

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, June 8<sup>th</sup>, 2022 – 5:30 PM  
Van Buren Township Hall  
46425 Tyler Road**

**Per guidance provided by the Wayne County Local Public Health Department for meetings of governmental bodies held under public act 228 of 2020, effective January 1, 2022, the following Zoom link is provided to enable remote participation in a meeting of the public body by the general public:**

When: Jun 8, 2022 05:30 PM Eastern Time (US and Canada)  
Topic: 6/8/2022 Van Buren Township Planning Commission Meeting

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/83982684324>

Or One tap mobile :

US: +13017158592,,83982684324# or +13126266799,,83982684324#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 839 8268 4324

International numbers available: <https://us06web.zoom.us/j/kc9SzK1Cbb>

**See the Van Buren Charter Township website for additional information regarding how to participate in a Zoom public meeting.**

**CALL TO ORDER:**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

**MINUTES:** Approval of minutes from the regular meeting of May 25, 2022.

**CORRESPONDENCE:**

**PUBLIC HEARING:**

**ITEM # 1: COBBLESTONE CREEK PHASE IV REVISION – PUBLIC HEARING**

**TITLE:** A request by applicant Infinity Acquisitions, LLC on behalf of owner C.A. Kime, Inc. for preliminary approval to amend a phase of attached condominium housing units within the 117.06-acre Cobblestone Creek Planned Residential Development (PRD) titled Cobblestone Creek Villas. Cobblestone Creek Villas is currently approved to include 104 attached housing units in 26 buildings. The proposed PRD as amended will include 96 units (including 44 units already constructed and 52 units proposed) in 25 buildings (including 12 two-story buildings already constructed and 13 single-story buildings proposed). A public

hearing for the request is required as required for a special land use, as the request is to be reviewed as a special land use per Sections 6.221(A), 6.119, and Article 12, Chapter 6 of the Van Buren Township Zoning Ordinance. The site is zoned R-1A (Single Family Residential District).

**LOCATION:** The site is located on the south side of Huron River Drive, east of Hoeft Road. The area subject to this request includes 6.88 acres located on Chinkapin Drive and Pinewood Lane between 13687 Pinewood Lane (parcel ID number V-125-83 114 02 0067 000) and 13957 Chinkapin Drive (parcel ID number V-125-83 114 02 0028 000).

**ACTION ITEMS:**

- A. Open public hearing.
- B. Public comment.
- C. Close public hearing.

**OLD BUSINESS:**

**NEW BUSINESS:**

**ITEM #1: COBBLESTONE CREEK PHASE VILLAS REVISION– SPECIAL LAND USE REVIEW**

**TITLE:** A request by applicant Infinity Acquisitions, LLC on behalf of owner C.A. Kime, Inc. for preliminary approval to amend a phase of attached condominium housing units within the 117.06-acre Cobblestone Creek Planned Residential Development (PRD) titled Cobblestone Creek Villas. The request is to be reviewed as a special land use per Sections 6.221(A), 6.119, and Article 12, Chapter 6 of the Van Buren Township Zoning Ordinance.

**LOCATION:** The site is located on the south side of Huron River Drive, east of Hoeft Road. The area subject to this request includes 6.88 acres located on Chinkapin Drive and Pinewood Lane between 13687 Pinewood Lane (parcel ID number V-125-83 114 02 0067 000) and 13957 Chinkapin Drive (parcel ID number V-125-83 114 02 0028 000).

**ACTION ITEMS:**

- A. Presentation by the Township staff.
- B. Presentation by the applicant.
- C. Planning Commission discussion.
- D. Public Comment.
- E. Planning Commission considers recommendation for special land use approval to Township Board of Trustees.

**ITEM #2: COBBLESTONE CREEK VILLAS REVISION – PRELIMINARY PLAN REVIEW**

**TITLE:** A request by applicant Infinity Acquisitions, LLC on behalf of owner C.A. Kime, Inc. for preliminary approval to amend a phase of attached condominium housing units within the 117.06-acre Cobblestone Creek Planned Residential Development (PRD) titled Cobblestone Creek Villas. The request is subject to preliminary and final condominium site plan recommendations to the Township Planning Commission and Board of Trustees per Sections 6.104 and 6.119 of the Van Buren Township Zoning Ordinance.

ACTION ITEMS:

- A. Presentation by the Township staff.
- B. Presentation by the applicant.
- C. Planning Commission discussion.
- D. Public Comment.
- E. Planning Commission considers recommendation of preliminary condominium site plan to Township Board of Trustees.

TITLE: A request by NC Designers on behalf of owner IS Real Estate LLC / Belleville Oil Company, Inc. for an extension of a preliminary site plan 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. Approval was granted on May 12, 2021.

ACTION ITEMS:

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

**ACTION ITEMS:**

- A. Presentation by the Township Staff and Consultants.
- B. Public comment.
- C. Planning Commission discussion.
- D. Planning Commission recommendation to schedule public hearing or to continue discussion at a later meeting.

Discussion to be held regarding and discussion of proposed text amendments to the Van Buren Township Zoning Ordinance to consider the addition of Section 3.121 (Sumpter Road Mixed Use District) and Article 6, Chapter 4 (Supplemental

Zoning District Standards – Sumpter Road Overlay District), and related amendments.

ACTION ITEMS:

- A. Presentation from Staff
- B. Planning Commission discussion
- C. Planning Commission recommendation to continue discussion at a future meeting.

**GENERAL DISCUSSION AND UPDATES**

**ADJOURNMENT:**



**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
May 25, 2022  
MINUTES - DRAFT**

Chairperson Kelley called the meeting to order at 5:31 p.m.

**ROLL CALL:**

**Present:** Jahr, Cullin, Atchinson, Barr and Kelley.

**Excused:** Budd.

**Staff:** Director Power and Secretary Harman.

**Planning Representatives:** McKenna Associates, Vidya Krishnan and Adam Cook (remote).

**Applicant(s) in Attendance:** Dennis Schultz for Ashley Capital.

**Audience:** Four (4).

**APPROVAL OF AGENDA:**

Motion Cullin, Jahr second to approve the agenda of May 25, 2022 as presented. **Motion Carried.**

**APPROVAL OF MINUTES:**

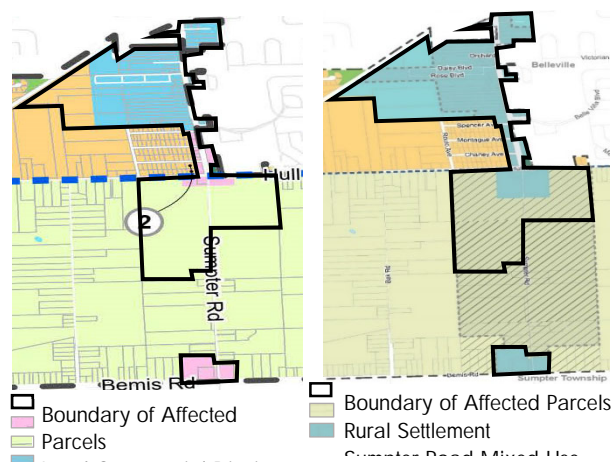
Motion Jahr, Cullin second to approve the regular meeting minutes of May 11, 2022 as presented.

**Motion Carried.**

**PUBLIC HEARING:**

**ITEM #1: SUMPTER ROAD CORRIDOR PLAN PUBLIC HEARING.**

THE CHARTER TOWNSHIP OF VAN BUREN HAS COMPLETED A DRAFT AMENDMENT TO ITS 2020 MASTER PLAN TO ADDRESS A SUB AREA LOCATED ALONG AND NEAR SUMPTER ROAD BETWEEN BEMIS ROAD AND INDUSTRIAL PARK DRIVE. CONSISTENT WITH THE PROVISIONS OF MICHIGAN PUBLIC ACT 33 OF 2008, AS AMENDED (THE MICHIGAN PLANNING ENABLING ACT), THE CHARTER TOWNSHIP OF VAN BUREN WILL HOLD A PUBLIC HEARING AND HEAR COMMENTS REGARDING THIS DRAFT MASTER PLAN AMENDMENT. THE PLAN INCLUDES AN AMENDMENT TO THE TOWNSHIP'S FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF PROPERTY AS SHOWN IN THE IMAGE TO THE RIGHT, TO SUMPTER ROAD MIXED USE DISTRICT.



**Motion Atchinson, Cullin second to open the public hearing. Motion Carried.**

Director Power gave a brief presentation and provided background of the Sumpter Road Corridor Plan. A lot of public comment has been received in the last year and half and Director Power wanted to make sure the Commission had the opportunity to hear from the residents present at the public hearing.

Resident who lives on a residential zoned lot adjacent to a C (commercial business) zoned lot with a non-conforming use, has been happy for the past several years with the current zoning in place. The resident is concerned with the mixed-use district zoning that allows for C-1, C-2 and light industrial zoning, feels it risks protection to her property and may cause additional traffic, noise and light. The Sumpter Road Corridor Plan is supposed to keep the land south of Hull Road rural. Resident feels the mixed-use zoning district does not retain a rural atmosphere and mixed-use zoning does not belong on shallow frontage lots that are adjacent to residential lots.

Land owner on the east side of Sumpter Road, south of Hull Road has concern with the goal to retain roadside drainage. The current drainage barely exists, being clogged and is virtually gone on the east side. The area is not prime farm land, there are only 2 farmers (not local) and the crops are corn and beans. The truck farming is gone. Property owner would like to see minimal public services in the area, a farmer had baled hay and tools stolen and no one lives there to monitor the area. Also expressed concern with having farming on main roads, traffic on Sumpter Road between Bemis and Hull Roads is very fast, farming equipment cannot be on main roads. Resident inquired about the cross hatch for the east side of Sumpter Road? Director Power informed that it would allow for some potential developments and he will provide the land owner with a copy of the Sumpter Road Corridor Plan after the meeting.

No comments from remote viewers.

**Motion Cullin, Jahr second to close the public hearing. Motion Carried.**

**ITEM #2: 22-022 – ASHLEY CROSSROADS DISTRIBUTION CENTER NORTH, LLC – REZONING REQUEST.**

**A REQUEST BY CROSSROADS DISTRIBUTION CENTER NORTH, LLC TO REZONE THE FOLLOWING PROPERTY FROM R-1B (SINGLE FAMILY RESIDENTIAL) TO M-1 (LIGHT INDUSTRIAL).**

**6690 HAGGERTY ROAD (PARCEL ID NUMBER 83-008-99-0009-000). THE SITE IS LOCATED ON THE WEST SIDE OF HAGGERTY ROAD, SOUTH OF VAN BORN AND NORTH OF ECORSE ROAD.**

**Motion Jahr, Cullin second to open the public hearing. Motion Carried.**

Director Power informed that there will be a report during the New Business item for Ashley Crossroads Distribution Center North, LLC. The public hearing is to receive public comments.

No comments from the audience or remote viewers.

**Motion Jahr, Cullin second to close the public hearing. Motion Carried.**

**NEW BUSINESS:**

**ITEM #1: 22-022 – ASHLEY CROSSROADS DISTRIBUTION CENTER NORTH, LLC – REZONING REQUEST.**

**A REQUEST BY CROSSROADS DISTRIBUTION CENTER NORTH, LLC TO REZONE THE FOLLOWING PROPERTY FROM R-1B (SINGLE FAMILY RESIDENTIAL) TO M-1 (LIGHT INDUSTRIAL).**

**6690 HAGGERTY ROAD (PARCEL ID NUMBER 83-008-99-0009-000). THE SITE IS LOCATED ON THE WEST SIDE OF HAGGERTY ROAD, SOUTH OF VAN BORN AND NORTH OF ECORSE ROAD.**

Director Power deferred to Principal Planner Vidya Krishnan of McKenna Associates for presentation of her review.

Vidya Krishnan of McKenna Associates presented her review letter dated 5-13-22. The rezoning request is in tandem with a previous application for the rezoning of multiple parcels in the same area. The parcel's immediately to the north and south are already rezoned to M-1. There is currently no plan to use the parcel, the rezoning request for consistent zoning and Ashley Crossroads Distribution Center North, LLC owns all of the vacant parcels in that area. The application to rezone the subject site from R-1B to M-1 meets all standards of Section 12.504(A) through (L) of the Zoning Ordinance. Therefore, McKenna Associates recommends the Planning Commission recommend approval of the requested amendment to the Zoning Map to rezone the subject property from R-1B to M-1 designation to the Township Board of Trustees.

Dennis Schultz of Crossroads Distribution Center North, LLC is looking forward to wrapping up the rezoning and moving forward. Mr. Schultz was available to answer any questions.

No questions or comments from the Commission, audience or remote viewers.

**Motion Jahr, Barr second to recommend approval to Township Board of Trustees for the requested amendment to the zoning ordinance made by the applicant, Crossroads Distribution Center North, LLC to rezone the property located at 6690 Haggerty Road, parcel number 83-008-99-0009-000 from R-1B (single family residential) to M-1 (light industrial), based on the analysis and subject to the conditions in the McKenna Associates review letter dated 5-13-22 and Director Power's staff review letter dated 5-20-22.**

**Roll Call:**

**Yeas: Cullin, Barr, Atchinson, Jahr and Kelley.**

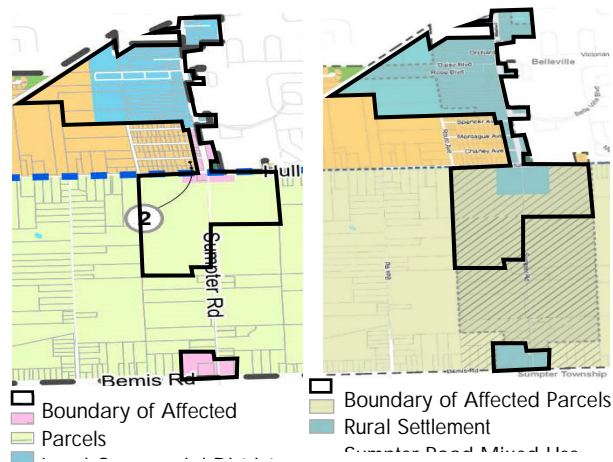
**Nays: None.**

**Excused: Budd.**

**Motion Carried. (Letters Attached)**

**ITEM #2: DISCUSSION: SUMPTER ROAD CORRIDOR PLAN.**

THE CHARTER TOWNSHIP OF VAN BUREN HAS COMPLETED A DRAFT AMENDMENT TO ITS 2020 MASTER PLAN TO ADDRESS A SUB AREA LOCATED ALONG AND NEAR SUMPTER ROAD BETWEEN BEMIS ROAD AND INDUSTRIAL PARK DRIVE. CONSISTENT WITH THE PROVISIONS OF MICHIGAN PUBLIC ACT 33 OF 2008, AS AMENDED (THE MICHIGAN PLANNING ENABLING ACT), THE CHARTER TOWNSHIP OF VAN BUREN WILL HOLD A PUBLIC HEARING AND HEAR COMMENTS REGARDING THIS DRAFT MASTER PLAN AMENDMENT. THE PLAN INCLUDES AN AMENDMENT TO THE TOWNSHIP'S FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF PROPERTY AS SHOWN IN THE IMAGE TO THE RIGHT, TO SUMPTER ROAD MIXED USE DISTRICT.



Director Power gave the presentation, thanking the Commission, Township Board, neighboring communities and residents for their feedback. The Sumpter Road Corridor Plan has gone through the 42-day review period and the public hearing was the next step in the review process. A lot of good feedback has been received, he is reviewing the feedback and addressing minor changes with Vidya Krishnan and Adam Cook of McKenna Associates. Director Power would like the Commission to hold off on any final recommendation until a later date. Director Power discussed the following minor changes that are in process:

- Minor formatting issues (font size).
- Designating lot frontage, primary lots.
- Updating the renderings for clarity, especially the shallow frontage lots.
- Having the “Workshop” building type be a special land use.
- Showing dashed lines for future potential road extensions instead of straight lines.
- Identifying dashed lines versus straight lines on the map.
- Clarify hatched lines on map, they are design guidelines for residential growth.
- Clarify landlocked lots, maybe designating them as secondary lots.
- Clarification on deep frontage lots, what happens when they are split, need to further define.

Director Power encourages further discussion and will bring back changes for further discussion at a later meeting.

Commissioners had the following questions and comments:

- Commissioner Jahr thanked the members of the public for attending the meeting and for providing written comments. The comments provided a detailed description of their concerns. Commissioner is respectful of the rural qualities of the area. Residents comments are very important when reviewing the details of the ordinance over the next several weeks, considering what types of uses are permitted and not permitted, it is critical to get that right. The Commission will be looking very closely at those items. The vision for the corridor is good, on the right track, now the Commission will review the details of the text amendment.
- Commissioner Cullin discussed the tremendous amount of traffic along the Sumpter Road corridor and wants to make sure that we have some sort of direction moving forward. Being careful as to what happens with the corridor, the handling of traffic, the way it looks and taking into account the concerns of the existing residents. The traffic already can cause a lot of problems, want to minimize that especially along Sumpter Road.
- Commissioner Kelley thanked the residents again for their comments. The Commission has the original draft, will work on the review of text and wording and will not take action on this item at this time. Staff and the Commission will continue to work on addressing public comments and concerns as they are received.

No questions or comments from the audience or remote viewers.

**ITEM #3: DISCUSSION: SUMPTER ROAD MIXED USE ZONING DISTRICT (SRMU) AND SUMPTER ROAD OVERLAY DISTRICT (SROD).**

**FOLLOWING A WORK SESSION BY THE PLANNING COMMISSION AT THEIR REGULAR MEETING ON MARCH 23<sup>RD</sup>, THIS MEETING WILL INCLUDE AN UPDATE REGARDING THE DISCUSSION OF PROPOSED TEXT AMENDMENTS TO THE VAN BUREN TOWNSHIP ZONING ORDINANCE TO CONSIDER THE ADDITION OF SECTION 3.121 (SUMPTER ROAD MIXED USE DISTRICT) AND ARTICLE 6, CHAPTER 4 (SUPPLEMENTAL ZONING DISTRICT STANDARDS – SUMPTER ROAD OVERLAY DISTRICT) AND RELATED AMENDMENTS.**

Director Power gave a brief presentation. The Planning Commission first reviewed a version of the Sumpter Road Mixed Use text amendment at their 3-23-22 meeting and had a more involved discussion at the 4-13-22 meeting. Director Power received a number of comments from Commissioners and summarized what has been done since the last discussion:

- A drive-thru is still not listed by right, special land use or as a permitted use.
- Table has a comment that was added, at the discretion of the Planning Commission additional unlisted uses may be listed and may be subject to special land use approval at the discretion of the Planning Director. The comment allows room for modification.
- The addition of a new definition for Artisanal/Cottage manufacturing, speaks to small scale manufacturing such as blacksmithing.
- There was a question as to the City of Belleville adjacent zoning districts, Director Power displayed a table with the use types that has been added.
- 10-foot side yard setback requirement with allowance for the Planning Commission to make modification, for with certain building types.

- Received a lot of feedback about the adjacency of higher intensity uses next to existing residential. Added language includes protections that restrict anything labeled as an industrial use being located within 200 feet of an existing dwelling unless a modification is justified and approved by the Planning Commission. Similarly, within 100 feet of an existing dwelling for the C (Commercial Business) Districts.
- Greenbelt adjacency requirements will be clarified.
- Line added for walk up window at restaurants added.

Director Power intends to send out (one) 1 more email with the latest draft in the next couple days and asked Commissioners to provide feedback. No recommendations at this time, Commissioners are to continue to look at the plan and the amendments.

Commissioner was glad to see that greenbelt and zoning adjacency language was added in, screening language may also need to be considered. Commissioner inquired that if there was a conflict with a table in the ordinance, will there be a clause? Vidya Krishnan confirmed there will be a severability clause at the end of the ordinance. Mrs. Krishnan also informed that some of the changes made were to build in flexibility.

No comments from the audience or remote viewers.

#### **GENERAL DISCUSSION:**

Director Power informed that there will be a meeting on June 8<sup>th</sup>, with the public hearing for Cobblestone Creek Villas, Infinity Homes.

Director Power provided a brief update on the shipping containers located in the Meijer parking lot. There are preparing for two (2) phases of work, interior renovation to the store in phase 1 and a pharmacy drive-thru addition and renovation to the gas station in phase 2. The Commission will have special land use and site plan reviews prior to phase 2.

Resident is happy seeing all the work on the Sumpter Road Corridor Plan and would like to see work in the future on a Rawsonville Road Corridor Plan. Also, if the Lakewood Shopping Plaza were to redevelop in the coming years, some parameters should be set as to what can be developed there.

#### **ADJOURNMENT:**

**Motion Jahr, Cullin second to adjourn the meeting at 6:33 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary

# PLANNING & ZONING APPLICATION

Case number \_\_\_\_\_

Date Submitted \_\_\_\_\_

## APPLICANT INFORMATION

Applicant Infinity Acquisitions, LLC Phone 248-449-8084  
 Address 42400 Grand River Ave #112 Fax 248-449-8134  
 City, State Novi, MI Zip 48375  
 E-mail LThomas@infinityhomescorp.com Cell Phone Number \_\_\_\_\_  
 Property Owner C.A. Kime Inc. Phone \_\_\_\_\_  
 (if different than applicant)  
 Address 175 Vendome Fax \_\_\_\_\_  
 City, State Grosse Pointe Park Zip 48236  
 Billing Contact Liz Thomas Phone 248-449-8084  
 Address 42400 Grand River Ave #112 Fax \_\_\_\_\_  
 City, State Novi, MI Zip 48375

## SITE/PROJECT INFORMATION

Name of Project Cobble Stone  
 Parcel Id No. V125-83-0000 See attached Project Address \_\_\_\_\_

### Attach Legal Description of Property

Property Location: On the \_\_\_\_\_ Side of \_\_\_\_\_ Road; Between \_\_\_\_\_ Road  
 and \_\_\_\_\_ Road. Size of Lot Width \_\_\_\_\_ Depth \_\_\_\_\_

Acreage of Site \_\_\_\_\_ Total Acres of Site to Review \_\_\_\_\_ Current Zoning of Site \_\_\_\_\_

Project Description: Currently The property is approved for 2 story  
aplex townhouse style condos. We are proposing single  
family attached ranch style condos.

Is a re-zoning of this parcel being requested? NO YES (if yes complete next line) NO

Current Zoning of Site \_\_\_\_\_ Requested Zoning \_\_\_\_\_

## SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) NO

Section of Zoning Ordinance for which you are applying \_\_\_\_\_

Is there an official Woodland within parcel? NO. Woodland acreage N/A

List total number of regulated trees outside the Woodland area? N/A Total number of trees N/A

Detailed description for cutting trees N/A

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

## OWNER'S AFFIDAVIT

CURTIS A. KIME

Print Property Owners Name

Curtis A. Kime

Signature of Property Owner

12/10/21  
Date

STATE OF MICHIGAN  
COUNTY OF WAYNE

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

10 day of DECEMBER 2021  
[Signature] Notary Public, OAKLAND County, Michigan My Commission expires 9/21 2028  
 Rev 1/12/06



## MEMO

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TO: Van Buren Township Planning Commission  
FROM: Dan Power– Director of Planning and Economic Development  
RE: Case 21-044 – Cobblestone Creek Villas PRD Amendment  
DATE: June 3, 2022

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The Planning Commission will review the request by applicant Infinity Acquisitions, LLC on behalf of owner C.A. Kime, Inc. for preliminary approval to amend a phase of the 117.06-acre Cobblestone Creek Planned Residential Development (PRD) titled Cobblestone Creek Villas. The site is zoned R-1A (Single Family Residential District) and is located on the south side of Huron River Drive, east of Hoeft Road.

The Cobblestone Creek Villas phase of the broader Cobblestone Creek PRD is a phase of attached condominium housing units which is currently approved to include 104 attached units in 26 buildings. The proposed PRD as amended will include 96 units (including 44 units already constructed and 52 units proposed) in 25 buildings (including 12 two-story buildings already constructed and 13 single-story buildings proposed). The area subject to this request includes 6.88 acres located on Chinkapin Drive and Pinewood Lane between 13687 Pinewood Lane (parcel ID number V-125-83 114 02 0067 000) and 13957 Chinkapin Drive (parcel ID number V-125-83 114 02 0028 000).

This project will be a general revision to a previously approved Planned Residential Development (PRD). Per Section 6.221(A) of the Van Buren Township Zoning Ordinance, a PRD may be revised in accordance with the approval procedures for a PRD, which includes proceeding in the same manner as other special use applications. Special land use applications require a public hearing per the procedures outlined in Article 12, Chapter 6 of the Van Buren Township Zoning Ordinance.

In addition to comments offered by other staff, I offer the following **procedural comments** and miscellaneous **conditions** to assist the Planning Commission in making a determination regarding the requested modifications.

### **Procedural comments: PRD and Condominium Requirements and First Meeting Actions**

**PRD Requirements.** As a general revision to an approved PRD, this project will require the following, based on the procedures outlined in Section 6.221(A) (Revisions to Approved Plans) and 6.219 (Approval Procedures) of the Township Zoning Ordinance:

- Determination of eligibility.
- Approval of preliminary plan and modifications.
- Approval of final plan and modifications.



Approval of a PRD application shall proceed in the same manner as other special use applications, including holding a public hearing, recommendation by the Planning Commission and approval by the Township Board of Trustees pursuant to Article 12, Chapter 3.

**Condominium requirements.** The project is also a **condominium** and is therefore subject to the approval procedures listed in Article 6, Chapter 1 of the Van Buren Township Zoning Ordinance. The area being altered by the applicant is proposed to be separated into its own 6.88-acre condominium site. Per Section 6.104 of the Van Buren Township Zoning Ordinance, the project is subject to site plan review.

For the Planning Commission's information, "condominium" and "PRD" terminology speak to two different aspects of a single project. "Condominium" speaks to a type of land division, distinct from a simple "metes-and-bounds land division" or a "plat", which results in multiple owners of building units within a development holding some or all of the surrounding land and site infrastructure in common ownership. Condominiums are often but not always PRDs. PRD refers to a zoning option by which a development site can achieve modifications to certain zoning requirements by meeting certain criteria that contribute to the overall quality and cohesion of the project.

**First Meeting Actions.** The Planning Commission will have three (3) key requests at their first meeting regarding this revised project:

1. Hold a public hearing as required under Sections 6.221(A), 6.219, and.
2. Consider recommending special land use approval to the Board of Trustees as required under Sections 6.221(A), 6.119, and Article 12, Chapter 6.
3. Consider recommending preliminary plan approval as required under Sections 6.104 and 6.219.

## Conditions

In addition to the other staff comments included in this packet, I offer the following recommended conditions of preliminary plan approval, which are based on general zoning requirements for attached condominium units, discussions with the Township Fire Marshal regarding fire access, and procedural requirements for condominium projects:

- Prior to final plan approval, a written response from the Director of Planning, Township attorney, Township engineer and Township planner regarding the adequacy of the master deed, deed restrictions, utility systems and street, development layout and design and compliance with all requirements of the condominium act and Township Zoning Ordinance will be provided to the Planning Commission, per Section 6.110 of the Van Buren Township Zoning Ordinance.
- As part of the final plans, master deed, and amended PRD Agreement for the project, mailboxes and fire hydrants shall be placed on the same side of the street, and on street parking shall be limited to only the one (1) side of the street opposite these items.
- Per Section 6.113 (Attached Residential Condominium Units), the attached units must comply with all applicable requirements of Section 5.116 (Dwelling, Single-Family Residential Attached).

- Final plan and engineering approval are subject to the approval of the Township Engineer.

I look forward to assisting with this review. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dan Power".

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

CC: Rino Soave and Liz Thomas, Infinity Acquisitions, Inc.



**MCKENNA**

May 11, 2022

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

**Subject: VBT-20-044 Cobblestone Creek Villas PRD Amendment Site Plan Review #2;  
Revised Site Plans Dated April 15, 2022.**

Dear Commissioners:

The applicant, Infinity Homes is seeking to amend an existing PRD agreement for Cobblestone Creek Condominiums. The original condominium project received site plan and PRD approval in 2004 for the construction of a total of 258 units. The subject site has a total area of 117.06 acres, is zoned R-1A (Single Family Residential) district and located on the south side of Huron River Drive, east of Hoeft Road.

The site condominium development also received special land use approval to be located in the R-1A district per §7.02. A (old section number) of the Zoning Ordinance. Over the years the condominium was built upon but not completed. At this time Infinity Homes is proposing to add several structures to the development and requesting an amendment to the originally approved PRD. Our comments are as follows (items requiring changes or additional information are underlined):

## **COMMENTS**

1. **PRD Eligibility and Layout.** Planned Residential Developments are permitted in the Township to encourage the use of land in accordance with its natural features and characteristics, to encourage innovation in land use planning, to provide recreational opportunities for the people of the Township, and to preserve rural features of the Township. In order to qualify for consideration as a PRD, the development must demonstrate innovative land use and site design and provide recognizable benefits to the people of the Township.

The originally approved plan included 154 detached and 104 attached units for a total of 258 units. The 104 detached units were split into Phases I and III spread out over 26 buildings, while the attached units were designated as Phase II. At this time only 12 of the buildings with 44 units have been constructed. ***The applicant proposes to construct a total of 52 units within 13 buildings, reducing the overall density by 8 units.***

Chapter 2, Article 6 of the Zoning Ordinance outline the procedure for approval of PRD's. Per Section 6.219 and 6.221, approval of the amended PRD must follow the site plan and special land use approval procedures, unless the Planning Commission finds that the proposed changes constitute "minor changes" and thereby qualify for just site plan approval. The changes to the number of units and some additional deviations being sought are significant enough to constitute a major change requiring Planning Commission approval. Our comments on the proposed PRD amendment/special land use process are noted in a letter under separate cover.

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

○ 248.596.0920  
F 248.596.0930  
**MCKA.COM**

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2. At the time of original plan approval, a minimum of 30% of the gross site area of a PRD was required to be preserved as permanent open space. The approved plan has 47.75 acres or 40.8% of dedicated open space on the site, which was mostly developed as an amenity connected through pedestrian pathway system. Per the amended plan the new 'area of development includes 6.88 acres, 41% (2.82 acres) of which is to be preserved as open space. This meets the minimum requirements previously established.
3. **Density.** The original PRD density calculations indicate 203 units would be permitted under conventional zoning (R-1A), and that up to 264 units may be permitted with the maximum allowed 30% density bonus. The approved plan with 258 units was within the 30% allowable bonus. The proposed amendment with 250 units, reduces the density further. A notation on the revised density bonus percentage must be included on the amended plan.
4. **Required Information.** Details required per Section 12.203 of the Zoning Ordinance has been noted.
5. **PRD Items.** The following PRD related items must be addressed:
  - a. Minimum required setback along an internal private road is 25 feet. Proposed building 8, 4 and 5 do not comply. The list of deviations listed on Sheet 1 references only building #8 with justification for requesting the deviation. The 25 foot setback requirement is for any yard, not just the front yard. The note must be revised to include building 4 and 5 and justifications for those too.
  - b. The minimum required floor area for units in the R-1A district is 1,800 sq. ft. At the time of original plan approval, most of the units complied with this requirement. A deviation was granted for some units to be 1,689 sq. ft (the minimum permitted). The applicant's proposal includes proposed unit sizes with area of 1,633 sq. ft and 1,266 sq. ft unit. The applicant is seeking a deviation.
  - c. Clarify if any additional deviations are being sought.
6. **Stormwater Detention and Engineering issues.** The proposed amendment to the PRD plan must comply with all requirements of Wayne County (if any) and the Township Engineer.
7. **Roads and Access.** The proposed PRD amendment does not alter the layout of streets within the approved PRD. A traffic study was required and approved as part of the original PRD approval. The reduction in the number of overall units does not necessitate a new traffic impact study.
8. **Sidewalks and Pedestrian Circulation.** The approved plan included 5-foot-wide sidewalks along both sides of all streets in the development. There is currently a partial sidewalk along the frontage of the buildings already constructed. The amended site plan notes a new 5' wide sidewalk along the frontage of the remaining internal roads abutting the new proposed buildings.
9. **Master Deed, Bylaws, and PRD Agreement.** The applicant has not submitted the required condominium and amended PRD documents at this time. The applicant must submit an amended Master Deed and PRD agreement for review prior to any approvals being granted.
10. **Landscaping.** The revised plan set submitted at this time includes detailed landscaping plans showing trees, shrubs and ornamental plantings in all the common/open spaces area, trees along the street frontages and landscaping specific to each building. No removal of any vegetation is proposed as part of the plan and the existing tree cover along the perimeter is to be maintained as is. While the applicant has



not provided a comparison with the originally approved landscape plan, the plan submitted at this time includes significant plantings to render an attractive appearance to the development. The plan includes a landscape maintenance agreement which references the "owner" as responsible for maintenance of all landscaping. Clarify the entity being referenced as "owner".

11. **Architecture.** The applicant has submitted architectural details for the proposed 4- and 6-unit buildings with floor plans. The proposed units are mostly single story with partial second story including just a bedroom. The external appearance of the structures is a ranch-style appearance.

Per Section 6.206 (B)(5) eighty percent (80%) of the front façade wall (excluding windows, doors, related trim) shall be faced with brick or stone, and all other exterior walls shall be faced with brick or stone from the finished grade to the top of the first story wall. The proposed elevation show the front façade of the structure constructed almost entirely of brick with cedar shake and vinyl siding above the decorative garage doors. The side and rear elevations include brick for the entire first story height and vinyl siding for the partial second story. The proposed architecture provides a different type of housing unit for those desirous of have living areas in a single floor. We recommend the incorporation of gable vents above the garages to create some detail in the expanse of siding.

The original approval plan included side entry garages on every building. The proposed layout does not accommodate any side entry garages. Per original condominium approval, at least 30% of all units must have side-entry garages. We had previously recommended that the end units be provided with side entry garages to maintain consistency with the buildings already constructed; however, there is no such design proposed or explanation provided for non-compliance. The applicant will need a deviation from this standard too.

12. **Woodland/Tree Preservation.** The portion of the site that is under consideration for this amendment has no trees as seen on aerial images.

## RECOMMENDATION

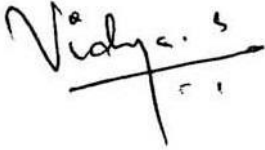
The existing PRD has remained incomplete for a long time. The applicant's proposal to complete the development by building additional units which will serve a specific market, completing the sidewalk network and installing landscaping is welcome. However, some of the site design items relative to amending the original PRD remain to be addressed. Therefore, we recommend approval of the preliminary amended PRD plan for the Cobblestone Creek Villas, subject to the following conditions:

1. Notation that setback deviation being requested for building 4 and 5 with justification.'
2. Submission of amended Master Deed and Bylaws for review.
3. Clarification regarding landscape maintenance.
4. Addition of architectural gable vent to the front faced of all units.
5. Submission of a plan showing provision of side entry garages as recommended above or notation of a deviation with explanation for why compliance cannot be achieved.
6. Revised PRD agreement.





Respectfully,  
**McKENNA**



Vidya Krishnan  
Senior Principal Planner

cc: Dan Power, Director of Planning and Economic Development  
Paul J. Kammer, FTCH, Township Engineers  
Andy Leneghan, Van Buren Township Fire Marshal





**MCKENNA**

May 11, 2022

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

**Subject: VBT-21-044 Cobblestone Creek Villas PRD Amendment; Preliminary PRD Plan  
Special Land Use Review; Revised Site Plans Dated April 15, 2022.**

Dear Commissioners:

The applicant, Infinity Homes is seeking to amend an existing PRD agreement for Cobblestone Creek Condominiums. The original condominium project received site plan and PRD approval in 2004 for the construction of a total of 258 units. The subject site has a total area of 117.06 acres, is zoned R-1A (Single Family Residential) district and located on the south side of Huron River Drive, east of Hoeft Road.

The site condominium development also received special land use approval to be located in the R-1A district per §7.02. A (old section number) of the Zoning Ordinance. Over the years the condominium was built upon but not completed. At this time Infinity Homes is proposing to add several structures to the development and requesting an amendment to the originally approved PRD. Per section 6.221 and 6.219, an amendment to a PRD shall be processed in the same manner as a special land use. Our comments are as follows (items requiring changes or additional information are underlined):

### **Special Land Use Review Comments**

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

- 1. Will promote the use of land in a socially and economically desirable manner for those persons who will use the proposed land use or activity; for those landowners and residents who are adjacent; and for the Township as a whole.**

The Cobblestone Creek PRD was originally approved in 2004; however, owing to the housing recession in 2008, the development was never completed. The attached dwelling units portion of the site to be constructed as Phase 2 remained unfinished with only 12 of 26 buildings completed. While the street network was laid out, the sidewalk network, landscaping and other site design elements remained incomplete, affecting the value of the homes that had already been built. The proposed amended PRD at this time aims to complete the development by constructing 52 units within 13 additional buildings. The proposed PRD amendment use will promote the use of the land in a socially and economically desirable manner by providing for a different style of housing in the Township. The completing of the remaining site improvements in the form of sidewalk connections, utilities, landscaping enhancement will make the homes economically viable.

- 2. Is necessary for the public convenience at that location.**

The Cobblestone Creek development is located on the south side of the Township within an R-1A zoned area. The proposed residential development is in keeping with the previously approved PRD for the area. The site is located off Huron Drive and has close and convenient location to Belleville Road, the Township's main commercial corridor.

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

O 248.596.0920  
F 248.596.0930  
**MCKA.COM**

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**3. Is compatible with adjacent uses of land.**

The proposed PRD amendment includes different style of units, but the attached residential unit style remains the same as the originally approved PRD. The area abutting the larger PRD has other single family attached and detached dwelling making the proposed use compatible with adjacent uses of land.

**4. Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.**

The proposed development is designed to comply with the site design requirements that were part of the originally approved site plan. Therefore, we do not anticipate any adverse impacts on public health, safety, and welfare.

**5. Can be adequately served by public services and facilities without diminishing or adversely effecting public services and facilities to existing land uses in the area.**

The proposed amendment to the PRD does not alter the utility plans for the site significantly. We believe the site can be adequately served by public services and facilities without diminishing or adversely effecting public services and facilities to existing land uses in the area. The applicant is working with the Township Engineer to meet all utility requirements.

**6. Will not cause injury to other property in the neighborhood in which it is to be located.**

The proposed amended PRD is not anticipated to cause injury to other property in the neighborhood in which it is to be located.

**7. Will consider the natural environment and help conserve natural resources and energy.**

The proposal to construct new dwellings does not involve the removal of any trees. The site has an existing network of street and the areas where proposed buildings will be located were cleared as part of the originally approved site plan. The applicant has submitted a landscape plan which shows significant planting of trees, shrubs and ornamentals in the proposed area of development.

**8. Is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located and meets applicable site design standard for special approval uses.**

The proposed PRD amendment is within the provisions of uses requiring special approval and is in harmony with the purposes and conforms to the applicable regulations for PRD developments.

**9. Is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.**

The PRD amendment review is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.

The PRD is governed by specific design standards which are noted in our site PRD site plan review letter under separate cover.







## Recommendation

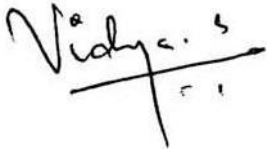
The applicant has worked with the Township over the past few months to address several of the outstanding concerns. At this time, we find that the proposed PRD amendment meets the criteria for special land use approval, subject to conditions. Therefore, we recommend that the Planning Commission recommend **preliminary amended PRD approval** to the Township Board of Trustees, subject to the following conditions:

1. Approval of utility plan and storm water detention plan by Township Engineer and Wayne County (if required).
2. Compliance with all conditions of preliminary PRD amendment approval by the Planning Commission.

The plans must be revised and presented to the Planning Commission for a recommendation on final PRD amendment approval and will subsequently be presented to the Township Board for final PRD approval.

Respectfully submitted,

**McKENNA**



Vidya Krishnan  
Senior Principal Planner

cc: Dan Power, Director of Planning and Economic Development  
Paul J. Kammer, FTCH, Township Engineers  
Andy Leneghan, Van Buren Township Fire Marshal



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

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold a public hearing on **June 8, 2022 at 5:30 p.m.** The meeting will be held in person at Van Buren Township Hall, located at **46425 Tyler Road, Van Buren Township, MI 48111**, in the Board Room. Members of the public may additionally participate in the meeting electronically per guidance provided by the Wayne County Local Public Health Department for meetings of governmental bodies held under public act 228 of 2020, effective January 1, 2022. Instructions for attending the meeting electronically are provided in this notice. The Planning Commission will consider the following request:

**Case 21-044:** A request by applicant Infinity Acquisitions, LLC on behalf of owner C.A. Kime, Inc. for preliminary approval to amend a phase of the 117.06-acre Cobblestone Creek Planned Residential Development (PRD) titled Cobblestone Creek Villas. The site is zoned R-1A (Single Family Residential District) and is located on the south side of Huron River Drive, east of Hoeft Road. Cobblestone Creek Villas is currently approved to include 104 attached housing units in 26 buildings. The proposed PRD as amended will include 96 units (including 44 units already constructed and 52 units proposed) in 25 buildings (including 12 two-story buildings already constructed and 13 single-story buildings proposed). The area subject to this request includes 6.88 acres located on Chinkapin Drive and Pinewood Lane between 13687 Pinewood Lane (parcel ID number V-125-83 114 02 0067 000) and 13957 Chinkapin Drive (parcel ID number V-125-83 114 02 0028 000).

This project will be a general revision to a previously approved Planned Residential Development (PRD). Per Section 6.221(A) of the Van Buren Township Zoning Ordinance, a PRD may be revised in accordance with the approval procedures for a PRD, which includes proceeding in the same manner as other special use applications. Special land use applications require a public hearing per the procedures outlined in Article 12, Chapter 6 of the Van Buren Township Zoning Ordinance.

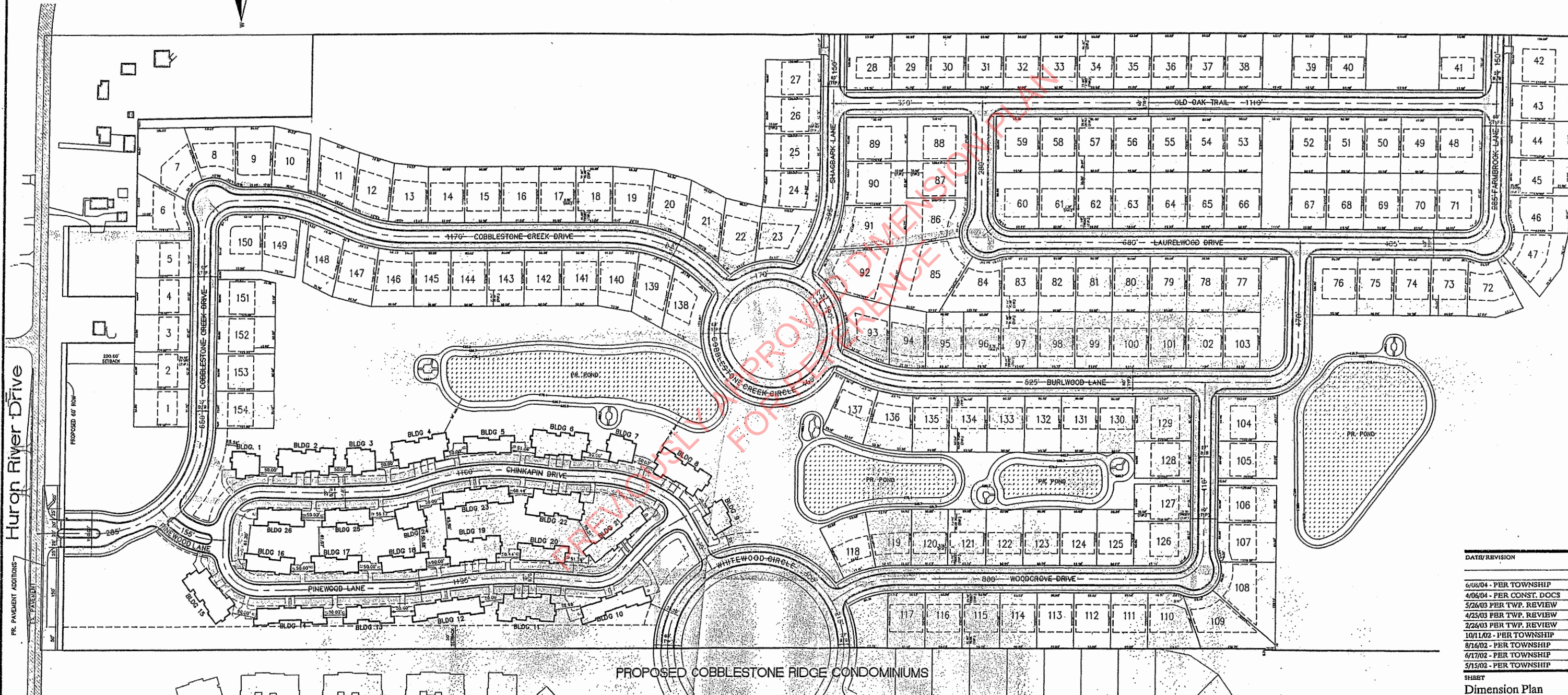
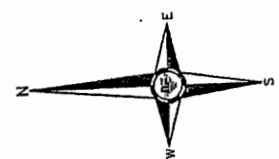
Members of the public may access the agenda materials via the Township website – [www.vanburen-mi.org](http://www.vanburen-mi.org) beginning **June 3, 2022**. On the meeting website, members of the public will also gain access to **means of participating in the electronic meeting. On the agenda for the meeting**, a unique Zoom weblink and dial-in phone number with a meeting ID for meeting videoconference or teleconference access will be provided. The meeting will be available to view live on the Van Buren Township YouTube Channel which can be reached from the live meeting link located on the Van Buren Township website home page ([www.vanburen-mi.org](http://www.vanburen-mi.org)). Closed captioning will be available after YouTube fully renders meeting video.

A complete **procedure for public comment by electronic means** is provided on a guide which is accessible on the Van Buren Township website ([www.vanburen-mi.org](http://www.vanburen-mi.org)). Participants may also choose to submit written comments that will be read into record during public comment by the Chairperson. Submit any written comments or questions about the meeting via e-mail to [dpower@vanburen-mi.org](mailto:dpower@vanburen-mi.org).

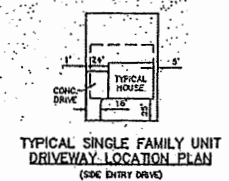
To comply with the Americans with Disabilities Act (ADA), any citizen requesting accommodation to attend a meeting, and/or to obtain this notice in alternate formats, please contact the Clerk's Office at 734.699.8900 extension 9205.

Posted: May 17, 2022  
Published: May 19, 2022

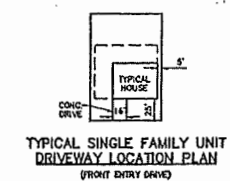




PROPOSED COBBLESTONE RIDGE CONDOMINIUMS



NOTE:  
A 6" sanitary sewer lead and a 1" water service lead shall be located 5' to 10' from the building corner opposite to the driveway

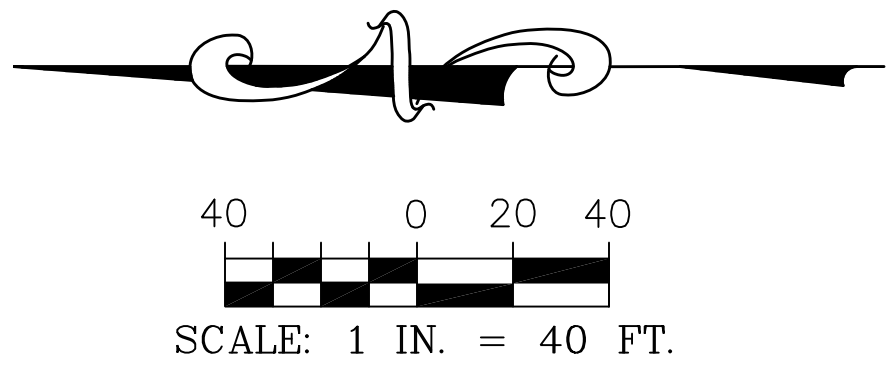


NOTE:  
ALL ADJACENT LOT SIDE LINE SETBACKS ARE 5 FT, HOWEVER A MINIMUM OF 20 FT SHALL BE MAINTAINED BETWEEN ADJACENT BUILDINGS

DATE/REVISION
6/05/04 - PER TOWNSHIP
4/06/04 - PER CONST. DOCS
5/26/03 PER TWP. REVIEW
4/25/03 PER TWP. REVIEW
2/26/03 PER TWP. REVIEW
10/11/02 - PER TOWNSHIP
8/16/02 - PER TOWNSHIP
6/17/02 - PER TOWNSHIP
5/15/02 - PER TOWNSHIP
SHEET
Dimension Plan

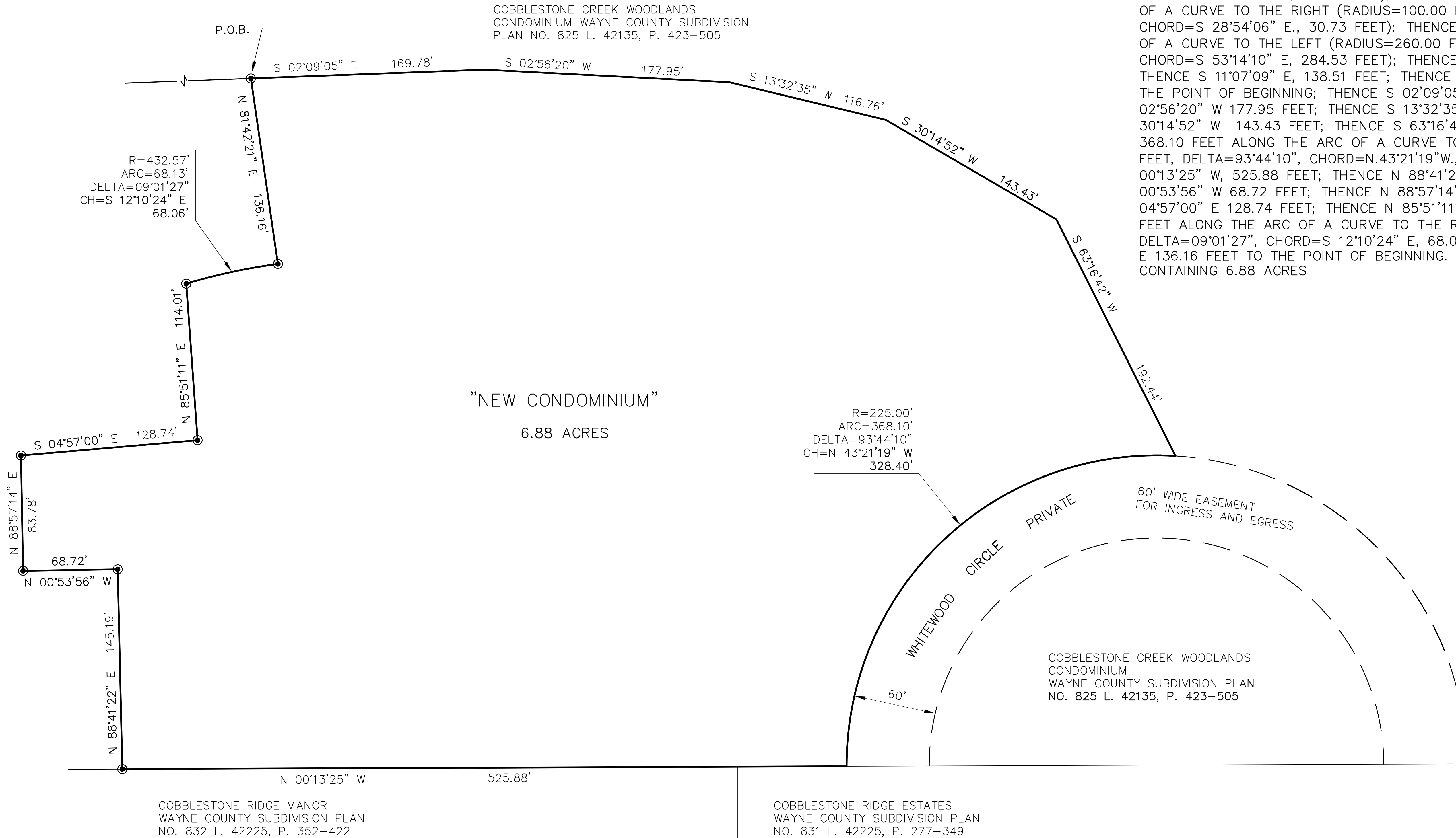
DRAWN BY: CAW
DESIGNED BY: RM
APPROVED BY: RM
DATE: 12-05-01
SCALE: 1" = 100'
NORTH NO.
2-B593
SHEET NO.
10 of 12





PROPERTY DESCRIPTION – (PROPERTY TO BE  
WITHDRAWN FROM ORIGINAL CONDOMINIUM AND USED  
TO CREATE A NEW CONDOMINIUM)

PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWN 3 SOUTH, RANGE 8  
EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN, BEING MORE  
PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF  
SECTION 29, THENCE ALONG THE NORTH LINE OF SECTION 29 N 89°51'38" W  
1,122.71; THENCE S 00°08'16" E 130.00; THENCE 65.63 FEET ALONG THE  
ARC OF A CURVE TO THE LEFT (RADIUS=100.00 FEET, DELTA=37°36'13",  
CHORD=S 18°56'22" E, 64.46 FEET); THENCE 30.86 FEET ALONG THE ARC  
OF A CURVE TO THE RIGHT (RADIUS=100.00 FEET, DELTA=17°40'43",  
CHORD=S 28°54'06" E., 30.73 FEET); THENCE 301.07 FEET ALONG THE ARC  
OF A CURVE TO THE LEFT (RADIUS=260.00 FEET, DELTA=66°20'48",  
CHORD=S 53°14'10" E, 284.53 FEET); THENCE S 01°38'03" E, 339.06 FEET;  
THENCE S 11°07'09" E, 138.51 FEET; THENCE S 02°09'05" E, 45.47 FEET TO  
THE POINT OF BEGINNING; THENCE S 02°09'05" E, 169.78 FEET; THENCE S  
02°56'20" W 177.95 FEET; THENCE S 13°32'35" W, 116.76 FEET; THENCE S  
30°14'52" W 143.43 FEET; THENCE S 63°16'42" W, 192.44 FEET; THENCE  
368.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS=225.00  
FEET, DELTA=93°44'10", CHORD=N.43°21'19"W., 328.40 FEET); THENCE N  
00°13'25" W, 525.88 FEET; THENCE N 88°41'22" E 145.19 FEET; THENCE N  
00°53'56" W 68.72 FEET; THENCE N 88°57'14" E 83.78 FEET; THENCE S  
04°57'00" E 128.74 FEET; THENCE N 85°51'11" E 114.01 FEET; THENCE 68.13  
FEET ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS=432.57 FEET,  
DELTA=09°01'27", CHORD=S 12°10'24" E, 68.06 FEET); THENCE N 81°42'21"  
E 136.16 FEET TO THE POINT OF BEGINNING.  
CONTAINING 6.88 ACRES



BEARING BASIS:

ALL BEARINGS ARE IN RELATION TO THE NORTH LINE OF  
SECTION 29, AS SHOWN ON THE PLAT OF MALISZEWSKI  
SUBDIVISION AS RECORDED IN L. 86, P. 95 WAYNE  
COUNTY RECORDS.

FLOOD HAZARD NOTE:

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM,  
FLOOD INSURANCE RATE MAP NO. 26163C0334E, EFFECTIVE DATE:  
FEBRUARY 2, 2012, THE SUBJECT PROPERTY DOES NOT LIE WITHIN  
A DESIGNATED FLOOD HAZARD AREA.

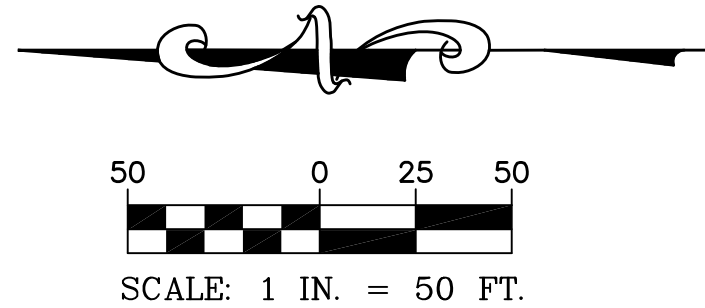
PREPARED FOR  
**INFINITY HOMES**  
42400 GRAND RIVER AVE.  
NOVI, MICHIGAN 48375  
(248) 449-8074

**ARPEE/DONNAN, INC.**  
LAND SURVEYING • ENGINEERING • MAPPING  
32233 SCHOLLCRAFT ROAD, SUITE 103  
LIVONIA, MICHIGAN 48150  
PHONE (734) 953-3335 FAX (734) 953-3324

BOUNDARY SURVEY  
**COBBLESTONE CREEK VILLAS CONDOMINIUM**  
PART OF THE NORTHWEST 1/4 OF SECTION 29,  
T. 3 S., R. 8 E., VAN BUREN TOWNSHIP,  
WAYNE COUNTY, MICHIGAN

DATE 04/15/22  
DRAFTED BY WRD  
CHECKED BY WGD  
F.B.  
FILE:  
JOB # 21026

SH. 2



OVERALL PROPERTY DESCRIPTION

COBBLESTONE CREEK VILLAS CONDOMINIUM  
WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 826  
VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN

LEGAL DESCRIPTION:  
PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWN 3 SOUTH, RANGE 8 EAST, VAN BUREN TOWNSHIP, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 29, THENCE ALONG THE NORTH LINE OF SECTION 29 N 89°51'38" W 1,122.71 FEET TO THE POINT OF BEGINNING; THENCE S 00°08'16" E 130.00 FEET; THENCE 65.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS=100.00 FEET, DELTA=37°36'13", CHORD=S 18°56'22" E., 64.46 FEET); THENCE 30.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS=100.00 FEET, DELTA=17°40'43", CHORD=S 28°54'08" E., 30.73 FEET); THENCE 301.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS=260.00 FEET, DELTA=66°20'48", CHORD=S.53°14'10"E., 284.53 FEET); THENCE S.01°38'03"E., 339.06 FEET; THENCE S.11°07'09"E., 138.51 FEET; THENCE S.02°09'05"E., 215.25 FEET; THENCE S.02°56'20"W 177.95 FEET; THENCE S.13°32'35"W, 116.76 FEET; THENCE S.30°14'52"W 143.43 FEET; THENCE S.63°16'42"W, 192.44 FEET; THENCE 368.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS=225.00 FEET, DELTA=93°44'10", CHORD=N.43°21'19"W, 328.40 FEET); THENCE N.00°13'25"W., 1,341.48 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 29; THENCE ALONG SAID SECTION LINE S.89°51' 38"E., 202.81 FEET TO THE POINT OF BEGINNING.  
CONTAINING 612,366 SQUARE FEET OR 14.06 ACRES.

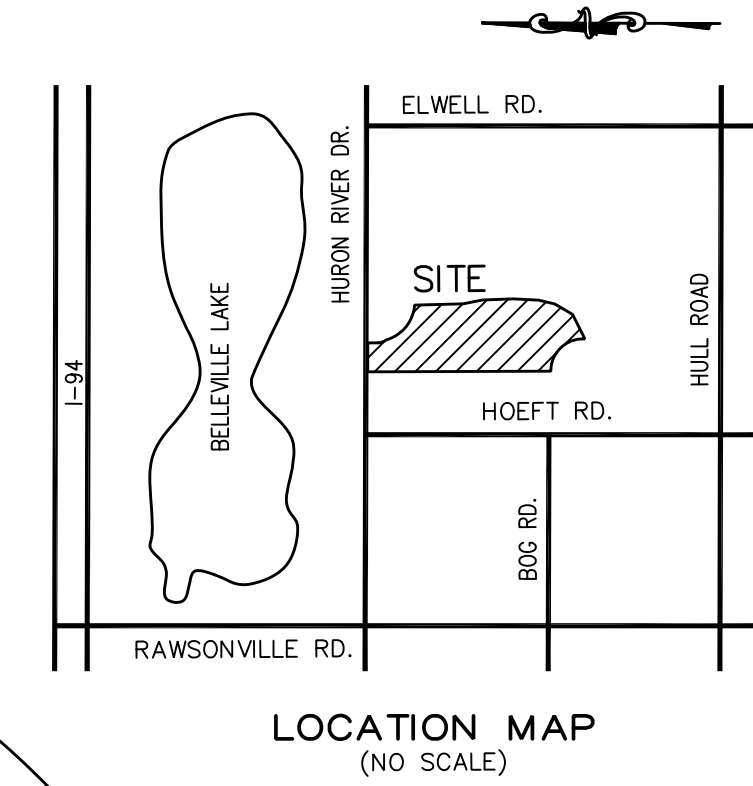
SITE DATA

ORIGINAL DEVELOPMENT:  
26 BUILDINGS WITH 104 TOTAL UNITS WERE ORIGINALLY PROPOSED.  
CURRENTLY ONLY 12 BUILDINGS BUILT WITH 44 TOTAL UNITS.

PROPOSED NEW DEVELOPMENT:  
CONSTRUCT 13 NEW BUILDINGS WITH 52 NEW UNITS.

DENSITY:  
ORIGINAL = 104 UNITS.  
NEW PROPOSED = 44 EXISTING UNITS + 52 NEW UNITS = 96  
TOTAL UNITS. (8 UNIT REDUCTION)

PROPOSED NEW DEVELOPMENT AREA = 6.88 ACRES  
PROPOSED OPEN SPACE IN NEW DEVELOPMENT AREA = 41%

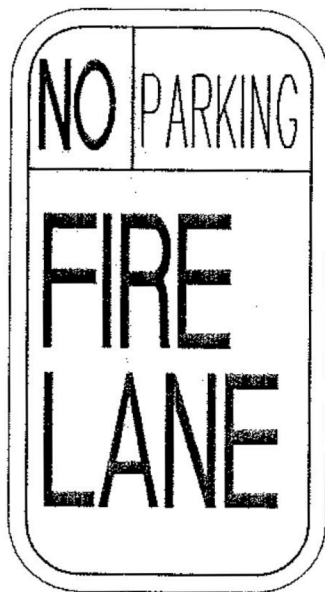
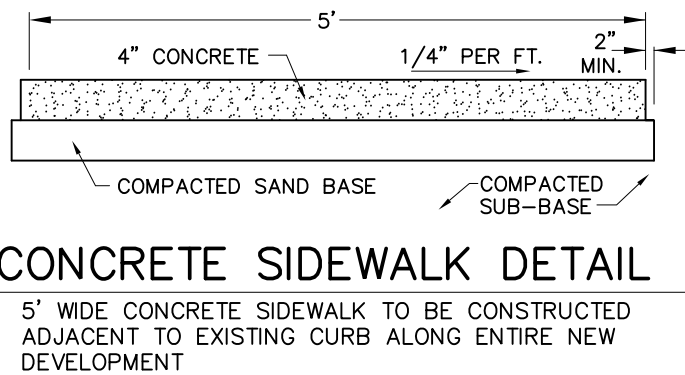


PRD AMENDMENT NOTES:

- THE PROPOSED PRD AMENDMENT INCORPORATES "MINOR CHANGES" CONSISTING OF CONSTRUCTING A DIFFERENT STYLE OF BUILDING WITH DIFFERENT UNIT LAYOUTS. THE ROADWAYS ARE CONSTRUCTED AND NO CHANGES ARE PROPOSED TO IT. THE STORM WATER DETENTION SYSTEM, WATER MAIN, SANITARY SEWER AND ELECTRIC/GAS UTILITIES ARE CONSTRUCTED AND ONLY MINOR MODIFICATIONS ARE PROPOSED. THE PROPOSED BUILDINGS ARE GENERALLY IN THE SAME LOCATION AS THE PREVIOUSLY APPROVED PRD WITH A ONE BUILDING REDUCTION AND A 8 UNIT REDUCTION.
- OPEN SPACE:  
THE PROPOSED OPEN SPACE FOR THE NEW 6.88 ACRE UNDEVELOPED AREA IS 41%. THE ORIGINAL APPROVED PLAN HAD 43% OPEN SPACE PROPOSED FOR THE UNDEVELOPED 6.88 ACRE AREA. THE PROPOSED OPEN SPACE PROVIDED IS SIMILAR TO THE ORIGINALLY APPROVED PLAN AND GREATER THAN THE MINIMUM 30% REQUIREMENT.
- DENSITY  
ORIGINALLY APPROVED LAYOUT: (5) 2-UNIT BUILDINGS, (16) 4-UNIT BUILDINGS, (5) 6-UNIT BUILDINGS = 26 BUILDINGS WITH 104 TOTAL UNITS.  
EXISTING BUILT LAYOUT: (3) 2-UNIT BUILDINGS, (8) 4-UNIT BUILDINGS, (1) 6-UNIT BUILDINGS = 12 BUILDINGS WITH 44 TOTAL UNITS.  
PROPOSED NEW DEVELOPMENT LAYOUT: (3) 3-UNIT BUILDINGS, (7) 4-UNIT BUILDINGS, (3) 5-UNIT BUILDINGS = 13 BUILDINGS WITH 52 TOTAL UNITS.  
RESULTANT LAYOUT: (3) 2-UNIT BUILDINGS, (3) 3-UNIT BUILDINGS, (15) 4-UNIT BUILDINGS, (3) 5-UNIT BUILDINGS, (1) 6-UNIT BUILDING:  
25 BUILDINGS WITH 96 TOTAL UNITS.  
(1) BUILDING REDUCTION AND (8) UNIT REDUCTION.

REQUESTED DEVIATIONS FROM PRD:

- A DEVIATION IS REQUESTED FROM THE MINIMUM REQUIRED SETBACK ALONG AN INTERNAL PRIVATE ROAD OF 25 FEET FOR BUILDING #8. WE REQUEST A 20 FOOT SETBACK FROM THE PRIVATE ROAD FOR BUILDING #8 DUE TO AN EXISTING STORM SEWER BEHIND BUILDING #8.
- A DEVIATION IS REQUESTED FROM THE APPROVED PRD TO ALLOW PROPOSED UNIT SIZES OF 1,633 SQ. FT. & 1,266 SQ. FT.



FIRE LANE – NO PARKING SIGN

SIGNS TO BE PLACED ON THE WATER MAIN SIDE OF THE ROAD AT 300' INTERVALS.

- SHEET INDEX:
- SH. 1 – SITE PLAN
  - SH. 2 – BOUNDARY SURVEY
  - SH. 3 – GRADING & UTILITY PLAN
  - LP-1 – LANDSCAPE PLANTING PLAN
  - LP-2 – LANDSCAPE NOTES & DETAILS
  - A-1 – BUILDING PLAN
  - A-4 – FLOOR PLAN
  - A-10 – BUILDING ELEVATION

PREPARED FOR  
**INFINITY HOMES**  
42400 GRAND RIVER AVE.  
NOVI, MICHIGAN 48375  
(248) 449-8074

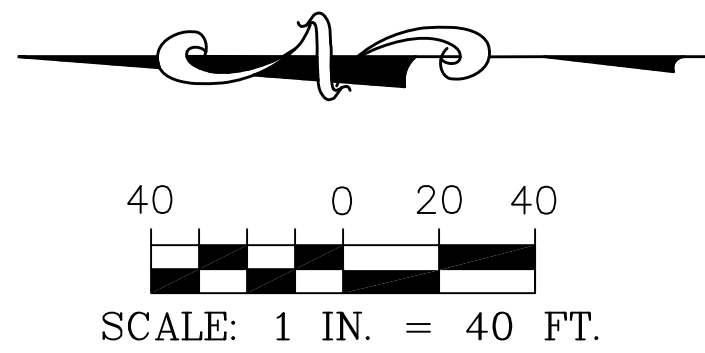
**ARPEE/DONNAN, INC.**  
LAND SURVEYING • ENGINEERING • MAPPING  
32233 SCHOOLCRAFT ROAD, SUITE 103  
LIVONIA, MICHIGAN 48150  
PHONE (734) 953-3333 FAX (734) 953-3324

**SITE PLAN**  
**COBBLESTONE CREEK VILLAS CONDOMINIUM**  
PART OF THE NORTHWEST 1/4 OF SECTION 29,  
T. 3 S., R. 8 E., VAN BUREN TOWNSHIP,  
WAYNE COUNTY, MICHIGAN

DATE 04/15/22  
DRAFTED BY WRD  
CHECKED BY WGD  
F.B.  
FILE:  
JOB #  
21026

SH. 1





DEVELOPMENT NOTES:

- ALL ROADS, SANITARY SEWER, WATER MAIN, PUBLIC UTILITIES, STORM SEWER AND STORM WATER DETENTION PONDS ARE CONSTRUCTED.
- SITE GRADING SHALL GENERALLY FOLLOW ORIGINAL GRADING PLAN WITH THE EXCEPTION OF PROVIDING NEW STORM SEWER AND CATCH BASIN NEAR WEST SIDE OF PROPERTY.
- AS PER THE AS-BUILT PLANS THERE IS AN EXISTING SANITARY LEAD AVAILABLE FOR EACH PROPOSED BUILDING.
- A SANITARY CLEANOUT SHALL BE PROVIDED WITHIN 5 FEET OF BUILDING FOUNDATION WALLS, AT ALL BENDS AND AT INTERVALS NO GREATER THAN 100 FEET. A MINIMUM OF ONE CLEAN-OUT EXTERNAL TO THE BUILDING IS REQUIRED ON ALL SANITARY LEADS.
- PROPOSED BUILDINGS SHALL BE SLAB ON GRADE.
- A 20-FOOT WIDE PUBLIC SANITARY SEWER EASEMENT AND A 12-FOOT PUBLIC WATER MAIN EASEMENT WILL BE PROVIDED.
- A NEW CONDOMINIUM WILL BE CREATED OVER THE NEW DEVELOPMENT AREA WITH A NEW MASTER DEED AND EXHIBIT "B" DRAWINGS.
- A NEW 2" WATER SERVICE WILL BE CONSTRUCTED FOR EACH BUILDING AT THE TIME OF BUILDING CONSTRUCTION.

NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS, SPECIFICATIONS, AND GENERAL CONDITIONS OF THE TOWNSHIP.
- THE APPLICANT IS RESPONSIBLE FOR RESOLVING ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH ARE THE RESULT OF THE APPLICANT'S ACTIONS.

PROPOSED UTILITY QUANTITY LIST:

- 2' DIA INLET = 1 EACH  
12" C76-CL IV = 155 LF

LEGEND

- 684.75 PROP. GRADE  
x 683.9 EX. ELEV.  
— EX. WATER MAIN  
— EX. SANITARY SEWER  
— EX. STORMARY SEWER  
⊕ EX. HYDRANT  
□ EX. CATCH BASIN  
○ EX. MANHOLE

GRADING & UTILITY PLAN

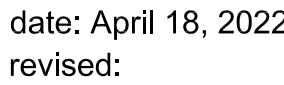
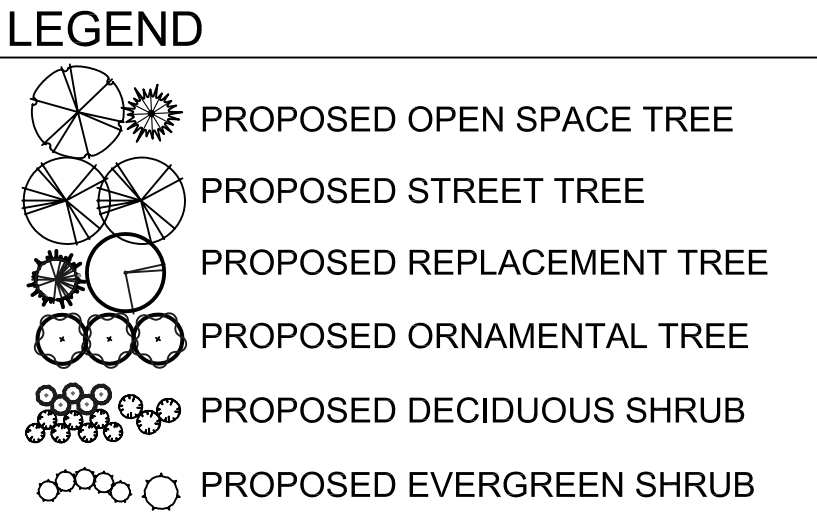
COBBLESTONE CREEK VILLAS CONDOMINIUM  
PART OF THE NORTHWEST 1/4 OF SECTION 29,  
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PHONE (734) 953-3335 FAX (734) 953-3324

PREPARED FOR  
INFINITY HOMES  
42400 GRAND RIVER AVE.  
NOVI, MICHIGAN 48375  
(248) 449-8074

DATE	04/15/22
DRAFTED BY	WRD
CHECKED BY	WGD
F.B.	
FILE:	
JOB #	21026





date: April 18, 2022  
revised:

LANDSCAPE PLAN BY:  
Nagy Devlin Land Design  
31736 West Chicago Ave.  
Livonia, Michigan 48150  
(734) 634 9208

STATE OF MICHIGAN  
J. BRIAN  
DEVLIN  
NO.1260  
REGISTERED LANDSCAPE ARCHITECT

*J. Brian Devlin*  
AUTOCAD SIGNATURE  
ORIGINAL IN BLUE

LP - 1: LANDSCAPE PLANTING PLAN

PLANT LIST									
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
STREET TREE PLANTING					OPEN SPACE PLANTING				
ARA	14	<i>Acer rubrum</i> 'Armstrong Gold'	Armstrong Gold Red Maple	3" cal. B&B	<b>Shrubs</b>				
ARA	8	<i>Acer rubrum</i>	Red Maple	3" cal. B&B	TMD	8	<i>Taxus x media</i> 'Densiformis'	Densiformis Spreading Yew	24" ht. B&B
LS	4	<i>Liquidambar styraciflua</i>	American Sweetgum	3" cal. B&B	<b>Ornamental Trees</b>				
LSS	8	<i>Liquidambar styraciflua</i>	Slender Silhouette		AC	7	<i>Amelanchier canadensis</i>	Clump Serviceberry	6' - 8' ht. B&B
		'Slender Silhouette'	American Sweetgum	3" cal. B&B	ALC	20	<i>Amelanchier laevis</i> 'Cumulus'	Cumulus Serviceberry	2" cal. B&B
LT	4	<i>Liriodendron tulipifera</i>	Tuliptree	3" cal. B&B	CC	4	<i>Cercis canadensis</i>	Eastern Redbud	2" cal. B&B
LTA	15	<i>Liriodendron tulipifera</i> 'Arnold'	Arnold Fastigate Tuliptree	3" cal. B&B	CF	18	<i>Cornus florida</i>	Flowering Dogwood	2" cal. B&B
QPG	8	<i>Quercus palustris</i> 'Green Pillar'	Green Pillar Pin Oak	3" cal. B&B	MS	11	<i>Magnolia stellata</i> 'Royal Star'	Royal Star Magnolia	2" cal. B&B
QR	5	<i>Quercus rubra</i>	Red Oak	3" cal. B&B	CK	11	<i>Cornus kousa</i>	Kousa Dogwood	2" cal. B&B
QWL	4	<i>Quercus x warei</i> 'Long'	Regal Prince Oak	3" cal. B&B	CKS	13	<i>Cornus kousa</i> 'Summer Fun'	Summer Fun Kousa Dogwood	2" cal. B&B
REPLACEMENT TREE PLANTING					<b>Shade Trees</b>				
LTA	7	<i>Liriodendron tulipifera</i> 'Arnold'	Arnold Fastigate Tuliptree	3" cal. B&B	AS	4	<i>Acer saccharum</i>	Sugar Maple	3" cal. B&B
PAR	5	<i>Picea abies</i> 'Cupressina'	Cupressina Norway Spruce	8' ht. B&B	ASA	7	<i>Acer saccharum</i> 'Apollo'	Apollo Sugar Maple	3" cal. B&B
PGR	6	<i>Picea glauca</i> 'Densata'	Black Hills White Spruce	8' ht. B&B	LS	5	<i>Liquidambar styraciflua</i>	American Sweetgum	3" cal. B&B
PSF	16	<i>Pinus strobus</i> 'Fastigiata'	Fastigate Eastern White Pine	8' ht. B&B	OV	6	<i>Ostrya virginiana</i>	American Hophornbeam	3" cal. B&B
PSR	16	<i>Pinus strobus</i>	Eastern White Pine	8' ht. B&B	PAC	12	<i>Picea abies</i> 'Cupressina'	Cupressina Norway Spruce	8' ht. B&B
OPEN SPACE PLANTING					PGD	17	<i>Picea glauca</i> 'Densata'	Black Hills White Spruce	8' ht. B&B
<b>Shrubs</b>					PO	11	<i>Picea omorika</i>	Serbian Spruce	8' ht. B&B
CS	20	<i>Cornus sericea</i>	Red-Twig Dogwood	30" ht., 5 gal. pot	PSF	17	<i>Pinus strobus</i> 'Fastigiata'	Fastigate Eastern White Pine	8' ht. B&B
HJA	3	<i>Hydrangea quercifolia</i> 'Alice'	Alice Oakleaf Hydrangea	30" ht., 5 gal. pot	QB	1	<i>Quercus bicolor</i>	Swamp White Oak	3" cal. B&B
SJM	52	<i>Spiraea japonica</i> 'Magic Carpet'	Magic Carpet Spirea	24" ht., 3 gal. pot	QR	1	<i>Quercus rubra</i>	Red Oak	3" cal. B&B



LANDSCAPE PLANTING NOTES:

PLANTING

- Installation of all plant material shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock* and with the specifications set forth by Van Buren Township, Michigan.
- The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock*.
- The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
- Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
- Dig shrub pits one foot (1') larger than the shrub rootball, tree pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, clay soils are evident, plant trees and shrubs slightly higher.
- The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance.
- When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and settling with water.
- Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4") deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of three inches (3"). Perennial beds are to be mulched with shredded bark mulch to a minimum depth of two inches (2"). Only natural color, finely shredded hardwood bark mulch will be accepted.
- Remove all twine, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems. All tree wrap, stakes, and guys are to be removed after one (1) winter season.
- All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Cuts over three quarters of an inch (3/4") shall be painted with tree paint. Shrubs along the site perimeter shall be allowed to grow together in a natural form.
- Organic, friable topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement.
- All lawn areas shall be sodded with a Grade A Kentucky Blue Grass blend over the topsoil.
- All plantings shall be completed within three (3) months, and no later than November 30, from the date of issuance of a certificate of occupancy if such certificate is issued during the April 1 thru September 30 period; if the certificate is issued during the October 1 thru March 31 period, the planting shall be completed no later than the ensuing May 31; plantings shall thereafter be reasonably maintained, including permanence and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
- Backfill directly behind all curbs and along sidewalks and compact to the top of curbs or walk to support vehicle and pedestrian weight without settling.

MATERIALS

- Required landscape material shall satisfy the criteria of the American Association of Nurserymen Standards for Nursery Stock and be: a.) Northern nursery grown; b.) State Department of Agriculture inspected; c.) No. 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (park grade trees will not be accepted); d.) Staked, wrapped, watered, and mulched according to the details provided; and e.) Guaranteed for one (1) year.

MATERIALS, continued

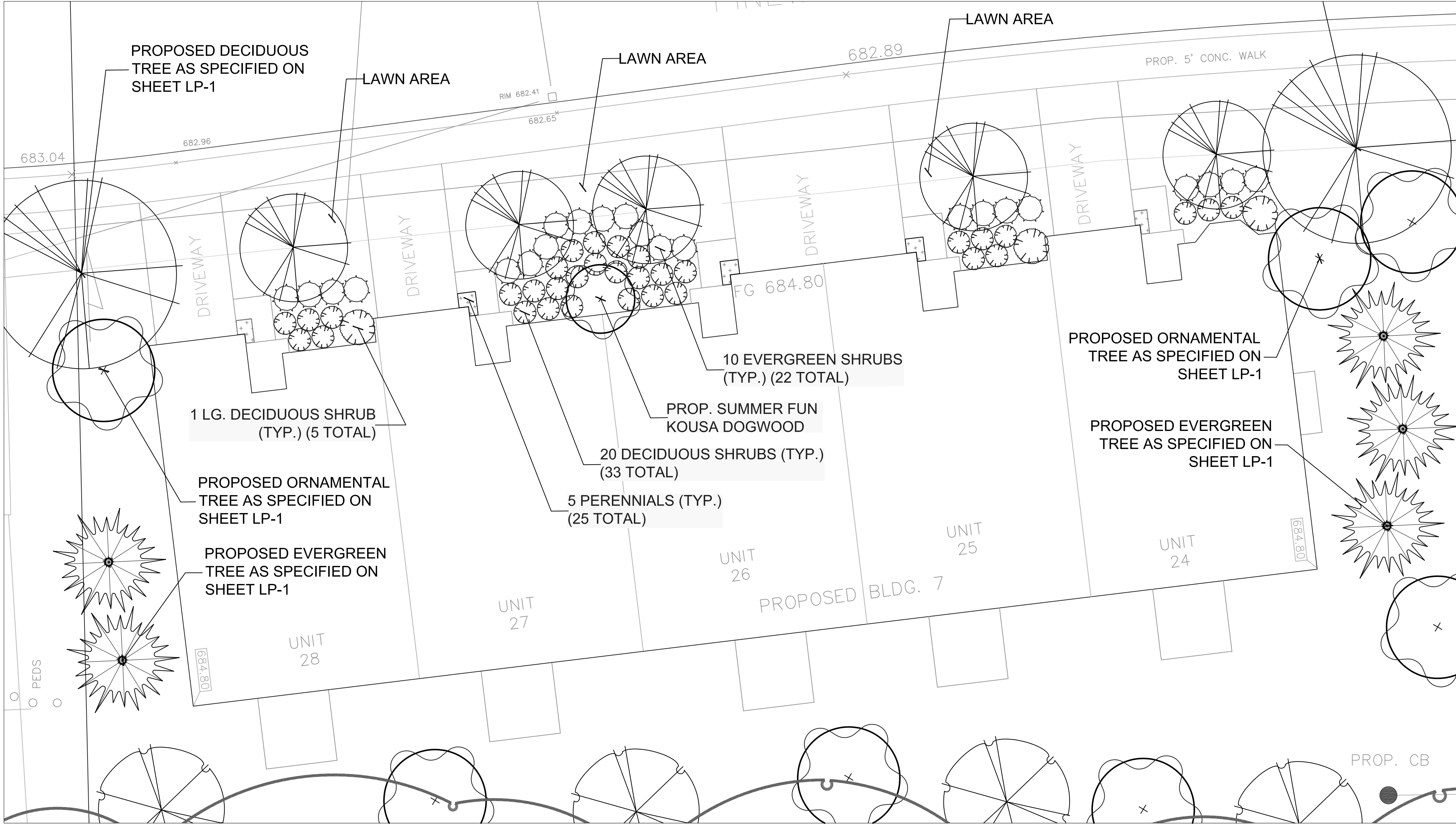
- Topsoil shall be friable, fertile soil of clayloam character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.
- The seed mixture for the lawn areas in the street rights-of-way shall consist of a Kentucky Blue Grass blend and mulched with clean straw free of noxious weed seeds. Maintenance of the right-of-way lawn area shall consist of a regular cuttings as needed. Weed content of the seed mixture shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
- Sod, if specified, shall be two (2) year old "Baron/Sheri/Adelphi" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
- Proposed perennials shall be full, well-rooted plants.
- Cobblestone mulch shall consist of two inch to four inch (2" - 4") cobbles six inches (6") deep with geotextile fabric beneath.
- Callery Pear (*Pyrus calleryana*) and Norway Maple (*Acer platanoides*) shall not be substituted for any tree species in the plant list. Contact the Landscape Architect for acceptable plant substitutions.

GENERAL

- Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. Call MISS DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.
- The Contractor agrees to guarantee all plant material for a period of one (1) year. At that time, the Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of one (1) year.
- The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
- Landscape areas shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering.
- All written dimensions override scale dimensions on the plans.
- All substitutions or deviations from the landscape plan must be approved by Van Buren Township prior to installation.
- All bidders must inspect the site and report any discrepancies to the Owner's representative.
- All specifications are subject to change due to existing conditions.
- The Owner's representative reserves the right to approve all plant material.

MAINTENANCE

- The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris.
- The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning at appropriate times, watering, and snow removal during winter.
- The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
- All diseased and/or dead material shall be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within one (1) year, whichever comes first.
- Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
- All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.



BUILDING UNIT PLANTING PLAN DETAIL

scale: 1" = 10'

PLANT SELECTIONS FOR TYPICAL UNIT PLANTINGS:

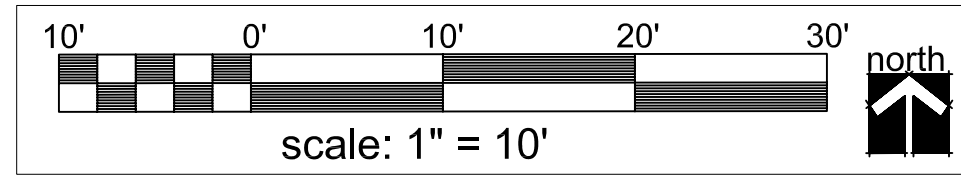
- \* Large shrub options: Koreanspice Viburnum, Ruby Spice Summersweet, Dwarf Korean Lilac, and Snow Queen Oakleaf Hydrangea.
- \* Deciduous shrub options: Shibori Spirea, Gro-Low Fragrant Sumac, Little Henry Sweetpire, and Abbottswood Cinquefoil.
- \* Evergreen shrub options: Densiformis Yew, Winter Gem Boxwood, Grey Owl Spreading Juniper, and Gem Box Inkberry Holly.
- \* Perennial options: Daylily, Hosta, Iris, Black-Eyed Susan, Bleeding Heart, and Astilbe.

LEGEND

- PROPOSED OPEN SPACE TREE
- PROPOSED STREET TREE
- PROPOSED REPLACEMENT TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED EVERGREEN SHRUB

NOTE:

- \* See Sheet LP-1 for overall landscape planting plan, plant list, and legend for proposed plant symbols.



date: April 18, 2022  
revised:



LANDSCAPE PLAN FOR:  
Infinity Gateway, L.L.C.  
Mr. Rino Soave  
42400 Grand River Ave., Suite 112  
Novi, Michigan 48375  
(248) 449-8084

PROJECT LOCATION:  
Cobblestone Creek  
Condominiums  
Chinkapin Drive and  
Cobblestone Circle  
Van Buren Township,  
Michigan

LANDSCAPE PLAN BY:  
Nagy Devlin Land Design  
31736 West Chicago Ave  
Livonia, Michigan 48150  
(734) 634 9208



NOTES:

- \* STAKE TREES UNDER FOUR INCH (4") CALIPER.
- \* CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- \* SET TOP OF BALL THREE INCHES (3") ABOVE FINISH GRADE.
- \* SET STAKES VERTICAL & EVENLY SPACED.
- \* STAKES OR GUYS TO BE SECURED ABOVE THE FIRST BRANCH.
- \* DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
- \* REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE DAMAGE.

- 1 STAKE TREE JUST BELOW FIRST BRANCH USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL. (NO WIRE OR HOSE TO BE USED TO GUY TREES.) THREE (3) GUYS EVENLY SPACED PER TREE. REMOVE AFTER ONE (1) WINTER SEASON.
- 2 2 x 2 HARDWOOD STAKES. POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
- 3 APPLY TREE WRAP AND SECURE WITH A BIODEGRADABLE MATERIAL AT TOP AND BOTTOM. REMOVE AFTER ONE (1) WINTER.
- 4 SHREDDED BARK MULCH OF A NATURAL COLOR AT FOUR INCH (4") MINIMUM DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
- 5 MOUND TO FORM TREE SAUCER.
- 6 FINISH GRADE SLOPED AWAY FROM TREE.
- 7 CUT AND REMOVE WIRE, BURLAP, AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
- 8 WIDTH OF ROOTBALL ON EACH SIDE.
- 9 PLANTING MIX SHALL BE AMENDED PER SITE CONDITIONS AND PLANT REQUIREMENTS.
- 10 SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.

NOTES:

- \* STAKE ALL EVERGREEN TREES UNDER TWELVE FEET (12') HIGH. GUY ALL EVERGREEN TREES TWELVE FEET (12') HIGH AND OVER.
- \* CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- \* NEVER CUT CENTRAL LEADER. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.
- \* SET STAKES VERTICAL AND EVENLY SPACED.
- \* REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

- 1 STAKE TREE AS INDICATED USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL. (NO WIRE OR HOSE TO BE USED TO GUY TREES.) THREE (3) GUYS EVENLY SPACED PER TREE. REMOVE AFTER ONE (1) WINTER SEASON.
- 2 2 x 2 HARDWOOD STAKES. POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
- 3 SHREDDED BARK MULCH OF A NATURAL COLOR AT FOUR INCH (4") MINIMUM DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
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- 7 PLANTING MIX SHALL BE AMENDED PER SITE CONDITIONS AND PLANT REQUIREMENTS.
- 8 WIDTH OF ROOTBALL ON EACH SIDE.
- 9 SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.

NOTE:

- \* CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.

- 1 SHREDDED BARK MULCH AT FOUR INCH (4") MINIMUM DEPTH. MULCH SHALL BE NATURAL IN COLOR.
- 2 FORM A SAUCER WITH MULCH AND SOIL AROUND SHRUB BED.
- 3 CUT AND REMOVE BURLAP AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
- 4 3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.
- 5 EXCAVATE PLANTING HOLE AND BACKFILL WITH PREPARED PLANTING MIX.
- 6 UNDISTURBED SUBGRADE.
- 7 LAWN.
- 8 SCARIFY SUBGRADE.

NOTE:

- \* CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- \* PERENNIALS TO BE PLANTED UP TO THE EDGE OF THE SAUCER AROUND A TREE OR SHRUB BED.

- 1 SEE PLANT LIST FOR SPACING DISTANCE.
- 2 SHREDDED HARDWOOD BARK OF A NATURAL COLOR MULCH AT FOUR INCH (4") MINIMUM DEPTH.
- 3 3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.
- 4 EXCAVATE PLANTING BED AND BACKFILL WITH PREPARED PLANTING MIX AT A SIX INCH (6") DEPTH.
- 5 UNDISTURBED SUBGRADE.
- 6 PLANTING MIX TO CONSIST OF EQUAL PARTS OF SAND, LEAF COMPOST, AND NATIVE SOIL.
- 7 LAWN.

DECIDUOUS TREE

EVERGREEN TREE

SHRUB

ANNUAL / PERENNIAL / GROUNDCOVER

not to scale



GENERAL NOTES

1. ALL CONSTRUCTION TO COMPLY WITH M.R.C. 2015, LOCAL BUILDING CODES AND COMPLIANCES.
2. ALL MANUFACTURED MATERIALS TO BE HANDLED AND INSTALLED PER MANUFACTURERS INSTRUCTIONS AND REQUIREMENTS UNLESS OTHERWISE NOTED BY THESE DOCUMENTS.
3. SOIL BEARING CAPACITY ASSUMED TO BE 2,500 P.S.F.
4. UNLESS NOTED OTHERWISE (U.N.O.) DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE. NOMINAL THICKNESS DIMENSIONS ARE USED FOR MASONRY. INTERIOR PARTITION THICKNESS TO BE 4 1/2" (U.N.O.).
5. CONCRETE SHALL BE 3,000 P.S.I. AT 28 DAY TESTING.
6. ALL STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-36.
7. ALL CONCRETE BLOCK TO BE TYPE N-1, MORTAR SHALL BE TYPE "S". ALL BRICK SHALL BE SW GRADE, ASTM C-216 TYPE FBS, MORTAR SHALL BE TYPE "N". METAL TIES FOR BRICK VENEER SHALL BE CORROSION RESISTANT METAL OR GALVANIZED AND SHALL BE PLACED 16" O.C. EACH WAY.
8. WOOD FRAMING TO BE DONE IN ACCORDANCE TO NATIONAL LUMBER MANUFACTURERS ASSOCIATION RECOMMENDED PRACTICE FOR WOOD FRAMING.
9. ALL STRUCTURAL LUMBER: JOISTS AND HEADERS TO BE MIN. Fb1250, Fd REPETITIVE 1450 UNLESS OTHERWISE NOTED. MIN. E=1,600,000 ALL STUDS TO BE STUD GRADE OR BETTER, Fc MIN. 425.
10. MICRO-LAM BEAMS SHALL HAVE AN Fb=2,800 P.S.I. AS MANUF. BY "TRUSS JOIST CORP." OR EQUAL AND SHALL BE FASTENED TOGETHER PER MANUF. SPECIFICATIONS.
11. ALL FLUSH FRAMING CONNECTIONS, JOIST & BEAM HANGERS, POST CAPS, FRAMING AND RAFTER ANCHORS TO BE "SIMPSON STRONG TIE" OR EQUAL.
12. TRUSS DESIGN, INSTALLATION AND BRACING SHALL BE PER TRUSS MANUFACTURER SHOP DRAWINGS AND SPECIFICATIONS.
13. PROVIDE CONTINUOUS ROWS OF BRIDGING AT FLOOR JOISTS EXCEEDING NOMINAL 2X12'S AT INTERVALS NOT EXCEEDING 8'-0" O.C. IN ACCORDANCE WITH M.R.C. SECTION R502.7.1.
14. FOUNDATION ANCHORAGE - SILL PLATES AND WALLS SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH M.R.C. SECTION R403.1.6. ANCHORS SHALL CONSIST OF ANCHOR BOLTS OR METAL ANCHOR STRAPS SET INTO CONC. MIN. 7" WITH A MIN. TWO ANCHOR BOLTS PER PLATE SECTION 12" MAXIMUM FROM PLATE END AND 6'-0" O.C. MAX. SPACING. ANCHOR STRAPS SHALL BE INSTALLED AND SPACED PER MANUF. SPECIFICATIONS.
15. ALL BUILT-UP WOOD POSTS CONSISTING OF (2)2X4'S OR GREATER TO BE GLUED AND SPIKED TOGETHER.
16. DOUBLE FLOOR JOISTS UNDER ALL PARALLEL BEARING PARTITIONS. IF JOIST ARE SEPARATED FOR PIPES, BLOCK @ 4 FT. ON CENTER MAXIMUM.
17. PROVIDE SCREENED ROOF VENTILATION @ 1/300 OF THE TOTAL ENCLOSED AREA WITH 50% OF THE REQUIRED AREA IN THE UPPER 1/2 OF THE ROOF AND 50% IN THE EAVE/CORNICHE SECTION OF THE ROOF. ALL ROOF VENTILATION SHALL BE IN ACCORDANCE WITH M.R.C. SECTION R806.
18. PROVIDE A 22" X 30" ATTIC ACCESS TO ALL ATTIC AREAS HAVING A CLEAR HEIGHT OF OVER 30".
19. PROVIDE GROUND FAULT INTERRUPTERS @ ALL INTERIOR OUTLETS ADJACENT TO WATER SOURCES AS WELL AS ALL OTHER LOCATIONS REQ'D BY CODE. EXTERIOR OUTLETS TO BE WATERPROOF.
20. SMOKE DETECTORS TO BE INSTALLED IN ALL LIVING UNITS IN ACCORDANCE WITH NFPA 72 AND M.R.C. SECTION R314. SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH M.R.C. SECTION R314.4
21. CARBON MONOXIDE ALARM SHALL BE INSTALLED IN ACCORDANCE WITH M.R.C. SECTION R315 ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. ALARM SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH M.R.C. SECTION R315 AND THE MANUF. INSTALLATION INSTRUCTIONS.
22. ALL GLAZING 18" OR LESS A.F.F. TO BE TEMPERED GLASS AS WELL AS ALL OTHERS SPECIFIED BY M.R.C. SECTION R308.4 OR LATEST EDITION, LOCATIONS TO BE VERIFIED BY WINDOW MANUF.
23. WINDOWS IN SLEEPING AREAS TO MEET M.R.C. REQUIREMENTS FOR EGRESS PER SECTION R310 OR LATEST EDITION, WINDOW MANUF. TO VERIFY.
24. EXHAUST FANS TO BE VENTED DIRECTLY OUTSIDE.
25. ALL NOTCHES AND HOLES BORED OR CUT INTO JOISTS, RAFTERS OR BEAMS SHALL COMPLY WITH M.R.C. SECTIONS R502.8, R602.6, P2603.2 NOTCHES SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FORTH OF THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE JOIST OR TO ANY OTHER HOLE OR NOTCH LOCATED IN THE MEMBER. THE DIAMETER OF THE HOLE IN THE JOIST SHALL NOT EXCEED ONE-THIRD OF THE DEPTH OF THE MEMBER.
26. DOOR HARDWARE DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE AT A MAXIMUM HEIGHT OF 48" ABOVE THE FINISHED FLOOR.
27. DRAFTSTOPPING SHALL COMPLY WITH M.R.C. SECTION 302.12 DRAFTSTOPPING MATERIAL SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" PLYWOOD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. FIRESTOPPING AND DRAFTSTOPPING SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED.
28. FLASHINGS SHALL COMPLY WITH M.R.C. SECTION 703.4

DESIGN LOADS: (P.S.F.)	GENERAL LIVING AREAS	BEDROOM AREA	ROOF
LIVE	40	30	25(TOP CHORD) 10(BOTT. CHORD)
DEAD	15(25 W/TILE)	15	7(TOP CHORD) 5(BOTT. CHORD)
TOTAL	55(65 W/TILE)	45	47

FIREBLOCKING NOTES

FIREBLOCKING SHALL COMPLY WITH M.R.C. SECTION 302.11  
FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

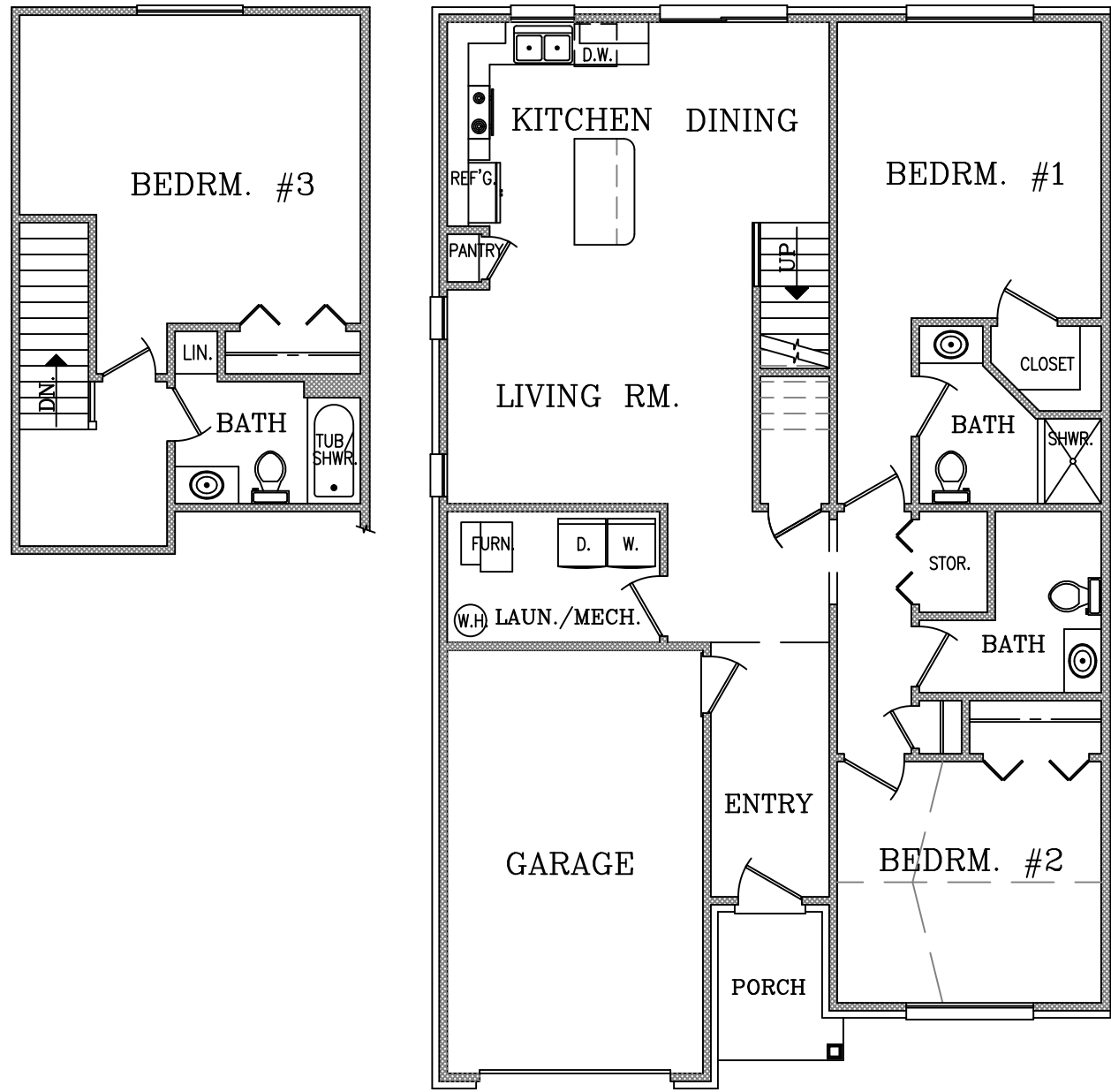
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS; AS FOLLOWS:
  - 1.1 VERTICALLY AT THE CEILING AND FLOOR LEVELS.
  - 1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7
4. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.

FIREBLOCKING MATERIALS SHALL COMPLY WITH M.R.C. SECTION R302.11.1.

FIRESTOPPING SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED.

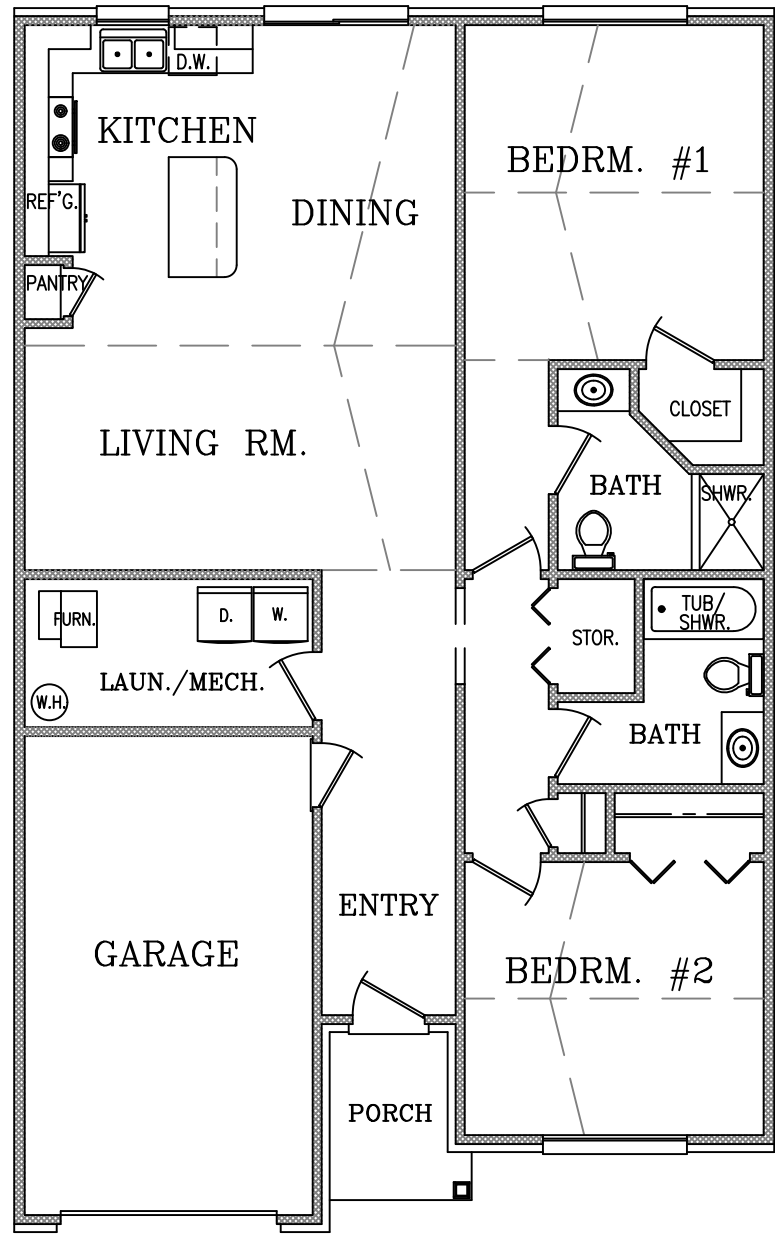
PARK ROW

City of Westland – Wayne County, MI



3 Bedroom Unit

1,633 Sq. Ft.



2 Bedroom Unit

1,266 Sq. Ft.

DESIGN DATA:

BUILDING TYPE: "TOWNHOUSE" PER 2015 MICHIGAN RESIDENTIAL CODE (M.R.C.) SECTION R101.2

DWELLING UNIT SEPERATION: 2 HOUR PER M.R.C. SECTION R302.2

GENERAL CONTRACTOR TO COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- \* MICHIGAN RESIDENTIAL CODE 2015 (INCLUDING ENERGY CODE)
- \* MICHIGAN MECHANICAL CODE 2015
- \* MICHIGAN PLUMBING CODE 2015
- \* MICHIGAN ELECTRICAL CODE BASED ON 2014 N.E.C. W/ PART 8 AMMENDMENTS.

USE GROUP: R

CONSTRUCTION CLASS: 5B

30489 MUNGER DR.  
LIVONIA, MI 48154  
(734)427-0050



Project:  
Park Row  
City of Westland – Wayne County, MI

Builder:  
Infinity Homes, Inc.  
12000 Green Ave – Suite #112  
Novi, MI 48375  
Phone: (248)449-8084 Fax: (248)449-8136

Copyright © 2015 by Infinity Homes & Co., Architectural design and floor plan configuration layout is the property of Infinity Homes & Co., Any use without written permission of Infinity Homes & Co. will cause financial harm to the company, and will be pursued to the fullest extent of the law.

REVISION:

DATE:  
7/29/2020

JOB# 200623

SHT. NO.

A-1

ALL STAIRWAYS SHALL BE IN ACCORDANCE WITH  
M.R.C. SECTION R317.7  
-MAXIMUM RISER HT. SHALL BE 8 1/4"  
-MINIMUM TREAD DEPTH SHALL BE 9"  
-HANDRAILS SHALL COMPLY WITH M.R.C. SECTION 311.7.4.2  
TREADS SHALL BE 12" WIDE FROM 12" POINT 12" FROM  
THE SIDE. THE TREADS ARE NARROWER AND MIN. WIDTH  
OF ANY TREAD SHALL NOT BE LESS THAN 6".  
-MINIMUM HEADROOM SHALL NOT BE LESS  
THAN 80" MEAS. VERTICALLY FROM  
TREAD NOSING OR FROM FLOOR SURFACE.  
-HANDRAILS AND GUARDS SHALL BE CONSTRUCTED IN  
ACCORDANCE WITH M.R.C. SECTIONS  
R311.7.4 AND R312  
-HANDRAILS SHALL HAVE MINIMUM AND MAXIMUM  
HEIGHTS OF 34" AND 38" RESPECTIVELY



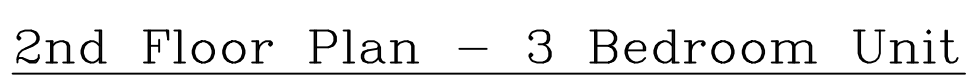
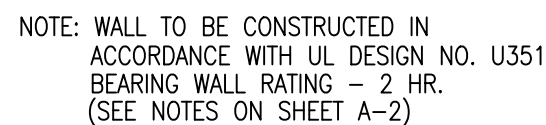
Diagram illustrating a non-circular handrail option. The handrail is shown with a rectangular cross-section. Key dimensions and features include:

- Overall width: 2 1/4" MAX.
- Perimeter: 4"-6 1/4" PERIMETER
- Radius of edges: .01" RADIUS EDGES MIN.
- Minimum height from wall: 1 1/2" MIN.
- The handrail is mounted to a wall.

NOTE: BATHTUB AND SHOWER SPACES

- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONASTESTO FIBER MAT SUCH THAT WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER M.B.C. SECTION R307.2.
- GLASS MAT GYPSUM, FIBER REINFORCED GYPSUM, NONASTESTO FIBER-CEMENT BACKER BOARD, & NONASTESTO FIBER MAT REINFORCED GYPSUM SHALL BE INSTALLED PER ASTM C1278, PER ASTM C235, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS, AND SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS, AND WALL PANELS IN SHOWER AREAS PER M.B.C. SECTION 702.4.2.

**FIRE SEPARATION WALL—**  
(2) LAYERS TYPE "X" GYP. BD. ON BOTH  
SIDES OF DOUBLE 2X4 STUD WALL FULL  
HEIGHT TO ROOF DECK — PROVIDE MIN.  
4 FT. NON. COMB. PLYWD. ROOF DECK  
ALONG ENTIRE LENGTH OF  
SEPARATION WALL.  
PROVIDE INSULATION FOR  
SOUND. (SEE DETAILS SHEET A-2)



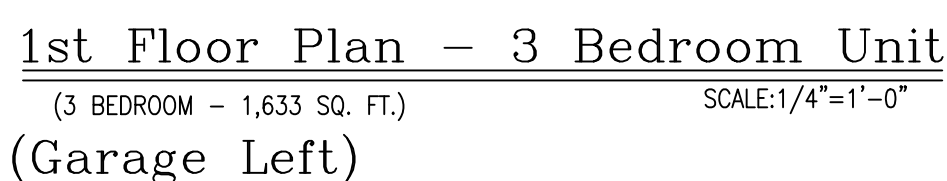
SCALE:  $1/4" = 1'-0"$

MINIMUM "R" VALUES TO BE  
AS FOLLOWS:

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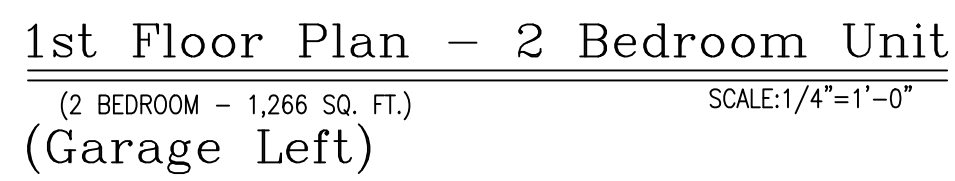
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WINDOWS - Low-E U-factor 0.30  
DOORS - Solid, U-factor 0.32  
CEILINGS - R-38  
2X4 WALLS - R-13  
SLAB - 2"X24" R-10 @ PERIMETER

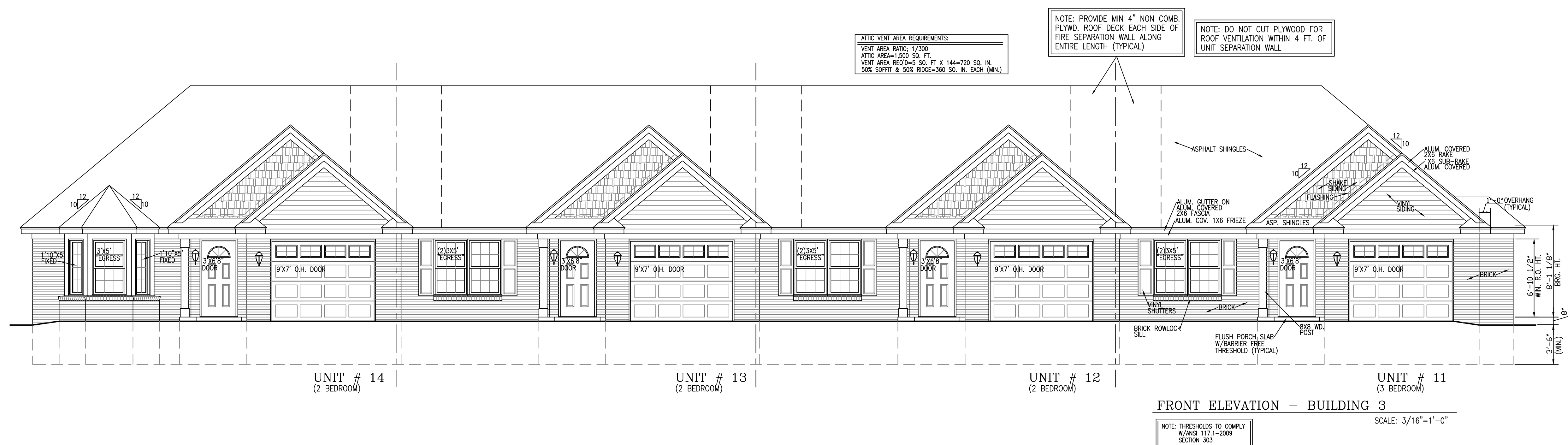
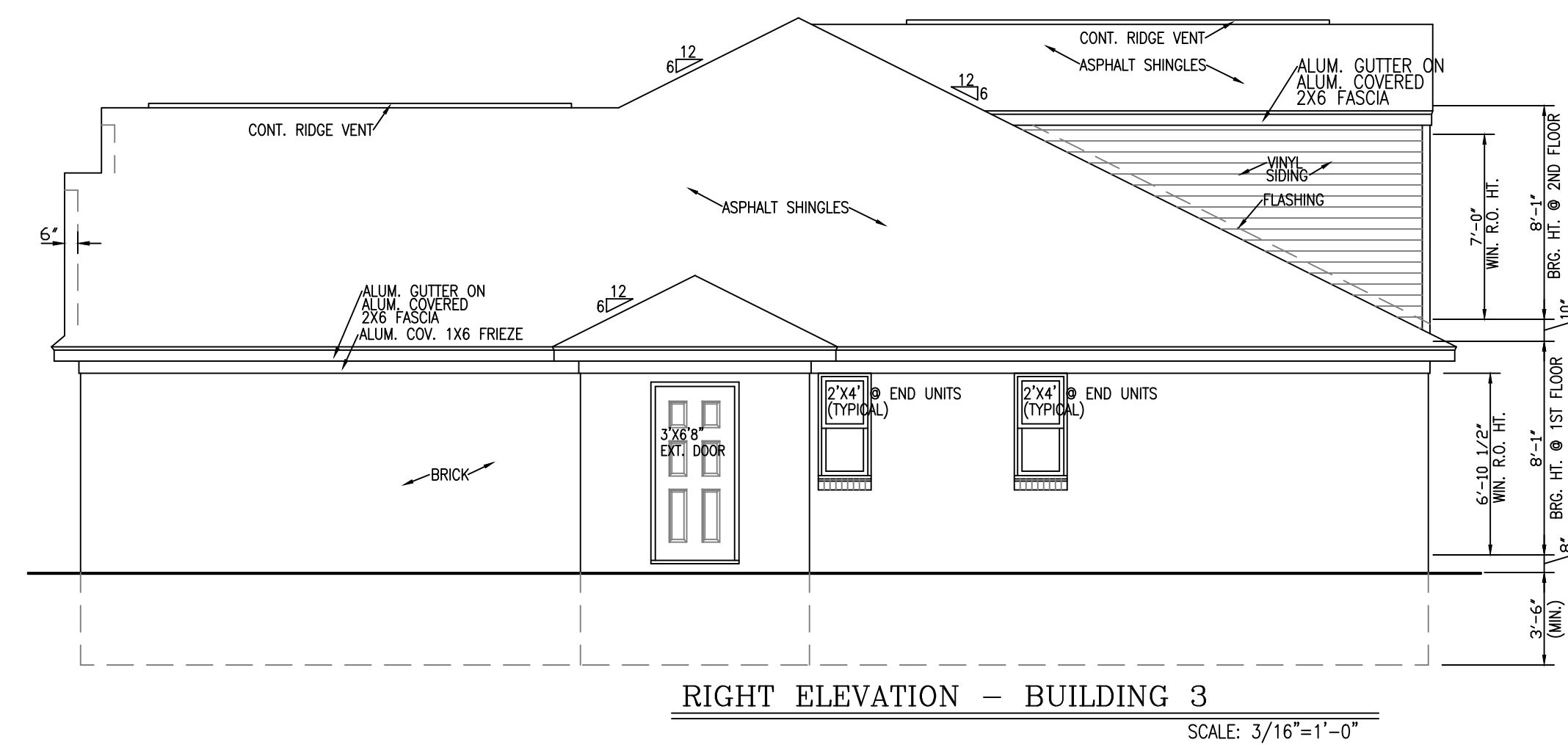
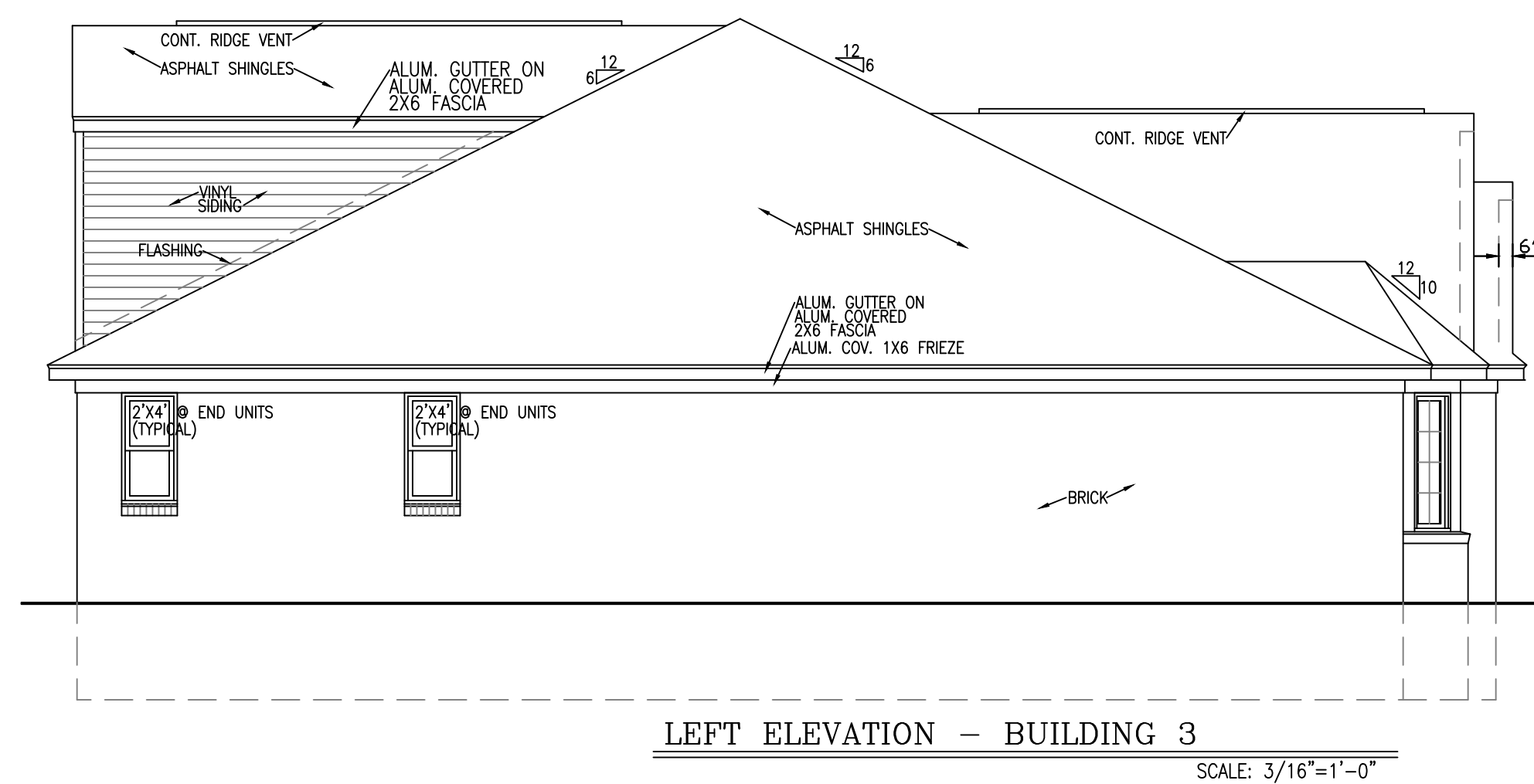
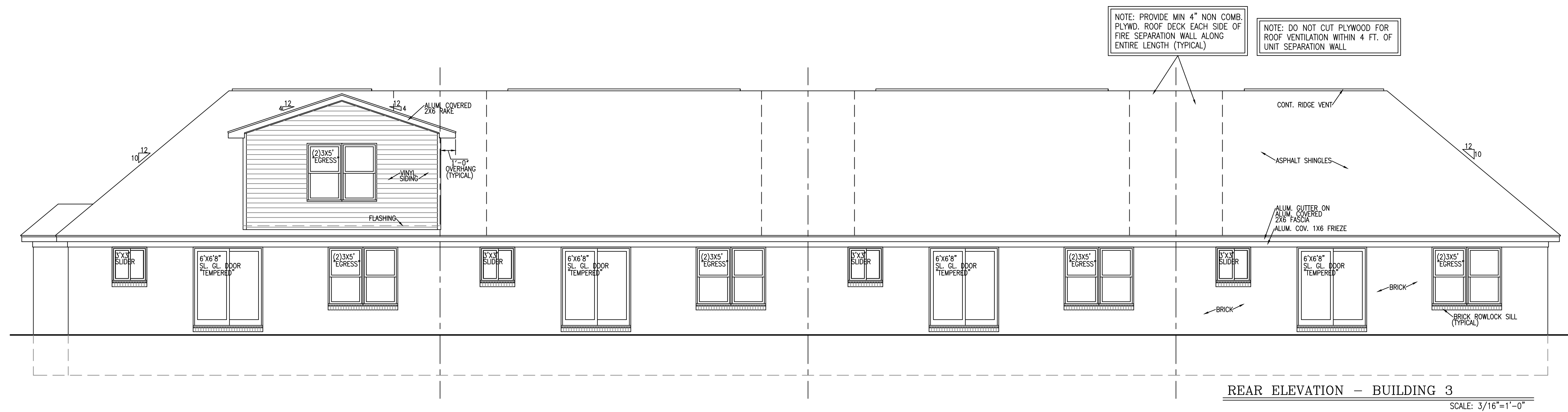


NOTE: ALL INTERIOR NON-BRG. WALLS TO HAVE STUDS SPACED @ 24" O.C. (TYPICAL)

NOTE: THRESHOLDS TO COMPLY  
W/ANSI 117.1-2009  
SECTION 303



A-4



# PLANNING & ZONING APPLICATION

Case number 2/24/ VBT 20-005

Date Submitted 2/24/2020

## APPLICANT INFORMATION

Applicant	<u>NC Designers</u>	Phone	<u>(313) 986-8381 NASSER'S CELL</u>
Address	<u>3241 S Telegraph</u>	Fax	<u>N/A</u>
City, State	<u>Dearborn, MI</u>	Zip	<u>48124</u>
E-mail	<u>ncdesigners@yahoo.com</u>	Cell Phone Number	
Property Owner	<u>IS Real Estate LLC</u>	Phone	<u>586-498-9670</u>
	(if different than applicant)		
Address	<u>30401 Utica Road</u>	Fax	<u>586-498-9671</u>
City, State	<u>Roseville, Michigan</u>	Zip	<u>48066</u>
Billing Contact	<u>Tony Kaddo</u>	Phone	<u>248-789-2999</u>
Address	<u>30401 Utica Road</u>	Fax	<u>586-498-9671</u>
City, State	<u>Roseville, Michigan</u>	Zip	<u>48066</u>

## SITE/PROJECT INFORMATION

Name of Project New Gas Station

Parcel Id No. V125-83- Project Address 11250 Haggerty

Attach Legal Description of Property

Property Location: On the WEST Side of HAGGERTY Road; Between OLD HAGGERTY Road and 194 Service Drive Road. Size of Lot Width \_\_\_\_\_ Depth \_\_\_\_\_

Acreage of Site \_\_\_\_\_ Total Acres of Site to Review \_\_\_\_\_ Current Zoning of Site \_\_\_\_\_

Project Description: New Gas Station

Is a re-zoning of this parcel being requested? \_\_\_\_\_ YES (if yes complete next line) NO

Current Zoning of Site \_\_\_\_\_ Requested Zoning \_\_\_\_\_

## SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? \_\_\_\_\_ YES (if yes complete next line) NO

Section of Zoning Ordinance for which you are applying \_\_\_\_\_

Is there an official Woodland within parcel? \_\_\_\_\_ Woodland acreage \_\_\_\_\_

List total number of regulated trees outside the Woodland area? \_\_\_\_\_ Total number of trees \_\_\_\_\_

Detailed description for cutting trees \_\_\_\_\_

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

## OWNER'S AFFIDAVIT



## **PROPERTY DESCRIPTION**

THE LAND SITUATED IN THE CITY OF BELLEVILLE, COUNTY OF WAYNE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 3 SOUTH, RANGE 8 EAST, BEGINNING SOUTH 00 DEGREES 49 MINUTES 15 SECONDS EAST, 2264.76 FEET, AND SOUTH 85 DEGREES 07 MINUTES 41 SECONDS EAST, 111.91 FEET, AND NORTH 83 DEGREES 52 MINUTES 19 SECONDS EAST, 200.00 FEET, AND NORTH 62 DEGREES 52 MINUTES 19 SECONDS EAST, 200.00 FEET, AND NORTH 51 DEGREES 50 MINUTES 24 SECONDS EAST, 548.00 FEET FROM THE WEST 1/4 CORNER OF SECTION 13; THENCE NORTH 28 DEGREES 09 MINUTES 36 SECONDS WEST, 194.36 FEET; THENCE NORTH 61 DEGREES 50 MINUTES 24 SECONDS EAST, 216.53 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 666.20 FEET, ARC DISTANCE OF 197.90 FEET, CHORD BEARING SOUTH 37 DEGREES 50 MINUTES 50 SECONDS EAST, AND CHORD LENGTH OF 197.17 FEET; THENCE SOUTH 61 DEGREES 50 MINUTES 24 SECONDS WEST, 249.71 FEET TO THE POINT OF BEGINNING.



May 20, 2022

Re: 11250 HAGGERTY ROAD Gas Station Redevelopment Project

Dan Power  
Planning and Economic Development  
Department of Public Services  
Charter Township of Van Buren  
734.699.8913, ext. 9288

Mr. Power,

We are requesting an extension for the **preliminary site plan approval** and the **special use approval** grant to us for the above referenced project in May 2021.

Unfortunately for reasons beyond our control we have experienced a delay in submitting the required information to move our project forward. The pandemic and the severe backup of work it caused made it difficult for our surveyors, architects and engineers to catch up. In fact one of the companies we contracted had the principal engineer working on our project succumb to Covid. We have also experienced some delay because of the backup of work at the County level.

Our intent is to move quickly to complete all work necessary to start construction of our project in the most expeditious way possible. We appreciate the Townships cooperation and patience on this project and hope to develop this site into a successful business that the will be an asset to the Van Buren Township Community.

If you have any questions please do not hesitate to contact me.

Best,

A handwritten signature in black ink, appearing to read 'Kassem Allie', written in a cursive style.

Kassem Allie  
General Manager  
30401 Utica Road  
Roseville, MI 48066  
Office 586-498-9670  
Mobile 734-777-2723

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM  
May 12, 2021  
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 7:32 p.m.

**ROLL CALL:**

**Present:** Cullin, Kelley, Budd, Jahr and Thompson.

**Excused:** Atchinson.

**Staff:** Director Power, Director Best and Secretary Harman.

**Planning Representatives:** McKenna Associate, Vidya Krishnan and Fishbeck Associate, Stephen Clayton.

**Applicant(s) in Attendance:** Mr. Nasser of NC Designers on behalf of owner IS Real Estate/Belleville Oil Company, Inc. and Tim Kratz for Jiffy Lube International, Inc.

**Audience:** Five (5).

**APPROVAL OF AGENDA:**

Motion Jahr, Cullin second to approve the agenda of May 12, 2021 as amended, removing Item #1 under New Business, Case 21-020 - 42101 South Interstate 94 Service Drive Ornamental Pond.

**Roll Call:**

**Yeas:** Budd, Kelley, Cullin, Jahr and Thompson.

**Nays:** None.

**Absent:** Atchinson.

**Motion Carried.**

**APPROVAL OF MINUTES:**

Motion Jahr, Cullin second to approve the regular meeting minutes of April 14, 2021 and April 28, 2021 as presented.

**Roll Call:**

**Yeas:** Kelley, Cullin, Jahr, Budd and Thompson.

**Nays:** None.

**Absent:** Atchinson.

**Motion Carried.**

**NEW BUSINESS:**

**ITEM #1:       20-005 – PRELIMINARY SITE PLAN REQUEST FOR MOBIL GAS STATION REDEVELOPMENT AND DRIVE-THRU.**

**A REQUEST BY NC DESIGNERS ON BEHALF OF OWNER, IS REAL ESTATE LLC/BELLEVILLE OIL COMPANY, INC. FOR PRELIMINARY SITE PLAN APPROVAL 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.**

Director Power gave a brief presentation. A public hearing for special land use was held on July 22, 2020. At that time, the Planning Commission received no comments from the public and recommended approval of the requested special land use. However, the Planning Commission also postponed the action on reviewing the project's preliminary site plan submittal at the recommendation of staff to allow for additional required site plan details to be provided that had not been addressed. The applicant has now submitted a set of civil and architectural plans for review. The plans address a number of previous zoning, engineering and fire design detail deficiencies. Staff now recommends conditional approval of the preliminary site plan submittal. A number of the conditions are in place which must be addressed as part of the engineering review, prior to, or at the time of final site plan submittal. Pending the Planning Commission's recommendation, the special land use request will be considered by the Board of Trustees. If approved by the Board of Trustees, the project will undergo Wayne County and Van Buren Township engineering review and then final site plan review.

Vidya Krishnan of McKenna Associates presented her special land use review letter dated 4-19-21. The Planning Commission made a recommendation for approval of the special land use to the Township Board of Trustees at its meeting held on July 22, 2020. However, the site plan still had several unaddressed issues and the special land use request was not forwarded to the Township Board of Trustees for approval. At this time, McKenna Associates believes that the revised site plan addresses all of the key concerns on the site plan and the proposed use meets the general standards for consideration of special land use approval. The Planning Commission's special land use recommendation can be forwarded to the Board of Trustees.

Vidya Krishnan of McKenna Associates presented her preliminary site plan review letter dated 4-19-21. The applicant has been working with the Township for the past several months to revise the design of the site for improved circulation and overall site design. While there are a few items remaining to be addressed, these can be addressed prior to final site plan approval. Therefore, McKenna Associates recommends preliminary site plan approval for the proposed Mobil gas station located at 11250 Haggerty Road, subject to the following conditions:

1. Confirmation that the gas station and drive-thru will have a maximum of three (3) employees in the largest working shifts.
2. Approval of the proposed storm water detention system by the Township Engineer and Wayne County.
3. Revision of the light fixture for the canopy and details of the light pole with height.



4. Installation of a shingled roof for the building and canopy or use of an alternate metal roof color, per Planning Commission recommendation.
5. Details of all existing and proposed signage including sign area, height, material, lighting etc.
6. Removal of the existing non-conforming pole sign on the site.

Fishbeck Associate, Stephen Clayton, presented Paul Kammer's preliminary site plan review letter dated 4-22-21 recommending the Planning Commission grant the Mobil Gas Station project preliminary site plan approval for engineering feasibility. With this recommendation, it should be understood that the applicant is required to conduct further investigation of all existing site utilities, adjust and expand on their underground utility design to accommodate these findings and complete a set of engineering drawings that meet all the requirements of the Township Engineering Standards, the Wayne County Department of Public Services and all comments listed in the review letter.

Director Power presented Fire Marshal Lenaghan's review letter dated 4-8-21 recommending approval subject to the following conditions:

1. Door leading from the sales floor to the storage room needs to swing in the direction of egress travel.
2. At attended motor fuel dispensing facilities, the devices or disconnects shall be readily accessible and labeled with an approved sign stating "EMERGENCY FUEL SHUTOFF".

Mr. Nasser of NC Designers gave a brief presentation. The owner decided on new construction for the site to clean it up, enhance the area and bring it up to code. The engineering plan has been sent to Wayne County for review, a sign package was submitted to the Township for review and the applicant is willing to make any changes that are necessary to follow requirements of the ordinance. Mr. Nasser was present to answer any questions.

Commissioner inquired if there was any concern about the stacking spaces for the drive-thru. Vidya Krishnan informed that the site complies with the required number of stacking spaces. Commissioner liked how they pulled the roof together, possibly a different color, likes the metal roof concept as it is much more durable than asphalt for a commercial use, agreed the signs need to be brought up to code and the whole property when being redone must be in conformance. Chairperson Thompson addressed the applicant, inquiring if they are in agreement to change the canopy lighting and remove the pole sign. Mr. Nasser will make the changes necessary to comply with the canopy lighting and will follow up with the owner regarding the removal of the pole sign. Vidya Krishnan of McKenna Associates informed Mr. Nasser that once the Planning Commission takes action, the removal of the pole sign is a requirement.

No comments from the audience.

**Motion Kelley, Jahr second to grant the applicant, NC Designers, preliminary site plan approval for the demolition and redevelopment of the property located at 11250 Haggerty Road, based on the analysis and subject to the conditions detailed in the McKenna Associates review letters dated 4-19-21, Fishbeck Associates review letter dated 4-22-21 and Fire Department review letter dated 4-8-21.**

**Roll Call:**

**Yeas: Cullin, Kelley, Budd, Jahr and Thompson.**

**Nays: None.**

**Absent: Atchinson.**

**Motion Carried. (Letters Attached)**

**ITEM #2: 20-012 – FINAL SITE PLAN: JIFFY LUBE MINOR VEHICLE SERVICE.**

**A REQUEST BY APPLICANT JIFFY LUBE INTERNATIONAL, INC. ON BEHALF OF OWNER MEIJER, INC. TO CONSTRUCT A +/- 3,064 SQUARE FOOT MINOR VEHICLE SERVICE BUILDING ALONG WITH RELATED SITE IMPROVEMENTS.**

**LOCATION: THE PROPOSED SITE PLAN IS LOCATED ON THE SOUTH SIDE OF TYLER ROAD EAST OF BELLEVILLE ROAD ON A PROPOSED +/- 0.71-ACRE OUTPARCEL TO BE DIVIDED AND CREATED FROM PORTIONS OF THE 39.4-ACRE PARENT PARCEL AT 9701 BELLEVILLE ROAD (83-058-99-0006-705) AND A VACANT 1.33-ACRE PARCEL (83-058-99-0006-707). THE PROPERTY IS ZONED C-2, EXTENSIVE HIGHWAY BUSINESS DISTRICT AND ALSO IN THE BELLEVILLE ROAD OVERLAY DISTRICT (BROD).**

Director Power gave a brief presentation. Minor vehicle service is a special land use in the C-2 District, which requires a public hearing. The public hearing was held at the November 11, 2020 Planning Commission meeting. Following the special land use recommendation and preliminary site plan approval by the Planning Commission, the project's special land use approval was granted by the Township Board of Trustees on December 1, 2020. The applicant has completed an extensive engineering review and received Wayne County approval.

Vidya Krishnan of McKenna Associates presented her review letter dated 5-5-21. All of the conditions of preliminary site plan approval have been met at this time. Therefore, McKenna Associates recommends the Planning Commission grant final site plan approval for Jiffy Lube to be located at 9701 Belleville Road, subject to submission of recorded copies of the parking and access easements.

Fishbeck Associate, Stephen Clayton, presented Paul Kammer's review letter dated 5-4-21 recommending the Planning Commission grant the Jiffy Lube multiservice center final site plan approval based on their engineering review. However, until the comments in the review letter are amended per the Township Engineering Standard and approved by the Township Water & Sewer Department, final EGLE permits cannot be submitted and the preconstruction meeting cannot be held.

Director Power presented the Van Buren Fire Department review letter dated 4-19-21 recommending approval subject to the following condition that NFPA 1 2018 needs to be reflected on the final site plan drawings.

Tim Kratz of Jiffy Lube International, Inc. gave the presentation. The applicant has reviewed all of the planning and engineering comments, intends to meet all requirements and will continue to work with Township staff and engineers. Mr. Kratz displayed a plan sheet and color rendering



## MEMO

---

TO: Van Buren Township Planning Commission  
FROM: Dan Power– Director of Planning and Economic Development  
RE: Discussion of Zoning Ordinance Text Amendments: Gasoline Filling and Service Stations, Electric Vehicle Charging  
DATE: June 3, 2022

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Planning Commissioners:

The Van Buren Township Zoning Ordinance currently permits gasoline filling stations by right in its C-1, C-2, and FS zoning districts, and gasoline service stations by right in its FS district.

At the regular meeting on February 9, 2022, and April 27, 2022, the Planning Commission began exploration of proposed amendments to Article 3 (Zoning Districts and Permitted Uses) regarding the categorization of gasoline filling and service stations. The Planning Commission advised staff to explore a potential amendment to the Zoning Ordinance to regulate gasoline filling and service stations as special land uses and also to explore possible applications for electric vehicle (EV) charging stations. The Planning Commission then provided additional direction regarding EV charging stations. Based on this feedback, the Planning Consultant has provided draft Zoning Ordinance amendment language in her letter dated May 24, 2022 as well as a Summary of Best Practices in Electric Vehicle Ordinances, dated June 2019. The Planning Commission can now consider the expanded proposed revisions to the Zoning Ordinance and review the materials provided by the Planning Consultant. We will look forward to continuing the discussion of this potential Zoning Ordinance amendment.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Power', is written over a light blue horizontal line.

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

CC: Vidya Krishnan, McKenna Associates – Van Buren Township Planning Consultant



May 24, 2022

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

**Subject: Automobile filling stations**

Dear Commissioners:

The Planning Commission at its meeting held on April 27, 2022 considered a zoning text amendment to re-classify gasoline filling stations in the Township Zoning Ordinance.

The ordinance currently allows the use as a principal permitted use in the C-1 (Local Business), C-2 (Extensive Highway Business) and FS (Freeway service) districts. There are no specific site design standards governing the use either. We reviewed zoning ordinances in other municipalities to see how the use is classified. The municipalities chosen were based on their location with a major arterial, freeway or trunkline traversing through it such as I-275, I-94, I-96, US-24, US-23, US-12 etc., which are generally seen with a lot of filling stations. Based on our review, Van Buren Township is the only municipality that permits gas stations as a principal use, with the exception in the City of Novi. Gasoline fillings stations are considered as a use that requires placement consideration because of concerns related to access, circulation, fire hazard, odor, hours of operation etc.

We presented a text amendment which also included a reference to EV (Electric Vehicle) charging stations. The Planning Commission expressed concern about handicap accessibility being affected, pedestrian walkways being blocked, long duration parking at these spots and the possibility of a row of EV charging stations on a site and directed us to look into the subject. Upon further research we believe the EV charging stations may need an ordinance to regulate them separately from gasoline filling stations. We have collected some information and hope to present it as a separate text amendment in the future.

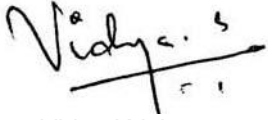
At this time the amendment is limited to gasoline filling stations only. Following are the proposed changes:

**ZONING ORDINANCE CHANGES**

1. §3.111. C-1, General Business District, sub-section (B) Permitted Uses; move *gasoline filling stations* to sub-section (C) Special Land Uses.
2. §3.111. C-2, Extensive Highway Business District, making change to C-1 district will automatically move gasoline filling stations from sub-section (B) Permitted Uses to sub-section (C) Special Land Uses.
3. §3.113. FS, Freeway Service District, sub-section (B) Permitted Uses; move *gasoline filling stations* to sub-section (C) Special Land Uses.
4. Create new Section 5.144. Gasoline or Automobile Filling Stations under Article 5. Development Standards for Specific Uses.

The item is on the Planning Commission's agenda for scheduling of a public hearing at this time, prior to making a recommendation to Township Board of Trustees. We will be present at the Planning Commission meeting to answer any questions and concerns.

Respectfully,  
**McKENNA**

A handwritten signature in black ink, appearing to read "Vidya Krishnan", with a horizontal line drawn across the middle of the signature.

Vidya Krishnan  
Senior Principal Planner

Cc: Dan Power, Director of Planning and Economic Development

## Section 5.144 Gasoline or Automobile Filling Stations

- (1) **Minimum lot area and width:** There is no minimum lot area and width requirement; however, sites are required to comply with all setback, landscaping greenbelt and parking requirements as established in the Ordinance.
- (2) **Front yard setback** measured from any right-of-way line:  
Canopy: 40 feet.  
Pump and/or pump island: 50 feet.  
Building: 85 feet.
- (3) **Side or rear yard setback:**  
Canopy: 30 feet.  
Pump and/or pump island: 40 feet.  
Building: 30 feet.
- (4) **Side or rear yard setback abutting residential zoned property:**  
Canopy: 40 feet.  
Pump and/or pump island: 50 feet.  
Building: 40 feet.
- (5) **Ingress and egress.** The following requirements shall be applicable for ingress and egress:
  - (a) Ingress and egress drives shall be a minimum of 30 feet and a maximum of 36 feet in width. Curb radii shall be adequate to accommodate the turning radii of delivery trucks. There shall be a clear unobstructed driveway area provided to the loading area which is not in conflict with other vehicular patterns on the site.
  - (b) No more than one such drive or curb opening shall be permitted for every 75 feet of frontage (or fraction thereof) along any street. The nearest edge of any such drive shall be located at least 25 feet from the nearest point of any property zoned or used for residential purposes.
  - (c) Ingress and egress for drives shall be designated and located in a manner that does not create a safety hazard or traffic nuisance because of its location in relation to other ingress and egress drives, its location in relation to the traffic generated by other buildings or uses, its location near a vehicular or pedestrian entrances or crossings, or similar concerns.
  - (d) Driveway design and placement must be in harmony with internal circulation and parking design such that the entrance can absorb the maximum rate of inbound traffic during a normal peak traffic period.
  - (e) There must be sufficient on-site storage to accommodate at least two queued vehicles waiting to enter or exit without using a portion of the public right-of-way obstructing existing vehicle sight distance, or otherwise interfering with street traffic.
  - (f) Provisions for circulation between adjacent parcels are required when possible through coordinated or joint parking systems.

- (g) Driveways shall be designed to accommodate all vehicle types having occasion to enter and exit the site, including delivery and refueling vehicles. There shall be clear delineation and/or separation, where appropriate, of entry and exit lanes within driveways.
- (h) Loading and unloading and refueling activities shall not hinder vehicle ingress or egress.
- (6) **Driveway spacing.** Driveway spacing will be determined as a function of operating speeds of the adjacent public road. Spacing will be determined according to the following minimum standards or to standards adopted by the appropriate governing road jurisdiction, whichever is more stringent:

Speed Limits (mph)	Minimum Spacing (feet)
25	105
30	125
35	150
40	185
45	230

Spacing is based on average vehicle acceleration and deceleration rates and is considered necessary to maintain safe traffic operation. Spacing will be measured from the midpoint of each driveway. In the event that a particular parcel or parcels lack sufficient road frontage to maintain adequate spacing, the applicant shall have one of two options:

- (a) A modification from minimum spacing can be sought from the planning commission, but in no case can the variance be greater than that which is necessary to provide safe and efficient access to the site.
- (b) The adjacent landowners may agree to establish a common driveway. In such cases, the driveway midpoint shall be the property line between the two parcels and shall meet standard specifications. The township may require maintenance agreements between owners of a common driveway to cover such issues as snow plowing, resurfacing liability, etc.
- (7) **Number of driveways:** A maximum of one two-way driveway opening or a pair of one-way driveway openings shall be permitted to a particular site from each adjacent public road. Based on the recommendation of the appropriate governing road jurisdiction and/or the township engineer, that an additional driveway is in the interest of good traffic operation, the planning commission may permit one additional driveway entrance along a continuous site with frontage in excess of 300 feet or two additional driveway entrances along a continuous site with frontage in excess of 600 feet. Common driveways shall be considered to be one driveway.
- (8) **Pumps.** All gasoline pumps shall be arranged so that motor vehicles do not park on or extend over abutting landscaped areas, sidewalks, streets, buildings, or adjoining property while being served.

- (9) **Off-street parking and loading.** Required off-street parking for automobile filling multiuse stations offering additional services shall be provided in accordance with the standards set forth in section 9.102 and shall be computed on the basis of each separate use as set forth in the schedule of off-street parking.
- (10) **Canopy structure.** Canopy structures shall be designed and constructed in a manner which is architecturally compatible with the principal building and the overlay district in which it is located in, if any. Support columns of any proposed canopy structure shall be covered with brick to match the principal building. Required fire protection devices under the canopy shall be architecturally screened so that the tanks are not directly visible from the street. The screens shall be compatible with the design and color of the canopy.
- (12) **Fueling operations.** Fueling operations designed to accommodate tractor trailer trucks shall be prohibited except on sites adjacent to an interstate freeway.
- (13) **Pedestrian circulation.**
- (a) Automobile filling/mixed use stations shall be designed in a manner which promotes pedestrian and vehicular safety.
  - (b) The parking and circulation system within each development shall accommodate the safe movement of vehicles, bicycles, pedestrians and refueling activities throughout the proposed development and to and from surrounding areas in a safe and convenient manner.
  - (c) Pedestrian walkway patterns shall be considered as an integral component of site design and shall be located to connect areas or points of pedestrian origin and destination. Where it is necessary for the pedestrian access to cross drive aisles, crossings shall emphasize and place priority on pedestrian access and safety. The pedestrian crossings must be well-marked and clearly visible, using pavement treatments, signs, striping, signals, and lighting.
  - (d) Clear identification and delineation between the drive-thru facility and parking lot shall be provided. Drive-thru facilities shall be designed in a manner which promotes pedestrian and vehicular safety, and do not interfere with access to parking and maneuvering lanes.
- (14) **Signs.** All signage installed on the site, including the canopy and pumps shall comply with the regulations set forth in Article 11 of this ordinance.





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# Summary of Best Practices in Electric Vehicle Ordinances

BY CLAIRE COOKE AND BRIAN ROSS

JUNE 2019



*This ordinance guide was developed based upon funding from the Alliance for Sustainable Energy, LLC, Managing and Operating Contractor for the National Renewable Energy Laboratory for the US Department of Energy.*

## About the Great Plains Institute

A nonpartisan, national, nonprofit organization, the Great Plains Institute (GPI) is transforming the energy system to benefit the economy and environment. We combine a unique consensus-building approach, expert knowledge, research and analysis, and local action to find and implement lasting solutions. Learn more at [www.betterenergy.org](http://www.betterenergy.org).

*For more information on this ordinance summary, please contact Brian Ross, Senior Program Director at [bross@gpisd.net](mailto:bross@gpisd.net).*

## Contents

Overview .....	4
Electric Vehicle Charging Stations as Permitted Land Uses .....	6
Electric Vehicle Make-Ready Standards .....	7
Electric Vehicle Supply Equipment Standards .....	9
Electric Vehicle Parking Space Design and Location .....	11
Required EV Parking Capacity & Minimum Parking Requirements.....	13
Electric Vehicle-Designed Parking Use Standards and Protections.....	17
Signage, Safety, and Other Standards.....	19
Definition of Terms .....	22

## Overview

This document is a summary guide to electric vehicle (EV) and electric vehicle supply equipment (EVSE) ordinances in the US.<sup>1</sup> The guide is sorted into best practice categories and provides a summary of typical provisions used by cities for each category. Each category includes a table with key points and text examples from actual ordinances, as well as recommendations from model codes for that topic, drawn from one of several model ordinances, or ordinance guidance documents that have been developed to inform cities on developing EV-ready zoning standards.

This summary is provided as a reference to cities seeking to develop EV zoning standards or development regulations. The summary does not address building or electric codes, only zoning ordinance language and associated tools. The examples are not intended to constitute recommendations, but rather to show the breadth of choices made by communities across the nation to integrate EVSE into development regulation.

The ordinance language in the following tables are drawn from the zoning ordinances of the following cities. To see the full context of each example, click on the links below and use the search function within the ordinance document to find the relevant example.

- [Atlanta, GA](#)
- [Auburn Hills, MI](#)
- [Chelan, WA](#)
- [Des Moines, WA](#)
- [Douglas County, WA](#)
- [Duluth, MN](#)
- [Golden Valley, MN](#)
- [Howard County, MD](#)
- [Indianapolis, IN](#)
- [Kansas City, MO](#)
- [Methuen, MA](#)
- [Middletown, CT](#)
- [Montgomery County, MD](#)
- [Mountlake Terrace, WA](#)
- [New Orleans, LA](#)
- [Saint Paul, MN](#)
- [Salt Lake City, UT](#)
- [St. Louis Park, MN](#)

The inventory of adopted ordinances also included a scan of model zoning ordinances and ordinance guidance documents for how local governments can use their zoning codes to help electrify transportation.

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<sup>1</sup> This is not a complete inventory but rather a representative sample of ordinances from cities throughout the United States.

The guides and model ordinances are listed below, with links, along with their region of origin:

- Europe: [Electric Vehicle Charging Infrastructure: Guidelines for Cities](#)
- Georgia: [Model Municipal Ordinance](#) (click on the first hyperlink in Section II, A)
- Iowa: [Leading the Charge: City Codes and Electric Vehicles](#)
- Midwest: [Principles for EV-Ready Communities](#)
- New Jersey: [Alternative Fuel Vehicle Readiness: A Guidebook for Municipalities](#)
- New York: [Literature Review Summary: Electric Vehicle Supply Equipment Signage Guidance](#)
- New York: [Promoting Electric Vehicle Charging Station Installations](#)
- Northeast/Mid-Atlantic: [Creating EV-Ready Towns and Cities: A Guide to Planning and Policy Tools](#)
- Santa Clara County, CA: [Plug-in Electric Vehicle Best Practices Compendium](#)
- Washington: [Electric Vehicle Infrastructure: A Guide for Local Governments in Washington State](#)
- Washington: [Plug-In Electric Vehicle Readiness Plan](#)

# 1. Electric Vehicle Charging Station as Permitted Land Uses

Information related to where EV charging stations (or specific types of EV stations) are permitted. Charging stations are likely to be an accessory use but may also be a principal use in some instances. Ordinances clarify where these land uses are permitted to streamline the installation of infrastructure that serves a public purpose.

Typical Ordinance Includes	Language Example	
Specification:	City, State:	Text:
<p>Treats different types of EVSE as different land uses and may distinguish between where different types of charging stations are allowed.</p> <ul style="list-style-type: none"> <li>Charging station types are typically distinguished as different “levels” contingent on charging speed (see “definitions” p11-12).</li> <li>Most often, levels 1 &amp; 2 are allowed in all zones while level 3 stations are restricted to specific zoning districts. <ul style="list-style-type: none"> <li>May provide a table to delineate use permitted zoning districts for each station type.</li> </ul> </li> <li>May also allow for all three levels in all zoning districts.</li> </ul>	Chelan, WA	“Level 1 and 2 electric vehicle charging stations are a permitted use in all zoning districts... Level 3 electric vehicle charging stations are a permitted use in the Warehouse and Industrial (WI), Highway Service Commercial (C-HS),..., zoning districts”
	Des Moines, WA	“Levels 1, 2, and 3 electric vehicle charging stations are allowed in all zoning designations.”
May require a conditional or special use permit for charging stations in specific zones.	Auburn Hills, MI	“Installation shall be subject to permit approval administered by the Community Development Department.”
	Chelan, WA	“Level 3 electric vehicle charging stations...require a conditional use permit in Downtown Mixed Use (DMU), Tourist Accommodation (T-A),...zoning districts.”
May place restrictions on charging stations in the right of way.	New Orleans, LA	“No property or parcel may have more than one electric vehicle charger installed in the right-of-way adjacent to such property or parcel.”
	Des Moines, WA	“Electric vehicle charging stations are not permitted within the city right-of-way”

## EV Guide and Model Code Recommendations

### Model Code Document Name:

Iowa Clean Cities Coalition, Leading the Charge: City Codes and Electric Vehicles

**Recommendation:** “Define what types of EVSE are allowable by land use type.”

**Reasoning:** “By establishing compatible charging stations according to land use types, cities can eliminate confusion about what is and isn’t allowable while also affirming the desirability of EVSE within the community...”

## 2. Electric Vehicle Make-Ready Standards

Requirements and standards for installing the infrastructure to support EVSE (also known as “make-ready”), other than the installation of the EVSE equipment itself. Make-ready standards are to prepare, at the time of construction, for future installation of chargers. Make-ready requirements capture savings by avoiding future costly retrofits to install chargers and have minimal impacts on the construction or renovation costs for the parking facility.

Typical Ordinance Includes	Language Example	
Specification:	City, State:	Text:
May require or recommend the installation of appropriate electrical capacity and conduits to support future EVSE.	Howard County, MD	“For new occupancies subject to this section: at least 1 parking space for each 25 residential units shall feature energized outlets; and a residential unit with a garage, carport, or driveway shall feature appropriate electric vehicle supply equipment consisting of conductors, connectors,[...] so that an energized outlet may be added in the future.”
	St. Louis Park, MN	“Multiple-Family Residential Land Uses: all new, expanded and reconstructed parking areas shall provide the electrical capacity necessary to accommodate the future hardwire installation of Level 2 EVCSs for a minimum of 10% of required parking spaces.”
	St. Louis Park, MN	“Non-Residential Land Uses: all new, expanded and reconstructed parking areas shall provide the electrical capacity necessary to accommodate the future hardwire installation of Level 2 or DC



		EVCSs for a minimum of 10% of required parking spaces.”
	Auburn Hills, MI	“In order to proactively plan for and accommodate the anticipated future growth in market demand for electric vehicles, it is strongly encouraged, but not required, that all new one-family and multiple-family homes with garages be constructed to provide a 220-240-volt / 40 amp outlet on a dedicated circuit and in close proximity to designated vehicle parking to accommodate the potential future hardwire installation of a Level-2 electric vehicle charging station.”
	Auburn Hills, MI	“it is strongly encouraged, but not required, that all new and expanded non-residential development parking areas provide the electrical capacity necessary to accommodate the future hardwire installation of Level-2 electric vehicle charging stations. It is recommended that a typical parking lot (e.g., 1,000 or less parking spaces) have a minimum ratio of 2% of the total parking spaces be prepared for such stations.”
May delineate zoning districts where EVSE is allowed.	Mountlake Terrace, WA	“Electric vehicle infrastructure shall be permitted in zoning districts of the city as identified in ...”

## EV Guide and Model Code Recommendations

### Model Code Document Name:

Model City Ordinance Relating to Electric Vehicle (EV) Charging Infrastructure

**Recommendation:** “Require that [the] main electrical switchgear be installed with sufficient space and capacity to support 20% of EV spaces at 208/240V and 40A per space, with a dedicated branch circuit and overcurrent protection device, per space.”

**Reasoning:** “Retrofitting parking structures can be 91%+ more expensive than outfitting garages during the initial construction phase.”

**Recommendation:** “Require that all parking spaces in a parking structure be made “EV-Capable” i.e. conduit be



installed throughout the structure and subpanels sized to accommodate 60A or 40A breakers for each.”

**Reasoning:** “[if] at least 20% of stalls are “EV-Ready” ... the total electrical capacity is able to be shared among the remaining 80% of EV parking stalls using load sharing technology. However, this is only possible if the electrical conduit (trunk line) and subpanels are preinstalled throughout the parking garage to allow Level-2 Charging Equipment to be connected in the future.”

### 3. Electric Vehicle Supply Equipment Standards

Minimum standards or required design of charging equipment or charging station infrastructure. These standards are often combined with minimum requirements for EV charging installations (see best practice #5).

Typical Ordinance Includes	Language Example	
Specification:	City, State:	Text:
May require that EVSE meet standards found in the National Electric Code.	Atlanta, GA	“Installation of EVSE shall meet National Electric Code article 625...”
Often specifies that EVSE must be mounted. <ul style="list-style-type: none"> <li>• May specify on what EVSE should be mounted.</li> <li>• Often specify at what height EVSE should be mounted.</li> <li>• Often specify that EVSE should be installed so as not to be a tripping hazard.</li> <li>• May require a retraction device or place to mount cords.</li> <li>• May specify that cords should not cross walkways.</li> </ul>	Montgomery County, MD	“Battery charging station outlets and connector devices shall be no less than 36 inches and no higher than 48 inches from the surface where mounted.”
	Chelan, WA	“Equipment mounted on pedestals, lighting posts, bollards, or other devices for on-street charging station shall be designed and located as to not impede pedestrian travel or create trip hazards within the right-of-way”
	New Orleans, LA	“Cords shall be retractable or have a place to hang the connector and cord sufficiently above the pedestrian surface. Any cords connecting the charger to a vehicle shall be configured so that they do not cross a driveway, sidewalk, or passenger unloading area.”
May specify other standards that EVSE should comply with.	St. Louis Park, MN	“EVCS pedestals shall be designed to minimize potential damage by accidents,

<ul style="list-style-type: none"> <li>• May specify that EVSE be installed in compliance with a specific state code.</li> <li>• Often specify that EVSE be installed in compliance with the Americans with Disabilities Act.</li> </ul>		vandalism and to be safe for use in inclement weather.”
	St. Louis Park, MN	“Battery charging station outlets and connector devices shall be mounted to comply with state code and must comply with all relevant Americans with Disabilities Act (ADA) requirements.”
May specify the distance of the charging station from the curb.	Mountlake Terrace, WA	“Charging station equipment...shall be a minimum of 24 inches clear from the face of the curb.”
May specify under what circumstances a parking space must adhere to these standards.	Des Moines, WA	“Electric vehicle charging stations utilizing parking stalls located in parking lots, or parking garages shall comply with the following requirements...”
	Douglas County, WA	“Design criteria for electric vehicle charging stations or battery exchange stations within commercial, industrial and mixed-use zoning districts...”

## EV Guide and Model Code Recommendations

### Model Code Name:

Iowa Clean Cities Coalition, Leading the Charge: City Codes and Electric Vehicles

**Recommendation:** Design criteria should be created for EVSE installations.

**Reasoning:** “By articulating standards for EVSE design and installation, including setbacks and pedestal height for freestanding units, a community can facilitate a smooth construction permitting process.”

## 4. Electric Vehicle Parking Space Design and Location

Information related to EV parking space design and location. Design and location decisions will affect installation cost (length of conduit from electric source) and use (location of the space relative to the building).

Typical Ordinance Includes	Language Example	
Specification:	City, State:	Text:
May specify parking space size.	Atlanta, GA	“The installation of an EVSE should not reduce the electric vehicle charging station’s length to below the size and standards required under section 16-28.014”
	Methuen, MA	“Where provided, spaces should be standard size parking stalls but designed in a way that will discourage non-electric car vehicles from using them.”
	Montgomery County, MD	“The minimum width for a parking space for charging electric vehicles is 9 feet.”
May specify the location of parking spaces on a street or within a parking lot.	Atlanta, GA	“Criteria for electric vehicle parking and charging on private streets...For the purpose of reducing cable management issues and placing the...charging station closer to crosswalks and curb ramps, such charging stations shall be installed to use the last space on a block face in the direction of travel.”
	Methuen, MA	“Parking spaces for electric vehicles must not be located in the most convenient spots because this will encourage use by non-electric vehicles.”
	Salt Lake City, UT	“The electric vehicle parking space shall be located in the same lot as the principal use.”
	St. Louis Park, MN	“The EVCSs shall be located in desirable and convenient parking locations that will serve as an incentive for the use of electric vehicles.”
	St. Louis Park, MN	“General Requirements for Single-Family Residential Zoning Districts...EVSE shall be located in a garage, or on the exterior wall

		of the home or garage adjacent to a parking space.”
May provide specifications about parking space and location fit.	Methuen, MA	“Design should be appropriate to the location and use. Facilities should be able to be readily identified by electric cars users but blend into the surrounding landscape/architecture for compatibility with the character and use of the site.”
May require the parking space to have features that protect charging equipment.	Chelan, WA	“Equipment shall be protected by wheel stops or concrete filled bollards.”
	Montgomery County, MD	“Adequate battery charging station protection, such as concrete-filled steel bollards shall be used. Curbing may be used in lieu of bollards, if the battery charging station is setback a minimum of 24 inches from the face of the curb.”
May simply specify an entity with the authority to create standards for EV charging stations.	Des Moines, WA	“The city manager or designee is authorized to develop and maintain standards for the design and construction of electric vehicle charging stations.”

## EV Guide and Model Code Recommendations

### Model Code Document Name:

Plug-in Electric Vehicle Best Practices Compendium (County of Santa Clara, CA)

**Recommendation:** Information be given concerning “Parking configurations, including guidance on whether it is preferable to locate chargers in perpendicular, parallel, or angled parking spaces, and on the location of wheel stops, guard posts and signage.”

## 5. Required EV Parking Capacity & Minimum Parking Requirements

Information on minimum EV parking standards and on how EV charging spaces/parking spots are accounted for as part of minimum parking space requirements (parking minimums already in place in the ordinance). Cities requiring EV parking minimums are capturing the public value in this infrastructure, like non-EV parking minimums, and to landscaping, stormwater management, accessibility, and other design elements that are routine elements of parking standards.

Typical Ordinance Includes	Language Example																			
Specification:	City, State:	Text:																		
Often recommends or requires that a proportion of parking spaces be EV charging stations, designated for EV parking, or be EVSE ready. <ul style="list-style-type: none"><li>• These are often specified as a percent or a ratio.</li><li>• May also be based on land uses such as the number of residential units in a development.</li><li>• May be based on land use type.</li><li>• May limit the number of chargers that can be installed in the right-of-way.</li><li>• May include incentives for higher level charging stations through variations in space requirements.</li></ul>	Montgomery County, MD	“The minimum number of electric vehicle charging stations required is 1 electric vehicle charging station per 50 parking spaces.”																		
	Howard County, MD	“For new occupancies subject to this section: at least 1 parking space for each 25 residential units shall feature energized outlets.”																		
	Mountlake Terrace, WA	<div>“The first column in Table 1 shows the type of land use for which electric vehicle charging stations shall be provided, pursuant to this section. The second column shows the minimum percentage of the facility's parking spaces that shall provide a connection to electric vehicle charging stations.”</div> <table><tr><th>Land Use Type</th><th>Percent Parking Spaces</th></tr><tr><td>Multi-household Res</td><td>10%</td></tr><tr><td>Lodging</td><td>3%</td></tr><tr><td>Retail, eating and drinking</td><td>1%</td></tr><tr><td>Office, medical</td><td>3%</td></tr><tr><td>Industrial</td><td>1%</td></tr><tr><td>Institutional, Municipal</td><td>3%</td></tr><tr><td>Recreation/Entertainment/Cultural</td><td>1%</td></tr><tr><td>Other</td><td>3%</td></tr></table>	Land Use Type	Percent Parking Spaces	Multi-household Res	10%	Lodging	3%	Retail, eating and drinking	1%	Office, medical	3%	Industrial	1%	Institutional, Municipal	3%	Recreation/Entertainment/Cultural	1%	Other	3%
	Land Use Type	Percent Parking Spaces																		
Multi-household Res	10%																			
Lodging	3%																			
Retail, eating and drinking	1%																			
Office, medical	3%																			
Industrial	1%																			
Institutional, Municipal	3%																			
Recreation/Entertainment/Cultural	1%																			
Other	3%																			
St. Louis Park, MN	<div>“All new or reconstructed parking structures or lots with at least 50 parking spaces, or expanded parking structures or lots that result in a parking lot with 50 or more parking spaces, shall install EVSE as required below.</div> <div>1. Multiple-family residential land uses shall have 10% of required parking as Level 1 stations for</div>																			

		<p>resident parking, and one Level 2 station for guest parking. At least one handicapped accessible parking space shall have access to an EVCS.</p> <p>2. Non-residential land uses with parking spaces available for use by the general public shall have at least 1% of required parking as Level 2 stations with a minimum of two spaces served by Level 2 charging, with at least one station adjacent to an accessible parking space. In non-residential zoned districts, DC charging stations may be installed to satisfy the EVCS requirements described above on a one-for-one basis.”</p>								
	Indianapolis, IN	“Two electric vehicle charging stations shall be required for developments that provide 500 or more off-street parking spaces.”								
	Middletown, CT	“Any new development that requires 25 or more parking spaces, as calculated by Section 40.04 of these regulations, shall have a minimum of 1 charging space or 3% of the total number of spaces allocated to Electric Vehicles (EVs) (whichever is greater) and must have a Level 2 or 3 charging station/connection per EV parking space.”								
	Salt Lake City, UT	<p>“The number of required minimum parking spaces is determined after applying any applicable reductions and exemptions. The number of required EV parking spaces shall be as follows:”</p> <table><tr><th>Required Minimum Number of Parking Spaces</th><th>Number of EV Parking Spaces</th></tr><tr><td>0 to 49</td><td>0</td></tr><tr><td>50 to 99</td><td>1</td></tr><tr><td>100+</td><td>2, plus 1 for each additional 100 stalls</td></tr></table>	Required Minimum Number of Parking Spaces	Number of EV Parking Spaces	0 to 49	0	50 to 99	1	100+	2, plus 1 for each additional 100 stalls
Required Minimum Number of Parking Spaces	Number of EV Parking Spaces									
0 to 49	0									
50 to 99	1									
100+	2, plus 1 for each additional 100 stalls									
	New Orleans, LA	“No property or parcel may have more than one (1) electric vehicle charger installed in the right-of-way adjacent to such property or parcel.”								

	Salt Lake City, UT	"A reduction in the minimum number of required electric vehicle parking stalls may be reduced by 25% if a Level 2 station is installed or by 50% if a Fast Charge station is installed. For each additional Level 2 or Fast Charge station installed, the additional reduction will be based on the already reduced number."
<p>May include EV parking space proportion requirements as part of optional financing or a flexible code.</p> <ul style="list-style-type: none"> <li>• May be part of a sustainability points system (Duluth, MN).</li> <li>• May be one of several required amenities to choose from as part of a Planned Unit Development (Golden Valley, MN).</li> <li>• May be tied to public funding or financial partnership by the city (Saint Paul, MN)</li> </ul>	Duluth, MN	"A minimum of 2% of required automobile parking spaces are signed and reserved for hybrid/electric/low energy vehicles in preferred locations near the primary building entrance."
	Golden Valley, MN	(include) "An electric vehicle charging station accessible to residents, employees, and/or the public."
	Saint Paul, MN	<p>*Work in Progress* In their city code under <i>Chapter 81. - Sustainable Building</i>, Saint Paul has an "Overlay" that is required for "construction projects receiving more than \$200,000 in public assistance, as well as certain rehab projects." This overlay specifies different requirements including "Electric vehicle charging capability." However, specifications regarding this requirement are yet to be worked out.</p> <p>- <a href="#">City of Saint Paul Website - Sustainable Building Policy</a></p> <p>- <a href="#">Sustainable Building Policy Guidebook</a></p>
<p>May include flexibility on minimum requirements to reduce cost burden.</p>	St. Louis Park, MN	"When the cost of installing EVSE required by this Chapter would exceed five percent of the total project cost, the property owner or applicant may request a reduction in the EVSE requirements and submit cost estimates for city consideration. When City Council approval of the project is not required, the Zoning Administrator may administratively approve a reduction the required amount of EVSE to limit the EVSE installation costs to not more than five percent of the total project cost."
	Middletown, CT	"Applicants may request a waiver or reduction of electric vehicle parking requirements from the

		Planning and Zoning Commission during site plan approval.”						
May require that a proportion of EV charging stations also be made accessible.	Chelan, WA	“Accessible vehicle charging stations shall be provided based on the following table:”						
		<table><tr><th>Number of EV Charging Stations</th><th>Min. Accessible EV Stations</th></tr><tr><td>3-50</td><td>1</td></tr><tr><td>51-100</td><td>2</td></tr></table>	Number of EV Charging Stations	Min. Accessible EV Stations	3-50	1	51-100	2
		Number of EV Charging Stations	Min. Accessible EV Stations					
		3-50	1					
	51-100	2						
Montgomery County, MD	“A minimum of one accessible electric vehicle charging station is required in any parking facility that is required to have one electric vehicle parking space. For parking facilities required to have 51-75 electric vehicle parking spaces the number of accessible spaces will increase to two (2). Between 76 – 100 electric vehicle parking spaces increases to three (3) and each thereafter increment of 25 electric charging station shall increase by one additional accessible electric vehicle charging space.”							
May count electric vehicle charging stations towards meeting existing minimum parking requirements for developments (despite being simultaneously restricted to EVs only).	Kansas City, MO	Electric vehicle charging stations may be counted toward satisfying minimum off-street parking space requirements.”						
	Methuen, MA	“An electric vehicle charging space may count for ½ of a space in the calculation for minimum parking spaces that are required...”						
	Indianapolis, IN	“For each electric vehicle charging station provided, the minimum number of required off-street parking spaces may be reduced by two. Each charging station counts toward the minimum number of required parking spaces.”						
	Chelan, WA	“Electric vehicle charging stations located within parking lots or garages may be included in the calculation of the minimum required parking spaces required pursuant to the Development Standards...”						
	Middletown, CT	“Requests for reduction of general parking spaces in exchange for additional EV parking: For any development that exceeds the minimum number of EVCs as required ... The reduction of parking cannot be greater than 10% of the total amount of parking for the proposed development.”						



## EV Guide and Model Code Recommendations

### Model Code Name:

Action Items for EV-Ready Communities  
(NYSERDA Fact Sheet, Energetics)

**Recommendation:** Require “Set numerical or percentage-based goals ... for EV infrastructure in new construction.”

Creating EV-Ready Towns and Cities: A  
Guide to Planning and Policy Tools  
(NYSERDA, Transportation and Climate  
Initiative of the Northeast and Mid-Atlantic  
States, 2012)

**Recommendation:** Create an “incentive zoning [that] provides a bonus, such as in the form of additional floor area, in exchange for the provision of a public amenity or community improvements...In the case of EVSE, a developer incentive would be exchanged for EVSE pre-wiring or charging station installation.”

## 6. Electric Vehicle-Designed Parking Use Standards and Protections

Information related to parking restrictions, protections, and penalties for EV-designated spaces. Restricting use of EV charging parking stalls to EVs protects the public benefit being provided, like limiting use of accessible parking stalls.

Typical Ordinance Includes	Language Example	
Specification:	City, State:	Text:
<p>May state restrictions on what type of vehicle may park in an EV charging station parking space.</p> <p>May specify the ramifications for parking unauthorized vehicles in EV charging spaces.</p>	Atlanta, GA	“Each electric vehicle charging station and parking space for which any parking incentive was granted shall be reserved for use as an electric vehicle charging station or as electric reserved parking.”
	Auburn Hills, MI	“A police agency or a governmental agency...may provide for the immediate removal of a vehicle...in any of the following circumstances...When a sign provides notice that a parking space is a publicly designated electric vehicle charging station, no person shall park or stand any non-electric vehicle in a designated electric vehicle charging station space. Further, no person shall park or stand an electric vehicle in a publicly designated electric vehicle charging station space when not electrically charging or parked beyond the days and hours designated on the regulatory signs posted.”

	Chelan, WA	"Except when located in conjunction with single-family residences, electric vehicle charging stations shall be reserved for parking and charging of electric vehicles only."
	Kansas City, MO	"Public electric vehicle charging stations must be reserved for parking and charging electric vehicles only. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that apply to any other vehicle."

## EV Guide and Model Code Recommendations

### Model Code Name:

Alternative Fuel Vehicle Readiness: A Guidebook for Municipalities (North Jersey Transportation Planning Authority, 2017)

**Recommendation:** Municipalities should create enforcement policies for EV parking and charging stations that "specify towing of vehicles in violation of the restriction or impose a fine."

**Reasoning:** "It is important to define how restrictions and time limits will be enforced. Without an enforcement policy, there is no incentive to follow the restrictions."

## 7. Signage, Safety, and Other Standards

Information related to signage, road markings, notifications, lighting, usage fees, and maintenance. Signage helps all drivers understand appropriate use of this new form of parking infrastructure, and other standards similarly attempt to protect or enhance the public value of the infrastructure and minimize risks.

Typical Ordinance Includes	Language Example	
Specification:	City, State:	Text:
<p>Often includes signage and road marking requirements.</p> <ul style="list-style-type: none"> <li>May include photo examples of signage.</li> </ul>	Atlanta, GA	<p>"Way finding signs, if installed, shall be placed to effectively guide the motorists to the electric vehicle parking space and/or charging station. Private regulatory signage shall be placed in a manner that shall not interfere with any parking space, drive lane or exit."</p>
	Douglas County, WA	<p>"Each electric vehicle charging station shall be posted with signage indicating the space is only for electric vehicle charging purposes."</p>
Often includes lighting requirements.	St. Louis Park, MN	<p>"Site lighting shall be provided where an electric vehicle charging station is installed, unless charging is for daytime purposes only."</p>
	Chelan, WA	<p>"Lighting. Adequate site lighting shall be provided, which shall also comply with Chapter 17.62..."</p>
Often includes information about charging usage fees.	Kansas City, MO	<p>"Property owners are not restricted from collecting a service fee for the use of an electric vehicle charging station."</p>
Often includes information about general operations and maintenance.	Atlanta, GA	<p>"Electric vehicle charging stations and parking spaces for which any parking incentive was granted shall be operational at all times. When an electrical vehicle parking station is not operational for 14 consecutive days, it shall be considered to have been removed from service. The failure to maintain the number of electric vehicle charging stations and parking spaces shall be cause to require the</p>

		installation of the number of parking spaces required by the district regulations.”
	Model Code – Electric Vehicle Infrastructure. Guide for Local Governments (Washington State)	“Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning, or other problems are encountered.”
	St. Louis Park, MN	“The EVCS must be operational during the normal business hours of the use(s) that it serves. EVCS may be de-energized or otherwise restricted after normal business hours of the use(s) it serves.”
Often includes requirements for contact information for instances where a charging station is damaged or out of order.	Atlanta, GA	“A phone number or other contact information shall be provided when the station is not functioning in a manner that allows electric vehicles to be charged.”
	St. Louis Park, MN	“A phone number or other contact information shall be provided on the equipment for reporting problems with the equipment or access to it.”
Often includes information about required notices.	Chelan, WA	<p>“The following information shall be posted at all electric vehicle charging stations:</p> <ol style="list-style-type: none"> <li>1. Voltage and amperage levels;</li> <li>2. Hour of operations if time limits or tow-away provisions are to be enforced by the property owner;</li> <li>3. Usage fees;</li> <li>4. Safety information;</li> <li>5. Contact information for reporting when the equipment is not operating or other problems.”</li> </ol>
May include time limits and hours of operation.	Mountlake Terrace, WA	“Time limits may be placed on the number of hours that an electric vehicle is allowed to charge, prohibiting indefinite charging /parking. If applicable, warnings shall be posted to alert charging station users about

		hours of use and possible actions affecting electric vehicle charging stations that are not being used according to posted rules.”
	St. Louis Park, MN	“The EVCS must be operational during the normal business hours of the use(s) that it serves. EVCS may be de-energized or otherwise restricted after normal business hours of the use(s) it serves.”
May include information on landscaping requirements.	Atlanta, GA	“Minimum landscaping requirements for surface electric vehicle parking and charging station lots...(a) All parking shall be terminated with a landscape strip a minimum width of five feet and equal to the length of the parking bay. (b) All required landscaped areas shall be planted with evergreen groundcover or shrubs with a maximum mature height of 30 inches...”

## EV Guide and Model Code Recommendations

### Model Code Document Name:

Plug-in Electric Vehicle Best Practices Compendium (Santa Clara County)

**Recommendation:** “Local governments should ...consider reducing EVSE permitting costs ... by waiving or subsidizing the fees to residents and/or businesses.”

Action Items For EV-Ready Communities (NYSERDA)

**Recommendation:** “Simplify and streamline permit processes.”

Literature Review Summary: Electric Vehicle Supply Equipment Signage Guidance. (NYSERDA, Energetics, 2013)

**Recommendation:** All sign types should be considered when writing an EV ordinance. “There are three different types of signage applicable to EVSE: General Service or Guidance Signs, Regulatory or Enforceable Signs, and Special or Information/Tailblazer Signs.”

## 8. Definition of Terms

Defining terms is a best practice for any ordinance, particularly when ordinance users and staff may be unfamiliar with the specifics of the land use and the policies being implemented via the ordinance requirements. Several EV or EVSE terms used in or pertinent to an EV-ready ordinance are defined below. Not all terms are used by each city. Terms used in an ordinance should be pertinent to the specific language and regulations found in each city's ordinance.

Typical Ordinance Includes	Language Example	
Term:	City, State:	Text:
Accessible electric vehicle charging station	Auburn Hills, MI	"an electric vehicle charging station where the battery charging station is located within accessible reach of a barrier-free access aisle and the electric vehicle."
Battery charging station	St. Louis Park, MN	"an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles."
Battery Electric Vehicle	Electric Vehicle Infrastructure: Guide for Local Governments (Washington State)	"any vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries, and produces zero tailpipe emissions or pollution when stationary or operating."
Battery exchange station	Des Moines, WA	"a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by chapter ..."
Charging Levels <ul style="list-style-type: none"> <li>• Level 1</li> <li>• Level 2</li> <li>• Level 3</li> </ul>	Auburn Hills, MI	"the standardized indicators of electrical force or voltage, at which an electric vehicle's battery is recharged. The terms 1,2, and 3 are the most common charging levels, and include the following specifications:

<p>*This is in some instances paired with the definition for <i>electric vehicle charging station</i>*</p>		<p>1. Level-1 is considered slow charging. Voltage including the range from 0 through 120.</p> <p>2. Level-2 is considered medium charging. Voltage is greater than 120 and includes 240.</p> <p>3. Level-3 is considered fast or rapid charging. Voltage is greater than 240. ”</p>
	Chelan, WA	<p>“Level 1 is considered slow charging and operates on a fifteen to twenty amp breaker on a one hundred twenty volt AC circuit.</p> <p>Level 2 is considered medium charging and operated on a forty to one hundred amp breaker on a two hundred eight or two hundred forty volt AC circuit.</p> <p>Level 3 is considered fast or rapid charging and operated on a sixty amp or higher breaker on a four hundred eighty volt or higher three phase circuit with special grounding equipment. Level 3 stations can also be referred to as rapid charging stations that are typically characterized by industrial grade electrical outlets that allow for faster recharging of electric vehicles.”</p>
	Des Moines, WA	<p>“the standardized indicators of electrical force, or voltage, at which an electric vehicle's battery is recharged. The terms Level 1, 2, and 3 are the most common EV charging levels, and include the following specifications:</p> <p>Level 1 is considered slow charging and operates on a 15 to 20 amp breaker on a 120 volt AC circuit.</p> <p>Level 2 is considered medium charging and operates on a 40 to 100 amp breaker on a 208 or 240 volt AC circuit.</p> <p>Level 3 is considered "fast" or "rapid" charging and typically operates on a 60 amp or higher breaker on a 480 volt or higher three phase circuit with special grounding equipment. Level 3 stations are primarily for commercial and public</p>

		applications and are typically characterized by industrial grade electrical outlets that allow for faster recharging of electric vehicles.”
Electric capacity	St. Louis Park, MN	<p>“at minimum:</p> <ol style="list-style-type: none"> <li>1. Panel capacity to accommodate a dedicated branch circuit and service capacity to install a 208/240V outlet per charger;</li> <li>2. Conduit from an electric panel to future EVCS location(s).”</li> </ol>
Electric vehicle	Auburn Hills, MI	<p>“any vehicle that is licensed and registered for operation on public and private highways, roads, and streets; either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board via a battery for motive purpose. “Electric vehicle” includes:</p> <ol style="list-style-type: none"> <li>(1) a battery electric vehicle;</li> <li>(2) a plug-in hybrid electric vehicle”</li> </ol>
	Des Moines, WA	<p>“any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for motive purpose. “Electric vehicle” includes:</p> <ol style="list-style-type: none"> <li>(a) A battery electric vehicle;</li> <li>(b) A plug-in hybrid electric vehicle;</li> <li>(c) A neighborhood electric vehicle;</li> <li>(d) A medium-speed electric vehicle.</li> </ol>
	Howard County, MD	<p>“a vehicle that uses electricity for propulsion.”</p>
Electric vehicle, plug-in hybrid	Kansas City, MO	<p>“an electric vehicle that (1) contains an internal combustion engine and also allows power to be delivered to drive wheels by an electric motor; (2) charges its battery primarily by connecting to the grid or other off-board electrical source; (3) may additionally be able to sustain battery charge using an on-board internal</p>



		combustion-driven generator; and (4) has the ability to travel powered by electricity.”
Electric vehicle charging station	Electric Vehicle Infrastructure: Guide for Local Governments (Washington State)	“a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. An electric vehicle charging station equipped with Level 1 or Level 2 charging equipment is permitted outright as an accessory use to any principal use.”
	Des Moines, WA	“a public or private parking space that is served by battery charging station equipment for the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle.”
Electric vehicle charging station – private restricted use	Auburn Hills, MI	“an electric vehicle charging station that is (1) privately owned and restricted access (e.g., single-family home, executive parking, designated employee parking) or (2) publicly owned and restricted (e.g., fleet parking with no access to the general public).”
	Kansas City, MO	“an EV charging station that is not available for use by the general public. Examples include electric vehicle charging stations that serve residential homeowners or renters, executive parking areas, designated employee parking areas and fleet parking areas.”
Electric vehicle charging station – public use	Auburn Hills, MI	“an electric vehicle charging station that is (1) publicly owned and publicly available (e.g., Park & Ride parking, public library parking lot, on-street parking) or (2) privately owned and available to visitors of the use (e.g., shopping center parking).”
	Kansas City, MO	“an EV charging station that is accessible to and available for use by the public.”

Electric vehicle supply equipment	St. Louis Park, MN	“any equipment or electrical component used in charging electric vehicles at a specific location. EVSE does not include equipment located on the electric vehicles themselves.”
Electric vehicle infrastructure	Kansas City, MO	“conduit/wiring, structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations and rapid charging stations.”
	Des Moines, WA	“structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.”
Electric vehicle parking space	Auburn Hills, MI	“any marked parking space that identifies the use to be exclusively for the parking of an electric vehicle.”
Energized outlet	Howard County, MD	“a connected point in an electrical wiring installation at which current is taken to charge an electric vehicle.”
Neighborhood electric vehicle	Mountlake Terrace, WA	“a self-propelled, electrically powered four-wheeled motor vehicle whose speed attainable in one mile is more than 25 miles per hour but not more than 35 miles per hour and other wise meets or exceeds the federal regulations...”
Non-electric vehicle	Auburn Hills, MI	“any motor vehicle that does not meet the definition of electric vehicle.”
Rapid charging station	Methuen, MA	“an industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels...”

Vidya Krishnan presented her review letter dated 3-11-22 along with a draft Section 5.144 Gasoline or Automobile Filling Stations. Mrs. Krishnan asked the Commission to review the draft Section 5.144 and email any feedback or suggestions to Director Power.

Commissioners had the following questions and comments:

- Do we know if there are going to be any handicapped restrictions for EV charging? Do we want them to be located farther away from a convenience center, as they may be parked there a while? Vidya Krishnan confirmed that we don't want to block convenience store entrances and the language for EV charging stations is still being developed.
- Will the text amendment require existing stations to be brought up to code? No, not unless they make enough changes to require site plan review.
- Commissioner read the proposed Section 5.144 and likes the consistency.
- Commissioner feels the EV is maybe not something we want to address in the gasoline filling and service station language. May want to develop standards for whatever the commercial use is, as it may not always be the same and EV terminology is very vague. Commissioner is concerned that EV being included might not be what we want to do. Vidya Krishnan of McKenna Associates commented that maybe we regulate EV as an accessory use, she will look into it further and bring back information to the Commission.
- Start talking about how many plugs for EV and how they may affect the number of off-street parking spaces and how it might weigh into how we calculate the total number of parking spaces.
- Maybe EV as a special land use, anyone who wanted to build has to come to the Planning Commission for approval.
- Commissioners like the idea of the accessory use for EV charging stations.

#### **GENERAL DISCUSSION:**

Director Power informed that there will be a meeting on May 11<sup>th</sup>, he plans to have the zoning ordinance text amendments to the Commission soon and there are a fair amount of development projects coming up.

Commissioner inquired about the status of the Lakewood Shopping Plaza, prior to Covid the Planning Commission was going to take a look at the plaza. Director Power informed that the owner currently has leases in place with the remaining businesses. There has been discussion about the whole plaza being demolished, that is at least 2-5 years away. The developer will likely be on board for a future discussion.

#### **ADJOURNMENT:**

**Motion Cullin, Atchinson second to adjourn the meeting at 6:55 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary



# MEMO

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TO: Van Buren Township Planning Commission  
FROM: Dan Power– Director of Planning and Economic Development  
RE: Sumpter Road Mixed Use Zoning District and Sumpter Road  
Overlay District: Update  
DATE: June 3, 2022

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Dear Planning Commissioners:

Following our discussion at the regular meeting on May 25<sup>th</sup> regarding the Sumpter Road Mixed Use Zoning District and Overlay District draft zoning ordinance amendments, I provided the latest draft set of these amendments on May 27<sup>th</sup> via email. These are again attached electronically in the packet you are receiving for the June 8<sup>th</sup> meeting. I invite further discussion on this topic, as time permits, at this meeting.

Thank you for allowing us to contribute to this discussion.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Power', is written in a cursive style.

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

## Article 2 Definitions

### Section 2.101 General

When not inconsistent with the context, words used in the present tense include the future tense, words need in the singular number include the plural number and words need in the plural number include the singular number. The word “shall” is always mandatory and not merely directory. Terms not herein defined shall have the meanings customarily assigned to them.

### Section 2.102 Specific Terms

ACCESSORY DWELLING UNIT. A secondary house or apartment used for residential purposes that shares the building lot of a larger, primary home which is detached from the larger, primary home.

APARTMENT OR APARTMENT UNIT: A renter-occupied dwelling unit that is contained within a building which is not a single-family dwelling, such as a duplex, a mixed use building, cottage retail building, apartment house, or multiple-family high rise dwelling.

BREW PUB: An establishment associated with a license issued by the State of Michigan that authorizes the licensee to brew up to 18,000 barrels of beer per calendar year for sale on the premises and off the premises with a Specially Designated Merchant license.

COTTAGE / ARTISANAL MANUFACTURING includes the following uses and any other similar uses conducted entirely within a completely enclosed building:

- a. The assembly, fabrication, manufacture, compounding, processing, packaging, or treatment of such products as cutlery, food or beverage products, hardware, toiletries, musical instruments, optical goods, toys, rubber stamps and other small molded rubber products, novelties, electrical instruments and pottery, figurines, and other ceramic products using only previously pulverized clay, where these products are not intended for mass production;
- b. The manufacture, compounding, assembling, fabrication, packaging, or treatment of custom products, articles, or merchandise not intended for mass production from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fiberglass, fur, glass, hair, horn, leather, paper, plastics, metals, stone, shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills), and yarn;

MANUFACTURING AND PROCESSING (LIGHT): Includes the following uses and any other similar uses conducted entirely within a completely enclosed building:

- a. The assembly, fabrication, manufacture, compounding, processing, packaging, or treatment of such products as cutlery, food products, hardware, pharmaceuticals, toiletries, musical instruments, optical goods, toys, rubber stamps and other small molded rubber products, novelties, electrical instruments (e.g., electric or neon signs, appliances, computers, radios, phonographs, televisions and video recorders) and pottery, figurines, and other ceramic products using only previously pulverized clay;
- b. The manufacture, compounding, assembling, fabrication, packaging, or treatment of products, articles, or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fiberglass, fur, glass, hair, horn, leather, paper,

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills), and yarn;

- c. Tool and die shops, metal working machine shops involving the use of grinding or cutting tools, manufacturing shops for tools, dies, jigs, and fixtures, the manufacture, compounding, assembling, fabrication, packaging or treatment of products, articles or merchandise from sheet metal (excluding large stamping such as automobile fenders and bodies), and the manufacture or assembly of light sheet metal products including heating and ventilating equipment, cornices, eaves and gutters; and
- d. Publishing, printing, forming of boxes and cartons and manufacturing of cardboard products.

MICRO BREWERY: A manufacturer of beer which manufactures 60,000 or fewer barrels of beer a year. Can sell beer to Wholesaler licensees to sell to retailers. May also sell beer to consumers under an On-Premises Tasting Room Permit at the location where it manufactures beer. May also self-distribute beer it manufactures to retailers if it sells fewer than 2,000 barrels of beer a year. No local legislative approval required for licensure, if manufacturing only; On-Premises Tasting Room Permit requires local legislative approval.

RESTAURANT, CARRY-OUT: An establishment where food is prepared and served to a customer solely for the consumption off the premises.

RESTAURANT, DRIVE-IN OR DRIVE-THRU: An establishment where food is prepared and served on the premises for the consumption within automobiles or an establishment with combined drive-in and sit-down facilities.

RESTAURANT, SIT-DOWN: An establishment where food is prepared and served for consumption within the principal building, with or without carry-out facilities, including delicatessens, bakeries, and coffee shops.

SERVICE ROAD. Low-speed, one-way roadways adjacent and parallel to a major roadway which provide direct access to properties fronting on the major roadway.

SMALL DISTILLER: A manufacturer of spirit products that contain more than 10% alcohol by volume which manufactures 60,000 or fewer gallons of spirits a year. Can sell spirits it manufactures to the Commission to sell through Authorized Distribution Agents to retailers. May self-distribute spirits it manufactures to retailers if it sells less than 3,000 gallons of spirits a calendar year to retailers. May sell spirits it manufactures to customers under an On-Premises Tasting Room Permit at the location where it manufactures it and also through an Off-Premises Tasting Room license or Joint Off-Premises Tasting Room license. No local legislative approval required for licensure, if manufacturing only; On-Premises Tasting Room Permit requires local legislative approval.

SMALL WINE MAKER: A manufacturer of wine which manufactures 50,000 or fewer gallons of wine a year. Can sell wine to Wholesaler licensees to sell to retailers. May also sell wine to consumers under an On-Premises Tasting Room Permit at the location where it manufactures it and also through an Off-Premises Tasting Room license or Joint Off-Premises Tasting Room license May self-distribute wine it manufactures to retailers. May hold a Farmer's Market Permit that allows the sale and sampling of its wine at a farmer's market. No local legislative approval required for licensure, if manufacturing only; On-Premises Tasting Room Permit requires local legislative approval.

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

**Section 3.104. Permitted Uses by District**

The following [Table 1](#) lists the permitted uses and special land uses in each district. Refer to [Article 2](#) for a description of the uses listed in the following [Table 1](#).

Whenever a specific development standard is included for a particular use in [Table 1](#), any development must comply with the requirements of the referenced section. All development standards for specific uses are listed in [Article 5](#).

Refer to the footnotes to the Table of Permitted Uses and Special Land Uses in [Section 3.105](#). Footnotes applicable to each zoning district are indicated in parentheses after the zoning district title in the [Table 1](#).

Finally, refer to [Article 6](#) for applicable requirements not listed in [Table 1](#).

**Table 1: Table of Permitted Land Uses and Special Land Uses by District**

Key:	■ Principal Permitted Use	● Special Land Use	[blank] Use Not Permitted													
USE	R-1A, R-2A, R-1B, and R-1C	RM (A)	RMH	AG	C (B), (C)	C-1 (C)	C-2 (C)	FS	OT (D)	M-1 (E)	M-T (F)	M-2	AP (G)	BRMU	SRMU	DEVELOPMENT STANDARD
RESIDENTIAL USES																
Accessory Caretaker Dwelling					●	●	●	●	●	●	●	●	●			Section 5.117
Apartment Houses		●												●		Section 5.103
Apartments														■	■	
Multiple Family High Rise Dwelling		●														Section 5.103
Single-Family Attached Dwelling		■												■	■	Section 5.116
Single-Family Detached Dwelling	■			■										■	■	Section 5.114
Single-Family Detached Dwelling in RM		■														Section 5.114
Single-Family Farm Dwelling Related to Agricultural Operations				■												
Mobile Home Parks			■													Section 5.126
Mobile Home Subdivisions			■													Section 5.127
Planned Residential Developments	●			●										●		
Two-Family Dwelling		■												■	■	
Accessory Dwelling Unit															■	
LODGING USES																
Bed and Breakfast	●													●	●	Section 5.106
Motels and Hotels					■	■	■							■		Section 5.121
OFFICE USES																
Financial Institution, No Drive-Thru					■	■	■		■					■	■	
Financial Institution, With Drive-Thru					●	●			●							Section 5.105
Financial Institution with Drive-Thru in rear only															●	Section 5.105
High Tech, Data Processing, and Computer Center									■	■		■				

[blank]  
Use Not  
Permitted

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

**Key:** ■ Principal Permitted Use      ● Special Land Use

[blank]  
Use Not  
Permitted

USE	R-1A, R-2A, R-1B, and R-1C	RM (A)	RMH	AG	C (B), (C)	C-1 (C)	C-2 (C)	FS	OT (D)	M-1 (E)	M-T (F)	M-2	AP (G)	BRMU	SRMU	DEVELOPMENT STANDARD
Offices of Manufacturing Agents, Sales Representatives, and Others Requiring Display Area and Limited Warehousing									■							<a href="#">Section 5.128</a>
Office, Medical or Dental					■	■	■		■					■	■	
Office, Professional					■	■	■		■					■	■	
Veterinary/Animal Clinics and Hospitals				●		■	■			■				■		
Veterinary/Animal Clinics and Hospitals (no breeding, boarding or training)															■	
<b>COMMERCIAL USES</b>																
Automobile Rental and Leasing Agencies						●	●									<a href="#">Section 5.104</a>
Automobile Wash Establishment, Automatic						●	●			●						
Automobile Wash Establishment, Self-Serve										■						
Brewpub														●	●	
Contractor Establishment, Indoor						■	■							■	■	
Drive-In Theaters							■			●		●				<a href="#">Section 5.113</a>
Event Facilities					■	■	■									
Gasoline Filling Stations						■	■	■								
Gasoline Service Stations								■								
Greenhouses and Nurseries				■	●	●	●							●	●	<a href="#">Section 5.119</a>
Grocery Store					■	■	■							■	■	
Health or Exercise Club or Spa						■	■							■	■	
Mini-Warehouse (Self Storage Facility)						●	●									<a href="#">Section 5.125</a>
Mortuary Establishments						■	■							■	■	
Outdoor Storage of Building or Contracting Equipment and Supplies						●	●			●		●			●	<a href="#">Section 5.132</a>
Open Air Business Uses						●	●									<a href="#">Section 5.129</a>
Outdoor Vehicle Sales						●	●									<a href="#">Section 5.133</a>
Planned Shopping Centers						●	■							●		<a href="#">Section 5.134</a>
Printing Shops and Establishments						■	■		■					■	■	
Private Clubs						■	■			●				■	●	<a href="#">Section 5.135</a>
Private Indoor Instructional Institutions					■	■	■							■	■	
Public Auction Rooms						■	■							■	■	
Recreational Vehicle Storage Yards						●	●			●		●				<a href="#">Section 5.129</a>
Regulated Uses (Tattoo establishments, pawnshops, pool and billiard halls, and massage parlors)										●						<a href="#">Section 5.138</a>
Regulated Uses (Sexually Oriented Businesses)												●	●			<a href="#">Section 5.138</a>
Restaurant, Drive-Thru or Drive-In						●	●									<a href="#">Section 5.136</a>
Restaurant, Carry-Out						■	■	■		■				■	■	
Restaurant, Outdoor Dining						■	■							■	■	<a href="#">Section 5.137</a>
Restaurants, Sit-Down (no entertainment)					■	■	■	■		■				■	■	
Restaurant, Sit-Down (with entertainment)						■	■	■		■				■	■	
Restaurant with walk-up window															■	
Retail Sales, Indoor					■	■	■	■		■				■	■	



**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

**Key:** ■ Principal Permitted Use      ● Special Land Use

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Use Not  
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USE	R-1A, R-2A, R-1B, and R-1C	RM (A)	RMH	AG	C (B), (C)	C-1 (C)	C-2 (C)	FS	OT (D)	M-1 (E)	M-T (F)	M-2	AP (G)	BRMU	SRMU	DEVELOPMENT STANDARD
Service Establishment, Office, Showroom, or Workshop (No Retail Required)					■	■								■	■	
Service Establishment, Office, Showroom, or Workshop (Retail Required)					■	■	■							■	■	
Service Establishment, Personal Services					■	■	■			■				■	■	
Studios					■	■								■	■	
Truck Stops								○								
Vehicle Service, Major										○		○				<a href="#">Section 5.141</a>
Vehicle Service, Minor						○	○									<a href="#">Section 5.141</a>
Vehicle Showrooms					■	■										
Wholesale Sales					○	■				■	■	■				
<b>INDUSTRIAL USES</b>																
Accessory Outdoor Industrial Storage										■	■	■				<a href="#">Section 5.101</a>
Air Freight Forwarders												○				
Cottage or Artisanal Manufacturing															■	
Distribution Centers											○	■				<a href="#">Section 5.112</a>
Instructional Services, Outdoor										○						
Junk Yards												○				<a href="#">Section 5.122</a>
Laboratories, Minor						■	■		■	■	■	■		■	■	
Laboratories, Major										■	■	■				
Manufacturing and Processing, Light										■	■	■				
Manufacturing and Processing, Heavy												■				
Micro Brewery														○	○	
Retail Dry Cleaning Plants and Laundries										■		■				
Small Distiller														○	○	
Small Wine Maker														○	○	
Truck Repair and Maintenance Facility, Major												○				
Truck Repair and Maintenance Facility, Minor										○		○				
Truck and Railroad Terminals												■	■			
Warehousing (Excluding Outdoor Storage and Distribution Center)							■									
Warehousing (Excluding Distribution Center)										■	■	■				
<b>COMMUNITY, EDUCATION, AND INSTITUTIONAL USES</b>																
Adult Day Care Center	○	○	○	○	○	○	○							○	○	<a href="#">Section 5.110</a>
Adult Foster Care, Family Home	■	■		■										■	■	
Adult Foster Care, Large Group Home		○												○	○	
Adult Foster Care, Small Group Home		○												○	○	
Bus Passenger Station						■	■	■						■		
Cemeteries				■												
Child Care Centers	○	○	○	○	○	○	○							○	○	<a href="#">Section 5.108</a>
Day Care or Child Care, Family Home	■	■	■	■										■	■	
Day Care or Child Care, Group Home	○	○		○										○	○	<a href="#">Section 5.111</a>
Hospitals		■												○	○	<a href="#">Section 5.120</a>
Senior Housing			○	○		○	○	○						○	○	<a href="#">Section 5.143</a>
Places of Assembly	○	○	■	○		■	■		○					■	■	<a href="#">Section 5.139</a>
Public Buildings and Uses	■				○	■	■		○					■	■	

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USE	R-1A, R-2A, R-1B, and R-1C	RM (A)	RMH	AG	C (B), (C)	C-1 (C)	C-2 (C)	FS	OT (D)	M-1 (E)	M-T (F)	M-2	AP (G)	BRMU	SRMU	DEVELOPMENT STANDARD
Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations (excluding storage yards) when necessary to serve the immediate vicinity	○	■	■	○	○	■	■			■	■	■		○	○	
Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations (including storage yards) when necessary to serve the immediate vicinity										■	■	■				
Religious Institutions	○	○	■	○		■	■		○					■	■	<a href="#">Section 5.139</a>
School, College or University and Public or Non-Profit	■	■	■		■	■	■		■					■		
School, College or University, Private						■	■		■					■	■	
School, Primary or Secondary	■	■	■		■	■	■							■	■	
School, Vocational or Technical						■	■		■						■	
<b>RECREATION USES</b>																
Campgrounds			■			○	○									<a href="#">Section 5.107</a>
Country Clubs	○			○												
Golf Courses	○			○												<a href="#">Section 5.118</a>
Horses for Personal, Non-Commercial Use	■			■												<a href="#">Section 5.123</a>
Indoor Recreation						○	■			■		■		○	○	
Outdoor Recreation, Amusement						○	○									<a href="#">Section 5.130</a>
Outdoor Recreation, Golf Driving Range	○			○												<a href="#">Section 5.131</a>
Outdoor Recreation, Gun Club				○												<a href="#">Section 5.131</a>
Outdoor Recreation, Private Park	○			○												<a href="#">Section 5.131</a>
Private Clubhouse		■												○		
Private Swimming Pools	■	■	■											■	■	<a href="#">Section 7.206</a>
Publicly-Owned Recreational Facilities	■								■					■	■	
<b>ANIMAL AND AGRICULTURAL USES</b>																
Agricultural Retail Sales				○												<a href="#">Section 5.102</a>
Commercial Agriculture Operations and Buildings				■												
Keeping of Pets and Livestock				■												<a href="#">Section 5.123</a>
Kennels and Raising of Fur Bearing Animals				○												<a href="#">Section 5.124</a>
Public and Private Stables and Riding Academies				■												
Temporary Produce Sales Building				■												<a href="#">Section 5.140</a>
Truck Gardening				■												
<b>AIRPORT USES</b>																
Airports and Related Facilities													■			
Assembly and fabrication plants which use an airplane taxiway from the main airport runway directly to the manufacturing firm.													■			
Airport Commercial and Service Establishments													■			

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

**Key:** ■ Principal Permitted Use ● Special Land Use

[blank]  
Use Not  
Permitted

USE	R-1A, R-2A, R-1B, and R-1C	RM (A)	RMH	AG	C (B), (C)	C-1 (C)	C-2 (C)	FS	OT (D)	M-1 (E)	M-T (F)	M-2	AP (G)	BRMU	SRMU	DEVELOPMENT STANDARD
Transportation facilities including truck and rail terminals, bus depots, and similar uses													■			
Laboratories Related to Aviation Industry													■			
Package Expediting Services													■			
Wholesaling and Warehousing Establishments Requiring Air Transport													■			
<b>OTHER USES</b>																
Commercial Radio and Television Towers						●	●									<i>Section 5.109</i>
Drive-Thru Facility (accessory to any principal use)						●	●									
Home Occupations	■			■										■	■	
Mining, excavating, or other removal of sand, earth, minerals, or other materials naturally found in the earth				●								●				
Off-Street Parking Lots (Principal Use)													■			
Parking Garages								■					■	■	■	
Wireless Communication Facilities	●	●	●	●	■	■	■	■	●	■	■	■	■			<i>Section 5.142</i>

**Section 3.105. Footnotes to the Table of Permitted Uses and Special Land Uses by District**

...

**(H) Required Conditions of the BRMU, Belleville Road Mixed Use District**

- (1)** Apartments in the BRMU Zoning District are only permitted within building types specified in Section 3.119(F). Minimum floor area per dwelling unit (sq. ft.) in apartment units shall be the same as for apartment units in the RM zoning district as labeled in Section 4.102, Table 2.

**(I) Required Conditions of the SRMU, Sumpter Road Mixed Use District**

1. Apartments in the SRMU Zoning District are only permitted within building types specified in Section 3.121(F). Minimum floor area per dwelling unit (sq. ft.) in apartment units shall be the same as for apartment units in the RM zoning district as labeled in Section 4.102, Table 2.
2. Industrial uses must be at least 200' from any existing dwelling unless the Planning Commission finds that a modification from this requirement is justified due to the character of the surrounding land uses and the nature of the specific industrial use.
3. Within 100' of any existing dwelling, buildings with commercial uses are subject to the regulations of section 3.110(D) (required conditions of the C, Local Business District), unless the Planning Commission finds that a modification from this requirement is justified due to the character of the surrounding land uses and the nature of the specific commercial use.
4. No senior housing building shall exceed 5,000 square feet.
5. Subject to the greenbelt buffering requirements for C, C-1, C-2, FS, and OT districts as described in Section 10.103(E) of this ordinance.
6. Subject to the greenbelt buffering requirements for M-1 districts as described in Section 10.103(E) of this ordinance.

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

Section 3.110 C, Local Business District

<b>(A) STATEMENT OF PURPOSE</b>	
The Local Business District intended to permit retail business and service uses which are needed to serve nearby residential areas. In order to promote such business development, uses are permitted which would not create hazards, offensive and loud noises, vibration, smoke, glare or excessive truck traffic. The intent of this district is also to encourage the concentration of local business in appropriate locations for the mutual benefit of businesses and patrons. It is intended that marginal strip business development along major streets be discouraged.	

<b>(B) PERMITTED USES</b>	<b>(C) SPECIAL LAND USES</b>
<ul style="list-style-type: none"><li>• Service establishment, personal services</li><li>• Service establishment, office, showroom or workshop (retail required)</li><li>• Office, Professional</li><li>• Office, Medical and Dental</li><li>• Grocery store</li><li>• Restaurants, Sit Down with no entertainment</li><li>• Retail Sales, Indoor</li><li>• School (Primary or Secondary)</li><li>• School (College or University, Public or Non-Profit)</li><li>• Private indoor instructional institutions.</li><li>• Adult day care centers</li><li>• Wireless Communication Facilities</li><li>• Banks and Financial Institutions, No Drive-Thru</li><li>• Accessory structures and uses customarily incidental to the above permitted uses</li></ul>	<ul style="list-style-type: none"><li>• Publicly owned buildings and uses</li><li>• Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations but not including storage yards, when necessary to serve the immediate vicinity.</li><li>• Child care centers</li><li>• Greenhouses and Nurseries</li><li>• Accessory Caretaker Dwelling</li><li>• Senior Housing</li></ul>

*The above list is a summary of uses permitted by right or special land use approval in the district. Refer to Section 3.104 (including footnotes) for standards and requirements applicable to permitted and special land uses. In case of a conflict between the above list and the uses listed in Section 3.104 (including footnotes), then Section 3.104 shall prevail. Refer to Article 2 for definitions of uses and refer to Article 5 for development standards for specific uses.*

<b>(D) REQUIRED CONDITIONS OF THE C, LOCAL BUSINESS DISTRICT</b>
<ul style="list-style-type: none"><li>• <b>Restrictions on Uses:</b> All permitted uses shall be subject to the following restrictions:<ul style="list-style-type: none"><li>○ All business or service establishments shall be for the purpose of dealing directly with consumers. All goods produced or processed on the premise shall be sold at retail on premises where produced and/or processed for customers of the premises.</li><li>○ All business activities, including servicing and processing, except for off-street parking or loading, shall be conducted within completely enclosed building.</li><li>○ No drive-in or drive-through uses shall be permitted.</li><li>○ No use involving the sales of alcohol for consumption on premises shall be permitted.</li><li>○ No meat or poultry stores where slaughtering is done on the premises shall be permitted.</li></ul></li><li>• <b>Buildings. Buildings in the Local Business District shall be subject to the following limitations:</b><ul style="list-style-type: none"><li>○ <b>Building for Permitted Uses.</b> No single use may occupy a building or portion of a building greater than five thousand (5,000) square feet and no building occupied by more than one (1) use may be larger than ten thousand (10,000) square feet.</li><li>○ <b>Other Buildings.</b> Building including one (1) or more uses permitted by right and/or permitted after special approval, which are larger in area than those permitted above shall be subject to special land use review and the following provisions:<ul style="list-style-type: none"><li>• Such building shall be located on a site not less than three (3) acres in area.</li><li>• No single commercial use may occupy a building or portion of a building greater than ten thousand (10,000) square feet.</li><li>• No commercial use building occupied by more than one (1) use may be larger than thirty thousand (30,000) square feet.</li></ul>No main or accessory building shall be situated less than fifty (50) feet from any residential district, or from any property line which abuts a residential district or use.</li></ul></li></ul>

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

- The maximum size of a building used for non-commercial or residential uses shall be dictated by compliance with all applicable ordinance regulations for setbacks, parking, greenbelts and other site design requirements.
- **Fabrication and Storage Areas.** Any such building and use shall not have more than forty percent (40%) of the floor area therein devoted to fabricating or storage areas.
- **Garages.** Garages shall be permitted only when used exclusively for the storage of passenger motor vehicles and/or commercial vehicles of not more than a gross vehicle weight rating of ten thousand (10,000) pounds for use in connection with the primary use.

**(E) ARCHITECTURAL STANDARDS APPLICABLE TO ALL COMMERCIAL ZONING DISTRICTS**

All buildings in commercial zoning districts shall meet the following requirements:

- Brick or another material of similar architectural quality and appearance as determined by the Planning Commission, shall be the principal material for exterior building surfaces.
- Buildings shall incorporate roof articulation, projection and relief, covered walkways into facades which include entrances or display windows or which are adjacent to parking or visible from rights-of-way.

**(F) DIMENSION REGULATIONS (C, LOCAL BUSINESS DISTRICT)**

<b>Lot Standards</b>		<b>Minimum Setbacks</b>	
<i>Min. Lot Area (sq. ft.)</i>	--	<i>Front Yard</i>	75 <u>(N)</u>
<i>Min. Lot Width (ft.)</i>	--	<i>Side Yard (one)</i>	15 <u>(M)</u> , (P)
<i>Min. Lot Depth (ft.)</i>	--	<i>Side Yard (total of 2)</i>	15 <u>(M)</u>
<i>Max. Lot Coverage (%)</i>	--	<i>Rear Yard</i>	25
<i>Min. Floor Area/Unit (ft.)</i>	--		
<i>Max. Building Height (ft.)</i>	40		
<i>Max. Building Height (stories)</i>	4		

*Footnotes: Refer to Section 4.102 wherever a footnote is referenced in parentheses after one of the design regulations.*

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

**Section 3.119 BRMU, Belleville Road Mixed-Use District**

<b>(A) STATEMENT OF PURPOSE</b>
<p>The Belleville Road Mixed-Use District intended to encourage and facilitate redevelopment by implementing the following mixed-use policies of the 2020 Van Buren Township Master Plan and Belleville Road District Plan and Market Analysis:</p> <ol style="list-style-type: none"> <li><b>Mix of Land Compatible Land Uses.</b> Permit a range of compatible land uses, such as residential (from single-family to multi-family), public, institutional, office, retail, personal services uses, and appropriate general business uses.</li> <li><b>Walkability.</b> Create a walkable, pedestrian-oriented development that does not conflict with motorized traffic.</li> <li><b>Building Location and Site Design.</b> Ensure that buildings have a strong relationship to the street by requiring development to be human-scale through appropriate building location and site design, including developing areas that include civic spaces and pedestrian amenities and requiring on-street parking along interior streets.</li> <li><b>Use of Buildings.</b> Allow compatible mixed uses to be located in a single building.</li> <li><b>Land Assembly for Development.</b> Because frontage land on major roads tends to have higher property values, the mixed-use standards in this Section create a strong economic incentive to combine shallower frontage land with land behind the frontage. By allowing lots to extend deeper into frontage property, typical strip development will be discouraged and a more sustainable mix of land uses will be permitted.</li> </ol>

<b>(B) PERMITTED USES</b>		<b>(C) SPECIAL LAND USES</b>
<ul style="list-style-type: none"> <li>• Apartments<sup>1</sup></li> <li>• Single-Family, Attached Dwelling</li> <li>• Single-Family, Detached Dwelling</li> <li>• Two-Family Dwelling</li> <li>• Hotels and Motels</li> <li>• Financial Institution, No Drive-Through</li> <li>• Office, Medical or Dental</li> <li>• Office, Professional</li> <li>• Veterinary/Animal Clinics and Hospitals (no breeding, boarding, or training)</li> <li>• Contractor Establishment, Indoor</li> <li>• Grocery Store</li> <li>• Health or Exercise Club or Spa</li> <li>• Mortuary Establishment</li> <li>• Printing Shops and Establishments</li> <li>• Private Clubs</li> <li>• Private Indoor Instructional Institutions</li> <li>• Public Auction Rooms</li> <li>• Restaurant, Carry-Out</li> <li>• Restaurant, Outdoor Dining</li> <li>• Restaurant, Sit-Down (with or without entertainment)</li> <li>• Retail Sales, Indoor</li> <li>• Service Establishment, Office, Showroom, or Workshop (No Retail Required)</li> </ul>	<ul style="list-style-type: none"> <li>• Service Establishment, Office, Showroom, or Workshop (Retail Required)</li> <li>• Service Establishment, Personal Services</li> <li>• Studios</li> <li>• Laboratories, Minor</li> <li>• Adult Foster Care, Family Home</li> <li>• Bus Passenger Station</li> <li>• Day Care Home, Family Home</li> <li>• Places of Assembly</li> <li>• Public Buildings and Uses</li> <li>• Religious Institutions</li> <li>• School (College or University, Public or Non-Profit)</li> <li>• School (College or University, Private)</li> <li>• School (Primary or Secondary)</li> <li>• Private Swimming Pools</li> <li>• Publicly-Owned Recreational Facilities</li> <li>• Home Occupations</li> <li>• Parking Garages</li> <li>• Accessory structures and uses customarily incidental to the above permitted uses</li> </ul>	<ul style="list-style-type: none"> <li>• Apartment Houses</li> <li>• Planned Residential Developments</li> <li>• Bed and Breakfast</li> <li>• Greenhouses and Nurseries</li> <li>• Planned Shopping Centers</li> <li>• Adult Day Care Center</li> <li>• Adult Foster Care, Large Group Home</li> <li>• Adult Foster Care, Small Group Home</li> <li>• Child Care Centers</li> <li>• Day Care Home, Group</li> <li>• Hospitals</li> <li>• Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations (excluding storage yards) when necessary to serve the immediate vicinity</li> <li>• Indoor Recreation</li> <li>• Private Clubhouse</li> <li>• Brewpub <ul style="list-style-type: none"> <li>• Micro Brewery</li> <li>• Small Wine Maker</li> <li>• Small Distiller</li> </ul> </li> </ul>

*The above list is a summary of uses permitted by right or special land use approval in the district. Refer to Section 3.104 (including footnotes) for standards and requirements applicable to permitted and special land uses. In case of a conflict between the above list and the uses listed in Section 3.104 (including footnotes), then Section 3.104 shall prevail. Refer to Article 2 for definitions of uses and refer to Article 5 for development standards for specific uses.*

1. Apartments in the BRMU Zoning District are only permitted within building types specified in Section 3.119(F). Minimum floor area per dwelling unit (sq. ft.) in apartment units shall be the same as for apartment units in the RM zoning district as labeled in Section 4.102, Table 2.

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

**Section 3.121. SRMU, Sumpter Road Mixed-Use District**

<b>(A) STATEMENT OF PURPOSE</b>		
<p>The Sumpter Road Mixed-Use District is intended to encourage contextually appropriate development and redevelopment by implementing the following mixed-use policies of the 2020 Township Master Plan, Sumpter Road Corridor Plan, and South Side Master Plan:</p> <p><b>1. Mix of Land Compatible Land Uses.</b> Permit a range of compatible land uses within the semi-rural context of the Sumpter Road corridor, such as residential (from single-family to multi-family), public, institutional, retail, personal services, and appropriate light industrial uses.</p> <p><b>2. Accommodate All Modes of Transportation.</b> Create walkable, pedestrian-oriented development that does not conflict with motorized traffic and does not inhibit the safety and comfort of non-automobile users of the corridor.</p> <p><b>3. Building Location and Site Design.</b> Encourage pedestrian-scaled development through appropriate building location and site design. Accommodate the varying size of land parcels in the District by regulating these elements relative to their location on a given parcel.</p> <p><b>4. Use of Buildings.</b> Allow compatible mixed uses to be located in a single building.</p> <p><b>5. Land Assembly for Development.</b> Because frontage land on major roads tends to have higher property values, the mixed-use standards in this Section create a strong economic incentive to combine shallower frontage land with land behind the frontage. By allowing lots to extend deeper into frontage property, typical strip development will be discouraged and a more sustainable mix of land uses will be permitted. Clustering of new residential development with open space preservation will be encouraged.</p>		
<b>(B) PERMITTED USES</b>		<b>(C) SPECIAL LAND USES</b>
<p><b>RESIDENTIAL USES</b></p> <ul style="list-style-type: none"> <li>• <u>Apartments<sup>1</sup></u></li> <li>• <u>Dwelling, Single-Family Residential Attached</u></li> <li>• <u>Dwelling, Single-Family Residential Detached</u></li> <li>• <u>Two-Family Dwelling</u></li> <li>• <u>Home Occupations</u></li> <li>• <u>Accessory Dwelling Unit</u></li> </ul> <p><b>OFFICE USES<sup>5</sup></b></p> <ul style="list-style-type: none"> <li>• <u>Financial Institution with no Drive-Thru</u></li> <li>• <u>Office, Medical or Dental</u></li> <li>• <u>Office, Professional</u></li> <li>• <u>Veterinary/Animal Clinics and Hospitals (no breeding, boarding, or training)</u></li> </ul> <p><b>COMMERCIAL USES<sup>3, 5</sup></b></p> <ul style="list-style-type: none"> <li>• <u>Contractor Establishment, Indoor</u></li> <li>• <u>Grocery Store</u></li> <li>• <u>Health or Exercise Club or Spa</u></li> <li>• <u>Mortuary Establishment</u></li> <li>• <u>Printing Shops and Establishments</u></li> <li>• <u>Private Indoor Instructional Institutions</u></li> <li>• <u>Public Auction Rooms</u></li> <li>• <u>Restaurant, Carry-Out</u></li> <li>• <u>Restaurant, Sit-Down</u></li> <li>• <u>Restaurant with walk-up window</u></li> <li>• <u>Retail Sales, Indoor</u></li> <li>• <u>Service Establishment, Office, Showroom, or Workshop (No Retail Required)</u></li> <li>• <u>Service Establishment, Office, Showroom, or Workshop (Retail Required)</u></li> </ul>	<ul style="list-style-type: none"> <li>• <u>Service Establishment, Personal Services</u></li> <li>• <u>Studios</u></li> </ul> <p><b>INDUSTRIAL USES<sup>2, 6</sup></b></p> <ul style="list-style-type: none"> <li>• <u>Laboratories, Minor</u></li> <li>• <u>Cottage or Artisanal Manufacturing</u></li> </ul> <p><b>COMMUNITY, EDUCATIONAL AND INSTITUTIONAL USES<sup>5</sup></b></p> <ul style="list-style-type: none"> <li>• <u>Adult Foster Care, Family Home</u></li> <li>• <u>Day Care Home, Family Home</u></li> <li>• <u>Places of Assembly</u></li> <li>• <u>Public Buildings and Uses</u></li> <li>• <u>Religious Institutions</u></li> <li>• <u>School (College or University, Public or Non-Profit)</u></li> <li>• <u>School (College or University, Private)</u></li> <li>• <u>School (Primary or Secondary)</u></li> </ul> <p><b>RECREATION USES<sup>5</sup></b></p> <ul style="list-style-type: none"> <li>• <u>Private Swimming Pools</u></li> <li>• <u>Publicly-Owned Recreational Facilities</u></li> </ul> <p><b>OTHER USES</b></p> <ul style="list-style-type: none"> <li>• <u>Home Occupations</u></li> <li>• <u>Parking Garages</u></li> </ul> <p><u>Accessory structures and uses customarily incidental to the above permitted uses</u></p>	<p><b>LODGING USES<sup>5</sup></b></p> <ul style="list-style-type: none"> <li>• <u>Bed and Breakfast</u></li> </ul> <p><b>OFFICE USES<sup>5</sup></b></p> <ul style="list-style-type: none"> <li>• <u>Financial Institution-with drive-through in rear only</u></li> </ul> <p><b>COMMERCIAL USES<sup>2, 5</sup></b></p> <ul style="list-style-type: none"> <li>• <u>Greenhouses and Nurseries</u></li> <li>• <u>Brewpub</u></li> <li>• <u>Restaurant, Outdoor Dining</u></li> <li>• <u>Private Clubs</u></li> </ul> <p><b>INDUSTRIAL USES<sup>2, 6</sup></b></p> <ul style="list-style-type: none"> <li>• <u>Outdoor Storage of Building or Contracting Equipment and Supplies</u></li> <li>• <u>Micro Brewery</u></li> <li>• <u>Small Wine Maker</u></li> <li>• <u>Small Distiller</u></li> </ul> <p><b>COMMUNITY, EDUCATIONAL AND INSTITUTIONAL USES<sup>5</sup></b></p> <ul style="list-style-type: none"> <li>• <u>Senior Housing<sup>4</sup></u></li> <li>• <u>Adult Day Care Center</u></li> <li>• <u>Adult Foster Care, Large Group Home</u></li> <li>• <u>Adult Foster Care, Small Group Home</u></li> <li>• <u>Child Care Centers</u></li> <li>• <u>Day Care Home, Group</u></li> <li>• <u>Hospitals</u></li> <li>• <u>Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations (excluding storage yards) when necessary to serve the immediate vicinity</u></li> </ul> <p><b>RECREATION USES</b></p> <ul style="list-style-type: none"> <li>• <u>Indoor Recreation</u></li> </ul>
<p><i>The above list is a summary of uses permitted by right or special land use approval in the district. Refer to Section 3.104(including footnotes) for standards and requirements applicable to permitted and special land uses. In case of a conflict</i></p>		



# Sumpter Road Corridor Zoning Ordinance Text Amendments

## DRAFT, May 27, 2022

between the above list and the uses listed in Section 3.104 (including footnotes), then Section 3.104 shall prevail. Refer to Article 2 for definitions of uses and refer to Article 5 for development standards for specific uses. Use categories in Section 3.121(F) (Sumpter Road Mixed Use District – Building Type Standards) refer to the use categories (e.g., “Residential”) as detailed above. At the discretion of the Planning Commission, additional unlisted uses may be considered if they adhere to the building types in Section 3.121(G) and are justified due to the character of the surrounding land uses. At the Planning Director’s discretion, additional unlisted uses may be referred for special land use review under Article 12, Chapter 3 of this ordinance.

### (D) FOOTNOTES AND REQUIRED CONDITIONS OF THE SRMU, SUMPTER ROAD MIXED USE DISTRICT

1. Apartments in the SRMU Zoning District are only permitted within building types specified in Section 3.121(F). Minimum floor area per dwelling unit (sq. ft.) in apartment units shall be the same as for apartment units in the RM zoning district as labeled in Section 4.102, Table 2.
2. Industrial uses must be at least 200’ from any existing dwelling unless the Planning Commission finds that a modification from this requirement is justified due to the character of the surrounding land uses and the nature of the specific industrial use.
3. Within 100’ of any existing dwelling, buildings with commercial uses are subject to the regulations of section 3.110(D) (required conditions of the C, Local Business District), unless the Planning Commission finds that a modification from this requirement is justified due to the character of the surrounding land uses and the nature of the specific commercial use.
4. No senior housing building shall exceed 5,000 square feet.
5. Subject to the greenbelt buffering requirements for C, C-1, C-2, FS, and OT districts as described in Section 10.103(E) of this ordinance.
6. Subject to the greenbelt buffering requirements for M-1 districts as described in Section 10.103(E) of this ordinance.

### (E) STREET TYPE STANDARDS

All streets adjacent to and within the Sumpter Road Mixed-Use District shall meet the following requirements when a site is developed under the standards of this District. If the street is existing and does not meet the following requirements, it must be upgraded to the extent possible

<u>Street Type Name</u>	<u>Street Easement or Right-of-Way Width</u>	<u>Street Pavement Width</u>	<u>Location</u>	<u>On-Street Parking</u>	<u>Minimum Required Driveway Spacing</u>
<u>Service Road<sup>1</sup></u>	<u>40 ft.</u>	<u>32 ft.</u>	<u>Immediately east of and parallel to Sumpter Road, north of Hull Road as identified in the Mobility Plan within the 2022 Sumpter Road Corridor Plan. Intended for one-way, northbound traffic.</u>	<u>Yes – Diagonal, one side</u>	<u>See Article 9</u>
<u>Local Street Extended</u>	<u>66 ft.</u>	<u>30 ft.</u>	<u>West of and parallel to Sumpter Road as identified in the 2022 Sumpter Road Corridor Plan.</u>	<u>Yes – Variable configuration</u>	<u>See Article 9</u>
<u>Railroad Street</u>	<u>66 ft.</u>	<u>36 ft.</u>	<u>South of and generally parallel to the Norfolk Southern railroad right-of-way as identified in the 2022 Sumpter Road Corridor Plan.</u>	<u>Yes – Variable configuration</u>	<u>See Article 9</u>
<u>Local Arterial</u>	<u>Variable</u>	<u>Variable</u>	<u>Hull Road and Sumpter Road</u>	<u>Variable</u>	<u>See Article 9</u>

<sup>1</sup>– As regulated in Section 9.106(F) of the Zoning Ordinance.



**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

**(F) ALLOWABLE MIXED-USE LOT TYPES<sup>1</sup>**

All existing or new platted lots within the Sumpter Road Mixed-Use District shall be classified as one of the following subareas, illustrated on the Regulating Plan (Section 3.121(I)):

- (1) **Anchor Lots (A).**
- (2) **Secondary Lots (SL).**
- (3) **Frontage Lots (Deep) (FL-D)**
- (4) **Frontage Lots (Shallow) (FL-S)**

<sup>1</sup> Definitions and characteristics of the identified lot types are included in the 2022 Van Buren Township Sumpter Road Corridor Plan and illustrated in the Regulating Plan in 3.121(I) of this Ordinance. Individual properties' lot type classifications may be altered by conditions such as parcel divisions or combinations or the creation of new access to lots which change their classification. Such conditions shall be reviewed as needed by the Township Planning and Economic Development Director at the time of an application for development or redevelopment or at the time of a proposed property division or combination.

**(G) BUILDING TYPE SCHEDULE OF REGULATIONS**

<b>Building Type Name</b>	<b>Front Setback</b>	<b>Side Setback</b>	<b>Rear Setback</b>	<b>Height</b>	<b>Allowable Lot Types – Front Locations</b>	<b>Allowable Lot Types – Rear Locations</b>
<u>Mixed Use</u>	0 ft. along Service Road Max. 54 ft. otherwise	10' <sup>1</sup>	Min. 25 ft. or height of building, whichever is greater	Max. 36 ft./ 3 Stories	A FL-S	
<u>Retail</u>	0 ft. along Service Road Max. 54 ft. otherwise	10' <sup>1</sup>	Min. 25 ft. or height of building, whichever is greater	Max. 18 ft./1 story	A FL-S	
<u>Accessory Dwelling Unit</u>	Must be located at rear of principal residential unit; min. 10 ft. separation	5 ft.	Min. 25 ft. or height of building, whichever is greater	Max. 24 ft.		FL-D (Accessory) FL-S
<u>Liner</u>	0 ft. along Service Road Max. 54 ft. otherwise	10' <sup>1</sup>	Min. 25 ft. or height of building, whichever is greater	Max. 30 ft./ 2 Stories	A FL-S	
<u>Cottage Retail</u>	Max. 54 ft.	10' <sup>1</sup>	Min. 25 ft. or height of building, whichever is greater	Max.: 24 ft./ 2 Stories	A FL-D FL-S SL	
<u>Barn-Style</u>	Must be located at rear of principal residential unit; min. 50 ft. separation	5 ft.	Min 5 ft.	Max. 36 ft.	SL (Accessory)	A (Accessory) FL-D (Accessory)
<u>Duplex</u>	Min. 30 ft. Porches may encroach up to 12 ft. into setback	Min. 10 ft. one side / 25' two sides.	Min. 25 ft. or height of building, whichever is greater	Max. 24 ft.	FL-D FL-S <sup>2</sup>	
<u>Single-Family House</u>	Min 30 ft.; Porches may encroach up to 12 ft. into setback	Min. 10 ft. one side / 25'	Min. 25 ft. or height of building,	Max. 24 ft.	FL-D FL-S <sup>2</sup> SL	

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

		<u>two sides.</u>	<u>whichever is greater</u>			
<u>Detached Garage</u>	<u>See Article 7, Chapter 2 (Accessory Structures and Uses)</u>				<u>FL-D (Accessory)</u> <u>FL-S (Accessory)</u> <u>SL (Accessory)</u>	
<u>Workshop</u>	<u>If located at rear of principal building: min. 10 ft. separation, Max. 54' otherwise</u>	<u>10'<sup>1</sup></u>	<u>Min. 25 ft. or height of building, whichever is greater</u>	<u>Max. 18 ft.</u>	<u>SL (Special Land Use)</u>	<u>A (Accessory)</u> <u>FL-D (Special Land Use)</u>
<u>Artisan Studio</u>	<u>If located at rear of principal residential unit: min. 10 ft. separation, max. 54' otherwise</u>	<u>10'<sup>1</sup></u>	<u>Min. 25 ft. or height of building, whichever is greater</u>	<u>Max. 18 ft.</u>		<u>A</u> <u>FL-D</u>
<u>Artist Cottage</u>	<u>If located at rear of principal residential unit: min. 10 ft. separation, max. 54' otherwise</u>	<u>10'<sup>1</sup></u>	<u>Min. 25 ft. or height of building, whichever is greater</u>	<u>Max. 18 ft.</u>	<u>SL</u>	<u>A</u> <u>FL-D</u>
<u>Maker Space</u>	<u>0 ft. along Service Road, Max. 54' otherwise</u>	<u>10'<sup>1</sup></u>	<u>Min. 25 ft. or height of building, whichever is greater</u>	<u>Max. 18 ft.</u>	<u>FL-S (Special Land Use)</u> <u>SL</u>	
<u>Studio Shed / Roadside Stand</u>	<u>No closer to front lot line than principal building</u>	<u>Min. 5 ft.</u>	<u>Min. 5 ft.</u>	<u>Max. 18 ft.</u>	<u>A (Accessory)</u> <u>FL-D (Special Land Use)</u> <u>SL (Special Land Use)</u>	<u>A (Accessory)</u>

<sup>1</sup>A minimum side yard setback of 10' is required, unless the Planning Commission finds that there is justification for modification from this minimum side yard setback based on the availability of access to the parcel and neighboring parcels, such as via a rear alley or cross access easement provided to or from a neighboring parcel.

<sup>2</sup>Only permitted in this lot type where there is direct access to a residential street.

**(H) BUILDING TYPE STANDARDS.** A range of Building Types permitted in the Sumpter Road Mixed-Use District are described and illustrated in this section. Each Building Type contains a mix of allowable uses by floor, with retail always at the ground floor level of non-residential buildings. Building frontage orientation is coordinated with street frontages in the Building Type illustrations. Such orientation of building fronts and frontages must be followed with the use of each Building Type, though architectural variation that achieves these objectives is permitted. The determination of building type at the time of site development or redevelopment shall be made by the Township's Planning Director. The Planning Director's interpretation of a building type may be appealed via a written request for an appeal for architectural interpretation to the Township's Planning Commission.

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

**(1) BUILDING TYPE STANDARDS: MIXED USE BUILDING**

**Description.** The Mixed Use Building Type is a multi-story Building Type with storefronts along all primary frontage lines. This Building Type is ideal for smaller-floorplate retail spaces that can flexibly accommodate the surrounding local trade area.

**Permitted Uses and Special Land Use.** Ground floor permitted uses are restricted to non-residential uses listed in Section 3.121(B) and (C), while the upper floors may have any use permitted in the District, subject to Section 3.121(B) and (C)

**Parking.** Parking in front of buildings shall be limited to a maximum of one single tier of parking and one maneuvering lane, set behind a greenbelt as required under Article 10 (Landscaping and Screening).



**(2) BUILDING TYPE STANDARDS: RETAIL BUILDING**

**Description.** The Retail Building Type is a single-story, limited-use building with storefronts along all primary frontage lines. This Building Type is ideally configured for downtowns and in retail segments of downtown shopping streets, though they may also be used for single-use, suburban areas.

**Permitted Uses and Special Land Uses.** Commercial and Office uses listed in Section 3.121 (B) and (C) only.

**Parking.** Parking in front of buildings shall be limited to a maximum of one single tier of parking and one maneuvering lane, set behind a greenbelt as required under Article 10 (Landscaping and Screening).



**(3) BUILDING TYPE STANDARDS: ACCESSORY DWELLING UNIT**

**Description.** An Accessory Dwelling Unit exists as accessory to a Primary Dwelling Unit and must be located behind the corresponding Primary Dwelling Unit. Accessory Dwelling Units allow for site flexibility and increased density without changing site character. The Accessory Dwelling Unit minimum floor area is 500 sq. ft. for an efficiency unit, 700 sq. ft. for a one bedroom unit, 900 sq. ft. for a two-bedroom unit and 1,100 sq. ft. for a unit with three or more bedrooms.

**Permitted Uses and Special Land Uses.** Residential uses only.

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**



**(4) BUILDING TYPE STANDARDS: LINER BUILDING**

**Description.** The Liner Building Type is a Mixed Use or Retail Building Type that has been limited in depth to conceal parking behind. This Building Type is ideal for mid-block conditions, and adjacent to – or located toward the edge of – existing strip-type shopping centers.

**Permitted Uses and Special Land Use.** Commercial and Office uses listed in Section 3.121 (B) and (C) only.

**Parking.** Parking in front of buildings shall be limited to a maximum of one single tier of parking and one maneuvering lane, set behind a greenbelt as required under Article 10 (Landscaping and Screening).



**(5) BUILDING TYPE STANDARDS: COTTAGE RETAIL BUILDING**

**Description.** The Cottage Retail Building Type is a mixed-use building type with a residential building form that permits storefronts along all primary frontage lines and extends down the sides of the secondary frontage line. This building type emulates a building form that has evolved in traditional neighborhoods. It is a modestly-scaled building, including a gable and a pitched roof, usually with a storefront at the ground floor. Roofs must have a minimum slope of 4:12. Storefronts shall be located along all primary frontage lines and extend from a primary frontage a minimum of twelve (12) feet into any secondary frontage.

**Permitted Uses and Special Land Use.** Non-residential uses may only be permitted in the front of the building on the ground floor. Other areas of the building, including upper stories, are limited to Residential uses, in accordance with the uses listed in Section 3.121(B) and (C).

**Parking.** Parking in front of buildings shall be limited to a maximum of one single tier of parking and one maneuvering lane, set behind a greenbelt as required under Article 10 (Landscaping and Screening).



**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**



**(6) BUILDING TYPE STANDARDS: BARN-STYLE**

**Description.** The Barn-style Building Type is an agricultural building type accessory to a Principal Building. The barn Building Type satisfies the functionality of a mix of building types and uses on a site without compromising the rural or residential character of the site. The design of the Barn Building Type includes a gambrel, gable, or shed roof profiles and all wood construction on a masonry foundation. Allowable Colors: Red, Brown, White. Allowable roof materials: Standing seam, natural finish.

**Permitted Uses and Special Land Use.** Non-residential uses as regulated under Section 3.121(B) and (C).

**Design.**



**(7) BUILDING TYPE STANDARDS: DUPLEX BUILDING**

**Description.** The Duplex Building Type is any independent building configuration consisting of exactly two residential units, usually surrounded by a private or common yard, meeting minimum room quantity and size requirements as dictated by the local building code, zoning, or both.

The units can be side-by-side (similar to rowhouses) or stacked one above the other. Similar to single-family residential buildings, duplex buildings include front porches that encroach into the established building setback and optional detached garages. A front porch of at least twelve (12) feet wide and seven (7) feet deep is required for new buildings. The minimum floor area in each duplex dwelling unit is 1,000 square feet. The duplex building type may contain certain non-residential uses but may not contain industrial uses.

**Permitted Uses and Special Land Use.** All non-industrial uses.

**(8) BUILDING TYPE STANDARDS: SINGLE-FAMILY HOUSE**

**Description.** A Single-Family House Building Type exists as the Primary Dwelling Unit on its corresponding site and must be located forward of all other buildings on its site by a distance of minimum 10 feet. Minimum floor area is 1,250 sq. ft. The Single-Family Home Building Type preserves the existing residential character along Sumpter Road, while allowing for a mix of Building types and uses behind. New buildings should generally fit the style of

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

Mid-Century American residential construction, such as Ranch, Prairie, Cape Cod, or Modern. Decks and patios must be to the side or rear of structures on new buildings. The single-family house building type may contain certain non-residential uses but may not contain industrial uses.

**Permitted Uses and Special Land Use.** All non-industrial uses.

**(9) BUILDING TYPE STANDARDS: DETACHED GARAGE**

**Description.** The Detached Garage Building Type is accessory to a Primary Dwelling Unit. The Detached Garage allows for vehicular storage and accessory utility activities on a site. The detached garage will adhere to the same size, height, roof pitch, architectural, and setback standards as used for detached accessory buildings in residential zoning districts under Article 7, Chapter 2 (Accessory Structures and Uses).

**Permitted Uses and Special Land Use.** Vehicular Parking and residential storage.



**(10) BUILDING TYPE STANDARDS: WORKSHOP**

**Description.** The Workshop Building Type is a utility building type. The design of the Workshop Building Type includes a one-story building which must consist of wood, brick, Portland Cement stucco, rock-face block or stone construction. Maximum building footprint is 5,000 sq. ft. and maximum building height is 18'.

**Permitted Uses and Special Land Use.** Uses other than Residential and Commercial Uses as listed in and subject to the regulations of Section 3.121(B) and (C).



**(11) BUILDING TYPE STANDARDS: ARTISAN STUDIO**

**Description.** The Artisan Studio is a flexible building type that accommodates entrepreneurial activities including culinary, winemaking, craft fabrication, and other light-footprint industries. The design of the

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

Artisan Studio Building Type includes a one-story building and must consist of wood, brick, Portland Cement stucco, rock-face block, or stone construction.

**Permitted Uses and Special Land Use.** Uses other than Residential Uses as listed in and subject to the regulations of Section 3.121(B) and (C).



**(12) BUILDING TYPE STANDARDS: ARTIST COTTAGE**

**Description.** The Artist Cottage is a small-floorplate building, resembling a residential cottage. It is intended to provide space for production of small goods that do not require electrical, mechanical, or plumbing equipment or fixtures of a grade atypical for residential use.

**Permitted Uses and Special Land Use.** Uses other than Residential Uses as listed in and subject to the regulations of Section 3.121(B) and (C).



**(13) BUILDING TYPE STANDARDS: MAKER SPACE**

**Description.** The Maker Space is a building that combines a public-facing retail shopfront with an adjacent light manufacturing space. It may contain direct vehicular access to the interior via a garage bay.

**Permitted Uses and Special Land Use.** Uses other than Residential Uses as listed in and subject to the regulations of Section 3.121(B) and (C).



**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

**Parking.** Parking in front of buildings shall be limited to a maximum of one single tier of parking and one maneuvering lane, set behind a greenbelt as required under Article 10 (Landscaping and Screening)



**(14) BUILDING TYPE STANDARDS: STUDIO SHED / ROADSIDE STAND**

**Description.** The Studio Shed/Roadside Stand is intended for the sale and production of goods on a seasonal or intermittent basis. These structures are permanent or semi-permanent, and are easily adaptable for other uses. They are “drive up” in nature, rather than “drive through”- the former does not require large expanses of pavement for queuing, nor are orders taken via intercom systems.

**Permitted Uses and Special Land Use.** Accessory to commercial uses listed in and subject to the regulations of Section 3.121(B) and (C).





Sumpter Road Corridor Zoning Ordinance Text Amendments  
DRAFT, May 27, 2022

(I) REGULATING PLAN

A Regulating Plan designates the locations where different Building Type standards apply, based on the physical character of the area.



Sumpter Road  
Lot Types

Van Buren Township, Wayne County, MI

February 4, 2022 - DRAFT

Legend

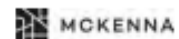
- Anchor Lots
- Landlocked Lots
- Primary Lots (Deep)
- Primary Lots (Shallow)

- Parcel Boundaries
- Municipal Boundaries



0 300 600  
Feet

Base Map Source: Michigan Center for  
Geographic Information, v. 2.0  
Data Source: Van Buren Township GIS,  
Reference 2021



Unless otherwise provided in this Ordinance, area, height and placement regulations under this Ordinance shall be in accordance with the Schedule of Regulations in Table 2 and footnotes thereto, which schedule and footnotes hereby made a part of this Section 4.102.

## Table 2. Schedule of Regulations

	Lot Area, Lot Coverage, and Dwelling/Business Unit Standards					Minimum Yard Setbacks				Maximum Building Height	
Zoning District	Minimum Lot Area (sq. ft.)	Minimum Floor Area Per Dwelling Unit (sq. ft.)	Minimum Lot Width (ft.)	Minimum Lot Depth (ft.)	Maximum Lot Coverage (%)	Front (ft.)	Side (ft.)	Total of 2 Sides (ft.)	Rear (ft.)	Feet	Stories
AG, Agricultural and Estates	43,560	2,000 <i>(B)</i>	150	<i>(C)</i>	15	50	10	25	35	30	2
R-1A, Single-Family Residential	20,000	1,800 <i>(B)</i>	100	<i>(C)</i>	15	30	10	25	35	30	2
R-2A, Single-Family Residential	15,000	1,800 <i>(B)</i>	90	<i>(C)</i>	20	30	10	25	35	30	2
R-1B, Single-Family Residential	10,000	1,500 <i>(B)</i>	80	125	30	30	10 <i>(X)</i>	25 <i>(X)</i>	35	30	2
R-1C, Single-Family Residential	8,400	1,250 <i>(B)</i>	70	120	30	30	10 <i>(X)</i>	25 <i>(X)</i>	35	30	2
RM, Multiple Family Residential	10 acres <i>(Q)</i>	See below	400	--	30	35	20 <i>(F)</i>	40 <i>(F)</i>	35	30	2.5
RM Detached Single-Family Residential, Edge Dwelling	7,200	1,250	60'	<i>(C)</i>	30	30	10'	20'	35	30	2 <i>(Y)</i>
RM Detached Single-Family Residential, Interior Dwelling	6,300	1,000	45'	<i>(C)</i>	30	30	5	15	25	30	2 <i>(Y)</i> , <i>(Z)</i> , <i>(AA)</i>
RM Attached Single-Family: Efficiency Units	4,200 <i>(A)</i>	500 <i>(B)</i>	<i>(H)</i>	<i>(H)</i>	--	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	30	2.5
One Bedroom Units <i>(G)</i>	4,200 <i>(A)</i>	700 <i>(B)</i>	<i>(H)</i>	<i>(H)</i>	--	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	30	2.5
Two Bedroom Units <i>(G)</i>	5,000 <i>(A)</i>	900 <i>(B)</i>	<i>(H)</i>	<i>(H)</i>	--	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	30	2.5
Three or More Bedroom Units <i>(G)</i>	6,200 <i>(A)</i>	1,100 <i>(B)</i> , <i>(E)</i>	<i>(H)</i>	<i>(H)</i>	--	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	30	2.5
RM Apartments: Efficiency Units	2,800 <i>(A)</i>	500 <i>(B)</i>	<i>(H)</i>	<i>(H)</i>	--	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	30	2.5
One Bedroom Units <i>(G)</i>	2,800 <i>(A)</i>	700 <i>(B)</i>	<i>(H)</i>	<i>(H)</i>	--	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	30	2.5
Two Bedroom Units <i>(G)</i>	3,500 <i>(A)</i>	900 <i>(B)</i>	<i>(H)</i>	<i>(H)</i>	--	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	30	2.5
Three or More Bedroom Units <i>(G)</i>	4,800 <i>(A)</i>	1,100 <i>(B)</i> , <i>(E)</i>	<i>(H)</i>	<i>(H)</i>	--	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	<i>(I)</i>	30	2.5
RM Multiple-Family High Rise: Efficiency Units	<i>(J)</i>	500 <i>(B)</i>	<i>(H)</i>	<i>(H)</i>	15	75 <i>(K)</i> , <i>(L)</i>	50 <i>(K)</i> , <i>(L)</i>	150 <i>(K)</i> , <i>(L)</i>	50 <i>(K)</i> , <i>(L)</i>	150	15
One Bedroom Units <i>(G)</i>	<i>(J)</i>	700 <i>(B)</i>	<i>(H)</i>	<i>(H)</i>	15	75 <i>(K)</i> , <i>(L)</i>	50 <i>(K)</i> , <i>(L)</i>	150 <i>(K)</i> , <i>(L)</i>	50 <i>(K)</i> , <i>(L)</i>	150	15
Two Bedroom Units <i>(G)</i>	<i>(J)</i>	900 <i>(B)</i>	<i>(H)</i>	<i>(H)</i>	15	75 <i>(K)</i> , <i>(L)</i>	50 <i>(K)</i> , <i>(L)</i>	150 <i>(K)</i> , <i>(L)</i>	50 <i>(K)</i> , <i>(L)</i>	150	15
Three or More Bedroom Units <i>(G)</i>	<i>(J)</i>	1,100 <i>(B)</i> , <i>(E)</i>	<i>(H)</i>	<i>(H)</i>	15	75 <i>(K)</i> , <i>(L)</i>	50 <i>(K)</i> , <i>(L)</i>	150 <i>(K)</i> , <i>(L)</i>	50 <i>(K)</i> , <i>(L)</i>	150	15
RMH, Mobile Home Park	5,550	720	55	--	50	35 <i>(R)</i>	25 <i>(R)</i>	50 <i>(R)</i>	35 <i>(R)</i>	30	2
C, Local Business	--	--	--	--	--	75 <i>(N)</i>	15 <i>(M)</i> , <i>(P)</i>	15 <i>(M)</i>	25	40	4
C-1, General Business	--	--	--	--	--	75 <i>(N)</i>	15 <i>(M)</i> , <i>(P)</i>	15 <i>(M)</i>	25	40	4
C-2, Extensive Highway Business	--	--	--	--	--	35 <i>(N)</i>	25 <i>(P)</i>	50	20	40	4
FS, Freeway Service	--	--	--	--	--	75 <i>(N)</i>	75 <i>(P)</i>	150	75	30	3
OT, Office Technology	--	--	--	--	--	<i>(D)</i> , <i>(T)</i> , <i>(U)</i>	20 <i>(D)</i> , <i>(P)</i> , <i>(V)</i>	40 <i>(D)</i>	30 <i>(D)</i> , <i>(V)</i>	45	3 <i>(W)</i>
M-1, Light Industrial	--	--	--	--	35	50 <i>(O)</i>	40 <i>(P)</i>	80	40	30 <i>(S)</i>	2.5 <i>(S)</i>
M-2, General Industrial	--	--	--	--	35	60 <i>(O)</i>	50 <i>(P)</i>	100	50	40 <i>(S)</i>	4 <i>(S)</i>
MT, Industrial Transportation	--	<i>(B)</i>	--	--	35	50 <i>(O)</i>	50 <i>(P)</i>	100	50	35	3
AP, Airport	250 acres	--	--	--	--	100 <i>(O)</i>	50 <i>(P)</i>	100	100	--	--
BRMU, Belleville Road Mixed Use District	See Section 3.119 for District-Specific Regulations										
SRMU, Sumpter Road Mixed Use District	See Section 3.121 for District-Specific Regulations										

# Article 6

## Chapter 4. Sumpter Road Overlay District (SROD)

### Section 6.401 Intent and Purpose

The Sumpter Road Overlay Zoning District (SROD) establishes regulations applicable to site development including building setbacks, design, parking, access management, landscaping, and signage. This overlay district is based upon careful evaluation, study, and plans completed as part of a master planning effort by the Van Buren Township Planning Commission. Objectives of the overlay district are as follows:

- (A) Promote development consistent with the Sumpter Road Corridor Plan, South Side Master Plan, and 2020 Van Buren Charter Township Master Plan.
- (B) Establish consistent high quality standards for site development and building appearance.
- (C) Achieve well-managed, safe, and efficient flow of motorized and non-motorized traffic, including accessibility and connectivity.
- (D) Foster an environment that is safe and friendly for non-motorized users of Sumpter Road, particularly pedestrians and bicyclists, that contributes to the Township's sustainability as a vital, attractive, economic, and healthy place to live.
- (E) Permit the combination of uses which are complementary to one another within the same structure or zone.
- (F) Enhance the built environment of the area in a manner consistent with the area's established semi-rural character, and provide a sense of place, including the creation of high quality public spaces.

The application of these standards contributes to the Township's economic development objectives and are intended to help sustain and increase the value of private property.

### Section 6.402 Definitions

The following definitions shall apply specifically to the SROD, but may be applied broadly throughout the Township where, in the opinion of the Planning Director, the definition has broad applicability:

- (A) **BUILDING ENVELOPE STANDARDS (BES):** Basic parameters regulating building location and form, including the envelope, placement (in three dimensions) and certain permitted/required building elements, such as storefronts, balconies, and street walls. The BES establish both the boundaries within which things may be done, and specific things that must be done. The applicable BES for a site are determined by its subarea in the Overlay District as shown on the Regulating Plan for the Sumpter Mixed-Use District.
- (B) **CORRIDOR PLAN:** Refers to the Sumpter Road Corridor Plan as adopted by the Van Buren Township Planning Commission.

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

- (C) **FAÇADE FRONTAGE:** Refers to the façade of a building where the primary public pedestrian entrance must be located. The area in front of the building frontage is considered the “front yard” for the purposes of this Chapter.
- (D) **GROUND FLOOR:** The first level of a building where at least 80 percent of the finished floor elevation is within the finished floor elevation parameters established in the designated BES. The next story above the ground floor is the second floor.
- (E) **STREETSPACE:** Includes all space between building frontages (travel lanes, sidewalks, squares, pedestrian pathways, civic greens, sidewalks, parks, etc.), but not garage entries or alleys.
- (F) **UNDERLYING DISTRICT:** The underlying district is the zoning district upon which an overlay subarea district is laid. The SROD is superimposed upon the underlying zoning districts.

### **Section 6.403 Overlay District Concept**

The Sumpter Road Overlay District (SROD) is a mapped zone that imposes a set of special requirements in addition to those of the underlying zoning district(s).

The SROD is a mandatory overlay district. Property in the SROD may continue to be used as permitted by the standard zoning district and all other legal nonconformities are permitted to continue; however, any new activity that requires site plan approval in accordance with the requirements of the Zoning Ordinance shall also comply with the requirements of the SROD contained in this Chapter. In the event there are conflicts between the requirements of the underlying zoning district and the SROD, the requirements of the SROD shall govern.

### **Section 6.404 Overlay District Boundaries**

The boundaries of SROD shall be on the Zoning Map of the Charter Township of Van Buren. The District will include all parcels that have frontage on Sumpter Road in Van Buren Township as of [Month], 2022.

### **Section 6.405 Administration**

- (A) **Applicability of the SROD.** All proposed uses and development in the SROD shall be reviewed the same as the same uses and development outside of the SROD, in accordance with **Article 12, Chapter 2.**
- (1) **Administrative Review and Site Plan Review.** Administrative Review or Site Plan Review shall be required in accordance with **Article 12, Chapter 2.** Plans must contain all of the information required in **Section 12.203.** and the process shall follow the procedures of **Section 12.205.**
- (2) **Special Land Use Review.** For any development or use in the SROD that requires Special Land Use review, the procedures of **Article 12, Chapter 3** shall be followed.
- (3) **Site Condominium and Subdivision Development.** Any proposed site condominium (**Article 6, Chapter 1.**) or subdivision (Subdivision Control Ordinance) in the SROD shall

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

follow the required procedures and regulations with the exception that any design requirement contained in the SROD shall take precedence over any similar design requirement contained in **Article 6, Chapter 1.** or the Subdivision Control Ordinance.

- (B) **Appeals and Variances.** Any appeal or variance from the standards or requirements of the SROD shall be reviewed in accordance with **Article 12, Chapter 4.**
- (C) **Nonconformities.** The requirements of **Article 14.** apply to all nonconformities in the SROD.

**Section 6.406 Permitted and Special Land Uses**

- (D) **Bemis Road to Hull Road.** The permitted and special land uses in the area between Bemis Road and Hull Road shall be those permitted and special land uses of the underlying zoning district.
- (E) **North of Hull Road.** The permitted and special land uses in the area north of Hull Road shall be in accordance with the Sumpter Road Mixed Use District in Section 3.121 (B) and (C).

**Section 6.407 Building Envelope Standards (BES)**

- (F) **Standards Applicable to All Areas.** The goal of the Building Envelope Standards (BES) is the creation of a healthy and vital public realm. The BES set the basic parameters governing building form and location, including the building envelope (in three dimensions) and certain required and/or permitted building elements, such as balconies, bay windows, stoops, and shop fronts. BES shall conform to requirements of this Chapter as well as the following general guiding principles:
- (1) Buildings shall be generally aligned and setbacks should generally conform to those immediately adjacent on the same block. Buildings should be used to form both the space of the street and the overall context of the district.
  - (2) Mixed-use and commercial buildings shall be designed to include active front spaces. This contributes to vital and safe public space.
  - (3) Vehicle storage and parking for buildings other than single-family homes, shall be located at the rear of the building(s).
  - (4) Retail, where permitted, shall be located on the ground floor at the Façade Frontage because retail use has the effect of making the street active and interesting.

**Section 6.408 Parking, Loading, and Access Management**

- (G) **Parking.** The purpose of these standards is to provide adequate off-street parking for sites in the SROD while maintaining attractive site designs and providing safe access to sites using all modes of transportation.

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

- (1) **General Parking.** Parking spaces shall be provided as required by Article 9 of the Van Buren Township Zoning Ordinance. Parking in front of buildings in the frontage lot-shallow parcels under Section 3.121 shall be limited to a maximum of one single tier of parking and one maneuvering lane, set behind a greenbelt as required under Article 10 (Landscaping and Screening).
  - (2) **Shared Parking.** Shared parking shall be provided wherever possible in accordance with Article 9.
  - (3) **Bicycle Parking.** Adding bicycle parking in the Sumpter Road Corridor area is required in the SROD. One (1) bicycle parking space shall be provided for each fifteen (15) vehicle parking spaces or fraction thereof, placing an emphasis on providing short-term bicycle parking to complement the land uses commonly found in the SROD. Bicycle parking shall be conveniently located near the public entrance. The Planning Commission may increase or decrease the number of required bicycle parking spaces based on expected demand and available areas to locate bicycle parking.
- (H) **Vehicular Access Standards.** The purpose of this subsection is to facilitate through traffic operations, ensure public safety along roadways, and protect public investment in the street system while providing property owners with reasonable access. The standards are specifically designed to apply to Sumpter Road and a limited number of local street extensions that may occur to facilitate access to landlocked parcels or as part of providing access to lots which result from the division of large undeveloped parcels.
- (1) **Application of Standards.** The standards contained herein shall be required in addition to, and where permissible shall supersede, the requirements of the Wayne County Roads Division (WCRD).
  - (2) **Street Network.** All development must be linked to an interconnected network of streets, shared access drives, or other public passageways. The street network and the network of nonmotorized access shall follow the recommendations of the Mobility Plans within the 2020 Van Buren Township Master Plan and the 2022 Sumpter Road Corridor Plan, and the Rural Residential Pattern guidelines within the 2022 Sumpter Road Corridor Plan. The following requirements are intended to create a connected network of local streets that is designed to balance property access with the retention of a semi-rural context.
    - (a) **Street Connectivity.** Street connections for the continuation of the street network onto adjacent properties shall be provided when the potential exists for the continuation of those streets on adjacent parcels.
    - (b) **Public Streets.** Internal streets should be dedicated to the public, consistent with the Master Plan to ensure connectivity between adjacent parcels.
    - (c) **Cross-Access.** Blanket cross-access easements shall be provided for all shared access drives and curb cuts for properties along the east side of Sumpter Road, north of Hull Road, to ensure that the internal circulation system connects to the internal circulation system on adjacent parcels. The blanket cross-access agreement shall

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

provide for reciprocal cross-access for connection to adjacent parcels and curb cuts without limitation. This will have the long-term effect of reducing traffic on roads, reducing curb cuts, and encouraging more cohesive development. The cross access shall be formalized into a Service Road (also known as a Slip Street) design as described in Section 3.121 and 9.106(F) of the Zoning Ordinance and in the 2022 Van Buren Township Sumpter Road Corridor Plan.

- (d) **Sumpter Rural Settlement Street Patterns.** The following street pattern requirements apply to areas designated as Sumpter Rural Settlement future land use in the 2022 Sumpter Road Corridor Plan:

- (i) **Dead end street prohibition.** No platted subdivision or site condominium development may be designed with any street intersecting at Hull Road, Sumpter Road, or Bemis Road which does not have provide a second point of access onto Hull Road, Sumpter Road, or Bemis Road.
- (ii) **Rear Alleys.** Lots with less than 150' of frontage which have primary frontage on Hull Road, Sumpter Road, or Bemis Road must have access served by a rear alley or lane that provides access to the rear of the buildings.

**(3) Street Design.**

- (a) **Design Speed.** Shared access drives and internal streets shall be designed with a maximum design speed of twenty-five (25) miles per hour.
- (b) **Alleys and Rear Access Lanes.** Alleys and lanes that provide access to the rear of buildings are encouraged.
- (c) **Street Cross-Sections.** Street design in the Gateway Mixed Use Subarea shall be in accordance with the Mixed Use District in Section 3.121.

**(d) Driveways.** At the time of development or redevelopment of any site, new driveways shall be designed, and existing driveways shall be consolidated and closed, such that the minimum driveway spacing standards of Section 9.106(C) of the Zoning Ordinance are met throughout the SROD.

- (4) **Modification of Standards for Special Situations.** During site plan review the Planning Commission shall have the authority to modify the vehicular access standards of this Section 6.308(B). upon consideration of the standards in Section 9.106(G)..

- (I) **Bicycle and Pedestrian Access.** The goal of these standards is to provide adequate access to bicyclists and pedestrians in the SROD, recognizing Sumpter Road as an important gateway between the southern portions of the Township and the City of Belleville. In compliance with the Michigan Planning Enabling Act, any newly constructed public streets or shared access drives in the SROD shall provide access for bicyclists and pedestrians to the greatest extent possible.

- (1) **Bicycle Access.** New developments shall connect to the bicycle transportation network throughout the Township. Bicycle access shall be provided in accordance with the recommendations of the Non-Motorized Transportation Plan within the 2020 Van Buren Township Master Plan.



**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

- (2) **Bicycle Parking.** Bicycle parking shall be conveniently located near the public entrance and well-lit to discourage theft or vandalism.
- (3) **Pedestrian Access.** New developments shall be designed to allow for safe and efficient pedestrian access between the entrances of buildings and the sidewalks and pedestrian network of the SROD.
- (4) **Crosswalks.** Pedestrian areas that cross vehicular traffic at roads or parking lots shall be clearly marked, and vehicular traffic shall be encouraged to slow down near pedestrian crossings. Accent paving shall be incorporated at key crossings that may accommodate pedestrian traffic. Where accent paving is not used, a “zebra” or “continental” crosswalk marking pattern (alternating white and black bands) shall be installed to increase visibility. Pedestrian crosswalks shall be adequately lighted, have clear sight distances, and be free from view-hindering obstructions such as foliage and poles at crosswalk entries and median refuge islands.

**Section 6.409 Architectural and Site Design Standards**

The architectural and site design standards of the SROD are intended to customize, simplify, and streamline improvements, renovations, and future development to fit the desired character of the SROD, and to also be consistent with the vision and goals for this area as detailed in the Sumpter Road Corridor Plan. These standards describe and illustrate building and site features that are appropriate for the Sumpter Road corridor and other areas of the SROD. These standards establish the criteria used by the Township in reviewing the design of proposed development, and are intended to require consistent high quality design and development.

**(A) Design Principles and Area Character.**

- (1) **Connectivity.** The street, driveway, and sidewalk pattern in the SROD shall be designed to maximize auto, pedestrian, and bicycle connectivity.
- (2) **Visibility.** Visibility of building fronts shall not be considered based upon automotive drive-by scale.
- (3) **Unifying Design.** Developments shall have a unifying design. Corporate “franchise” architecture that is not compatible with the area’s established character, in the determination of the Planning Commission, shall be modified to be compatible with the SROD design theme herein.

**(B) Site Design**

- (1) **Introduction.** Siting involves a project’s relationship to the site, the street, and adjacent buildings. For example, buildings shall be sited to provide a comfortable and safe environment for pedestrians while accommodating vehicles.
- (2) **Open Space.**



**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

- (i) **Usable Public Open Space.** Increase the usability of public open space by providing shade, street furniture, special paving for sidewalks, pedestrian pathways, turf, accent and flowering plants, and other site amenities. Usable open space shall be provided within new developments, and be keeping with the semi-rural nature of the area.
  - (ii) **Quality of Open Space.** Open space shall be meaningful, and shall not be fragmented or consist of “leftover” land.
  - (iii) **Open Spaces Between Buildings.** Recognize the importance of spaces between buildings as “outdoor rooms” on the site. Encourage the use of these spaces as open space in the form of covered pedestrian arcades (walkways), outdoor seating areas, or pedestrian plazas with benches.
  - (iv) **Shading.** Pedestrian areas shall include a variety of sun and shading options, with an emphasis on trees, that allow users to choose how they want to use the site and connect with it.
  - (v) **Visibility.** Outdoor spaces and plazas shall be visible from the adjoining buildings to help promote safety.
  - (vi) **Passive Activity.** Open spaces shall be designed with a variety of passive recreational opportunities, including sitting and relaxing, meeting and social interaction, and nodes along urban trails, bikeways, and corridors.
  - (vii) **Plazas.** The use of public plazas shall be encouraged where common open space can feasibly be provided in front of or alongside buildings. Access to and from plazas shall be well lit and meet accessibility requirements under the Americans with Disabilities Act.
- (3) **Parking Lots and Structures.**
- (a) **Shared and Joint Parking Areas.** Shared and joint parking areas that serve multiple businesses and land uses are strongly encouraged, and should primarily be located at the rear of the developments.
  - (b) **Pedestrian Access.** Parking areas shall be designed so that, whenever possible, pedestrians walk parallel to moving cars unless perpendicular crossing is required and marked.
- (4) **Site Amenities.** All sites shall be required to provide amenities compatible with the site’s Subarea and use.
- (a) **Site Furniture.**

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

- (i) While site furniture shall be provided as necessary, it should be used sparingly, and be of a rustic design quality keeping with the semi-rural character of the area. Any site furniture shall be made of high quality, long-lasting materials suitable for use in Michigan's climate, and shall be low-maintenance and graffiti-resistant.
- (b) **Outdoor Dining.** All outdoor dining areas shall be encouraged with commercial uses that include the sale of food, and are a preferred amenity for such uses. Where incorporated, outdoor dining areas shall be used to bring activity to plazas/courtyards, public spaces, and shall be placed at the edges of open space, or located along building and street frontages. Outdoor dining areas shall meet the requirements of **Section 5.137** and shall be oriented away from off-site uses that are sensitive to noise or nighttime activity, such as existing residential uses.
- (c) **Decorative Paving.** Decorative special paving shall be used to enhance site design but should be used as an accent and should serve a specific purpose. Decorative paving includes treatments that encompass a rural aesthetic, such as crushed stone and earth. Preferred locations for decorative paving include:
  - (i) Traffic calming at driveways and crossings;
  - (ii) Pedestrian crossings/sidewalks;
  - (iii) Pedestrian plazas and courtyards;
  - (iv) Pedestrian walkways to distinguish between paths of travel and designated sales and/or seating areas;
  - (v) Primary building entrances.

**(C) Architectural Character**

- (1) **Introduction.** New buildings built between Hull Road and Bemis Road shall be designed to encourage pedestrian access and street life. Design elements used to achieve this include active uses on the ground floor of mixed-use and commercial buildings, clustering of buildings in a manner compatible with a rural village or hamlet, and porches on residential houses.

New or rehabilitated buildings in the built north of Hull Road are intended to foster an environment that, while still handling large volumes of automobile traffic, is also safe for pedestrians. Design elements used to achieve this include pedestrian-scaled façade articulation, pedestrian-scaled lighting, ground-story windows, and regularly spaced building entrances.

**Sumpter Road Mixed Use District consistency requirement.** Regardless of whether a property is zoned Sumpter Road Mixed Use District, new developments or major site rehabilitation in the Sumpter Road Overlay District north of Hull Road shall adapt to the

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

building types as described in Section 3.121, based on the property's lot type as defined in Section 3.121.

**(2) Building Height, Form, and Mass**

- (a) **Shade.** Awnings and overhangs shall be used in conjunction with street trees to provide shade for pedestrians.
- (b) **Solar Access.** Orient buildings to take advantage of solar access. For optimum solar conditions, the longest side of a building should face south (within 20 degrees of due south) and have relatively clear access to the sun.
- (c) **Human Scale Design.** Incorporate elements into the design of large structures that provide a transition to the human scale, particularly at the ground level. Such elements shall be provided through, but not limited to, covered walkways, building arcades, and trellises.
- (d) **Corner Buildings.** All street-facing façades of a corner building shall be treated equally in regards to building façade relief, material changes, architectural details, and window transparency, placement, and articulation. Corner buildings may be angled to meet the corner at the ground floor only.
- (e) **Design of Site with Multiple Structures.** Sites with multiple structures shall be linked visually and physically. These links can be accomplished through the use of the same or compatible building architecture, materials, colors, signage, landscaping, lighting, and site layout.

**(3) Facades, Windows, and Doors**

- (a) **Building Entrances Oriented Toward the Street.** Primary building entrances shall be oriented toward the street. Building entrances shall be designed as prominent and easily identifiable and shall form a transition between the exterior and interior. Adequate lighting shall be provided at building entries for security.
- (b) **Nonresidential Building Entrances.** Nonresidential building entrances shall be designed with awnings, canopies, or similar features to protect patrons and employees from the elements. Where nonresidential building has a front yard setback of zero (0) feet, storefront doors must be recessed at least thirty-six (36) inches from the building frontage line.
- (c) **Windows.** Elements of architecture including window and door placement shall be designed to add variety and interest to the project. Nonresidential buildings shall have a minimum of fifty (50%) glass at the ground floor level facing a street, with other exterior wall surfaces at upper stories not exceeding fifty (50%) glass.

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

- (d) **Additional Sunlight.** Additional sunlight shall be brought into large buildings through the use of atriums or skylights.
  - (e) **Primary Architectural Features.** Primary architectural features must be related to the building's structure, function and/or engineering, and shall not be merely decorative. While some elements may be decorative, the intent of this standard is to avoid developments with architectural elements that look applied, rather than incorporated (e.g. false front treatments, partial roof forms). For example, building facades that incorporate canopies or walls with mock gables must provide a pitched roof component to provide depth and give an authentic appearance.
  - (f) **Physical Façade Design.** The physical design of building facades is required to vary at least every 40 linear feet for any building in the Sumpter Road Overlay District. This can be achieved through such techniques as:
    - (i) Division into multiple buildings;
    - (ii) Break or articulation of the façade;
    - (iii) Significant change in façade design;
    - (iv) Placement of window and door openings, or
    - (v) Position of awnings and canopies.
  - (g) **Mullions.** Mullions – “true divided light” windows or sectional windows shall be used where a divided window design is desired; “snap-in” grills or mullions shall not be used.
  - (h) **Window Visibility.** Windows shall not be blocked from inside a building due to retail display racks, plywood sheets, posters, signs, and similar means, unless window signs are permitted by the Township.
  - (i) **Windows on Masonry Buildings.** Windows on masonry buildings must be recessed at least four (4) inches from the exterior surface of their corresponding facades.
- (4) **Roofs and Upper Story Details**
- (a) **Roof Design.** Roofs shall be given design consideration and treatment equal to that of the rest of the building.
  - (b) **Roofline Elements.** Roofline elements shall be developed along all elevations.
  - (c) **Parapet Walls.** Interest shall be created in the parapet walls along the sides and rear through the use of height variations, relief elements, and the design of scuppers, downspouts, and expansion joints, organized into the pattern of the total building design.

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

- (d) **Roof-Mounted Equipment.** Roof-mounted utility and wireless communication facilities shall be integrated directly into the architecture of building(s) as opposed to freestanding locations.

**(5) Building Materials and Colors**

- (a) **Building Materials in General.** Building materials shall be as described in Section 3.121 for buildings north of Hull Road. Projects shall be designed using durable, low-maintenance, and timeless building materials such as natural brick or stone. Building materials shall reflect the Township's desired character of Belleville Road. Exterior building materials used for buildings in the Township shall generally fall into two categories: Primary and Accent building materials. Primary building materials should cover a majority of the exterior wall surface, and accent building materials shall enhance and support the primary building materials and building as a whole.
- (b) **Prohibited Building Materials:** Unless approved by the Planning Commission as accent building materials, plain concrete block (both painted and unpainted), plywood or T-111 panels, aluminum siding, and similar materials shall be prohibited.
- (c) **Franchise/Corporate Architecture.** The scale, design, and materials of franchise/corporate architecture shall be consistent with the standards of this article.
- (d) **Building Materials in Mixed-Use Buildings.** Mixed-use commercial developments that contain residential units on the upper stories shall utilize building materials with known vibration and sound-reduction qualities in order to minimize noise impacts.
- (e) **Reflective Materials.** Reflective materials shall not be used to clad a building; however, if reflective architectural accents must be used to protect the integrity of the building design, then the materials shall not be a nuisance to the occupants of the existing surrounding structures, or create a safety hazard to any type of traffic.
- (f) **Roof Materials.** Metal seam, asphalt shingles, green roof, concrete tile, clay tile, or a similar grade of roofing material shall be used on all visible pitched roofs.
- (g) **Removal or Concealment of Pipes, Conduits, Wires, and Obsolete or Abandoned Signs.** All building materials including pipes, conduits, wires, and obsolete or abandoned signs that no longer serve a purpose due to renovations or similar actions shall be removed and sign anchors shall be patched to match adjacent surfaces. Operational pipes, conduits, etc. must be hidden.
- (h) **Window Transparency.** On the front facades of buildings, the windows shall be clear glass. No reflective, tinted, or spandrel glass is permitted on the front façade.
- (i) **Awning Materials.** Awning materials shall consist of canvas, fabric, or thin metal. No vinyl or plastic shall be used. Awnings with a high gloss finish shall be prohibited.
- (j) **Colors.**

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

- (i) **Primary Building Colors.** Primary building cladding colors shall be red and brown for brick, and other warm earth tones for other primary building materials.
- (ii) **Prohibited Primary Colors.** Intense, bright, black, or fluorescent colors shall be used sparingly and only as accents; such colors shall not be used as the predominant color on any wall or roof of any building. Permitted signs shall be excluded from this standard.
- (iii) **Color Changes.** Material or color changes shall not occur at external corners, but may occur at interior corners, or at other logical terminations. All material or color changes shall be reviewed by the Township and Township authorization is required prior to any material or color changes.
- (iv) **Color Maintenance.** Exterior building colors shall “age” well, and shall be relatively low-maintenance in terms of frequency of touch-ups and re-painting.

**(6) Walls and Fences**

- (a) **Integration with Building and Site Design.** Where walls and fences are used, they shall be integrated with the overall building and site design.
- (b) **Maximum Height.** Unless otherwise permitted in the SROD, walls and fences shall not exceed three (3) feet in height in the front or side yards in order to avoid the appearance of being a “fortress”.
- (c) **Wall and Fence Material.** Walls must be constructed of red or brown brick, or natural stone. Fences must be constructed of wrought iron, or durable wrought iron-look fencing, black vinyl-coated chain link fencing (in rear or side yards only), or split rail.
- (d) **Prohibited Materials.** The use of razor or barbed wire, electrified, uncoated chain link, fabric, or unfinished concrete block is prohibited.
- (e) **Security Fencing.** If security fencing is necessary, a design which incorporates open grillwork is encouraged, or a combination of short solid walls with pillars and/or recesses to provide architectural articulation.

**(7) Security**

- (a) **Natural Surveillance, Access Controls, and Activities.** A secure development shall be created for both sites and their occupants by minimizing opportunities for crime and undesirable activities through natural surveillance, access control, and activities.
- (b) **Site Design.** Buildings and windows shall be located to maximize visibility of entryways, pathways, and parking lots. Where possible, building corners shall be designed to allow perpendicular visibility by either installing clear glass, angling off the corner, or locating the sidewalk in a way that allows perpendicular visibility.

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

- (c) **Lighting.** Adequate security and safety lighting for pedestrians from parking spaces to all buildings entries and exits shall be provided (see **Section 8.105.**).
  - (d) **Visual Barriers.** Pedestrian access or entries shall be free from visual barriers such as landscaping to maximize visibility.
  - (e) **Addresses.** Street addresses for commercial, public, or multi-use residential buildings shall be required and easily visible on the front of the building both during the daytime and at night. Address signs shall comply with **Article 11.**
- (8) **Store Vacancy**
- (a) **Locked and Secured.** Vacant stores shall be locked and secured to prevent unauthorized trespassing during the period of vacancy, but shall not be boarded up unless required by the Township, or otherwise appear derelict or abandoned.
  - (b) **Maintenance.** Owners of vacant stores shall find creative temporary alternative uses of storefront window areas such as using them as a display area for public art. Similarly, the exterior façade of vacant stores shall be maintained by the owner at the same level of quality as surrounding occupied and buildings.
  - (c) **Lighting.** An adequate level of exterior security lighting shall be regularly maintained regardless of storefront occupancy status.
- (D) **Lighting.** In the Sumpter Road Overlay District, site light fixtures shall be attractively designed to complement the architecture of the project and surrounding development, and shall improve the visual identification and safety of businesses and residential units. Light pollution shall be minimized and energy conservation technologies shall be used. In addition to the standards of **Section 8.105.**, the following requirements apply in the Belleville Road Overlay District.
- (1) **Safety and Visual Interest.** Lighting shall be used to provide safety and visual interest.
  - (2) **Effect of Landscaping.** When placing light fixtures and luminaries, consideration shall be given to effects of landscape growth on lighting function. Landscaping such as trees and shrubs shall be placed and maintained so that they does not obscure or deteriorate onsite illumination.
  - (3) **Maximum Illumination.** Decorative accent lights and fixtures greater than the minimum required illumination level in **Section 8.105.** for adjoining parking lots may be approved by the Planning Commission at vehicle driveways, entry throats, pedestrian paths, plaza areas, and other activity areas.
  - (4) **Attractive Design.** Lights fixtures shall be attractively designed to complement the architecture of the project, improve visual identification of businesses, and create an inviting atmosphere for passersby.

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

- (5) **Maximum Height Near Single-Family Residences.** If located within fifty (50) feet of a single-family residential lot, parking lot fixtures shall not exceed twenty (20) feet in height.
- (6) **Parking Lot Light Fixtures.** Light fixtures within parking lots that are not located in a landscape island or median shall be designed with raised bases to protect them from damage by vehicles.
- (7) **Decorative Up-lighting.** Decorative up-lighting that enhances landscape features and building architecture is encouraged as long as it does not compete with street lighting and signs.
- (8) **Scale.** Street lighting shall be scaled for the pedestrian while still meeting vehicular needs. On local streets and within sites, fixtures shall be primarily oriented towards pedestrian's needs. On the major thoroughfares, light fixtures illuminate both pedestrian areas and roadways.
- (9) **Parking Lot Lighting.** Lighting for a parking lot or structure shall be evenly distributed and provide pedestrians and drivers with adequate visibility and safety level at night.
- (10) **Light Color.** The light source used in outdoor lighting shall provide a white light for better color representation and to create a more pedestrian friendly environment. Low pressure sodium lamps are prohibited.
- (11) **Shielding.** All lighting shall be placed and shielded so as to not interfere with the vision of persons on adjacent roads or property.
- (12) **Energy Efficiency.** Energy efficient lighting, such as LED lighting, shall be used for exteriors whenever possible.

**Section 6.410. Landscaping and Screening**

- (A) **Intent.** Landscaping within the Sumpter Road Overlay District (SROD) is intended to provide a visually appealing experience which maintains a pedestrian-oriented vision for the area and which maintains the rural character of the area surrounding the District. Landscaping aids in a unified and consistent visual theme for the District.

Therefore, compliance with the following specific standards shall be required in conjunction with any site development, redevelopment, alteration or expansion or re-occupancy of a vacant building on a SROD site.

- (B) **Applicability.** The standards of this Section apply in addition to the requirements of the underlying zoning district and those of **Article 10** of the Zoning Ordinance. In the event of a conflict, the more specific requirements of this Section shall apply. Further, in consideration of the overall design and impact of a landscape plan, the Planning Commission may modify or adjust the landscape requirements applicable to a proposed plan provided that the adjustment is consistent with the intent of this BROD and the Zoning Ordinance.



**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

**(C) Landscape Design Standards.**

**(1) General Landscaping.**

- (a)** General site landscaping shall be provided as required under Article 10 and Sections 3.121(D)(5) and 3.121(D)(6) of the Zoning Ordinance.

**(2) Sumpter Road Frontage/Streetscape.** In addition to the requirements of **Section 10.103(A)**, all streets and shared access drives shall be landscaped as follows:

- (a)** Sumpter Road streetscape as required herein shall be provided:
- (i)** Along all Sumpter frontage, and
  - (ii)** Along other streets and shared access drives within the boundaries of the SROD.

**(b) Frontage Landscaping Requirements.**

- (i)** **Street Trees.** In addition to the trees required in the frontage area in **Section 10.103(A)**, deciduous street trees shall be planted within the right-of-way of any streets (i.e., between the sidewalk and the street), access drives, or internal roads, private or public, in an amount equal to at least one (1) deciduous street tree per each forty (40) linear feet or fraction thereof of frontage, except in the case of properties where single family homes or duplexes have frontage on and face Sumpter Road
  - (ii)** **Perennial Beds.** Perennial beds, planted in groups, shall be planted in twenty percent (20%) of the required landscape frontage area defined in **Section 10.103(A)**.
- (c)** **Design Flexibility.** Within the intent of this Chapter, the Planning Commission may approve alternatives it determines to be necessary to accommodate peculiar circumstances or unforeseen problems, or to carry out the spirit, intent and purposes of this Chapter. Further, where streetscape elements have been accomplished along Belleville Road by means of earlier development which substantially accomplishes the overall design objectives, the Planning Commission may modify the requirements to reflect those earlier improvements.
- (d)** **Zero Lot Line Buildings.** With the exception of required right-of-way landscaping, front yard landscaping is not required on private property along zero lot line frontages and where building facades are located at the right-of-way line.

**(3) Sumpter Rural Settlement Landscaping.** The following landscaping requirements apply to areas designated as Sumpter Rural Settlement future land use in the 2022 Sumpter Road Corridor Plan:

- (a)** **Cluster Housing Landscaping.** Where housing is constructed in a site condominium or platted subdivision within the SROD, and housing is clustered to a net density exceeding 2 units per acre within a larger development, open space must be preserved along at least 50% of the frontage of Sumpter Road.

**Sumpter Road Corridor Zoning Ordinance Text Amendments**  
**DRAFT, May 27, 2022**

- (b) **Greenway Landscaping.** Where housing is constructed in a site condominium or platted subdivision within the SROD and is not considered Hamlet style housing, lots which are parallel to Sumpter Road and have primary frontage on a street that is perpendicular to Sumpter Road shall be separated by a green space which is one of the following:
- (i) A greenbelt which is 30' minimum in width which contains either preserved woodland or planted trees, or a combination of both. The preserved woodland and/or planted trees shall have a tree density which is equal to one (1) deciduous or evergreen tree for each ten (10) linear feet or portion thereof of road frontage, and if planted shall be planted in a staggered double row; OR
  - (ii) A greenbelt which is 30' minimum in width which contains native perennial and grass plants and contains a surface stormwater management swale or ditch.

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# Article 9          Parking, Loading, and Access Management

## Section 9.106          Driveways and Access Management

### (F) Service Road or Shared Driveway Design Standards.

- (1) **Location.** Shared driveways or service roads shall generally be parallel or perpendicular to the front property line and may be located either in front of, adjacent to, or behind, principal buildings. In considering the most appropriate alignment for a service road, the Planning Commission shall consider the setbacks of existing building and anticipated traffic flow for the site.
- (2) **Access Easement.** Shared driveways and service roads shall be within an access easement recorded with the Wayne County Register of Deeds, which permits traffic circulation between properties. This easement shall be sixty (60) feet wide, except an access easement parallel to a public street in front of the building may be forty (40) feet wide. The required width shall remain free and clear of obstructions, and shall not be used for parking unless approved by the Planning Commission.
- (3) **Driveway Storage Length.** A driveway storage area shall be provided between the intersection of the service drive with an arterial road and an internal circulation lane. The depth of the storage area shall be sufficient to accommodate expected vehicle queues. As a guideline, the minimum storage area should be at least sixty (60) feet. A larger or smaller storage area may be required depending upon the trip generation characteristics of uses served by the drive.

**Maintenance.** Each property owner using a shared driveway or service drive shall be responsible for its maintenance. The Planning Commission shall require a copy of the maintenance agreement between all property owners responsible for the shared facility to ensure that an agreement is in place to provide adequate maintenance.

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# Article 10 Landscaping and Screening

## Section 10.103 Landscaping Design Standards

Except as otherwise specified in the general requirements for each zoning district or for the specific land use, all landscaping shall conform to the following standards. The clear vision triangle area requirements of Section 7.108 shall also be met. Existing landscaping that meets the requirements of this Article may be used to comply with the following standards.

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- (C) **Greenbelt Buffering.** The intent of greenbelt buffering is to reserve an appropriate area of a lot to screen and buffer the lot and its use(s) based on its zoning district and the zoning district of the adjacent lots, regardless of whether the adjacent lots are developed. A greenbelt as specified in Table 7 below shall be provided for all uses requiring Site Plan Review and Administrative Review (Article 12, Chapter 2).

**Table 7. Required Greenbelt Specifications**

Developing Zoning District	Adjacent To				
	AG, R-1, and R-2 Districts	RM and RMH Districts	C, C-1, C-2, FS, and OT Districts	M-1 District	MT, M-2, and AP Districts, and Railroad and Utility rights-of-way
AG, R-1, and R-2 Districts	<i>a</i>	<i>b</i>	<i>b</i>	<i>b</i>	<i>b</i>
RM and RMH Districts	<i>b</i>	<i>a</i>	<i>b</i>	<i>b</i>	<i>b</i>
C, C-1, C-2, FS, and OT Districts	<i>b</i>	<i>b</i>	<i>a</i>	<i>b</i>	<i>b</i>
M-1 District	<i>c</i>	<i>c</i>	<i>b</i>	<i>a</i>	<i>b</i>
MT, M-2, and AP Districts	<i>c</i>	<i>c</i>	<i>c</i>	<i>b</i>	<i>a</i>

- a. A ten (10) foot wide buffer, with one (1) tree per thirty (30) linear feet. Agricultural lots shall be exempt from this requirement where they abut agricultural and detached single-family residential lots. For proposed single-family residential uses, the greenbelt buffering requirements shall apply only to Subdivision and Site Condominium (Article 6, Chapter 1) development, including Planned Residential Developments (Article 6, Chapter 2).*
- b. A twenty (20) foot wide buffer, with one (1) tree per twenty (20) linear feet (minimum of 50% evergreen trees). A six (6) foot high masonry wall or opaque fence may be installed in lieu of the required trees, subject to Planning Commission review and approval.*
- c. A sixty (60) foot wide buffer, with a staggered double row of evergreen trees spaced fifteen (15) feet on center on a six (6) foot high berm (see Section 10.103(H)) with a flat horizontal area at the crest to be at least three (3) feet in width. The planting shall be in a manner where the evergreen trees provide eighty percent (80%) opacity within three (3) years of planting, measured from the top of the berm. After three (3) years, if this opacity is not achieved then additional evergreen trees and/or shrubs shall be planted to achieve eighty percent (80%) opacity at the time of their planting. A six (6) foot high masonry wall or opaque fence may be installed in lieu of the required berm and trees.*