

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, March 13, 2019 – 7:30 PM
Van Buren Township Hall
46425 Tyler Road**

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

ITEM #1: Approval of minutes from the regular meeting of February 13, 2019.

CORRESPONDENCE:

PUBLIC HEARING:

NEW BUSINESS:

ITEM #1: Case 19-001 – PRELIMINARY SITE PLAN APPROVAL - PROJECT SYCAMORE

TITLE: THE APPLICANT, JULIAN BEGLIN, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR SITE DEVELOPMENT FOR A VISITOR & VEHICLE RECEIVING CENTER BUILDING, ASSOCIATED IMPROVEMENTS, AND SITE HARDENING FOR SECURITY PURPOSES FOR A DATA CENTER USE.

LOCATION: 9000 Haggerty Road. The property is located on the northwest corner of Haggerty Road and Tyler Road.

ACTION ITEMS:

- A. Presentation by Applicant.
- B. Presentation by Township Staff.
- C. Planning Commission discussion.
- D. Planning Commission considers preliminary site plan approval.

GENERAL DISCUSSION:

ITEM #1: SENIOR HOUSING DEVELOPMENT OPTIONS

ADJOURNMENT:

CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
February 13, 2019
MINUTES - DRAFT

Chairperson Thompson called the meeting to order at 7:30 p.m.

ROLL CALL:

Present: Kelley, Atchinson, Budd, Boynton, Jahr and Thompson.

Excused: Franzoi.

Staff: Director Akers and Secretary Harman.

Planning Representatives: McKenna Associate, Patrick Sloan.

Audience: Three (3).

APPROVAL OF AGENDA:

Motion Budd, Boynton second to approve the agenda of February 13, 2019 as amended, removing Item #1 Trowbridge Homes under New Business, moving Phantom Fireworks to Item #1, BK Development to Item #2 and Zoning Ordinance Amendment to Item #3. Motion Carried.

APPROVAL OF MINUTES:

Motion Boynton, Jahr second to approve the regular meeting minutes of January 23, 2019 as amended with a correction to the first paragraph on page 2. Correction to read: Commissioner inquired if the applicant will be disposing of sanitizer water in the store. Yes, the applicant will be disposing of it in the store. Motion Carried.

PUBLIC HEARING:

ITEM # 1 ZONING ORDINANCE TEXT AMENDMENT

TITLE: A PROPOSED AMENDMENT WHICH MODIFIES THE REQUIREMENTS OF SECTION 7.205 OF THE ZONING ORDINANCE REGARDING SECURITY FENCING AND FENCING STANDARDS APPLICABLE TO SPECIFIC ZONING DISTRICTS, INCLUDING FENCING MATERIALS, HEIGHT, LOCATION, AND THE PLACEMENT OF FENCES IN THE FRONT YARD OF NON-SINGLE-FAMILY RESIDENTIAL DISTRICTS.

Motion Boynton, Atchinson second to open the public hearing. Motion Carried.

Patrick Sloan of McKenna Associates gave a brief presentation of the proposed amendments. Mr. Sloan previously presented text amendments to Section 7.205 of the Zoning Ordinance at the 1-23-19 Planning Commission meeting, the Commissioners reviewed the amendments and made minor modifications. The proposed amendments before the Planning Commission revise the security fencing provisions and classify fences in three (3) groups of zoning districts (residential, commercial, and industrial/office). In areas where fences are regulated by zoning district, the amendments include classifying zoning districts into groups and revising provisions for fencing material, height, location, and the placement of fences in the front yard of certain non-single-family residential districts.

There were no comments from the Commission or the audience.

Motion Boynton, Budd second to close the public hearing. Motion Carried.

NEW BUSINESS:

ITEM # 1 19-003 – PHANTON FIREWORKS – TEMPORARY LAND USE

TITLE: THE APPLICANT, PHANTOM FIREWORKS, IS REQUESTING A TEMPORARY LAND USE PERMIT TO OPERATE A FIREWORKS TENT IN A SHOPPING CENTER PARKING LOT AT 2095 RAWSONVILLE ROAD.

LOCATION: 2095 RAWSONVILLE ROAD. THE SITE IS LOCATED NEAR THE INTERSECTION OF RAWSONVILLE ROAD AND I-94.

Richard Tapper of Phantom Fireworks gave the presentation. Mr. Tapper is requesting a temporary land use permit to operate a fireworks tent in the shopping center parking lot at 2095 Rawsonville Road from July 21 through June 5, this is Phantom's 7th season at the same location. The storage unit will remain in the same location as previous years and Mr. Tapper has not received any complaints in the past.

Director Akers presented his staff review letter dated 2-9-19 recommending approval of the application subject to the following three (3) conditions:

1. That the applicant obtains approval from the Van Buren Township Fire Marshal.
2. That the applicant provides the Township with a current Consumer Fireworks Retail Facility: Non-Permanent license prior to the establishment of the temporary use.
3. That all proposed signage complies with the Zoning Ordinance.

No comments from the Commission or the audience.

Motion Kelley, Jahr second to grant temporary land use approval to operate a fireworks tent in a shopping center parking lot at 2095 Rawsonville Road June 21st through July 5th based on the recommendations and analysis in the staff review letter dated 2-9-19. Motion Carried. (Letter attached)

ITEM # 2 19-004 – SITE PLAN AMENDMENT

TITLE: THE APPLICANT, BK DEVELOPMENT GROUP, IS REQUESTING AN AMENDMENT TO THE APPROVED SITE PLAN FOR THE COBBLESTONE CREEK WOODLANDS DEVELOPMENT TO ALLOW FOR A SINGLE ADDITIONAL ELEVATION TO BE CONSTRUCTED IN THE SUBDIVISION.

LOCATION: COBBLESTONE CREEK DEVELOPMENT IS LOCATED ON THE SOUTH SIDE OF W. HURON RIVER DRIVE BETWEEN RAWSONVILLE AND ELWELL ROADS.

Director Akers gave the presentation. Boji Homes is requesting approval of a single home elevation to offer a new model in the Cobblestone Creek Woodlands development. Director Akers presented his staff review letter dated 2-9-19 recommending approval of the amendment to the site plan for the Cobblestone Creek development in order to allow the additional elevation depicted in plans dated 1-22-19, based upon the staff review letter dated 2-9-19 and conditioned upon the following:

1. That the applicant provides a revised plan which depicts the detached unit having a minimum of 50% brick, stone or other decorative material on the exterior façade of the entire building, measured by taking the total area of all walls minus the area of windows, doors and gable ends.
2. Township Planning staff shall review each application for a new single-family home in the Cobblestone Creek development in order to determine that the new home meets the required setbacks and that the elevation meets the Township's "substantially different" architectural design standards set forth in the PRD agreement.

Commissioners inquired if a color rendering of the elevation was submitted, had staff compared to previous elevations to confirm it meets the substantially different requirement, is a side entry garage offered, does the HOA play a role in the process of new home elevations and façade colors and if exterior façade colors were agreed to in the PRD. Commissioners would like the developers to present exterior façade colors, materials and color renderings in the future. A color rendering was not submitted, staff has compared the new elevation to the existing elevations to confirm the substantially different requirement is met, the side entry garage is not offered on this model, Cobblestone Creek has an Advisory Board to discuss concerns with the developer and exterior façade colors were not included in the PRD agreement.

No comments from the audience.

Motion Boynton, Kelley second to grant BK Development and amendment to the approved site plan for the Cobblestone Creek Woodlands development to allow for a single additional elevation to be constructed in the subdivision, subject to the recommendations in the staff review letter dated 2-9-19. Motion Carried. (Letter Attached)

ITEM # 3 ZONING ORDINANCE AMENDMENT

TITLE: A PROPOSED AMENDMENT WHICH MODIFIES THE REQUIREMENTS OF SECTION 7.205 OF THE ZONING ORDINANCE REGARDING SECURITY FENCING AND FENCING STANDARDS APPLICABLE TO SPECIFIC ZONING DISTRICTS, INCLUDING FENCING MATERIALS, HEIGHT, LOCATION, AND THE PLACEMENT OF FENCES IN THE FRONT YARD OF NON-SINGLE-FAMILY RESIDENTIAL DISTRICTS.

No additional comments from staff, the Commission or the audience. Commissioners thanked Mr. Sloan for incorporating their feedback in the amendments.

Motion Boynton, Kelley second to recommend to the Township Board of Trustees a proposed amendment which modifies the requirements of section 7.205 of the Zoning Ordinance regarding security fencing and fencing standards applicable to specific zoning districts, including fencing materials, height, location, and the placement of fences in the front yard of non-single-family residential districts.

Roll Call:

Yeas: Atchinson, Budd, Kelley, Boynton, Jahr and Thompson.

Nays: None.

Absent: Franzoi.

Motion Carried.

GENERAL DISCUSSION:

ITEM # 1 LOT SIZE REQUIREMENTS IN THE RM, MULTIPLE FAMILY ZONING DISTRICT

Patrick Sloan of McKenna Associates gave a presentation on his review and comparison of multi-family residential standards in the RM District. The current minimum lot size required is 10 acres with a minimum 400 ft. lot width. Because the minimum lot area is 10 acres, the size of the smallest multi-family development can be between 100-400 units. The standards make it difficult to develop smaller multi-family developments, McKenna Associates recommends the Township consider a sliding scale that allows for smaller lot areas and lot widths for multi-family residential development. Mr. Sloan presented comparisons from Garden City and Lyon Township both of which have smaller lot size requirements. Mr. Sloan can provide more examples if needed.

Director Akers has received feedback from the Township Board and residents concerning the lack of senior housing in the Township, both independent and assisted living. The RM District can accommodate senior housing, those types of facilities typically don't need or desire a parcel that large and would benefit from a change to the minimum lot size requirement.

Commissioners discussed looking at more comparisons to determine the right fit for the Township, addressing senior housing within the RM District, possibly adding a senior housing section to the Zoning Ordinance. Mr. Sloan will bring more comparisons back to the Planning Commission including senior housing ordinance examples.

ADJOURNMENT:

Motion Boynton, Kelley second to adjourn at 8:36 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

PLANNING & ZONING APPLICATION

Case number 19-001

Date Submitted 1-17-19

APPLICANT INFORMATION

Applicant JULIAN R. BEGLIN, H.F. LENZ Co (AGENT) Phone 814-269-9300 x398
Address 1407 SCALP AVENUE Fax 814-269-9301
City, State JOHNSTOWN, PA Zip 15904
Email jbeglin@hflenz.com Cell Phone Number 814 659-5840
Property Owner JPMORGAN CHASE (C/o Bob Bachmeier, VP) Phone c. 614-360-8581
(if different than applicant)
Address 9000 HAGGERTY ROAD Fax _____
City, State BELLEVILLE, MICHIGAN Zip 48111
Billing Contact _____ Phone _____
Address _____ Fax _____
City, State _____ Zip _____

SITE/PROJECT INFORMATION

Name of Project PROJECT SYCAMORE
Parcel Id No. V125-83-044-99-0005-701 Project Address 9000 HAGGERTY ROAD
Attach Legal Description of Property (ATTACHED AS EXHIBIT A)
Property Location: On the WEST Side of HAGGERTY Road; Between TYLER Road
and ECORSE Road. Size of Lot Width 1724.18' Depth 1346.57'
Acreage of Site 53.3 AC Total Acres of Site to Review 53.3AC Current Zoning of Site M-1
Project Description: SITE DEVELOPMENT FOR VISITOR & VEHICLE RECEIVING CENTER BUILDING, ASSOCIATED
IMPROVEMENTS AND SITE HARDENING FOR HIGH SECURITY PERIMETER HARDENING.

Is a re-zoning of this parcel being requested? NO YES (if yes complete next line) NO
Current Zoning of Site M-1 (Light Industrial) Requested Zoning N/A

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying Article 7, Ch.2, Sec.(4) Fences & Walls in Nonresidential Districts
Is there an official Woodland within parcel? NO Woodland acreage N/A
List total number of regulated trees outside the Woodland area? _____ Total number of trees _____
Detailed description for cutting trees Refer to Landscape Drawings for Tree Removal & Replacement Ratio's.

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

BOB BACHMEIER

Print Property Owners Name

Bob

Signature of Property Owner

NATALIE HUFFMAN
Notary Public
State of Colorado
Notary ID # 20114077266
My Commission Expires 12-15-2019

1/10/19

Date

STATE OF MICHIGAN ~~COLORADO~~
COUNTY OF ~~WASHTENAW~~

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this 10 day of January, 2019.
Natalie Huffman Notary Public, Aspen County, Michigan My Commission expires 12-15, 2019.
Rev 1/13/96

EXHIBIT A
CHASE PARCEL

LEGAL DESCRIPTION OF ENTIRE CHASE PARCEL:

Part of the Southeast 1/4 of Section 11, T. 3 S., R. 8 E., Van Buren Township,
Wayne County, Michigan, being more particularly described as:

Commencing at the East 1/4 corner of said Section 11; thence N. 88° 52' 36" W. 60.01 feet along the East/West 1/4 line of said Section 11 as occupied to a point on the West right of way line of Haggerty Road (120 feet wide) said point being the POINT OF BEGINNING; thence S. 00° 01' 24" E. 2680.80 feet along the West right of way line of said Haggerty Road to a point On the South line of said Section 11; thence N. 88° 02' 33" W. 1346.75 feet along the South line of said Section 11 said line also being the centerline of Tyler Road (66' feet wide); thence N. 00° 17' 41" e. 350.15 feet; thence N. 00° 12' 44" E. 2310.84 feet to a point on the East/west 1/4 line of said Section 11; and thence S. 88° 52' 36" E. 1334.77 feet along said East/West 1/4 line to the POINT OF BEGINNING. Containing 82.17 acres of land, more or less. Subject to the rights of the public over the South 33 feet for Tyler Road, also subject to any and all other easements or rights of way of record, if any.



**H.F. LENZ
COMPANY**

Michigan Corporation

Engineering

1407 Scalp Avenue
Johnstown, PA 15904
Phone: 814-269-9300

January 8, 2019

TO: Mr. Ron Akers, Director of Planning & Economic Development
Charter Township of Van Buren
46425 Tyler Road
Van Buren Township
Michigan, 48111

PROJECT: Project Sycamore
HFL File No. 2018-0116.30

RE: Parking Exception

H.F. Lenz Company, on behalf of our client JPMorgan Chase, respectfully requests an exception from the parking requirements for the subject project based on the following rationale. The existing building is approximately 348,000 square feet and was originally constructed as office space and bank processing. With the proposed project, the majority of this space will be converted to data center/ data storage with approximately 17,600 square feet remaining as office. The project also involves the construction of a new Visitor and Vehicle Reception Center (VVRC) which is approximately 2,300 square feet of office space.

Therefore, the total office space is approximately 19,900 square feet. As per the Van Buren Township Zoning Ordinance, the parking requirements for office space within an Industrial Warehouse facility is 1 stall per 350 square feet of useable office. Refer to Van Buren Township Zoning Ordinance Section 9.102, Table 4, E, 3. Based on this requirement, the total parking required is 58 stalls. Within the secured perimeter of the site, 100 stalls will remain, and an additional 47 stalls are proposed outside of the secured perimeter as part of the VVRC, which will serve as visitor parking. Therefore, the total parking count will be 147 stalls which exceeds the required 58 stalls.

Should you have any questions or require additional information, please feel free to contact our office at (814) 269-9300.

Sincerely,

H.F. LENZ COMPANY
a Michigan Corporation

Julian R. Beglin, GISP
Associate, Project Manager



March 8, 2019

Planning Commission
Charter Township of Van Buren
46425 Tyler Road
Belleville, Michigan 48111

**Subject: VBT-19-001; Project Sycamore; 9000 Haggerty Road; Preliminary Site Plan Review #2
Revised Site Plans Dated February 22, 2019.**

Dear Commissioners:

The applicant H.F. Lenz Company, on behalf of J P Morgan Chase, proposes to convert an existing 348,000-square foot office and bank processing building into a data center and construct a new 2,300-square foot building on a 53.3-acre site at the northwest corner of Haggerty Road and Tyler Road intersection. The plans also include major changes to the circulation area and parking, as well as the construction of walls and other barriers. We have reviewed the site plan based on Zoning Ordinance standards and sound planning and design principles. Our comments are as follows (items requiring changes or additional information are underlined):

COMMENTS

1. **Zoning and Use.** The site is zoned M-1 Light Industrial District. The existing office and bank processing facility is to be converted to a data center with 17,600 square feet of office space and the remaining 330,400 square feet as a "data storage" space. The plan also includes the construction of a new 2,300-square foot visitor and vehicle reception center. High tech, data processing and computer centers are permitted by right in the M-1 District per Section 3.115(B) of the Zoning Ordinance.

The site plan includes a detailed description of the highly secure nature of the use and the function of the VVRC building as a security checkpoint for visitors such as technicians and transient workers, who would park in the front semi-secure lot and walk over to the main facility building. The zoning summary table lists a structure with an area of 10,444 square feet, which is a minor addition previously approved. The site plan also notes an area within the parking lot on the west side of the existing building as "phase 1 scope under construction."

2. **Required Information.** The site plan at this time includes all of the site plan information required per Section 12.203 of the Zoning Ordinance. The required details are noted on Sheet C-1000, C-2000, and C-6000.
3. **Lot.** The parcel has a total area of 53.3 acres. The legal description is included with the parcel ID number.
4. **Dimensional Requirements.** The M-1 district requires a minimum front yard setback of 50 feet, a minimum side yard setback of 40 feet, and a minimum rear yard setback of 40 feet. The required setback lines are shown and the existing building and proposed "VVRC building" comply.

Section 4.102(P) of the Zoning Ordinance permits a parking lot to be located in a required side yard setback and Section 9.101(A) permits a parking lot to be located in a required rear yard setback. No parking is proposed within the side or rear yard setbacks

The maximum lot coverage (i.e., buildings and roofed structures) in the M-1 district is 35%, and the applicant calculates the lot coverage at 15.4%.

The maximum building height in the M-1 district is 30 feet. Per the elevations submitted, the height of the VVRC building is 22 feet to the top of the parapet and an additional 2 feet to the top of the roof. Therefore, the proposed height is within Zoning Ordinance limits.

5. Access and Circulation.

- a. **Location of Curb Cuts.** The site currently has one (1) access drive at the southwest corner off Tyler Road and three (3) access drives off Haggerty – one at the northeast corner, one approximately centrally placed and expanding into a boulevard two-way drive to the building entrance, and the other about 200 feet to the south of this central driveway. The applicant proposes to eliminate the latter two (2) entrances off Haggerty Road and re-design the northeast and southwest access drives. These access drives from Tyler Road and Haggerty Road (called Ecorse Street) form a continuous loop on the west and north sides of the site. Additional branches off this drive provide a connection to the re-structured parking lot on the site's Haggerty Road frontage and access on the east side of the building.

The applicant has included a site traffic circulation pattern on Sheet C-5000, which shows direction of circulation through the site via pavement striping. It appears that vehicles will enter and exit the site off Haggerty and then move in a one-way direction towards the VVRC building for security check. The new parking lot for the VVRC building is designed for one-way circulation; however, the aisles within the lot are 22 feet wide and the spaces are striped at a 90-degree angle, implying two-way movement. We recommend that either the spaces be angled so the direction of circulation in that lot is clear or that the aisles be widened to 24 feet (i.e., the minimum aisle width for 90-degree spaces).

It is our understanding that the access off Tyler is reserved for emergency vehicles only. Ecorse Street is a private street that encircles the site. It appears that it is intended as a two-way street with the drive aisle narrowing down to 12 ft.-4 in. wide at Gate 7C to allow for exit for trucks only. The plan does not include any pavement striping or signage on the outer loop of Ecorse Street or the drive aisle immediately east of the existing building. Due to the proposed widths of these drives, it would appear that they could be two-way drives; however, a vehicle along the north property line on Ecorse Street will have no option but to exit the site. We recommend additional signage or pavement striping in these areas to clarify circulation.

We had previously expressed concerns regarding the "crossover" pattern proposed off Haggerty Road creating many potential points of conflict. The revised plan includes stop signs to ensure safe movement of traffic when crossing over. Due to the highly secure nature of the facility, all vehicles are required to check in at the VVRC building with only regular employees being allowed inside the main site. All temporary workers or visitors to the site will be required to park at the VVRC lot and walk across to the main building.

The plan indicates a "taxi drop-off" along the loop preceding the VVRC building entrance. The placement of the drop-off area right off the main aisle could potential cause vehicles to back up if more than one vehicle is in line for drop-off. We suggest a shifting of the drop off stop to allow for stacking of at least 2 taxis.



- b. Cross Access.** The site plan does not propose cross access to any of the adjacent properties. We believe for security reasons, such cross access may not be feasible for the applicant. Although a note of explanation has not been added to the plan, we believe the detailed use statement supports the secure nature of the facility.
- c. Sidewalks.** The site plan indicates a 5-foot wide concrete sidewalk along the site's Haggerty Road and Tyler Road frontages. The plan proposes new sections of sidewalk in areas where the access drive off Haggerty is being eliminated. Section 9.107 of the Zoning Ordinance also requires interior sidewalks within the development to provide circulation between the parking areas and the right-of-way, the parking areas and the building entrance(s), and adjacent development(s) where practical. The plan indicates sidewalk and crosswalk connections from the newly restructured parking areas to the existing building and the new VVRC structure.

6. Parking and Loading.

- a. Space Dimensions.** The parking spaces in the proposed new parking area are 9.5 ft. x 20 ft., which complies with the Zoning Ordinance. As required per Section 9.104(C) of the Zoning Ordinance, all parking spaces are shown striped with four (4) inch wide double lines, 24 inches apart, to facilitate movement and to help maintain an orderly parking arrangement.
- b. Number of Parking Spaces.** For a recently approved data center office, the applicable parking standards were a combination of warehouse (for the area with data servers and equipment) and office. For warehouse uses, parking required is five (5) plus one (1) per 1,750 square feet of gross floor area plus one (1) per 350 useable square feet of office, sales, or similar space. The parking calculations noted on sheet C-0000 include parking calculations for only the 19,900 square feet of proposed "office" use space at the rate of 1 space per 350 square feet and none for the remaining 330,400 square foot building area. Previously, we had recommended that parking requirement for the remaining 330,400 square foot space be calculated as a warehouse area, resulting in 5 spaces + 189 space = 194 spaces. Therefore, the total required parking for the site would be 58 + 194 = 252 spaces. The site plan notes the provision of 139 spaces, and has a shortfall of 113 spaces. Per the applicant's notes on Sheet C-0000 based on the restricted use of the site, a total of 58 spaces are sufficient to meet the needs of the site. Section 9.101(J) of the Zoning Ordinance allows the Planning Commission to modify the numerical requirements for off-street parking based on evidence that another standard would be more reasonable based of the level of current or future employment and/or level of current or future customer traffic. We are in agreement with the applicant's proposal based on the proposed use of the site. If additional parking is needed in the future based on the use of the site, there is sufficient area on the site to construct new parking areas.
- c. Barrier Free Spaces.** There are eight (8) barrier free spaces on the site plan, which is sufficient for a parking lot with 139 spaces. Four (4) are near the proposed VVRC building and four (4) are near the main building.
- d. Loading.** Section 9.105 requires two (2) usable loading spaces for office uses over 50,000 square feet. There is a loading area on the west side of the existing loading dock area on the west side of the building. Although loading areas are not permitted in the front yard, the loading around the VVRC building will be very infrequent and will not qualify as a typical loading area under the Zoning Ordinance.



7. **Landscaping and Screening.** The site is located in the Township's office-technology/high tech use corridor. All sites are strongly encouraged to exceed Zoning Ordinance minimums for landscaping, site design, and building appearance among others. Our comments on individual landscaping requirements are reflected in the following comments:

- a. **Frontage Landscaping.** Section 10.103(A) of the Zoning Ordinance requires a site's public road frontage (exclusive of driveway openings) to be landscaped with 1 deciduous or evergreen tree per 40 lineal feet of frontage + 1 ornamental tree per 100 lineal feet of frontage + 8 shrubs per 40 lineal feet of frontage. With a frontage of 1,689.78 feet on Haggerty Road (minus 34.4 feet for driveway), the total plantings required for Haggerty Road frontage are: 42 deciduous or evergreen + 17 ornamental + 338 shrubs. Per the calculations on Sheet L-3002, the existing landscaping along the frontage comprises of 22 deciduous trees + 16 ornamental trees. The plant list on Sheet L-3001 proposes 26 deciduous trees + 1 ornamental tree + 338 shrubs to meet the requirement.

With a frontage of 1,317 feet on Tyler Road (minus a 30-foot driveway), the total plantings required for Tyler Road frontage are 33 deciduous or evergreen trees, 14 ornamental trees and 263 shrubs. Per Sheet L-3002, the frontage is deficient by 24 deciduous/evergreen trees, 13 ornamental trees and 263 shrubs. Pursuant to Section 10.106 of the Zoning Ordinance, the applicant is seeking a waiver from the Planning Commission to not provide any additional landscaping along Tyler Road. The applicant is concerned that additional plantings would impede line of sight and impact site security. We recommend that the applicant provide additional details regarding why these required trees and shrubs cannot be located elsewhere on the site in lieu of the Tyler Road frontage landscaping.

- b. **Parking Lot Landscaping.** Section 10.103(B)(1) requires all parking lots to be landscaped and screened from adjoining public or private rights-of-way. The Zoning Ordinance recommends a combination of landscaping, berm, and screen wall to achieve this goal. The landscape plan indicates a 445-foot berm along the site's Haggerty Road frontage, extending from the new building northwards. The plan also proposes a 14-foot high screen wall on the north side of the main drive aisle to the VVRC building extending from the building to the east edge of the drive. The width of the berm has not been noted, but appears to be 20 feet wide.

Interior parking lot landscaping. Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. At a minimum, interior landscaping must account for a minimum of 5% of all paved parking areas, each interior landscaped area must be at least 360 sq. ft., and 1 tree per 300 sq. ft. of interior landscape area is required. With a required landscape area of 3,809 sq. ft., 13 trees are required. The plan states that there are 6 existing trees and 7 additional deciduous trees will be provided. The plans must clarify which are the areas being included in the landscape plan to meet this requirement.

- c. **Loading Area Landscaping.** The proposed VVRC building has loading doors on its north, northeast, and south facades. While the south façade faces the interior of the parcel and is screened from view by the wall, the loading area on the north and northeast corner of the building is clearly within Haggerty Road line-of-sight. The plan indicates a berm with plantings; however, the height and width of the berm must be noted to demonstrate that it will provide required screening. We recommend that a cross section diagram and a line of sight diagram be provide to ensure adequate screening.
- d. **Display Area Buffering.** This requirement is not applicable.



- e. Greenbelt Buffering.** The site abuts M-1 zoning to the north and partially to the west, and it abuts R-1C (Single Family Residential district) to the west. For the parcel line abutting R-1C, Section 10.103(E)(C) of the Zoning Ordinance requires a sixty (60) foot wide greenbelt buffer. However, a six (6) foot high masonry wall or opaque fence may be installed in lieu of the required berm and trees. The landscape plan proposes a 1,080-foot long 8-foot tall masonry screen wall along a portion of the west property line (abutting R-1C) with 48 trees (18 existing) and 68 deciduous shrubs to be planted within the existing 60-foot wide greenbelt buffer. The southerly 344 feet of landscaping along the western lot line (abutting R-1C) is proposed to remain as is. Pursuant to Section 10.106 of the Zoning Ordinance, the applicant is seeking a waiver from the Planning Commission to allow the 344-linear foot area to remain as is with the existing landscaping, since the trees in this area (approximately 36, according to the plans) have grown to maturity and accomplish the intended objective.

The 253-foot section of west property line abutting the M-1 district is to be provided with 8-foot high masonry wall with 9 trees to be planted behind the wall. Section 7.205(B)(4) allows the Planning Commission to approve a decorative masonry wall of up to 8 feet in height. Sheets C-6001 through C-6003 includes various wall and fence cross sections and details. Previously conflicting notes on differing wall and fence heights have been removed; however, there is no plan clarifying exact wall and fence height in various locations on the site, especially along the perimeters.

For the north property line, a 10-foot wide greenbelt planted with 1 tree per 30 lineal feet is required. The landscape plan notes that that a 10-foot wide buffer with 45 deciduous trees (1 tree per 30 linear feet) will be planted for a length of 822 feet along the north property line and the remaining 517 feet along the property line will be provided with an 8-foot tall masonry wall.

- f. Specific Landscaping Requirements for Zoning Districts.** There is no specific landscaping requirement for parcels in the M-1 District except for the other requirements stated.
- g. Open Space Landscaping.** The Zoning Ordinance requires 1 tree per 3,000 square feet of open space area not occupied by buildings or parking. The area must also be provided with ground cover. Per calculations noted on Sheet L-3002, the open space area on the site results in the need for 415 additional trees (35% deciduous). The site has 86 existing deciduous trees and 22 additional trees proposed, resulting in a shortfall of 307 trees. The applicant is seeking a waiver from the Planning Commission because the installation of additional trees would impede line-of-sight on the property and create a security issue considering the nature of use on the site.
- h. Other Requirements.** Sheet L-3002 states that "no underground irrigation is planned for this project." We have concerns about the long term maintenance and viability of the landscaping to be installed in the greenbelts and along the frontage on the site. The plan notes "It is recommended to work with a professional landscape company to establish and execute a maintenance program." We defer to the Planning Commission for input regarding required irrigation. Also, the plans must include the following statement: "Owner agrees to seasonal maintenance program and will replace all diseased, dead or damaged plants, replenish mulch, control weeds, fertilize and prune beginning upon completion of construction of landscaping."
- i. Detention Pond Landscaping.** Section 10.103(K) requires landscaping around the detention pond. The landscape plan includes calculations to demonstrate conformance. It is our understanding that Wayne County has jurisdiction over the landscaping around detention ponds. The proposed plan should be submitted to the County for its approval.



8. **Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees of 5" caliper or larger. Per a tree inventory schedule on sheet L-1006, there are a total of 282 trees with 5" dbh or greater. Of these, 160 are to be preserved and 122 are to be removed, which includes 4 which are considered "undesirable" species, resulting in a tree replacement requirement of 118 trees. Sheet L-3001 has been revised to include a detailed plant list identifying trees and shrubs by noting the specific landscaping requirement they are to meet (e.g., greenbelt, detention pond, screening, replacement etc.). The plan proposes a total of 118 replacement trees at a 1:1 ratio. The proposed trees include a mix of evergreen, deciduous, and ornamental trees.
9. **Stormwater Pond.** The site plan indicates a large existing stormwater detention pond along the site's Tyler Road frontage. The applicant is proposing extensive regrading throughout the site and is re-doing some of the stormwater detention on the site. Storm water detention calculations are subject to review and approval by the Township Engineer. The plan does not appear to indicate any mechanical equipment in or around the pond area.
10. **Lighting.** The applicant has submitted a photometric plan and lighting schedule for the site. The plan proposes the installation of single and dual head light poles labeled S1 through S4 on the site. Poles S1 are intended for the entire perimeter, along Ecorse Street and main drive aisles, S2 and S3 are to be installed in the parking lot areas, and a single S4 pole is to be installed at the entrance of Tyler Road. The fixtures are to be mounted at a pole height of 25 feet. Manufacturer's cut sheet detail has been submitted and includes a fixture design that is a flat shoebox, downward directed and mounted at a height just below the top of the pole. The proposed design is acceptable. All four poles S1 through S4 appear to be of the exact same height, intensity, and design. The photometric plan provided appears to conform to the Zoning Ordinance standards (Section 8.105) for light intensity and trespass onto adjacent properties. The plan must clarify if any wall mounted fixtures are proposed for the VVRC building. Typical details must be provided and they must be included on the photometric plan.
11. **Architecture and Building Details.** The site plan submission includes elevations and artistic rendering of the proposed VVRC building in context to the existing building on the site. Per the elevations submitted, the VVRC building is to be constructed of a foundation of thin brick cast into panels to a height 2'-8". The remaining building is to be constructed of precast concrete panels and provided with 3 soldier row courses of brick to create visual interest. The top of the structure is framed in metal panels. Proposed colors appear to be earth tones (shades of brown and beige) with a blue accent band to tie it to the existing building on the site. The VVRC building will be located 150 feet from Haggerty Road right-of-way, and the facade visible from public right-of-way on Haggerty appears to be completely blank with no openings. Although the materials and colors proposed are attractive, the structure has the appearance of a warehouse/industrial facility, rather than a technology facility. We recommend that the elevations be revised to provide some additional detailing such as faux windows that are compatible with the research-tech appearance of several new businesses down the corridor. Building material samples and colors must be presented at the Planning Commission meeting for review.

The southeast corner of the building has a loading dock. Per the rendering, a truck parked at the dock will be clearly visible from the public rights-of-way. We recommend that the applicant provide a line-of-sight diagram to show how effective the proposed landscaping will be with regard to screening. Alternatively, the applicant can consider extending the east wall of the building further south, to create a truck well and screen the actual dock area from view.



12. Dumpster. The site plan indicates a new 12 ft. x 12 ft. dumpster enclosure with pad in the parking lot north of the proposed VVRC building with bollards. The dumpster enclosure back faces Haggerty Road right-of-way. The site plan includes only a detail of the concrete pad on Sheet C-6000. The actual enclosure and gate details are not noted on any sheet. The enclosure must meet the requirements of Section 7.122 of the Zoning Ordinance, including masonry walls and steel reinforced wooden gates. A detail must be provided. Further, we continue to recommend that a line-of-sight or cross section diagram be provided to indicate if the dumpster will be screened from Haggerty Road by the proposed berm.

Section 7.122 of the Zoning Ordinance prohibits a dumpster from being located in front of the front building line. Because the VVRC building can be considered the subject building, we recommend relocating the dumpster to be even with or behind the front line of the VVRC building.

No other dumpsters are shown on the site. As previously requested, the plans must clarify where the other dumpsters serving the main building are located. If required, existing dumpster enclosures and gates must be brought into compliance with the Zoning Ordinance standards at this time.

13. Signs. The site plan does not include information on any proposed ground or wall signage for the site. The only signage shown is directional and safety signage. We assume owing to the secure nature of the facility, no identification signage is intended; however, a note of clarification must be added to the plans.

14. Fencing. In addition to the 8-foot high masonry wall shown extending along most of the west property line and north property line and on the west side of the new security gates, the site plan includes an 8-foot tall perimeter fence enclosing the entire site. The fence is shown along the site's Haggerty Road and Tyler Road frontages within the front yard. The fence is noted as 2 types – "K-rated" and "non-K rated", which we believe is a security rating. Sheet C-6001 through C-6003 includes details of proposed fencing and walls and their construction. Due to the secure nature of the facility, the various fences and walls are intended as high security barriers against any attempt at unauthorized entry to the site. The plan proposes a 14-foot high wall along the west side of the main drive aisle to the VVRC building. The height of the wall is designed to match the height of a standard trailer and is designed to withstand an explosion. Because the maximum wall height in the district is 8 feet, the applicant will seek a variance for the height of this wall. The proposed fence detail indicates the top of the fence with a "trident" design. While the trident design would be a deterrent, we have a concern that it is a safety hazard and could possibly impale a person. An alternate design that shows the fence top curving outward will likely serve the same function of restricting access while not posing a hazard.

RECOMMENDATION

At this time, the applicant is seeking preliminary site plan approval. The site plan includes the major details, with mostly minor corrections required without altering the layout of the site. Therefore, we recommend approval of the preliminary site plan, subject to the following items being satisfactorily addressed prior to final site plan review:

1. That the parking spaces in the new parking lot be angled so the direction of circulation is clear or that the aisles be widened to 24 feet (i.e., the minimum aisle width for 90-degree spaces).
2. That pavement striping or signage be added on the outer loop of Ecorse Street and the drive aisle immediately east of the existing building.
3. Pursuant to Section 9.101(J) of the Zoning Ordinance, that the proposed 58 parking spaces be deemed sufficient to meet the parking requirements of the site. If additional parking is needed in the future based on the use of the site, there is sufficient area on the site to construct new parking areas.



4. That the applicant provide additional details regarding why the required trees and shrubs along Tyler Road cannot be located elsewhere on the site in lieu of the Tyler Road frontage landscaping.
5. That the clarify which trees are being included in the landscape plan to meet the interior landscaping requirement.
6. The height and width of the berm must be noted to demonstrate that it will provide required screening of the VVRC building doors from Haggerty Road, and we recommend that a cross section diagram and a line of sight diagram be provide to ensure adequate screening.
7. Pursuant to Section 10.106 of the Zoning Ordinance, that the landscaping of the 344-linear foot area on the south side of the eastern lot line remain as is with the existing landscaping, since the trees in this area (approximately 36, according to the plans) have grown to maturity and accomplish the intended objective.
8. Pursuant to Section 10.106 of the Zoning Ordinance, that the open space landscaping requirements be modified to accept the 86 existing deciduous trees and 22 additional trees proposed, resulting in a shortfall of 307 trees. The applicant has stated that additional trees would impede line-of-sight on the property and create a security issue considering the nature of use on the site.
9. That the plans include provisions for irrigation and that the plans include the following statement: "Owner agrees to seasonal maintenance program and will replace all diseased, dead or damaged plants, replenish mulch, control weeds, fertilize and prune beginning upon completion of construction of landscaping."
10. That light fixture details be provided and included on the photometric plan.
11. That the elevations of the VVRC building be revised to provide some additional detailing such as faux windows that are compatible with the research-tech appearance of several new businesses down the corridor. Building material samples and colors must be presented at the Planning Commission meeting for review.
12. The dumpster enclosure and gate details must be included on the plans and the enclosure must meet the requirements of Section 7.122 of the Zoning Ordinance, including masonry walls and steel reinforced wooden gates. Also, the dumpster must be located even with or behind the front line of the VVRC building.
13. The plans must clarify where the other dumpsters serving the main building are located. If required, existing dumpster enclosures and gates must be brought into compliance with the Zoning Ordinance standards at this time.
14. All sign details must be added to the plans.

Respectfully submitted,

McKENNA



Patrick J. Sloan, AICP
Senior Principal Planner



Vidya Krishnan
Senior Planner

- c: Ron Akers, Van Buren Township Director of Planning & Economic Development
Matt Best, Van Buren Township Director of Public Services
Grace Moore, Van Buren Township Developmental Services Department
David Potter, FTCH, Township Engineers
Paul Kammer, FTCH, Township Engineers
David McNally, Van Buren Township Fire Marshal





March 7, 2018
FTCH Project Number 181873
VBT Project Number 19-001

Ms. Carol Thompson
Planning Commission Chairperson
Van Buren Township
46425 Tyler Road
Van Buren Township, MI 48311

Re: Sycamore Project
9000 Haggerty Road
Final Site Plan Review

Dear Ms. Thompson:

At the request of Van Buren Township (VBT), Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) has reviewed the Site Plan dated February 22, 2019, submitted to VBT for Preliminary Site Plan review for the proposed Sycamore Project, which is located at 9000 Haggerty Road.

This proposed project entails the addition of several site improvements at 9000 Haggerty Road. The existing site includes several structures on the west half of the property and parking lots on the east half, with one driveway access to Tyler Road and three driveways accessing Haggerty Road. The proposed improvements include: removal of 390 pavement parking spaces; removal of two drive approaches to Haggerty Road; construction of a Visitor and Vehicle Receiving Center (VVRC) structure; construction of a 43-space bituminous pavement parking lot; construction of security measures including blast walls, perimeter fencing, and entrance gates; construction of underground utilities including a storm sewer pipe network, a sanitary sewer lead, and a water service lead; and other various landscaping and site plan improvements. We have attached a summary of our review comments below:

General

The following items are general requirements established as part of the *Engineering Standards Manual, Charter Township of Van Buren (April 2014)*. The applicant must include the following items as part of the construction plans.

1. The groundwater level in the soil borings indicated on the plans have been provided in accordance with the Geotechnical Investigation Report prepared by ECS Midwest, LLC dated October 25, 2018. FTCH requests a copy of that report.
2. Plans must include the required notes:
 - a. All construction shall conform to the current standards, specifications and general conditions of VBT.
 - b. The developer is responsible for resolving any drainage problems on adjacent properties which are the result of the developer's actions.
3. All utility crossings must be indicated in the profile view and must include the elevations of the top of pipe crossing under and the bottom of pipe crossing over.
4. Plans must include the applicable Standard Detail Drawings (SDD) as found in Appendix A of the VBT Engineering Standards Manual.
5. 100 yr flood plain elevation must be shown on the plans when within the site.
6. A "MISS DIG" note must be provided on the plans.



Water Main Service

Existing: VBT's Geographic Information System (GIS) records indicate a 12-inch water main runs north-south on the west side of Haggerty Road and a 42-inch water main runs north-south on the east side of Haggerty Road and east-west along Tyler Road. A 12-inch water main loop around the existing building services the building and several fire hydrants. There is also one existing fire hydrant along the west side of Haggerty Road and three fire hydrants along the north side of Tyler Road.

Proposed: The applicant's plan proposes an 8-inch privately owned water service connection to the existing 12-inch water main loop within the property via a 12"x12"x8" tee connection, which will run east to service a fire hydrant and service the proposed VVRC building as both the fire flow lead and domestic water service lead.

Comments:

1. Final gate valve locations must be approved by the VBT Water and Sewer Department.
2. Per e-mail dated February 21, 2019, based on the information provided for the casing pipe spacers, end seals, and overall extension of the casing pipe, we have no objection to this design approach for the watermain below the blast wall. Plans must label and display all proposed casing elements.
3. The gate valve at the water main tee connection must be installed in a gate valve well.

Sanitary Sewer

Existing: VBT's GIS records indicate there is an existing 16-inch sanitary sewer force main running north-south along the east side of Haggerty Road. Records also indicate an existing sanitary sewer manhole at the intersection of Haggerty Road and Tyler Road. The existing development at this location feeds into this manhole by a 10-inch Reinforced Concrete Pipe (RCP) gravity-fed sanitary sewer and flows into an 18-inch RCP gravity-fed sanitary sewer running south from the manhole along the west side of Haggerty Road.

Proposed: The applicant is proposing to install a 6-inch sanitary sewer lead from the south side of the proposed VVRC building and connecting to the existing 10-inch sanitary sewer within the property via a wye connection.

Comments:

1. Basis of design flow computations for sanitary sewers must be submitted. Equivalent Residential Units must be used to calculate a peak flow and to verify pipe size capacity and pipe velocity standards are met.

Storm Sewer

Existing: VBT's GIS records indicate the existing project site drains via roof drain leads, storm drain inlets, and a storm pipe system into an existing onsite detention basin adjacent to Tyler Road. A lift station pumps the storm water from the basin through a stormwater force main into the stormwater manhole at the intersection of Tyler Road and Haggerty Road. Surface runoff along the east and south sides of the property frontage flows into the existing roadside drain ditches. The existing storm system along Haggerty Road drains southerly into the Smock and Spear Drain.

Proposed: The applicant is proposing to construct a roof drain, underdrains, and drain inlets, which will flow into the existing storm drain system and the existing onsite detention basin. The plans indicate removing two asphalt parking lots and reducing the impervious area by one acre. The plans do not propose any modifications to the existing storm drain system downstream of the proposed storm drain tie-ins, including the onsite detention basin.

Comments:

1. Applicant must submit and obtain storm water and right-of-way (ROW) approval from Wayne County before a pre-construction meeting can be scheduled.

Ms. Carol Thompson, Chairperson
Page 3
March 7, 2019



Soil Erosion and Sedimentation Control (SESC)

1. An SESC Plan shall be provided in accordance with the VBT *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with Wayne County SESC standards. A permit must be acquired from the Wayne County SESC County Enforcing Agency (CEA).
<https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx>
2. SESC plans must account for soil stabilization in the areas of parking lot demolition and removal.

Recommendation

We are recommending the Planning Commission grant the Sycamore Project Preliminary Site Plan approval, subject to the review comments noted above and in accordance with VBT's *Engineering Standards* manual. All comments must be addressed and resubmitted prior to Final Site Plan approval.

If you have any questions regarding this project, please contact me at 248.324.4791 or dpotter@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink, appearing to read "David L. Potter".

David L. Potter, PE, CSI-CCCA

A handwritten signature in black ink, appearing to read "Paul J. Kammer".

Paul J. Kammer, PE

ag2

Attachments

By email

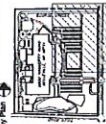
cc: Mr. Ron Akers – Director Planning and Economic Development
Mr. Matthew Best – Director of Public Services
Mr. James Taylor – Director of Water and Sewer

ISSUED FOR
CONSTRUCTION

Project Sycamore
Belleville - VVRC & Site Hardening
Design Package #2)
(NA-MW-C01)

Robert R. Anderson

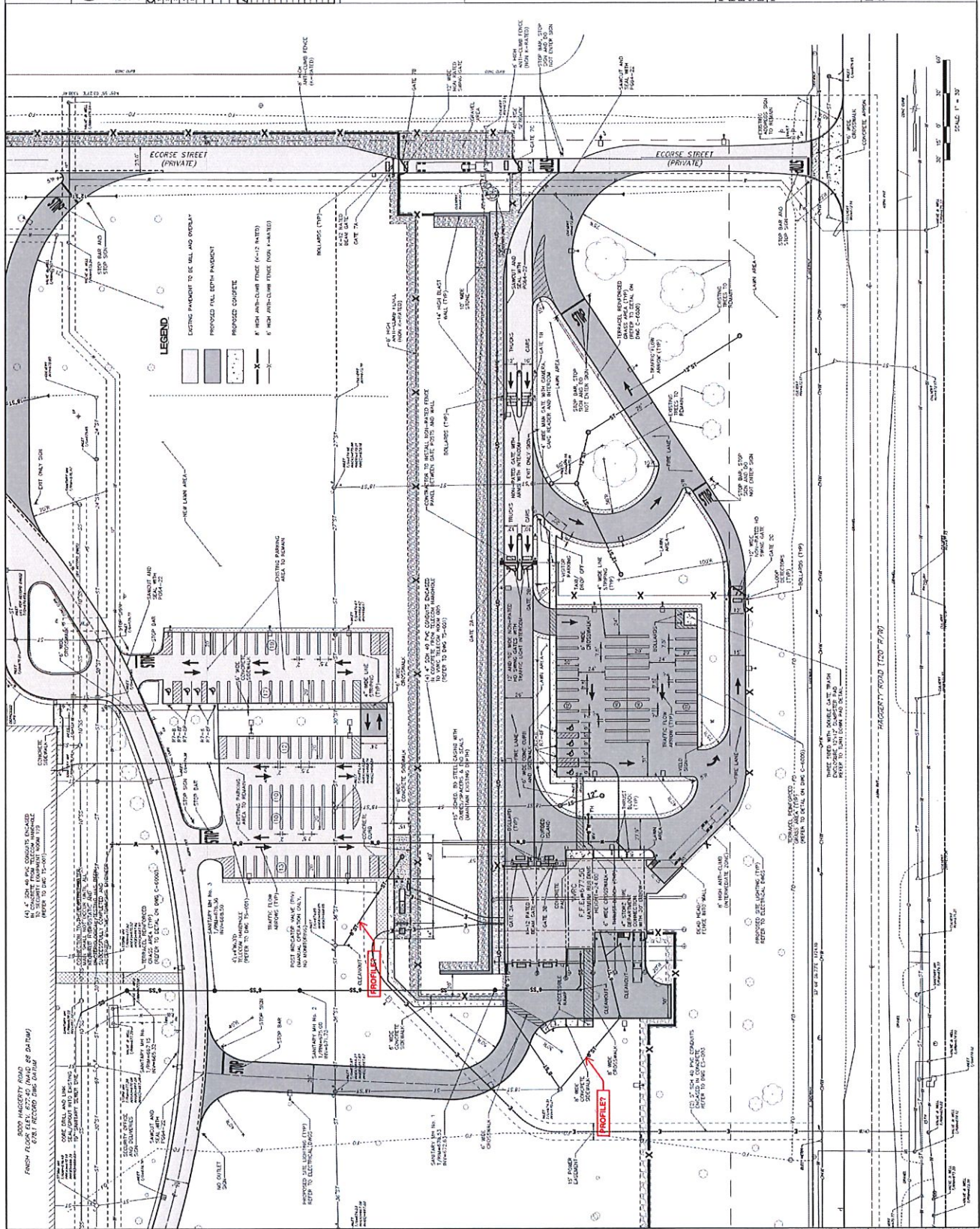
Project Sycamore
Allegheny Technology Center
3000 Haggerty Road
Allegheny, MI 48111



ENLARGED WHITE PLAN

JOB 2018-0116.01
DATE 01/28/2019
SHEET

C-2004



David C. McNally II
Fire Marshal
O: 734-699-8900 ext. 9416

Van Buren Fire Department
46425 Tyler Rd
Van Buren Twp. MI 48111



March 4th 2019

Department Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: Project Pancake

18-021
To whom it may concern:

Final Site Plan:

The plan set was reviewed for Fire and Life Safety using the township adopted fire code NFPA 1 and NFPA 101 2012 editions.

Again, please note that **all** applicable **NFPA** codes and standards apply as adopted by the Township of Van Buren.

- ~~1. Van Buren Fire Department apparatus require a 65ft outside wheel turning radius. Turning radius of a fire department access road shall be as approved by the AHJ. Proposed hammer head turn is not big enough for fire apparatus.~~

~~Per phone message from Melissa Coatta on 9-20-18, enough room will be addressed at final engineering review.~~

NFPA 1 18.2.3.4.3.1

- ~~2. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 ft. from fire department access roads as measured by an approved route around the exterior of the building or facility.~~

NFPA 1 18.2.3.2.2

- ~~3. Dead end fire department access roads in excess of 150ft. in length shall be provided with approved provisions for fire apparatus to turn around. Loop access between parking lots is requested to accommodate requirements and provide access to current and future buildings proposed.~~

NFPA 1 18.2.3.4.4

Our Mission: The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.

Per phone message from Melissa Coatta on 9-20-18 berm will be removed when future building is built.

4. ~~Sliding gate access, how does the company plan on allowing access to fire department?~~
5. ~~Building construction and use is needed to identify, suppression requirements and subsequent placement of hydrants and fire department connections. FDC connection shown on plans and placement ok with AHJ.~~
6. ~~How will fire department have access to future vehicle evaluation area listed on plans?~~
7. ~~Vehicle evaluation area building, use and construction, will determine hydrant and FDC locations around that building as well.~~
FDC will be placed within 50ft of hydrant on South side of building per phone call on 9-6-2018
8. Two-Way Radio Communication Enhancement Systems are required for all new construction, unless after finished construction the occupant can prove through a signal test with the AHJ that it is not needed. NFPA 1-2012 11.10.1 In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ. I have attached the requirements for the above required equipment regulated by the State of Michigan.

NFPA 72.24.5.2.2.3

Plans are approved

If you have any questions about this plan review report, please feel free to contact me

Respectfully submitted,

David C McNally
Fire Marshal
Van Buren Fire Department



March 7, 2019

Planning Commission
Charter Township of Van Buren
46425 Tyler Road
Van Buren Township, Michigan 48111

Subject: Review of Senior Housing Zoning Standards

Planning Commissioners:

At the February 13, 2019 Planning Commission meeting, we reviewed proposed regulations for multiple-family residential housing, in general. As we discussed these regulations, the Planning Commission requested to review examples of housing regulations specific to senior citizens. There are many great examples of senior housing regulations that communities have implemented to address the needs for independent and dependent-care senior housing. We will address some of these types, as well as provide some background on the senior housing regulations in the current Zoning Ordinance as well as the former Zoning Ordinance.

Former and Current Zoning Ordinance Regulations for Senior Housing

The previous Zoning Ordinance, which was replaced in 2017, contained provisions for Planned Senior Developments (PSD's), which were adopted in 1999 as part of the Planned Residential Development (PRD) regulations. The original purpose of the PSD regulations was to accommodate a proposed development at the time that was never initiated. Prior to the adoption of the current Zoning Ordinance, there had been no applications for a PSD and we are not aware of any developers who were interested in a PSD project. Part of the reason may have been the comingling with the PRD regulations. As a result, the PSD standards were not included in the current Zoning Ordinance when it was adopted in 2017, but the following provisions were included to encourage senior housing for both independent and dependent living:

- The RM district now clearly permits Single-Family Attached Dwellings, and the different Single-Family Attached Dwelling standards are now consolidated into a single section of the Zoning Ordinance (Section 5.116) for ease of use.
- The PRD standards still permit the development to have up to 30% of units attached (Section 6.205).
- The proposed Belleville Road Overlay District (BROD) (Article 6, Chapter 3) standards encourage senior housing in the District and also require superior design that will make the area more livable and accessible.
- The proposed Mixed-Use District (Section 3.119) standards incorporate the mixed-use goals of the PSD by allowing residential uses to be adjacent to compatible non-residential uses such as grocery stores, medical offices, pharmacies, and other service uses.

Many of the requirements of the PSD, such as pedestrian connectivity, superior design, and proximity to services, are covered in the above districts and overlays. By expanding the opportunities to develop independent and dependent senior living in different areas of the township, the options for senior housing are broadened.

A summary of the previous PSD standards is on the following page. If you would like to consider re-adopting these standards in some form, we can present them with some modifications to make them more user-friendly.

Finally, on the 3rd page we include a summary of some topics to consider for Accessory Dwelling Units (ADU's), which have become popular in many communities for encouraging additional senior and/or affordable housing.

A. Summary of Previous Planned Senior Development (PSD) Regulations. The following is a summary of some of the previous PSD regulations, as well as our recommendation for Van Buren Township if specific senior housing standards:

1. **Zoning Districts:** The former PSD regulations permitted PSDs in the R-1B, R-1C, and RM zoning districts. If senior housing regulations are proposed, we recommend permitting them in these districts and considering also adding them to the Mixed-Use zoning district.
2. **Lot Area and Frontage:** The minimum lot area of a PSD was 10 acres and the minimum frontage was 400 feet. For proposed senior housing regulations, we would recommend lowering the minimum lot size to between 3-5 acres.
3. **Location:** A PSD was required to be located along one of the following roads:
 - a. North I-94 Service Drive between Beck Road and Haggerty Road.
 - b. Sumpter Road between Hull Road and the City of Belleville.
 - c. Tyler Road from Belleville Road to Haggerty Road.
 - d. Michigan Avenue.
 - e. Denton Road between Ecorse Road and Michigan Avenue.For proposed senior housing regulations, we would recommend requiring senior housing facilities to be located along a paved major thoroughfare without specifically naming roads or areas.
4. **Permitted Uses:** In the former PSD regulations, permitted uses consisted of independent senior housing (including both attached, detached, and apartment-style), dependent senior housing (including congregate care facilities, assisted living facilities, and convalescent or nursing homes), and accessory uses restricted to serve only the residents of the PSD. Examples of such accessory uses include dining facilities, clubhouses, beauty salons and barber shops, sundry shop, medical facilities, convenience business uses, community buildings and recreation facilities, management offices, or other accessory uses typically provided in senior housing developments. These standards are typical in many zoning ordinances.
5. **Density:** The former PSD regulations permitted the following densities, which are based on unit types. These densities are consistent with many multi-family and senior housing standards in other communities.

Type of Senior Housing	Dwelling Units/Rooms Per Acre
Independent – Detached	6
Independent - Attached	12
Independent - Apartment	16
Dependent - Congregate Care	20 (rooms)
Dependent - Assisted Living	20 (rooms)
Dependent - Convalescent or Nursing	20 (rooms)


6. **Design Standards:** The former PSD regulations had design standards based on the following building types: Independent (Attached); Independent (Detached); Independent (Apartment); and Dependent. Design standards included provisions for building materials, setbacks, height, minimum floor area, building placement, building design and form (including roof pitch, porches, balconies, etc.), landscaping and screening, parking, and access management. If senior housing standards are proposed, we would recommend reviewing the design standards and finding the right balance for design that is both high quality and cost-effective.



B. Topics to Consider for Accessory Dwelling Unit (ADU) Regulations. ADU's are an excellent tool to increase the supply of housing options, especially for senior citizens. Many communities have been successful in adopting and implementing zoning regulations for ADU's. When communities consider whether to permit ADU's, the topics to address in the zoning regulations include the following:

1. **Zoning Districts.** In which zoning districts will ADU's be permitted?
2. **Permitted or Special Land Use.** If allowed in a zoning district, are ADU's a permitted use or a special land use?
3. **Number of ADU's Per Lot.** Will the number of ADU's per lot be limited to 1?
4. **Minimum Lot Area and Width.** Will an ADU be permitted if the lot does not meet the minimum lot area or lot width standards of the zoning district.
5. **Setbacks and Height.** Will there be greater setbacks or lower heights required for an ADU?
6. **Maximum Occupancy.** Will there be a maximum number of occupants permitted for an ADU?
7. **Family Member Occupancy Only.** Will the occupancy of an ADU be limited only to persons related by blood, marriage, or adoption to the family occupying the principal dwelling?
8. **Owner-Occupancy.** Is the owner of the property required to occupy the primary residence or the ADU? If so, what assurances are required (e.g., recording a covenant with the Register of Deeds)?
9. **Certification.** Will the ADU be required to be certified or registered? If so, how often will certification take place?
10. **Maximum Floor Area.** Will the ADU have a maximum floor area, either based on square footage or a percentage of the floor area of the principal residence?
11. **Detachment or Attachment.** Will the ADU be allowed to be detached or will it be required to be attached? If attachment is required, can it be attached to an accessory structure (e.g., above a garage) or is it required to be attached to the principal dwelling?
12. **Architecture and Design.** Will there be architectural requirements for the ADU, such as requiring it to maintain the architectural character and appearance of the principal building? How will this be achieved (e.g., façade review, roof pitch, siding, windows, color, building materials, etc.)?
13. **Entrances.** If the entrance to the ADU is different than the entrance to the principal building, will the entrances to the ADU, including exterior stairs leading to a second story entrance, be restricted to the side or rear façade of the building to which it is attached?
14. **Parking.** Will 1 off-street parking space be required for the ADU? If so, where is the parking space required?
15. **Duration of Lease or Rental.** Will there be a minimum duration of the lease or rental of an ADU (e.g., 30 days) to discourage short-term rentals?



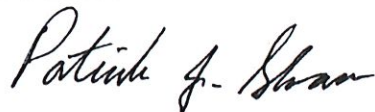


If you would like to review samples of ADU standards in other communities, we have many examples we can share.

We look forward to reviewing these topics with you at an upcoming Planning Commission meeting.

Respectfully submitted,

McKENNA



Patrick J. Sloan, AICP
Senior Principal Planner

