

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
March 13, 2019
MINUTES**

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

ROLL CALL:

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

Excused: Franzoi.

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

Planning Representatives: McKenna Associate, Patrick Sloan and Fishbeck Associate, Paul Kammer.

Audience: Three (3).

APPROVAL OF AGENDA:

Motion Kelley, Jahr second to approve the agenda of March 13, 2019 as presented. Motion Carried.

APPROVAL OF MINUTES:

Motion Jahr, Kelley second to approve the regular meeting minutes of February 13, 2019 as presented. Motion Carried.

NEW BUSINESS:

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

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

LOCATION: **9000 HAGGERTY ROAD. THE PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF HAGGERTY ROAD AND TYLER ROAD.**

Applicant, Julian Beglin of H.F. Lenz Company gave the presentation. The applicant is requesting to construct a visitor and vehicle receiving building and improvements for the security of a data processing facility located at 9000 Haggerty Road. Mr. Beglin displayed the preliminary site plan and gave a general scope of the project, addressing site access changes and the reduction of parking spaces. Mr. Beglin has met with Wayne County for stormwater review.

Patrick Sloan of McKenna Associates presented his review letter dated March 3-8-19 recommending preliminary site plan approval subject to the following items being satisfactorily addressed prior to final site plan review:

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

in the future based on use of the site, there is sufficient area on the site to construct new parking areas.

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

Paul Kammer of Fishbeck Associates presented his review letter dated 3-7-19 recommending the Planning Commission grant the Sycamore Project preliminary site plan approval, subject to the review comments and in accordance with Van Buren Township's Engineering Standards manual.

Director Akers presented the Fire Department review letter dated 3-5-19 recommending preliminary site plan approval. The applicant is working with the Fire Department to complete the four (4) items referenced in the letter.

Commissioners discussed the reduction of paved surface area, use of the tree fund to offset the tree shortfall, the 25-foot buffer being a challenge for plantings, line-of-sight concerns, irrigation and landscape maintenance, traffic flow, parking space reduction, consideration of details for the wall and public safety site access.

No comments from the audience.

Motion Kelley, Boynton second to grant the applicant, Julian Beglin, preliminary site plan approval to construct a visitor and vehicle receiving center building and associated improvements at 9000 Haggerty Road, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 3-8-19, Fishbeck Associates review letter dated 3-7-19, Fire Department review letter dated 3-5-19 and approve the proposed 58 parking spaces sufficient to meet the parking requirements of the site. Motion Carried. (Letters Attached)

GENERAL DISCUSSION:

ITEM # 1 SENIOR HOUSING DEVELOPMENT OPTIONS

Patrick Sloan of McKenna Associates gave a presentation on his review of senior housing zoning standards. The previous Zoning Ordinance (replaced in 2017), contained provisions for Planned Senior Developments (PSD's), which were adopted in 1999 as part of the Planned Residential Development (PRD) regulations. The PSD standards were not included in the current Zoning Ordinance; however, provisions were included to encourage senior housing for both independent and dependent living. Mr. Sloan provided a summary of the previous PSD regulations and a topic for consideration, Accessory Dwelling Unit (ADU) regulations for the Commission to review and discuss.

Commissioners discussed ADU's and the need for more information, the desire for senior living facilities and multiple dwelling units, offerings for all (low income, regular income, independent living, memory care, assisted living), the lack of options for seniors to downsize within the community, looking at other communities for examples of senior housing and how to attract developers for senior communities. Mr. Sloan will gather senior housing regulation examples from other communities and reach out to developers to see what they look for in senior housing development standards to bring more information back to the Commission.

ADJOURNMENT:

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

Respectfully submitted,

Christina Harman
Recording Secretary

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

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



March 5th 2019

Department Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: Project Sycamore
9000 Haggerty Rd
Van Buren Twp, MI 48111

#19-001
Preliminary site plan approval

To: Ron Akers

I have looked at the site plan submitted called Project Sycamore submitted by H.F. Lenz Company and Omni Associates Architects, with Bryant Joshua Green licensed engineer.

Project Overview:

To construct a secure entrance to the Belleville Technology Center off of Haggerty Rd, remove the South Haggerty Rd entrance, and add a wall around the perimeter.

Please note that **all** applicable **NFPA** codes and standards apply as adopted by the Township of Van Buren. Please address the following items and return, before I can approve submitted site plans.

- ~~1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 ft. from fire department access roads as measured by an approved route around the exterior of the building or facility.~~
NFPA 1 18.2.3.2.2
2. Dead-end fire department access roads in excess of 150ft. in length shall be provided with approved provisions for fire apparatus to turn around.
3. Fire department access roads shall have an unobstructed width of not less than 20ft.

18.2.3.4.1.1

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.

4. Knoxbox lock box requested at both Haggerty and Tyler Rd entrance.
5. Two-Way Radio Communication Enhancement Systems are required for all new construction, unless after finished construction the occupant can prove through a signal test with the AHJ that it is not needed. NFPA 1 2012 11.10.1 In all new and **existing buildings**, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ. The main building at 9000 Haggerty will need to be brought up to code, as there are several dead spots in the building currently.

NFPA 72.24.5.2.2.3

- ~~6. What will be the occupancy classification of the building?~~
- ~~7. Where is the closest hydrant?~~
- ~~8. IF suppressed, the FDC (4inch storz, with 30-degree elbow) will need to be within 50 ft. of hydrant.~~

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

Respectfully submitted,

David C McNally
Fire Marshal
Van Buren Fire Department



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

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

Re: Sycamore Project
9000 Haggerty Road
Final Site Plan Review

Dear Ms. Thompson:

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

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

General

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

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



Water Main Service

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

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

Comments:

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

Sanitary Sewer

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

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

Comments:

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

Storm Sewer

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

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

Comments:

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



Soil Erosion and Sedimentation Control (SESC)

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

Recommendation

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

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

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

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

David L. Potter, PE, CSI-CCCA

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

Paul J. Kammer, PE

ag2

Attachments

By email

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



March 8, 2019

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

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

Dear Commissioners:

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

COMMENTS

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

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

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

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

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

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

5. Access and Circulation.

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


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

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

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

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



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

6. Parking and Loading.

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



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

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

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

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

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

- c. **Loading Area Landscaping.** The proposed VVRC building has loading doors on its north, northeast, and south facades. While the south façade faces the interior of the parcel and is screened from view by the wall, the loading area on the north and northeast corner of the building is clearly within Haggerty Road line-of-sight. The plan indicates a berm with plantings; however, the height and width of the berm must be noted to demonstrate that it will provide required screening. We recommend that a cross section diagram and a line of sight diagram be provide to ensure adequate screening.

- d. **Display Area Buffering.** This requirement is not applicable.



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

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

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

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



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

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



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

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

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

13. **Signs.** The site plan does not include information on any proposed ground or wall signage for the site. The only signage shown is directional and safety signage. We assume owing to the secure nature of the facility, no identification signage is intended; however, a note of clarification must be added to the plans.
14. **Fencing.** In addition to the 8-foot high masonry wall shown extending along most of the west property line and north property line and on the west side of the new security gates, the site plan includes an 8-foot tall perimeter fence enclosing the entire site. The fence is shown along the site's Haggerty Road and Tyler Road frontages within the front yard. The fence is noted as 2 types – "K-rated" and "non-K rated", which we believe is a security rating. Sheet C-6001 through C-6003 includes details of proposed fencing and walls and their construction. Due to the secure nature of the facility, the various fences and walls are intended as high security barriers against any attempt at unauthorized entry to the site. The plan proposes a 14-foot high wall along the west side of the main drive aisle to the VVRC building. The height of the wall is designed to match the height of a standard trailer and is designed to withstand an explosion. Because the maximum wall height in the district is 8 feet, the applicant will seek a variance for the height of this wall. The proposed fence detail indicates the top of the fence with a "trident" design. While the trident design would be a deterrent, we have a concern that it is a safety hazard and could possibly impale a person. An alternate design that shows the fence top curving outward will likely serve the same function of restricting access while not posing a hazard.

RECOMMENDATION

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

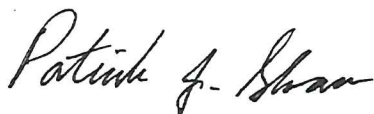
1. That the parking spaces in the new parking lot be angled so the direction of circulation is clear or that the aisles be widened to 24 feet (i.e., the minimum aisle width for 90-degree spaces).
2. That pavement striping or signage be added on the outer loop of Ecorse Street and the drive aisle immediately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



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

Respectfully submitted,

McKENNA



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David Potter, FTCH, Township Engineers
Paul Kammer, FTCH, Township Engineers
David McNally, Van Buren Township Fire Marshal

