISION NUMBER ONE, A PART OF THE SOUTH 1/2 OF SECTION 5, CITY OF YPSILANTI , WASHTENAW COUNTY, MICHIGAN; ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6 OF PLATS, PAGES 43 AND 44, WASHTENAW COUNTY RECORDS

PROJECT DESCRIPTION:

LOT SPLIT TO CREATE TWO PARCELS. EXISTING 1-STORY CONVENIENCE STORE REMAINS. EXISTING FUEL PUMPS TO BE REMOVED. NEW 2-STORY MARIJUANA DISPENSARY BUILDING ON EAST PARCEL. NEW PARKING LOT & LANDSCAPING TO IMPROVE ZONING COMPLIANCE.

SITE OWNER:

ALI WAHAB [redacted]
1420 WASHTENAW AVE LLC
1420 WASHTENAW AVE, YPSILANTI, MI 48197

GENERAL NOTES:

1. THIS PROPERTY IS NOT IN A FLOOD ZONE
2. NO OPEN AIR SALES PROPOSED.
3. NO RECREATION FIELDS, OR OUTDOOR CAFES ARE PROPOSED
4. THE EXISTING UNDERGROUND FUEL TANKS WILL BE EMPTIED AND CAPPED ACCORDING TO CURRENT STATE ENVIRONMENTAL REGULATIONS OR REMOVED.
5. ALL PROPOSED CONSTRUCTION WILL BE COMPLETED IN A SINGLE PHASE.
6. THIS SITE HAS A CURRENT STATE OR FEDERAL PERMIT TO SELL ALCOHOL.
7. A JOIST ACCESS EASEMENT AND DUMPSTER ENCLOSURE EASEMENT MUST BE RECORDED WITH THE REGISTER OF DEEDS TO PERMIT TWO PROPERTIES TO SHARE THE PROPOSED DUMPSTER ENCLOSURE.

CODE ANALYSIS

YPSILANTI ZONING ORDINANCE

	THIS PROPERTY ZONED NC, NEIGHBORHOOD CORRIDOR WITH ADJACENT RESIDENTIAL PROPERTY TOP THE NORTH
TABLE 122-452	PERMISSIBLE USES RETAIL STORES LESS THAN 15,000SF ARE PERMITTED MARIJUANA PROVISIONING USE LESS THAN 5,000SF IS A SPECIAL USE THE EXISTING AUTO FUELING USE WILL BE DISCONTINUED
CHAPTER 54	THIS PROPERTY IS NOT WITHIN THE HISTORIC DISTRICT
122-274	THE EXISTING BUILDING IS A SINGLE STORY COMMERCIAL BUILDING (SC) THE PROPOSED BUILDING IS A COMMERCIAL/ MIXED USE MEDIUM (CM) A COMMERCIAL FRONTAGE IS REQUIRED FOR THE 2-STORY BUILDING.
ARTICLE 13	OFF STREET PARKING & LOADING PARKING ALLOWED IN SIDE, STREET SIDE AND REAR YARDS (1) 10X25 SPACE REQUIRED FOR RETAIL USE 2,000-4,999 SF

IMPERVIOUS AREA — WEST LOT

	EXISTING	CHANGE	PROPOSED
IMPERVIOUS AREAS EXISTING BUILDING PAVEMENT & CURBS	**14,678 SF** 3,635 SF 11,043 SF	**-632 SF** 0 -632 SF	**14,046 SF** 3,635 SF 10,411 SF
PERVIOUS AREAS GRASS OR MULCH	**327 SF** 2.2% OF SITE	**+632 SF**	**959 SF** 6.4% OF SITE
SITE AREA	**15,005 SF**		**15,005 SF**

IMPERVIOUS AREA — EAST LOT

	EXISTING	CHANGE	PROPOSED
IMPERVIOUS AREAS PROP. BUILDING PAVEMENT & CURBS	**7,985 SF** 0 7,985 SF	**-202 SF** +2,268 SF -2,066 SF	**8,187SF** 2,268 SF 5,919 SF
PERVIOUS AREAS GRASS OR MULCH	**1,151 SF** 1,151 SF 12.6% OF SITE	**+202 SF** +202 SF	**949 SF** 949 SF 10.4% OF SITE
SITE AREA	**9,136 SF**		**9,136 SF**

SCHEDULE OF REGULATIONS — WEST LOT

	BUILDING TYPE SC SINGLE STORY COMMERCIAL	REQ'D	EXISTING	PROPOSED	VARIANCE
A	LOT SIZE	7,500-90,000 FT	24,141 SF	14,976 SF	NONE
B	LOT WIDTH	50-300 FT	206.0 FT	128.0 FT	NONE
C	LOT DEPTH	100-300 FT	117.10-117.28 FT	NO CHANGE	NONE
D	MAX LOT COVERAGE	0-60 %	15.06 %	24.2%	NONE
E	STREET SETBACK/ WASHTENAW	0-10 FT (A)	81.68 FT	NO CHANGE	EXISTING NON-CONFORMITY
E	STREET SETBACK/ (EAST)	5-15 FT	80.51 FT	2.2 FT±	NON-CONFORMITY CORRECTED
F	SIDE SETBACK (WEST)	0 FT	0.80 FT	NO CHANGE	NONE
G	MIN. REAR SETBACK	25.0 FT**	6.02 FT	NO CHANGE	EXISTING NON-CONFORMITY
H	FRONTAGE BUILD-OUT	50-100%	0.0 %	0.0 %	NON-CONFORMITY REDUCED
	MAX BLDG HEIGHT		19.16 FT	NO CHANGE	NONE
M		1 STORY	1 STORY	NO CHANGE	NONE

(A) STREET SETBACK ON WASHTENAW MUST BE NO MORE THAN 10FT FROM FUTURE RIGHT OF WAY LINE. FUTURE RIGHT OF WAY LINE IS LOCATED 5FT FROM EXISTING RIGHT OF WAY LINE
** REAR SETBACK ADJACENT TO RESIDENTIAL LOTS

SCHEDULE OF REGULATIONS — EAST LOT

	BUILDING TYPE MC COMMERCIAL/ MIXED USE MEDIUM	REQ'D	EXISTING	PROPOSED	VARIANCE
A	LOT SIZE	0-60,000 FT	24,141 SF	9,138	NONE
B	LOT WIDTH	60-120 FT	206.0 FT	78.0 FT	NONE
C	LOT DEPTH	0-500 FT	117.10-117.28 FT	NO CHANGE	NONE
D	MAX LOT COVERAGE	0-90 %	15.06 %	24.8%	NONE
E	STREET SETBACK/ WASHTENAW	0-10 (A)	81.68 FT	0.0 FT (A)	NONE
E	STREET SETBACK/ (EAST)	0-15 FT	80.51 FT	5.0 FT	NONE
F	MIN SIDE SETBACK (WEST)	0 FT	0.80 FT	3.0 FT	NONE
G	MIN. REAR SETBACK	25.0 FT (B)	6.02 FT	78.07 FT	NONE
H	FRONTAGE BUILD-OUT	90-100%	0.0 %	90 %	NONE
	MAX BLDG HEIGHT		19.16 FT	26.0 FT	
M		2-5 STORIES	2 STORIES	2 STORY	NONE

(A) STREET SETBACK ON WASHTENAW MUST BE NO MORE THAN 10FT FROM FUTURE RIGHT OF WAY LINE. FUTURE RIGHT OF WAY LINE IS LOCATED 5FT FROM EXISTING RIGHT OF WAY LINE

(B) REAR SETBACK ADJACENT TO EXISTING DETACHED SINGLE FAMILY HOME

AREA ANALYSIS

EXISTING

EX. BUILDING AREA 3,635 SF
EXISTING BLDG FOOTPRINTS 3,635 SF

EX. LOT AREA 206 x 117 = 24,141 SF (0.55 ACRES)*
** EXCLUDES ALLEY*

EX. LOT COVERAGE 3,635 SF / 24,141 SF = 15.06 %

ENTIRE FRONT ELEVATION IS NON-CONFORMING
WASHTENAW BUILD OUT 0 FT
WASHTENAW FRONTAGE 206.00 FT = 0%

WEST LOT — PROPOSED

EX. BUILDING AREA 3,635 SF
PROPOSED BLDG FOOTPRINT 3,635 SF

EX. LOT AREA 128 x 117 = 15,005 SF (.34 ACRES)*
** EXCLUDES ALLEY*

PROP. LOT COVERAGE 3,635 SF / 15,005 SF = 24.2 %

ENTIRE FRONT ELEVATION IS NON-CONFORMING
WASHTENAW BUILD OUT 0 FT
WASHTENAW FRONTAGE 128.00 FT = 0%

EAST LOT — PROPOSED

PROP. 1ST FLOOR = 2,268 SF
PROP. 2ND FLOOR = 2,268 SF

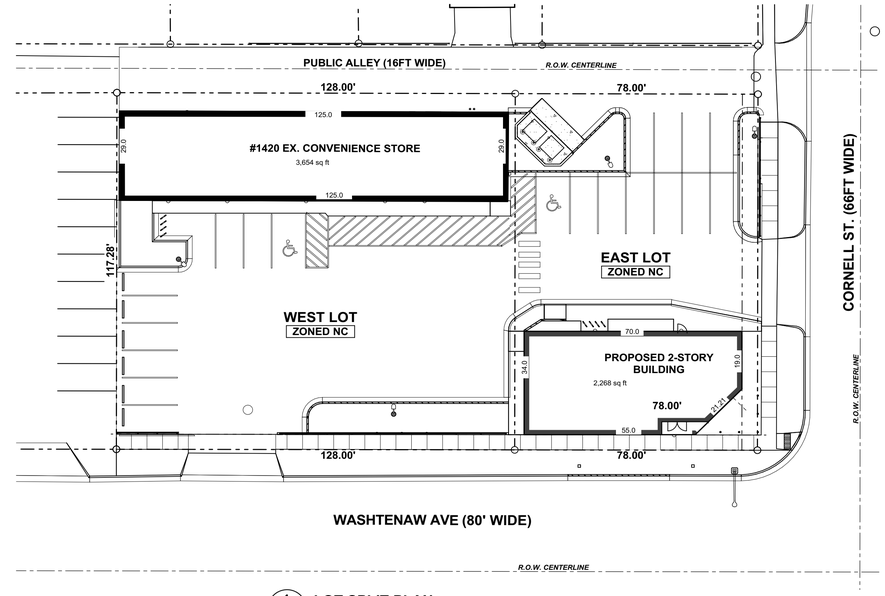
PROPOSED BLDG FOOTPRINT 4,536 SF

PROP. LOT AREA 78 x 117.10 = 9,136 SF (0.21 ACRES)*
** EXCLUDES ALLEY*

PROP. LOT COVERAGE 2,268 SF / 9,136 SF = 24.8 %

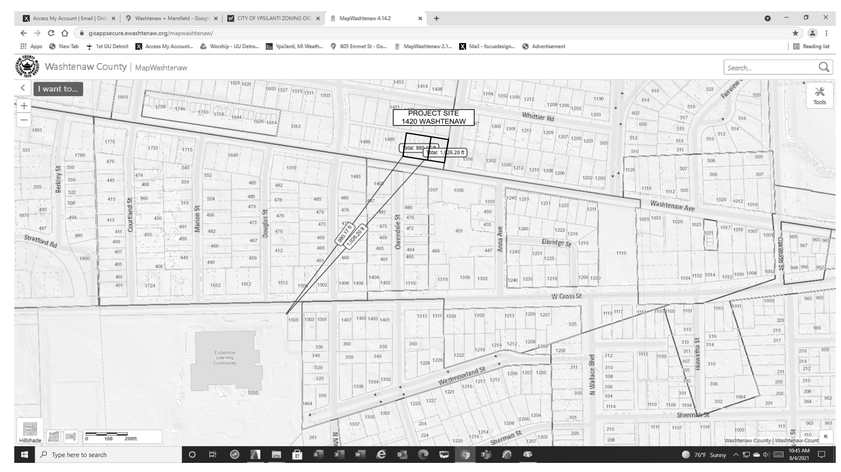
WASHTENAW BUILD-OUT 70.00 ft
WASHTENAW FRONTAGE 78.00 FT = 90.0 %

CORNELL BUILD-OUT 34.0 FT
CORNELL FRONTAGE 117.0 FT = 29.0 %



1 / S1 **LOT SPLIT PLAN**
1" = 20'

1420 WASHTENAW IS PROPOSED TO BE SPLIT IN ORDER TO MEET ISOLATION DISTANCE REQUIREMENTS FOR A MARIJUANA DISPENSARY; SPECIFICALLY, 1,000FT FROM THE NEAREST SCHOOL, WHICH IS EASTBROOK LEARNING CENTER AT 1555 W. CROSS STREET. THE PROPOSED LOT SPLIT WILL IMPROVE THE NON-CONFORMITY OF THE WEST LOT, AND CREATE A NEW LOT THAT CAN BE REDEVELOPED IN A CONFORMING WAY



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SITE PLAN	13 APR 2022
SITE PLAN	10 MAR 2022
SITE CONCEPT	18 FEB 2022

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

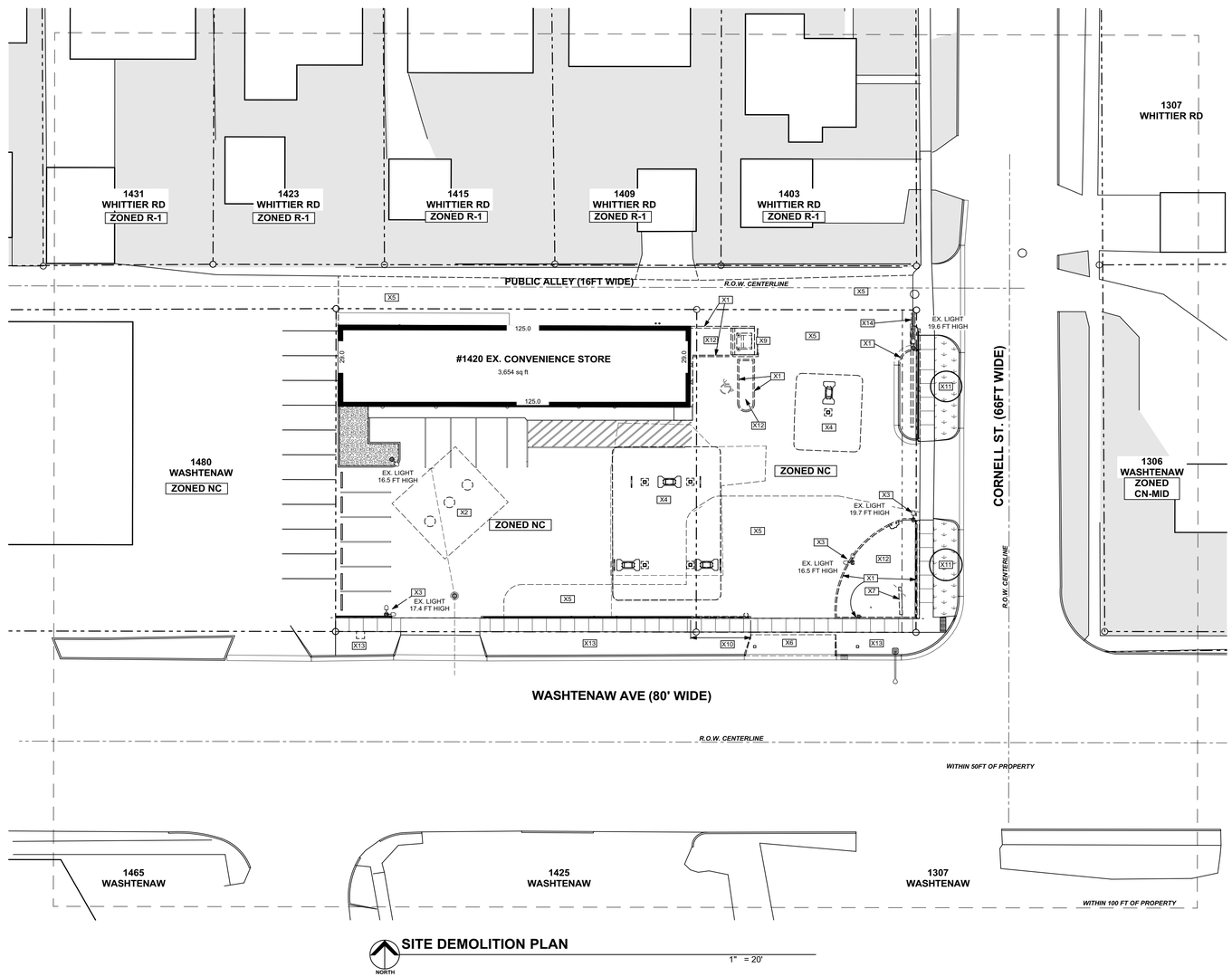
PROJECT:
1420 WASHTENAW
1420 WASHTENAW AVE.
YPSILANTI, MI

TITLE:
ZONING ANALYSIS & LOT SPLIT

JOB NO:
2112

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 48808
LICENSED ARCHITECT

SHEET NO.
S1



SITE DEMOLITION PLAN

1" = 20'

SITE DEMOLITION NOTES

EXISTING SITE PLAN IS AT REDUCED SCALE TO SHOW AREAS WITHIN 100FT

- X1 REMOVE EX. CURB
- X2 THE EXISTING UNDERGROUND FUEL TANKS WILL BE EMPTIED AND CAPPED ACCORDING TO CURRENT STATE ENVIRONMENTAL REGULATIONS OR REMOVED.
- X3 REMOVE EX. LIGHT POST & PEDESTAL. SALVAGE POST FOR REUSE
- X4 REMOVE EX. FUEL PUMPS & CANOPY
- X5 REMOVE ALL EX. PAVEMENT FOR NEW BUILDING AND GREENSPACE, AND IN ALLEY
- X6 REMOVE EX. CONCRETE DRIVE
- X7 REMOVE EX. GROUND SIGN.
- X8 NOT USED
- X9 REMOVE EX. DUMPSTER ENCLOSURE
- X10 REMOVE PORTION OF EXISTING ORNAMENTAL METAL FENCE & CURB. SALVAGE FENCE FOR REUSE
- X11 INSTALL TREE PROTECTION FENCE
- X12 REMOVE EX PLANTINGS
- X13 REMOVE EX. ASPHALT IN RIGHT OF WAY
- X14 REMOVE EX. TRENCH DRAIN

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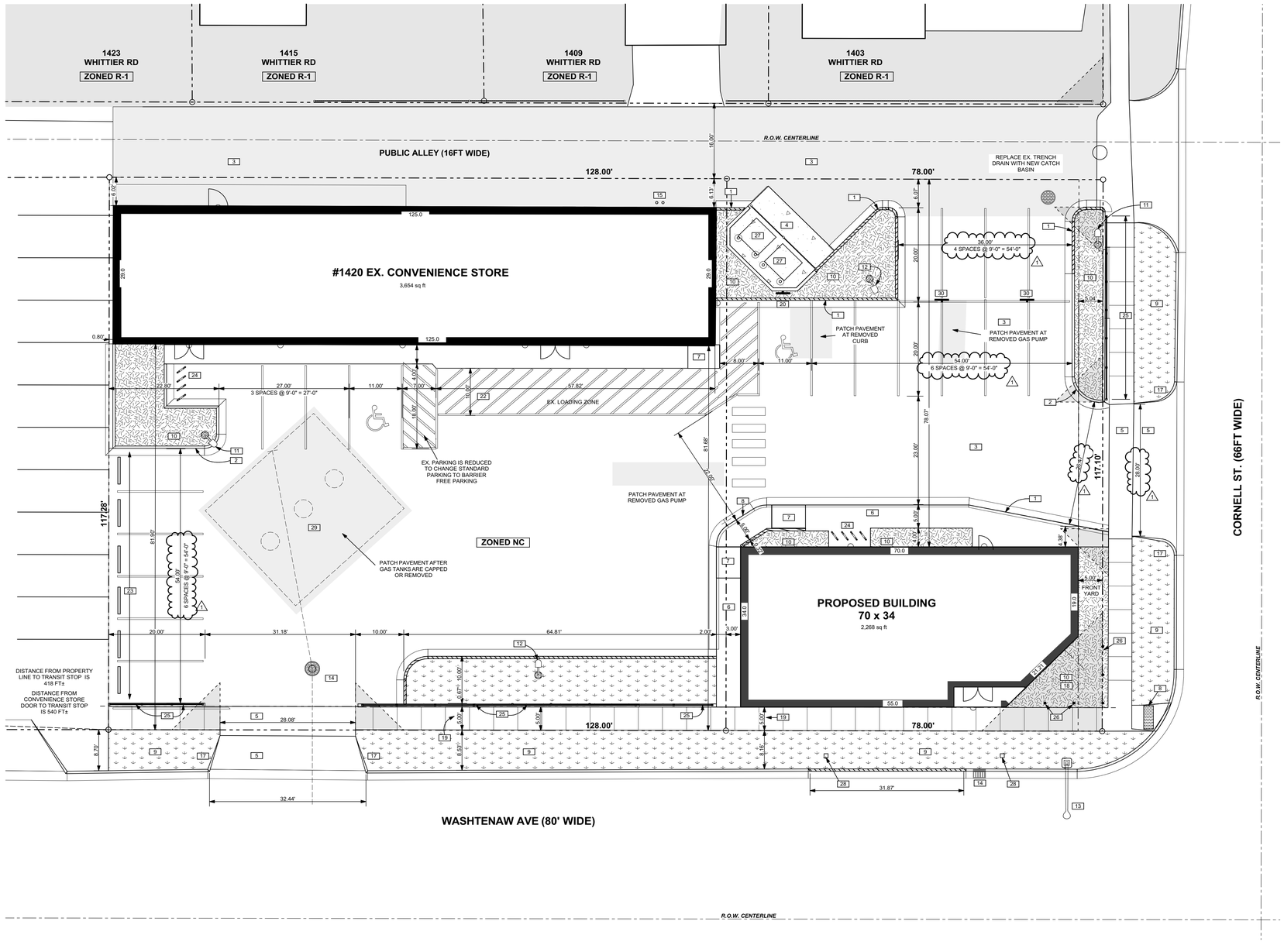
TODD R. BALLOU
ARCHITECT
LICENSE NO. 48808
LICENSED ARCHITECT

SHEET NO.
S2



SITE PLAN

NORTH

1" = 10'

KEYED SITE PLAN NOTES

1. NEW CONCRETE CURB
2. EXISTING CONCRETE CURB
3. NEW ASPHALT PAVEMENT
4. NEW 6" CONCRETE PAVEMENT (AT NEW DUMPSTER ENCLOSURE)
5. EX. 6" CONCRETE PAVEMENT (EX. DRIVEWAYS)
6. NEW 4" CONCRETE SIDEWALK
7. SIDEWALK RAMP
8. ADA DETECTABLE WARNING PAD
9. GRASS (TYPICAL IN RIGHT OF WAY)
10. MULCH (TYPICAL IN ALL PLANTING AREAS)
11. EXISTING AREA LIGHT- 2 LOCATIONS (SEE SITE LIGHTING PLAN)
12. PROPOSED AREA LIGHT- 2 LOCATIONS (SEE SITE LIGHTING PLAN)
13. EX. STREET LIGHT
14. EXISTING DRAIN REMAINS
15. EXISTING ROOF DRAINS TO ALLEY
16. NOT USED
17. 10FT VISIBILITY TRIANGLE REQUIRED AT DRIVEWAYS
18. 25FT VISIBILITY TRIANGLE REQUIRED AT STREET INTERSECTIONS
19. EXISTING 5FT EASEMENT TO MEET REIMAGINE WASHTENAW NON-MOTORIZED R.O.W REQUIREMENTS
20. ACCESSIBLE PARKING SIGN
21. NOT USED
22. EX. LOADING SPACE 10 x 57
23. PROVIDE WHEEL STOPS- 6 SPACES
24. PROVIDE 4 BIKE LOOPS (2 LOCATIONS) THE BIKE RACK ON THE WEST PARCEL WAS INSTALLED IS EXISTING, RECENTLY INSTALLED IN MARCH 2021
25. 48" HIGH DECORATIVE METAL FENCE
26. 6" BOLLARDS TO PROTECT BUILDING FROM VEHICULAR TRAFFIC
27. SHARED DUMPSTER ENCLOSURE (2) 6x6 DUMPSTERS DEPICTED ON PLAN
    AN EASEMENT FOR DUMPSTER ACCESS WILL BE ESTABLISHED FOR THE WEST LOT.
28. GAS STOP BOX
29. THE EXISTING GAS PUMPS AND CANOPY ON THIS PROPERTY WILL BE REMOVED. THE EXISTING UNDERGROUND FUEL TANKS WILL BE EMPTIED AND CAPPED ACCORDING TO CURRENT STATE ENVIRONMENTAL REGULATIONS OR REMOVED.
30. SIGNAGE INDICATING THAT 4 PARKING SPACES ACCESSED FROM THE ALLEY ARE RESERVED FRO STAFF ONLY

PARKING REQUIREMENTS- WEST LOT

1 SPACE FOR EACH 250 GROSS SF OF RETAIL 3,635 SF/ 250 = 14.5	15
20% REDUCTION IN PARKING DUE TO PROXIMITY TO TRANSIT STATION (500'FT. SAME SIDE OF STREET) 15 x .20 = 3	-3
50% REDUCTION IN PARKING DUE TO WALKABLE URBAN DISTRICT (NC) (50% OF 12)	-6
REQUIRED PARKING 11 SPACES ARE EXISTING, PROPOSED TO BE REDUCED TO 10 SPACES	6

THE EXISTING PARKING ON THE WEST LOT IS NON CONFORMING BECAUSE IT IS LOCATED IN THE FRONT YARD. AS A NONCONFORMING USE, IT CANNOT BE EXPANDED OR MOVED WITHOUT A NEW VARIANCE BEING APPROVED BY THE PLANNING COMMISSION

DUE TO THE NON-CONFORMITY, NO CHANGES ARE PROPOSED TO THE PARKING ON THE WEST LOT

PARKING REQUIREMENTS- EAST LOT

1 SPACE FOR EACH 250 GROSS SF OF RETAIL 2,268 SF X 2 FLOORS = 4,536 SF 4,536 SF/ 250 = 18.1 2ND FLOOR NOT INTENDED FOR PUBLIC, COULD CONSIDER REDUCED PARKING FOR BUSINESS OFFICE, BREAK ROOM, OR STORAGE	18
50% REDUCTION IN PARKING DUE TO WALKABLE URBAN DISTRICT (NC) (50% OF 18)	-9
(NO REDUCTION FOR PROXIMITY TO TRANSIT STATION)	
REQUIRED PARKING (11 SPACES PROVIDED)	9

A LOADING SPACE IS NOT PROPOSED FOR THE EAST LOT BECAUSE THAT BUILDING WILL ONLY BE SERVICED BY 2-AXLE TRUCKS OR CARGO VANS, WITH BRIEF DELIVERIES

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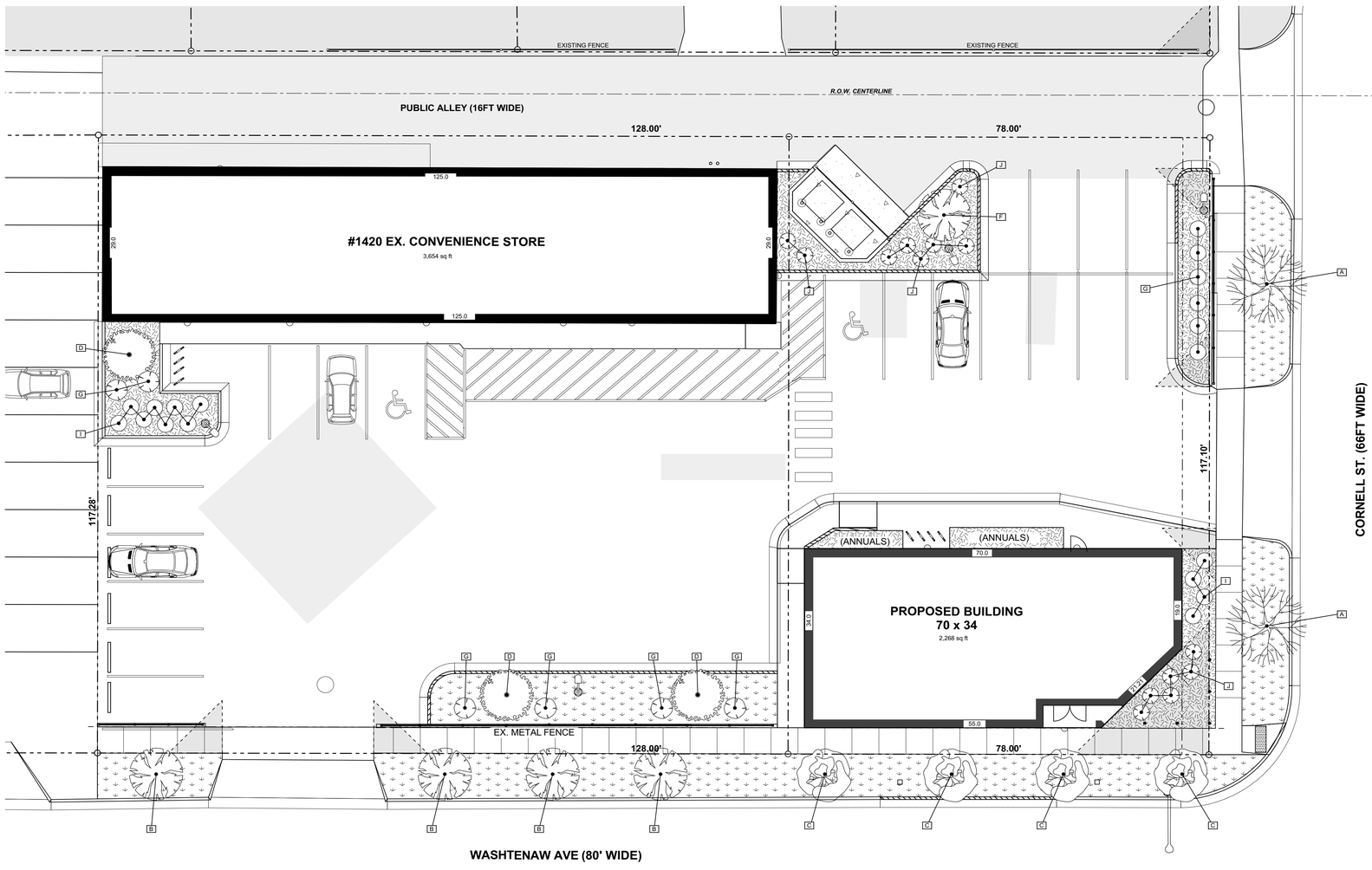

LANDSCAPE PLAN

NORTH

1" = 10'

ID	COMMON NAME	FORMAL NAME	LOCATION	MINIMUM SIZE	WEST LOT QUANTITY	EAST LOT QUANTITY
A	(EXISTING) GREENSPIRE LINDEN	TILIA CORDATA "GREENSPIRE"	STREET TREES	EXISTING	--	2
B	BLACK LOCUST	ROBENIA PSEUDOCACIA "GLOBE"	STREET TREES	2½" CALIPER	4	--
C	AMUR MAPLE	ACER GINNALA "BEETHOVEN"	STREET TREES	2½" CALIPER	--	4
D	ALLEGHENY SERVICE BERRY	AMELANCHIER LAEVIS "CUMULUS"	PARKING LOT	2½" CALIPER	3	--
E	NOT USED					
F	CRAP APPLE	MALUS SPP. "ADIRONDACK"	PARKING LOT	2½" CALIPER	--	1
G	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA "WINTER GEM"	BLDG FOUNDATION	24" HIGH	6	6
H	ANGLO-JAPANESE YEW	TAXUS MEIDA DENSIFORMUS	BLDG FOUNDATION	24" HIGH	6	--
I	DWARF SPIREA	SPIRAEA X BUMALDA "LITTLE BONNIE"	BLDG FOUNDATION	24" HIGH	11	4
J	CREEPING JUNIPER	JUNIPER HORISONTALIS "BAR HARBOR"	BLDG FOUNDATION	--	2	12

IMPERVIOUS AREA — WEST LOT

	EXISTING	CHANGE	PROPOSED
IMPERVIOUS AREAS EXISTING BUILDING PAVEMENT & CURBS	**14,678 SF** 3,635 SF 11,043 SF	**-632 SF** 0 -632 SF	**14,046 SF** 3,635 SF 10,411 SF
PERVIOUS AREAS GRASS OR MULCH	**327 SF** 2.2% OF SITE	**+632 SF**	**959 SF** 6.4% OF SITE
SITE AREA	**15,005 SF**		**15,005 SF**

IMPERVIOUS AREA — EAST LOT

	EXISTING	CHANGE	PROPOSED
IMPERVIOUS AREAS PROP. BUILDING PAVEMENT & CURBS	**7,985 SF** 0 7,985 SF	**-202 SF** +2,268 SF -2,066 SF	**8,187SF** 2,268 SF 5,919 SF
PERVIOUS AREAS GRASS OR MULCH	**1,151 SF** 1,151 SF 12.6% OF SITE	**+202 SF** +202 SF	**949 SF** 949 SF 10.4% OF SITE
SITE AREA	**9,136 SF**		**9,136 SF**

LANDSCAPE REQUIREMENTS — WEST LOT

	REQUIRED	PROVIDED
STREET TREES 122-704 WASHTENAW 1 TREE FOR EACH 30 LF WASHTENAW 128 LF/ 30 = 4.2 TREES	**4** TREES	**4** TREES
BUILDING FOUNDATION LANDSCAPING 122-707 6 SHRUBS FOR EACH 30 LF FRONT- 125 FT/ 30 x 6 = 25 SHRUBS RIGHT- 29 FT/30 x 6 =5.8 SHRUBS TOTAL 31 SHRUBS SEE NOTE A	**31** SHRUBS	**12** SHRUBS (A)
SITE LANDSCAPING 122-708 MIN 10% LANDSCAPE REQUIRED	**10.0%**	**6.4%**
PARKING LOT LANDSCAPE 122-835 (11B) 1 TREE FOR EVERY 8 PARKING SPACES/ 10/ 8 =1.25 TREE REQUIRED	**1** TREE	**1** TREE
PARKING LOT PERIMETER LANDSCAPE 122-835 (11C) SCREEN FENCE WALL OR LANDSCAPE REQUIRED AT REAR YARD ABUTTING RESIDENTIAL SCREEN FENCE/ WALL OR LANDSCAPE REQUIRED AT STREET 3-4 FT HIGH	BUILDING PROVIDES SHIELDING FOR RESIDENTIAL PROPERTY	

(A) MAINTAINS EXISTING LANDSCAPING, BASED ON PREVIOUS APPROVED SITE PLAN AND VARIANCE. IMPROVEMENTS TO THE LANDSCAPING WILL REQUIRE A NEW VARIANCE TO RELOCATE THE NON-CONFORMING PARKING

LANDSCAPE REQUIREMENTS — EAST LOT

	REQUIRED	PROVIDED
STREET TREES 122-636 1 TREE FOR EACH 30 LF WASHTENAW + CORNELL FRONTAGES = 78 FT + 117 FT = 195 FT/ 30 = 6.5 TREES	**7** TREES	**6** TREES (B)
BUILDING FOUNDATION LANDSCAPING 122-637 FOUNDATION PLANTINGS ARE NOT REQUIRED FOR BUILDING TYPE MC- COMMERCIAL MIXED USE/ MEDIUM	NOT REQUIRED	**10** SHRUBS
SITE LANDSCAPING 122-638 MIN 10% LANDSCAPE REQUIRED	**10%**	**10.4%**
PARKING LOT LANDSCAPE 122-684 1 TREE FOR EVERY 8 PARKING SPACES. 11 SPACES/ 8 = 1.4 TREES	**1** TREE	**1** TREE
PARKING LOT PERIMETER LANDSCAPE 122-835 (11C) SCREEN FENCE WALL OR LANDSCAPE REQUIRED AT REAR YARD ABUTTING RESIDENTIAL SCREEN FENCE/ WALL OR LANDSCAPE REQUIRED AT STREET 3-4 FT HIGH	EXISTING FENCE REMAINS	

(B) TO ACHIEVE 8 STREET TREES, IT WILL BE NECESSARY TO REMOVE 2 EXISTING TREES TO ALLOW 4 TREES TO BE PLANTED IN THE SAME LOCATION. KEEPING THE EXISTING TREES IS PREFERRED

GENERAL LANDSCAPE NOTES

1. NO IRRIGATION SYSTEM EXISTS. NO IRRIGATION SYSTEM IS PROPOSED

2. ALL LANDSCAPING IS REQUIRED PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY

3. ALL LANDSCAPING ELEMENTS MUST BE INSTALLED IN A WORKMANLIKE MANNER, ACCORDING TO ACCEPTED PLANTING PROCEDURES

4. ALL PLANT MATERIAL MUST BE MAINTAINED IN GOOD HEALTH, ADN TRIMMED OR PRUNED IN SUCH A MANNER SO AS TO NOT ALTER THEIR NATURAL GROWTH POTENTIAL.

5. THE OWNER OF THIS PROPERTY SHALL MAINTAIN LANDSCAPING IN A STRONG, HEALTHY CONDITION.

6. REQUIRED PLANT MATERIAL THAT BECOMES UNHEALTHY OR DEAD MUST BE REPLACED WITHIN 6 MONTHS, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.

7. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE AND ACCEPTABLE WATER SUPPLY.

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PROJECT:
1420 WASHTENAW
1420 WASHTENAW AVE.
YPSILANTI, MI

TITLE: **LANDSCAPING**

JOB NO:
2112

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 48808
LICENSED ARCHITECT

SHEET NO.
S4

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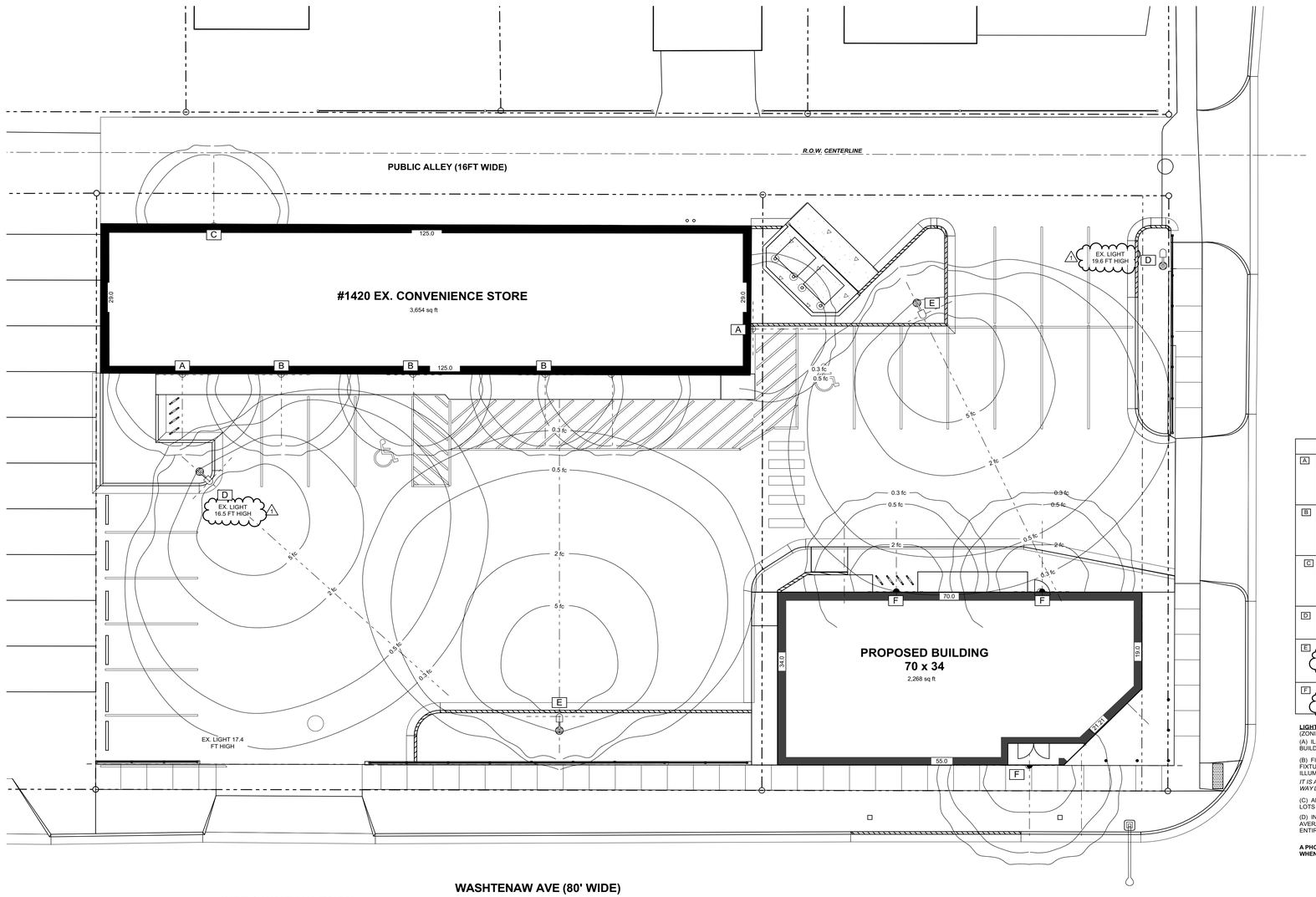

SITE LIGHTING PLAN

1" = 10'

	DESCRIPTION
A	**EXISTING WALL PACK** APPEARS SIMILAR TO "LPACK" WP2 20 WATT LED MOUNTED 9'-0"± ABOVE GROUND
B	**EXISTING WALL PACK** APPEARS SIMILAR TO FULLY SHIELDED "SLIM" 20 WATT LED
C	**EXISTING WALL PACK** APPEARS SIMILAR TO 10 WATT "ENTRA" DOORWAY LIGHT
D	**EXISTING AREA LIGHT** LED FIXTURE WITH 1 HEAD. LIGHT OUTPUT UNKNOWN
E	**NEW AREA LIGHT (TBD)** FULLY-SHIELDED AND DARK SKY COMPLIANT — MOUNTING HEIGHT MAX 16'-0" HIGH
F	**NEW WALL PACK (TBD)** FULLY-SHIELDED AND DARK SKY COMPLIANT — MOUNTING HEIGHT 11'-0" (ABOVE 10'-0" WINDOWS)

LIGHTING REQUIREMENTS
(ZONING ORDINANCE SEC 122-609)

(A) ILLUMINATION IS REQUIRED AT PARKING AREAS, LOADING AREAS, AND BUILDING ENTRANCE/ EXITS

(B) FIXTURES CANNOT SHINE ON ADJACENT PROPERTIES.
FIXTURES MUST BE FULL CUT-OFF
ILLUMINATION CANNOT EXCEED 0.5fc AT PROPERTY LINES

IT IS ASSUMED THAT THE 0.5fc LIMIT DOES NOT APPLY TO THE RIGHT OF WAY LINE, ESPECIALLY WHEN STREET LIGHTING IS ALSO PRESENT

(C) AREA LIGHTS ARE LIMITED TO 16FT HIGH ADJACENT TO RESIDENTIAL LOTS

(D) IN THE ILLUMINATED AREA, MIN LIGHT INTENSITY IS 0.33 fc, AND THE AVERAGE LIGHT INTENSITY MUST BE AT LEAST 0.5 fc MEASURED OVER THE ENTIRE AREA, 5FT ABOVE THE GROUND.

A PHOTOMETRIC PLAN IS BEING PREPARED AND WILL BE SUBMITTED WHEN IT IS AVAILABLE.

SITE PLAN	13 APR 2022
SITE PLAN	10 MAR 2022
SITE CONCEPT	18 FEB 2022

focus / design
Todd Ballou, Registered Architect
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3300 Berry Rd, Ypsilanti, MI 48198

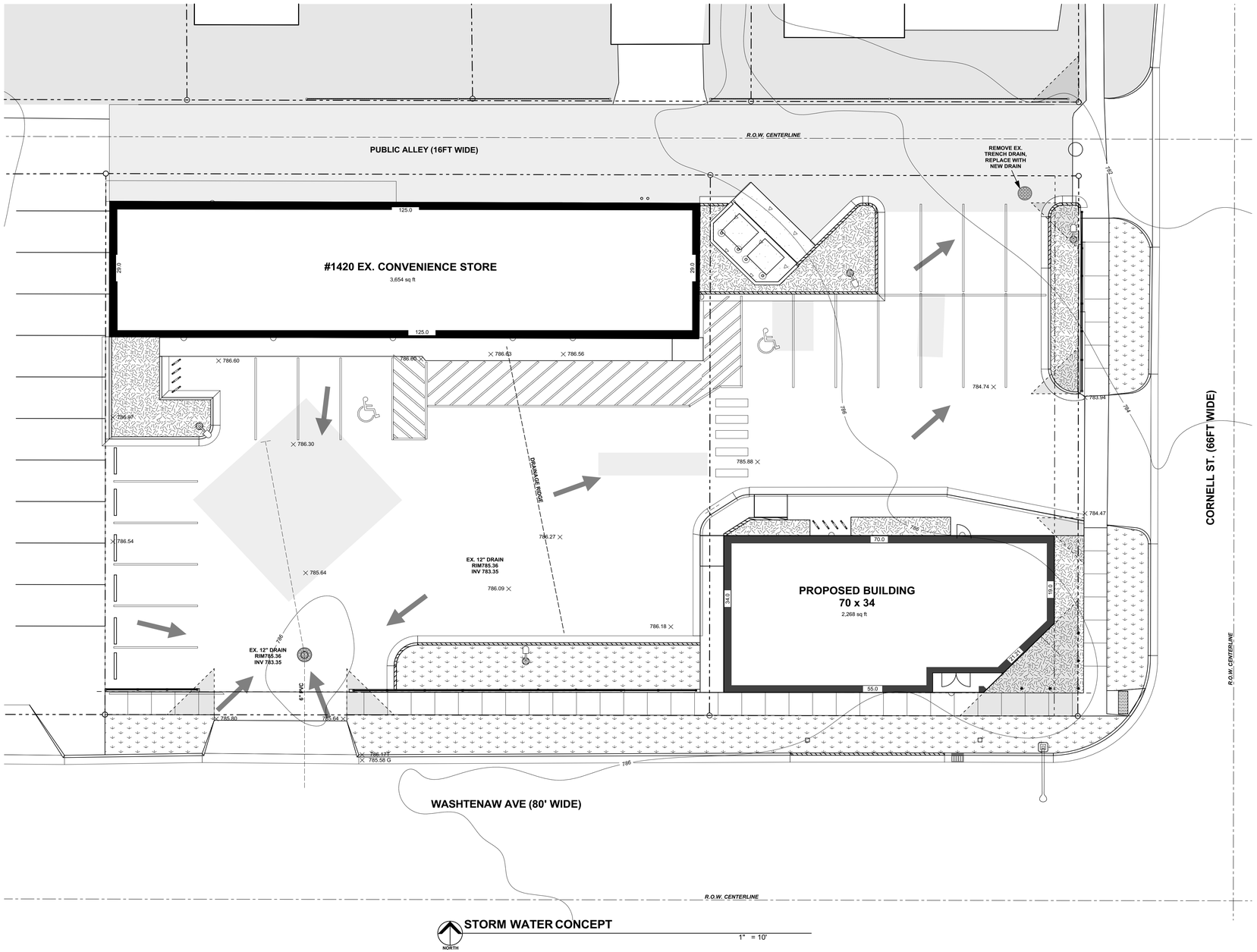
PROJECT:
1420 WASHTENAW
1420 WASHTENAW AVE.
YPSILANTI, MI

TITLE: **SITE LIGHTING PLAN**

JOB NO:
2112

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 48808
LICENSED ARCHITECT

SHEET NO.
S5



STORM WATER CONCEPT

1" = 10'

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SITE CONCEPT	18 FEB 2022

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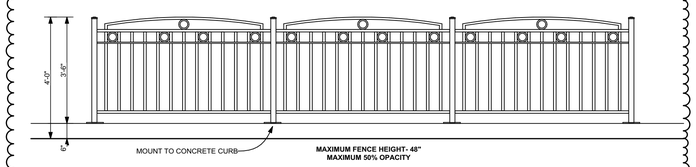
PROJECT:
1420 WASHTENAW
1420 WASHTENAW AVE.
YPSILANTI, MI

TITLE: **STORM WATER CONCEPT**

JOB NO:
2112

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 48808
LICENSED ARCHITECT

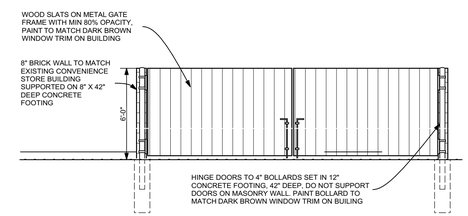
SHEET NO.
S6



3 / S7

FRONT SCREENING FENCE

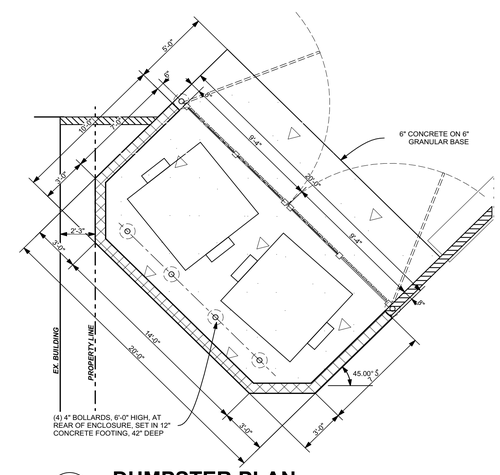
Scale 1/2" = 1' - 0"



1 / S7

DUMPSTER ENCLOSURE

Scale 1/4" = 1' - 0"



1 / S7

DUMPSTER PLAN

Scale 1/4" = 1' - 0"

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3300 Berry Rd, Ypsilanti, MI 48198

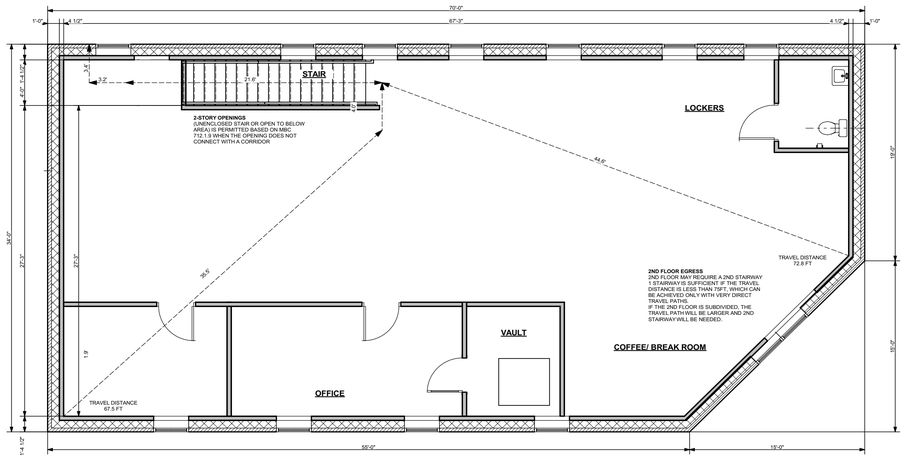
PROJECT:
1420 WASHTENAW
1420 WASHTENAW AVE.
YPSILANTI, MI

TITLE: **SITE DETAILS**

JOB NO:
2112

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 48808
LICENSED ARCHITECT

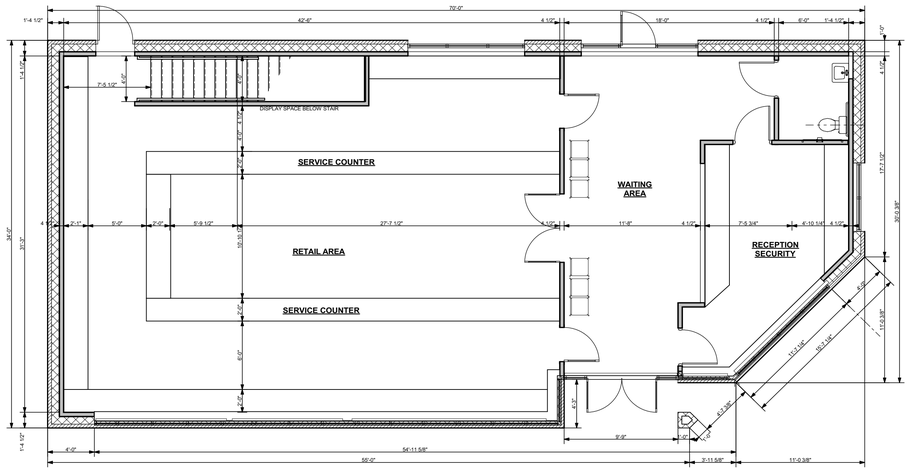
SHEET NO.
S7



2ND FLOOR PLAN

NORTH

3/16" = 1'-0"



1ST FLOOR PLAN

NORTH

3/16" = 1'-0"

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PROJECT:
1420 WASHTENAW
1420 WASHTENAW AVE.
YPSILANTI, MI

TITLE: **FLOOR PLANS**

JOB NO:
2112

STATE OF MICHIGAN
TODD R. BALLOU
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LICENSED ARCHITECT

SHEET NO.
A1

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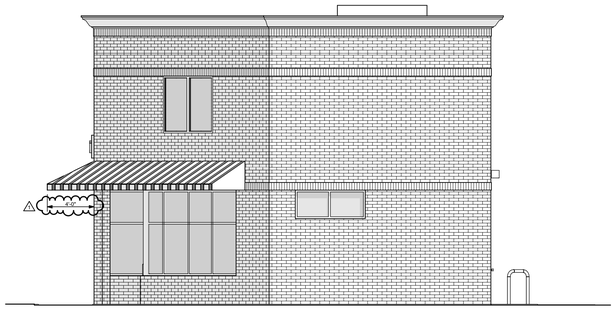
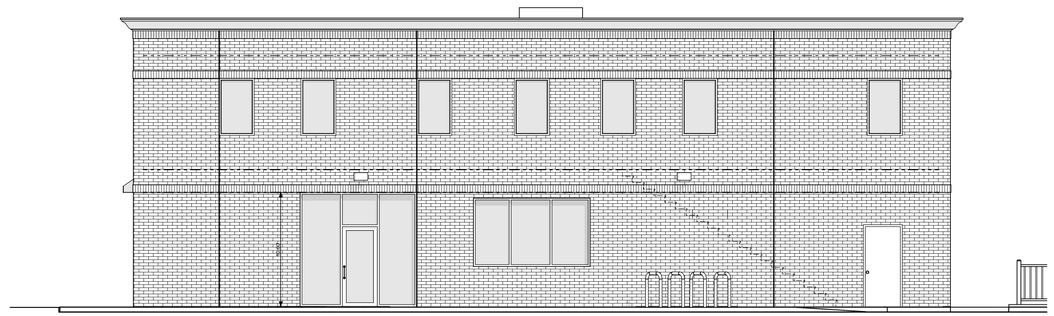
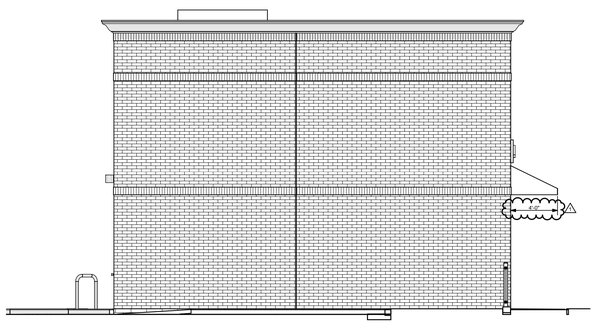


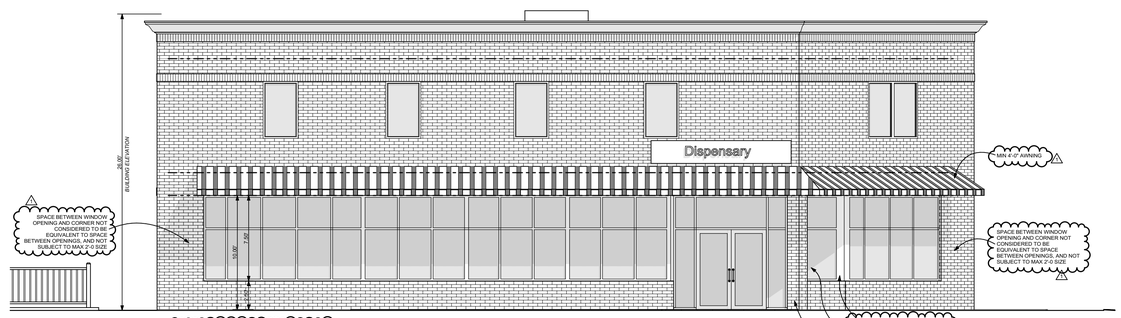
4 A2 **RIGHT ELEVATION**
3/16" = 1'-0"



1 A2 **REAR ELEVATION**
3/16" = 1'-0"



3 A2 **LEFT ELEVATION**
3/16" = 1'-0"



528 sf glass
1st floor wall 753 sf = 70% glass

Calculation assumes 1st floor 10'-0" clg
Calculation counts south wall and south east wall as front facade
Commerical Frontage requires min 60% ground floor transparency
Glass max 2.5' above floor

2 A2 **FRONT ELEVATION**
3/16" = 1'-0"

SITE PLAN 13 APR 2022
SITE PLAN 10 MAR 2022
SITE CONCEPT 18 FEB 2022

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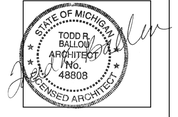
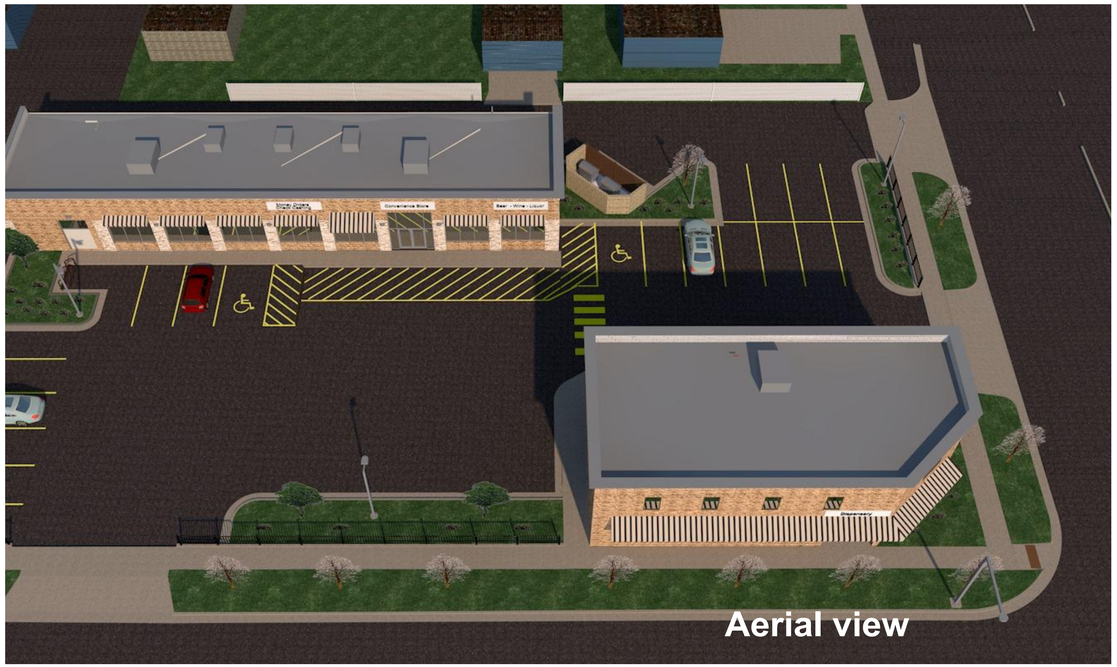
PROJECT:
1420 WASHTENAW
1420 WASHTENAW AVE.
YPSILANTI, MI

TITLE: **BUILDING ELEVATIONS**

JOB NO:
2112



SHEET NO.
A2



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PROJECT:
1420 WASHTENAW
1420 WASHTENAW AVE.
YPSILANTI, MI

TITLE: **RENDERINGS**

JOB NO:
2112

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 48808
LICENSED ARCHITECT

SHEET NO.
A3

City of Ypsilanti
Community and Economic Development Department

April 20, 2022

Text Amendment Staff Review
Child Care Centers in Core Neighborhoods

GENERAL INFORMATION

Applicant: Gretchen Preston

Action Requested: Applicant requests zoning text amendment to Chapter 122: Article IV, Division 3, Section 122-441 Permissible Uses. Text amendment would make Child Care Centers permissible as a special land use in Core Neighborhoods (Core Neighborhood-Single-family, Core Neighborhood-Mid, and Core Neighborhood).

SUMMARY

Core Neighborhoods (CN-SF, CN-Mid, and CN) zoning districts do not currently allow for Child Care Centers. This text amendment would make such uses permissible as special land uses, where applications for special use permits may be reviewed by Planning Commission on a case-by-case basis.

Figure 1: Capture of existing §122-441 Permissible Uses Chart for Services

Sec. 122-441. Permissible Uses. (272)
In the Core Neighborhood districts, no uses shall be permitted except the following.

P=Principal, A=Accessory, S=Special Land Use, -- = Not Permitted

USES	CN-SF	CN-MID	CN	NOTES	SPECIFIC REGULATIONS
SERVICES					
Bed & Breakfast or Inn	S	S	S		Section 122-520
Funeral Homes	--	S	S		
Nursing Homes	--	S	S		Section 122-536
Medical or Dental Offices, less than 5,000 square feet	--	S	S		

Zoning text amendments are reviewed by Planning Commission, who then gives a recommendation to City Council. The recommendation is made via motion, and also involves a report that will be transmitted to City Council. City Council has the ultimate authority to adopt the text amendment.

BACKGROUND

Since this proposed text amendment is for Child Care Centers, it might be helpful to review the types of Child Care defined in the ordinance in Sec. 122-203.

Figure 2: Capture of existing §122-203 Definitions for Child Care

Child care means the following:

(1) Family day care home means a private home, licensed by the state, in which one but less than seven minor children are received for care and supervision for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Family day care home includes a home that gives care to an unrelated minor child for more than four weeks during a calendar year.

(2) Group day care home means a private home, licensed by the state, in which more than six but not more than 12 minor children are given care and supervision for periods of less than 24 hours a day unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage or adoption. Group day care home includes a home that gives care to an unrelated minor child for more than four weeks during a calendar year.

(3) Child care center or day care center means a commercial facility, licensed by the state, receiving one or more children for care for periods of less than 24 hours a day, and where the parents or guardians are not immediately available to the child. Child care center or day care center includes a facility which provides care for not less than two consecutive weeks, regardless of the number of hours of care per day. The facility is generally described as a child care center, day care center, day nursery, nursery school, parent cooperative preschool, play group, or drop-in center. Child care center or day care center does not include a Sunday school, a vacation Bible school, or a religious instructional class that is conducted by a religious organization where children are in attendance for not more than three hours per day for an indefinite period or not more than eight hours per day for a period not to exceed four weeks during a 12-month period, or a facility operated by a religious organization where children are cared for not more than three hours while persons responsible for the children are attending religious services. State law reference(s)--Child care organizations, defined, MCL 722.111, MSA 25.358(11).

Currently, a residential use as a Family Child Care Home for 1-6 children is allowed as an accessory use in every zoning district except Parks, Production/Manufacturing/Distribution, and Center district. The private home must be licensed by the state and must comply with the minimum state standards for such facilities.

Child Care Centers must also be licensed by the state and compliant with the minimum state standards for such facilities, and, in addition, they must meet outdoor recreation minimum standards required by the building code and licensing agency and must have the outdoor recreation space fenced and screened from any adjacent lot. (Sec. 122-521) Child Care Centers are currently not a permissible use in Parks, R1 districts, Production/Manufacturing/Distribution districts, or Core Neighborhood districts.

Figure 3: Where Two Types of Child Care Facilities Are Allowed as Special, Accessory, or Principal Uses

District	Family Child Care Home	Child Care Center
Parks	--	--
R1	A	--
Multifamily Residential	A	S
Production, Manufacturing, Distribution	--	--
Center	--	P
Core Neighborhoods (all 3 types)	A	--
Corridor-Historic	A	S
Corridor-Neighborhood & General	A	P
Health & Human Services	A	P

The applicant is applying for this text amendment because of their work with High Scope, so that organizations like High Scope could operate a birth-18-year-old child care facility that will be licensed and limited by state and federal guidelines after they receive a special land use approval. This application is not for a rezoning for a particular property, but is instead a text amendment, so all Core Neighborhoods should be considered.

DISCUSSION

There are three types of Core neighborhoods: single-family, mid, and core.

The Core Neighborhood-Single-Family neighborhoods are east of Depot Town and north of Michigan Avenue. Housing types include mansions, estates, houses, and cottages. Residential uses are limited to single family, and neighborhood businesses are limited.

Core Neighborhood-Mid neighborhoods are neighborhoods that generally abut the Core neighborhoods, and offer residential areas along with opportunities for accessibly placed, low-intensity walkable neighborhood businesses. Housing types range from mansions to cottages, with multi-family and single-family uses. This zoning may also be used as a transition zone between single-family districts and mixed-use districts.

Core Neighborhoods directly border center districts and have a variety of housing types, ranging from cottages to apartment buildings. This district affords opportunities for accessibly placed, walkable neighborhood businesses.

Staff does not believe that child care centers are high-intensity uses with people and cars coming and going throughout the day every day. Staff would expect some families to drop off and pick up children from within the neighborhood, perhaps on bikes or on foot. Staff would expect that some families would arrive to drop off and pick up children by car, but staff would expect those activities to cluster at the beginning of the day and the end of the day and for there not to be much pickup or dropoff activity throughout the day.

If a new child care center were to be built in the Core neighborhoods zone, because these neighborhoods are considered Walkable Urban Districts, any new construction or additions are regulated so that the resulting new construction or addition would be consistent with the size, scale, and character desired within each zoning district. Additionally, all of the Core Neighborhood-Single Family zone is located within the local historic district, as are a portion of the Core Neighborhood-Mid and Core Neighborhoods. As a result, an additional layer of project review for sensitivity to neighborhood context would occur for any additions or new construction in these areas within the local historic district.

Figure 4: Map of Relevant Zoning Districts

CN-SF, CN-MID, and CN Zoning Districts

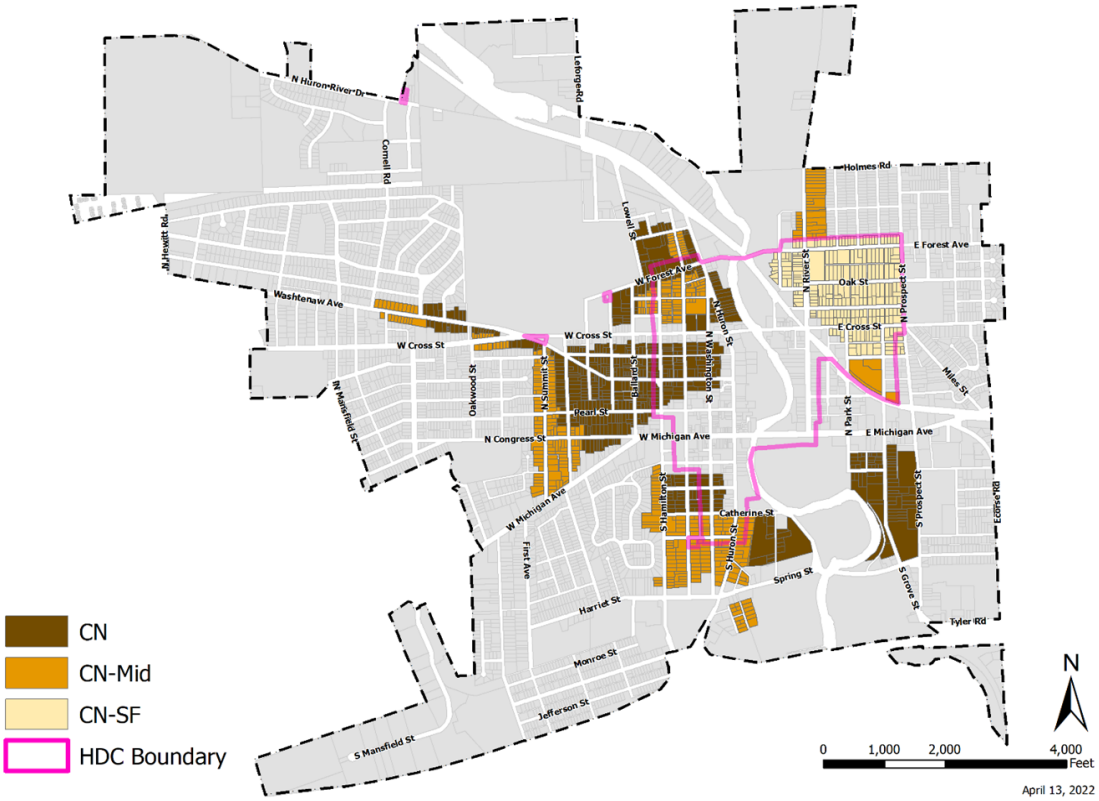


Figure 6: Gretchen's House Child Care Center, Ann Arbor (Google Street-view, July 2019)

STANDARDS FOR AMENDMENTS §122-362(a)

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

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

Applicable guiding values of the Master Plan include:

- *Diversity is our strength*: This proposed amendment maintains and potentially improves the diversity of the mix of businesses in Ypsilanti.
- *Ypsilanti is sustainable*: this action maintains, and has the potential to create, job opportunities for Ypsilantians. Further, providing neighborhood-based child care may encourage people to drop off and pick up children on bike or on foot.
- *Great place to do business, especially green and creative*: This action retains and fosters the growth of local businesses.

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

The amendment will be consistent with what Core Neighborhood zoning districts already provide for.

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

The amendment will be consistent with the intent of the zoning ordinance. Per §122-100, the intent of the ordinance is to promote the public health, safety, and welfare. In particular, to:

- create a safe, diverse, and sustainable city;

- guide the location of places of residence, recreation, industry, trade, service, and other uses of land;
- ensure that uses of the land shall be situated in appropriate locations and relationships;
- limit the inappropriate overcrowding of land and congestion of population and transportation systems and other public facilities.

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

Staff does not anticipate that this amendment will have an impact on the functionality or transportation network in the City.

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

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

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

Staff believes the amendment can contribute to a more sustainable neighborhood, where necessities like education and child care, as well as amenities, can be provided within walking distance of residences. As stated in the Master Plan, "In 2019, residents expressed a desire for "complete neighborhoods" in the community-wide survey. In fact, 68% said that the completeness of the neighborhood was the deciding factor in where they choose to live. The definition of completeness was up to them to decide through the multiple choice question; their results show that in addition to residential uses, residents want their neighborhoods to have recreation space, sidewalks, public transit options, community gardens/trees, and daily needed good and services." Access to neighborhood child care would enhance the quality of life for residents and help to provide access to daily services that residents desire.

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

Staff does not anticipate that this amendment will negatively affect the health, safety, and general welfare of the public.

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

This amendment does not correct an error.

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

Staff anticipates this change may provide for the potential re-use of properties, activating properties for tax capture and improving property values.

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

The proposed amendment will not result in a significant creation of nonconformities.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend ***approval*** of the proposed text amendment to Chapter 122: Section 122-441, to City Council, with the following condition and findings:

Condition:

- The Specific Regulations column shall reference Section 122-521.

Findings:

1. The proposed amendment is consistent with the guiding values of the Master Plan;
2. The rezoning is consistent with description and purpose of the proposed district;
3. The proposed amendment is consistent with the intent of this Zoning Ordinance;
4. The proposed amendment will enhance the character of the future development in the City;
5. The proposed amendment will enhance the natural features and environmental sustainability of the City;
6. The proposed amendment will address a community need in physical or economic conditions or development practices.

Andy Aamodt
City Planner, City of Ypsilanti

Ellen Thackery
Preservation Planner, City of Ypsilanti

c.c. File

City of Ypsilanti
Planning & Development Department

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

ZONING TEXT AMENDMENT APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name Gretchen Preston		
Address [redacted]		
City Ann Arbor	State MI	Zip 48108
Phone / Fax [redacted]	E-Mail [redacted]	

Change

Section of Zoning Ordinance (chapter, article, section, subsection format)

Chapter 122 Article IV: Sec 122-441 Permissible Uses (272)

Summarize the change requested (must attach separate sheet for proposed amendment with chapter, article, section, subsection formally cited)

See attached sheet for details adding “Child Care Center” or “Day Care Center” to the list of permissible uses in

Core Neighborhoods (CN-Sf, CN-Mid, CN)

Summarize circumstances, factors, and other relevant information (may continue on a separate sheet)

Under the adoption of a child care center, or day care center being permissible in the CN-Sf, CN-Mid,

CN districts this will allow entities such has High Scope to operate birth – 18 yr old child care which

will be licensed and limited by state and federal guidelines.

The 2014 City of Ypsilanti, Michigan Zoning Ordinance Chapter 122 Article II: Definitions and Language Sec. 122-203 Definitions currently defines Child Care Center or Day Care Center as:

Child care center or day care center means a commercial facility, licensed by the state, receiving one or more children for care for periods of less than 24 hours a day, and where the parents or guardians are not immediately available to the child. Child care center or day care center includes a facility which provides care for not less than two consecutive weeks, regardless of the number of hours of care per day. The facility is generally described as a child care center, day care center, day nursery, nursery school, parent cooperative preschool, play group, or drop-in center. Child care center or day care center does not include a Sunday school, a vacation Bible school, or a religious instructional class that is conducted by a religious organization where children are in attendance for not more than three hours per day for an indefinite period or not more than eight hours per day for a period not to exceed four weeks during a 12-month period, or a facility operated by a religious organization where children are cared for not more than three hours while persons responsible for the children are attending religious services. State law reference(s)--Child care organizations, defined, MCL 722.111, MSA 25.358(11).

We are asking the current definition of "child care center or day care center" to be added to the permissible occupancies under special land use of the Chapter 122 Article IV: Sec 122-441 Permissible Uses chart (272) for districts CN-Sf, CN-Mid, CN

Under the adoption of a child care center, or day care center being permissible in the CN-Sf, CN-Mid, CN districts this will allow entities such has High Scope to operate a birth – 18 yr old child care which will be licensed and limited by state and federal guidelines after they received a special land use approval.

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, as applicable, for the purposes of preparing staff reports and/or evaluating this application.	
S[redacted]	Date: 3/22/2022
Print Name: Gretchen Preston	

*****FOR OFFICE USE ONLY*****

Date:	Amount: **$1,000**	Account: **101-4-7210-607-01**
☐ Cash ☐ Check payable to City of Ypsilanti ☐ Credit (+ 3.0% surcharge)		Code: **178 Rezone** Signature of person receiving deposit:
Description of deposit:		

City of Ypsilanti
Community and Economic Development Department

April 20, 2022

Text Amendment Staff Review
Research & Development in Center Zoning District

GENERAL INFORMATION

Applicant: Mark Smith, 600 South Wagner Road LLC

Action Requested: Applicant requests zoning text amendment to Chapter 122: Article IV, Division 3, Section 122-446 Permissible Uses and Section 122-203 Definitions.

SUMMARY

The Center zoning district does not currently allow for Research & Development or related uses. Additionally, research & development is not explicitly defined, rather "research use" is. This text amendment would clarify research & development and its accessory uses, and make research & development in the Center zoning district permissible as a special land use, where applications for special use permits may be reviewed by Planning Commission on a case-by-case basis. It would also allow for certain autonomous vehicle and electric vehicle uses as accessory uses.

Zoning text amendments are reviewed by Planning Commission, who then gives a recommendation to City Council. The recommendation is made via motion, and also involves a report that will be transmitted to City Council. City Council has the ultimate authority to adopt the text amendment.

BACKGROUND

Since this proposed text amendment is for research & development and related activities, it might be helpful to review how these uses are currently defined in the zoning ordinance in Sec. 122-203.

> **Research use** means facilities for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and computer and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced offsite, where the manufacturing activity is secondary to the research and development activities. This definition also includes pharmaceutical, chemical, and biotechnology research and development.
>
> **Laboratory** means a place devoted to experimental, routine, or basic study such as testing and analytical operations and in which the manufacturing of products, except prototypes, is not performed.

Figure 1: Where Uses are Allowed as Principal, Special, or Accessory Uses

District	Research & Development Use	Laboratory Use
Parks	--	--
R1	--	--
Multifamily Residential	--	--
Production, Manufacturing, Distribution	S/Res*	S/Res*
Center	--	--
Core Neighborhoods (all 3 types)	--	--
Historic Corridor	--	--
Neighborhood Corridor	--	--
General Corridor	S	S
Health & Human Services	--	P

*Means special land use when adjacent to residential zone, otherwise permitted.

DISCUSSION

In this report, staff lays out two potential scenarios to consider regarding this text amendment subject. Scenario 1 is the expressed request in the applicant's submitted application. Scenario 2 is a staff-revised request based on the applicant's information and based on staff's reading of the zoning ordinance.

Scenario 1:

Amend 122-446 Center District's Permissible Uses Chart in the following manner:

- Add the following as principal permitted uses:
  - *Lab*
  - *Research and Development conducted in a Lab*
  - *Maker Space*
- Add the following as special land uses:
  - *Lab services related to Dental and Medical Office*
  - *Analytical/test Lab*
  - *Lab Service Business*
  - *Research and development related to lab, life science, science, robotics, electronics, MEMs*
  - *Production/assembly of finished goods on a pilot-scale related to robotics, electronics, MEMs, life science, alternative energy*
- Add the following as accessory uses:
  - *Autonomous Vehicle rideshare, Mobility*
  - *Vehicle service related to vehicle logic programming, data retrieval and controls adjustments*
  - *Vehicle technology production related to control mechanisms, operating software, charging mechanisms/devices and controls*
  - *Indoor Vehicle Storage*
  - *Electric Mobility charging stations*

Add to the 122-203 Definitions in the following manner:

- **Wet lab** is a laboratory equipped with appropriate plumbing, ventilation, and equipment to allow for hands-on scientific research, experimentation, and limited production.
- **Micro-electromechanical systems (MEMs)** is a process technology used to create tiny integrated devices or systems that combine mechanical and electrical components.
- **Maker space** is a creative, do-it-yourself space where people can gather to create, invent, and learn through the vehicles of technology, electronics, hardware supplies, and tools. Maker spaces are designed to challenge individuals to create and learn through hands-on, personal experiences throughout their life.
- **Analytical laboratories** cater to techniques and testing that provide the data required to make critical decisions during research and development, drive product improvement, or meet regulatory compliance requirements.
- **Pilot-scale** is a small-scale preliminary study and production conducted to evaluate the feasibility, time, cost, scaling factors, unpredicted results, further develop a process, etc. to properly design and implement a full-scale commercial process.
- **Autonomous vehicle rideshare** is defined as self-driving vehicles that require no human driver. Instead, vehicles rely on Artificial Intelligence technology to streamline ride-sharing capabilities.
- **Mobility** is defined as the ability to freely move or be moved and the capability to get from one place to another using one or more modes of transport to meet daily needs. Transport mobility provides increased opportunities for individuals to undertake fundamental tasks beyond the home environment, such as going to work and purchasing essential goods.

Scenario 2

Amend 122-203 Definitions in the following manner:

- [AMEND *RESEARCH USE* DEFINITION] **Research and Development** means a facility where research and development and/or laboratory testing, is conducted in industries that include, but are not limited to, applied biology or chemistry, biotechnology, pharmaceuticals, communication, information technology, alternative energy, micro-electromechanical systems, electronics, maker spaces/fabrication labs, robotics, instrumentation, or computer hardware and software. Accessory production or assembly of products is allowed in conjunction with the research and development uses.

Add to 122-203 Definitions in the following manner:

- **Micro-electromechanical systems (MEMs)** is a process technology used to create tiny integrated devices or systems that combine mechanical and electrical components.
- **Maker space** is a creative, do-it-yourself space where people can gather to create, invent, and learn through the vehicles of technology, electronics, hardware supplies, and tools. Maker spaces are designed to challenge individuals to create and learn through hands-on, personal experiences throughout their life.
- **Autonomous vehicle rideshare** is defined as self-driving vehicles that require no human driver. Instead, vehicles rely on Artificial Intelligence technology to streamline ride-sharing capabilities.
- **Mobility** is defined as the ability to freely move or be moved and the capability to get from one place to another using one or more modes of transport to meet daily needs. Transport mobility provides increased opportunities for individuals to undertake fundamental tasks beyond the home environment, such as going to work and purchasing essential goods.
- **Vehicle technological services** deals with the production of control mechanisms, operating software, charging mechanisms/devices, and controls. Also may involve services regarding vehicle logic programming, data retrieval, and control adjustments.

Amend 122-446 Center District's Permissible Uses Chart in the following manner:

- Add the following as a special land use, and cite specific regulations for a newly created "Limited Research and Development" specific standards for certain uses section.

Uses	C	Notes	Specific Regulations
Limited Research and Development	S		Section [newly created section in Article V, Division 1]

- Add the following as accessory uses:
  - *Autonomous vehicle rideshare*
  - *Vehicle technological service*
  - *Indoor vehicle storage*
  - *Electric mobility charging stations*

Add *Limited Research and Development* to the *Specific Standards for Certain Uses* section in the following manner [and re-number that entire Article V, Division 1]:

Sec.___. Research and Development, Limited.

Limited Research and Development facilities shall be subject to the conditions hereinafter imposed:

1) Research space, including but not limited to offices, conference rooms, and common areas, shall occupy at least 25% of the building's gross floor area.
2) Outdoor storage of products/materials is prohibited.
3) If in a Walkable Urban District, the building shall comply with applicable building type requirements. In any case, the building's exterior appearance shall resemble a commercial building's general form, except for required HVAC systems.

4) Deliveries and shipping of products in trucks and semi-trailers, other than vehicles of two axles, is prohibited.
5) Use of the building for warehousing and distribution is prohibited.
6) Uses involving noise, vibration, odors, emissions, dust, or night illumination exceeding the boundaries of the lot are prohibited.
7) The storage of any flammable or hazardous materials must be in compliance with applicable codes, including but not limited to Occupational Safety and Health Administration Codes, Fire Codes, and Building Codes.

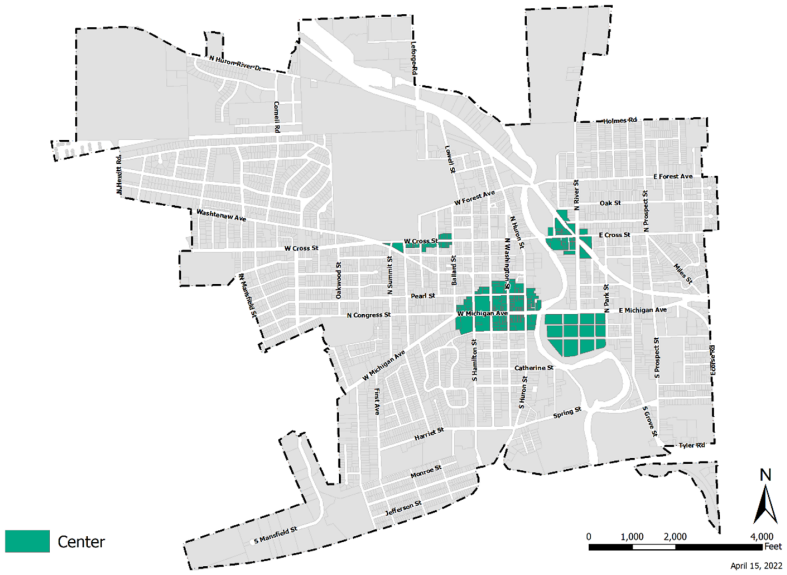
Discussion of Scenario 1 and Scenario 2

Staff recommends Scenario 2 as the revised text amendment. When understanding the business-incubator-type model of some research and development facilities, such as MI-HQ, it is important to enable flexibility. Because of special land use regulations (that a special land use must not substantially alter or expand), classifying many separate special land uses may complicate a research and development-related use if the building wants flexibility in taking on a new tenant (for example- a space being designated originally as a life sciences analytical laboratory could turn into an alternative energy research office). Requiring such changes to go through the special land use process is cumbersome and might not be conducive to economic development and growth.

While staff does not believe the research and development uses of MI-HQ to be hazardous or detrimental to the neighborhood, staff does wish to add some tangible conditions for a **limited** research and development facility to follow, so that a future limited research and development facility will not propose too high-intensity of a use in the Center zoning district. Those conditions are seen in the proposed *Specific Standards for Certain Uses* "Research and development, limited" section. Also, in any case the research and development use is proposed as a special land use, needing Planning Commission's review and approval. A business of this nature would not be able to go ahead and locate in the Center zone by-right.

Figure 2: Map of Center Zoning Districts

Center Zoning District



STANDARDS FOR AMENDMENTS §122-362(a)

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

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

Applicable guiding values of the Master Plan include:

- *Diversity is our strength*: This proposed amendment maintains and potentially improves the diversity of the mix of businesses in Ypsilanti.
- *Ypsilanti is sustainable*: this action maintains, and has the potential to create, job opportunities for Ypsilantians.
- *Great place to do business, especially green and creative*: This action retains and fosters the growth of businesses, and such research and development uses can enable a small business to use a space to start up, and might be able to grow into something larger in the City or region.

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

The amendment is not a rezoning but is consistent with the description and purpose of the Center zone.

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

The amendment will be consistent with the intent of the zoning ordinance. Per §122-100, the intent of the ordinance is to promote the public health, safety, and welfare. In particular, to:

- create a safe, diverse, and sustainable city;
- guide the location of places of residence, recreation, industry, trade, service, and other uses of land;
- ensure that uses of the land shall be situated in appropriate locations and relationships;

This is a use that is not much, if at all, higher intensity than the microbrewing, distilling, marijuana microbusiness, and printing services uses already allowed in the Center zoning district. This amendment would make such research and development uses permissible only as a special land use, so that Planning Commission can review each permit on a case by case basis and can consider neighborhood compatibility, safety, and can attach conditions on the special use permit and/or related site plan.

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

Staff does not anticipate that this amendment will have any adverse impacts on the functionality or transportation network in the City.

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

Staff does not anticipate that this amendment will negatively affect the historic nature of the City. The Historic District Commission still has authority in much of the Center zoning district, so exterior renovations or new construction will continue to be guided not only by zoning but by the Historic District Commission.

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

Staff believes the amendment can contribute to a more environmentally sustainable City, because it can create jobs in the center of the City, where employees' commutes can be shorter and can be through non-motorized transportation modes.

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

Staff does not anticipate that this amendment will negatively affect the health, safety, and general welfare of the public.

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

This amendment does not correct a blatant error, but rather makes the research and development definition more clear and more up-to-date with current times.

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

Staff anticipates this change may provide for the potential re-use of properties, activating properties for tax capture and improving property values. This change also encourages new companies to locate businesses in the Center district and an increase in workers in the Center district will help area businesses as well, such as restaurants and retail shops.

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

The proposed amendment will not result in a significant creation of nonconformities.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend ***approval*** of the proposed text amendment to Sections 122-203, 122-446, and Article V Division 1, to City Council, with the following condition and findings:

Condition:

- The text amendment recommended to City Council is to be revised based on Scenario 2 of this staff report.

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 character of the future development in the City;
4. The proposed amendment will enhance the natural features and environmental sustainability of the City;
5. The proposed amendment will address a community need in physical or economic conditions or development practices.

Andy Aamodt
City Planner, City of Ypsilanti

c.c. File

City of Ypsilanti
Planning & Development Department

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ZONING TEXT AMENDMENT APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name: 600 South Wagner Road LLC (Mark Smith)		
Address: [redacted]		
City: Ann Arbor	State: MI	Zip: 48103
Phone / Fax: [redacted]	E-Mail: [redacted]	

Change

Section of Zoning Ordinance (chapter, article, section, subsection format)

Article IV, Subdivision II Center, Section 122-446
And the Glossary adding Definitions to Section 122-203

Summarize the change requested (must attach separate sheet for proposed amendment with chapter, article, section, subsection formally cited)

I am respectfully requesting a change to the text of permitted uses in the "Center" district.
Please see the attached sheet for additional details.

Summarize circumstances, factors, and other relevant information (may continue on a separate sheet)

The Current Center Zoning does not allow for some of the uses contemplated by Mi-HQ. Please see attached sheet for additional details.

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, as applicable, for the purposes of preparing staff reports and/or evaluating this application.	
Signature: [redacted]	Date: March 12, 2022
Print Name: Mark Smith	

FOR OFFICE USE ONLY

Date:	Amount: **$1,000**	Account: **101-4-7210-607-01**
☐ Cash ☐ Check payable to City of Ypsilanti ☐ Credit (+ 3.0% surcharge)		Code: **178 Rezone** Signature of person receiving deposit:
Description of deposit:		

Zoning Text Amendment Request

Center Zoning Classification

Background:

Southeast Michigan is home to a significant number of technology companies working in STEM-related industries. The ability to locate these companies in urban centers is an effective attraction to young knowledge workers. Walkable urban cores that offer housing, dining and entertainment options are especially attractive to technology companies of all types and sizes. Unfortunately, structures with the appropriate infrastructure are hard to find and expensive to construct.

600 S. Wagner LLC (Mi-HQ) has proven the benefits of providing real estate equipped with the hard-to-find life science infrastructure. Standard labs, Wet labs[1], clean rooms, support offices and other related spaces and services built on a large-scale help attract companies and keep them from leaving the area.

By co-locating several businesses in a single location, sharing services, knowledge and infrastructure, scientists and entrepreneurs work together, accelerating business growth and success while reducing costs. This hard-to-find infrastructure and collaborative environment generally cause companies to put down roots in the community. Due to the scarcity, high cost of construction and relocation for this type of space, companies tend to stay in place for long periods of time.

The technology companies of today are creating high-value products in small spaces using clean technologies and processes. Development of small molecules, MEMs[2] technology, chemical combinations and reactions on a microgram or nanoparticle scale is common requiring basic lab equipment and support infrastructure.

600 S. Wagner LLC, doing business as Mi-HQ, is planning to open a facility in the City of Ypsilanti. Mi-HQ works closely with STEM-centric companies, many of which find their start in the local universities. However, as they grow and exit the university, many leave the state in search of investment and facilities to support their needs. Having access to properly equipped facilities allows these companies to stay in the area providing good-paying jobs and positive economic impact locally and globally.

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[1] A laboratory equipped with appropriate plumbing, ventilation, and equipment to allow for hands-on scientific research, experimentation and limited production.

[2] Micro-electromechanical systems (MEMS) is a process technology used to create tiny integrated devices or systems that combine mechanical and electrical components.

The excitement and walkability of the downtown core of Ypsilanti presents an opportunity to attract technology companies. Currently, the zoning in the city center does not provide for research and development, services, assembly or manufacture of the types of products developed by these companies. Mi-HQ is requesting amendments to the zoning ordinance to allow for such uses in the city core.

Zoning Text Amendment Request:

I respectfully request text amendment to Article IV, Subdivision II, Section 122-446 of the Ypsilanti Zoning Ordinance. I also request adding definitions to Section 122-203 of the Zoning Ordinance.

Requested Change:

I am requesting the following changes and additions to the Center Zoning District.

Permitted Use:

- Lab
- Research and Development conducted in a Lab
- Maker Space[3]

Special Land Use:

- Lab services related to Dental and Medical Office.
- Analytical/test Lab[4]
- Lab Service Businesses
- Research and development related to lab, life science, science, robotics, electronics, MEMs
- Production/assembly of finished goods on a pilot-scale[5] related to robotics, electronics, MEMs, life science, alternative energy.

[3] Creative, DIY spaces where people can gather to create, invent, and learn through the vehicles of technology, electronics, hardware supplies and tools. Makerspaces are designed to challenge individuals to create and learn through hands-on, personalized experiences throughout their life.

[4] Analytical laboratories cater to techniques and testing that provide the data required to make critical decisions during R&D, drive product improvement or meet regulatory compliance requirements.

[5] A small-scale preliminary study and production conducted to evaluate the feasibility, time, cost, scaling factors, unpredicted results, further develop a process, etc. to properly design and implement a full-scale commercial process.

Accessory Use:

- Autonomous Vehicle rideshare[6], Mobility[7]
- Vehicle Service related to vehicle logic programming, data retrieval and controls adjustments
- Vehicle technology production related to control mechanisms, operating software, charging mechanisms/devices and controls
- Indoor Vehicle Storage
- Electric Mobility charging stations

Summary of the circumstances and relevant information supporting the request:

Modern technology companies are innovating through science, in labs and on benchtops. Much of today's R&D and production can be achieved in very small spaces with the use of modern tools. Collaboration among companies and with local universities makes locating in the city center more efficient and attractive for workers who may spend time going between work and university.

Flexibility in zoning ordinances allows for the location of businesses in the urban core taking advantage of the existing infrastructure, reducing reliance on transportation and contributing to the diversity and vitality of the downtown area.

With diverse businesses in the city center, residents will have the opportunity to develop new skills and access good-paying jobs while building a more resilient and robust economy.

I look forward to working with the City of Ypsilanti on the requested changes and becoming a part of the exciting and growing downtown ecosystem.

Respectfully submitted,

Mark Smith

Mi-HQ

President

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[6] 'Autonomous' defined as 'Self-Driving' Vehicles that require no human driver. Instead, vehicles rely on Artificial Intelligence technology to streamline ride-sharing capabilities.

[7] Mobility defined as the ability to freely move or be moved and the capability to get from one place to another using one or more modes of transport to meet daily needs. Transport mobility provides increased opportunities for individuals to undertake fundamental tasks beyond the home environment, such as going to work and purchasing essential goods.