

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, April 24, 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 April 10, 2019.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM #1: **17-030 - ASHLEY CAPITAL CROSSROADS NORTH DISTRIBUTION CENTER - SPECIAL LAND USE REQUEST.**

TITLE: **THE APPLICANT ASHLEY CAPITAL, IS REQUESTING A SPECIAL USE PERMIT TO CONSTRUCT A DISTRIBUTION CENTER. THE DISTRIBUTION CENTER IS PROPOSED TO CONSIST OF THREE (3) BUILDINGS TOTALING 1,579,325 SQUARE FEET OF SPACE.**

LOCATION: THE PROPOSED DEVELOPMENT IS LOCATED NEAR THE NORTHWESTERN INTERSECTION OF ECORSE ROAD AND HAGGERTY ROAD. PARCEL ID# V-125-83-008-99-0002-703 & PARCEL ID# V-125-83-005-99-0009-701 (APPROXIMATELY 158.5 ACRES).

ACTION ITEMS:

- A. Planning Commission Opens Public Hearing
- B. Presentation by the applicant.
- C. Presentation by the Township Staff and Consultants.
- D. Public Comment.
- E. Planning Commission closes Public Hearing.

ITEM #2: **CASE 19-014 – REZONING**

TITLE: THE APPLICANT, CARL G. SPEAKS, IS REQUESTING TO REZONE THE PROPERTY LOCATED AT 1123 SAVAGE ROAD FROM M-1, LIGHT INDUSTRIAL TO R1-B, SINGLE FAMILY RESIDENTIAL

LOCATION: SUBJECT PROPERTY IS LOCATED AT 1123 SAVAGE ROAD. (PARCEL ID # 83-105-99-0011-000)

ACTION ITEMS:

- A. Planning Commission Opens Public Hearing
- B. Presentation by the applicant.
- C. Presentation by the Township Staff and Consultants
- D. Public Comment.
- E. Planning Commission closes Public Hearing.

NEW BUSINESS:

ITEM #1: 17-030 - ASHLEY CAPITAL CROSSROADS NORTH DISTRIBUTION CENTER - SPECIAL LAND USE REQUEST.

TITLE: THE APPLICANT ASHLEY CAPITAL, IS REQUESTING A SPECIAL USE PERMIT TO CONSTRUCT A DISTRIBUTION CENTER. THE DISTRIBUTION CENTER IS PROPOSED TO CONSIST OF THREE (3) BUILDINGS TOTALING 1,579,325 SQUARE FEET OF SPACE.

LOCATION: THE PROPOSED DEVELOPMENT IS LOCATED NEAR THE NORTHWESTERN INTERSECTION OF ECORSE ROAD AND HAGGERTY ROAD. PARCEL ID# V-125-83-008-99-0002-703 & PARCEL ID# V-125-83-005-99-0009-701 (APPROXIMATELY 158.5 ACRES).

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Presentation by the Township Staff and Consultants.
- C. Planning Commission Discussion.
- D. Planning Commission considers recommendation to Township Board.

ITEM #2: 17-030 - ASHLEY CAPITAL CROSSROADS NORTH DISTRIBUTION CENTER – PRELIMINARY SITE PLAN APPROVAL.

TITLE: THE APPLICANT ASHLEY CAPITAL, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO CONSTRUCT A DISTRIBUTION CENTER. THE DISTRIBUTION CENTER IS PROPOSED TO CONSIST OF THREE (3) BUILDINGS TOTALING 1,579,325 SQUARE FEET OF SPACE.

LOCATION: THE PROPOSED DEVELOPMENT IS LOCATED NEAR THE NORTHWESTERN INTERSECTION OF ECORSE ROAD AND HAGGERTY ROAD. PARCEL ID# V-125-83-008-99-0002-703 & PARCEL ID# V-125-83-005-99-0009-701 (APPROXIMATELY 158.5 ACRES).

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Presentation by the Township Staff and Consultants.
- C. Planning Commission Discussion.
- D. Planning Commission considers preliminary site plan approval.

ITEM #3: CASE 19-014 – REZONING

TITLE: THE APPLICANT, CARL G. SPEAKS, IS REQUESTING TO REZONE THE PROPERTY LOCATED AT 1123 SAVAGE ROAD FROM M-1, LIGHT INDUSTRIAL TO R1-B, SINGLE FAMILY RESIDENTIAL

LOCATION: SUBJECT PROPERTY IS LOCATED AT 1123 SAVAGE ROAD. (PARCEL ID # 83-105-99-0011-000)

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Presentation by the Township Staff and Consultants
- C. Planning Commission Discussion.
- D. Planning Commission considers preliminary site plan approval.

ITEM #4: 19-015– UPLAND HOMES - SITE PLAN AMENDMENT

TITLE: THE APPLICANT, UPLAND HOMES, IS REQUESTING AN AMENDMENT TO THE APPROVED COUNTRY WALK SITE PLAN FOR REVISED SINGLE-FAMILY ARCHITECTURAL ELEVATIONS.

LOCATION: THE UNFINISHED COUNTRY WALK SUBDIVISION IS THE SUBJECT OF THE REQUEST. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF MARTINSVILLE ROAD, NORTH OF SAVAGE ROAD.

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Presentation by the Township Staff and Consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers action on the architectural approval.

GENERAL DISCUSSION:

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
April 10, 2019
MINUTES - DRAFT**

Chairperson Thompson called the meeting to order at 7:31 p.m.

ROLL CALL:

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

Excused: Kelley.

Staff: Director Akers, Planning Intern Stamper and Secretary Harman.

Planning Representatives: McKenna Associate, Patrick Sloan and Fishbeck Associates, David Potter and Steven Clayton.

Audience: Eight (8).

APPROVAL OF AGENDA:

Motion Boynton, Jahr second to approve the agenda of April 10, 2019 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Budd, Boynton second to approve the regular meeting minutes of March 27, 2019 as presented. Motion Carried.

NEW BUSINESS:

ITEM # 1 19-001 PROJECT SYCAMORE – FINAL SITE PLAN APPROVAL

TITLE: THE APPLICANT, JULIAN BEGLIN, IS REQUESTING FINAL 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.

Applicant, Julian Beglin of H.F. Lenz Company gave the presentation. Mr. Beglin gave a brief overview of changes made to the site plan since the preliminary site plan review including the sanitary sewer lead depth adjustment, addressed water main agreement comments, landscaping changes, architectural design of the building including the addition of windows and architectural lines, displayed the secure fence and semi secure fence. Mr. Beglin displayed a color rendering which depicted the building colors, new windows, added architectural lines to tie in the color scheme and fencing. The exterior façade panels of the building are cast panels with a brick texture.

Patrick Sloan of McKenna Associates presented his staff review letter recommending the Planning Commission grant final site plan approval for proposed Project Sycamore, subject to the following items being satisfactorily address prior to issuance of any permits (Mr. Sloan modified items 1 and 2):

1. To allow the required 24 deciduous/evergreen trees, 13 required ornamental trees and 263 shrubs required along Tyler Road frontage to be relocated at the Haggerty Road frontage and that sheet L-2003 be revised accordingly and item.
2. That the plans include a legend explaining symbols on the architectural elevations.
3. All sheets must show the dumpster enclosure location. The reference to Sheet A610 must be included and corrected. The dumpster enclosure gate must be steel-reinforced wolmanized wood so as to be opaque.
4. Any existing and proposed dumpsters must meet the screening requirements of Section 7.122 of the Zoning Ordinance.
5. Notation that no new identification signage is proposed at this time.

David Potter of Fishbeck Associates presented his review letter dated 4-5-19 recommending the Planning Commission grant the Sycamore Project engineering and final site plan approval, subject to the review comments noted and in accordance with Van Buren Township's Engineering Standards manual. All comments must be addressed and resubmitted for final approval in an Issued-For-Construction plan set prior to the scheduling of the preconstruction meeting.

Commissioners inquired if the added windows were a façade or windows, they are windows. Commissioners agreed upon the relocation of the 24 deciduous/evergreen trees, 13 ornamental trees and 263 shrubs from the Tyler Road frontage to the Haggerty Road frontage and agreed upon the building architectural design.

No comments from the audience.

Motion Boynton, Jahr second to grant the applicant, Julian Beglin, final site plan approval for site development of a visitor and vehicle receiving center building, associated improvements and site hardening for security purposes for a data center use, located at 9000 Haggerty Road, on the northwest corner of Haggerty Road and Tyler Road, subject to the conditions in the Fire Department review letter dated 4-3-19, Fishbeck Associates review letter dated 4-5-19 and McKenna Associates review letter dated 4-2-19 with modifications as stated by Patrick Sloan to items 1 and 2:

1. To allow the required 24 deciduous/evergreen trees, 13 required ornamental trees and 263 shrubs required along Tyler Road frontage to be relocated at the Haggerty Road frontage and that sheet L-2003 be revised accordingly and item.
2. That the plans include a legend explaining symbols on the architectural elevations.

Motion Carried. (Letters attached)

ITEM # 2 19-008 TNT FIREWORKS – TEMPORARY LAND USE

TITLE: THE APPLICANT, TNT FIREWORKS, IS REQUESTING A TEMPORARY LAND USE PERMIT TO CONDUCT A TEMPORARY OUTDOOR FIREWORKS TENT SALE.

LOCATION: 10562 BELLEVILLE ROAD. THIS SITE IS LOCATED IN THE WALMART PARKING LOT, WHICH IS ON THE WEST SIDE OF BELLEVILLE ROAD, NORTH OF THE I-94 NORTH SERVICE DRIVE.

Applicant, Charles Friese of TNT Fireworks gave the presentation. The applicant is requesting a temporary land use permit to conduct a temporary outdoor fireworks tent sale from June 21st through July 5th in the parking lot of Walmart at 10562 Belleville Road.

Intern Stamper presented the staff review letter dated 3-18-19 recommending temporary land use approval subject to the following three (3) conditions:

1. That the applicant obtains approval from the Van Buren 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.

Commissioner Boynton presented the Fire Department review letter dated 3-14-19 recommending approval.

Commissioners discussed a note on the floor plan of not to exceed 6 ft. and whether the height for storage is measured from the ground or a table, adding a fire extinguisher to the back side tent opening, inquired what a flame break is and how many steps to reach the fire extinguisher from the register. The 6ft. note is measured from the ground up, the applicant is willing to add an additional extinguisher to the back tent opening, the flame break is a 4 ft. gap between tables and the fire extinguisher is located 2-3 steps from the register.

Motion Atchinson, Jahr second to grant TNT Fireworks a temporary land use permit to conduct a temporary outdoor fireworks tent sale at 10562 Belleville Road, located in the Walmart parking lot, on the west side of Belleville Road, north of the North I-94 Service Drive, subject to the recommendations in the staff review letter dated 3-18-19, Fire Department review letter dated 3-14-19 and the addition of a third fire extinguisher to be located inside the fireworks tent. Motion Carried. (Letters attached)

ITEM # 3 19-010 BAYSHORE STAIRCASE REPLACEMENT – SITE PLAN APPROVAL

TITLE: THE APPLICANT, BRIGHTON BUILDING COMPANY, IS REQUESTING SITE PLAN APPROVAL TO CONSTRUCT A SET OF STAIRS AT THE BAYSHORE CONDOMINIUMS.

LOCATION: SUBJECT PROPERTY IS LOCATED ON THE TOWNSHIP OWNED PROPERTY ADJACENT TO THE BAYSHORE CONDOMINIUMS.

Applicant, Kurt Harvey of Brighton Building Company gave the presentation. The applicant is requesting to replace an existing staircase that is deteriorating. The staircase is partially located on Township owned property.

Director Akers presented the staff review letter dated 3-27-19 recommending the Planning Commission grant site plan approval to the applicant, Brighton Building Company to remove and reconstruct a stairway to the water consistent with the provided plans. The approval should be based on the applications compliance with the approval criteria in section 3.120(f)4 and the staff review letter dated 3-27-19.

Commissioners inquired if the stairs were entirely on township property and if there is a specific parcel number for the project. Only about 3-4 stairs are located on township property and the parcel ID number is 83-078-99-0001-004.

Motion Jahr, Boynton second to grant site plan approval to the applicant, Brighton Building Company to remove and reconstruct a stairway leading to the water on Township property, located at Bayshore Condominiums, parcel ID #83-078-99-0001-004, subject to the applications compliance with the approval criteria in section 3.120(f)4 and the staff review letter dated 3-27-19. Motion Carried. (Letter attached)

ITEM # 4 19-015 UPLAND HOMES – SITE PLAN AMENDMENT

TITLE: THE APPLICANT, UPLAND HOMES, IS REQUESTING AN AMENDMENT TO THE APPROVED COUNTRY WALK SITE PLAN FOR REVISED SINGLE-FAMILY ARCHITECTURAL ELEVATIONS.

LOCATION: THE UNFINISHED COUNTRY WALK SUBDIVISION IS THE SUBJECT OF THE REQUEST. THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF MARTINSVILLE ROAD, NORTH OF SAVAGE ROAD.

The applicant was not present for the meeting.

Motion Boynton, Franzoi second to postpone Upland Homes site plan amendment to allow the applicant to be present. Motion Carried.

GENERAL DISCUSSION:

Director Akers informed Commission members and the audience that Patrick Sloan of McKenna Associates has accepted a position with Canton Township and this will be his last Planning Commission meeting in Van Buren Township. Commissioners congratulated Mr. Sloan on his new position and commended him for a job well done for Van Buren Township.

ADJOURNMENT:

Motion Boynton, Budd second to adjourn at 8:20 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold public hearings on **Wednesday, April 24, 2019 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider the following requests.

1. **Case 19-014:** A request by Carl Speaks, to rezone the property located at 1123 Savage Road, (Parcel ID# V-125-83-105-99-0011-000) from M-1, Light Industrial to R1-B, Single Family Residential.

2. **Case 17-030:** A request by Ashley Crossroads North, LLC to construct a Distribution Center. This Distribution Center consists of three (3) buildings totaling approximately 1,579,325 square feet of space and is proposed to be located on the north side of Ecorse Road, west of Haggerty Road at Parcel ID# V-125-83-008-99-0002-703; Parcel ID# V-125-83-005-99-0009-701; & Parcel ID# V-125-83-005-99-0010-000 (approximately 158.5 acres).

Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at rakers@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning & Economic Development department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Posted: April 01, 2019
Published: April 04, 2019

PLANNING & ZONING APPLICATION

Case number 17-030

Date Submitted 8/28/17

APPLICANT INFORMATION

Applicant Ashley Crossroads North, LLC Attn. Kenneth Bowen **Phone** 734 394-1900
Address 2575 S. Haggerty Road, Ste 500 **Fax** 734-394-1925
City, State Canton, MI **Zip** 48188
E:mail kbowen@ashleycapital.com **Cell Phone Number** _____
Property Owner same as above **Phone** _____
(if different than applicant)
Address _____ **Fax** _____
City, State _____ **Zip** _____
Billing Contact same as above **Phone** _____
Address _____ **Fax** _____
City, State _____ **Zip** _____

SITE/ PROJECT INFORMATION

Name of Project Crossroads Distribution Center North
Parcel Id No. V125-83- 008-99-0002-703 & 0009-701 **Project Address** vacant parcel
Attach Legal Description of Property
Property Location: On the north Side of Ecorse Road; Between Haggerty Road
and Morton Taylor Road. **Size of Lot** Width +/- 1,800 Depth +/- 2,640
Acreage of Site 158.5 **Total Acres of Site to Review** 116.5 **Current Zoning of Site** MT
Project Description: Industrial Park consisting of four buildings totaling 1,575,778 square feet with associated car parking, trailer staging,
truck docks, storm water detention, etc.

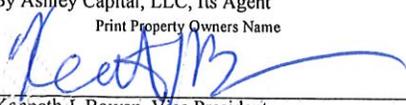
Is a re-zoning of this parcel being requested? no YES (if yes complete next line) NO
Current Zoning of Site _____ **Requested Zoning** _____

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 Distribution Centers
Is there an official Woodland within parcel? no **Woodland acreage** _____
List total number of regulated trees outside the Woodland area? _____ **Total number of trees** _____
Detailed description for cutting trees _____

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.

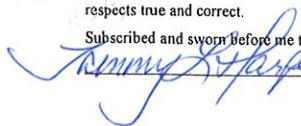
OWNER'S AFFIDAVIT

Ashley Crossroads North, LLC
By Ashley Capital, LLC, Its Agent
Print Property Owners Name

Kenneth J. Bowen, Vice President
Signature of Property Owner

8/8/17
Date

STATE OF MICHIGAN
COUNTY OF WAYNE

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 8th day of August 2017
 Notary Public, Wayne County, Michigan

My Commission expires MY COMMISSION EXPIRES Oct 15, 2020
ACTING IN COUNTY OF Wayne

TAMMY L. HARPER
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
Rev 1/12/06



MCKENNA

April 18, 2019

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

Subject: VBT-17-030; Ashley Capital Crossroads North/ North of Ecorse Road, west of Haggerty Road; Special Land Use Review #3; Revised Site Plan Dated 02/04/19.

Dear Planning Commissioners:

The applicant, Ashley Crossroads North LLC, to construct three (3) (previously 4) industrial Buildings with a gross floor area of 1,579,325 square feet (previously 1,571,790 square feet) on a 162.13-acre site located on the north side of Ecorse Road west of Haggerty Road. This site of Ashley Crossroads North consists of 3 parcels. The proposed 3 Buildings are named "Building 4," "Building 5", and "Building 6". Buildings 1-3 are in Ashley Crossroads South, located on the south side of Ecorse Road.

The site is mostly zoned M-T (Industrial Transportation) District with 3 areas along the north and west sides abutting the ITC corridor zoned R-1 B (Single-Family Residential). Two (2) western R-1B areas accommodate a portion of the proposed stormwater detention basin for the site. Of the 3 Buildings proposed, Buildings 5 and 6, with a gross floor area of 658,989 square feet each and a truck dock to floor area ratio of 1: 5,883.83 square feet, qualify as Distribution Centers and require special land use approval per Section 3.116(C) of the Zoning Ordinance.

The plan previously proposed 2 smaller light industrial warehouse Buildings along the site's Ecorse Road frontage with an area of 126,906 square feet each and a proposal to revise the truck dock to floor area ratio to 1:8,000 square feet to qualify as a warehouse. However, the revised plan at this time consolidates the 2 smaller Buildings and enlarges it to a footprint of 261,347 square feet. A distribution center is generally defined as any warehouse or warehouse portion of a building greater than 250,000 square feet or an industrial warehouse that does not exceed with 1 truck loading/unloading dock per 4,000 square feet of gross floor area. The consolidated building has 26,135 square feet office space, 65,337 square feet of manufacturing space and 169,875 square feet of warehouse space. In addition the dock to floor area ratio is 1:8167 square feet, which still qualifies it as an Industrial Warehouse.

We have reviewed the site plan and special land use applications for compliance with the regulations of Van Buren Township Zoning Ordinance and sound planning and zoning principles. Our site plan comments are addressed in our letter dated April 18, 2019, and we offer the following comments on the special land use application:

Special Land Use Review Comments

Section 12.306 of the Zoning Ordinance sets forth 9 criteria for the Planning Commission to consider when reviewing special land use proposals. Following is our review of each criterion:

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

- 
- 1. The special land use will promote the use of land in a socially and economically desirable manner for persons who will use the proposed land use or activity, for landowners and residents who are adjacent thereto, and for the Township as a whole.** The site is the largest M-T-zoned site in the township and located at the strategic Ecorse-Haggerty Road area. The proximity to the Ecorse Road interchange at I-275 contributes to the site's desirability as a distribution center, offering good access for truck traffic. While the site abuts some single-family residential zoned and used parcels to the east and the residentially-zoned ITC corridor to west, the land around the site is mostly zoned and master planned for industrial and transportation uses. Furthermore, the Zoning Ordinance includes specific setback and greenbelt screening requirements for distribution centers abutting residential land. These standards were specially created to address and mitigate any potential adverse impacts from the intense industrial uses on abutting residential uses. These standards are addressed in our site plan review letter.

The site plan far exceeds the required setbacks for Buildings 5 and 6 along all property lines and also the distance required between distribution centers and nearest residential structures. The plan proposes a heavily landscaped greenbelt buffer 60 feet wide along the east and west property lines. With appropriate consideration to the circulation patterns on site, design of access to and from Ecorse Road, improvements to Ecorse Road as required by Wayne County, a setback of over 700 feet from the nearest residential dwelling, and dense landscaping along both the road frontage and lot lines abutting single-family residential, we believe the proposed use of Buildings 5 and 6 will promote the use of land in a socially and economically desirable manner.

- 2. The special land use is necessary for public convenience at that location.** The proposed distribution centers will support the market for warehousing and similar uses near the region's freeways. Such a location minimizes negative impacts on the community at large, and facilitates movement of goods and services necessary for the public convenience. The M-T zoning district was specifically created in this area for the convenience of location and suitability for transportation based uses.
- 3. The special land use is compatible with adjacent uses of land.** As previously stated, the location of the use is within the Ecorse-Haggerty Road area that provides for the shorter access to the area freeways suitable for distribution centers. The proposed site plan for Buildings 5 and 6 is consistent with M-T zoning district allowing for larger heavier transportation based facilities to be located in the back. The corridor envisions the frontage being occupied by light industrial/warehouse buildings that would provide screening for the heavier transportation based uses. With a revision of the plans, even though the building along the frontage is larger than originally proposed, the floor area is intended to function more as a manufacturing and warehouse use, and not a trucking facility. The land east of the site is a mix of R-1B, Single-Family Residential and M-1, Light Industrial zoning districts, and is planned for light industrial uses according to the Master Plan. The extensive landscaping, wide greenbelts, and berms proposed on the site plan will help protect the existing abutting single-family uses. The trailer staging areas for Buildings 5 and 6, are a minimum of 380 feet from the lot lines, and the truck docks/overhead doors for face north and south away from residential uses. The east and west sides of the site have a 60-foot wide greenbelt buffer with a double staggered row of evergreen trees on a berm, and the proposed on-site lighting is shielded. All these factors contribute to making the use more compatible with adjacent uses of land, as intended by the Master Plan.



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4. **The special land use is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.** The proposed building footprints comply with the Zoning Ordinance setback requirements from public rights-of-way, residential district boundaries, and residential dwellings. Any potential adverse off-site impacts will be mitigated by the conditions required during with the site plan approval process, thus protecting the public health, safety, and welfare.
 5. **The special land use can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area.** The site is currently vacant; therefore, any development on it will likely increase demand for most public services and facilities, but is not expected to adversely affect those public services or facilities to the vicinity. In regard to public roads, Ecorse Road in front of the site is only two lanes wide; however, the site plan proposes the addition of acceleration and deceleration lanes at both entrances into the site and a short stretch of new road adding a lane along the site's frontage. Any improvements to the roadways will be required by Wayne County, under whose jurisdiction Ecorse Road lies. It is our understanding that the applicant has conducted a detailed traffic study and has been working with Wayne County on necessary approvals. This matter must be addressed prior to final site plan approval to ensure that service in the area will not be adversely affected.
 6. **The special land use will not cause injury to the value of other property in the neighborhood in which it is to be located.** The operation of the use, with site improvements for landscaping, buffering, Building appearance and proper circulation and road improvements will protect neighboring properties from harm. The proposal is consistent with the Township's Master Plan and existing zoning.
 7. **The special land use will consider the natural environment and help conserve natural resources and energy.** The applicant has submitted a detailed tree survey for the site that indicates an overall tree preservation of 81.7% with only 23 regulated trees being removed. The landscape plan proposes adequate replacement for the proposed regulated trees that will be removed. Further, the landscape plan proposes extensive landscaping throughout the site and along the peripheral greenbelt buffer. With some modifications that are recommended in our site plan review letter, this standard will be met.
 8. **The special land use is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located, and meets applicable site design standards for special approval uses.** These items are addressed throughout this letter and in our accompanying site plan review letter dated April 18, 2019. Major site plan related considerations to determine compliance with the requirements of the Zoning Ordinance as well as sound planning and zoning principles have been submitted and are adequate.
 9. **The special land use is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.** Consideration of a special land use for the location of new distribution center Buildings to determine its impact upon neighboring property or public facilities is within the purview of the Planning Commission and Township Board of Trustees and a valid exercise of the Township's police power.



Specific Approval Criteria for Distribution Centers [Section 5.112]:

- a. **A Building containing such use shall be located not less than 250 feet from any residential district and 500 feet from any residential dwelling.** The proposed distribution center Buildings 5 and 6 are at least 320.3 feet from the abutting R-1B residential zoned parcels to the east and west, and at least 739 feet from the nearest residential dwelling.
- b. **Any Building containing such a use shall be located not less than 450 feet from any public right-of-way, with all Buildings conforming to all other minimum requirements.** The proposed distribution center buildings 5 and 6 are approximately 795 feet from Ecorse Road and over 1,000 feet from Haggerty Road. Both distribution center buildings comply with all other setback requirements.
- c. **Truck docks, overhead doors and trailer staging areas accessory to such a use shall be located not less than 350 feet from a residential district. They shall also be oriented away from and screened from all residential districts and public rights-of-way. Where Building layouts incorporate multiple Buildings, Buildings shall be designed and oriented such that truck docks, overhead doors and staging areas in adjacent Buildings face one another.** The proposed docks and staging areas for Buildings 5 and 6 are located at least 384.2 feet from a residential district. The staging areas are on the north and south sides of the Buildings and are oriented away from most of the residentially zoned land (located east and west of the site). For the several residential parcels that are southeast of the distribution center Building, the greenbelt berms will be planted with double staggered row of evergreen trees to help screen the view. The Ecorse Road frontage will have a greenbelt with existing and new trees. The revised plan includes a phasing plan which proposes the construction of Building 4 and Building 5 in phase 1. In addition, Phase 1 also proposes mass grading of the entire site and creation of a stone pad for Building 6. Phase 2 includes the actual construction of Building 6, but is contingent upon tenant demand of phase 1. In the event phase 2 does not materialize or is delayed, the plan notes that the stone pad will be treated with weed control in growing months. We recommend that the maintenance plan be re-phrased to note that the area will be kept weed free (not just in growing months). The staging and dock areas on Building 6 to the far north of the parcel are to be screened by a 10-foot wide greenbelt buffer only. However, the property to its north is currently vacant and is also owned by the applicant and reserved for future development. When the northern area is developed in the future, screening along Van Born Road will be required.
- d. **All other off-street parking and loading areas, access drives and paved surfaces accessory to such a use shall be located not less than 60 feet from any residential district.** The access drives along the east and west sides of the site are located 60 feet from the property lines abutting the R-1B zoned areas and are compliant.

Recommendations

Based on the above, we find that the proposed distribution center use of Buildings 5 and 6 meets the criteria for special land use approval, subject to several conditions. Therefore, we recommend that the Planning Commission recommend special approval to the Township Board, subject to the following conditions:

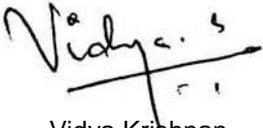
1. Implementation of the traffic study recommendations, as required by the Township and Wayne County.



- 
2. Notation that the stone pad area for Building 6 shall be maintained in a clean and feed-free manner, in the event Phase 2 is delayed or does not materialize.
 3. That all of the conditions of preliminary site plan approval are met.
 4. Final site plan approval.

Respectfully submitted,

McKENNA



Vidya Krishnan
Senior Planner

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





MCKENNA

April 18, 2019

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

Subject: VBT-17-030; Ashley Capital Crossroads North/ North of Ecorse Road, west of Haggerty Road; Site Plan Review #4

Dear Planning Commissioners:

The applicant, Ashley Crossroads North LLC, to construct three (3) (previously 4) industrial Buildings with a gross floor area of 1,579,325 square feet (previously 1,571,790 square feet) on a 162.13-acre site located on the north side of Ecorse Road west of Haggerty Road. This site of Ashley Crossroads North consists of 3 parcels. The proposed 3 buildings are named "Building 4," "Building 5," and "Building 6". Buildings 1-3 are in Ashley Crossroads South, located on the south side of Ecorse Road.



General Development Site Area
Source: Google Images

We have reviewed the site plan and special land use application in accordance with the regulations of the Van Buren Township Zoning Ordinance and sound planning and zoning principles. Our special land use comments are addressed in a letter dated March 27, 2019 under separate cover.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

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☎ 248.596.0930
MCKA.COM

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COMMENTS

- 1. Zoning and Use.** The site is mostly zoned M-T (Industrial Transportation) District with 3 areas along the north and west sides abutting the ITC corridor zoned R-1 B (Single Family Residential). The northernmost R-1B area is not within the scope of this development; however, the two western R-1B areas accommodate a portion of the proposed stormwater detention basin for the site. Recently amended Section 8.107 (A) of the Zoning Ordinance allows for stormwater basins and related landscaping to be located in any zoning district.

Buildings 5 and 6, with a gross floor area of 658,989 square feet each and a truck loading dock/floor area ratio of 1:5,883.83 square feet, qualify as Distribution Centers and require special land use approval per Section 3.116(C) of the Zoning Ordinance. Sheet C2 states that Buildings 6 and 7 will each have 108 docks. Sheet C2 notes maximum number of docks permitted as 165, which would result in a dock to floor area ratio of 1:3,994 square feet, qualifying it as a truck terminal. Per the elevations, the building would not be able to accommodate any more docks than currently proposed. We recommend the addition of a note limiting the number of docks to the 108 proposed at this time. A note has been added to the plans stating that the bay doors at grade are not for loading/unloading. The special land use is subject to conditions listed in Section 5.112 and approval by the Township Board of Trustees upon recommendation from the Planning Commission. The specific standards for distribution centers are noted in our special land use review letter under separate cover.

The plan previously proposed 2 smaller light industrial warehouse Buildings along the site's Ecorse Road frontage with an area of 126,906 square feet each and a proposal to revise the truck dock to floor area ratio to 1:8,000 square feet to qualify as a warehouse. However, the revised plan at this time consolidates the 2 smaller Buildings and enlarges it to a footprint of 261,347 square feet. A distribution center is generally defined as any warehouse or warehouse portion of a building greater than 250,000 square feet or an industrial warehouse that does not exceed with 1 truck loading/unloading dock per 4,000 square feet of gross floor area. The consolidated building has 26,135 square feet office space, 65,337 square feet of manufacturing space and 169,875 square feet of warehouse space. In addition the dock to floor area ratio is 1:8167 square feet (32 docks total), which still qualifies it as an Industrial Warehouse. Warehouses are principal permitted uses in the M-T district per Section 3.116(B) of the Zoning Ordinance.

- 2. Required Information.** Section 4.33 of the Zoning Ordinance includes all the requirements for information on a site plan, and the plans contain all of the required information.
- 3. Phasing Plan.** Sheet C2 includes a detailed phasing plan with 2 phases; phase 2 being contingent upon phase 1 tenant demand. The revised plan includes a phasing plan which proposes the construction of Building 4 and Building 5 in phase 1. Phase 1 also proposes mass grading of the entire site and creation of a stone pad for Building 6. In the unfortunate event phase 2 does not materialize or is delayed, we had expressed concerns about the area being overgrown with weeds which would be difficult to clean and maintain on a stone surface. The revised plan notes that the stone pad will be treated with weed control in growing months. We recommend that the maintenance plan be re-phrased to note that the area will be kept weed free (not just in growing months). This issue must be addressed to the satisfaction of the Planning Commission.



4. **Dimensional Requirements.** The minimum required front, rear and side yard setbacks per Section 4.102 is 50 feet. However, Section 4.102, sub-section (S) states:

“Buildings of greater than the maximum height allowed in Section 4.102 may be allowed in the M-T district provided front, side, and rear yards, as well as all other area requirements of the district including but not limited to those listed in Section 5.112 and section 10.103 (E) are increased by 2 feet for each additional foot of building height that exceeds the maximum height allowed.”

Proposed Buildings 5 and 6 have a height of 44’ to the highest point, which is 9’ above the maximum permitted height and will require a corresponding increase of 18 feet for every setback required by the Zoning Ordinance. Because proposed Buildings 5 and 6 are Distribution Centers, the required setbacks of Distribution Center in Section 5.112 of the Zoning Ordinance apply. These setbacks are much larger, and are as follows:

- Front yard setback – 450 feet required; approx. 800 feet proposed.
- Side yard setback - 250 feet required; at least 320.3 feet proposed.
- Rear yard setback – 50 feet required; at least 225 feet proposed.
- Setback from a Residential Dwelling – 500 feet required; at least 739.1 feet proposed.
- Setback of Truck Docks to a Residential District – 350 feet required; at least 384.2 feet proposed.

The maximum building height in the M-T District is 35 feet. Proposed Building 4 has a maximum height of 40’9”, which is 5.75’ above the maximum permitted height. The resulting setback requirement would be 50 feet + 10 feet (2’ for every foot increase in height above 35’) = 61.5 feet. With a proposed setback of 62 feet, the building complies.

Sheet C2 has been revised to correctly note proposed building heights and compliance with setbacks.

Other Setbacks – Section 5.112(D) of the Zoning Ordinance requires off-street parking and loading areas, access drives, and paved surfaces accessory to a Distribution Center to be located at least 60 feet from any residential district. The access drives along the east and west sides of the site are 60 feet from the property lines abutting the R-1B-zoned areas and comply.

5. **Access and Circulation.** Three (3) driveways are proposed into the site from Ecorse Road. The east access drive is 36 feet wide and designed for 3 lanes of traffic (most likely a left turn lane for trucks entering the site from Ecorse Road), while the west access drive is 30 feet wide and designed for two-way movement of vehicles. The revised plan includes a third centrally placed, 26’ wide access drive off Ecorse Road leading to the main parking lot, designed for two-way movement of vehicles. Sheet C10 includes signage restricting access to cars only and is posted “no truck traffic”. All access drives and paved areas are to be provided with concrete curbing.

It appears that improvements are proposed to Ecorse Road, which includes acceleration and deceleration lanes. Ecorse Road is under Wayne County jurisdiction; therefore, it must be approved by Wayne County and constructed to County standards. Sheet C13 shows a schematic of improvements to Ecorse Road and addition of lanes. It is our understanding that the applicant has been working with Wayne County to resolve issues related to the location of the McClaughrey Drain and to determine what improvements must be made. Sheet C10 notes that an estimated 350 truck trips are proposed in and out of the site daily. It is our understanding that the applicant has conducted a detailed traffic study and has been working with Wayne County on necessary approvals. A copy of the traffic study has been submitted. We



defer to the County and Township Engineer for adequacy of improvements proposed. Any required changes or additional improvements must be addressed prior to final site plan approval to ensure that service in the area will not be adversely affected.

6. Sidewalks. The site plan indicates a new sidewalk along the site's Ecorse Road frontage, which is located partly on the applicant property due to the existing McClaughrey Drain easement being in the way. Sheet C3.1 states that the sidewalk will be 5 feet wide, and an easement will be provided on the applicant's property for portions of the sidewalk located on private property. The site plan also indicates short stretches of barrier free accessible sidewalks near entrances to each of the buildings.

7. Parking and Loading.

a. Number of Parking Spaces. Section 9.101 of the Zoning Ordinance describes the parking requirements for wholesale and warehouse storage establishments (non-retail warehouse) and distribution centers as follows:

- **Building 4:** The parking requirement for warehouses is 5 spaces plus 1 space per 1,750 square feet of gross floor area plus 1 space per 350 useable square feet of office, sales or similar space. For manufacturing areas, 1 space per 550 square feet gross floor area or 1 space per each employee at peak shift, whichever is greater, is required. Based on the data noted on Sheet C2, the parking requirement is 75 spaces for office + 124 spaces for manufacturing + 102 spaces for warehousing, for a **total of 301 spaces requirement** (previously the 2 warehouse buildings required 208 parking spaces each). Section 9.101(l) does not permit the number of parking spaces to exceed 20% of the required parking without Planning Commission approval. Based on this standard, the maximum number of spaces allowable would be **361 spaces**, with the Planning Commission permitted to allow additional spaces if the applicant can demonstrate that additional spaces are required based on the nature of the use and/or peak times thereof. There are a total of 344 regular and 16 handicap accessible spaces proposed for a total of 360 spaces.
- **Building 5 and 6:** The parking requirement for distribution centers is 5 spaces plus 1 space per 1,500 square feet of gross floor area plus 1 space per 350 useable square feet of office, sales or similar space plus 1 space per truck or company vehicle operating from the premises. Based on the data noted on Sheet C2, the parking requirement is 185 spaces for office + 418 spaces for distribution center for a total of **603 parking spaces required for each building**. Section 9.101(l) does not permit the number of parking spaces to exceed 20% of the required parking without Planning Commission approval. Based on this standard, the maximum number of spaces allowable would be **724 spaces**, with the Planning Commission permitted to allow additional spaces if the applicant can demonstrate that additional spaces are required based on the nature of the use and/or peak times thereof. There are 712 spaces proposed for Building 5 and 696 spaces proposed for Building 6. The plan previously proposed significant areas of deferred parking which are no longer shown on the plans.

b. Space Dimensions. All of the proposed spaces on the interior of the parking lot are shown with a dimension of 9.5 feet x 20 feet. The spaces on the perimeter of the parking lot that abut landscaping are 9.5 feet (spaces at ends of rows are 10.5' wide) x 18 feet because Section 9.104(D) of the Zoning Ordinance allows a parking stall to be reduced in length by 2 feet where it abuts a sodded area.



Proposed aisles are 24 feet wide, and all of the spaces are to be double striped as required per Section 9.104(C) (note #10 on Sheet C2).

- c. **Barrier Free Spaces.** The site plan indicates the required number of barrier free spaces for each building.
 - d. **Loading.** The site plan complies with the floor area to loading dock ratio required for warehouses and distribution centers.
8. **Landscaping.** Landscaping is subject to the provisions of Section 10.103 of the Zoning Ordinance. The site is the largest M-T-zoned area in the Township and would likely be the largest industrial transportation facility. All sites are strongly encouraged to exceed Zoning Ordinance minimums for landscaping, site design, and building appearance among others, and our comments on these are as follows:
- a. **Landscaping Adjacent to the Right-of-Way.** Section 10.103(A) requires lot frontage must be screened from view from the right-of-way with a continuous landscape screen comprising of 1 deciduous tree per 40 linear feet + 1 ornamental tree per 100 linear feet + 8 shrubs per 40 linear feet. With a frontage of 1,773 feet on Ecorse Road, the required landscaping is 44 deciduous trees + 18 ornamental trees + 355 shrubs. Sheet L1 states that there will be 45 trees + 18 ornamental trees + 355 shrubs planted for the frontage, so the frontage landscaping standards will be compliant.
 - 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 site's only frontage onto a right-of-way is on Ecorse Road. The landscape plans show a cross section detail of the entire site indicating the location of the perimeter berms with plantings and the berm detail, which appears to meet the standards.
 - c. **Interior Parking Lot Landscaping.** Section 10.103(B)(2) requires the provision of landscaping within islands in a parking lot. At a minimum one (1) tree per landscape island is required. The site plan indicates two (2) trees within each parking lot island in the entire site with a ground cover of seeded lawn. The Zoning Ordinance requires interior landscaping to be a minimum of 5% of all interior paved areas and 1 tree per 300 square feet of interior landscaping area. Based on this standard, 316 deciduous trees are required. The landscape plan notes the provision of 323 trees, all of which are deciduous species, as required. All of the parking lot islands meet the minimum required width (10 feet) and area (360 sq. ft.) requirements. Also, the parking spaces meet the requirement of not more than 20 spaces in a parking row without a landscape island.
 - d. **Loading Area Landscaping.** The loading areas are an integral part of the site and concealed between buildings. The areas are screened from the side property lines by the proposed perimeter berms.
 - e. **Greenbelt Buffering.** Section 10.103(E) has specific requirements for greenbelts abutting other M-T, M-1, and R-1 zoning.
 - **Abutting the M-1 and M-T Zoning Districts.** The required berm abutting M-T (to the north) must be a 10-foot wide buffer with 1 tree per 30 linear feet. The landscape plan indicates an approximately 22-foot wide greenbelt buffer to be planted with trees and lawn along this yard space.



- **Abutting the R-1 Zoning District.** The required greenbelt along the east and west property lines generally follow the R-1 district standards even through a few isolated parcels to the east are zoned M-1. The landscape plan includes a 60 foot greenbelt along the east and west property lines, and the cross section detail on Sheet C8 has been corrected to show the 60' width along the entire west property line. The greenbelt is proposed to be planted with a staggered double row of evergreen trees spaced 15 feet on center on a six (6) foot high berm with a flat horizontal area at the crest to be at least three (3) feet in width, as required. *The planting shall be in a manner where the evergreen trees provide eighty percent (80%) opacity within three (3) years of planting, measured from the top of the berm. After three (3) years, if this opacity is not achieved then additional evergreen trees and/or shrubs shall be planted to achieve eighty percent (80%) opacity at the time of their planting.* Cross section detail of the berm in compliance to the above standard is shown on Sheet C8. On the west side of the site, the required buffer is not shown on the south side of the site (Sheet L2) and the north side of the site (Sheet L5). We had recommended that the required berm and evergreen trees be added. The revised plan shows wetland boundaries in some of these areas that would prevent the addition of a greenbelt. The one area of concern remaining is the west side of the detention pond on the southwest corner of the property. Sheet L2 states that there are existing trees and understory to remain. The tree survey does not show **any** trees in this area. With the exception of those areas with existing landmark trees, we recommend that the required berm and evergreen trees be added.

f. **Open Space Landscaping.** Section 10.103(G) of 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. Sheet L1 notes general open space of 1,040,665 sq. ft. after excluding the buffer and detention basin areas. At the above standard, that would result in a requirement for 347 trees. The plan notes that a total of 358 existing trees are to be preserved to meet this standard.

g. **Mechanical and Utility Equipment Screening.** The plan indicates that the compactors are located in the truck dock areas in a recessed well which is partly concealed by the slope and then provided with landscaping on the sides open to view with a row of 10 Ketter Juniper trees 5 feet in height. A cross section detail is noted on Sheet C8. The outdoor mechanical and utility equipment is proposed to be screened with Mohican Viburnum shrubs planted at 3 feet in height. We recommend that the mechanical and utility equipment be shown to determine if the planting height of 3 feet is adequate.

h. **Stormwater Basin Landscaping (Section 10.103(K)).**

- **Stormwater Basin Vegetation Requirements.** The landscape treatment for stormwater basins shall include a mixture of groundcover, wetland and wildflower species native to Michigan. The side slopes and the bottom of the basin shall be planted with a combination of a native seed mix and wetland plugs/bare-root stock. Sheet L5 notes compliance with this requirement.
- **Basin Perimeter.** Trees and shrubs shall be planted around the basin to buffer and enhance views of the basin, and to replicate a natural environment. Deciduous shade trees are required to be clustered around the sides of the basin to provide shade and minimize solar heating of the water. Sheet L5 indicates a few clusters of trees at the perimeter of the basin. The landscape plan notes that no trees are proposed on the north end of the basin to allow for future expansion of the detention [pond to the north for a future development on that site.
- **Trees.** Trees are to be planted above the freeboard line of the basin. Any plantings



proposed below the freeboard line shall be tolerant of wet or moist soil conditions. All the plantings proposed appear to be on the top of the basin slope only.

- **Native Species.** Plants shall be species native to Michigan, in accordance with the Township's list of approved native plant species for stormwater basins. The landscape plan notes compliance on Sheet L5.
 - **Screening of Mechanical Structures.** Any above ground mechanical structures necessary for basin operation must be identified on the site and landscape plan and is required to be fully screened with evergreen trees or trees and shrubs suitable for the wetness zone in which they are to be located. The landscape plan does not include any such equipment.
 - **Establishment and Maintenance.** The landscape performance guarantee held by the Township for a site with a stormwater basin, shall include the stormwater basin related plantings. The performance guarantee shall be held for two (2) years to ensure sufficient establishment of the stormwater basin plantings.
 - **Fencing (Section 8.107(C)).** A decorative fence must be provided around the entire perimeter of the detention pond(s). Such fence must have the appearance of black wrought-iron; however other decorative fence alternatives may also be considered. Sheet C8 shows the required fence, which is a decorative black metal fence 4 feet in height.
 - **Mosquito control (Section 8.107.D).** Detention ponds with permanent standing water are required to incorporate some method of mosquito control including but not limited to aerators and selective plantings. However, it is our understanding that based on County regulations, the standing water exceeding 4 feet in depth, as in the case of the subject site, is not considered a source for mosquito breeding.
- i. **Other Requirements.** The landscape plan notes the required maintenance agreement and notes that underground irrigation will be provided.

Per the phasing plan for landscaping proposed, with the exception of the area extending from the middle of the parking lot between Buildings 5 and 6 to the north, and between the east and west edges of the access drives along the east and west property lines, all other landscaping will be installed in Phase 1. This includes landscaping along the frontage, parking lot landscaping, greenbelt landscaping, perimeter landscaping, screening of mechanical equipment and compactor areas and most general landscaping. The area on the north end of the site is to be landscaped as part of Phase 2 with the construction of Building 6. While the proposal is acceptable, in the event Phase 2 is delayed or does not materialize, the stone pad for Building 6 will remain visible on the north end, even though property to the north is owned by the applicant. We recommend that the row of trees proposed along the north property line be installed as part of Phase 1 to ensure adequate screening.

9. **Tree Removal Permit.** A tree removal permit is required if the applicant proposes to remove any trees of 5" caliper or larger per Section 8.106 of the Zoning Ordinance (Woodland and Tree Preservation). Sheet C12 notes that the site has a total of 438 trees of which only 80 trees (18.3%) are "To Be Removed." The detailed classification of regulated and non-regulated trees is noted on Sheet C12, with only 23 trees qualifying as "regulated" and requiring replacement. There are 23 replacement trees proposed, which are 8-foot high evergreen trees. Most of these replacement trees are concentrated in the front of the site along Ecorse Road.



10. Signs. The site plan indicates a “project sign” abutting each access drive off Ecorse Road. Section 11.108(D) of the Zoning Ordinance allows 1 primary monument sign with a maximum height of 18 feet, a maximum area of 64 sq. ft., and a minimum setback of 10 feet from a lot line. Per Section 11.108(D) a secondary monument sign is permitted for an industrial park with a maximum height of 5-foot and sign area not to exceed 80 sq. ft. Sheet C8 includes typical details for both monument signs with the primary (larger sign) to be placed at the east entrance drive and the secondary (smaller sign) at the west entrance. Sign 1 has an area of 63.43 square feet with a maximum height of 8.75 feet. Sign 2 has an area of 36.25 square feet with a maximum height of 5 feet. Both signs comply with the height and area requirements, and the detail on sheet C8 has been revised to note a 24-inch vertical base constructed of masonry. Actual material details must be provided with final site plan review.

11. Lighting. The applicant has provides a detailed photometric and lighting plan for the site on 2 sheets. The plan proposes 5 different fixtures:

- Fixture A1, a wall mounted fixture to be placed on the perimeter of all 4 buildings;
- Fixture B1, a single head light pole to be installed along the internal drive aisles;
- Fixture B2, a dual head light pole to be installed within passenger vehicles and truck trailer parking areas between the buildings and on the sides;
- Fixture C, a single head light pole to be installed along the northern end of the site;
- Fixtures D, a single head light pole with slightly differing optic, to be installed at the three main access drives into the site off Ecorse Road and at the northeast corner of the site.

Typical fixture cut sheet detail has been provided for 2 fixtures: DSX1 and DSX2, both of which appear to be identical although DSX2 is intended as a wall mounted fixture. Proposed mounting height for all fixtures is noted as 35 feet. Section 8.105(C) of the Zoning Ordinance permits a maximum height of 25 feet for a light pole, but the Planning Commission may allow a height of up to 35 feet in industrial districts under certain circumstances. The applicant has submitted detailed photometric plan, and proposed illumination intensity in various parts of the site appears to comply with the maximum illumination levels of Section 8.105(B)(2). The plan also complies with maximum illumination permitted along property lines to avoid light trespass onto adjacent properties as required by Section 8.105(B)(3). The light intensity is noted as zero footcandles at the property line abutting the single family dwelling at the southeast corner of the site. We recommend that the Planning Commission approve the proposed 35 foot light poles.

12. Architecture and Building Details. Ecorse Road is a major gateway image road in the Township because of the I-275 interchange and Willow Run Airport. Coupled with the location of the Visteon/GE Complex in the Township, architecture is an important consideration in the review process. Per Section 3.116(E): *“building elevations where visible from residential districts or public rights-of-way, shall incorporate vertical design elements such as spandrel glass, columns, pilasters and/or piers to break up the horizontal mass of the building.”*

The applicant has submitted detailed floor plans and elevations for all the buildings. The structures are proposed to be constructed entirely of precast concrete panels in shades of grey with a metal coping on top. The two colors are intended to provide horizontal banding across all facades to break up the mass. The corners and center of each building providing an entrance into the office area for individual tenants, is to be provided with windows and glass doors. Based on prior recommendations, the applicant has made revisions to the façade of Building 4 facing Ecorse Road, to add additional details to the middle entrances



of the building to provide some visual relief from a 1000+ foot expanse of wall. The middle entrances include windows and contrast banding with concrete panels. Colored renderings of the proposed building should be presented and material samples must be presented to the Planning Commission during site plan review. The elevations note that all rooftop mechanical equipment shall be setback minimum of 50 feet from the south (frontage) elevation. The note must be expanded to state that the units will be placed in a manner so as not to be visible from any adjacent rights-of-way (i.e., must be placed away from the east and west ends of the building also).

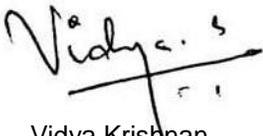
RECOMMENDATION

The project was last reviewed in October 2017, and recently re-submitted for review. The applicant has made significant progress in complying with most of the requirements of the Ordinance. The applicant has also been working with Wayne County and MDEQ to obtain necessary permits and approvals. Therefore, we recommend preliminary approval of the site plan subject to the following conditions:

1. Correction to the maximum docks allowed calculation on Sheet C2, and addition of a note restricting the maximum number of docks on Buildings 5 and 6 to 108, as shown.
2. Revision of the phasing plan notation to ensure weed free maintenance of stone pad for Building 6 at all times (not just growing season), in the event Phase 2 is delayed or does not materialize.
3. Addition of details of the mechanical equipment height to determine adequacy of 3' tall screening proposed.
4. Addition of greenbelt plantings on the west side of the detention pond area, along the west property line, with the exception of those areas with existing landmark trees, which must be shown on the tree survey.
5. Inclusion of greenbelt trees along north property line as part of Phase 1 planting plan.
6. Notation of details of monument sign base on the final site plan.
7. The fixture height of the light poles can be approved at 35 feet.
8. Notation that rooftop equipment will be placed in a manner to conceal its view from any right-of-way areas.
9. Planning Commission and Township Board of Trustees approval of the proposed special land use.

Respectfully submitted,

McKENNA



Vidya Krishnan
Senior Planner

c: Ron Akers, Van Buren Township Director of Planning & Economic Development
Matt Best, Van Buren Township Director of Public Services
David Potter, FTCH, Township Engineers
David McNally, Van Buren Township Fire Marshal





April 5, 2019
FTCH Project No. 171601
VBT Project No. 17-030

Mr. James T. Taylor
Director of Public Services
Van Buren Township
46425 Tyler Road
Van Buren Township, MI 48311

Re: Crossroads Distribution Center North, Building Nos. 4-6
North Side of Ecorse Road, West of Haggerty Road, Section 2

Dear Mr. Taylor:

Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) has completed the preliminary Plan review of the plans dated February 4, 2019, for the proposed Crossroads Distribution Center North, Buildings No. 4-6 project. Please note, the previous site plan was granted Preliminary Site Plan approval November 8, 2017. During engineering review, the previous plans dated May 4, 2018 were retracted by the applicant due to Wayne County comments. The current submitted plans have been revised and resubmitted for preliminary site plan approval only. A more in depth review of these plans will be completed after preliminary plan approval by the planning commission and initial approval from Wayne County.

This proposed project entails constructing one new 261,347-square-foot (sqft) building; two new 658,989-sqft buildings; a new 12-inch water main loop with extensions for future expansion; a sanitary sewer system comprised of 10- and 12-inch PVC mains; and a storm sewer system to accommodate the building and parking lot runoff with dual detention pond systems drained by way of a pump station.

The following is a summary of our review comments for your use.

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. Provide a list of private utility contacts with facilities within the project limits.
2. The permanent water elevation within existing ditches and drains should be field measured and indicated on the plans.
3. The landscape plans dated 1/22/2019 must ensure that no trees are planted within the water utility easement or the sanitary sewer utility easement.
4. Soil borings indicating the ground water elevations should be provided.
5. A quantity list itemizing all proposed road and street construction must appear on the paving sheets. A quantity list indicating the total quantities of road and street construction for the entire project must also be provided.
6. Add a note or callouts indicating the depth of bury for the water main.
7. Proposed pipe installations crossing the sanitary sewer line must indicate 18 inches of clearance.
8. A staking/layout plan shall be included in the plan set in accordance with the *Engineering Standards Manual*. Alignment data for the driveway/roadways shall also be included.



9. Driveway culverts shall be shown in plan and profile view. Plans shall include diameter, length, grade, and material of driveway culvert and culvert end sections.
10. Drainage flow arrows shall be shown to indicate the direction of surface water flows on the lots and pavement. The 100-year overland flow route must also be indicated on the plans.
11. A note indicating that the proposed buildings will not have a basement should be provided for buildings without basements.
12. Applicant to verify with the MDEQ which permits will be required for impacts to wetlands or floodplains.

Water Main Service

Existing:

Township water main records indicate a 12-inch water main that runs east and west along Ecorse Road.

Proposed:

The applicant's proposed plan shows a 12-inch water main loop around the property with 8-inch hydrant leads, 12-inch primary and redundant fire service leads, and 4-inch domestic service leads. The plans indicate a 12-foot wide public water main easement with 3 connections overall to the existing 12-inch water main.

Comments:

1. Provide 6 feet of minimum cover below proposed ground surface at water main location. Indicate depth requirement on the plans.
2. Valves in wells and hydrants shall be placed on all dead-end mains for future extension.
3. For "Special Crossings" (McClaghrey Drain), include details indicating the construction of the jack and bore: plan and profile including depth, size, and fittings used to cross the drain, interaction with casing pipe, as well as casing pipe details including length, thickness, diameter, and grouting.
4. Connections to like-size pipes must be made with standard tee and a cutting-in-sleeve. The method of connection must be noted on the plans. On the callouts for the existing water main taps, indicate the use of standard tees and cutting-in-sleeves.
5. On line valve spacing in commercial and industrial zoned districts shall be a maximum of 500 feet.

Sanitary Sewer

Existing:

Township sanitary sewer records indicate an existing 15-inch concrete gravity sanitary sewer along the north side of Ecorse Road. At the easterly property line of the Crossroads property, the 15-inch sewer coming from the south has been abandoned and replaced with a 30-inch sewer on the south side of Ecorse Road. The remaining 15-inch sewer is still in service to the east on the north side of the road.

Proposed:

The applicant's proposed sanitary sewer plans indicate the buildings being serviced by 10-inch PVC mains with 6-inch wye connections for service leads. The downstream end of the system increases the sewer size to 12-inch prior to tapping into the existing system in the southeast corner of the property. The plans indicate a 20-foot wide public sanitary sewer easement centered on all legs of the sanitary sewer main throughout.

Comments:

1. Profile views must be provided for all sanitary sewers 16 inches in diameter and larger. The profiles should indicate the pipe size, grade, invert elevations and rim elevations. All utility crossings shall be shown in the profile view and shall include top of pipe and bottom of pipe elevations.

2. The “Crossroads North Basis of Sanitary Sewer Design” shows adequate capacity for the 10” sanitary sewer based on the numbers/values indicated in the *Van Buren Township Water & Sewer Department Schedule of Rates (effective January 1, 2018)*. Developer must verify whether the warehouse Residential Equivalent Use rate value is based on warehouses with fire suppression or without fire suppression. (The rate schedule is available here: <http://vanburen-mi.org/dpw/> under Public Works Information Links section.)
3. Sanitary sewers shall be matched at the eight-tenths diameter depth above invert in manhole when changing internal diameter sizes of sewers or connecting to exiting system.
4. All Sanitary Sewer crossings must show a minimum clearance of 18 inches, including the storm sewer roof drains.

Storm Sewer and Storm Water Storage

Existing:

Existing topography shows multiple field drains flowing to the south/southwest towards the existing Delaney Drain and McLaughrey Drain. There are currently no existing underground drainage systems on the property.

Proposed:

The applicant’s proposed plan shows a full underground drainage system that flows from east to west. Pipe sizes range from 10-inch to 66-inch, with the majority being C76 CL4 reinforced concrete pipe (RCP). Roof drains are proposed to be schedule 40 PVC. Overall water quality and site detention is handled by two separate wet detention ponds with forebays. The ponds are drained by way of a pump station that ultimately discharges into the Delaney Drain.

Comments:

1. Profile views must be provided for all storm sewers. The profiles should indicate the pipe size, grade, invert elevations and rim elevations. All utility crossings shall be shown in the profile view and shall include top of pipe and bottom of pipe elevations.
2. Plans must show an existing topographic drainage map including the overall drainage patterns prior to improvement. Multiple field drains that run through the property will be severed from their ultimate discharge point of the Delaney Drain. The plans must show this existing overland flow route prior to and after construction.
3. A drop of 0.10-foot shall be provided in the downstream sewer invert elevation for directional changes in excess of 30 degrees to compensate for the hydraulic head losses.
4. Catch basins with an inlet pipe shall have a minimum diameter of 48 inches.
5. The minimum width for the grouted concrete riprap shall be twice the outside diameter of the pipe.
6. Detailed plans, profile, details, and notes need to be submitted for the McLaughry Drain crossing driveway box culvert.
7. Pump Station Layout/Schematic needs to illustrate the layout of system. Pipe sizes, direction, and elevations are incorrect when compared to the plan view. If a backup generator is to be used, a schematic of the location, fuel source, and overall layout relative to control panels and other apparatus must be shown for the site.
8. Applicant must submit and obtain stormwater approval from Wayne County prior to scheduling a pre-construction meeting.

Paving and Grading

1. Drainage flow arrows shall be shown to indicate the direction surface water flows on the pavement.
2. A pavement marking plan shall be included as part of the submittal.

Mr. James T. Taylor
Page 4
April 5, 2019

3. Applicant must submit and obtain right-of-way (ROW approval from Wayne County for the work along Ecorse Road prior to scheduling a pre-construction meeting.

Soil Erosion and Sedimentation Control (SESC)

1. An SESC Plan shall be provided in accordance with the *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. Additional silt fence may be necessary along the northern property line once the existing overland flow routes are determined.
3. Straw mulch blankets shall be used on 3:1 slopes or greater.

Recommendation

At this time, we are recommending Preliminary Site Plan approval. A more in depth review of these plans will be completed after preliminary plan approval by the Planning Commission and after initial approval from Wayne County has been granted. Final Engineering review will look for conformance to the information noted in these review comments and in accordance with the *Engineering Standards Manual*.

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.



David L. Potter, PE, CSI-CCCA



Paul J. Kammer, PE

nac

By email

cc: Mr. Ron Akers – Township
Mr. Joseph Webb, PE – Webb Engineering, Inc.

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

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



April 9, 2019

Director of Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: Ashley Capital, #17-030
North Side of Ecorse Rd., West of Haggerty

To Whom it may concern:

I have reviewed a set of plans drawn by Webb Engineering Inc. 29488 Woodward Ave, Suite 101, Royal Oak, MI, 48073. These were received March 22nd for the above referenced project. All NFPA guidelines adopted by the Township of Van Buren were used in referencing this project.

Project Overview:

The submitted site plans are for a new construction of a 261,347 square foot commercial distribution and storage facility and a 660,408 Square foot commercial distribution and storage facility on the same property. A third building #6 to be built in the future. NFPA 1 and 101 2018 are the adopted fire code of Van Buren Township and were used in this review.

CRN4:

- ~~1. Hydrant needs to be added in the parking bump out, on South side of building. This appears to be about the mid point of the building and is marked on C3.1 of the submitted plans.~~
- ~~2. Move hydrant on island located on the North East corner of CRN4 to the same side of drive as the building. Plans are marked on C3.1 indicating change.~~
- ~~3. Passenger car parking lot on West end of CRN4 needs to have access on North end of lot. NFPA 1-18.2.3.5.4 dead ends cannot be more than 150ft. Plans are marked on C3.1~~
- ~~4. Passenger car parking lot on East end of CRN4 needs to have access on North end of lot. NFPA 1-18.2.3.5.4 dead ends cannot be more than 150ft. Plans are marked on C3.1~~
- ~~5. FDC needs to be moved to the North side of the North Wester corner of building CRN4. FDC must be within 50ft of the closest hydrant. Plans are marked on C3.1~~

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.

- ~~6. FDC needs to be moved on the East side of building to line up with hydrant. No parking obstructions between the hydrant and the FDC.~~

CRN5:

- ~~1. FDC on CRN5 pump room needs to be moved South of Domestic water line, so there are no parking obstructions between road access to FDC or Hydrant.~~

FDC's:

1. All FDC connections will be a 4inch storz connection with 30 degrees down turn.
2. All FDC signs will meet NFPA requirements for height, color, and size.
3. Below all FDC signs will be a sign of same requirements as in item 2. And will indicate PSI required for system support.
4. No FDC should be more than 50ft from the closest hydrant.

Emergency Responder Radio Coverage System:

1. A signal strength test must be completed prior to final C/O to determine if such system will be required.
2. If a system is not already put in place for the building, a test will be required of each leased suite; after the tenant has occupied the space, and prior to a final C/O for that occupant.
3. I have attached with the site plan review an information sheet which explains the fire code, and requirements of system.

Exceptions explained:

1. After speaking to Mr. Webb all FDC's will become remote FDC's and be placed next to hydrants.
2. Hydrant on East side of CRN4 will be moved to the South side of the drive
3. Parking lots on both ends of CRN4 will not have to have extension all the way to open road. This was an exception granted by the AHJ to aid in preventing truck traffic in the passenger parking lots.
4. Final site plans will show all the discussed changes per Mr. Webb
5. FDC requirements will be addressed with the suppression contractor upon their submittal.
6. Knox boxes will be required for each tenant space as well as pump rooms.

Plans are approved with exceptions, as long as above items are addressed with AHJ

The fire department requires involvement in the continuing plan review, inspection, and Certificate of Occupancy process and will require various inspections during the construction phases and immediately prior to opening to verify compliance with the appropriate codes.

One set of as built construction drawings, schedules, and details, as it relates to construction, fire protection and response, will be required, as well as a **digital cad layout** of the building by this department prior to our final C of O inspection.

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes.

Respectfully submitted,

David McNally- Fire Marshal
Van Buren Fire Department

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold public hearings on **Wednesday, April 24, 2019 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider the following requests.

1. **Case 17-030:** A request by Ashley Crossroads North, LLC to construct a Distribution Center. This Distribution Center consists of three (3) buildings totaling approximately 1,579,325 square feet of space and is proposed to be located on the north side of Ecorse Road, west of Haggerty Road at Parcel ID# V-125-83-008-99-0002-703; Parcel ID# V-125-83-005-99-0009-701; & Parcel ID# V-125-83-005-99-0010-000 (approximately 158.5 acres).

Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at rakers@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning & Economic Development department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Posted: April 01, 2019
Published: April 04, 2019
Mailed: April 03, 2019

*Mailed to the
following addresses
on 4-3-19
Ces S...*

ASHLEY CROSSROADS NORTH, LLC
2575 S HAGGERTY RD STE 500
CANTON MI 48188

JARBOU, ODISH LLC
4198 ORCHARD LAKE RD - SUITE 250
ORCHARD LAKE MI 48323

JARBOU, ODISH LLC
4198 ORCHARD LAKE RD - SUITE 250
ORCHARD LAKE MI 48323

JARBOU, ODISH LLC
4198 ORCHARD LAKE RD - SUITE 250
ORCHARD LAKE MI 48323

JARBOU, ODISH LLC
4198 ORCHARD LAKE RD - SUITE 250
ORCHARD LAKE MI 48323

JARBOU, ODISH LLC
4198 ORCHARD LAKE RD - SUITE 250
ORCHARD LAKE MI 48323

PREMIER-DEQUINDRE II, LLC
560 KIRTS BLVD #100
TROY MI 48084

ASHLEY CROSSROADS NORTH, LLC
2575 S HAGGERTY RD STE 500
CANTON MI 48188

EICKHOFF, SCOTT
41560 ECORSE ROAD
VAN BUREN TOWNSHIP MI 48111

STERLING, TIMOTHY
41578 ECORSE ROAD
VAN BUREN TOWNSHIP MI 48111

GENERAL ELECTRIC COMPANY
THOMSON REUTERS
PROPERTY TAX SERVICES
PO BOX 4900-DEPT 201
SCOTTSDALE AZ 85261-4900

DTE ELECTRIC COMPANY
PROPERTY TAX DEPARTMENT
PO BOX 33017
DETROIT MI 48232

ASHLEY CROSSROADS SOUTH, LLC
2575 S HAGGERTY RD STE 500
CANTON MI 48188-2678

JOHNSON, ELAINE
12910 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

JOHNSON, ELAINE
12910 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

FARR, STEPHEN
6960 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

JVB PROPERTIES LLC
4198 ORCHARD LAKE ROAD, SUITE 250
WEST BLOOMFIELD MI 48323

JVB PROPERTIES LLC
4198 ORCHARD LAKE ROAD, SUITE 250
WEST BLOOMFIELD MI 48323

INTERNATIONAL TRANSMISSION COMPANY
TAX DEPARTMENT
27175 ENERGY WAY
NOVI MI 48377

ASHLEY CROSSROADS NORTH, LLC
2575 S HAGGERTY RD STE 500
CANTON MI 48188

ASHLEY CROSSROADS NORTH, LLC
2575 S HAGGERTY RD STE 500
CANTON MI 48188

CROSSROADS DISTRIBUTION CENTER
ROBERT AUSKALNIS
9810 SOUTH DORCHESTER AVENUE
CHICAGO IL 60628

BURGHARDT, VERA
10609 PASTIME NW
ALBUQUERQUE NM 87114

MULLINS, FLOYD
6670 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

DAVIS, RONALD-JULIA
6690 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

JOHNSON, ELAINE
12910 MARTINSVILLE RD.
VAN BUREN TOWNSHIP MI 48111

ASHLEY CROSSROADS NORTH, LLC
2575 S HAGGERTY RD STE 500
CANTON MI 48188

GRAMLICH, LEO-BERTHA
44600 ROBSON
VAN BUREN TOWNSHIP MI 48111

BEARDON, RANDY-MICHELLE
45500 BAYWOOD BLVD
CANTON MI 48187

BEARDON, RANDY-MICHELLE
45500 BAYWOOD BLVD
CANTON MI 48187-4822

D/R GROUP LIMITED PARTNERSHIP
27750 STANSBURY SUITE 200
FARMINGTON MI 48334

FARR, STEPHEN
6960 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

BRIGGS, MEGAN
6992 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

SLOVIK, ANDREW
7004 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

JVB PROPERTIES LLC
4198 ORCHARD LAKE ROAD, SUITE 250
WEST BLOOMFIELD MI 48323

JVB PROPERTIES LLC
4198 ORCHARD LAKE ROAD, SUITE 250
WEST BLOOMFIELD MI 48323

SEVEN GRAND HOLDING CO
42100 VAN BORN RD
CANTON MI 48188

ASHLEY CROSSROADS NORTH, LLC
2575 S HAGGERTY RD STE 500
CANTON MI 48188

SEVEN GRAND HOLDING CO
42100 VAN BORN RD
CANTON MI 48188

FRANKEL-NODLEHS
STUART FRANKEL
1334 MAPLELAWN DRIVE
TROY MI 48084

FRANKEL-NODLEHS
STUART FRANKEL
1334 MAPLELAWN DRIVE
TROY MI 48084

INTERNATIONAL TRANSMISSION COMPANY
TAX DEPARTMENT
27175 ENERGY WAY
NOVI MI 48377

ASHLEY CROSSROADS NORTH, LLC
2575 S HAGGERTY RD STE 500
CANTON MI 48188

ASHLEY CROSSROADS NORTH, LLC
2575 S HAGGERTY RD STE 500
CANTON MI 48188

ASHLEYS CROSSROADS NORTH, LLC.
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CANTON MI 48188

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CANTON MI 48188

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2575 S HAGGERTY RD STE 500
CANTON MI 48188

ASHLEY CROSSROADS NORTH, LLC
2575 S HAGGERTY RD STE 500
CANTON MI 48188

J T M TRANSPORTATION
JTM TRANSPORTATION INC
42350 VAN BORN RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
42040 ECORSE RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41540 ECORSE RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41560 ECORSE RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41578 ECORSE RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
6520 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
6550 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
6598 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
6656 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
6670 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
6690 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41965 ECORSE RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
42061 ECORSE RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
6720 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
6752 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
6796 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
6806 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
6820 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
6856 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
6960 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
6992 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
7004 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
7016 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
7060 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41811 VAN BORN RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41861 VAN BORN RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41941 VAN BORN RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
42033 VAN BORN RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
42055 VAN BORN RD
VAN BUREN TOWNSHIP MI 48111

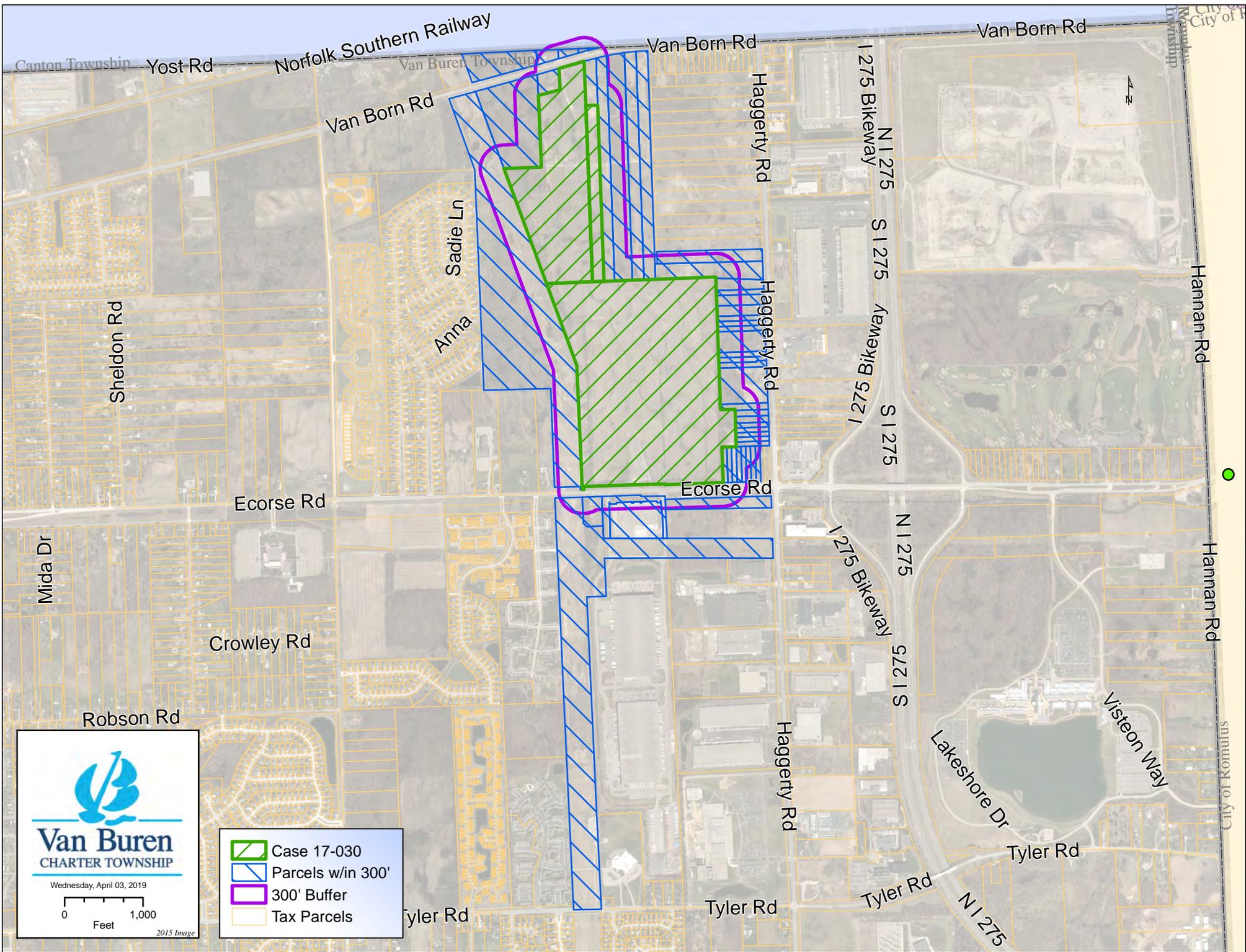
OCCUPANT
42065 VAN BORN RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
42333 VAN BORN RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT

42350 VAN BORN RD

VAN BUREN TOWNSHIP MI 48111



Van Buren
CHARTER TOWNSHIP

Wednesday, April 03, 2019

0 1,000
Feet

2015 Image

-  Case 17-030
-  Parcels w/in 300'
-  300' Buffer
-  Tax Parcels

PLANNING & ZONING APPLICATION

Case number 19-014

Date Submitted 3-29-19

APPLICANT INFORMATION

Applicant CARL SPEAKS Phone 1-734 697 8775
Address 43340 ALVA DR Fax _____
City, State BELLEVILLE MICH Zip 48111
E:mail _____ Cell Phone Number _____
Property Owner CARL SPEAKS Phone 1-734 697 8775
(if different than applicant)
Address 43340 ALVA DR Fax _____
City, State BELLEVILLE MICH Zip 48111
Billing Contact _____ Phone _____
Address _____ Fax _____
City, State _____ Zip _____

SITE/PROJECT INFORMATION

Name of Project REZONING
Parcel Id No. V125-83-105-99-0011-000 Project Address 1123 SAVAGE

Attach Legal Description of Property

Property Location: On the WEST Side of MARTINSVILLE Road; Between MARTINSVILLE Road
and SAVAGE Road. Size of Lot Width 451.9' Depth 208'
Acreage of Site _____ Total Acres of Site to Review 2.06 Current Zoning of Site M1
Project Description: CRANG FROM M1 TR R & B

Is a re-zoning of this parcel being requested? YES YES (if yes complete next line) NO
Current Zoning of Site M1 Requested Zoning R1B

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying _____
Is there an official Woodland within parcel? _____ Woodland acreage _____
List total number of regulated trees outside the Woodland area? _____ Total number of trees _____
Detailed description for cutting trees _____

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

CARL GLEN SPEAKS JR

Print Property Owners Name

Carl G. Speaks Jr
Signature of Property Owner

3-29-19

Date

STATE OF MICHIGAN
COUNTY OF WAYNE

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 _____ day of _____, 20____.

_____, Notary Public, _____ County, Michigan My Commission expires _____, 20____.

Rev 1/12/06



Memo

DATE: April 10, 2019
TO: Planning Commission
FROM: Grace Stamper
Planning and Economic Development Intern
RE: 19-014 Rezoning Request on Savage Road

Staff Report

File Number: 19-014

Site Address: 1123 Savage Road

Parcel Number: 83-105-99-0011-000

Parcel Size: 1.59 acres

Location: North West corner of Savage and Martinsville Roads

Applicant: Carl Speaks, 43340 Alva Drive

Property Owner: Same as applicant

Request: Applicant is requesting to rezone the property from M-1 (Light Industrial) to R-1B (Single Family Residential)

Zoning and Existing Use: M-1, Light Industrial & Residential Use

Adjacent Zoning and Existing Uses:

North: M-1 (Light Industrial) & Residential Use

East: R-1A (Single Family Residential) & Residential Use

South: C-1 (General Business) & Commercial Use

West: R-1B (Single Family Residential) & Residential Use

Other: Public hearing notices were published in the Belleville Independent on April 4, 2019 and notices were sent to all property within 300' of the subject property on April 3, 2019 in accordance with the Michigan Zoning Enabling Act.

Summary:

The applicant has requested to rezone the above specified property from M-1, Light Industrial to R1-B, Single Family Residential. The existing use of the parcel is already residential and the future land use map designates the property as residential. The primary purpose for the request is the property owner is working toward selling their home and the purchaser is currently having difficulty obtaining a mortgage due to the residential use being a legal non-conforming use.

Master Plan and Future Land Use:

The Southside Master Plan (2007) and the future land use map (2018) designate the property as Village Residential in its future land use map. According to the plan, Village Residential is intended to be the densest area of single-family housing on the South Side. This density is meant to support the civic and business activities in the nearby city of Belleville. This designation is usually within a half mile of the city limits and consists primarily of single-family residential uses. The plan suggests that design standards should be adopted for development in the Village Residential area. Maximum density should be 4.1-5 units per acre with a minimum lot size of 8,400 square feet.

Village Residential is not a current zoning district in the Township. The closest match to this district would be R-1C, Single Family Housing, which has a minimum lot size of 8,400 square feet just like Village Residential. The current request is for the R-1B, Single Family Residential district which is similar to many of the parcels which are in the same area and abut Savage Road. The R1-B zoning district has a minimum lot size of 10,000 square feet and a minimum lot width of 80 feet, which the parcel exceeds. Due to the existing width of the parcel and square footage of the property, the close proximity of other R1-B properties in the vicinity, and due to the same permitted uses being allowed in the R1-B district as the R-1C district, staff finds that this proposed rezoning would be consistent with the Township's Master Plan.

Zoning:

The existing zoning of the properties is M-1, light industrial. This district is meant to allow certain industrial and commercial uses but to limit noise, smoke, glare, or other features of industrial development that could negatively impact residential or commercial uses. It is meant to be a transition zone between heavy industrial and non-industrial uses. Permitted uses include wholesale sales, warehousing, light manufacturing and processing, minor and major laboratories, retail dry cleaning plants and laundries, public utility buildings, accessory outdoor storage, and accessory structures and uses related to the above permitted uses, and indoor recreation. The above uses are not compatible with the current residential use of the property.

The requested zoning of the properties is R-1B, Single Family Residential. The district is meant to provide a place for single-family dwellings while prohibiting any uses which would interfere with that. Permitted uses include detached single-family dwellings, publicly-owned recreation facilities, local government buildings and similar uses, schools, private swimming pools, accessory buildings and uses, home occupations, adult foster care or family homes, horses for

personal non-commercial uses, family day care homes, and accessory structures and uses related to the above permitted uses. These above uses are compatible with the current residential use of the property.

Standards of Review for Amendments:

In Section 12.504 of the Zoning Ordinance, there are standards of review for amendments to the Ordinance text or Zoning Map. Below is a list of the criteria, each with a response about how the rezoning request applies.

(A) Consistency with the goals, policies, and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.

Response: The South Side Master Plan and future land use map (2018) designate the property for residential zoning. As the parcel meets the lot size requirements of the R-1B district, it makes sense to rezone it as R-1B to maintain consistency with neighboring parcels. Therefore, the rezoning request is consistent with the Master Plan.

(B) Consistency with the basic intent and purpose of this Zoning Ordinance.

Response: The Zoning Ordinance intends to designate certain areas of the Township for single-family dwellings while prohibiting uses which may interfere with that. As the future land use map (2018) designates this property as residential, the request is consistent with the Zoning Ordinance.

(C) The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.

Response: Residential uses have low traffic volumes. The property is already being used as a residence, and the street system is currently able to accommodate traffic. It is expected that the street systems will be able to continue accommodating the traffic generated by the residential use.

(D) The capacity of the Township's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the Township.

Response: The property is already being used as a residence and the capacity of the Township's utilities and services has been sufficient. It is expected that they will continue to be sufficient.

(E) That conditions have changed since the Zoning Ordinance was adopted or there was an error in the Zoning Ordinance that justifies the amendment.

Response: The requested rezoning does not change the Zoning Ordinance but rather brings the Township further into compliance with the South Side Master Plan and future land use map (2018).

(F) That the amendment will not be expected to result in exclusionary zoning.

Response: The intent of the future land use map (2018) is to eventually transition multiple properties including and around the subject properties to residential, so the rezoning would not result in exclusionary zoning.

(G) If a rezoning is requested, compatibility of the site's physical, geological, hydrological, and other environmental features with the uses permitted in the proposed zoning district.

Response: The property is already being used residentially, showing that the site's physical, geological, hydrological, and other environmental features are compatible with the permitted uses in the proposed zoning district,

(H) If a rezoning is requested, compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.

Response: The property is already being used residentially and is also across the street from a planned residential development. The present use will simply be continued, so it will remain compatible with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.

(I) If a rezoning is requested, the boundaries of the requested rezoning district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.

Response: The property is next to a planned residential environment that is zoned residential, and the properties are designated as residential in the future land use map (2018), so the boundaries are reasonable. The property already has a residence on it but is also big enough to meet dimensional regulations should a new dwelling be built in place of the old.

(J) If a rezoning is requested, the requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.

Response: The future land use map (2018) designates the property as residential, so the requested zoning district is the most appropriate from the Township's perspective when the zoning of surrounding properties is considered.

(K) If a rezoning is requested to allow for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.

Response: Rezoning is more appropriate than amending the list of permitted or special land uses in the current zoning district because the South Side Master Plan and future land use map (2018) both designate the property as residential, and R-1B is most appropriate to promote continuity in the neighborhood.

(L) If a rezoning is requested, the requested rezoning will not create an isolated or incompatible zone in the neighborhood.

Response: The property is across the street from a planned residential development and also borders another residential property. The requested rezoning would therefore not create an isolated or incompatible zone in the neighborhood, especially considering that multiple properties in the neighborhood are designated as residential in the South Side Master Plan and future land use map (2018).

Recommendation:

Staff recommends that the Planning Commission recommend approval of the request to rezone Parcel # 83-105-99-0011-000, 1123 Savage Road, from M-1(light industrial) to R-1B (single family residential) based upon the following reasons:

1. The requested rezoning is consistent with the Master Plan due to its consistency with the future land use map (2018).
2. The requested rezoning is consistent with the standards in 12-504 of the Zoning Ordinance.
3. The street system has shown that it is capable to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
4. The Township's utilities and services have been and will continue to be sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the Township.
5. The requested rezoning does not change the Zoning Ordinance but brings the Township further into compliance with the future land use map (2018).
6. The requested rezoning is not expected to result in exclusionary zoning.
7. The site's physical, geological, hydrological, and other environmental factors are compatible with the permitted zoning district.
8. There is compatibility of all the potential uses allowed in the proposed zoning district with surrounding areas and zoning regarding land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.
9. The boundaries of the requested rezoning district would be reasonable in relationship to surrounding districts and construction on the site will be able to meet the dimensional regulations of the requested zoning district.

10. The requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.
11. Rezoning the land is more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.
12. The requested rezoning will not create an isolated or incompatible zone in the neighborhood.

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold public hearings on **Wednesday, April 24, 2019 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider the following requests.

1. **Case 19-014:** A request by Carl Speaks, to rezone the property located at 1123 Savage Road, (Parcel ID# V-125-83-105-99-0011-000) from M-1, Light Industrial to R1-B, Single Family Residential.

Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at rakers@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning & Economic Development department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Posted: April 01, 2019
Published: April 04, 2019
Mailed: April 03, 2019

*Mailed to the
following addresses
on 4-3-19
Car [Signature]*

OCCUPANT
1123 SAVAGE RD
VAN BUREN TOWNSHIP MI 48111

H J D ENTERPRISES
13824 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

JENKINS, ALEX
14060 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
14090 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

~~FARR, EARL
SAVAGE RD
VAN BUREN TOWNSHIP MI 48111~~

REAVIS, CHARLES-PATRICIA
1043 SAVAGE RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
1050 SAVAGE RD
VAN BUREN TOWNSHIP MI 48111

BARNES, LOUIS WILLIAM
1053 SAVAGE RD
VAN BUREN TOWNSHIP MI 48111

FARR, EARL
1094 SAVAGE RD
VAN BUREN TOWNSHIP MI 48111

BALEJA, LARRY
1097 SAVAGE RD
VAN BUREN TOWNSHIP MI 48111

HARRIS, TODD
1099 SAVAGE RD
VAN BUREN TOWNSHIP MI 48111

NORTH, RICKY-CHERYL
1116 SAVAGE RD
VAN BUREN TOWNSHIP MI 48111

GARCIA, JAIME
1144 SAVAGE RD
VAN BUREN TOWNSHIP MI 48111

WAY, LINDA M.
1200 SAVAGE RD
VAN BUREN TOWNSHIP MI 48111

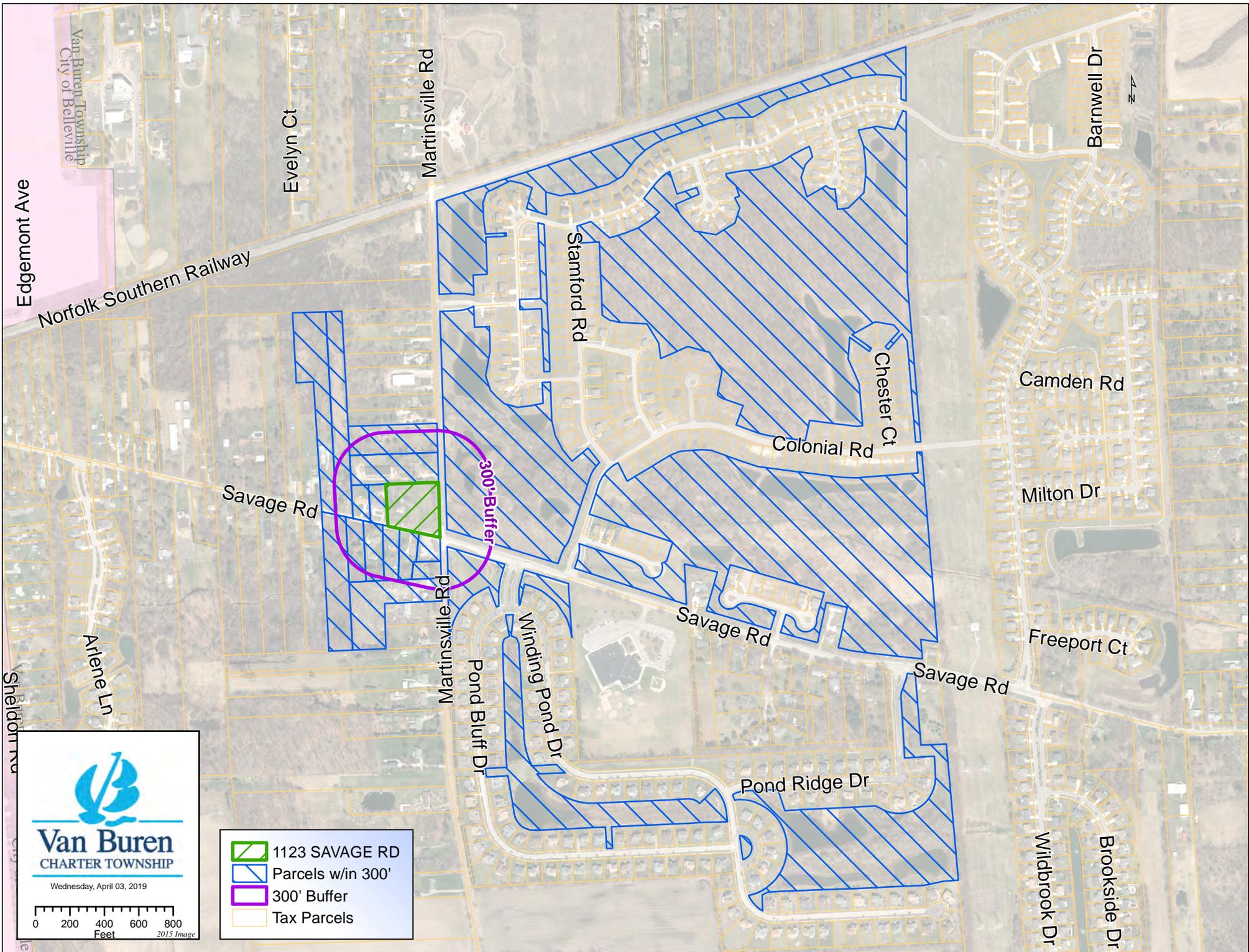
SARTIN, ERIC
PO BOX 39
DEARBORN HEIGHTS MI 48127-0039

KNM REAL ESTATE LLC
4469 S. TELEGRAPH
DEARBORN HEIGHTS MI 48125

TEAM CARES INC.
921 HOWARD ST
DEARBORN MI 48124

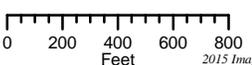
OCCUPANT
13772 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

SPEAKS, CARL
43340 ALVA DR
VAN BUREN TOWNSHIP MI 48111



Van Buren
CHARTER TOWNSHIP

Wednesday, April 03, 2019



-  1123 SAVAGE RD
-  Parcels w/in 300'
-  300' Buffer
-  Tax Parcels

RECEIVED

MAR 29 2019

BY:

PLANNING & ZONING APPLICATION

Case number 19-015

Date Submitted 3-29-19

APPLICANT INFORMATION		
Applicant	Upland Homes Inc	Phone 313-319-6754
Address	1168 Autumnview Dr	Fax _____
City, State	Rochester, MI	Zip _____
E:mail	kuntzman99@comcast.net	Cell Phone Number _____
Property Owner	same	Phone _____
	(if different than applicant)	
Address	_____	Fax _____
City, State	_____	Zip _____
Billing Contact	Phillip Kuntzman	Phone _____
Address	1168 Autumnview Dr	Fax _____
City, State	Rochester, MI	Zip 48307

SITE/ PROJECT INFORMATION	
Name of Project	Country Walk Subdivision
Parcel Id No. <u>V125-83-</u>	Project Address _____
Attach Legal Description of Property	
Property Location: On the _____ Side of _____ Road; Between _____ Road and _____ Road.	Size of Lot Width _____ Depth _____
Acreage of Site _____	Total Acres of Site to Review _____ Current Zoning of Site _____
Project Description:	Elevation Approval for Country Walk Subdivision
Is a re-zoning of this parcel being requested? _____	YES (if yes complete next line) NO
Current Zoning of Site _____	Requested Zoning _____

SPECIAL PERMIT INFORMATION	
Does the Proposed Use Require Special Approval? _____	YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying _____	
Is there an official Woodland within parcel? _____	Woodland acreage _____
List total number of regulated trees outside the Woodland area? _____	Total number of trees _____
Detailed description for cutting trees _____	

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

Philip Kuntzman
 Print Property Owner Name
Philip Kuntzman
 Signature of Property Owner

3/27/2019
 Date

STATE OF MICHIGAN
COUNTY OF WAYNE

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 _____ day of _____, 20____.

Notary Public, _____ County, Michigan My Commission expires _____, 20____
Rev 1/12/06



Memo

TO: Planning Commission

FROM: Grace Stamper
Planning and Economic Development Intern

RE: SPR 19-015 Site Plan Amendment for Upland Homes regarding Architectural Elevations in Country Walk Subdivision

DATE: April 2, 2019

The applicant, Upland Homes, is requesting architectural approval for additional home plans and façade elevations for single-family residential dwellings in the Country Walk development. The development has a Planned Residential Development (PRD) agreement that was approved in 2002 and amended in 2005 but has since expired. Before it expired, several homes were completed in Country Walk. In July of 2015, a Memorandum of Understanding (MOU) was executed between Van Buren Township, the Country Walk Three Homeowners Association, and Blue Country Walk, LLC which outlined the responsibilities of the parties with respect to the completion of the development and required compliance with that PRD which had expired.

The proposed plans are subject to the PRD agreement, MOU, and the standards of the Zoning Ordinance, specifically section 6.205 which addresses architectural details in PRDs.

The following is staff's review of the architectural plan based on the conditions in the MOU and PRD agreement. We offer the following comments:

Comments

1. Site Plan

The setbacks, as described in the approved site plan for the Country Walk development, depict a front and rear setback of 25' and a required side yard setback of 10'. The lot sizes in the development vary in width from 75' to 61' and in depth from 120' to 125'.

The applicant has submitted dimensions for proposed house plans. Plan

#1676 is 34'5" X 50'8", which will fit on all lots with the required setbacks. Plans #2122 and #2320 are 42' X 43'4", which will only meet the required setbacks on lots which are at least 62' in width. When building these homes, the applicant must verify that the lot is wide enough to meet the setback requirements.

2. Floor Area

The PRD agreement requires that the square footage of homes for the 536 units in the subdivision will average at least 1,750 square feet. According to the plan provided the square footage of the proposed elevations of single-family dwellings will range from 1,300 to 2,700 square feet. Due to the PRD agreement requiring the average, not minimum, square footage to be 1,750 square feet, floor areas of less than 1,750 square feet may be approved. The majority of elevations in the development are over 1,750 square feet, so staff does not believe that allowing the home plan with a 1,676 square feet area will lead to violation of the PRD. Staff will evaluate what is existing in the development and ensure that the entire development maintains this requirement.

3. Facade Elevations

The Zoning Ordinance and the PRD agreement have specific requirements to ensure that the Township's "Substantially Different" architectural design standard is met. Section j(ix) of the PRD agreement specifically requires that the "Substantially Different" requirement be met by varying the following (2) criteria:

- Roof pitch by varying three or more vertical units in twelve from one another (i.e. 6/12, 9/12, 12/12, etc.)
- Location of major design features relative to main mass by varying the location of at least two major design features that include, but are not limited to dormers, gables, garages (i.e. front-entry versus side-entry), and porches.

The Zoning Ordinance requires that this substantially different requirement be maintained from neighboring lots within three (3) lots of the proposed parcel and within three (3) lots of the property across the street. Staff has reviewed the proposed elevations and offer the following:

Roof Pitch

The applicant shows the roof pitch for each proposed home, but they only range from 6/12 to 7/12, which is not enough to count as substantially different. Therefore, the location of major design feature criteria will have to be used to meet this requirement.

Location of Major Design Features

In order to meet the substantially different requirement an applicant would need to provide a total of eight (8) elevations which are substantially different from one another. The applicant has shown in the past that they understand the substantially

different requirement and can meet it through the prior submission of more than 35 different combinations of home style and elevation. The applicant is proposing three (3) more home styles, with a total of eight (8) different elevations, each with a side-entry garage option. With the previously submitted elevations and the new elevations, the applicant has demonstrated that they can meet this requirement. The new elevations will add to the diversity of the models available. Staff will still review each individual application for a building permit to ensure that this requirement has been met.

4. Building Materials

Section i(1) of the PRD agreement requires that all 416 detached units feature brick to the belt on the front and side elevations and requires that on specific lots brick will be required on the rear elevation as well. All proposed elevations meet this requirement by featuring brick to the belt on all sides of the dwelling according to the submitted plans.

5. Side-Entry Garages

The PRD agreement requires that at least 30% of the single-family detached units have side-entry garages and specifically indicates which lots are required to have side entry garages. The language in the PRD Amendment states:

“6.1.11. Side entry garages are required on at least 30% of single-family detached units. The following 125 single-family detached units will have side-entry garages: 1-4, 15, 16, 34, 36, 47-49, 58-60, 66-68, 70, 75, 76, 82, 86, 92, 93, 96-110, 115, 117, 120, 121, 128, 130, 135-137, 149-51, 153, 159, 164, 165, 171, 173, 177, 178, 185-87, 192-95, 198, 200, 204, 213, 218, 225-228, 235, 237, 240, 244, 247-250, 253, 254, 260, 261, 266, 274, 286-88, 294, 295, 297, 303, 305, 308, 311-13, 317-21, 323, 324, 326, 327, 330, 363, 368, 369, 381, 390, 398, 400, 406, 407, 411, 413-16.”

The proposed elevations all include options for side-entry garages, so they can contribute to the requirement of 30% of detached units in the PRD having side-entry garages.

Recommendation

Staff recommends that the Planning Commission approve the site plan amendment to the Country Walk development for the addition of the proposed elevations, Plans # 1676, 2122, and 2320, to be built by Upland Homes based on the following condition:

1. When building Plans #2122 or #2320, staff will verify that the lot is wide enough to meet all setback requirements.
2. Township Planning Staff shall review each application for a new single-family home in the Country Walk 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.

Country Walk Subdivision
Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.
1168 Autumnview Dr.
Rochester, MI 48307
Att: Philip Kuntzman
(313) 319-6754

Architectural Elevations For:

Plan#: 1676 (Colonial) - Front Entry

35'-4" Wide X 50'-8" Deep

3 Bedroom Colonial

1676 plan

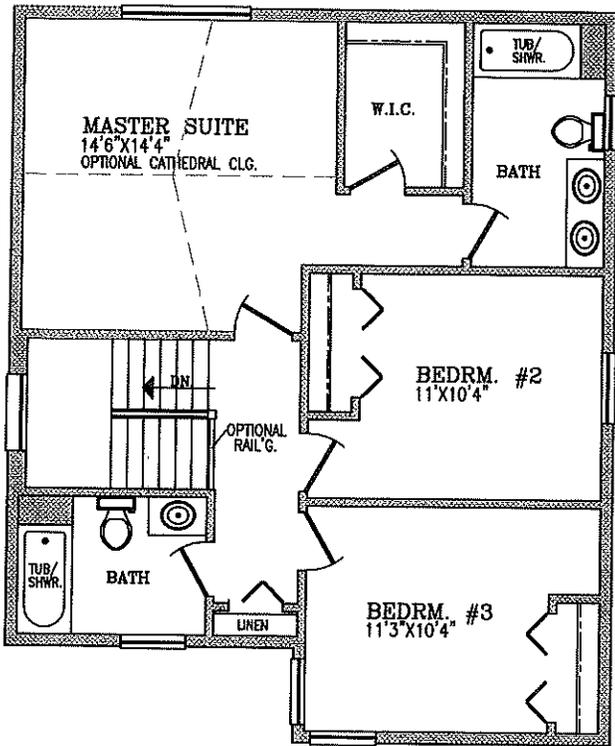


ELEVATION - A

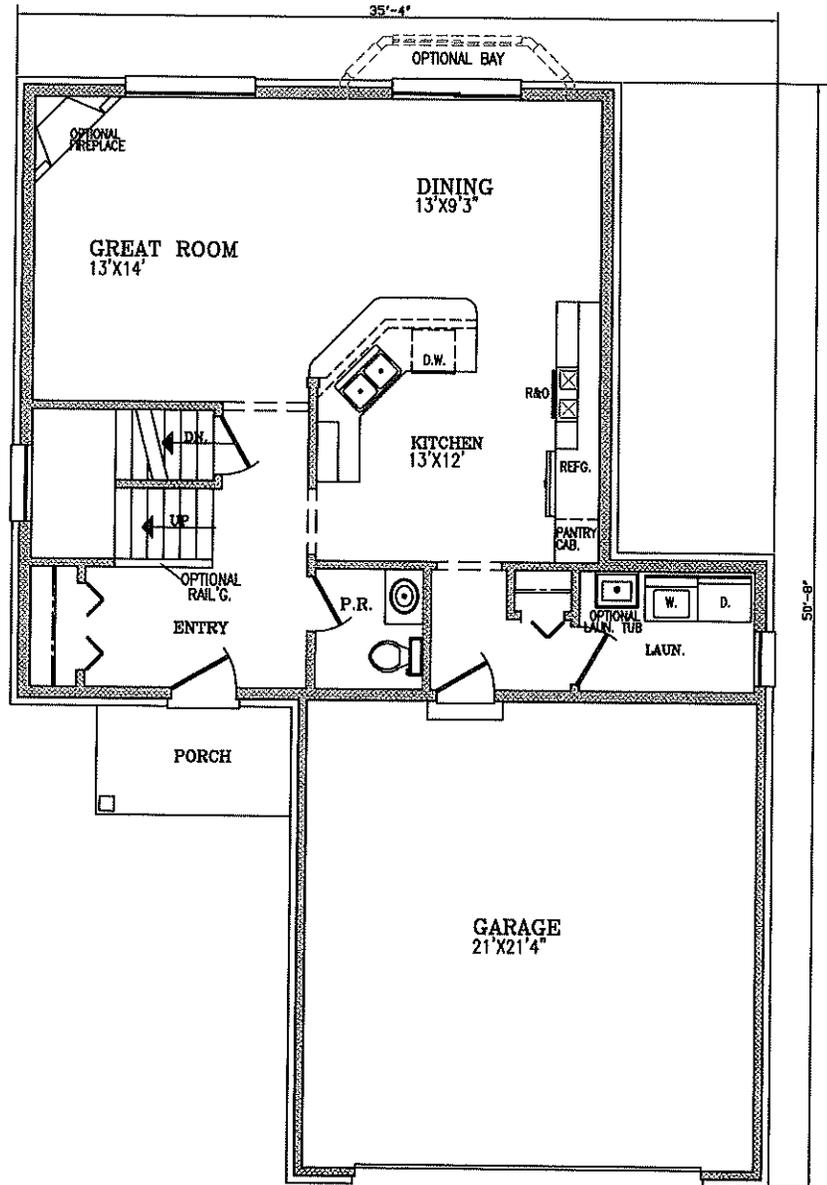


ELEVATION - B

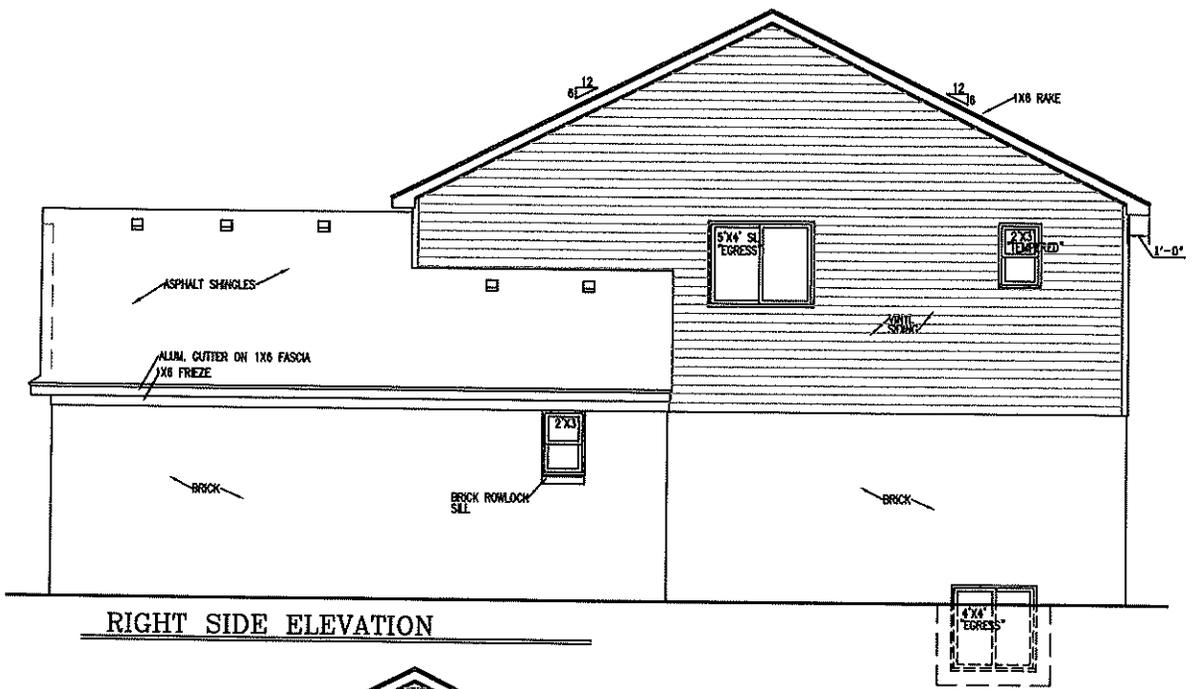
3 Bedroom Colonial
1,676 Sq. Ft.



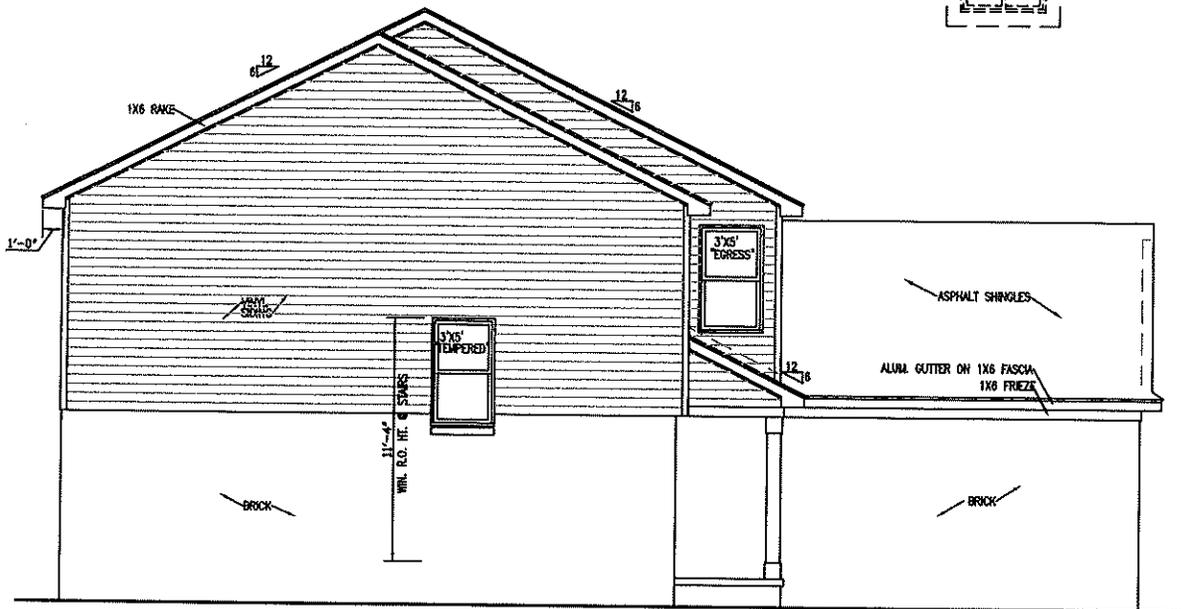
SECOND FLOOR PLAN



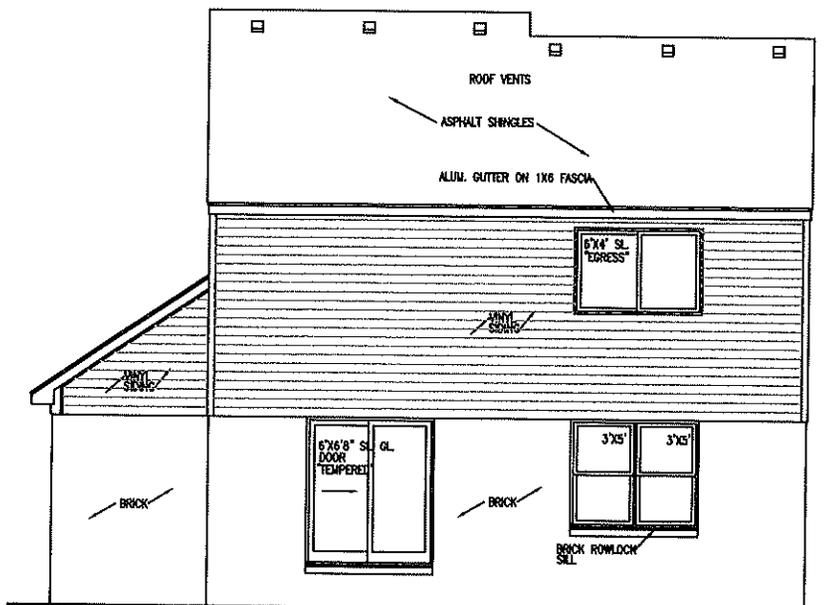
FIRST FLOOR PLAN



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

Country Walk Subdivision
Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.
1168 Autumnview Dr.
Rochester, MI 48307
Att: Philip Kuntzman
(313) 319-6754

Architectural Elevations For:

Plan#: 1676 (Colonial) - Side Entry

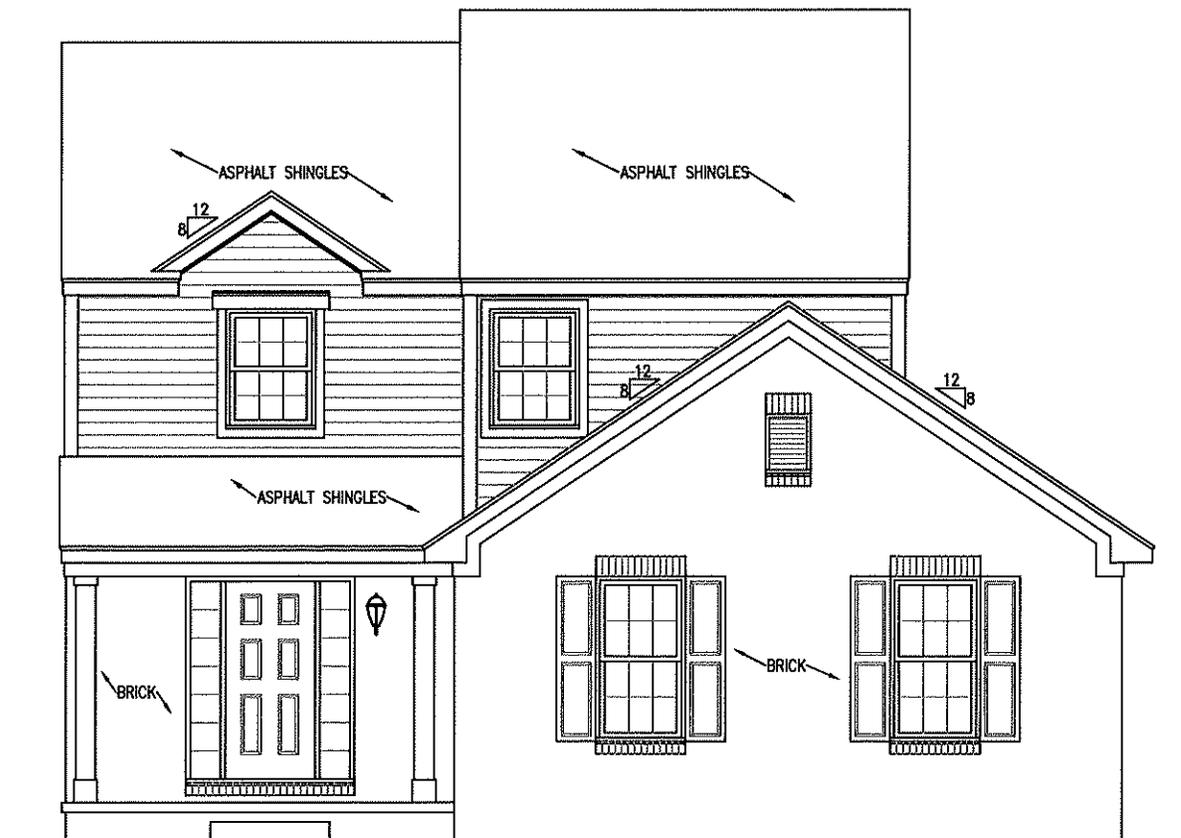
35'-4" Wide X 50'-8" Deep

3 Bedroom Colonial

1676 plan

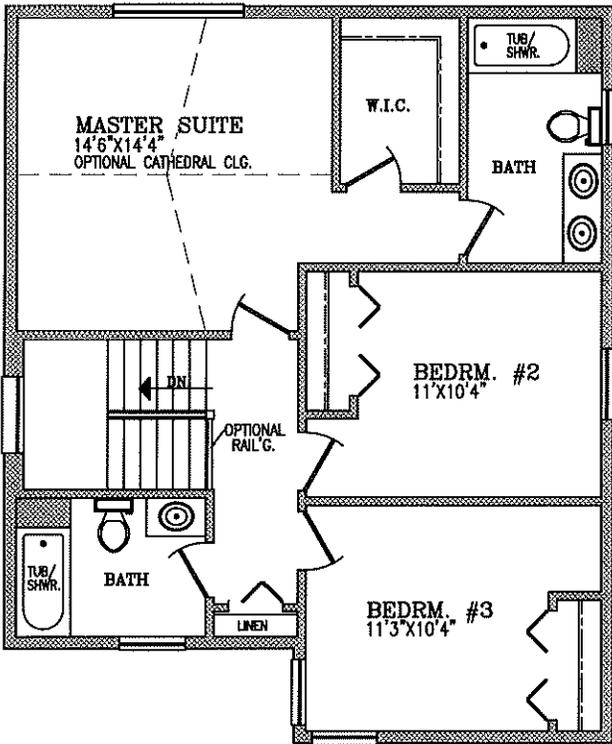


ELEVATION - A

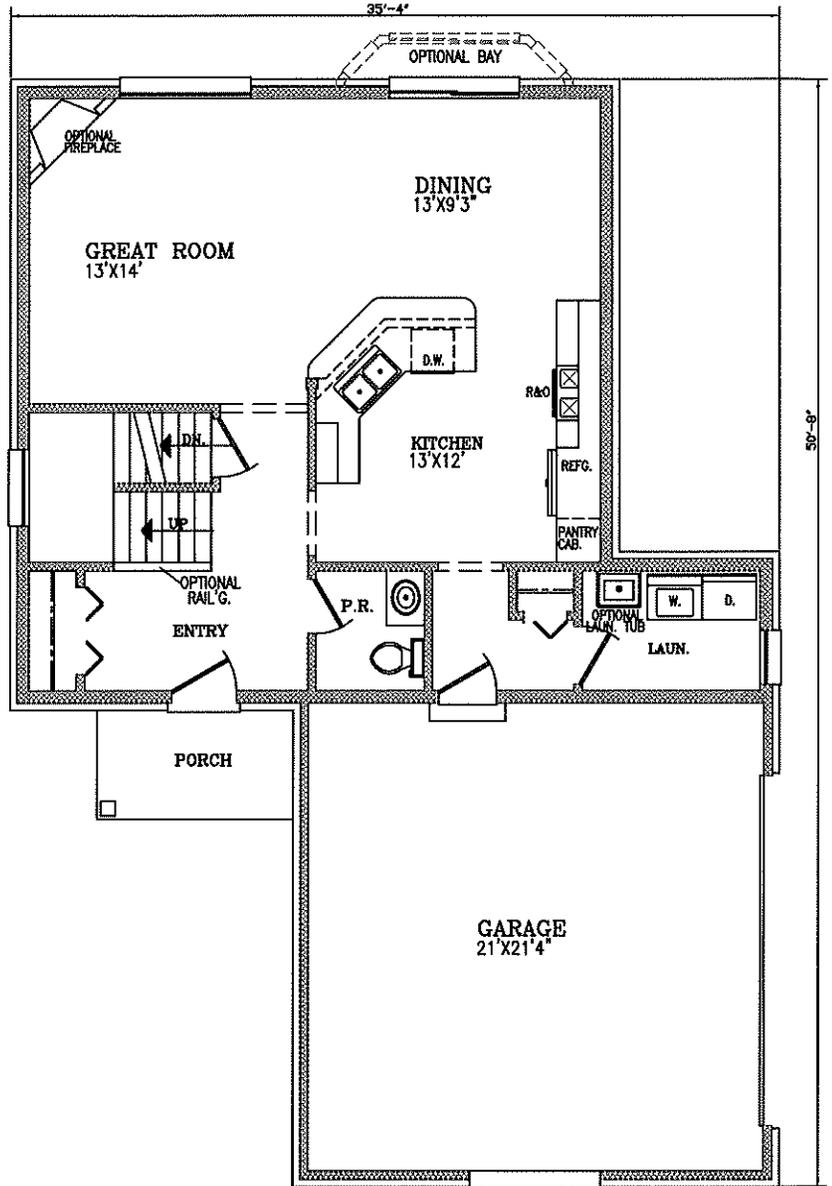


ELEVATION - B

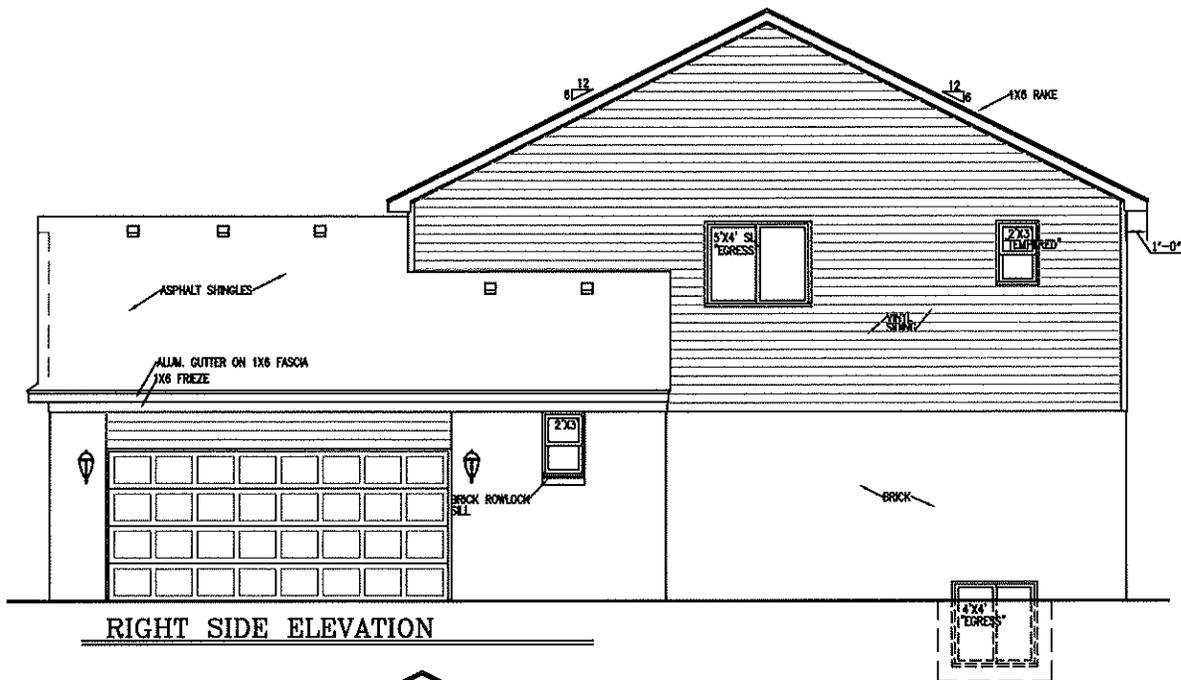
3 Bedroom Colonial
1,676 Sq. Ft.



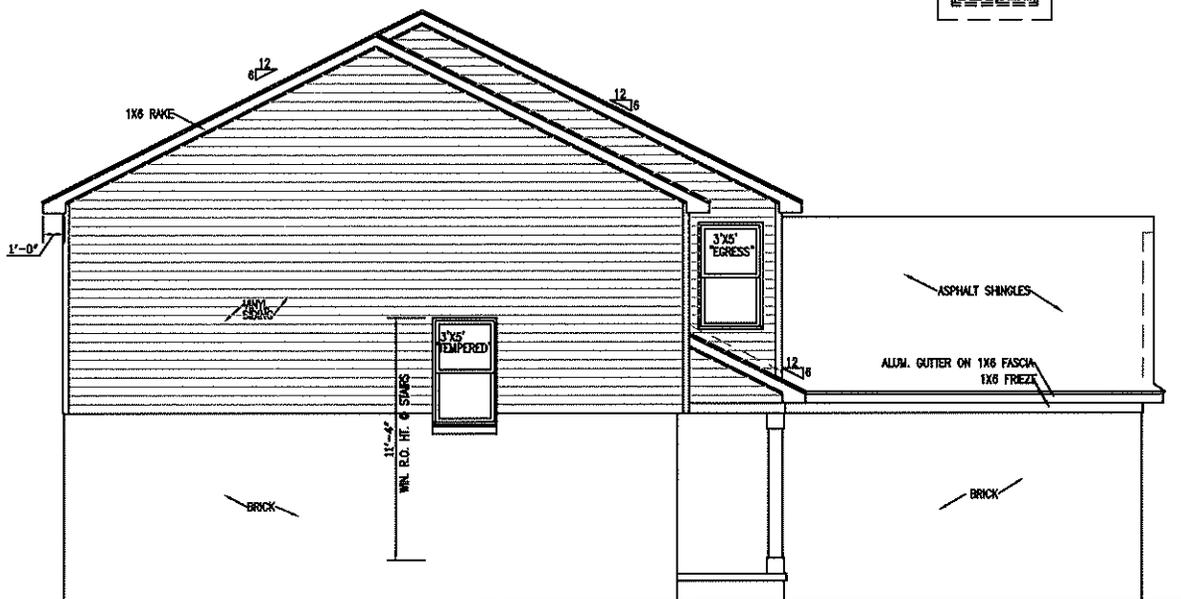
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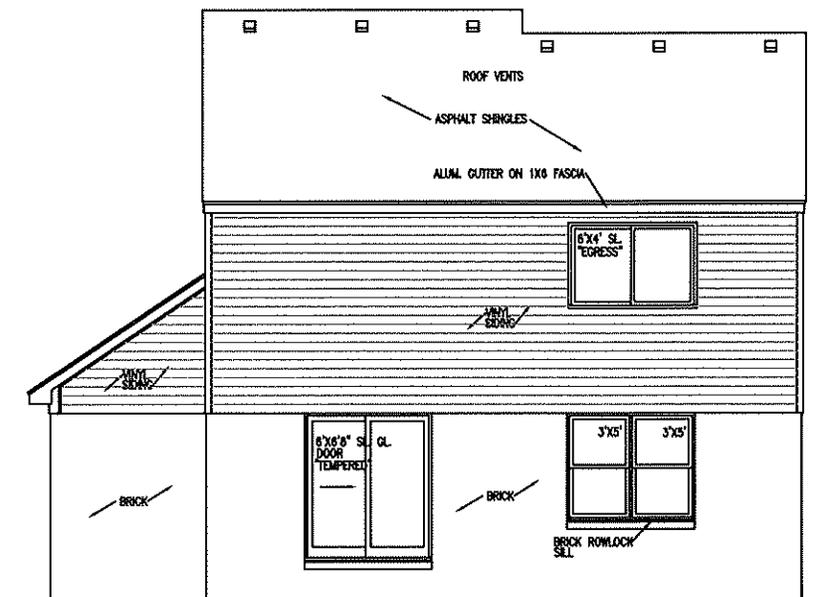
FIRST FLOOR PLAN



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

Country Walk Subdivision
Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.
1168 Autumnview Dr.
Rochester, MI 48307
Att: Philip Kuntzman
(313) 319-6754

Architectural Elevations For:

Plan#: 2122 (Colonial) - Front Entry

42'-0" Wide X 43'-4" Deep

2122 plan



Elevation "A"



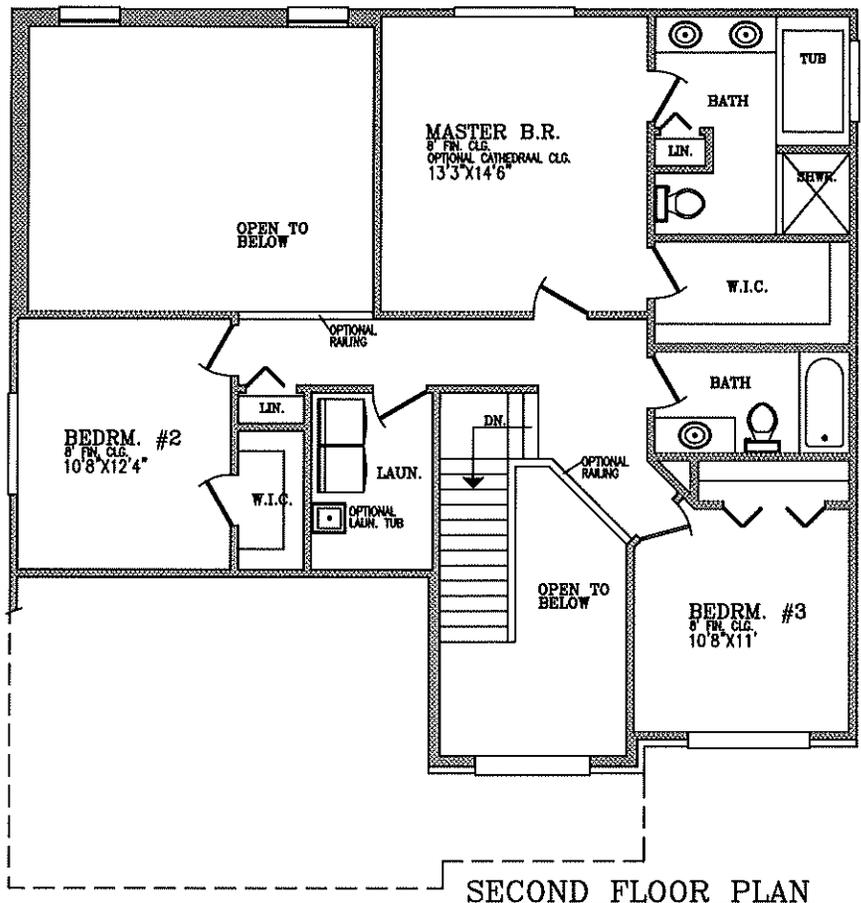
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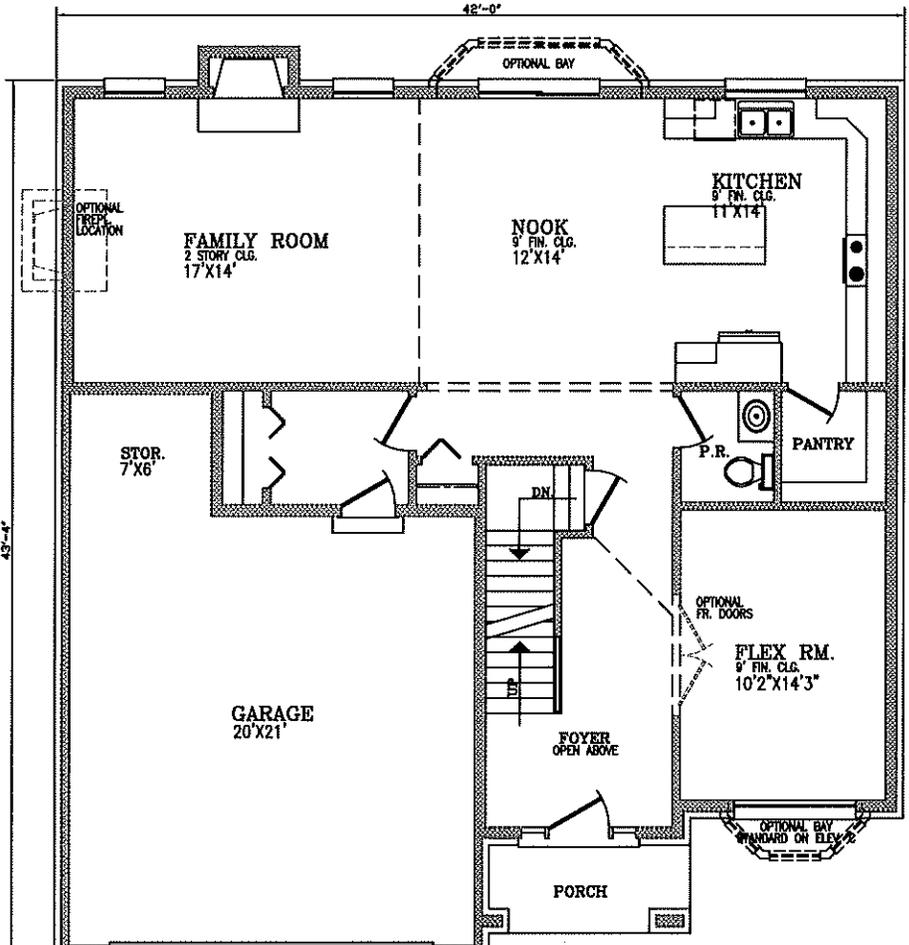
Elevation "C"

Three Bedroom Colonial

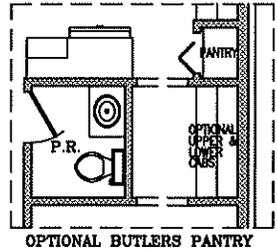
2,122 SQ. FT.

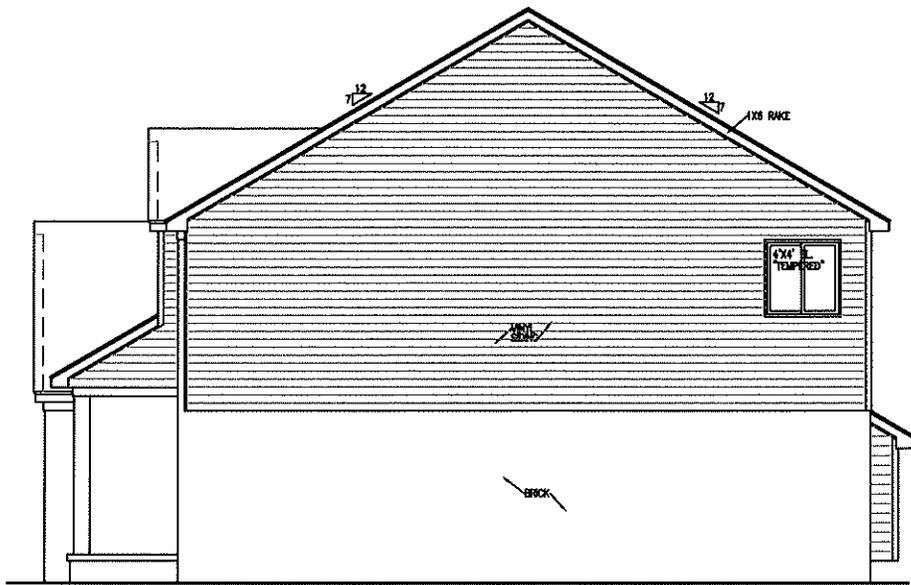


SECOND FLOOR PLAN

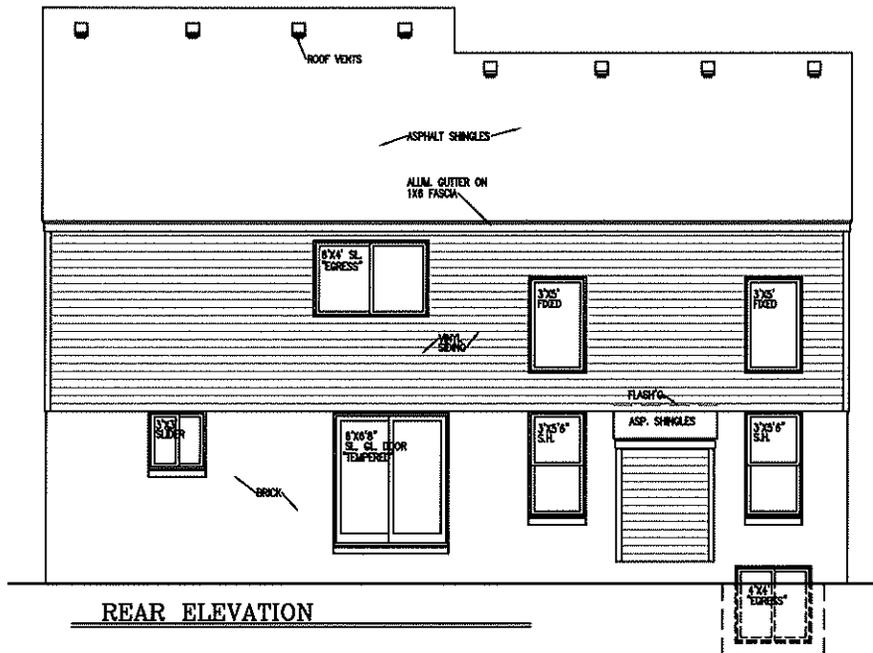


FIRST FLOOR PLAN

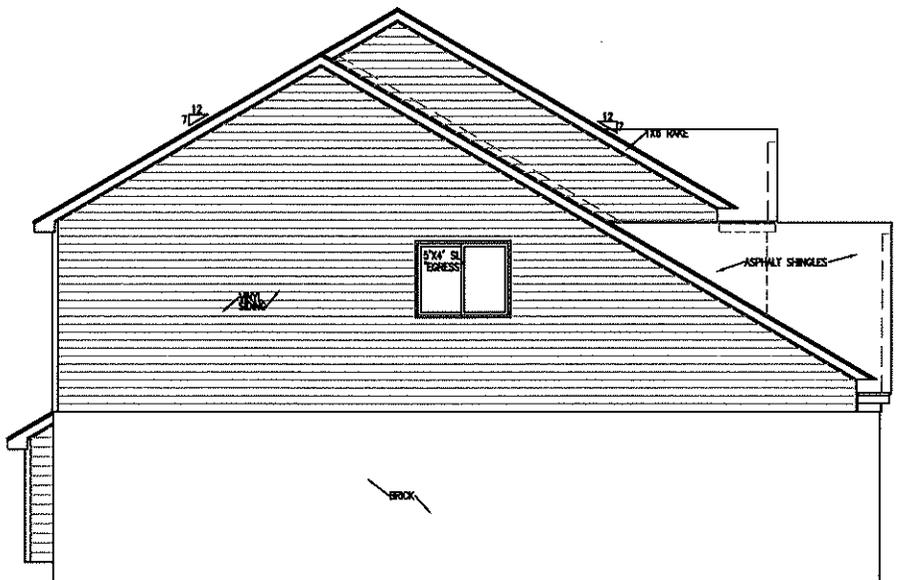




RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

Country Walk Subdivision
Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.
1168 Autumnview Dr.
Rochester, MI 48307
Att: Philip Kuntzman
(313) 319-6754

Architectural Elevations For:

Plan#: 2122 (Colonial) - Side Entry

42'-0" Wide X 43'-4" Deep



Elevation "A"



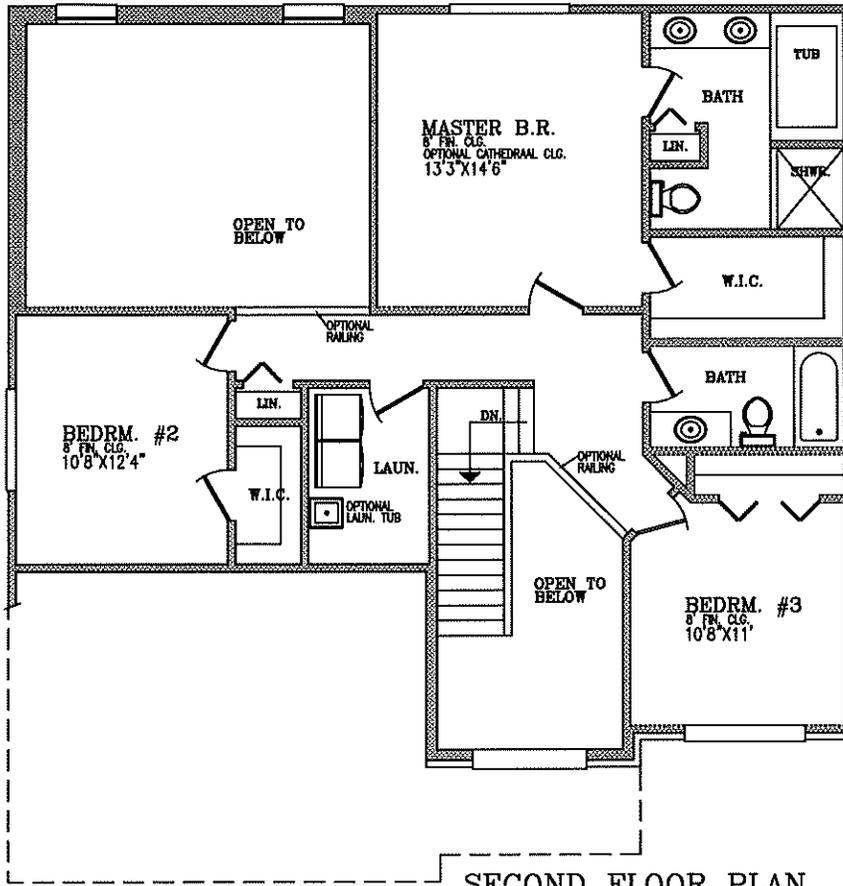
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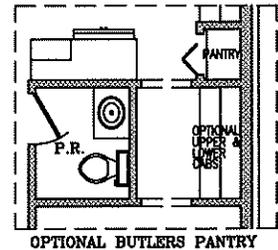
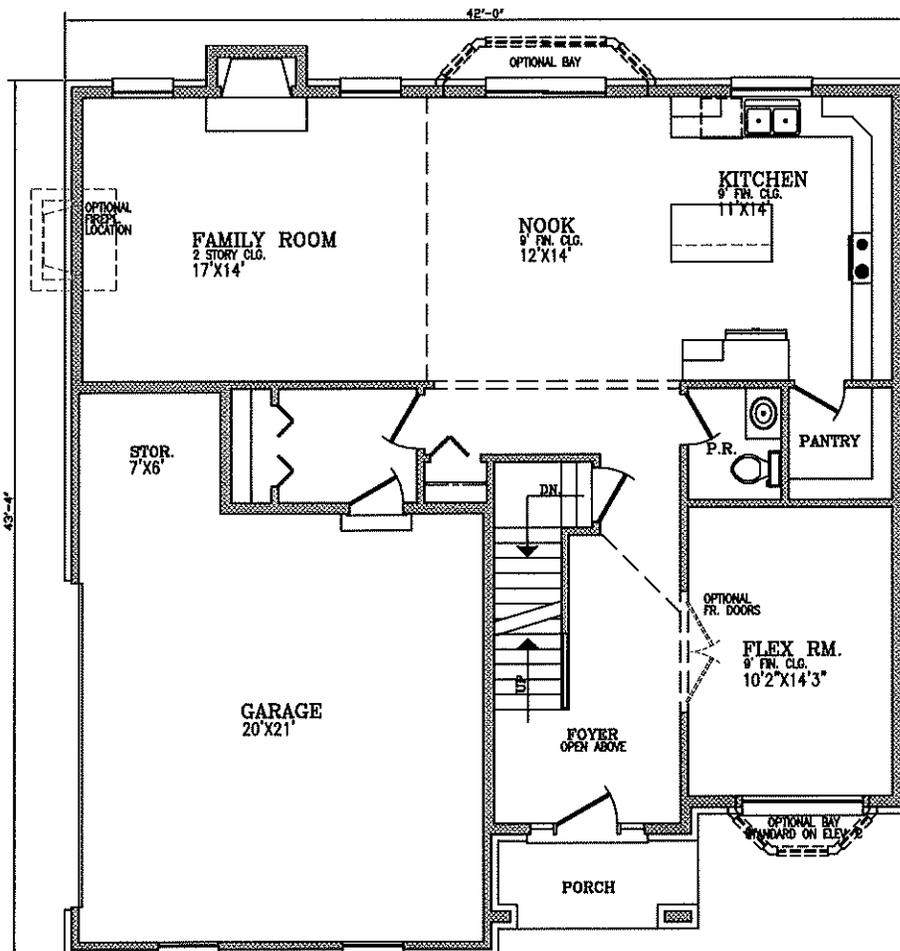
Elevation "C"

Three Bedroom Colonial

2,122 SQ. FT.

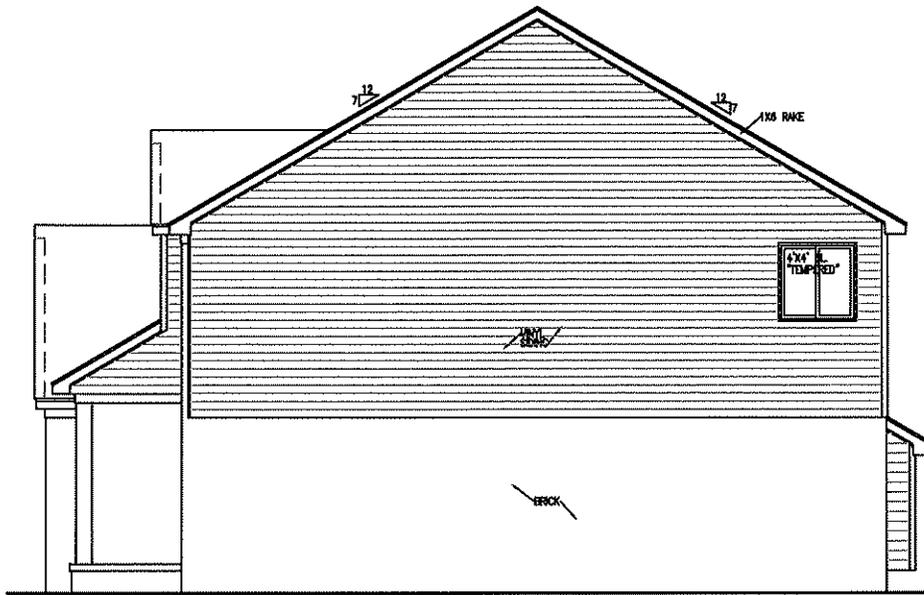


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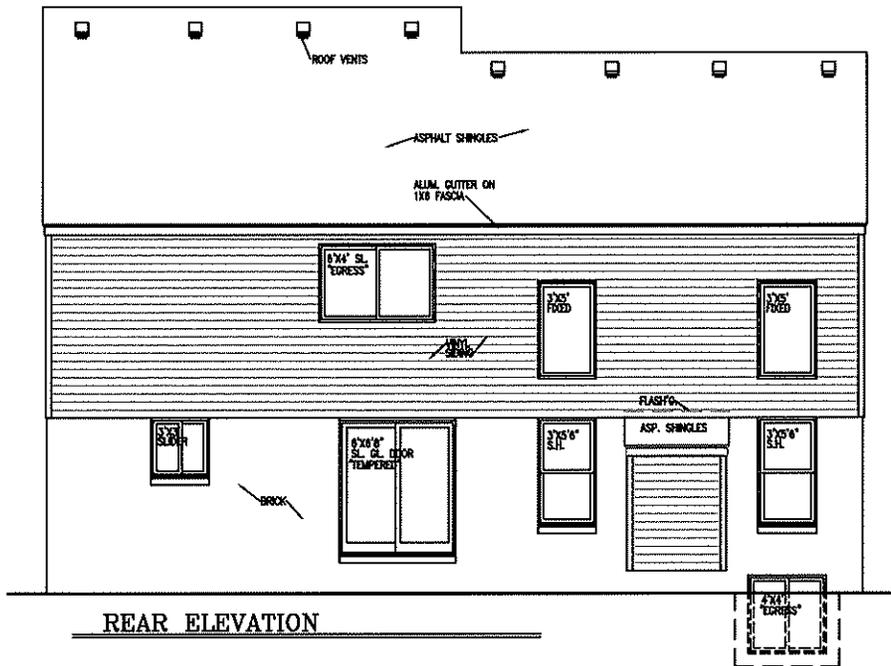


OPTIONAL BUTLERS PANTRY

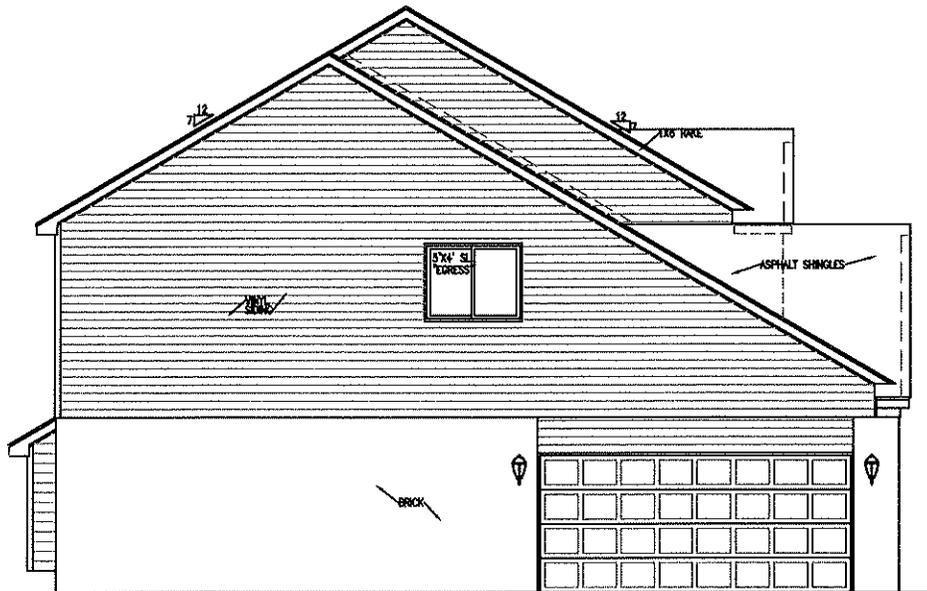
FIRST FLOOR PLAN



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

Country Walk Subdivision
Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.
1168 Autumnview Dr.
Rochester, MI 48307
Att: Philip Kuntzman
(313) 319-6754

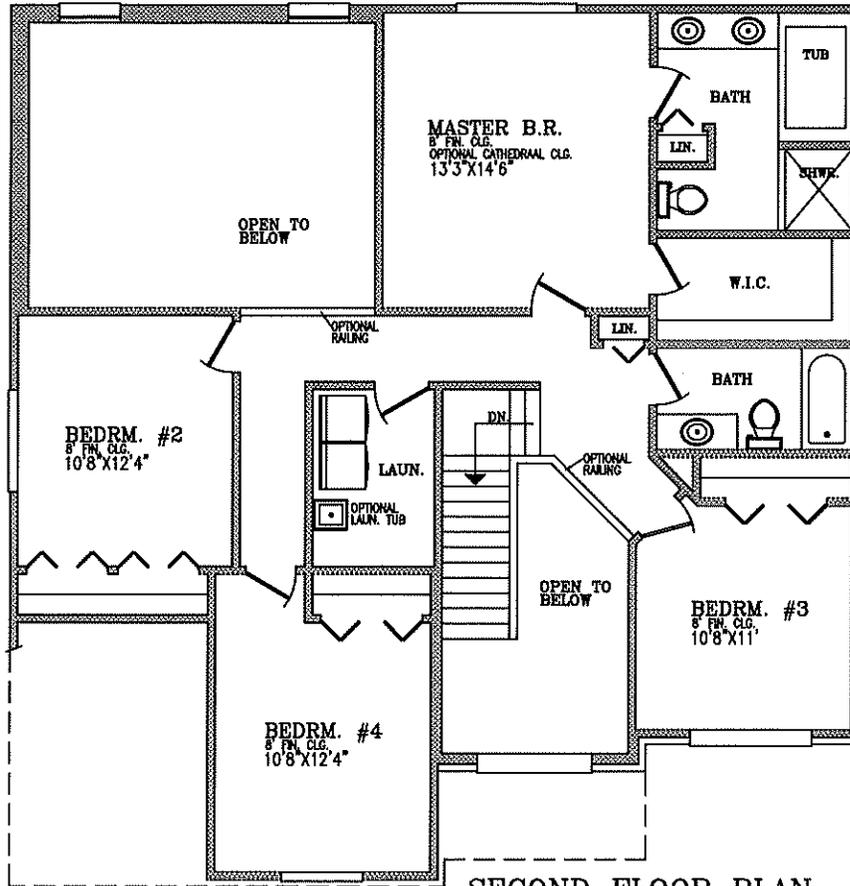
Architectural Elevations For:

Plan#: 2320 (Colonial) - Front Entry

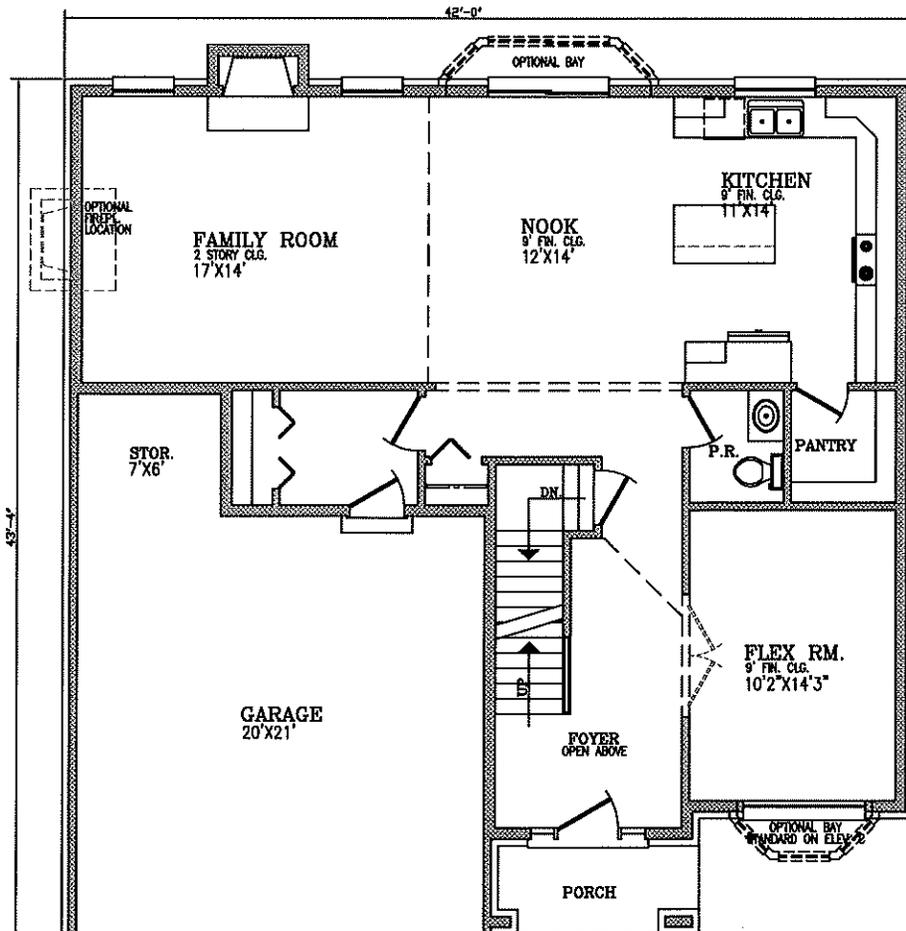
42'-0" Wide X 43'-4" Deep

Four Bedroom Colonial

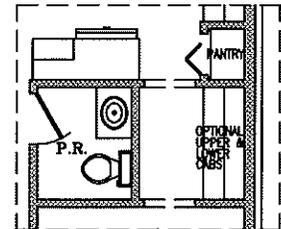
2,320 SQ. FT.



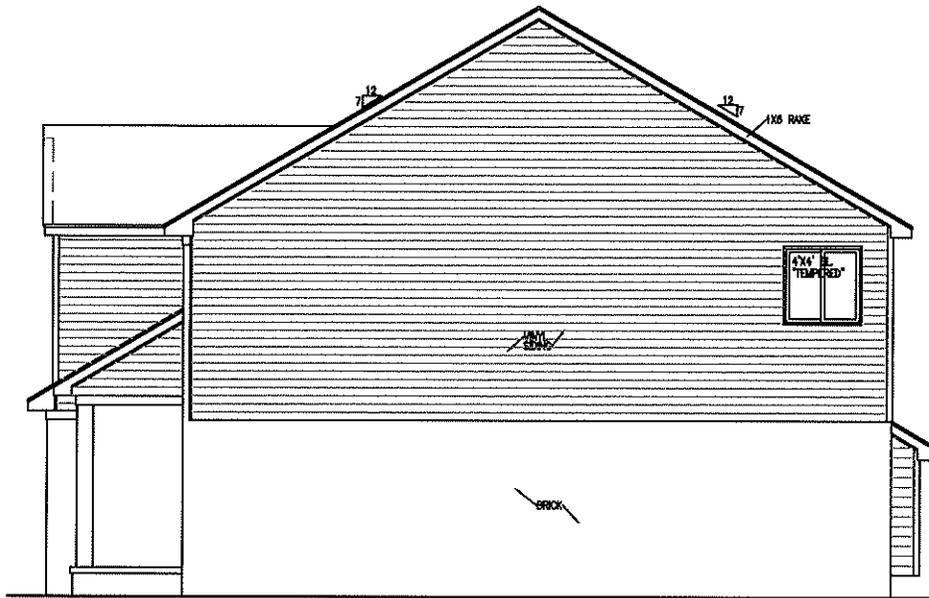
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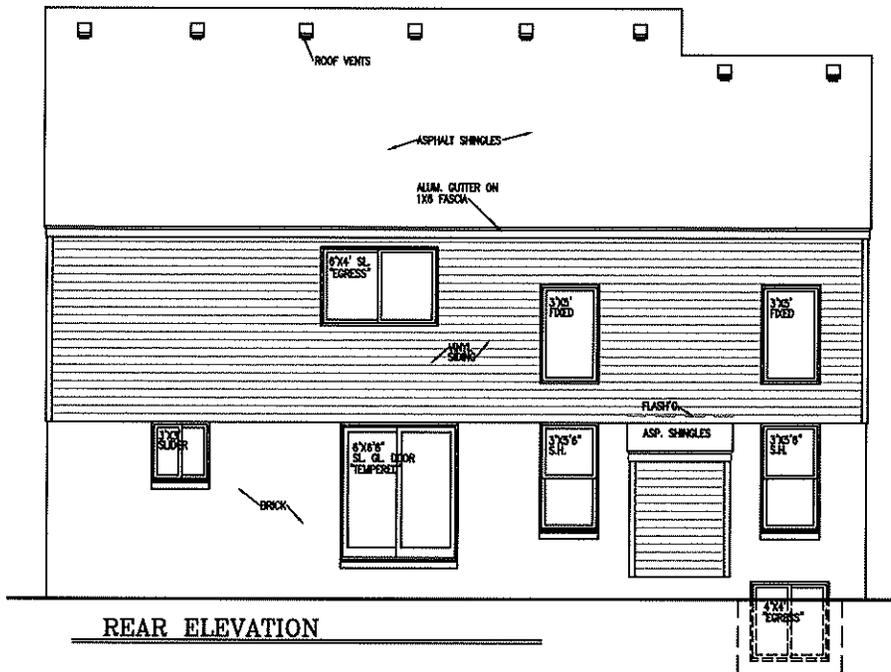
FIRST FLOOR PLAN



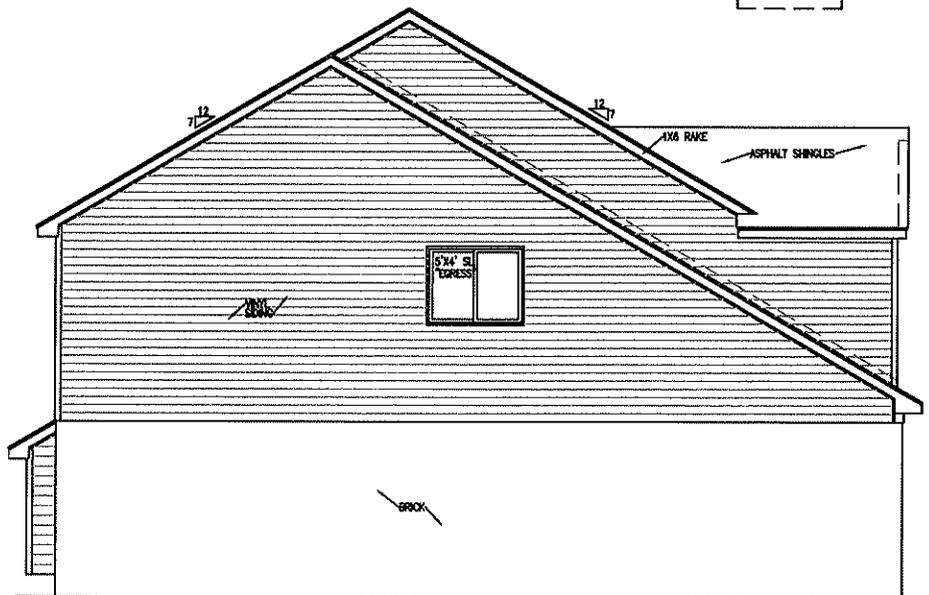
OPTIONAL BUTLERS PANTRY



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

Country Walk Subdivision
Van Buren Charter Township

Planning Commission Applicant:

Upland Homes, Inc.
1168 Autumnview Dr.
Rochester, MI 48307
Att: Philip Kuntzman
(313) 319-6754

Architectural Elevations For:

Plan#: 2320 (Colonial) - Side Entry

42'-0" Wide X 43'-4" Deep

2320 plan



Elevation "A"



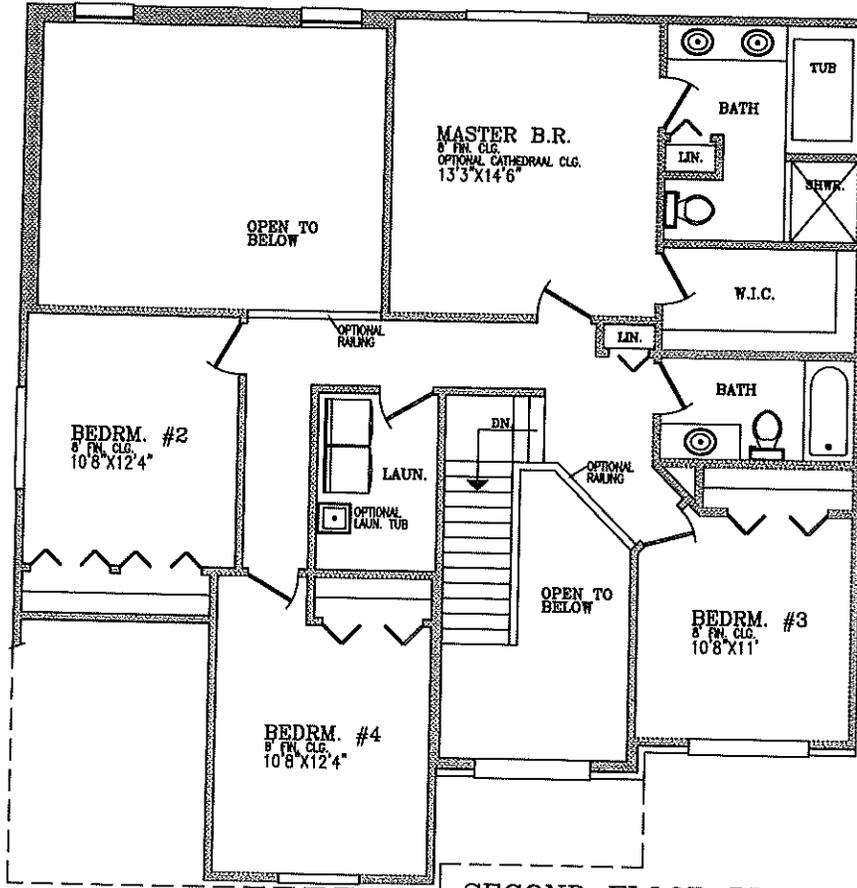
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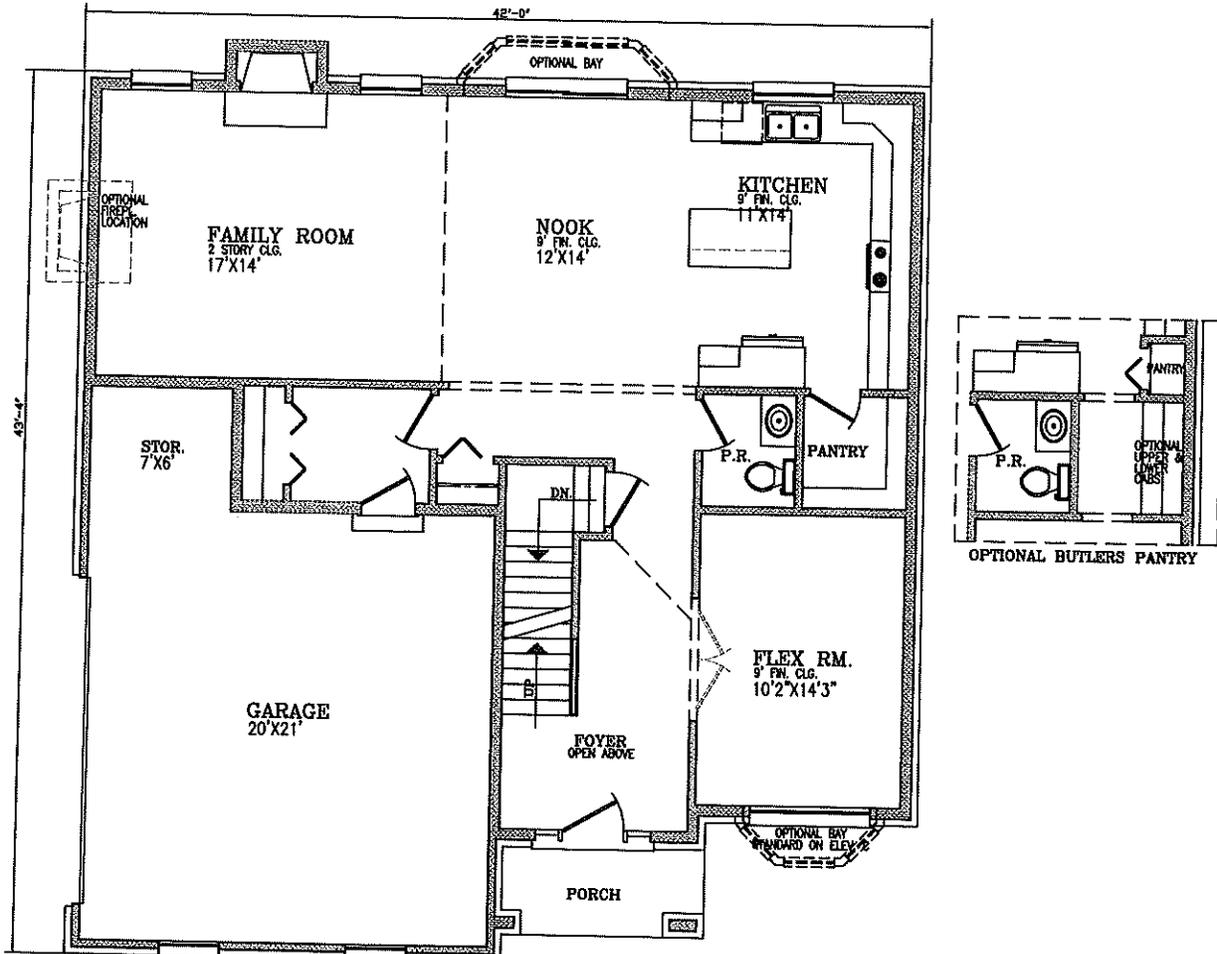
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Four Bedroom Colonial

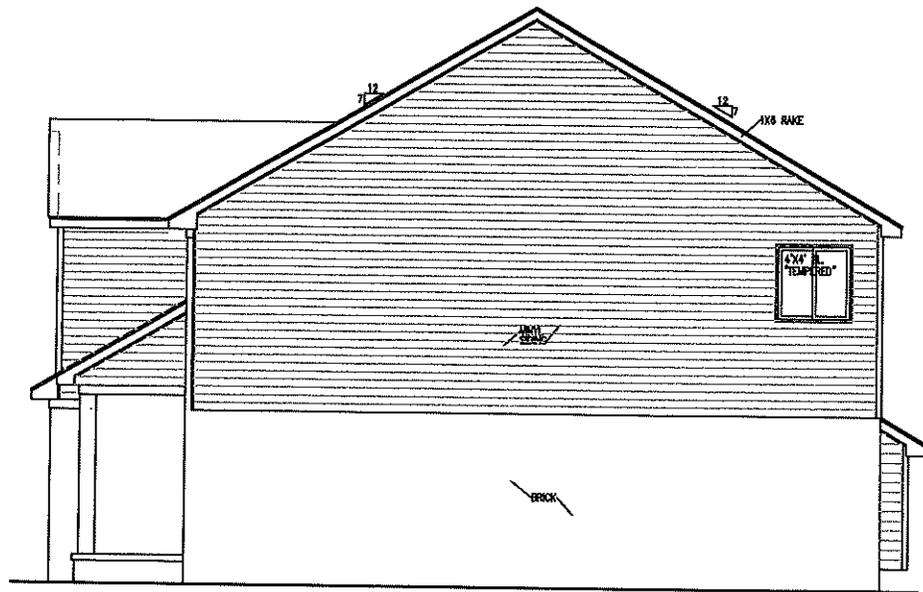
2,320 SQ. FT.



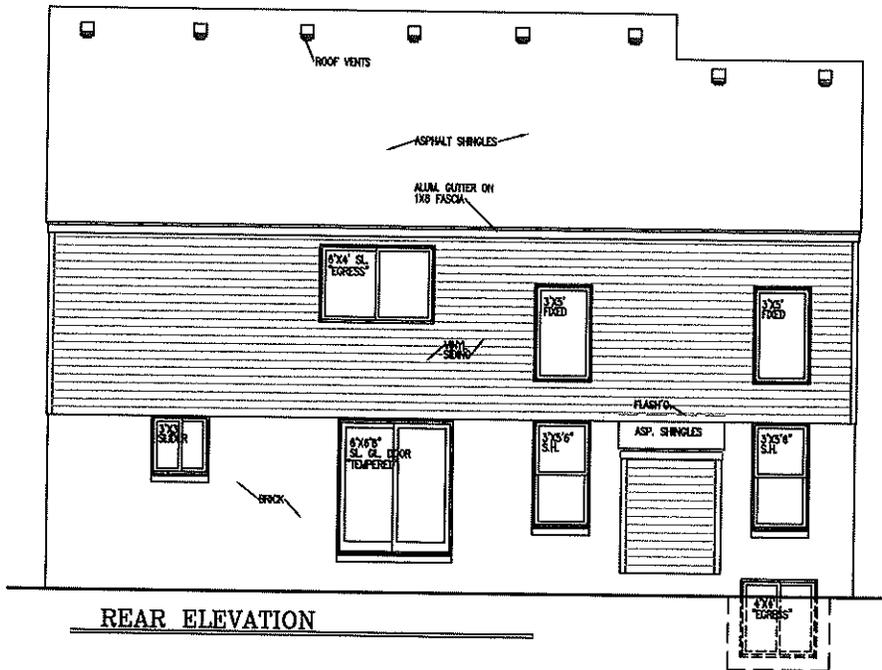
SECOND FLOOR PLAN



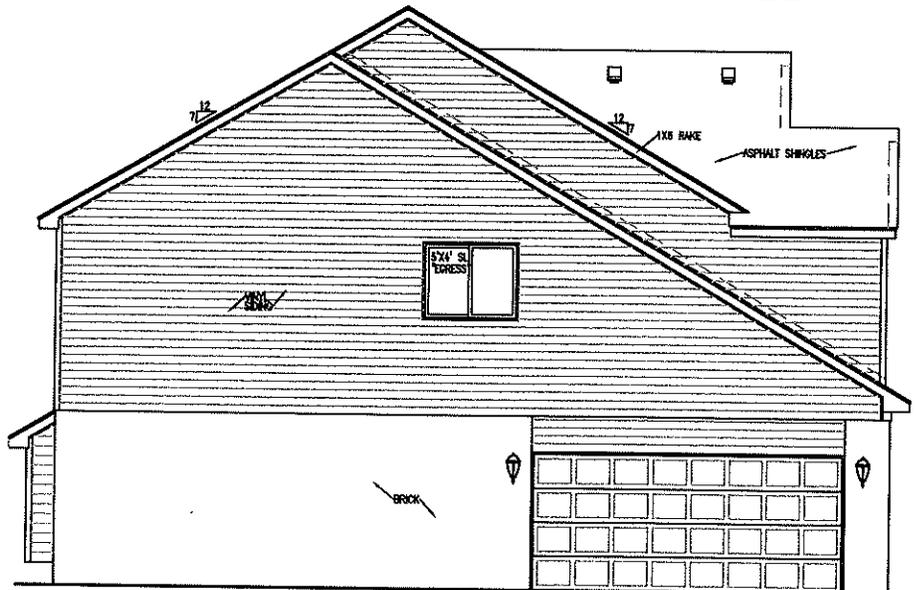
FIRST FLOOR PLAN



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION