



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, August 10, 2022 – 7:00 p.m.
City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

<https://us02web.zoom.us/j/84260848279>

Passcode: 771399

Webinar ID: 842 6084 8279

1. **CALL TO ORDER**
 - a) Roll Call
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MINUTES**
 - a) Approval of the July 13, 2022, meeting minutes
4. **APPROVAL OF THE AGENDA**
5. **COMMISSION COMMENTS**
6. **PUBLIC HEARING**
 - a) PUD22-01: 100 S. Mill, Preliminary PUD Eligibility for a Planned Unit Development
7. **OLD BUSINESS**
 - a) Discussion only: Impervious surface edits
 - b) Discussion only: B-2 Central Business Districts ordinance amendments
8. **NEW BUSINESS**
9. **REPORTS AND CORRESPONDENCE**
10. **ADJOURNMENT**

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Persons with disabilities needing assistance with this should contact the City Clerk's office at 734-453-1234 x 234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE – SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create policies and programs that support staff recruitment/retention, including a coordinated recruitment program, flexible scheduling, and an internship program
2. Increase staff levels to appropriately support city services and departments
3. Provide staff/board/volunteer trainings and programming with a focus on improving understanding on issues of diversity, equity, and inclusion and emphasizing working with and serving diverse communities

GOAL AREA THREE – COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private, and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR – ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

Planning Commission 2022 Goals

1. Address ordinances pertaining to R-1 fences and height of residential structures
2. Begin the preliminary process for the 2023 master plan revision in Q4
3. Explore an impervious surface ordinance
4. Audit the current zoning ordinance and identify an approach for implementing form-based codes



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, July 13, 2022 - 7:00 p.m.
Plymouth City Hall 201 S. Main

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

1. CALL TO ORDER

Chair Karen Sisolak called the meeting to order at 7:01 p.m.

Present: Chair Sisolak, Vice Chair Scott Silvers, Commissioners Shannon Adams, Joe Hawthorne (arrived at 7:05 p.m.), Tim Joy (arrived at 7:07 p.m.), Jennifer Mariucci, Kyle Medaugh, Hollie Saraswat

Excused: Commissioner Eric Stalter

Also present: Planning Director Greta Bolhuis, Planning Consultant Sally Elmiger, and City Commission Liaison Kelly O'Donnell

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF MEETING MINUTES

Silvers offered a motion, seconded by Adams, to approve the minutes for the June 8, 2022, meeting.

Sisolak questioned item 6.a in the minutes, concerned that some of the conditions placed on the site plan approval for Sidecar, particularly about the parking deficiency, were vague and left to administrative approval. Elmiger said it was appropriate to leave this item to be handled administratively. She asked that future motions and conditions be more specific.

The group further discussed the need for a detailed site plan.

Saraswat asked that her name be added to the roll call votes in the June 8, 2022 meeting minutes.

There was a roll call vote.

Yes: Adams, Hawthorne, Mariucci, Saraswat, Silvers, Sisolak

Abstain: Joy, Medaugh

MOTION PASSED 6-0

4. APPROVAL OF THE AGENDA

Hawthorne offered a motion, seconded by Silvers, to approve the agenda for July 13, 2022.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Medaugh, Mariucci, Saraswat, Silvers, Sisolak

MOTION PASSED 8-0

5. COMMISSION COMMENTS

Adams asked how conditional approvals are monitored and Bolhuis said that Certificates of Occupancy are not issued until conditions are met, within reason. He asked that the Community Development office look into parking spaces at Planet Fitness, which he believes are too small.

Silvers said the Zoning Board of Appeals was agreeable to the idea of changing the fence ordinance to allow 42-inch fences in the side yard of corner lots. They also asked to require 50% airflow and that the fence not to extend beyond the front façade of the house. It was suggested that a small change be made rather than opening up the entire ordinance for change. Silvers agreed to take the lead in this.

Hawthorne asked about the status of a project at an old Wilcox/Henry Ford building near Hines Park. Bolhuis said the project had been abandoned due to the cost of FEMA requirements.

Joy asked about the status of the Canzano building's parking lot and landscaping. Bolhuis said the owner is having difficulty securing a contractor to do the work.

Sisolak congratulated Bolhuis for getting engaged and for her recent promotion to Planning and Community Development Director.

6. PUBLIC HEARINGS

a. POSTPONED: SP22-01 – 100 S. Mill, Preliminary PUD Eligibility for a Planned Unit Development

Bolhuis reported that the applicant wasn't able to provide the information in the timeframe required. She expects them to come back next month.

7. OLD BUSINESS

There was no old business.

8. NEW BUSINESS

a. Discussion only: Impervious surface edits

Bolhuis reviewed the committee's proposed ordinance edits for off-street parking (changing language to reference section 78-272 to 78-273) and to residential driveways. She said the proposed edits refer to new construction, and include minimum and maximum width, the placement, the curb cuts, and the material that may not abut driveways. She said that the administration recommended addressing driveways as a starting point but did not recommend a hard cap calculation for impervious surfaces.

Some Commission members stated a preference for addressing all impervious surfaces in the ordinance. Elmiger said Michigan's Low Impact Development Manual has a list of pervious and impervious surfaces that could be the basis for an addition to the City's schedule of regulations. She also said doing so would help the City meet the requirements for a federal phase two permit under the Clean Water Act, which is an obligation for all municipalities with an enclosed stormwater system.

It was agreed that the subcommittee would meet again to determine an appropriate percentage of impervious surface coverage for lots, bring it back to the August Planning Commission meeting for review, then potentially schedule a public hearing for August.

b. Discussion only: B-2 Central Business Districts ordinance amendments

Bolhuis provided an overview of proposed edits to the ordinance, made necessary by the Zoning Board of Appeals ruling on June 2, 2022, that dental offices are considered a personal service establishment as well as a professional office. The ordinance as written does not address dental offices. Planning Commission members suggested several language changes and agreed to continue to review the proposed changes for further discussion at a later date.

9. REPORTS AND CORRESPONDENCE

Liaison Kelly O'Donnell reported that the City Commission approved the transfer of liquor licenses for the new Sidecar and the Elks, and that they approved rezoning the Elks location. In response to questions, she said the administration was continuing to research parklets and paid parking, and that the issue with the owner of a section of the Saxton's parking lot was not yet resolved.

10. ADJOURNMENT

Joy offered a motion, seconded by Medaugh, to adjourn the meeting at 8:30 p.m.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Medaugh, Mariucci, Saraswat, Silvers, Sisolak

MOTION PASSED 8-0

DRAFT



AMENDED PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN

MILL STREET TOWNS

A MULTI-FAMILY SITE CONDOMINIUM COMMUNITY

100 SOUTH MILL STREET, CITY OF PLYMOUTH, WAYNE COUNTY

DEVELOPMENT TEAM

APPLICANT / DEVELOPER
 PULTE HOMES OF MICHIGAN, LLC
 2800 LIVERNOIS ROAD
 BUILDING D, SUITE 320
 TROY, MI 48063
 PHONE: 248.330.3069
 CONTACT: JOE SKORE
 EMAIL: JOE.SKORE@PULTEGROUP.COM

PLANNER / ENGINEER
 ATWELL, LLC
 311 N. MAIN STREET
 ANN ARBOR, MICHIGAN 48104
 PHONE: 810.923.8878
 CONTACT: MATTHEW W. BUSH, PE
 EMAIL: MBUSH@ATWELL-GROUP.COM

LEGAL DESCRIPTION

TAX ID: 006-09-0643-300
 TAX DESCRIPTION:
 LOTS 643 TO 653 INCL ALSO PART OF LOT 654 DESC AS BEG AT THE NE COR OF LOT 654 TH S 07D 20M 48S E 658 FT TH N 17D 00M W 220.09 FT TH N 17D 39M 14S W 460.45 FT TH N 88D 20M 20S E 119.27 FT TO POB ASSESSORS PLYMOUTH PLAT NO 18 T1S R6E L67 P27 WOR ALSO SLY 25 FT OF LOT 363 ALSO SE TRI PART OF LOT 364 MEAS 102.78 FT ON S LOT LINE AND 80 FT ON E LOT LINE ALSO LOT 402 ALSO PART OF LOT 362 BEG AT SE COR OF LOT 362 TH S 88D 20M 20S W 317.99 FT TH N 17D 40M 50S W 340.05 FT TH N 72D 19M 10S E 128.26 FT TH N 53D 32M 12S E 40 FT TH S 35D 23M E 462.98 FT TO POB ASSESSORS PLYMOUTH PLAT NO 14 T1S R8E L66 P80 WCR

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CITY OF PLYMOUTH CURRENT STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR MUST OBTAIN PERMITS FROM WCDPS FOR ANY WORK WITHIN THE RIGHT-OF-WAY OF LILLEY ROAD.
3. ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, INVERTS AND GRADES PRIOR TO START OF WORK.
5. THE 8" SANITARY SEWER AND 8" WATER MAIN WILL BE INSTALLED IN ACCORDANCE WITH STATE AND LOCAL STANDARDS AND PROVISIONS PRIOR TO ACCEPTANCE AS PUBLIC UTILITIES.

PARKING

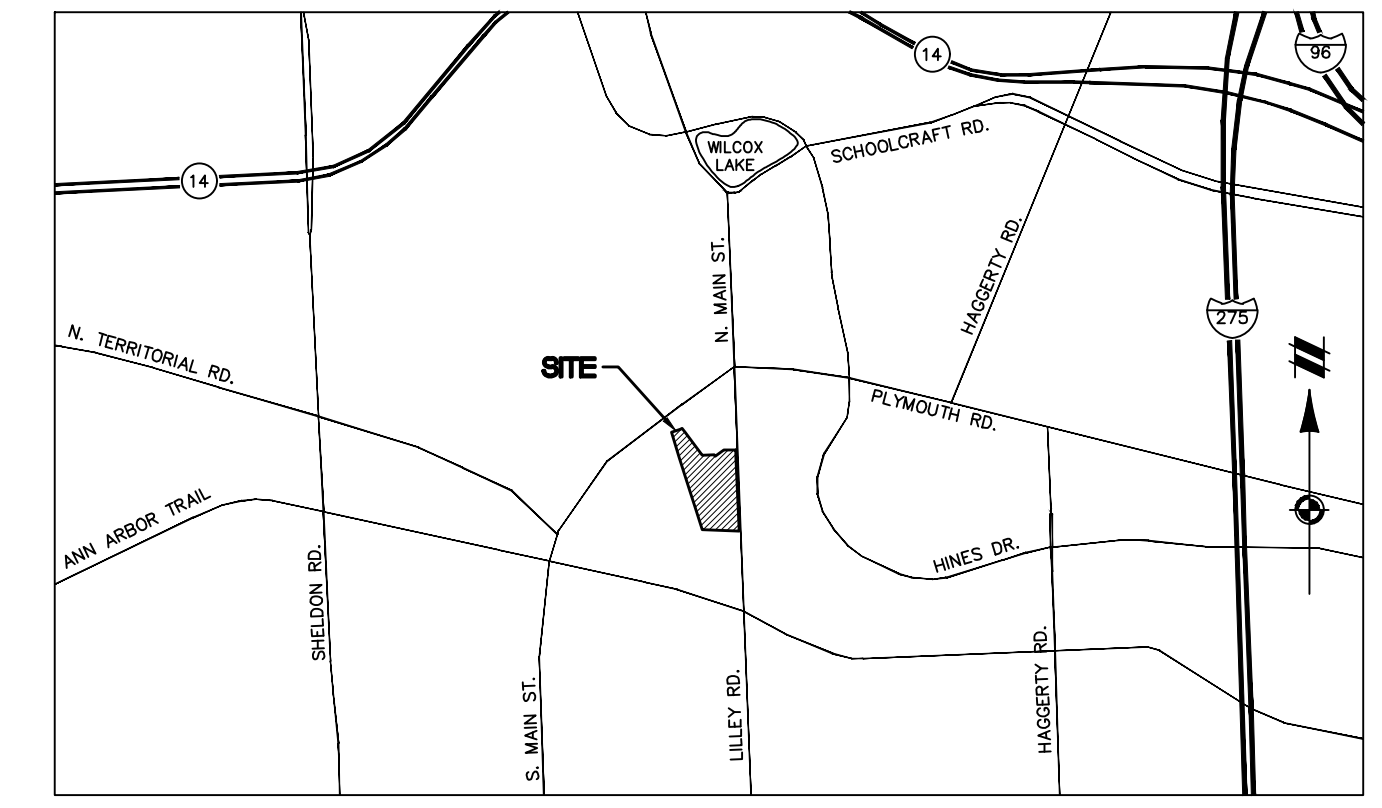
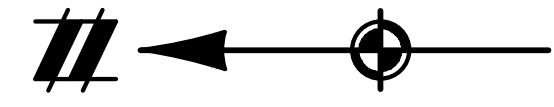
1. 4 PARKING SPACES PER UNIT (2 IN DRIVEWAY / 2 IN GARAGE)
2. 3 ADDITIONAL ON STREET GUEST PARKING SPACES PROVIDED

PROPOSED PUBLIC BENEFITS

- THE DEVELOPMENT PROPOSES THE FOLLOWING COMMUNITY BENEFITS:
1. **NEW DOWNTOWN HOUSING:** THE PROJECT PROPOSES 105 NEW OWNER OCCUPIED HOUSING UNITS WITHIN THE DOWNTOWN AREA. BE IN COMPLIANCE WITH THE FUTURE MASTER PLAN DESIGNATING THIS AREA FOR MIXED USE AND WOULD HELP PROVIDED THE CITY WITH A NEEDED VARIETY OF HOUSING IN THE CORE DOWNTOWN AREA.
 2. **CLEAN UP OF A NEGLECTED SITE:** THE PROJECT PROPOSES TO CLEANING UP AN OLD AND NEGLECTED INDUSTRIAL SITE LOCATED IN THE CITY DOWNTOWN AREA.
 3. **ADDITIONAL OPEN SPACE PROVIDED:** THE DEVELOPMENT PROVIDES FOR APPROXIMATELY 8 ACRES OF COMMON AREA OPEN SPACE, WHICH GREATLY EXCEEDS THE REQUIRED 1.08 ACRES THAT WOULD BE REQUIRED IN ACCORDANCE WITH THE CITY'S RM-2 ORDINANCE.
 4. **PEDESTRIAN NODE AMENITIES & BIKE PARKING FACILITIES:** THE DEVELOPMENT PROVIDES FOR LARGE OPEN SPACE AREAS INTEGRATED INTO THE DEVELOPMENT. AT EACH OF THE OPEN SPACE CORRIDORS, A PEDESTRIAN NODE WITH SEATING BENCHES AND A LANDSCAPING PERGOLA FEATURE OR OTHER ITEM OF INTEREST IS PROPOSED FOR COMMON USE. THE OPEN SPACE AREA AT THE FRONT ENTRANCE APPROACH PROPOSES ADDITIONAL BIKE PARKING FACILITIES TO PROMOTE MULTI-MODAL TRANSPORTATION FOR THE RESIDENTS ART THE DEVELOPMENT.
 5. **ARCHITECTURAL DESIGN:** THE DEVELOPMENT PROPOSES INTERESTING ARCHITECTURAL FEATURES AND ACCENTS WITH THE BUILDINGS THAT RESULT IN THE CREATION OF A SENSE OF PLACE AND COMMUNITY WITHIN THE DEVELOPMENT.
 6. **OFFSITE PEDESTRIAN CONNECTIONS AND AMENITIES:** THE PROJECT PROPOSES A PEDESTRIAN NODAL FEATURE ALONG LILLEY ROAD COMPLETE WITH SEATING AREA BENCHES AND BIKE PARKING FACILITIES PROVIDING ADDITIONAL INTEREST AND PEDESTRIAN USABILITY OF THIS CORRIDOR. THE PROJECT IS ALSO EVALUATING THE POTENTIAL FOR A 550 LINEAR FOOT 5' WIDE SIDEWALK EXTENSION TO THE NORTH WITHIN THE EXCEPTION PARCEL.
 7. **OFFSITE PEDESTRIAN HAWK SIGNAL:** THE PROJECT PROPOSES A PEDESTRIAN CROSSING H.A.W.K. SIGNAL ACROSS LILLEY ROAD TO CONNECT PEDESTRIANS WEST OF LILLEY ROAD TO THE CITY PARK TO THE EAST.

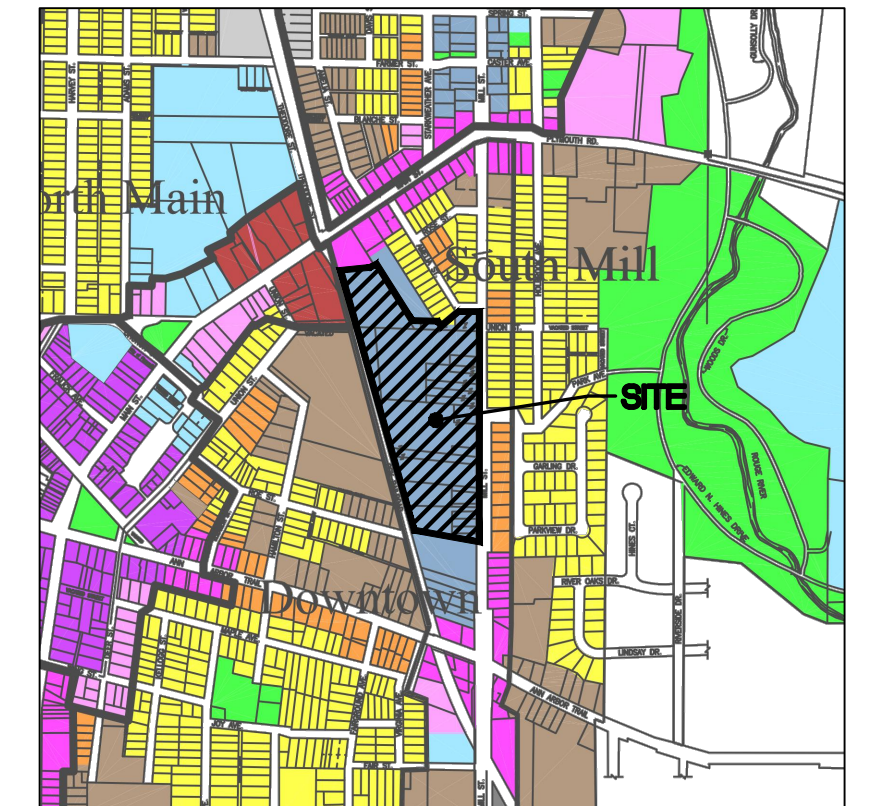
PROPOSED PUD LIMITED DEVIATIONS

| DEVIATION REQUESTED | REQUIRED (RM-2) | PROPOSED (PUD) |
|-------------------------|-----------------|----------------|
| 1. REAR TO REAR SETBACK | 70' (MIN) | 66' (MIN) |

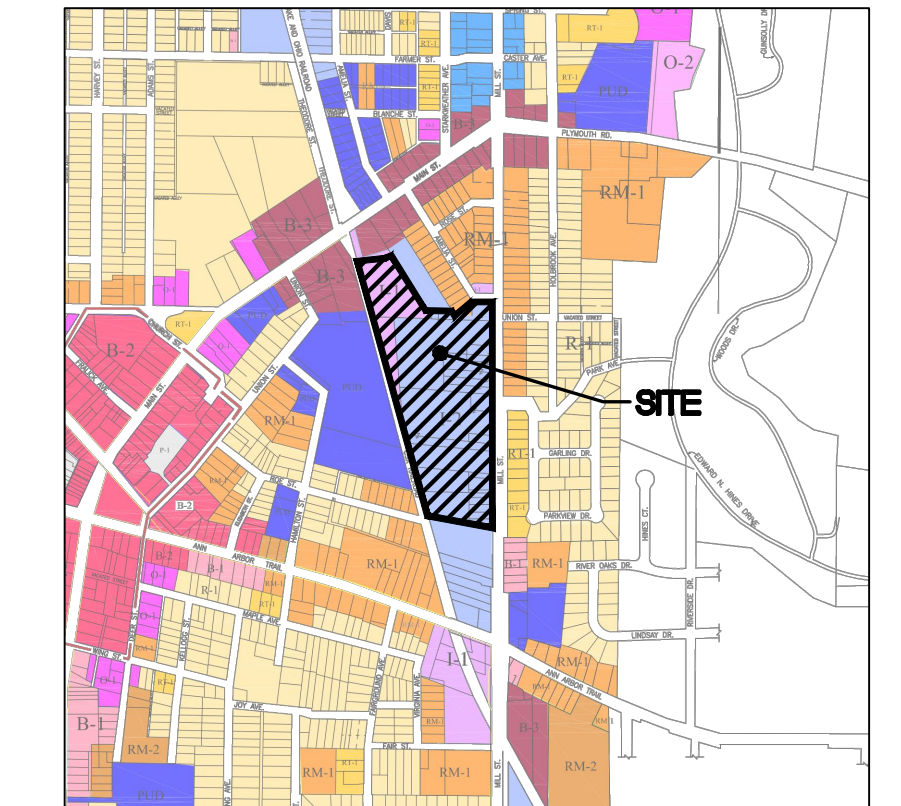


SHEET INDEX

- 01 COVER SHEET
- 02 EXISTING CONDITIONS
- 03 LAYOUT PLAN
- 04 UTILITY AND GRADING PLAN
- 05 STORMWATER MANAGEMENT PLAN
- 06 LANDSCAPE PLAN
- 07 DETAIL SHEET
- 08 ILLUSTRATIVE ELEVATIONS



- Legend**
- Single-Family Residential
 - Two-Family Residential
 - Multi-Family Residential
 - Mixed Use
 - Office
 - Local Business
 - Central Business
 - General Business
 - Heavy Industrial
 - Light Industrial
 - Parks
 - Institutional
 - Vacant, ROW or Railroad



- Legend**
- R-1 Single-Family Residential
 - RT-1 Two-Family Residential
 - RM-1 Multiple-Family Residential
 - RM-2 Multiple-Family Residential
 - MU Mixed Use
 - O-1 Office
 - O-2 Office
 - B-1 Local Business
 - B-2 Central Business
 - B-3 General Business
 - ARC Ann Arbor Road Corridor
 - I-1 Light Industrial
 - I-2 Heavy Industrial
 - P-1 Vehicular Parking
 - PUD Planned Unit Development
 - Central Business District

SITE DATA TABLE

| | |
|-------------------------|---|
| PROPOSED R.O.W. AREA: | ±0.5 AC |
| ORIGINAL PUD SITE AREA: | ±9.9 AC |
| AMENDED PUD SITE AREA: | ±4.8 AC |
| TOTAL PUD SITE AREA: | ±15.2 AC |
| ORIGINAL PUD UNITS: | 76 UNITS |
| AMENDED PUD UNITS: | 29 UNITS |
| TOTAL UNITS: | 105 UNITS |
| EXISTING ZONING: | I-2 HEAVY INDUSTRIAL |
| PROPOSED ZONING: | PUD (RM-2 MULTIPLE FAMILY RESIDENTIAL) |
| SETBACKS: | REQUIRED PROVIDED |
| FRONT: | 25' 25' |
| SIDE: | 10' 10' |
| REAR: | 35' 35' |
| BUILDING SEPARATION: | REQUIRED (RM-2) PROVIDED |
| FRONT TO FRONT: | 70' 92' |
| FRONT TO REAR: | 70' N/A |
| REAR TO REAR: | 70' 66' |
| END TO END: | 25' 25' |
| END TO FRONT: | 50' N/A |
| END TO REAR: | 50' 61' |
| OPEN SPACE: | REQUIRED* PROVIDED |
| | 1.1 AC 8.1 AC |
| | * 150 SF/BEDROOM X 3 BEDROOMS/UNIT X 105 UNITS = 1.1 AC |

PROJECT NARRATIVE

PULTE HOMES OF MICHIGAN, THE DEVELOPER OF THE MILL STREET TOWNS RESIDENTIAL COMMUNITY ON 100 SOUTH MILL STREET, IS RESPECTFULLY REQUESTING AN AMENDMENT TO THE MILL STREET TOWNS PUD TO INCLUDE AN ADDITIONAL 29 HIGH-QUALITY TOWNHOME RESIDENCES LOCATED ON THE ADJACENT 4.8-ACRE PARCEL TO THE NORTH. THIS PARCEL IS CURRENTLY VACANT AND WAS FORMERLY LISTED AS THE "EXCEPTION" AREA ON THE INITIAL MILL STREET TOWNS PUD. THE ADDITIONAL TOWNHOMES BEING PROPOSED WITH THIS AMENDMENT ARE THE SAME AS THE TOWNHOMES PROPOSED AND CONSTRUCTED UNDER THE CURRENT MILL STREET TOWNS PUD AND THERE ARE NO ADDITIONAL DEVIATIONS BEING REQUESTED WITH THIS AMENDMENT. UTILITIES WILL BE PROVIDED VIA CONNECTIONS TO THE CITY SYSTEMS CONSTRUCTED INTERNAL TO THE MILL STREET TOWNS DEVELOPMENT. STORMWATER MANAGEMENT FOR THE AMENDMENT EXPANSION AREA (PHASE 2) WILL BE COLLECTED IN A SEPARATE PROPOSED DETENTION BASIN DESIGNED IN ACCORDANCE WITH COUNTY STANDARDS. ADDITIONAL GUEST PARKING, PEDESTRIAN CONNECTIONS AND OPEN SPACE AREAS ARE BEING PROVIDED WITH THE AMENDED PUD PLAN EXPANSION.

MILL STREET TOWNS PUD ENTITLEMENT HISTORY:

- PRELIMINARY PUD APPROVED - JULY 2018
- FINAL PUD PLAN APPROVED - APRIL OF 2019
- ENGINEERING PLAN APPROVALS AND A PRE-CONSTRUCTION MEETING HELD - MAY OF 2019



811
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NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY IN THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 26

TOWN 01 SOUTH, RANGE 08 EAST

CITY OF PLYMOUTH

WAYNE COUNTY, MICHIGAN

PULTE HOMES OF MICHIGAN, LLC
 PLYMOUTH MULTI-FAMILY
 AMENDED PRELIMINARY PUD PLAN

COVER SHEET

DATE
 DECEMBER 16, 2021
 2022-07-19 PER CITY
 REVISIONS
 SCALE
 NO SCALE
 DRAWN BY: CR
 CHECKED BY: MB
 P.M.: M. BUSH
 JOB #: 17002512
 FILE CODE: -
 SHEET NO. 01

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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SECTION 26 TOWN OF SOUTH, RANGE 08 EAST CITY OF PLYMOUTH WAYNE COUNTY, MICHIGAN

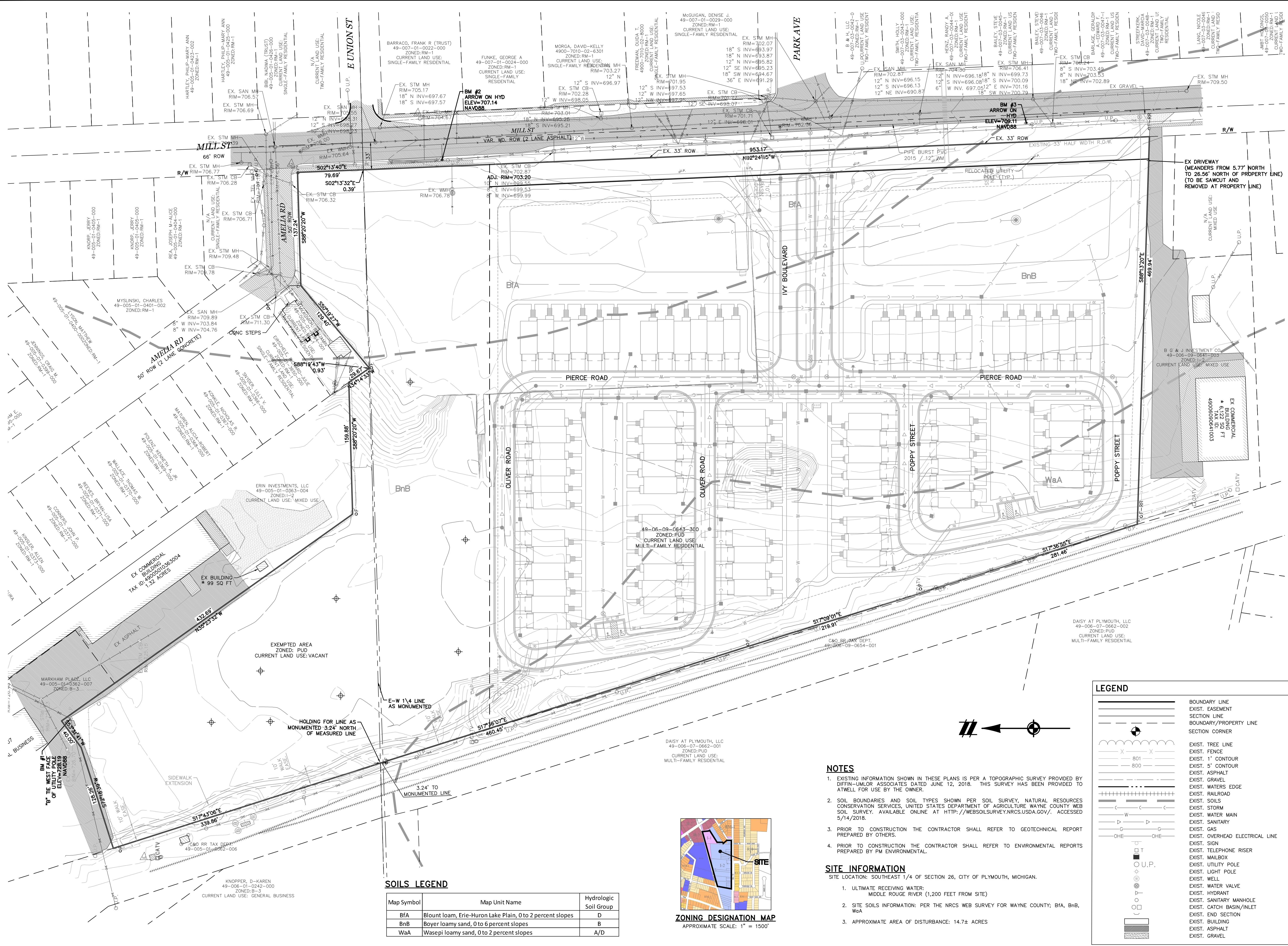
PULTE HOMES OF MICHIGAN, LLC PLYMOUTH MULTI-FAMILY AMENDED PRELIMINARY PUD PLAN EXISTING CONDITIONS

DATE: DECEMBER 16, 2021

2022-07-19 PER CITY

Table with 2 columns: REVISIONS, SCALE. Includes a graphical scale bar from 0 to 50 feet.

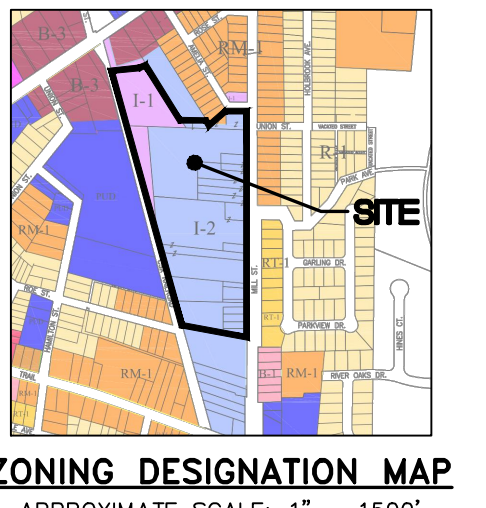
DRAWN BY: CR CHECKED BY: MB P.M.: M. BUSH JOB #: 17002512 FILE CODE: - SHEET NO. 02



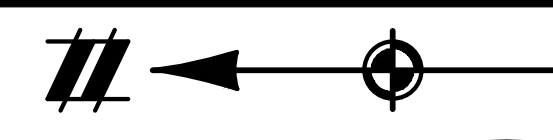
LEGEND: Symbols for boundary lines, easements, section lines, tree lines, contours, asphalt, gravel, waters edge, railroads, soils, storm, water main, sanitary, gas, overhead electrical, sign, telephone riser, mailbox, utility pole, well, water valve, hydrant, manhole, catch basin, end section, building, asphalt, gravel.

- NOTES: 1. EXISTING INFORMATION SHOWN IN THESE PLANS IS PER A TOPOGRAPHIC SURVEY PROVIDED BY DIFIN-LUMOR ASSOCIATES DATED JUNE 12, 2018. THIS SURVEY HAS BEEN PROVIDED TO ATWELL FOR USE BY THE OWNER. 2. SOIL BOUNDARIES AND SOIL TYPES SHOWN PER SOIL SURVEY, NATURAL RESOURCES CONSERVATION SERVICES, UNITED STATES DEPARTMENT OF AGRICULTURE WAYNE COUNTY WEB SOIL SURVEY. AVAILABLE ONLINE AT HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/. ACCESSED 5/14/2018. 3. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORTS PREPARED BY OTHERS. 4. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL REFER TO ENVIRONMENTAL REPORTS PREPARED BY PM ENVIRONMENTAL.

SITE INFORMATION: SITE LOCATION: SOUTHEAST 1/4 OF SECTION 26, CITY OF PLYMOUTH, MICHIGAN. 1. ULTIMATE RECEIVING WATER: MIDDLE ROUGE RIVER (1,200 FEET FROM SITE) 2. SITE SOILS INFORMATION: PER THE NRCS WEB SURVEY FOR WAYNE COUNTY; BfA, BnB, WaA 3. APPROXIMATE AREA OF DISTURBANCE: 14.7± ACRES



SOILS LEGEND table with columns: Map Symbol, Map Unit Name, Hydrologic Soil Group. Rows include BfA (Blount loam, Erie-Huron Lake Plain, 0 to 2 percent slopes, D), BnB (Boyer loamy sand, 0 to 6 percent slopes, B), and WaA (Wasepi loamy sand, 0 to 2 percent slopes, A/D).



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NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY IN THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 26
TOWN OF SOUTH, RANGE 08 EAST
CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

PULTE HOMES OF MICHIGAN, LLC
PLYMOUTH MULTI-FAMILY
AMENDED PRELIMINARY PUD PLAN
LAYOUT PLAN

DATE: DECEMBER 16, 2021
2022-07-19 PER CITY

NOTES:

- PROPOSED SIDEWALK AND RAMPS SHALL CONFORM TO ADA REQUIREMENTS.

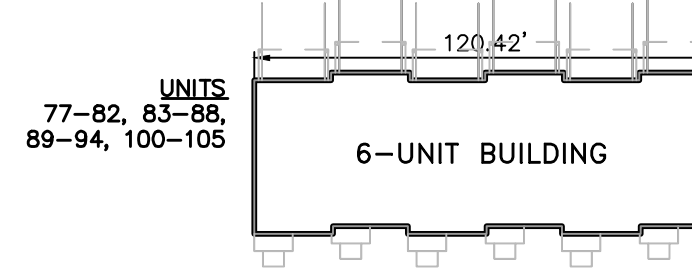
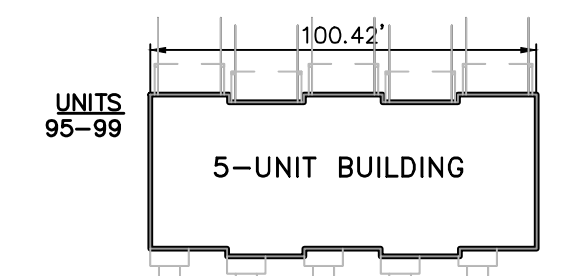
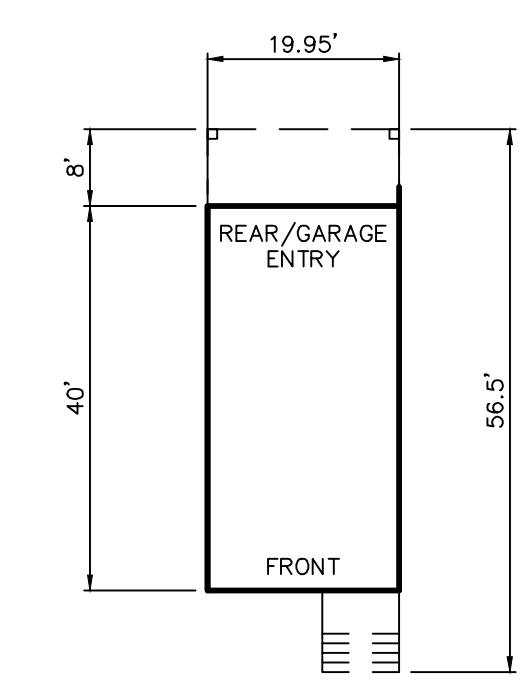
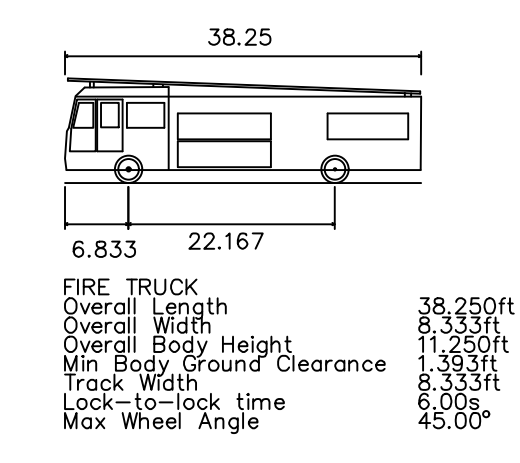
LEGEND

| | |
|--|---------------------------|
| | BOUNDARY LINE |
| | EXIST. EASEMENT |
| | SECTION LINE |
| | BOUNDARY/PROPERTY LINE |
| | EXIST. SETBACK |
| | EXIST. TREE LINE |
| | EXIST. CURB AND GUTTER |
| | EXIST. FENCE |
| | EXIST. GRAVEL |
| | EXIST. BUILDING |
| | PROP. SETBACK |
| | PROP. BUILDING |
| | PROP. BACK OF CURB |
| | PROP. R.O.W. |
| | PROP. EASEMENT |
| | PROP. CONCRETE |
| | PROP. ASPH. |
| | PROP. PHASE 1 DEVELOPMENT |
| | PROP. BUILDING (PH 1) |
| | PROP. BACK OF CURB (PH 1) |
| | PROP. WALK (PH 1) |

REVISIONS

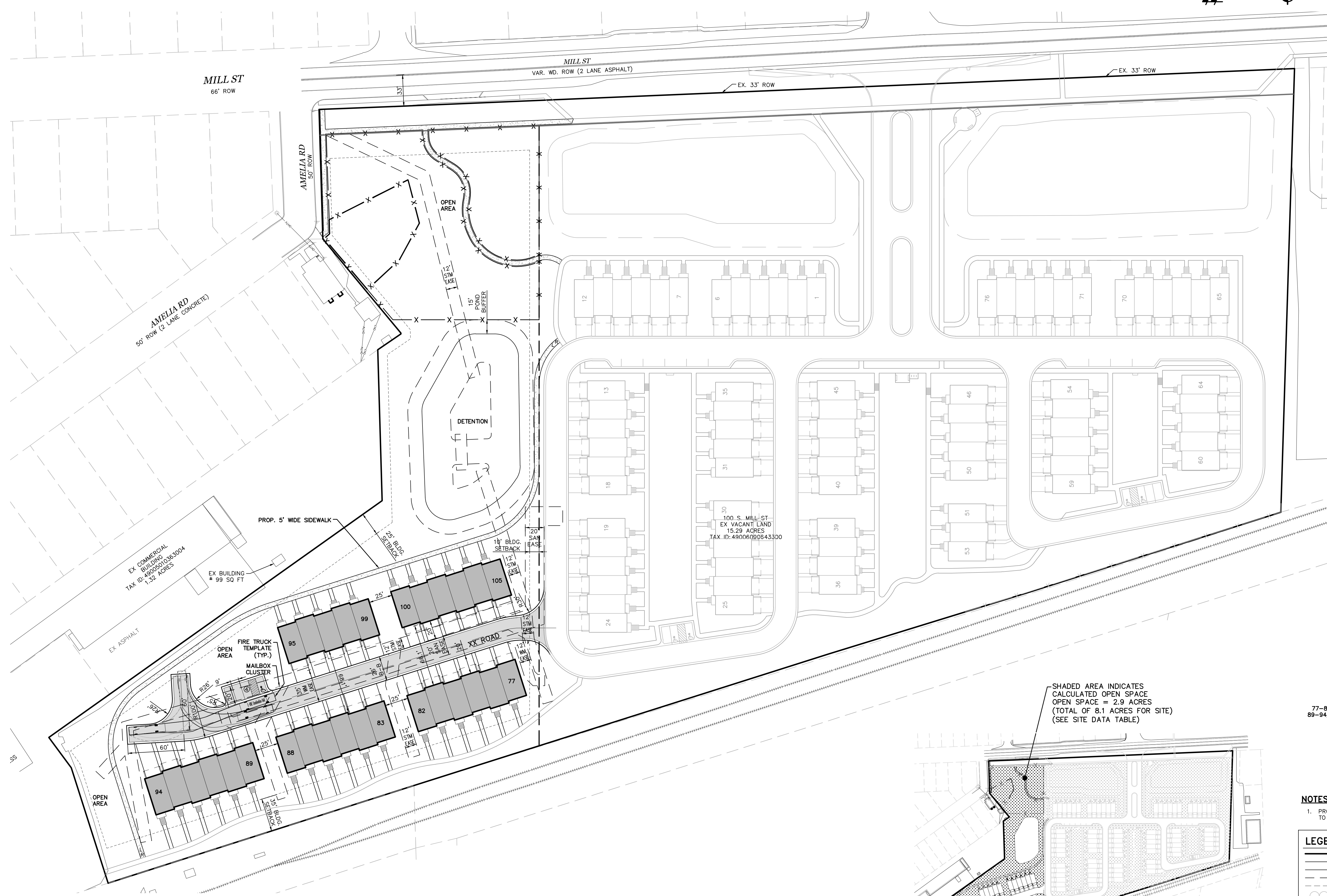
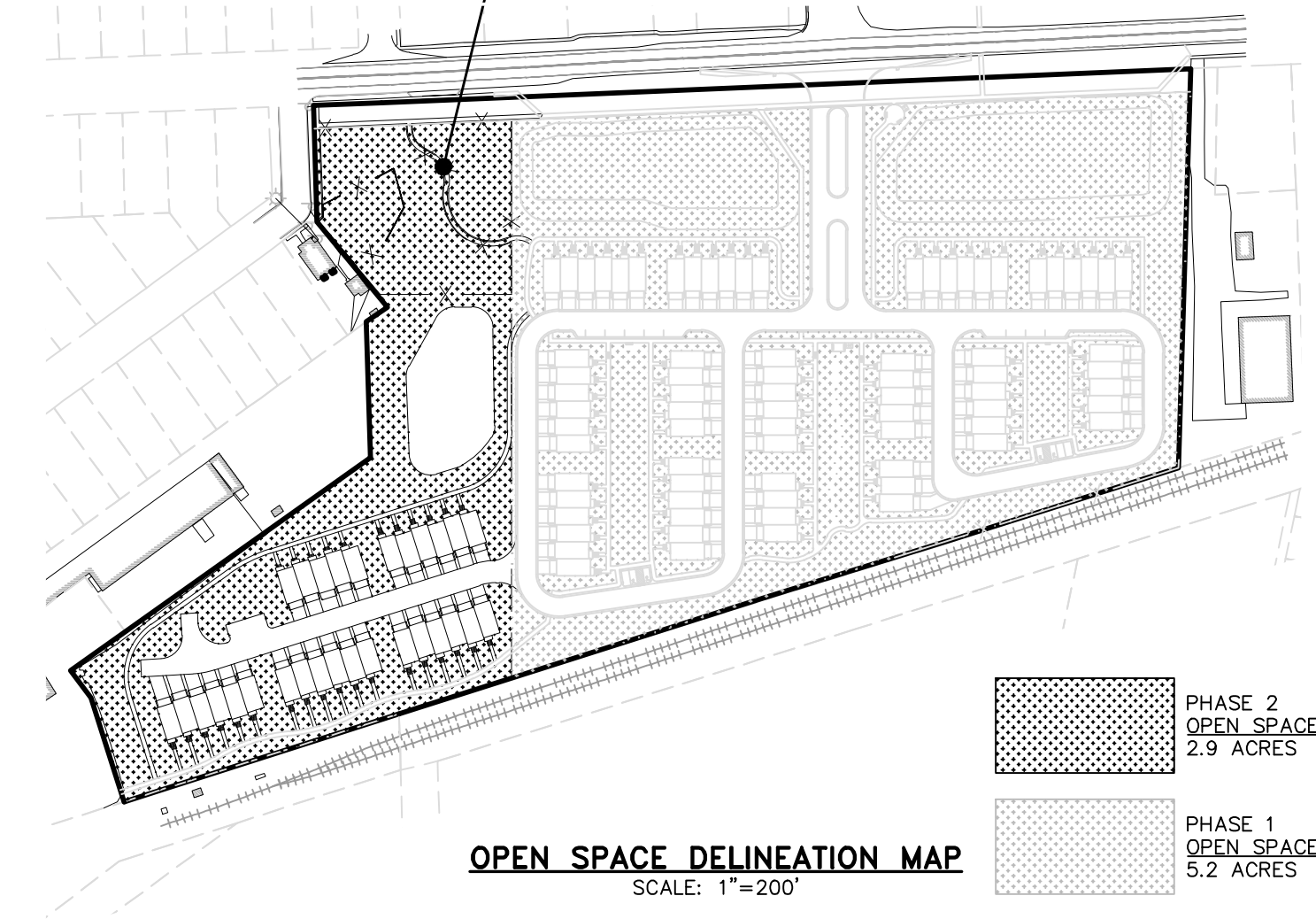
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SCALE: 0 25 50
1" = 50 FEET
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CHECKED BY: MB
P.M.: M. BUSH
JOB #: 17002512
FILE CODE: -
SHEET NO. 03



BUILDING DETAILS
NOT TO SCALE

SHADED AREA INDICATES CALCULATED OPEN SPACE
OPEN SPACE = 2.9 ACRES
(TOTAL OF 8.1 ACRES FOR SITE)
(SEE SITE DATA TABLE)



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STORMWATER MANAGEMENT CALCULATIONS

Mill Street Towns Phase 2
City of Plymouth, Wayne County, MI

Design Basis: Wayne County Storm Water Management Program standards, including "first flush", bankfull & 100 year storm event design measures.

I. Total Volume of Detention Area: 100 Year storm

- 1) Developed area contributing runoff (a) = 3.65 acres
- | Surface | Area | C Factor | CA | Weighted C |
|-------------------------------|-------|----------|------|------------|
| Water Surfaces | 0.49 | 1.00 | 0.49 | 0.05 |
| Roofs | 1.42 | 0.95 | 1.35 | 0.13 |
| Asphalt or concrete pavements | 2.48 | 0.95 | 2.36 | 0.23 |
| Semi-pervious lawns & parks | 5.98 | 0.30 | 1.79 | 0.17 |
| | 10.37 | | 5.99 | 0.58 |
- Developed Runoff Coefficient (c) = 0.58
- Stations of Road Frontage (Rd_{adj}) = 3.42
- 2) Maximum Allowable Runoff, Q_a = Q_a x 0.15 cfs/acre
or Q_a = Rd_{adj} x 0.103 cfs/acre = 0.35 cfs
- Q_a = discharge to County storm sewer = 0.35 cfs
- 3) Calculate Q₂ = Q₁ / (a x c)
(max. outflow per acre impervious) = 0.17 cfs/acre imperv.
- 4) Max. Storage Time, T₁₀₀ = 45 + sqrt(19845/Q₂) = 296.67 minutes
- 5) Max. Storage Required, V₁₀₀ = ((17849 x T₁₀₀) / (T₁₀₀ + 45)) - 40Q₂ x T₁₀₀ = 13,307 cf / acre imperv.
- 6) Total Storage Required, V₁₀₀ = V₁₀₀ x a x c = 28,171 c.f.
- Total Adjusted Storage, V₁₀₀ - V₁₁ = 24,329 cf
- II. Storage volume to detain "first flush" runoff
Volume of 0.5 inch rain over entire watershed.
V₁₁ = 1815 x acreage x relative imperv. factor (c) = 3,842 cf
- III. Storage volume to control "bankfull" flood (1.5 year storm/24 hr. event)
V₁₁ = 5160 x acreage x relative imperv. factor (c) = 10,924 cf
- Adjusted Storage, V₁₁ - V₁₁ = 7,082 cf

IV. Basin volume provided

| Elev. | Area | Avg. Area | Height | Incremental Volume | Cumulative Volume |
|-------|-------|-----------|--------|--------------------|-------------------|
| 718.3 | 725 | 1105 | 0.7 | 0 | 0 |
| 719.0 | 1,485 | 1980 | 1.0 | 774 | 774 |
| 720.0 | 2,475 | 3068 | 1.0 | 1,980 | 2,754 |
| 721.0 | 3,660 | 3,660 | 1.0 | 3,068 | 5,822 |

V_{Forebay} = 5,822 cf Z₀ = 720.35

Storage Provided - Northern Detention Basin

| Elev. | Basin Area | Avg. Area | Height | Incremental Volume | Cumulative Volume |
|-------|------------|-----------|--------|--------------------|-------------------|
| 718.0 | 2,675 | 3,368 | 1.0 | 0 | 0 |
| 719.0 | 4,060 | 4,863 | 1.0 | 3,368 | 3,368 |
| 720.0 | 5,665 | 6,368 | 1.0 | 4,863 | 8,231 |
| 721.0 | 7,070 | 10,545 | 1.0 | 6,368 | 14,599 |
| 722.0 | 14,020 | 15,485 | 1.0 | 10,545 | 25,144 |
| 723.0 | 16,950 | | 1.0 | 15,485 | 40,629 |

Storage Provided - Cumulative Basin & Forebay in Addition to First Flush Storage Volume

| Elev. | Area (sf) | | Volume (cf) | | Cumulative Volume |
|-------|------------|--------------------------------|-------------|--------------------------------|-------------------|
| | Basin Only | Forebay (only above elev. 2ft) | Basin Only | Forebay (only above elev. 2ft) | |
| 718.0 | 2,675 | - | 0 | 0 | 0 |
| 719.0 | 4,060 | 0 | 3,368 | 0 | 3,368 |
| 720.0 | 5,665 | 0 | 4,863 | 0 | 8,231 |
| 721.0 | 7,070 | 0 | 6,368 | 1,980 | 16,579 |
| 722.0 | 14,020 | 0 | 10,545 | 0 | 27,124 |
| 723.0 | 16,950 | 0 | 15,485 | 0 | 42,609 |

Storage Elevations

| | | |
|--------------------|--------|-------------------|
| Z ₀ = | 718.00 | (Permanent Water) |
| Z _d = | 719.76 | |
| Z ₁₀₀ = | 721.73 | |
| Freeboard = | 1.27 | @ 723.00 |

V. Forebay Outlet Design

- Forebay**
- Q_{avg11} = V_{forebay} / 24 hrs / 3600 sec
d_{out} = assume 6 inches (0.5 ft) for calculating h_{v0}
- Z_{out} = Z₀ + d_{out}
h_{v0} = 2/3 x (Z₀ - Z_{out})
A_{out} = Q_{avg11} / (0.62 x (2 x g x h_{v0})^{1/2})
- Use 6-inch riser outlet pipe.
Drill a 1-1/4 inch diameter hole in the end cap on the vertical run of the outlet tee.
- Actual Release Rate:
Q_{avg11} = 0.62 x A_{out} x (2 x g x h_{v0})^{1/2}
- Actual Holding Time:
T₁₁ = V_{forebay} / (Q_{avg11} x 3.600)

VI. Forebay Outlet Pipe Slope

- Forebay**
- Q_{act} = 0.043 cfs
n = 0.012
A = 0.1963 ft²
d_{out} = 0.5 ft
R = d_{out} / 4
Slope (ft/ft) = [(Q_{avg11} x n) / (1.486 x A_{out} x R^{2/3})]²
- Velocity Check:
V = Q_{avg11} / A_{out}
Use 6-inch PVC at 1.5%

VII. Detention Pond Outlet Design - Bankfull

- Q_{avg11} = V₁₁ / 144,000
Z₀ = 718.00
h_{v0} = 0.667 x (Z_d - Z₀)
A₀ = Q_{avg11} / (0.62 x (2 x g x h_{v0})^{1/2})
d₀ = 1 inch
Required number of 1" holes = 2.55
9 1-inch holes at elevation 718.00
Hole Spacing (48" riser) = 16.76 inch spacing
- Actual Average Release Rate:
Q_{actual11} = 0.62 x # of Holes x Area x (2 x g x h_{v0})^{1/2}
- Actual Holding Time:
T₁₁ = V₁₁ / (Q_{actual11} x 3.600)

VIII. Check of Forebay Design Assumptions

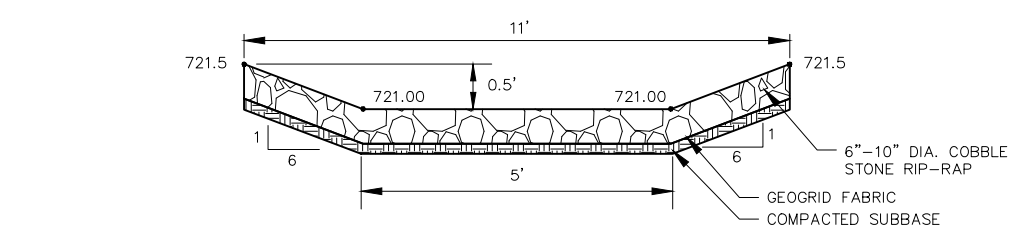
- Forebay**
- h = [Q_{avg11} / (0.62 x A)]² / (2 x g)
elev = h + Z₀
Length of Forebay Outlet Pipe
Slope of Forebay Outlet Pipe
Forebay Outlet Pipe Crown Elevation (Downstream)

IX. Riser Outlet Pipe and Orifice Restrictor Sizing - 100 Year

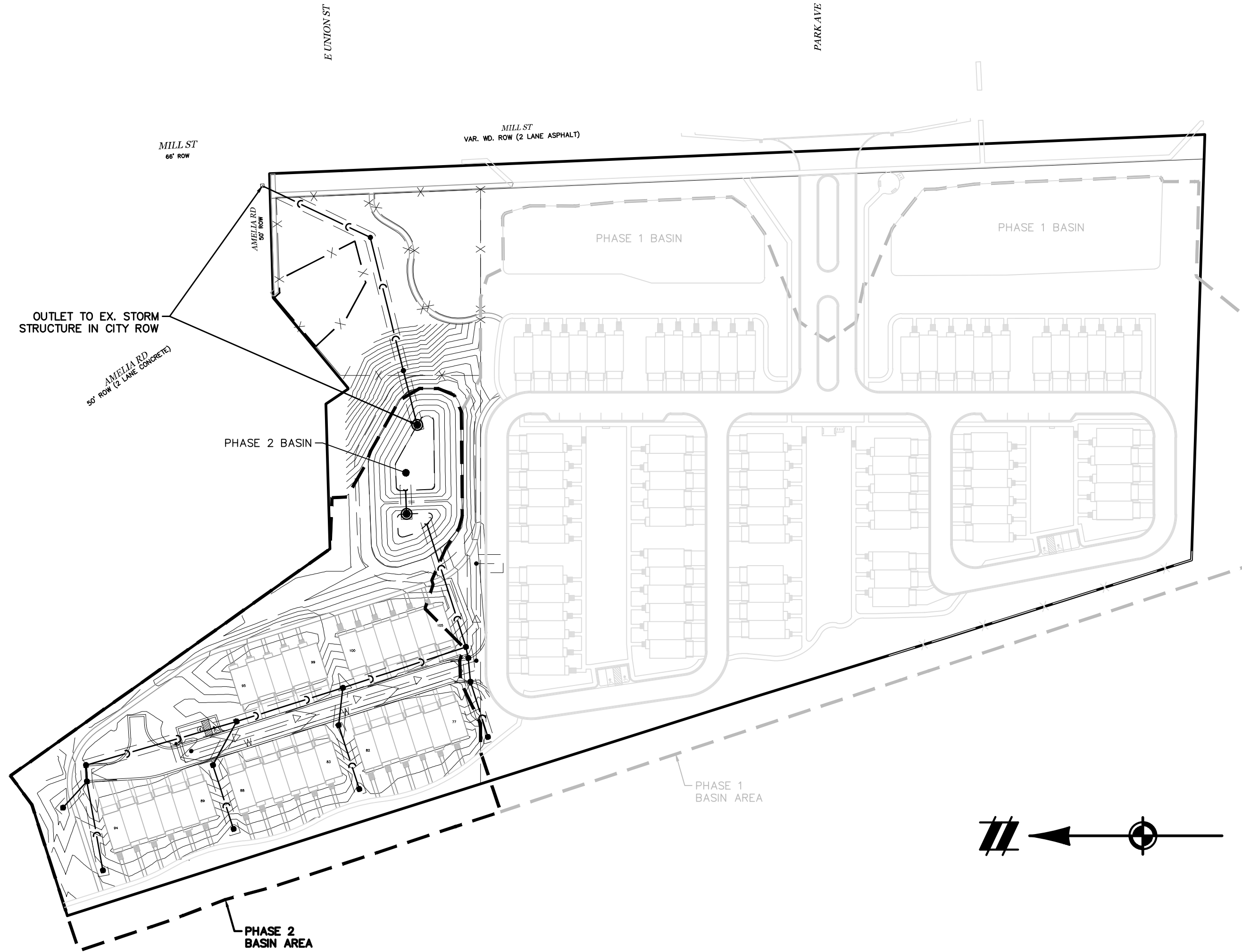
- Q_{avg} = Q_a
d_{out} = assume 8-inch
Z_{out} = (Z_d + d_{out})
h_{v0} = (Z_d - Z_{out})
A_{out} = Q_{avg} / (0.62 x (2 x g x h_{v0})^{1/2})
- Use 8" outlet pipe with 2.50" orifice restrictor
- Actual Maximum Release Rate:
Q_{max} = 0.62 x A_o x (2 x g x h_{v0})^{1/2}
- Riser Outlet Pipe Slope

Weir Flow - Forebay Overflow Spillway Design

| | |
|---|-------------------------------------|
| Rectangular | Q _s = CLH ^{1.5} |
| Base Weir Length (L) | 5.00 ft |
| Depth (H) | 0.50 ft |
| Discharge Coefficient (C) | 3.4 |
| Capacity (Q _s) | 6.01 CFS > Q ₁₀ |
| Sum of flows entering forebay Q ₁₀ | 5.50 cfs |



ARMORED FOREBAY WEIR
NOT TO SCALE



STORMWATER NOTES

- STORM PIPE SIZES APPROXIMATE FOR PRELIMINARY PUD. SIZES TO BE CONFIRMED DURING FINAL DESIGN.
- OUTLET TO BE CONFIRMED.

LEGEND

| | |
|---------------------------|---------------------------|
| BOUNDARY LINE | BOUNDARY LINE |
| EXIST. CONTOUR | EXIST. CONTOUR |
| SECTION LINE | SECTION LINE |
| BOUNDARY/PROPERTY LINE | BOUNDARY/PROPERTY LINE |
| EXIST. SETBACK | EXIST. SETBACK |
| EXIST. TREE LINE | EXIST. TREE LINE |
| EXIST. CURB AND GUTTER | EXIST. CURB AND GUTTER |
| EXIST. FENCE | EXIST. FENCE |
| EXIST. GRAVEL | EXIST. GRAVEL |
| EXIST. WATERS EDGE | EXIST. WATERS EDGE |
| EXIST. BUILDING | EXIST. BUILDING |
| PROP. CONTOUR | PROP. CONTOUR |
| PROP. SETBACK | PROP. SETBACK |
| PROP. BUILDING | PROP. BUILDING |
| PROP. R.O.W. | PROP. R.O.W. |
| PROP. STORM SEWER | PROP. STORM SEWER |
| PROP. CATCH BASIN/INLET | PROP. CATCH BASIN/INLET |
| PROP. OUTLET | PROP. OUTLET |
| PROP. CONCRETE SIDEWALK | PROP. CONCRETE SIDEWALK |
| PROP. ASPHALT | PROP. ASPHALT |
| PROP. DRAINAGE AREA LINE | PROP. DRAINAGE AREA LINE |
| PROP. PHASE 1 DEVELOPMENT | PROP. PHASE 1 DEVELOPMENT |
| PROP. BUILDING (PH 1) | PROP. BUILDING (PH 1) |
| PROP. BACK OF CURB (PH 1) | PROP. BACK OF CURB (PH 1) |
| PROP. WALK (PH 1) | PROP. WALK (PH 1) |



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

CONSTRUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
www.atwell-group.com
866.850.4200
311 N. MAIN STREET
ANN ARBOR, MI 48104
734.994.4000



SECTION 26
TOWN OF SOUTH, RANGE 08 EAST
CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

PULTE HOMES OF MICHIGAN, LLC
PLYMOUTH MULTI-FAMILY
AMENDED PRELIMINARY PUD PLAN
STORMWATER MANAGEMENT PLAN

DATE: DECEMBER 16, 2021
2022-07-19 PER CITY

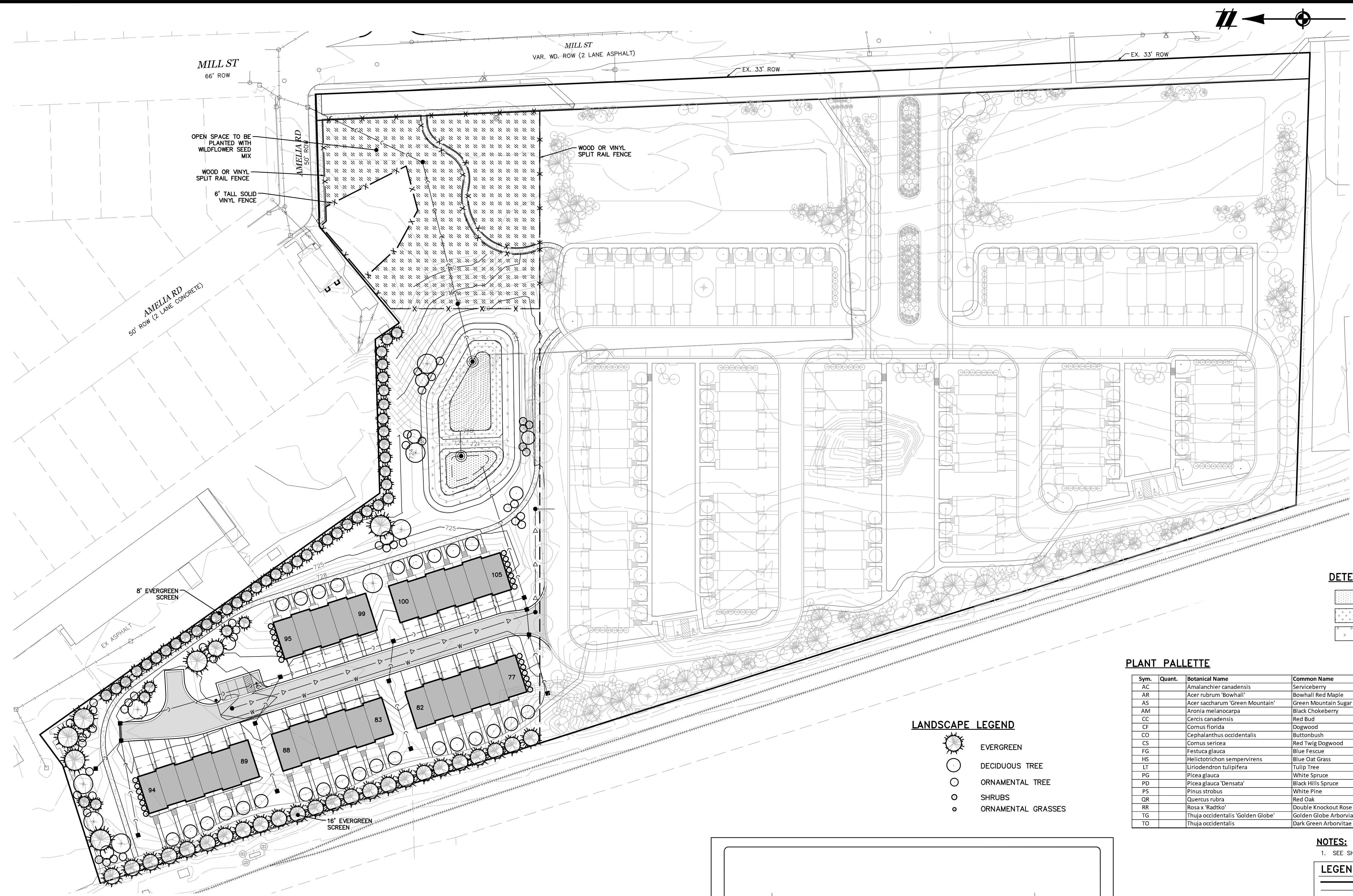
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CHECKED BY: MB
P.M.: M. BUSH
JOB #: 17002512
FILE CODE: -
SHEET NO. 05

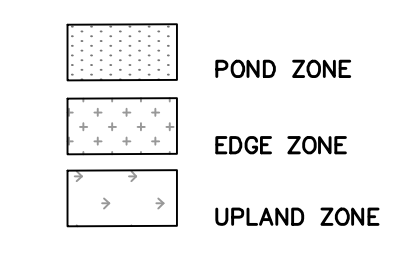
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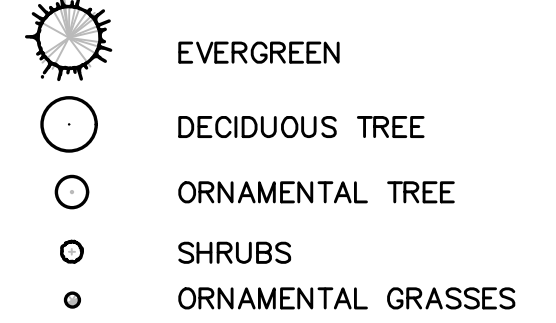
DETENTION POND PLANTING ZONES



PLANT PALLETTE

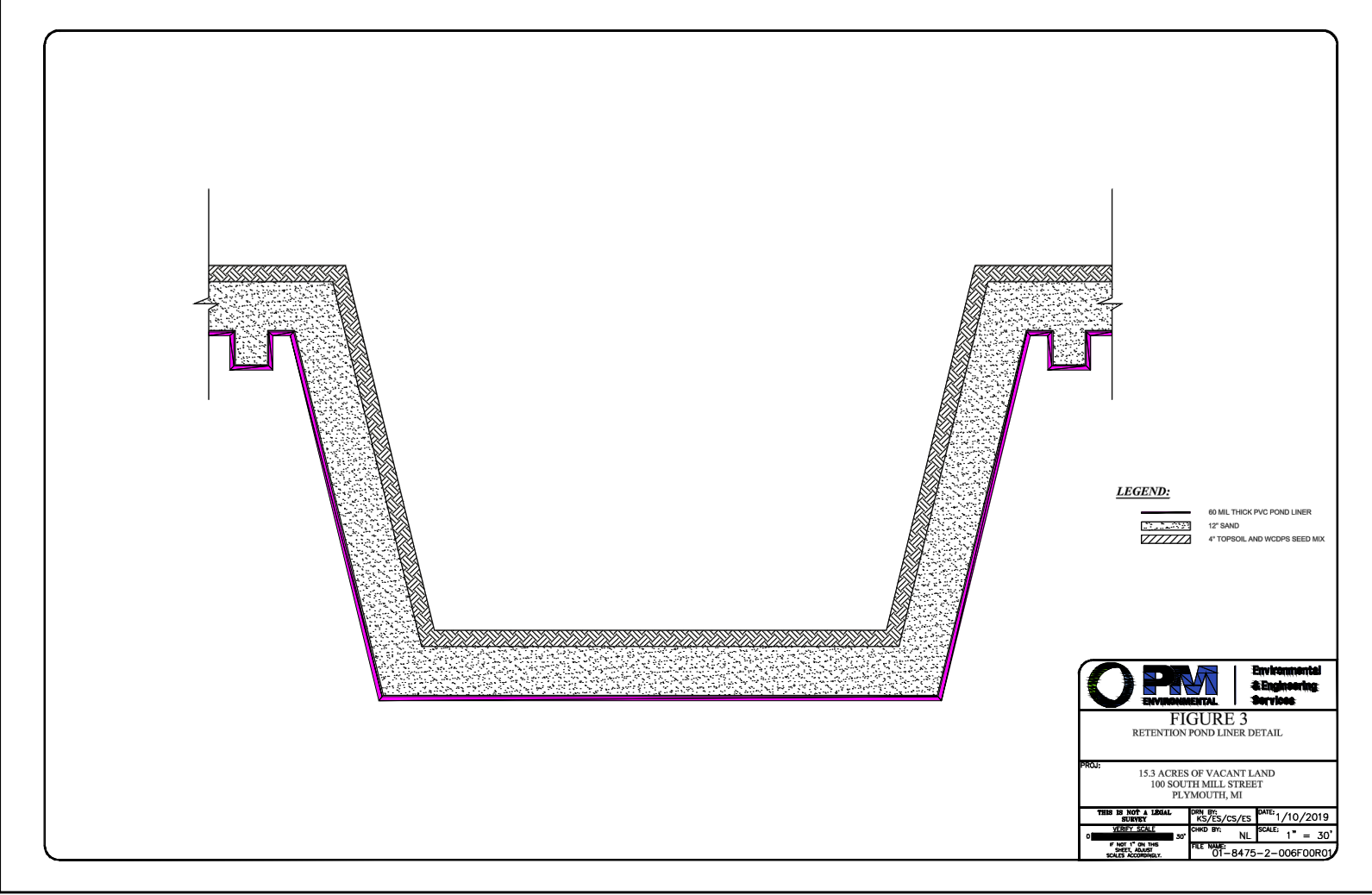
| Sym. | Quant. | Botanical Name | Common Name | Size | Notes |
|------|--------|-----------------------------------|----------------------------|------------|-------|
| AC | | Amelanchier canadensis | Serviceberry | 6' hgt. | B&B |
| AR | | Acer rubrum 'Bowhall' | Bowhall Red Maple | 3" cal | B&B |
| AS | | Acer saccharum 'Green Mountain' | Green Mountain Sugar Maple | 3" cal | B&B |
| AM | | Aronia melanocarpa | Black Chokeberry | 36" hgt. | B&B |
| CC | | Cercis canadensis | Red Bud | 6' hgt. | B&B |
| CF | | Cornus florida | Dogwood | 2" cal | B&B |
| CO | | Cephalanthus occidentalis | Buttonbush | No. 3 | Cont. |
| CS | | Cornus sericea | Red Twig Dogwood | 36" hgt. | B&B |
| FG | | Festuca glauca | Blue Fescue | No. 3 | Cont. |
| HS | | Helictotrichon sempervirens | Blue Oat Grass | No. 3 | Cont. |
| LT | | Liriodendron tulipifera | Tulip Tree | 3" cal | Cont. |
| PG | | Picea glauca | White Spruce | 6'-8' hgt. | B&B |
| PD | | Picea glauca 'Densata' | Black Hills Spruce | 6'-8' hgt. | B&B |
| PS | | Pinus strobus | White Pine | 6'-8' hgt. | B&B |
| QR | | Quercus rubra | Red Oak | 3" cal | B&B |
| RR | | Rosa 'Radtiko' | Double Knockout Rose | No. 3 | Cont. |
| TG | | Thuja occidentalis 'Golden Globe' | Golden Globe Arborvitae | 36" hgt. | B&B |
| TO | | Thuja occidentalis | Dark Green Arborvitae | 6' hgt. | B&B |

LANDSCAPE LEGEND



LANDSCAPE NOTES

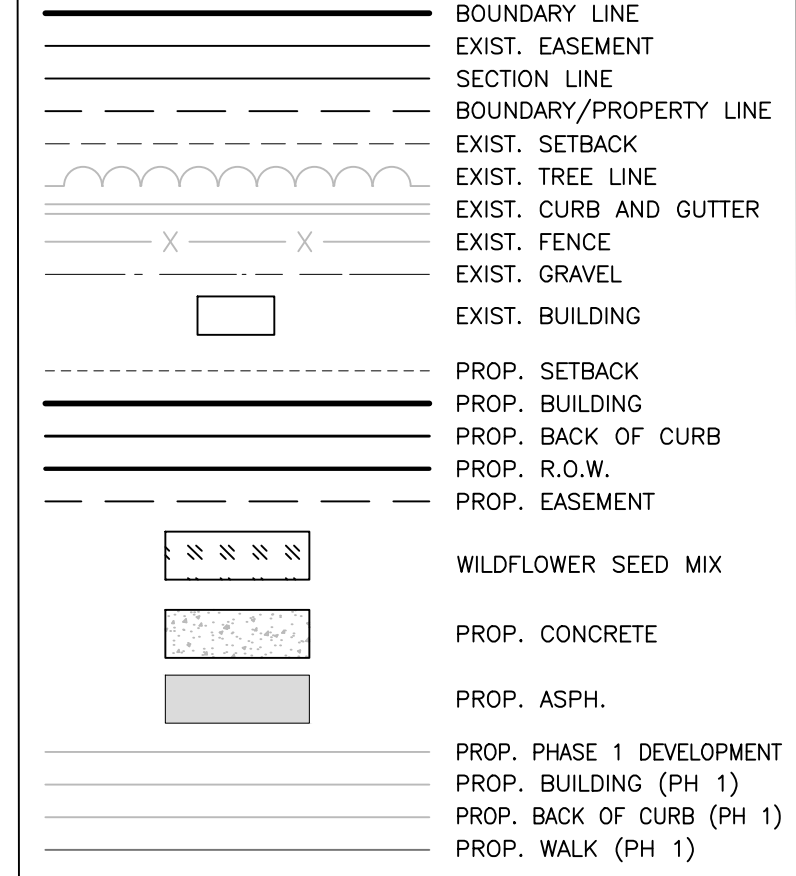
- ALL WORKMANSHIP SHALL CONFORM TO CITY OF PLYMOUTH STANDARDS AND SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES.
- LANDSCAPING OPERATIONS, INCLUDING PLANTING OF TREES AND SHRUBS, SHALL NOT DAMAGE ANY UTILITY OR INTERRUPT ANY UTILITY SERVICE, AND SHALL NOT DAMAGE OR CREATE A NUISANCE AFFECTING ADJACENT PROPERTY, PUBLIC STREETS, OR SIDEWALKS.
- PLANT AND GRASS MATERIALS SHALL BE INSTALLED ACCORDING TO THE CITY OF PLYMOUTH AND CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S STANDARDS.
- ALL OPEN OR OTHERWISE DISTURBED AREAS THAT ARE NOT SPECIFIED WITH OTHER PLANTING, PAVING OR SEED MIXTURES SHALL BE PLANTED WITH A STANDARD PERMANENT GRASS SEED MIXTURE.
 - SEED MIXTURE SHALL BE THM MIX PLANTED ACCORDING TO MDT SPECIFICATION 816 AND 816-1A INCLUDING PLACEMENT OF 4 INCH TOPSOIL BED.
 - SOD WHERE SPECIFIED, SHALL BE CLASS B PLANTED PER MDT SPECIFICATION 816.
- LANDSCAPING MATERIALS THAT ARE UNSIGHTLY, DEAD, DYING, OR THAT BECOME UNHEALTHY BECAUSE OF DAMAGE, NEGLECT, DRAINAGE PROBLEMS, DISEASE, INSECT INFESTATION, OR OTHER CAUSES SHALL BE REPLACED WITHIN ONE YEAR, OR THE NEXT PLANTING PERIOD, WHICHEVER OCCURS FIRST. REPLACEMENT MATERIALS SHALL MEET ALL STANDARDS OF THE ORIGINAL INSTALLATION.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN ADEQUATE WATER SUPPLY. IF AUTOMATIC IRRIGATION IS PROVIDED.
- THE PROPERTY OWNER (OR ANY APPLICABLE OWNER'S ASSOCIATION) SHALL BE RESPONSIBLE TO ENSURE THE PROPER CARE AND MAINTENANCE OF LANDSCAPE AREAS, INCLUDING KEEPING ALL LANDSCAPE MATERIALS IN A HEALTHY AND GROWING STATE.
- TOPSOIL REMOVED DURING CONSTRUCTION SHALL BE STOCKPILED IN AN APPROPRIATE MANNER TO PREVENT EROSION, AND SHALL BE REDISTRIBUTED ON RE-GRADED SURFACES TO BE LANDSCAPED, TO PROVIDE A MINIMUM OF FOUR INCHES OF EVEN COVER. THE TOPSOIL SHALL THEN BE PERMANENTLY STABILIZED BY GRASS, GROUND COVER, OR OTHER PLANTINGS.
- NO PLANT MATERIAL SHALL BE PLANTED CLOSER THAN 4 FEET FROM ANY PROPERTY LINE.
- REMOVE ALL TWINE, WIRE, NURSERY GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALL. PEEL BACK THE BURLAP FROM EARTH BALLS AND REMOVE ANY BURLAP, TWINE OR WIRE AROUND THE TRUNK FLARE AND ABOVE.
- ALL PLANTING AREAS ARE TO BE EXCAVATED OF ALL BUILDING / CONSTRUCTION AND FILL MATERIALS AND BACKFILLED WITH GOOD MEDIUM TEXTURED PLANTING SOIL. SEEDING AREAS ARE TO BE TREATED WITH 4" OF NEW TOPSOIL AND ROTOTILLED OR OTHERWISE SCARIFIED TO BREAK UP COMPACTION AT LEAST 8" BELOW THE TOPSOIL.
- TOPSOIL SHALL BE SCREENED AND SUITABLE FOR GROWING VEGETATION AND MEET AT A MINIMUM CITY OF PLYMOUTH OR ASTM D-5268 AND MDT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- RECOMMENDED PLANTING DATES ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.



NOTES:

- SEE SHEET 07 FOR LANDSCAPE DETAILS

LEGEND

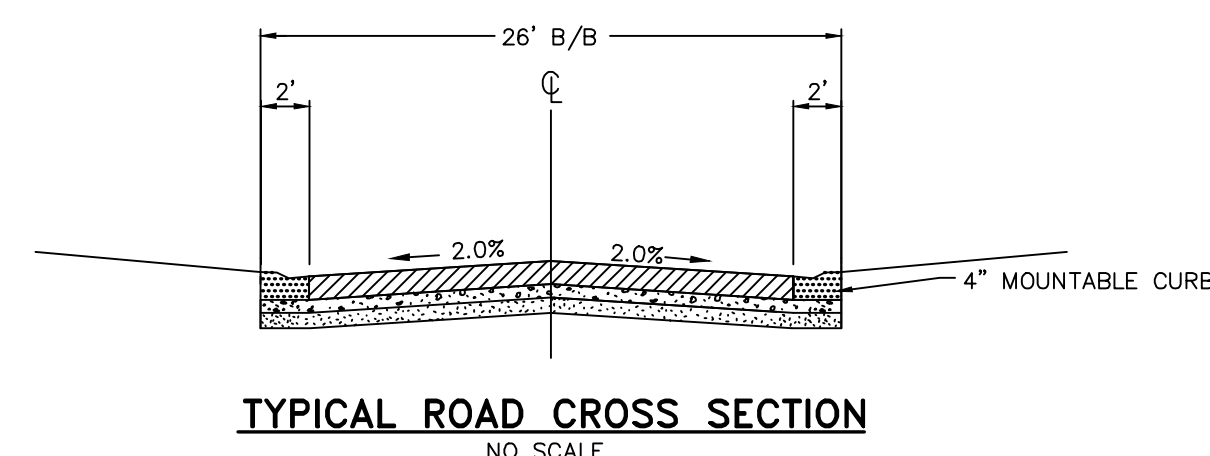


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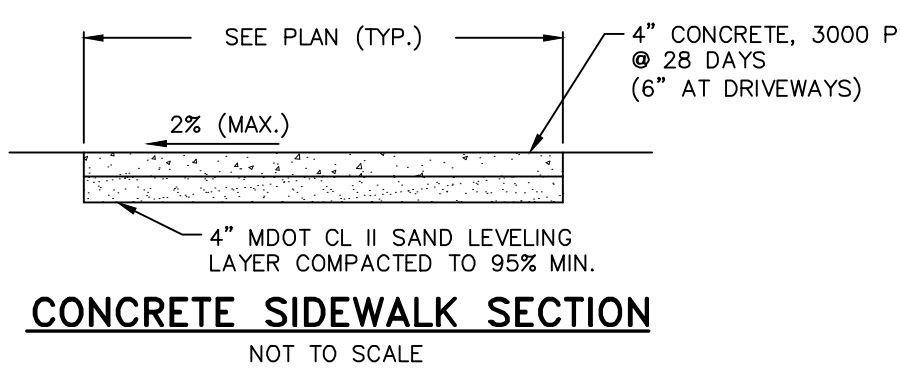
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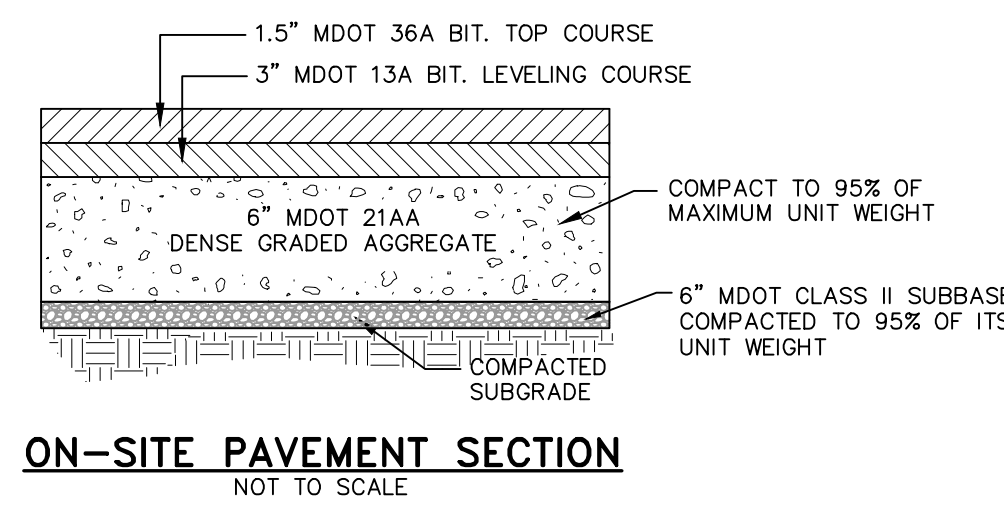
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311 N. MAIN STREET
ANN ARBOR, MI 48104
734.994.4000



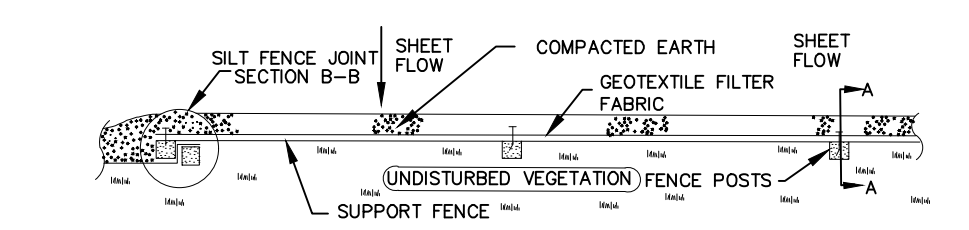
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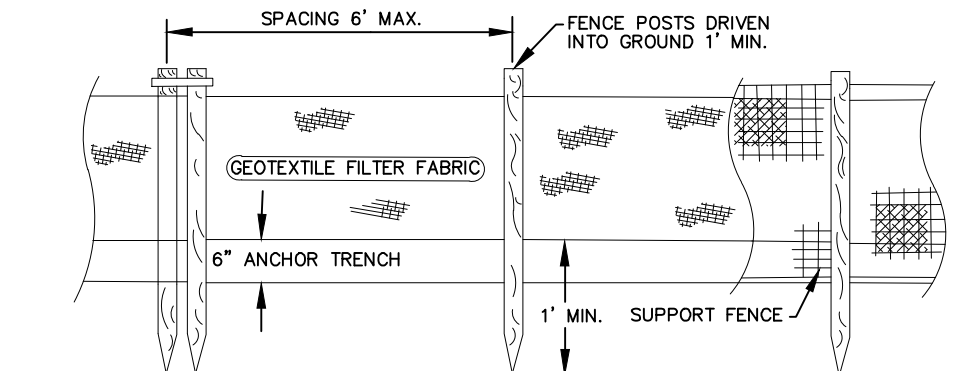
CONCRETE SIDEWALK SECTION
NOT TO SCALE



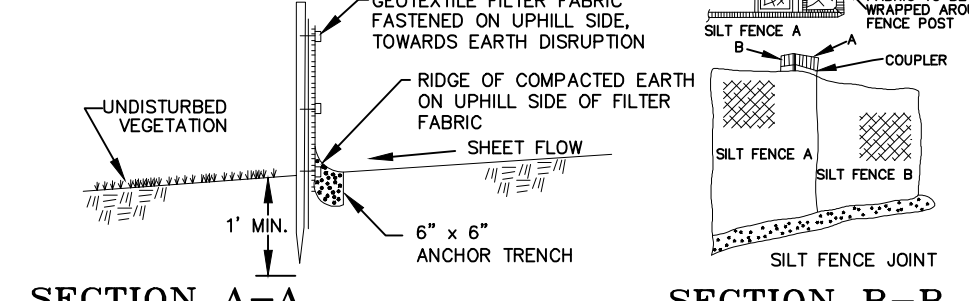
ON-SITE PAVEMENT SECTION
NOT TO SCALE



PLAN VIEW

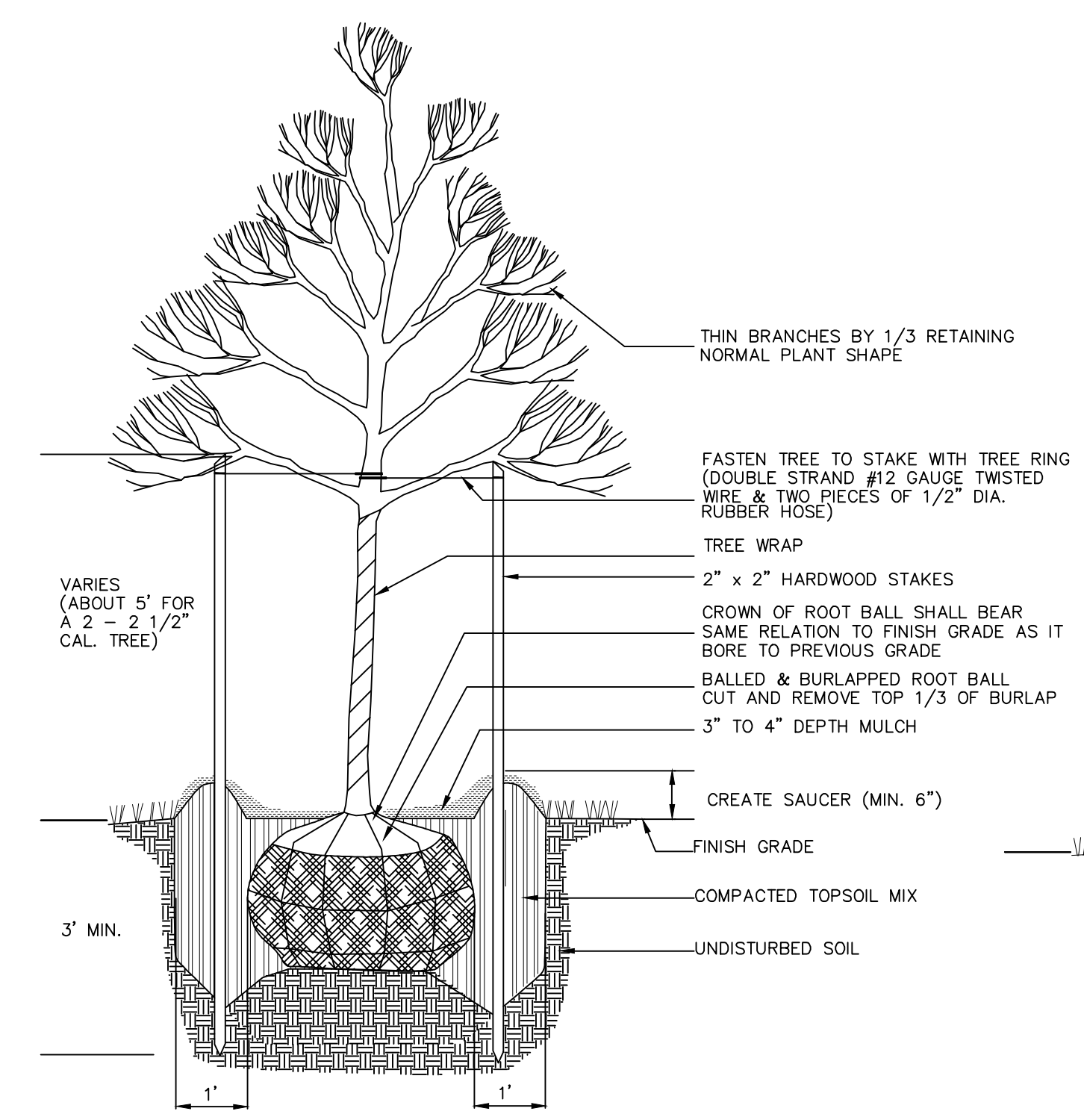


PLAN VIEW



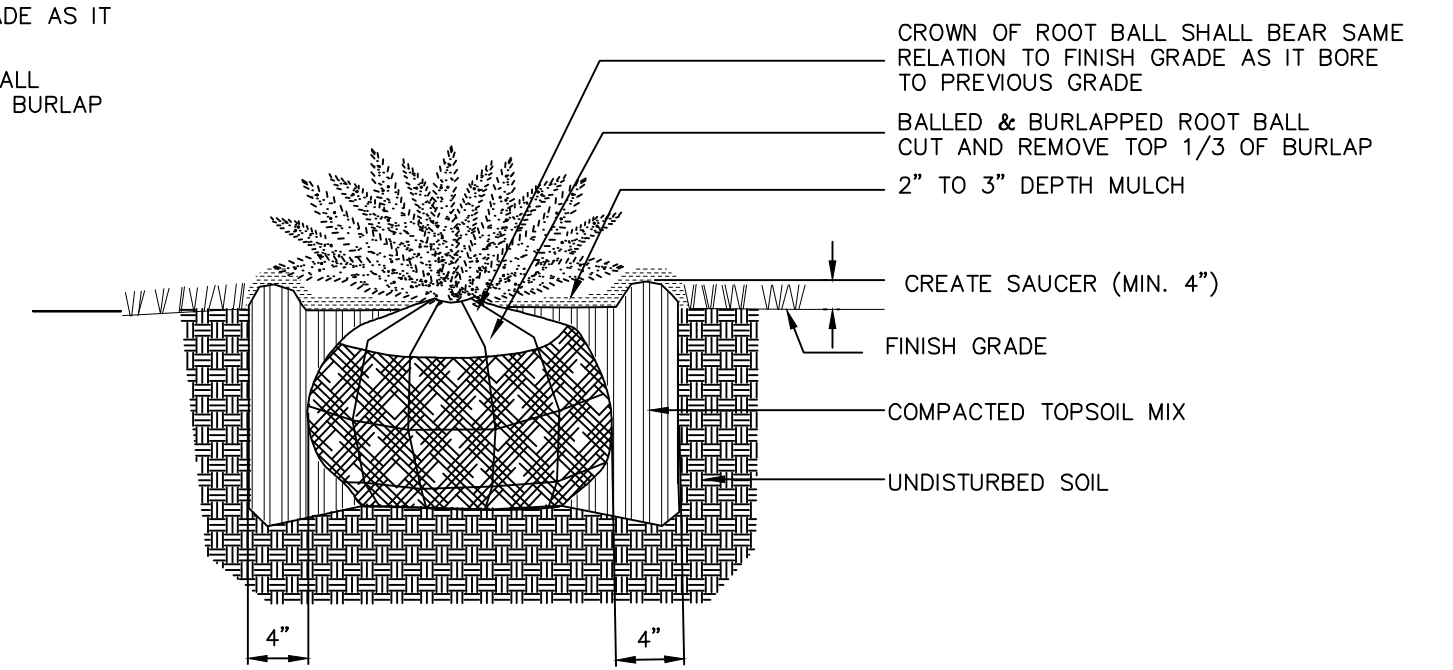
SECTION A-A **SECTION B-B**

STANDARD SILT FENCE



- NOTES:
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
 - DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE
 - REMOVE TREE RINGS, TREE WRAP AND STAKES TWO YEARS AFTER INSTALLATION
 - WATER TREE THOROUGHLY SUBSEQUENT TO INSTALLATION

DECIDUOUS TREE PLANTING DETAIL
BALLED AND BURLAPPED
NO SCALE



- NOTES:
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
 - WATER SHRUB THOROUGHLY SUBSEQUENT TO INSTALLATION

SHRUB PLANTING DETAIL
NO SCALE

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SECTION 26
TOWN OF SOUTH, RANGE 08 EAST
CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

PULTE HOMES OF MICHIGAN, LLC
PLYMOUTH MULTI-FAMILY
AMENDED PRELIMINARY PUD PLAN
DETAIL SHEET

DATE: DECEMBER 16, 2021
2022-07-19 PER CITY

| NO. | REVISIONS |
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SCALE 0' --- 10'
AS NOTED
DRAWN BY: CR
CHECKED BY: MB
P.M.: M. BUSH
JOB #: 17002512
FILE CODE: -
SHEET NO. 07



PulteGroup Plymouth Townhomes 6 Unit building - Front Elevation
ILLUSTRATIVE FRONT ELEVATION May 17, 2018



PulteGroup Plymouth Townhomes 6 Unit building - Rear Elevation
ILLUSTRATIVE REAR ELEVATION May 17, 2018



PulteGroup Plymouth Townhomes 6 Unit building - Left Elevation
ILLUSTRATIVE LEFT ELEVATION May 17, 2018



PulteGroup Plymouth Townhomes 6 Unit building - Partial Rear Elevation with loft option
ILLUSTRATIVE REAR ELEVATION May 17, 2018



PulteGroup Plymouth Townhomes 6 Unit building - Right Elevation
ILLUSTRATIVE RIGHT ELEVATION May 17, 2018



Proposed Left Elevation



Proposed Left Elevation



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 26
TOWN OF SOUTH, RANGE 08 EAST
CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

PULTE HOMES OF MICHIGAN, LLC
PLYMOUTH MULTI-FAMILY
AMENDED PRELIMINARY PUD PLAN
ILLUSTRATIVE ELEVATIONS

DATE
DECEMBER 16, 2021
2022-07-19 PER CITY

| NO. | REVISIONS |
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SCALE 0 AS NOTED
DRAWN BY: CR
CHECKED BY: MB
P.M.: M. BUSH
JOB #: 17002512
FILE CODE: -
SHEET NO. 08

K:\17002512\DWG\PLAN SETS\AMENDED-PRELIMINARY\17002512ASP-08-DTDWG.7/22/2022 2:06 PM JACLYN WILLIAMS

July 18, 2022



Sally Elmiger, AICP, LEED AP
Principal
117 North First Street
Ann Arbor, MI 48104

RECEIVED

JUL 25 2022

RE: *Mill Street Towns PUD Amendment
Preliminary PUD Approval*

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

Thank you for providing your review and feedback for the above referenced project. For your use we offer following responses on how we have addressed each of the comments listed in your review letter dated February 4, 2022.

1. Provide Preliminary site plan and PUD informational requirements.

Response:

Additional PUD Information

- a. *The requested information was included in the narrative letter dated, February 18th 2022.*

Existing conditions Information

- a. *The previous underlying zoning is I-1 and I-2, as depicted on the zoning map on the cover. The existing zoning (PUD) and a label for the "exempted" area have been added to the existing conditions plan, sheet 2.*
- b. *The property boundary lines shown in the Phase 2 Preliminary PUD plans are field surveyed and measured. The note has been revised accordingly.*
- c. *The topographic survey information shown in the Phase 2 Preliminary PUD area are field surveyed and measured. The note has been revised accordingly.*
- d. *The infrastructure for Phase 1 is currently completed. This has been represented on the existing conditions plan, sheet 2.*
- e. *These hatched areas are existing asphalt and concrete pavements whose hatch patterns have been added to the legend.*

Tree Survey

- a. *As there is only a small grouping of trees along the northern property line and we would be saving a vast majority of these, we respectfully request this tree survey information be provided prior to Final PUD Plan approvals.*

2. Applicant to confirm that access easement for existing sidewalk leading from southern portion, across northern portion, to Main St. has been obtained.

Response: *Confirmed, the easement is grated over the exempted area. An easement over the offsite parking lot out to Main Street has not been granted, but this is not a requirement of the development or original PUD.*

3. Applicant to confirm that Planning Commission recommendation that sidewalk system is available to the public, in perpetuity, has been included in the PUD agreement.

Response: *Confirmed.*

4. Applicant to consider informal looped pathway through mini-park (northern portion).
Response: *A meandering pathway has been added.*
5. Applicant to describe why new a sidewalk is not proposed in the new Mill St. right-of-way on the northern portion, similar to the southern portion.
Response: *The walk is now shown to be relocated, similar to the original development.*
6. City Engineer to confirm capacity in City water and sewer systems to accommodate this development.
Response: *Noted. Please provide review as completed.*
7. Recommend City's Fire Chief review the plans and single entrance to this part of the site.
Response: *Noted. Please provide review as completed.*
8. Applicant to confirm if they are seeking emergency access via the adjacent parking lot to the north.
Response: *We are not seeking an offsite easement. Note that the Phase 2 extension supports less than 30 units and provides for sufficient emergency vehicle turn around.*
9. Applicant to confirm that entire PUD project will be under single ownership.
Response: *Confirmed. This would essentially be an extension of the Phase 1 condominium.*
10. Applicant to confirm that the unit design originally proposed to the Planning Commission in 2018 were not changed later in the approval process, and the drawings represent what was actually constructed on site.
Response: *Confirmed.*
11. Add one barrier-free space in visitor parking area.
Response: *An additional barrier-free guest parking space is now shown, as requested.*
12. Amend PUD Agreement with performance guarantees for public amenities, and conditions of approval, if any.
Response: *Noted.*

Should you have any remaining questions or need anything else from us to help facilitate your review and approvals, please do not hesitate to contact me direct at (810) 923-6878.

Sincerely,

ATWELL, LLC



Matthew W. Bush, P.E.

Team Leader – Land Development



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: February 4, 2022
Rev.: August 3, 2022

**Planned Unit Development
For
City of Plymouth, Michigan**

GENERAL INFORMATION

Applicant: Pulte Homes of Michigan, LLC
2800 Livernois Road, Building D, Suite 320
Troy, MI 48083

Project Name: Mill Street Townes PUD Amendment

Plan Date: December 16, 2021

Latest Revision: July 19, 2022

Location: 100 S. Mill St.

Zoning: I-1, Light Industrial (in northwest corner)
I-2, Heavy Industrial (remainder of site)

Action Requested: Preliminary PUD Approval

PROJECT DESCRIPTION

The Mill Street Towns PUD project was approved by the City Commission in April, 2019. The approval included the southern portion of the project, and “excepted” the northern portion (as identified in the aerial photo on the next page). The applicant is now returning to develop the northern portion of the site, which is currently vacant and was previously used for industrial purposes.

The project will be an amendment to the PUD, which will rezone the northern portion from I-1 and I-2 to PUD. The northern portion contains 4.8-acres of land, and the proposal will locate an additional 29 townhouse units that are the same size and design as the units located on the southern portion of the site. The northern portion will also continue the existing roadway network from the southern portion, and will accommodate the pedestrian pathway leading from the southern portion to Main St.

An aerial of the proposed project area is shown on the next page.



Google Maps

The Planning Commission recommended approval of the original PUD in October 2018, and the City Commission approved the PUD in April, 2019.

PUD PROCESS AND PLAN REQUIREMENTS

Because this portion of land was “exempted” from the original PUD, we are following the same process outlined in the PUD ordinance (Section 78-314) to evaluate the proposed development on the northern portion of land. This includes a pre-application conference, a preliminary plan and public hearing, a final plan, and then City Commission review of the project.

As required, the applicant attended a pre-application conference with City staff in July, 2021. The Planning Commission reviewed plans at their February 9, 2022 meeting, as well as their June 8, 2022 meeting, at which time they scheduled a Public Hearing for the next available date, after revised plans have been submitted. Revised plans have been submitted, based on the Planning Commission comments at both meetings.

The ordinance requires specific information be included in a Preliminary Site Plan submission that accompany a PUD. In our previous review, we listed a number of items that needed to be provided. The original list is below; comments in *italics* indicates how the applicant has responded in the latest submission.

1. Narrative report providing a description of the project, discussing the market concept of the project, and explaining the manner in which the criteria set forth in the design standards has been met. *A narrative meeting this requirement, dated February 18, 2022, was submitted in conjunction with the previous set of plans.*
2. Sheet 2, Existing Conditions, needs to be amended to show the following:
 - a. Current zoning of site (PUD) showing “exempted” area. *Provided.*
 - b. Surveyed property lines, and dimensions. A note on this sheet states that the property boundaries are approximate per tax records, and “best fit” GIS records. The ordinance requires accurate information, not approximations. *The applicant states in their narrative that the property boundaries and other information on the sheet are from a field survey, and that this note has been amended to reflect that.*
 - c. Actual topography on the northern portion. Again, the plans show “estimated” topography. The ordinance requires accurate information. *See comment in “b” above.*
 - d. Actual existing conditions on the southern portion. This sheet shows the southern portion before it was developed. Since this request is amending an existing PUD, accurate information that illustrates the current development, including building locations, roads, sidewalks, and topography, needs to be shown on this sheet to understand the relationship of the current conditions on each portion of the site. Showing it on the grading plan is not sufficient. *The sheet has been amended to show the current conditions (townhome development) on the property to the south, as requested.*
 - e. Areas along the north property line of the northern portion are identified with a hatch pattern but are not labeled, and need to be. They appear to be remaining in the proposed layout. Their purpose should also be described. *The narrative explains that these hatch patterns represent existing asphalt and gravel pavement. The hatch patterns have been added to the legend on this sheet.*
3. Tree survey indicating location and diameter of trees greater than 12 inches in diameter. *The narrative requests that this information be provided prior to Final Site Plan review. Due to the small number of existing trees, and the minimum impacts proposed, we concur that it could be address during Final Site Plan review when the other landscaping items are addressed.*

Items to be Addressed: *None.*

PUD CRITERIA

Section 78-311(c) of the City of Plymouth Zoning Ordinance establishes PUD criteria which determine the overall eligibility for a Planned Unit Development. While the Planning Commission and City Commission agreed that the original PUD met these criteria, we have evaluated the added townhouse units against the same criteria below.

(1) Grant of the planned unit development will result in one (1) of the following:

- a. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations;**

CWA Comment: The public benefits, in our opinion, include the following:

Environmental Remediation

This site is a vacant, environmentally contaminated site. During the original PUD process, the applicant stated (in the October 10, 2018 minutes) that this site contains groundwater contamination. At that time, the developer, "...decided to change the construction standards adding vapor barriers to all units and disclose this to the buyers at the time of sale."

Any redevelopment of this property will require significant efforts to clean it up. We consider the environmental remediation proposed by this project to be a public benefit to the users of the site and the overall community.

We also believe that this public benefit could not be achieved without application of the PUD process. To build a residential project on this industrially-zoned site, and realize the proposed environmental remediation, the applicant could either use the PUD process to build something other than industrial, or re-zone the property to a multi-family residential zoning district. We consider the PUD process more appropriate, as the ultimate use and site design is more predictable than if the property were simply re-zoned. A re-zoning could result in a number of permitted uses, which the City would have to accept if the new use complied with the new zoning district. Therefore, we think the benefit of environmental remediation is best accomplished through the PUD process.

Common Open Space

The applicant's description of open space (Sheet 3) states that this portion of the site will offer an additional 2.9 acres of open space, in addition to the 5.2 acres on the southern portion of the site.

At the June, 2022 Planning Commission meeting, the applicant explained the issues with the proposed open space, and how its future design should be for "viewing," rather than actual use given the past industrial use of the site. They stated that they will be extending the Brownfield Plan to cover this parcel. This process will allow the City's Brownfield Redevelopment Authority, Environmental Consultants, and the Michigan Department of Environment, Great Lakes, and Energy, to review the plans and the proposed remediation of existing contaminants on site, making them acceptable for residential uses. The applicant should confirm this description is generally accurate.

On-Site Pedestrian Amenities

1. Sidewalks

The site design shows the existing pedestrian connection to Main Street (across the adjacent parcel's parking lot to the north). In the narrative, the applicant has confirmed that an easement has been granted over the "excepted" parcel for the existing sidewalk.

A second pathway is shown on the northeast boundary of the northern portion, connecting the front sidewalks of the units facing east with the existing pathway to Main St., and pathway system in the southern portion of the project.

The Planning Commission conditioned their PUD recommendation to City Commission on allowing public use of the sidewalk system on site in perpetuity. The applicant has confirmed that this condition was included in the PUD agreement.

2. Seating/Bicycle parking:

The Cover Sheet describes other on-site pedestrian amenities. A "pedestrian node" with benches and bicycle parking, is located along the S. Mill St. sidewalk. The concrete paving, benches, and bike loops for this area have been installed

There are no additional benches/bicycle parking proposed on the northern portion.

3. Mini-park

The new area of open space is shown as planted in a wildflower seed mix, with a pathway through the planting. The planted area is contained with a wood split-rail fence to keep people on the path.

Off-Site Pedestrian Amenities

The original PUD also proposed "Hawk Signal" and cross walk across S. Mill St. at the boulevard entrance. This has also been installed.

These plans show that the Mill St. right-of-way will be widened, occupying approximately 230 lineal feet across the northern portion of the site. The plans have been modified to shift the sidewalk approximately 30-feet away from the Mill St. travel lanes and in line with the new sidewalk across the townhome development to the south. We consider this a positive change to the plans.

- b. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations;***

CWA Comment. No natural features exist on the project site.

- c. Long-term protection of historic structures or significant architecture worthy of historic preservation; or***

CWA Comment. There are no existing buildings on site.

- d. A nonconforming use shall, to a material extent, be rendered more conforming, or less offensive, to the zoning district in which it is situated.**

CWA Comment: There are no existing uses on site.

- (2) The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads and utilities.**

CWA Comment: This project is proposing 29 townhomes, in addition to the existing 76 townhomes on the southern portion. Density is calculated by dividing the “net” area of the site by 900; the resulting figure represents the number of “rooms” permitted. Rooms are defined as bedrooms, den, library, or other extra room. Site area used in the calculation is the “net” area, defined as follows:

The area used for computing density shall be the total site area exclusive of any dedicated public right-of-way of either interior or bordering streets.

Additional Mill St. right-of-way will extend across the east side of the subject site. The plans show that 0.5-acres of the site will be within the “proposed” right-of-way, creating a “net” area for the site at 14.7 acres.

One hundred and five townhomes on this site equates to approximately 7 dwelling units to the acre. Calculating the “permitted” density shows that the site could accommodate 118 units, or 8 dwelling units to the acre. The proposed density is less than what would be permitted if the site were zoned for two-family or multi-family residential purposes.

We assume that the City’s water and sewer system has additional capacity to handle these added townhomes. This needs to be confirmed by the City’s Engineer.

Regarding traffic, the additional units proposed will increase traffic on S. Mill Street. Traffic generation rates provided by the *Trip Generation Manual* of the Institute of Transportation Engineers estimates that the additional 29 units in this project would generate approximately 15 vehicle trips during the peak morning and evening hours, the same time road traffic is at its peak. We don’t think this will be an issue.

- (3) The proposed planned unit development shall be consistent with the public health, safety and welfare of the City.**

CWA Comment: We consider this project to be, in general, consistent with the public health, safety and welfare of the City.

However, we recommend that the site design be reviewed by the City’s Fire Chief to confirm that the limited access via the one roadway from Mill St. is adequate to serve these units.

- (4) ***The proposed planned unit development shall not result in an unreasonable negative environmental impact or loss of a historic structure on the subject site or surrounding land.***

CWA Comment: Given the proposed environmental remediation, this project will improve the environmental conditions on this site.

- (5) ***The proposed planned unit development shall not result in an unreasonable negative economic impact upon surrounding properties.***

CWA Comment: Redevelopment of this site will benefit the property values of nearby properties, as it is redeveloping a vacant, blighted site to a residential use that is consistent with the adjoining uses to the north and south.

- (6) ***The proposed planned unit development shall be under single ownership and/or control such that there is a single person, corporation, or partnership having responsibility for completing the project in conformity with this article.***

CWA Comment: The narrative confirms that the PUD will be under single-ownership and/or control.

- (7) ***The proposed planned unit development shall be consistent with the goals and policies of the City Master Plan.***

CWA Comment: The City’s Master Plan designates the future land use of this property as Mixed Use High Density. The intent of this future land use category is described in the Master Plan document:

- ***Mixed Use: High Density*** *The Mixed Use High density land use designation includes a mixture of retail, service, office, recreation, and residential uses. It is desirable in these areas to locate commercial uses on the ground floor of a building, with upper level office and/or residential uses. Properties within this land use category should be compatible with abutting uses. The mixed use designation has been applied to larger tracts of land that can accommodate various uses in a harmonious design, offering unique benefits to the residents/tenants, such as live-work or home-based-business opportunities, and pedestrian access to work or commercial businesses. The Mixed Use designation has also been applied to single lots that could accommodate a single, mixed-use building. Generally, buildings in Mixed Use High Density have uniform setbacks which are zero-lot line, and match with the character of the buildings in Downtown. Parking should be located at the rear of the building or integrated and hidden within any new construction. Generally, this land use designation should not exceed 3 stories, with some locations along major streets potentially appropriate at 4 stories.*

All the commercial uses along S. Mill (south of Amelia) are located at the intersection of S. Mill St. and Ann Arbor Trail. We wouldn’t consider commercial uses all along S. Mill St. appropriate. In our opinion, the northern portion of this mixed-use area is more appropriate for residential uses, and the southern portion more appropriate for commercial uses. In this way, the mixed-use vision will be accomplished, but by strategically locating each use to coordinate with existing surrounding uses. The Planning Commission will need to determine if this is the vision for this property.

We consider the residential proposal to be consistent with the surrounding land uses.

- (8) *The proposed use or uses shall be of such location, size, and character as to be in harmony with the zoning district in which it is situated, and shall not be detrimental to the adjoining zoning districts.***

CWA Comment: The PUD process will rezone this site to PUD. The underlying zoning will not be continued, and the Master Plan indicates that this is the City's desire.

In evaluating the size and character of the proposed residential units, we have compared the proposal to the standards for multi-family residential uses, and the surrounding neighborhood.

The information provided with the previous PUD application (in 2018-19) stated that the proposed townhouse units are between 1,500 and 2,300 square feet in size, and 3-3.5 stories tall. The elevations provided in this set of plans is identical to what was previously proposed. The applicant has confirmed that the unit design proposed to the Planning Commission was not changed later in the approval process, and represents what was actually constructed on site.

The height dimensions provided in the previous set of plans showed that the units without the optional loft are 34'-10" in height; and units with the optional loft are 36'-7" in height. During discussion of the original PUD, the Commissioners discussed the proposed heights of the buildings, and in general, thought the proposed heights were acceptable.

We consider the character that the townhomes provide (vs. traditional multi-family-type building) to coordinate with the surrounding area.

- (9) *A demonstration that the PUD is not proposed in an attempt by the applicant to circumvent the strict application of zoning standards.***

CWA Comment: Given that the proposal is limited in the number of units, and that they have incorporated green space and pedestrian amenities across the site, we don't think the PUD is proposed to circumvent the zoning standards. The main deviation of this project is the proposed use on this site, given the underlying industrial zoning. The plans also propose a 66-foot distance between the rear of the new buildings, while the ordinance requires 70-feet of separation.

In summary, we consider this amendment to meet the PUD criteria.

Items to be Addressed: 1. City Engineer to confirm capacity in City water and sewer systems to accommodate this development. 2. Recommend City's Fire Chief review the plans and single entrance to this part of the site. 3. Applicant to confirm the Brownfield evaluation description on Pg. 4 of this review is generally accurate.

DENSITY ANALYSIS

As mentioned above, we have used assumptions from the original PUD materials (i.e., possibility of 5 bedrooms/ or 6 "rooms" per unit) to calculate the proposed density of this portion of the project, as well as the project overall.

The northern portion of the site is 4.8 “net” acres, with 29 townhome units. Assuming the possibility for 5 bedrooms (or 5 “rooms”) per unit, this site would be permitted 38 townhome units. The proposal for the northern section is well within the ordinance allowance.

The permitted density for the entire site is 118, 5-bedroom units. The full project is proposing 13 fewer units.

Items to be Addressed: None.

SCHEDULE OF REGULATIONS

Section 78-313 states that the schedule of regulations for each respective land use must be met, unless the Planning Commission and City Commission approve deviations that advance the objectives of the Zoning Ordinance. We have applied the schedule of regulations to the multi-family uses in the table below.

Multi-Family Residential Schedule of Regulations Requirements

| RM-2 Multi-Family Residential | | | Required | Provided (Northern Portion) | |
|------------------------------------|-------|------------|--|--|-----------|
| Minimum lot size | | | 10,000 s.f. | 4.8 ac. | |
| Height of buildings | | | 2 – 4 stories maximum | 3-3.5 stories, 34’=10” to 36’-7” | |
| Minimum yard setback | Front | | 25 feet, or height of building, or 60 feet (half of ROW) | This portion of the site does not have any “front” yard. | |
| | Sides | Total of 2 | 13.75 feet / 27.5 feet | 46-70 feet / total of 2 N.A. | |
| | Rear | | 25 feet, or height of building | 53 feet | |
| Min. Usable Open Space | | | 150 s.f. x No. of bedrooms (174) = .60 ac. | 1 acre (see above) | |
| Minimum distance between buildings | | | Front to rear | 70 feet | N.A. |
| | | | Front to front | 70 feet | N.A. |
| | | | Rear to rear | 70 feet | 66.1 feet |
| | | | End to end | 25 feet | N.A. |
| | | | End to front | 50 feet | N.A. |
| | | | End to rear | 50 feet | N.A. |

Rear to Rear Distance Between Buildings: The plans deviate from the required 70 foot distance between the rears of buildings by 3.9 feet, as did the original PUD. This deviation is minimal, in our opinion.

Items to be Addressed: None.

PARKING, LOADING

The table below shows the required parking for the northern portion of this project, as well as the parking proposed on the site plan:

Parking Requirements

| | Parking Required | Parking Provided |
|---|---|--|
| Multiple-Family Use - 29 units | 2.5 spaces per 5-bedroom unit, or 2.5 spaces x 29 units = 73 | 58 garage spaces 58 driveway spaces <u>3 visitor spaces</u> 119 total spaces |
| Barrier-Free Spaces | 1 barrier-free space (One in visitor parking area) | 1 space |

Number & Size of Parking Spaces

Each unit will have at least a two-car garage on the ground level. The driveways are all a minimum of 20-foot long, enabling two cars to park on each driveway as well. The site plan also shows 4 visitor parking spaces.

One barrier-free parking space is required in the visitor parking area, and one is shown.

The size of the visitor and driveway parking spaces and maneuvering lanes meet ordinance requirements.

Screening of Parking Areas

Section 78-270 requires a minimum five-foot wide landscape strip to screen all parking from adjoining lots. The visitor parking will be screened from view of the commercial neighbor to the east by a landscape buffer. The maneuvering lanes will be screened from view of the neighbors by the townhome units themselves.

Items to be Addressed: None.

CIRCULATION

Access to and from the northern part of this project is from the existing maneuvering lanes located on the southern part of the project.

Based on the average traffic generation estimates provided by the Institute of Transportation Engineers, the project as proposed will not generate enough traffic during peak hours to warrant a traffic study.

The roadway system in the development provides adequate access to the buildings and garages. We also believe that it will accommodate van-style delivery trucks.

As mentioned above, the Fire Chief should evaluate the plans to ensure the road system can accommodate the City’s fire equipment, and that access via one point is acceptable.

Items to be Addressed: None.

PUD AGREEMENT / PHASING

The PUD Agreement will need to be amended prior to final approval. The agreement will specify performance guarantees and conditions of approval, if any.

Items to be Addressed: *Amend PUD Agreement with performance guarantees for public amenities, and conditions of approval, if any.*

ARCHITECTURAL ELEVATIONS

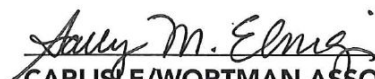
The applicant has provided renderings of the building facades in the submission. They are proposing to build more of the same townhomes as were constructed on the southern portion of the site.

Items to be Addressed: *None.*

RECOMMENDATIONS

In our opinion, the amended PUD meets the standards of Section 78-311 in the Zoning Ordinance. A summary of the remaining outstanding items is listed below:

- A. City Engineer to confirm capacity in City water and sewer systems to accommodate this development.
- B. Recommend City's Fire Chief review the plans and single entrance to this part of the site.
- C. *Applicant to confirm the Brownfield evaluation description on Pg. 4 of this review is generally accurate.*
- D. Amend PUD Agreement with performance guarantees for public amenities, and conditions of approval, if any.



CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

#152-1709

cc: Greta Bolhuis
Marleta Barr



Northville City Fire Department

Serving the cities of Northville and Plymouth

Station 1

215 W. Main St
Northville, MI 48167

Station 2

201 S. Main St
Plymouth, MI 48170

248-449-9920

8/3/2022

Address:

Mill Street Towns – Phase 2
Mill Street
Plymouth, MI

Contractor:

Atwell Group
Matthew Bush
810-923-6878
mbush@atwell-group.com

Inspection Type:

Site Plan Review - Amended PUD Plans

Remarks:

- Fire access road shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.
- No Parking/Fire Lane shall be posted on both sides of the street.
- Single entrance is a dead end. Current plans show acceptable turn-a-round.

Reviewer: *M. Samhat*

To: John Buzuvis and Greta Bolhuis

From: Shawn Keough, PE

Date: August 5, 2022

Subject: Mill Street Towns PUD Amendment – Preliminary PUD Approval

On August 2, 2022, Wade Trim was asked by the Department of Municipal Services to perform a review of the preliminary plans dated July 19, 2022, which have been submitted by Pulte Homes of Michigan, LLC for Preliminary PUD Approval for the northern extension of the Mill Street Towns project. The Mill Street Towns project is located at 100 S. Mill Street.

The original Mill Street PUD project that was approved in April 2019 by the City included the southern portion of the project, and “excepted the northern portion”. The northern portion of the property is approximately 4.8 acres in size and the applicant is proposing to locate an additional 29 townhouse units (similar to the original 76 units approved on the southern portion of the project).

With that background in mind, we have several recommendations that should be incorporated into the proposed PUD Amendment prior to Final PUD Amendment Approval. We recommend that the following comments and conditions be included as part of any approval to the requested Preliminary PUD Amendment:

General Comments

The existing conditions plan sheet should be corrected to show the current street names. We believe that the entrance has been named Sydney Boulevard and that the two loops are N. Sydney Ct. and S. Sydney Ct. The existing conditions plan sheet included as part of this submittal shows Ivy Boulevard, Oliver Road, Pierce Road, and Poppy Street. These names should be removed and replaced.

Sanitary Sewer System Comments and Conditions

1. The proposed sanitary sewer shown on page 04 (Utility and Grading Plan) is proposed to connect to the public sanitary sewer available on N. Sydney Ct. (shown as Oliver in this plan set). There is available capacity in the public sanitary sewer along N. Sydney Ct and downstream along Sydney Blvd to accommodate the additional 29 townhomes that are proposed.
2. As an additional public benefit under the PUD, the developer should provide two sanitary sewer easements to the north to allow future connections to this public sanitary sewer. The two easements should run from the existing sanitary sewer to the properties with tax parcel identification numbers 49-005-01-0363-004 and 049-005-01-0362-007.
3. The 49-005-01-0363-004 property (currently owned by Erin Investments, LLC) is currently served by a septic field system and is the last known septic field system within the City of Plymouth. It would be a huge public benefit for this current project to provide an opportunity to allow future connection to a public sanitary sewer. This could be accomplished by providing a sanitary sewer easement from the public sanitary sewer either east (at manhole S4) or west (at manhole S6) of the proposed detention pond to the property line of parcel 49-005-01-0363-004. We recommend a sanitary sewer easement be provided to the property line and that this additional public benefit be included in the PUD. It would be a large improvement to the public, health, safety and welfare of the City if we can make it easier for the 49-005-01-0363-004 property to get rid of its septic sewer system.
4. A portion of the 49-005-01-0362-007 property (currently owned by Iron Horse Crossing, LLC) is currently connected to sanitary sewer on Main Street. However, due to the drop off in

topography, the southeastern portion of the site does not have the ability to be served by a gravity sewer system. By creating an opportunity for a future connection to a public sanitary sewer, the rear of this property could potentially be redeveloped and better utilized. We recommend a sanitary sewer easement be provided from proposed Sanitary MH S102 to the northern property line and that this additional public benefit be included in the PUD.

Water System Comments

1. The plans propose the installation of a new 8-inch water main extension from the existing public water main on N. Sydney Ct. This new water main is proposed to dead end approximately 400 feet from the existing public water main installed during the initial phases of the Mill Towns project.
2. The Planning Commission should be aware that the residents along N. Sydney Ct. have been experiencing poor water quality (reduced chlorine residual) in the northwest corner of N. Sydney Ct. This condition has not been something that has been easy to fix even as additional users have been added to the system within the Mill Street Towns development. The city has received several complaints and currently has to flush the water system once a month by running water from the hydrants along this portion of the water system. One possible solution to this problem would be to loop the water system to the water main on Main Street.
3. We recommend that the developer provide a public water main easement (and potentially new water main) for a future connection to Main Street. The easement should be provided to the 49-005-01-0362-007 property. Ideally, we would want to see the developer include this connection to Main Street as part of this PUD Amendment to help solve the water quality problem.

Storm Water Management System Comments

1. The plans propose a storm water management system that is unique to serve the northern portion of the project area (approximately 4 acres). The proposed storm water system includes a proposed connection to a city storm sewer manhole in the Amelia Road right of way. The storm water management calculations that have been provided will be reviewed as part of the detailed engineering review but are acknowledged as being submitted.
2. The city would prefer to have this new detention system outlet to either the Wayne County storm sewer system in Mill Street or through the storm water management system that was permitted under the original project. We would recommend that the developer and city meet to discuss this portion of the proposed storm water system prior to approval of the Final PUD Amendment.

Roadway Comments

We understand that the roads within the proposed PUD Amendment are proposed to be private roadways. This should be noted on the plans.

Please note that we do not consider these comments to constitute an engineering approval of the plans that have been submitted. Once the Final PUD Amendment is approved, detailed engineering plans should be submitted to the City for further review and comment.

Please feel free to contact me directly at (313) 363-1434 with any questions you have regarding our comments.

SWK:ka

PLY2116-01T

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MUNICIPAL SERVICES

1231 Goldsmith
Plymouth, Michigan 48170

www.plymouthmi.gov

Phone 734-453-7737
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Review of Mill Street Townes Phase 2

DMS comments and concerns:

1. Sanitary sewer system:
 - This extension of the public system is the opportunity to bring the final two parcels for the city of Plymouth into compliance with the sewer ordinance.
 - The one and only known remaining septic system needs to be addressed. The extension of the public sanitary sewer main line to be placed along the property line or run a stub of sanitary sewer main and associated easement to abut the two parcels at a minimum.
2. Water system:
 - This extension of the public system will require additional review to ensure that safe drinking water can be delivered through the proposed dead end main.
 - The current/existing public extension (looped system) serving phase 1 has required DMS staff to perform extra maintenance, flushing and sampling to ensure the water quality.
 - The further extension and creating a dead end will require modeling and study to confirm the proposed extension will deliver water that meets the standards of the safe drinking water act.
 - An extension of the water main and associated easement to the point closest to Main St. is required.
3. Storm drain system:
 - Storm water treatment, detention and retention systems are a highly sensitive subject in the City and deserve to be given ample review for all the conditions that are present on the site. If the system as proposed is accepted, this will be the only development in the city with multiple storm systems installed. In this case, the brownfield site has ground water contamination, this is a factor that is both limiting and can provide for additional options and exemptions. The design of the storm system can be modified to be exempt from requirements that could contribute to the movement of contaminated ground water, this could include a storm system that does not have a retention component.
 - Additionally, the storm system for phase 1 outlets to the Wayne County drain, the outlet as proposed for phase 2 is to the City storm system, this will undoubtedly result in future confusion for the condominium board and can be avoided by keeping the outlet to the Wayne county drain consistent.
4. Sidewalks and roads:
 - Per the City sidewalk ordinance, sidewalk extensions are to be installed in conjunction with development. An extension of the City sidewalk on Amelia St. is required as well as bringing the crosswalk approach at Amelia and Mill into ADA compliance.
 - The widening of the Mill St. right of way may require the realignment of the sidewalk along Mill. At a bare minimum, the reconstruction of the sidewalk is necessary along with the removal of the abandoned driveway approach, curb cut and turn/maneuvering lane.
 - A vehicular access easement and stub of road to the property line closest to Main St. for future connectivity, and emergency service access.

Respectfully,
Adam Gerlach
Asst. Director of Municipal Services

FOR DISCUSSION ONLY

To: Planning Commission
 From: Greta Bolhuis, AICP, Planning and Community Development Director
 Date: August 2, 2022
 Re: Impervious Surface Edits

BACKGROUND:

The impervious surface subcommittee met and discussed the available options to adopt an impervious surface ordinance. The subcommittee and administration agreed that a series of edits packaged as impervious surface edits would meet the desired timeline for implementation and would be a first step in the longer, more robust process of implementing a standalone impervious surface ordinance and stormwater management program. The intent of these impervious surface edits is to:

1. Increase greenspace on residential properties
2. Increase areas to plant trees, plants, and grass
3. Reduce the impact of rainwater on neighboring properties
4. Be a good steward of our environment
5. Take pressure off the city's storm sewer system

If you have any questions, please contact me directly.

PROPOSED EDITS:

Sec. 78-21 – Definitions

Impervious surface means a constructed surface that is resistant to permeation by surface water.

Landscape area means an area of ground surface that is planted with live plant material such as turf grass, ground cover, trees, shrubs, hedges, vines, flowers, and other live plant material. Landscape areas may also include other incidental natural materials such as woodchips, boulders, and mulch provided in combination with live plant material.

Sec. 78-190 – Limiting height, bulk, density and area by zoning district.

| Zoning District | Minimum Landscape Area Percentage of Lot |
|-------------------------------|--|
| R-1 One-Family Residential | 35 (x) |
| RT-1 Two-Family Residential | 35 (x) |
| RM-1 Multi-Family Residential | 35 (x) |
| RM-2 Multi-Family Residential | 35 (x) |
| MU—Mixed Use | 35 (x) |

Sec. 78-191 – Notes to schedule.

(x) A minimum of 60% of the front yard shall be landscape area.

Sec. 78-203. Plant material and landscaping requirements.

(5) *Suggested plant materials.*

a. *Evergreen trees:*

Pine (White)

Douglas-Fir

Fir

Hemlock

Spruce

b. *Narrow evergreens:*

Red Cedar

Arborvitae

Junipers

c. *Large deciduous trees:*

Zelkova

Sycamore

Tuliptree

Kentucky Coffeetree

Blackgum

Oaks

Ginkgo (male)

Birch

Linden

~~Hard Maples~~

Beech

Honey locust (seedless & thornless)

d. *Small deciduous trees:*

Hornbeam

Hawthorn

Magnolia

Mountain Ash

Redbud

Flowering Dogwood

Flowering Crabapples (disease resistant varieties)

e. *Large shrubs:*

1. Deciduous:

~~Honeysuckle~~

Lilac

Forsythia

~~Border Privet (Great Lakes invasive species)~~

Staghorn Sumac

Pyracantha

~~Barberry (MI invasive species)~~

Flowering Quince

- Sargent Crabapple
- Dogwood (Silky, Red Osier, Grey)
- Cotoneaster (Pekin, Spreading)
- Common Witchhazel
- Blackhaw Viburnum
- Highbush Cranberry
- American Elderberry
- 2. Evergreen:
 - Irish Yew
 - Hicks Yew
 - Mugo Pine
 - Pfitzer Juniper
 - Savin Juniper
- f. Medium to Small shrubs:
 - 1. Deciduous:
 - ~~Regal Privet~~
 - Fragrant Sumac
 - Japanese Quince
 - Potentilla
 - ~~Compact Burning Bush~~
 - Cotoneaster (Cranberry, Rockspray)
 - Red Chokeberry
 - Michigan Holly
 - Common Ninebark
 - Arrowwood Viburnum
 - New Jersey Tea
 - Buttonbush
 - 2. Evergreen:
 - Dwarf Mugo Pine
 - Big Leaf Winter Creeper
 - Arborvitae
 - Low Spreading Junipers (Andora, Hughes, Tamarack, etc.)
 - Spreading Yews (Dense, Brown's, Ward, etc.)
- g. Trees not suggested/permitted:
 - Box Elder
 - Ash Trees
 - Willows
 - ~~Soft Maples (Silver)~~
 - Poplars
 - Siberian Elms
 - ~~Horse Chestnut (nut bearing)~~
 - Tree of Heaven, Russian Olive

(6) Right-of-way landscaping requirements.

The right-of-way adjacent to residentially used properties shall be landscaped with live plant material such as turf grass, ground cover, trees, vines, flowers, and other live plant material. Exceptions are made for a driveway approach to allow vehicular access to the street.

Sec. 78-219. Grading, drainage and building grades.

- (1) The ground areas outside the walls of any building or structure hereafter erected, altered, or moved shall be so designated that surface water shall flow away from the building walls in such a direction and with such a method of collection that inconvenience or damage to adjacent properties will not result. Where property is developed adjacent to existing properties previously developed, existing grades of adjacent properties shall have priority. Grades around houses or structures shall meet existing grades in the shortest possible distance, as determined by the building official, but under no circumstances shall exceed 1:4 slopes or 25 percent grades.
- (2) To minimize impacts on contiguous, previously developed, single-family residential property and ensure compatibility for new projects in established residential neighborhoods, the first story elevation height of new structures shall be consistent with the first floor elevation height of contiguous residences, in conformance with other requirements of this ordinance. Any property owner/developer who intends to add fill above the height of the existing contiguous grades shall demonstrate to the building official's satisfaction, that additional fill is not detrimental to surrounding properties in terms of compatibility and drainage.
- (3) A certificate of occupancy will not be issued until the required landscape area has been installed and final grades are approved by the city building official. A certificate of grading shall be completed by the applicant. The building official shall require a certified copy of the grading plan to be submitted by a registered civil engineer or land surveyor.

Sec. 78-270 – Off-street parking requirements

(a) There shall be provided in all districts at the time of erection or enlargement of any main building or structure, automobile off-street parking space with adequate access to all spaces. The number of off-street parking spaces, in conjunction with all land or building uses, shall be provided prior to the issuance of a certificate of occupancy, as hereinafter prescribed.

(1) Off-street parking for other than residential use and other than those spaces accommodated by payment in lieu of parking as approved by the city commission shall be either on the same lot or within 300 feet of the building it is intended to serve, measured by public right-of-way from the nearest point of the building to the nearest point of the off-street parking lot. Ownership of the parking lot must be the same as the building. Spaces may be leased from municipal lots or other lots controlled by the city or downtown development authority (DDA), provided such spaces are within 300 feet of the building and the lease is not in default. Rate and terms of the leased spaces shall be determined by the city commission. Default of a parking lease agreement will constitute a violation and enforcement by the city.

(2) Residential off-street parking spaces shall consist of parking spaces, driveways, garage, or combination thereof and shall be located on the premises they are intended to service, and subject to the provisions of section 78-273~~2~~.

(3) Unless otherwise provided herein, off-street parking shall not be permitted in any required or non-required front yard, except for use of the driveway. Off-street parking shall be permitted within the required side or rear yard setbacks, provided a minimum five foot setback is maintained between off-street parking and the side and rear lot lines of all adjoining properties. This requirement may be waived or modified by the planning commission for sites where there is limited land area available to meet the strict requirements of this section or for sites where it is possible to provide additional landscaping or screening to buffer parking from adjoining uses and a public road right-of-way.

Sec. 78-273. – Residential driveways.

(1) New driveways constructed for residential access ~~within the R-1 and RT-1 Districts~~ shall meet all the following standards:

(a) Shall be a minimum of nine feet wide in width, and clear of encumbrances such as columns or curbs.

(b) Shall be a maximum of 24 feet wide at the property line.

(c) Shall be located on the side of the new dwelling that is opposite any existing driveway on an adjacent parcel, when possible.

(d) The edge of the driveway including any necessary curbs shall be located at least one foot from off the side property line. The one-foot buffer area shall be landscaped with appropriate plant material such as turf grass, perennials, or shrubs.

(e) The driveway shall not extend beyond the width of the garage, carport, or parking pad served by the driveway.

(f) One driveway is allowed per lot and one curb cut is allowed per driveway. A second curb cut is permitted only if connected to a public alley.

(g) No rocks, gravel, or stone mulch shall abut any portion of the driveway.

(h) Driveways that abut each other shall be relocated if possible.

(i) Any legal, non-conforming driveway may be repaved or reconstructed in the same location.

(j) Parking is not permitted in any front yard except on a driveway.

~~(2) Existing driveways within the R-1 and RT-1 districts may be reconstructed in the same location. Where two existing driveways abut one another, they may continue but shall be relocated if possible; continuation of this condition is discouraged~~

FOR DISCUSSION ONLY

To: Planning Commission
From: Greta Bolhuis, AICP, Planning and Community Development Director
Date: August 2, 2022
Re: B-2 Central Business Districts Ordinance Amendments

BACKGROUND:

As you were made aware at the June 8, 2022 meeting by Comm. Silvers, the Zoning Board of Appeals made a zoning interpretation at their June 2, 2022 meeting that dental offices are considered a personal service establishment and a professional office. A result of that interpretation is that the Planning Commission shall update the ordinance to match the interpretation of the Zoning Board of Appeals. The proposed amendments to the Definitions section should be considered carefully as they would apply to all zoning districts. The proposed amendments to the B-2, Central Business District section aim to broadly allow specific uses rather than specifically list types of businesses. Additionally, outdated language and obsolete uses have been removed.

If you have any questions, please contact me directly.

PROPOSED EDITS:

Sec. 78-21. Definitions.

Personal service establishment means a facility used primarily for the provision of personal services to an individual which are related to care and appearance of the body, or the cleaning or repair of personal effects. This definition does not include vehicles as a personal effect.

Retail establishment means a commercial business facility that sells goods directly to consumers.

Sec. 78-100. Intent.

~~The B-2, central business district is designed to provide for a office buildings and the great variety of large retail stores and related associated activities which occupy the prime retail frontage by serving the comparison, convenience and service needs of the entire municipal area as well as a substantial area of the adjacent and surrounding residential developments beyond the municipal limits. The district regulations are designed to promote convenient pedestrian shopping and the stability of retail development by encouraging a continuous retail frontage and by prohibiting automotive related services and non-retail uses which tend to break up such continuity.~~

(Ord. of 10-6-03)

Sec. 78-101. Principal uses permitted.

In a B-2, central business district, no building or land shall be used, and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this chapter.

Permitted uses:

- (1) Any generally recognized retail ~~establishment business~~ which supplies commodities on the premises within a completely enclosed building, ~~such as, but not limited to: foods, drugs, liquor, furniture, clothing, dry goods, notions, or hardware.~~
- (2) Any personal service establishment which performs services on the premises within a completely enclosed building, ~~such as, but not limited to: repair shops (watches, radio, television, shoe repair, and etc.), tailor shops, beauty parlors, barbershops, interior decorators, photographers, and dry cleaners.~~
- (3) Standard Restaurants and carry out restaurants not serving alcoholic beverages including carry-out restaurants where the patrons are served while seated within a building occupied by such establishment, and wherein such establishment does not extend as an integral part of, or accessory thereto, any service of a drive-in, drive-through, or open front store.
- (4) Hotels and motels.
- (5) Theaters or assembly halls when completely enclosed.
- (6) Offices and office buildings of an executive, administrative or professional nature.
- (7) Banks, credit unions, savings and loan associations, and other financial institutions including drive-through facilities, drive-through branches, and/or 24-hour automatic tellers.
- (8) Child care centers and nursery schools.
- (9) Municipal buildings and governmental offices.
- (10) Any service establishment of an office-showroom nature. Offices and showrooms of plumbers, electricians, decorator or similar trades, in connection with which not more than 25 percent of the floor area of the building or part of the building occupied by the establishment is used for making, assembling, remodeling, repairing, altering, finishing, or refinishing its products or merchandise; and provided that the ground floor premises facing upon, and visible from any abutting street shall be used only for entrances, offices, or display. All storage of material on any land shall be within the confines of the building or part thereof occupied by the establishment.
- (11) An establishment at which instruction is given in a particular discipline. Business schools or private schools operated for profit. Examples of private schools permitted herein include, but are not limited to, dance schools, music and voice schools, and art studios.
- ~~(12) Newspaper offices and printing shops.~~
- ~~(123) Funeral homes.~~
- ~~(134) Storage facilities, when incidental to and physically connected with any principal use permitted, provided that such facility is within the confines of the building or part thereof occupied by such establishment.~~
- ~~(145) Parking facilities except private surface parking lots.~~
- ~~(156) Other uses which are similar to the above and subject to the following restrictions:~~

- a. All businesses establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail from the premises where produced.
 - b. All business, servicing, or processing except for off-street parking or loading, shall be conducted within completely enclosed buildings.
 - c. Outdoor storage of commodities shall be expressly prohibited.
- (167) Residential uses shall be permitted provided such living units are located on the second floor or above.
- (178) Accessory structures customarily incident to the above permitted uses.
(Ord. of 10-6-03; Ord. No. 2007-01, § 2, 5-21-07; Ord. No. 2011-04, § 1, 5-2-11; Ord. No. 2013-04, § 3, 10-7-13)

Sec. 78-102. Special land uses permitted after review and approval.

The following uses may be permitted by the planning commission subject to article XXIII, the review and approval of the site plan by the planning commission, and the imposition of special conditions which, in the opinion of the commission, are necessary to ensure that the land use or activity authorized is compatible with adjacent uses of land, the natural environment and the capacities of public services and facilities affected by the land use, and subject further to a public hearing held in accord with section 78-281:

- (1) Public utility and service buildings and uses including telephone exchange buildings (without storage yards) when operating requirements necessitate the locating of such building within the district in order to serve the immediate vicinity.
- (2) Bars and lounges or restaurants serving alcohol subject to the following:
 - a. No more than ten seats shall be allowed at the bar.
 - b. Alcohol shall be served only to seated patrons or persons standing in the designated standing area adjacent to the bar as outlined in subsection 78-101(4)c [subsection 78-102(2)c].
 - c. The standing area adjacent to the bar shall not exceed 150 square feet.
 - d. No dance floor or dancing area, allowed.
 - e. The bar, lounge, or restaurant serving alcohol shall be restricted to a specific size and square footage. Any increase in square footage or expansion of restaurant operations which serve alcoholic beverages shall be subject to a new or amended special use permit.
 - f. The community development director shall request a report from the city's director of public safety regarding the possible impacts of the establishment serving alcoholic beverages. The planning commission shall consider this report in their evaluation of the request for special land use approval.
- (3) Sale and service of food and drink out of doors provided such use is incidental to a similar principal use indoors and conducted adjacent to the principal use and subject further to street occupancy permits and all rules and regulations to control such street occupancy, provided the use does not interfere with pedestrian or vehicular traffic.
- (4) Rooftop dining subject to section 78-297 and section 78-281, special uses, [subsection] (b)(1).

(Ord. of 10-6-03; Ord. No. 2013-04, § 3, 10-7-13; Ord. No. 2020-04 , 9-21-20)