

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, August 12, 2020 – 7:30 PM
REMOTE MEETING**

To mitigate the spread of COVID-19, protect the public health, and provide essential protections to Van Buren Township residents; Van Buren Township's scheduled regular Planning Commission meetings beginning May 27th, 2020 will be conducted remotely in compliance with the State of Michigan Governor's Executive Orders regarding remote public meetings until further notice.

For this agenda:

- Join by weblink: <https://zoom.us/j/94640431348>
- Or dial in by phone: US: + 1 929 436 2866 or +1 301 715 8592
- Webinar ID: 946 4043 1348

For instructions on how to join a Zoom meeting, make a public comment, ADA information, and virtual meeting compliance from the State please click here.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

ITEM #1: Approval of minutes from the regular meeting of July 22, 2020.

CORRESPONDENCE:

PUBLIC HEARING:

OLD BUSINESS:

ITEM #1: RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT AMENDMENTS.

Proposed amendments that would allow single-family detached dwellings at a density of 6-7 units per acre as a permitted land use by right in the RM, Multiple Dwelling Residential District and would contemplate dimensional requirements for these detached single-family dwellings. The amendments will be to Section 3.107(B) and 3.107(E)– RM, Multiple Dwelling Residential District – Permitted Uses and Dimension Regulations.

ACTION ITEMS:

- A. Presentation from Staff
- B. Planning Commission discussion
- C. Public comment

GENERAL DISCUSSION:

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM
July 22, 2020
MINUTES - DRAFT**

Prior to the start of the meeting, the public was given instructions on how to take part in the meeting.

Chairperson Thompson called the meeting to order at 7:33 p.m.

ROLL CALL:

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

Excused: None.

Staff: Director Power, Director Best, Fire Marshal McNally and Secretary Harman.

Planning Representatives: McKenna Associate, Vidya Krishnan and Fishbeck Associate, Paul Kammer.

Applicant(s) in Attendance: Bill Thompson of Lehner Associates, Inc., Nasser Choucair of NC Designers, Inc. and Carolyn Waters of Waters Kitchen.

Audience: Five (5).

APPROVAL OF AGENDA:

Motion Boynton, Kelley second to approve the agenda of July 22, 2020 as amended changing the title for Old Business Item #1 to Hampton Manor special land use approval. Motion Carried.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

APPROVAL OF MINUTES:

Motion Boynton, Franzoi second to approve the regular meeting minutes of July 8, 2020 as presented.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

PUBLIC HEARING:

ITEM #1: 20-005 – PUBLIC HEARING FOR MOBIL GAS STATION REDEVELOPMENT AND DRIVE THRU.

TITLE: A REQUEST BY NC DESIGNERS ON BEHALF OF OWNERS REAL ESTATE LLC/BELLEVILLE OIL COMPANY, INC. FOR A SPECIAL LAND USE PERMIT TO DEMOLISH BUILDINGS ON AN₃ EXISTING GASOLINE STATION SITE AND TO

CONSTRUCT A NEW CONVENIENCE STORE WITH RETAIL AND FOOD SERVICE, INCLUDING A DRIVE-THRU LANE AND ONE (1) DRIVE-THRU WINDOW, GASOLINE PUMPS AND RELATED SITE IMPROVEMENTS.

LOCATION: THE +/- 1.06 ACRE SITE, ZONED C-1, GENERAL BUSINESS DISTRICT, IS LOCATED AT 11250 HAGGERTY ROAD (TAX PARCEL NUMBER 83-051-99-0003-002), AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE I-94 NORTH SERVICE DRIVE AND HAGGERTY ROAD.

Motion Boynton, Kelley second to open the public hearing.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

Chairperson Thompson welcomed comments from the audience and the Commission. No questions or comments from the Commission or the audience.

Motion Boynton, Atchinson second to close the public hearing.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried.

OLD BUSINESS:

ITEM #1: 19-037 – HAMPTON MANOR – SPECIAL LAND USE APPROVAL FOR PROPOSED SENIOR HOUSING FACILITY.

TITLE: THE APPLICANT, VAN BUREN INVESTORS LAND HOLDINGS LLC, IS REQUESTING SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY CALLED HAMPTON MANOR WITH ASSISTED LIVING AND MEMORY CARE UNITS.

LOCATION: THE PROPERTY LOCATED ON THE SOUTH SIDE OF TYLER ROAD, BETWEEN MORTON TAYLOR AND HAGGERTY ROAD AND IS ZONED C (LOCAL BUSINESS) DISTRICT. THE PARCEL IS 7.11 ACRES IN SIZE AND INCLUDES 6 TAX PARCEL ID'S.

Bill Thompson of Lehner Associates, Inc. gave the presentation. Mr. Lehner displayed a PowerPoint presentation showing an aerial view of the property, the access on Morton Taylor and Tyler Roads, the location of the detention pond, a landscape rendition, the floor plan of the building, photos of the dining room and recreation areas, four (4) different outdoor courts and a

color rendering of the exterior façade of the building. Also included were two (2) examples of the applicant's existing facilities located in Bay City and Shelby Township.

Director Power noted that senior housing is permitted as a special land use in the C (local business) district. The applicant has made some changes in response to the 1-8-20 public hearing, obtained a traffic impact study and submitted revised plans.

Vidya Krishnan of McKenna Associates presented her special land use review letter dated 3-24-20, recommending the Planning Commission recommend special land use approval to the Township Board, subject to the following conditions:

1. Approval of utility plan and storm water detention plan by Township Engineer and Wayne County.
2. That all of the conditions of preliminary site plan approval are met.
3. Final site plan approval.

Resident inquired if drainage from the building will drain into the McClaughery Drain. Chair Thompson advised that the engineering review will be discussed during the preliminary site plan review and the resident's question will be addressed.

No questions or comments from the Commission.

Motion Boynton, Atchinson to recommend to the Township Board of Trustees approval of Van Buren Investors Land Holdings, LLC request for special land use approval for the construction of a proposed senior housing facility called Hampton Manor with assisted living and memory care units, located on a 7.11 acre parcel on the south side of Tyler Road, between Morton Taylor and Haggerty Road, zoned C (local business) district, subject to the recommendations in the McKenna Associates review letter dated 3-24-20 and staff letter dated 7-16-20.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried. (Letters Attached)

ITEM #2: 19-037 – HAMPTON MANOR SENIOR HOUSING – PRELIMINARY SITE PLAN APPROVAL.

TITLE: THE APPLICANT, VAN BUREN INVESTORS LAND HOLDINGS LLC, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR HOUSING FACILITY CALLED HAMPTON MANOR WITH ASSISTED LIVING AND MEMORY CARE UNITS.

LOCATION: THE PROPERTY LOCATED ON THE SOUTH SIDE OF TYLER ROAD, BETWEEN MORTON TAYLOR AND HAGGERTY ROAD AND IS ZONED C (LOCAL BUSINESS) DISTRICT. THE PARCEL IS 7.11 ACRES IN SIZE AND INCLUDES 6 TAX PARCEL ID'S.

Bill Thompson of Lehner Associates, Inc. had no further comments to add for preliminary site plan approval.

Vidya Krishan of McKenna Associates presented her preliminary site plan review letter dated 3-24-20, noting the C district text amendment must be approved prior to granting of preliminary site plan approval by the Planning Commission, which will be subject to the following conditions:

1. Review and approval of proposed storm water detention plan by the Township Engineer and Wayne County.
2. Approval of detention pond landscaping by Wayne County.
3. Deletion of off-site trees from tree counts.
4. Clarification regarding the second generator panel and relocation/addition of screening if deemed essential.
5. Special land use approval by Township Board of Trustees.

Paul Kammer of Fishbeck Associates presented his review letter dated 7-16-20 recommending the Planning Commission grant the Hampton Manor Senior Housing project preliminary site plan approval for engineering feasibility, subject to the comments listed in the review letter and in accordance with Van Buren Township's Engineering Standards manual.

Commissioners discussed detention pond landscaping and whether it is necessary to have a fence around the detention pond and the possibility of decorative fencing. Vidya Krishnan will look into it further to see if a fence is required.

Two (2) residents expressed concern with the detention pond on the property causing additional flooding on their properties due to the McClaughery drain being plugged. Both residents have significant flooding after rainfall and are concerned that additional water being added to the drain could cause further flooding with water potentially coming into their homes unless the drain is cleaned out.

Director Best informed the Commission and the audience that the resident's properties do take on a lot of standing water, a study was done to find out the cause of the issue, a copy of the study can be made available. The drain has not been maintained by Wayne County, the water backs up in Romulus and works its way back to Van Buren. There was a petition 5-6 years ago to have the McClaughery drain cleared out, it was found not necessary at the time. A petition is needed by the residents with at least ten (10) signers, staff would be happy to assist the residents with how to start the petition. Commissions would like a copy of the study and hope with the help staff, the residents will get a resolution to the drainage problem.

Mr. Lehner informed that the water held in the detention pond is released at a rate that is no greater than what it is now. In regards to McKenna Associates Item #4, the backup generator backs up the pump at the detention pond.

Commissioners asked that the building materials be dropped off at the Township to have samples available.

Motion Boynton, Jahr second to grant Van Buren Investors Land Holdings LLC preliminary site plan approval for the construction of a proposed senior housing facility called Hampton Manor with assisted living and memory care units, located on the south side of Tyler Road, between Morton Taylor and Haggerty Road, a 7.11 acre parcel zoned C (local business) district, subject to the recommendations in the McKenna Associates review letter dated 3-24-20, Fishbeck Associates review letter dated 7-16-20, Van Buren Fire Marshal's review letter dated 7-15-20 and with attention to the detention pond fencing question.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried. (Letters Attached)

NEW BUSINESS:

ITEM #1: 20-005 – SPECIAL LAND USE PERMIT REQUEST FOR MOBIL GAS STATION REDEVELOPMENT AND DRIVE-THRU.

TITLE: A REQUEST BY NC DESIGNERS ON BEHALF OF OWNERS REAL ESTATE LLC/BELLEVILLE OIL COMPANY, INC. FOR A SPECIAL LAND USE PERMIT TO DEMOLISH BUILDINGS ON AN EXISTING GASOLINE STATION SITE AND TO CONSTRUCT A NEW CONVENIENCE STORE WITH RETAIL AND FOOD SERVICE, INCLUDING A DRIVE-THRU LANE AND ONE (1) DRIVE-THRU WINDOW, GASOLINE PUMPS AND RELATED SITE IMPROVEMENTS.

LOCATION: THE +/- 1.06 ACRE SITE, ZONED C-1, GENERAL BUSINESS DISTRICT, IS LOCATED AT 11250 HAGGERTY ROAD (TAX PARCEL NUMBER 83-051-99-0003-002), AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE I-94 NORTH SERVICE DRIVE AND HAGGERTY ROAD.

Nasser Choucair of NC Designers, Inc. gave the presentation. The applicant is requesting a special land use permit to demolish the existing gas station at the location and proposing to build a new 3,400 square foot building with a drive-thru. Mr. Nasser has been working with the Township on truck turn radius, landscape and drive approaches.

Director Power informed the commission and the audience that this is a redevelopment of an existing gas station. This will include the removal of all existing structures, reduction of the number of gas pumps from 12 to 10, expansion of the convenience store with improved building design features and the addition of a drive-thru.

Vidya Krishnan of McKenna Associates presented her special land use review letter dated 7-15-20, recommending the Planning Commission recommend approval of the proposed special land use for the drive-thru to the Township Board of Trustees, subject to the following conditions:

1. Shifting the access drive off Haggerty Road 10 feet to the north to comply with the 100 feet distance requirement from the intersection.

2. Compliance of proposed illumination levels to standards of Section 8.105 (B) (2) of the Zoning Ordinance.
3. That all of the conditions of preliminary site plan approval are met.

Commissioner inquired if the existing billboard will be kept or removed. The applicant would like to keep the billboard sign. Preliminary site plan approval will address whether the sign is conforming or non-conforming.

No comments from the audience.

Motion Boynton, Jahr second to recommend to the Township Board of Trustees approval of NC Designers, Inc. request for special land use permit to demolish buildings on an existing gasoline station site and to construct a new convenience store with retail and food service, including a drive-thru lane and one (1) drive-thru window, gasoline pumps and related site improvements, located at 11250 Haggerty Road at the northwest corner of the intersection of the I-94 north service drive and Haggerty Road, subject to the recommendations in the McKenna Associates review letter dated 7-15-20 and Director Powers staff review letter dated 7-16-20.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried. (Letter attached)

ITEM #2: 20-017 – TEMPORARY LAND USE APPROVAL – WATERS KITCHEN

TITLE: CAROLYN GREGORY OF WATERS KITCHEN IS REQUESTING A TEMPORARY LAND USE PERMIT FOR THE OUTDOOR SERVICE OF CATFISH, RIBS, WINGS AND OTHER FOOD USING A FOOD TRAILER.

LOCATION: THE +/- 1.06 ACRE SITE, ZONED C-1, GENERAL BUSINESS DISTRICT, IS LOCATED AT 11250 HAGGERTY ROAD (TAX PARCEL NUMBER 83-051-99-0003-002), AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE I-94 NORTH SERVICE DRIVE AND HAGGERTY ROAD.

Carolyn Waters, owner of Waters Kitchen gave the presentation. Ms. Gregory is the sole owner of Waters Kitchen and has 20 years in the profession.

Director Power presented his staff review letter dated 7-16-20 recommending approval of the application subject to the three (3) following conditions:

1. The applicant must provide a copy of any required active permits or licenses from the Wayne County Department of Health, Human and Veterans Services.
2. Fire Marshal review, approval, and inspection must be completed in coordination with the building official prior to the beginning of use.
3. The use may proceed for a period of one (1) year, to terminate on July 22, 2021 unless the use is extended by the Planning Commission.

Commissioners inquired whether or not the Township needs to be listed as additionally insured on the liability insurance policy, if there will be outside seating at the food trailer and if the food trailer will remain on site overnight. Director Power will look into whether or not the Township needs to be listed as additionally insured. There will be no outdoor seating at the food trailer, all orders are to-go and Ms. Gregory takes the food trailer home every night for cleaning.

No comments from the audience.

Motion Atchinson, Budd second to grant Carolyn Gregory of Waters Kitchen a temporary land use permit for the outdoor service of catfish, ribs, wings and other food using a food trailer, located at 10010 Belleville Road (Menard's) on the west side of Belleville Road between Tyler Road and the North I-94 Service Drive, subject to the recommendations in the staff review letter dated 7-16-20 and Director Power to look into whether the Township should be listed as additionally insured on the liability insurance policy.

Roll Call:

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

Nays: None.

Absent: None.

Motion Carried. (Letter attached)

GENERAL DISCUSSION:

Director Power informed that the next Planning Commission meeting is August 12, 2020 and there will be no public hearings.

ADJOURNMENT:

Motion Boynton, Atchinson second to adjourn the meeting at 9:34 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



MEMO

TO:	Van Buren Township Planning Commission
FROM:	Dan Power– Director of Planning and Economic Development
RE:	RM District and related Zoning Ordinance Amendments for new 6-7 unit per acre density
DATE:	August 6, 2020

The Van Buren Township Planning Commission will be asked to continue considering zoning ordinance amendments which allow for a new categorization of detached single-family residential structures to be permitted in the RM-Multiple Family zoning district. This is a high-density category of detached single-family residential housing, relative to that typically enabled by single-family residential zoning districts.

Following an initial discussion on this topic on July 8, 2020, the Planning Commission advised staff to investigate density and frontage standards used in comparable projects and to explore lands currently zoned or planned for multiple-family residential land use in the Township.

In response, we have provided the following items which are included in this packet:

- A detailed memo from the Township Principal Planner / Planning Consultant describing the background of and discussion regarding this topic, as well as detailed comparison project data for the Cherry Hill Village comparison project in Canton Township;
- A document with comparison project data for the Belleville Lake Condominium development in the City of Belleville from the Planning and Economic Development Director dated August 5, 2020;
- A document which lists all parcels planned or zoned for multiple family residential land use in the Township along with the development status of these parcels;
- A cover memo from the July 8, 2020 Planning Commission meeting; and
- Minutes from the July 8, 2020 Planning Commission meeting.

The Planning Commission is advised to evaluate the data provided to assess the appropriateness of a certain density outcome for detached single family residential land uses in RM zoning throughout the Township. In their evaluation, they may seek to also consider related zoning impacts such as the following:

- The scope of potential detached single-family residential development at 6-7 units per acre that could occur throughout the Township, based on currently undeveloped land planned or zoned for multiple family residential use;
- Relationships with comparison projects, including both the architectural and site design components of those projects, and how those projects relate to their surroundings;
- The application of the Belleville Lake Shoreline Ordinance (section 3.120 of the Van Buren Township Zoning Ordinance), which assigns lakeshore land adjacent to RM-zoned

properties as "BLB"-type properties with certain restrictions, to detached single-family residential uses in the RM zoning districts; and

- The application of minimum requirements for single family detached residential homes on detached single-family residential housing projects with densities between 6-7 units per acre (see sections 5.114 and 5.115 of the Zoning Ordinance).

Based on the outcome of this discussion, the Planning Commission may schedule a public hearing to consider one of two density options.

Thank you for the opportunity to take part in this discussion.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Power".

Dan Power, AICP
Planning and Economic Development Director
Public Services Department
Charter Township of Van Buren

CC: Vidya Krishnan – Van Buren Charter Township Principal Planner / Planning Consultant – McKenna Associates
Matthew Best, M.S. - Public Services Director, Van Buren Charter Township



MCKENNA

August 5, 2020

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

Subject: RM (Multiple Family) District Amendment

Dear Commissioners:

We discussed a proposed amendment to the RM (multiple family district) at the regular Planning Commission meeting held on July 8, 2020. The amendment was to consider the addition of single family detached dwellings as a permitted use in the RM district, with density limitations.

Background. In early 2019, the Township received a request from Mr. Scott Jones to rezone a 13.6 acre parcel located at 41620 E. Huron River Drive from R-1C to RM zoning designation. The applicant has plans to construct single family detached condominiums on the property and is seeking the rezoning to be able to construct these homes at a higher density than is allowed under the R1-C zoning district. For reference the R1-C zoning district allows for the construction of single family homes at ~5 dwelling units per acre. The applicant is looking for a density of 6-7 dwelling units per acre.

After significant consideration, the Township amended the Master Plan to change the zoning on the subject site from R-1C to RM with limitations. This would achieve allowing the required density for the development and protect against any other potential uses allowed in the RM district which may not fit in this area (i.e. apartment complexes, etc.). Subsequent to the Master Plan Amendment, the next step is to amend the Zoning Ordinance. This change would not just benefit the applicant, but would also make some homes in the Township legal conforming structures.

Discussion

We had previously noted that the Master Plan amendment allowed for 6-7 dwelling units per acre which translates to lot sizes ranging from 7,260 square feet to 6,223 square feet. The Zoning ordinance currently allows for detached single family dwellings in lot sizes varying from 20,000 square feet to 8,400 square feet. Mr. Jones's proposed concept plan for the site translates to the higher end of density i.e., smaller lot size of 6,300 square feet. We presented 2 options for lot size and setbacks based on the density provision approved under the Master Plan.

Option A - Low Range Density (6.05 du/acre) – 7,200 square feet lot size/60' lot width/min. side yard 10 feet
Option B - High Range Density (6.91 du/acre) – 6,300 square feet lot size/45' lot width/min. side yard 5 feet

The Planning Commission after discussion directed us to provide details from a comparable development with small lot sizes, located in Canton Township, MI.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

○ 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

Cherry Hill Village. Located on the western end of Canton Township, CHV is a mixed use development (PRD) originally conceptualized in 1998.

Area: 338 acres with 11 tracts of land
Design: Village core with civic and commercial uses and high density residential units, surrounded by traditional neighborhoods and larger lot sizes in the outer Village Edge zone. The development is approved for 1,900 residential units.
Density: Varies. Village core area has density 12 dwelling units per acre; Village edge areas have density of 4-5 dwelling units/acre. The Village Edge is intended as a transition between core of Township owned properties and commercial properties that are both new and/or retrofitted for commercial use and single family residential areas planned for lower densities.
Types of lots: Estate Lots, Village lots, Duplex lots
Architecture: Strictly regulated but specific design recommendations for smaller lots. Smaller lots have all access mandated off a rear alleyway. Front setback is reduced but has porches.

Design Principles

The Cherry Hill Village Area is designated as an overlay district with specific standards set forth in Section 6.09 of the Zoning Ordinance. Specific requirements include elements such as:

Overall street design and layout shall be an integral component of site design. The street layout shall be a modified grid street pattern adapted to the topography, unique natural features and environmental constraints of the tract, as well as peripheral open space areas. The street layout shall take into consideration the location of the Village Core, open space areas, and significant vistas. A minimum of two interconnections with the existing public street system shall be provided where possible. Street widths and alignments shall be scaled to neighborhood size and be patterned after the character of existing residential streets.

Proposed development shall promote the creation of new neighborhoods that exhibit the characteristics and design features of traditional neighborhoods and are compatible with the scale and architecture of existing buildings in the Cherry Hill area. New developments shall reflect diversity in regard to the mixture of housing types, a mixture of housing styles, and a mixture of lot sizes and shapes.



Lot Sizes: The lots within Cherry Hill Village are of various sizes. The lot widths we have seen vary from 35 feet – 65 feet within the Core Area. However, all of the lots without exception have high standards of architecture.

Lot size - 60' x 90'



Lot Size - 55' x 120'



Lot Size - 60' x 117'



Lot Size – 46' x 95'



Lot Size – 43' x 105'



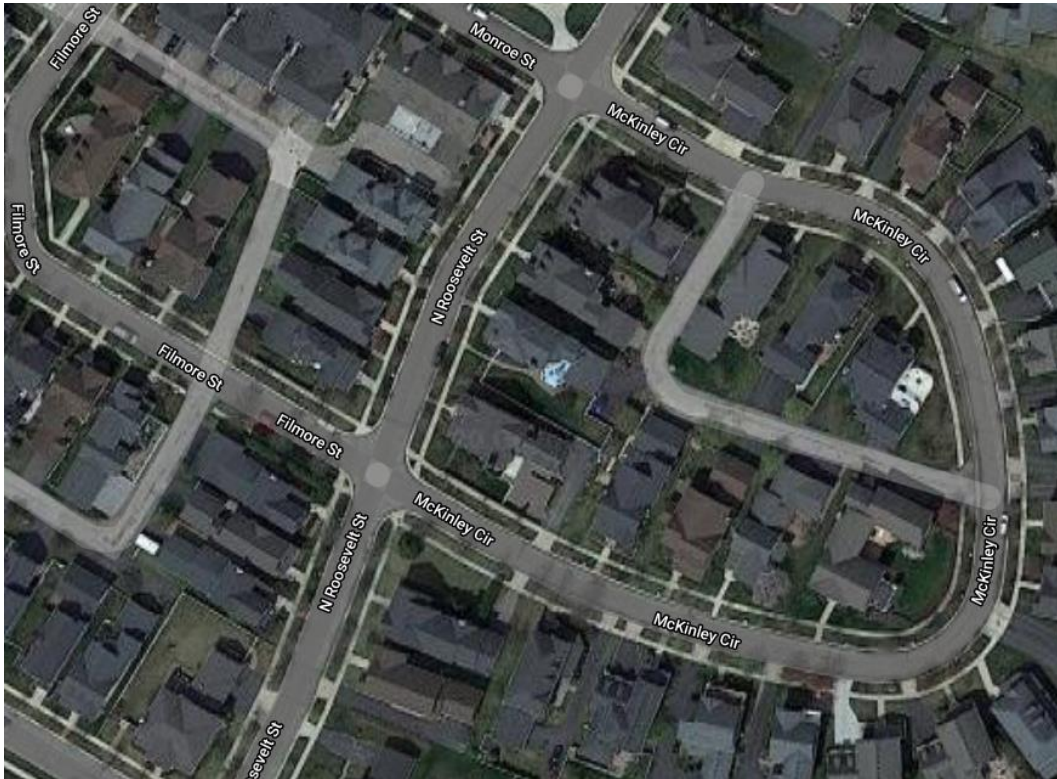
Lot Size - 40' x 121'



Lot Size - 35' x 116'



As seen from the images above, several of the parcels are much smaller in size than considered within our options A and B. However, the smaller lot size and width also mandates a garage in the rear of the dwelling only. The garages all have access from the rear via an alley network. The design is based on New Urbanism principles for creating walkable neighborhoods.



The information compiled provides an idea that smaller lot sizes are workable; however, they need attention to other details to truly be an asset to the community. We will be present at the meeting to answer any questions and provide any additional information the Planning Commission requires.

Respectfully,
McKENNA

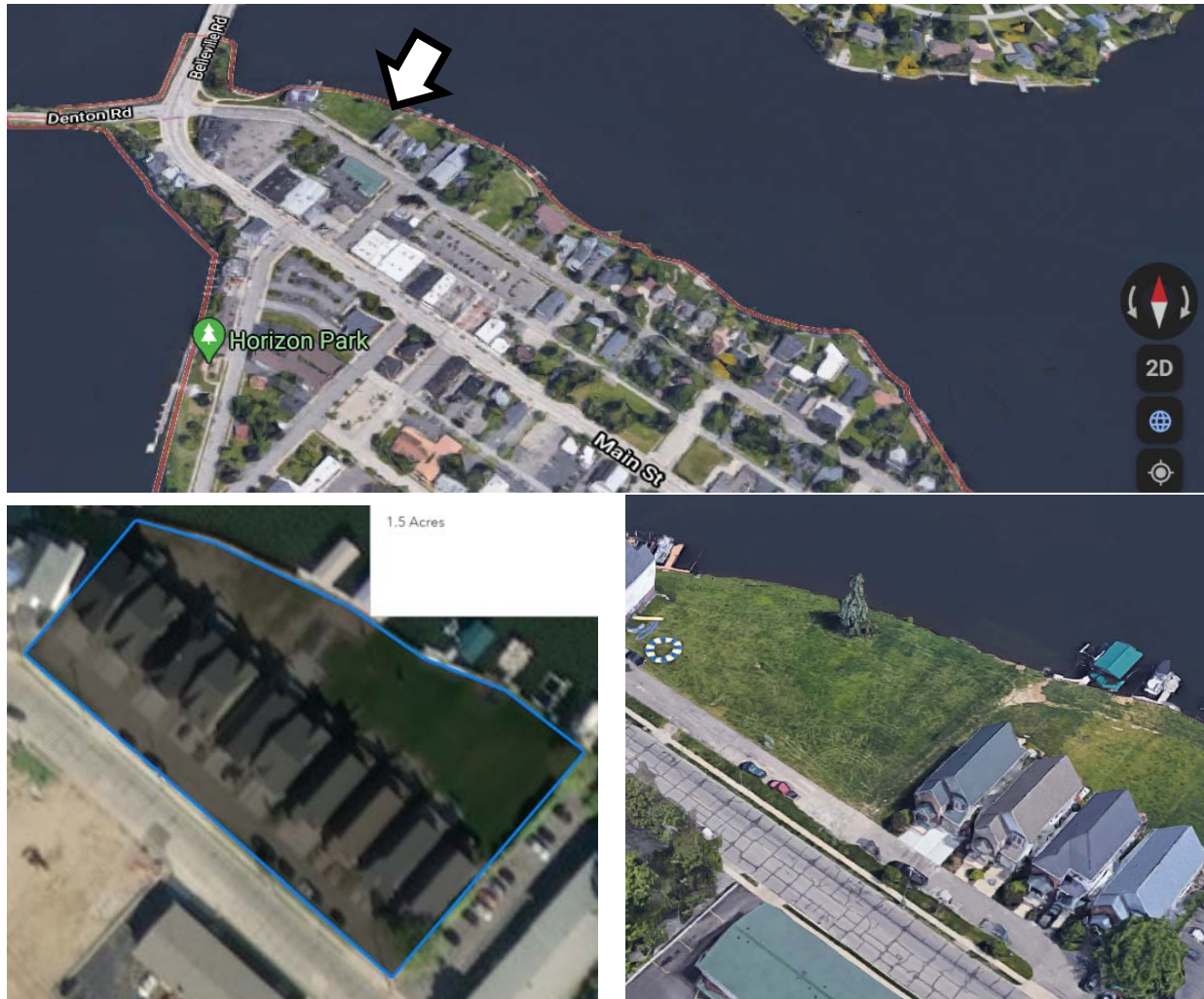
A handwritten signature in black ink, appearing to read "Vidya Krishnan". The signature is written in a cursive, flowing style.

Vidya Krishnan
Principal Planner

c: Matt Best, Van Buren Township Director of Public Services
Dan Power, Director of Planning and Economic Development



**Project Reference Information: Belleville Lake Development / Wayne County
Condominium Subdivision No. 664.**



- **Location:** On the north end of the City of Belleville, on the north side of Liberty Street between Belleville Road and Fifth Street
- **Area and Density:** +/- 1.5 acres with 10 dwelling units. Density: +/- 6.7 DU per acre.
- **Lot width and setbacks:** Overall width: +/- 350' (average width of 35'). Setbacks: +/- 7'.
- **Design and adjacent land use:** At the time of writing this analysis, original development plans or planning records were not found. The City of Belleville's 2005 future land use map identifies the area as a Lakefront Residential Future Land Use. The project area is also within the City of Belleville's Downtown Development Authority (DDA) boundary as of 2015.
- **Types of lots:** Single-family residential.
- **Architecture:** The project's architectural design includes a variety of styles of two-floor units. The units are pictured at the bottom of this memo. The average foundation area is 1,038.8 square feet. The average floor area is 2,423.4 square feet. The average attached garage size is 388.9-sq. ft.

**Project Reference Information: Belleville Lake Development / Wayne County
Condominium Subdivision No. 664.**

Within the referenced development, four (4) units were built in 2002, and the remaining six (6) units were built beginning in 2018. The project is in close proximity to a mix of housing types and densities, including single- and multi-family residential uses, as well as shops, offices and restaurants in Downtown Belleville. This includes the planned commercial and office development across the street on Main Street between Belleville Road and Fifth Street. Smaller lot sizes and relatively high-density detached single-family housing here can be complimentary to the relationship with a nearby traditional downtown if designed appropriately. Architectural and site design detail can be applied to make sure smaller lot sizes and high-density housing are an asset to the community. This project will be influenced by, and will to some degree influence, the continued growth and redevelopment of Downtown Belleville.

Table of Units

Unit Address	PN	Year built	Building Floor Area (-sq. ft.)	Foundation Size (-sq. ft.)	Attached Garage Size (-sq. ft.)
530 N LIBERTY ST	31 084 07 0014 000	2002	2,465	1,063	425
532 N LIBERTY ST	31 084 07 0013 000	2002	2,465	1,063	425
534 N LIBERTY ST	31 084 07 0012 000	2002	2,494	1,089	394
536 N LIBERTY ST	31 084 07 0011 000	2002	2,465	1,063	425
538 N LIBERTY ST	31 084 07 0010 000	2018	2,388	1,019	370
540 N LIBERTY ST	31 084 07 0009 000	2018	2,388	1,019	370
542 N LIBERTY ST	31 084 07 0008 000	2018	2,382	1,019	370
544 N LIBERTY ST	31 084 07 0007 000	2018	2,386	1,019	370
546 N LIBERTY ST	31 084 07 0006 000	2018	2,386	1,019	370
548 N LIBERTY ST	31 084 07 0005 000	2018	2,415	1,015	370

Source: City of Belleville Assessor website, 2020

Reference Photos



**Project Reference Information: Belleville Lake Development / Wayne County
Condominium Subdivision No. 664.**



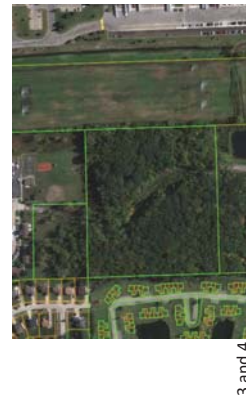
Zoning and Land Use Analysis – RM Zoning and Multi-Family Residential FLU

Key	Parcel	Development Name	Planned MFR	Zoned RM	Development Status		Area (acres)
					Developed	Undeveloped	
1	83 042 02 0012 000 (and adjacent)	River Park Condominiums	x	x	x		28
2	83 042 99 0001 002		X	X	X		29
3	83 042 99 0003 004		x	x		x	2.6
4	83 043 99 0001 001		x	x		x	12.5
5	83 043 01 0279 000 and adjacent		x	x	x		39.3
6	83 043 99 0001 004		x	x	x		25.8
7	83 043 99 0001 006		x	x	x		8.2
8	83 041 99 0001 002		x	x		x	59.4
9	83 078 99 0001 004		x	x	x		18.7
10	83 078 99 0001 006		x	x	x		6.2
11	83 078 99 0003 004		x	x	x		0.5
12	83 078 99 0001 002		x	x	x		13.4
13	83 077 99 0004 002		x	x	x		30.4
14	83 078 99 0001 005		x	x	x		5.6
15	83 078 99 0001 007		x	x	x		5
16	83 077 01 0044 000 and adjacent		x	x	x		13
17	83 077 99 0004 003		x	x	x		6.6
18	83 077 99 0004 001		x	x	x		6.3
19	83 077 99 0004 004		x	x		x	12
20	83 077 99 0004 005		x	x		x	17
21	83 077 99 0004 006		x	x		x	4
22	83 077 99 0004 009		x	x		x	0.6
23	83 077 99 0004 008		x	x		x	0.3
24	83 077 99 0002 002		x			x	30.6
25	83 077 99 0003 701		x		x		0.7
26	83 077 99 0003 702		x		x		0.4
27	83 077 99 0002 722		x		x		0.5
28	83 077 99 0002 005		x		x		0.5
29	83 077 99 0002 007		x			x	0.9
30	83 077 99 0002 010		x		x		0.4
31	83 077 99 0002 009		x		x		0.4
32	83 077 99 0002 721		x		x		0.4
33	83 077 99 0002 720		x		x		0.4
34	83 077 99 0002 719		x		x		0.4
35	83 077 99 0002 716		x		x		0.4
36	83 077 99 0002 725		x		x		0.5
37	83 077 99 0002 726		x			x	0.3
38	83 077 99 0002 714		x		x		0.4
39	83 077 99 0002 713		x		x		0.4

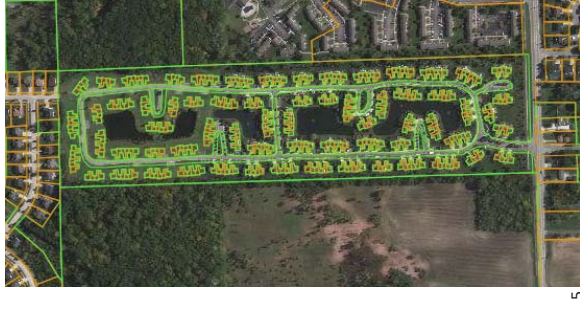
Zoning and Land Use Analysis – RM Zoning and Multi-Family Residential FLU

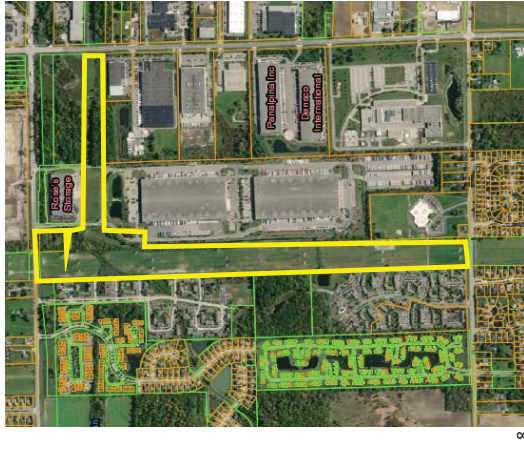
Key	Parcel	Development Name	Planned MFR	Zoned RM	Development Status		Area (acres)
					Developed	Undeveloped	
40	83 082 99 0011 000		x	x	x		9.6
41	83 081 99 0012 706		x	x	x		11.1
42	83 081 99 0012 705		x	x	x		10.2
43	83 081 99 0014 002		x	x	x		7.8
44	83 055 99 0002 000		x		x		0.5
45	83 055 99 0005 001		x		x		0.4
46	83 055 99 0005 002		x		x		0.7
47	83 055 99 0003 005		x		x		0.6
48	83 055 99 0003 006		x		x		0.6
49	83 055 99 0007 001		x	x		x	6.2
50	83 055 99 0006 001		x	x		x	0.9
51	83 055 99 0003 004		x	x	x		50.1
52	83 090 99 0010 006		x	x		x	6.1
53	83 090 99 0010 010		x	x		x	13.6
54	83 090 99 0008 700		x		x		2.8
55	83 056 99 0019 702		x	x	x		2
56	83 056 99 0019 001		x	x	x		17.7
57	Unknown		x	x	x		11.8
58	83 056 99 0013 000		x	x	x		3.1
59	83 056 99 0010 000		x		x		1.1
60	83 056 99 0008 000		x	x	x		10.2
61	83 089 99 0010 702		x			x	13.6
62	83 118 99 0033 701		x		x		35.9
63	83 118 99 0033 703		x		x		7.9
64	83 119 99 0001 702		x		x		54.3

Zoning and Land Use Analysis – RM Zoning and Multi-Family Residential FLU

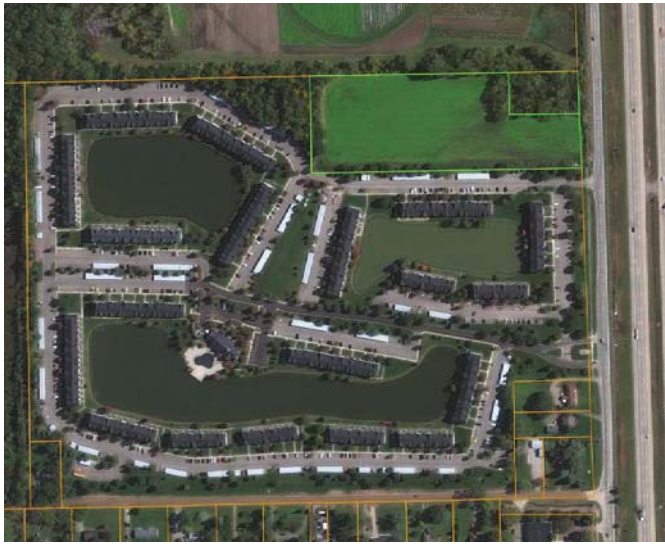


Zoning and Land Use Analysis – RM Zoning and Multi-Family Residential FLU





Zoning and Land Use Analysis – RM Zoning and Multi-Family Residential FLU



44-51

Zoning and Land Use Analysis – RM Zoning and Multi-Family Residential FLU



52-54



55-60



61



62-64



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: RM District and related Zoning Ordinance Amendments for new 6-7 unit per acre density
DATE: July 1, 2020

The Van Buren Township Planning Commission will be asked to consider zoning ordinance amendments which allow for a new categorization of detached single-family residential structures to be permitted in the RM-Multiple Family zoning district. This is a high-density category of detached single-family residential housing, relative to that typically enabled by single-family residential zoning districts. This land use concept is illustrated below:

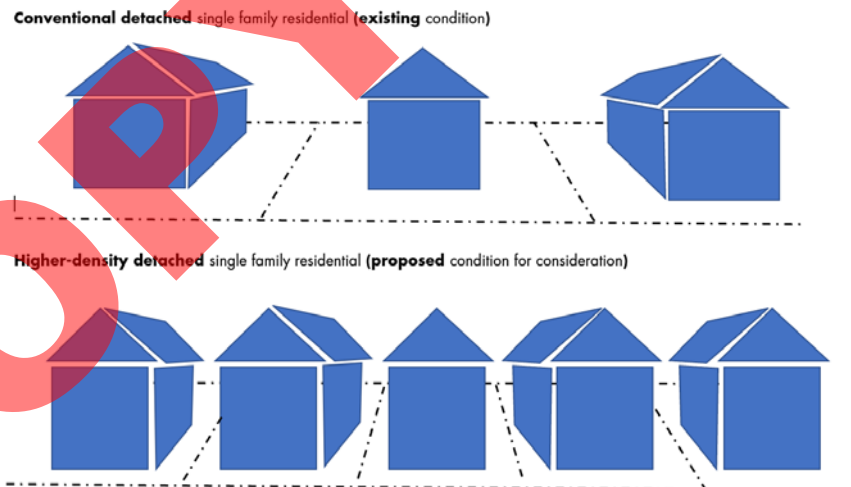
The Township's Principal Planner has provided a letter describing this topic in greater detail, along with a draft set of zoning ordinance text amendments for consideration.

This discussion is driven in part by a development project proposed at 41620 East Huron River Drive, for which conceptual plans are included in this packet.

The proposed land use type is also supported by the residential densities stated in the adopted Van Buren

Township South Side Master Plan and in the in-progress community-wide Master Plan. Its dimensions also speak to a density that is missing within our current zoning regulations. The Planning Commission also authorized a Master Plan amendment in 2019 that allowed for a specific property to be designated as Multiple Family Residential future land use with a density of 6-7 units per acre. Based on the identified gap in the current zoning and the basis in past planning efforts, it is now appropriate to consider an appropriate and feasible zoning mechanism to allow this type of land use at this density.

While this type of use may be considered a specific and limited portion of a Planned Residential Development (PRD), where increased density may apply in exchange for broader project benefits. However, a set of zoning ordinance amendments which address permitted land uses and dimensions within the RM – Multiple Family – zoning district would more broadly and robustly address this use type. We are therefore bringing forward two options for a set of zoning ordinance



text amendments for the Planning Commission's consideration. We specifically ask for the Planning Commission to consider allowing single-family detached dwellings at a density of 6-7 units per acre as a permitted land use by right in the RM, Multiple Dwelling Residential District and to contemplate dimensional requirements for these detached single-family dwellings.

Based on the outcome of this discussion, the Planning Commission should weigh the two options for future consideration.

I look forward to this discussion.

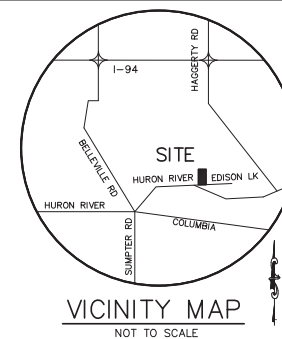
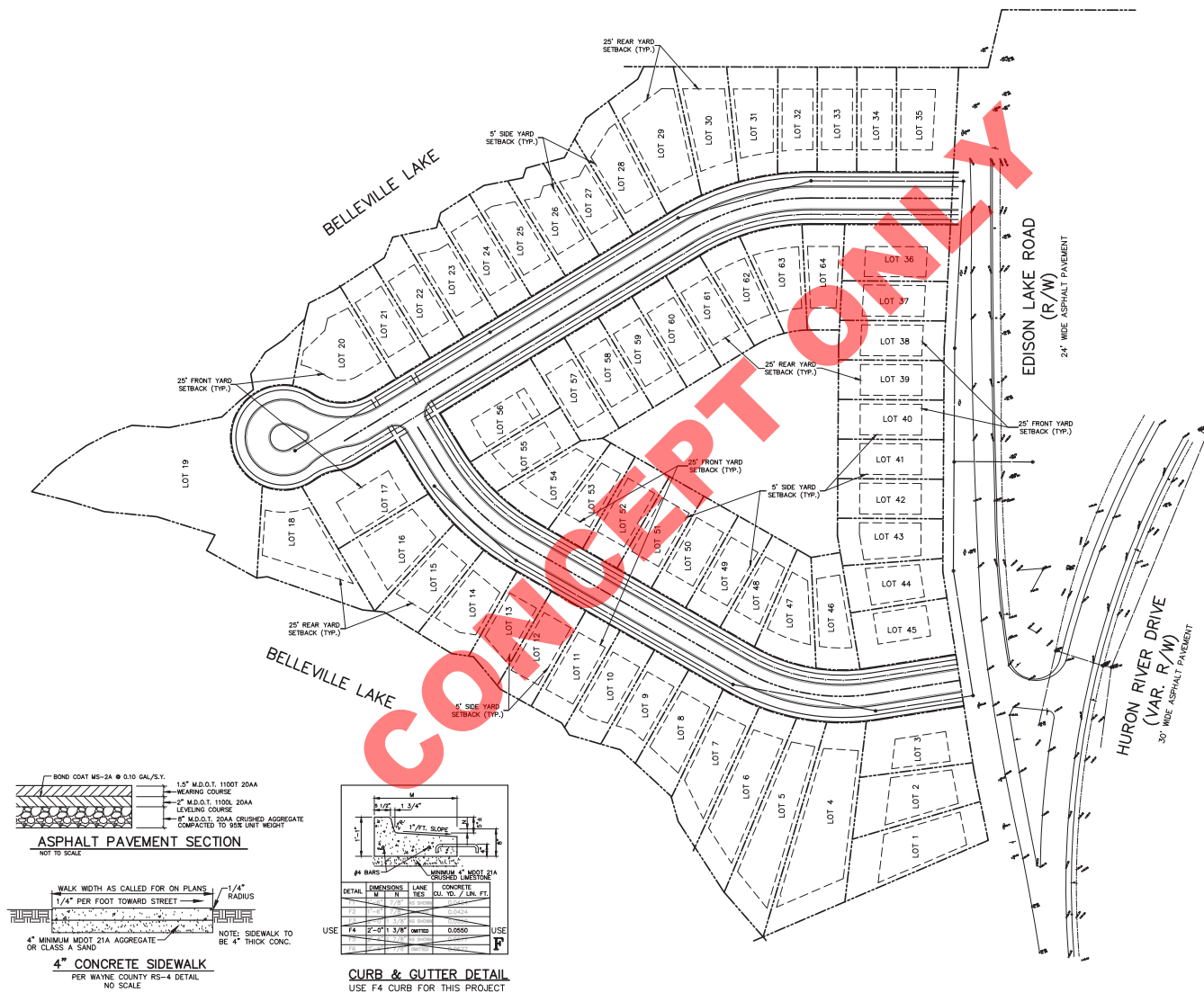
Sincerely,



Dan Power, AICP
Planning and Economic Development Director
Public Services Department
Charter Township of Van Buren

CC: Vidya Krishnan – Van Buren Charter Township Principal Planner / Planning Consultant – McKenna Associates
Matthew Best, M.S. - Public Services Director, Van Buren Charter Township

Exhibit A. Project Concept



HARDY
CIVIL DESIGN SERVICES LLC
4996 MOORE ST. WAYNE, MI 48184
(734) 756-2196
E-mail: khardy1964@hotmail.com

SITE PLAN

**BELLEVILLE CONDO SUB.
VAN BUREN TOWNSHIP
WAYNE COUNTY, MI**

SHEET No.	JOB No.	DRAWING No.	DATE	REVISIONS
1 of 2	2019-13	A- K.B. HARDY DRAWN BY: K.B. HARDY CHECKED BY: K.B. HARDY	02-19-20	REV.

Director Power presented his staff review letter dated 7-1-20, noting that in his letter it also referenced plan #1815, however the request is only for the #1546 ranch home model. Director Power displayed drawings of the plan #1546 home model with five (5) different elevations showing the front entry and side entry garage options. Staff recommends the Planning Commission approve the site plan amendment to the Country Walk development for the addition of the proposed plan #1546, to be built by Upland Homes, based on the following condition:

1. 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.

Commissioner inquired whether the homes will be located within the Country Walk Three Homeowners Association or the Country Walk Four Homeowners Association. The homes will be located in Country Walk Four Homeowners Association, Director Power will make a correction in his staff review letter.

Motion Boynton, Kelley second to approve Upland Homes request for an amendment to the approved Country Walk site plan for revised single-family architectural elevations, located in the Country Walk subdivision on the east side of Martinsville Road, north of Savage Road, subject to the recommendation in Director Power's staff review letter dated 7-1-20 along with the Country Walk Four Homeowners Association correction to the staff review letter.

Roll Call:

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

Nays: None.

Absent: Franzoi.

Motion Carried. (Letter attached)

ITEM #2: RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT AMENDMENTS.

Director Power presented his staff memo dated 7-1-20, the Planning Commission is being asked to consider zoning ordinance amendments which allow for a new categorization of detached single-family residential structures to be permitted in the RM, Multiple Family zoning district. Specifically to consider allowing single-family detached dwellings at a density of 6-7 units per acre as a permitted land use by right in the RM, Multiple Family zoning district and to contemplate dimensional requirements for these detached single-family dwellings. Director Power displayed a concept drawing for 41620 E. Huron River Drive for higher density detached single family dwellings, the example was provided by applicant, Scott Jones, as part of a rezoning request.

Vidya Krishnan of McKenna Associates presented her staff review letter dated 6-30-20. In early 2019, the Township received a request from applicant, Scott Jones, to rezone a 13.6 acre parcel located at 41620 E. Huron River Drive from R-1C to RM zoning designation. Mr. Jones plans to construct single-family detached condominiums on the property and sought the rezoning to be able to construct these homes at a higher density than is allowed under the R-1C district. After significant consideration, the Township amended the Master Plan to change the zoning on the subject site from R-1C to RM with limitations. This would achieve allowing the required density for the development and to protect against any other potential uses allowed in the RM district

which may not fit in this area (i.e. apartment complexes, etc.). Subsequent to the Master Plan Amendment, the next step is to amend the Zoning Ordinance by adding single family detached dwellings as a permitted use in the RM district with density limitations. The change will not just benefit the applicant, but would also make some homes in the Township legal conforming structures. The amendment suggests 2 options for lot size and setbacks based on the density provision provided under the Master Plan:

Option A: Low Range Density (6.05 du/acre) – 7,200 square feet lot size/60' lot width/min. side yard 10 feet.

Option B: High Range Density (6.91 du/acre) – 6,300 square feet lot size/45' lot width/min. side yard 5 feet.

The Commission is being asked to consider the lot size and setback options A and B and whether to keep the section 5.114 standards in place and applicable to any newly created detached single-family lots. The 5.114 standards pertain to connection with public utilities, complying with building codes and setting forth architectural requirements.

Commissioners inquired if the single-family detached condos would be similar to those of Cherry Hill Village in Canton, along with the 5.114 standards would the section also include development done under site condo rules, regarding 41620 E. Huron River Drive is the ground suitable to house all of these lots at this time and clarification on RM zoning with limitations. Vidya Krishnan of McKenna Associates informed the Commission that the development would be similar to Cherry Hill Village but slightly smaller, she will look into further comparisons for staff to bring back to the Commission. Yes, development done under site condo rules would be included. As for the ground suitability at 41620 E. Huron River Drive, this will be addressed early in the design process during preliminary site plan review. The limitation is for single-family detached dwellings, these would not be allowed to become an apartment complex. Commissioners liked the concept of having limitations that will not allow high rise buildings or multi-family dwellings, the inclusion of the 5.114 and 5.115 standards and agree they would like to see some comparisons to evaluate and give a recommendation.

Applicant, Scott Jones, gave clarification on his project. At this time he has 37 people interested. The single-family dwellings will be a 2-story concept and per his engineer, basements are not feasible on the property. The homes will be similar to what you see in downtown Belleville. Mr. Jones has applied for rezoning plus conditions and has provided a list of what those conditions would be.

ITEM #3: REVIEW OF VAN BUREN TOWNSHIP 2020 MASTER PLAN

Director Power gave a brief Master Plan update. The Planning Commission is requested to discuss a full draft of the 2020 Master Plan and consider forwarding a recommendation to the Township Board to release the full draft plan for 63-day review. The draft plan results from nearly three years of efforts, meetings and plan reviews. Public engagement workshops were held regarding this plan on October 2nd and October 3rd of 2019. Since that time, a complete draft of the plan has been drafted and refined in coordination with the Master Plan Steering Committee and Township staff.