



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, April 12, 2023 – 7:00 p.m.
City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170
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Phone 734-453-1234

<https://us02web.zoom.us/j/89930012795>

Passcode: 518520

Webinar ID: 899 3001 2795

1. CALL TO ORDER
 - a) Roll Call
2. CITIZENS COMMENTS
3. APPROVAL OF THE MINUTES
 - a) Approval of the March 8, 2023 meeting minutes
4. APPROVAL OF THE AGENDA
5. COMMISSION COMMENTS
6. PUBLIC HEARINGS
7. OLD BUSINESS
 - a) PUD 23-01: 1100 W. Ann Arbor Trail, Revised Concept Preliminary PUD
 - b) Master Plan discussion
 - c) Zoning Audit discussion
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 2023 Goals

1. Review, amend, and revise the master plan as necessary
2. Obtain and review a form based codes test case
3. Create an ordinance to support generators



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, March 8, 2023 - 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 7:00 p.m.

Present: Chair Sisolak, Vice Chair Silvers, Commissioners Joe Hawthorne, Tim Joy, Jennifer Mariucci, Kyle Medaugh, Hollie Saraswat

Excused: Eric Stalter, Shannon Adams

Also present: Economic Development Director John Buzuvis, Planning Consultant Sally Elmiger

2. CITIZENS COMMENTS

Ellen Elliott, 404 Irvin, said she appreciated the Planning Commission.

3. APPROVAL OF MEETING MINUTES

Saraswat offered a motion, seconded by Mariucci, to approve the minutes for the February 1, 2023, working session meeting.

There was a voice vote.
MOTION PASSED

Medaugh offered a motion, seconded by Hawthorne, to approve the minutes for the February 8, 2023, meeting.

There was a voice vote.
MOTION PASSED

Silvers offered a motion, seconded by Medaugh, to approve the minutes for the February 20, 2023, working session meeting.

There was a voice vote.
MOTION PASSED

4. APPROVAL OF THE AGENDA

Joy offered a motion, seconded by Silvers, to approve the agenda for March 8, 2023.
Saraswat asked to have item 8.a moved above old business. Joy and Silvers accepted the amendment.

There was a voice vote.
MOTION PASSED

5. COMMISSION COMMENTS

Mariucci said her family would be relocating and she would be resigning from the Planning Commission.
Saraswat thanked the city workers for their professionalism and promptness in cleaning up after recent storms.

6. PUBLIC HEARINGS

There were no public hearings.

8. NEW BUSINESS

a. PUD 23-01: 1100 W. Ann Arbor Trail: PUD preliminary presentation and discussion

Several representatives of the First Church of Christ, Scientist spoke about their proposed plan, which includes tearing down the current structure, then building a smaller church on the west side of the property and condominiums on the east and northeast part of the property. They said the public benefits would include installing a bench near the sidewalk, and a pocket park type configuration, and removing invasive species from the creek bank and replanting with native species. In addition, they propose lighting and bench upgrades to the public trail that runs behind the property.

Commissioner Comments

Commission members mentioned several concerns, including walkability, green space, density, and height. It was noted that the master plan calls for mixed use low density in that area. Elmiger said the density calculated in her report included the entire property, including the new church building site. She said she could recalculate to not include the portion of the parcel where the church will be located.

Citizen Comments

Ellen Elliott, 404 Irvin, said she liked keeping the church in the city, but thinks the project should keep with the master plan for density and follow the impervious surface ordinance.

The developer said he would come back to the Planning Commission with a revised plan at a future date.

7. OLD BUSINESS

a. Selection/discussion of form-based codes test case

After a discussion, it was agreed that the mixed-use high-density area of Old Village would be used for the test case.

8. NEW BUSINESS

b. 2023 goals discussion

It was decided that review, amend and revise the master plan as necessary, obtain and review a form-based codes test case, and review and review and revise the ordinance that dictates where generators are located as necessary would-be Planning Commission goals for 2023. These items are on the City Commission's one-year task list as well.

c. Master plan discussion

There was a suggestion that Planning Commissioners pick a section they would like to review and report back to the group. Saraswat selected the background study, Mariucci selected the introduction, Silvers selected public input, Joy selected the Ann Arbor Rd. sub-area plan, Medaugh selected transportation and Sisolak selected goals.

9. REPORTS AND CORRESPONDENCE

City Commission Liaison Kelly O'Donnell said working toward RRC 2.0 should be added to the Planning Commission goals, and it was decided that completing the listed goals would be doing so.

Sisolak reported on the Mayor and Chairs meeting that was held on February 21.

10. ADJOURNMENT

Joy offered a motion, seconded by Mariucci, to adjourn the meeting at 9:32 p.m.

There was a voice vote.

MOTION PASSED



Carlisle | Wortman
ASSOCIATES, INC.

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

MEMORANDUM

TO: City of Plymouth Planning Commission

FROM: Sally M. Elmiger, AICP, LEED AP

DATE: April 6, 2023

RE: Brookside Village/Christian Science of Plymouth PUD – Second Conceptual Review

The property owner of 1100 W. Ann Arbor Trail, Christian Science of Plymouth, and a developer, Champion Development Group, appeared before the Planning Commission at their March 8 meeting. They are returning with a revised conceptual plan, and are requesting comments on the revised plans. They are proposing a mixed-use Planned Unit Development (PUD) that comprises a small church building and parking lot, and 28 (down from 30) townhome units.

Because the Planning Commission is being asked for their input, and not a formal decision, we have provided a truncated review. This review identifies the main deviations from the Zoning Ordinance proposed by the development, and comments on various aspects of the proposal. (Note that the ordinance allows a Planned Unit Development (PUD) project deviations from the ordinance in exchange for public benefits provided by the project. The Planning Commission and City Commission must determine if the deviations create a project that fits in with the surrounding neighborhood, and are in balance with the public benefits offered by the project.) Once the applicant returns with a formal PUD Site Plan, we will review the project in detail.

Our initial observations include the following, and have included comments on the revisions:

Master Plan:

The project is proposing a mix of townhouse (multi-family) residences, and a house of worship. The Master Plan identifies this area as “Mixed Use: Low Density.” The Plan describes this future land use designation as follows:

The Mixed Use Low Density designation is specific to land uses where it is appropriate to have a low-impact commercial use adjacent to single-family or multi-family residential areas. This land use allows for single and multi-family uses to continue and be established, while encouraging lower-intensity commercial and office uses that can serve the residential areas. The Mixed Use Low Density land use designation is generally detached buildings with the character of single-family residences that are no more than two stories. Parking in this land use should be located at the rear of the property.

The proposal is consistent/inconsistent with the Master Plan vision in the following ways:

1. The Christian Science Reading Room is a low-impact commercial use that would be adjacent to single- and multi-family residential development.
2. The project is proposing to establish multi-family uses. Houses of worship are often combined with residential uses in the same district; however, houses of worship are considered a “Special Land Use.”
3. The townhouse design along the street frontage has been modified to create two “duplexes,” which are much more in the character of single-family residences. The buildings in the interior and rear of the site are of a “townhouse” character. Also, the proposed buildings are taller than two stories; however, the peak of the roof has been reduced by 3.6-feet. The revised height of the building, as measured to the midpoint per the Zoning Ordinance definition, is 25.25 feet (vs. approximately 27.5 feet in the previous design).
4. Parking is proposed at the side and rear of the buildings.

The Planning Commission should discuss the inconsistencies of the project and Master Plan with the applicant. As discussed later in the memo, while the number of units has been reduced by two, it’s our opinion that the townhouse portion of the development is still slightly too dense. This is evidenced by the short distance between the two “small” units at the southeast corner of the central green space, and the limited space to build the most easterly unit along the floodplain. We provide a number of options to address density, height, and preservation of natural resources later in this memo.

Land Uses & Density:

The project narrative describes two land uses on one “Master” condominium site. Therefore, we have applied the zoning requirements to the entire property (rather than divide the property based on the area occupied by each land use.)

The mix of uses and scale of the buildings is consistent with the RM-2, Multi-Family Residential District. We will compare the project against this zoning district’s requirements. Townhomes are considered a “permitted” use in this district, while a house of worship is considered a Special Land Use in this district.

The ordinance calculates permitted density by dividing the area of the lot by 900 s.f. (Sec. 78-191(c)). This lot is 97,818 s.f. in size. If divided by 900, the ordinance permits this site to have 109 “rooms.” The ordinance assigns a specific number of “rooms” to a unit, based on the number of bedrooms that unit has. Other rooms, such as a den, office, or similar extra space, are considered bedrooms when calculating density. Therefore, the number of rooms assigned to a unit is assigned as follows:

- Efficiency apartment unit = 1 room
- One-bedroom unit = 2 rooms
- Two-bedroom unit = 3 rooms
- Three-bedroom unit = 4 rooms
- Four-bedroom unit = 5 rooms

The proposal has two types of units. We assume the floor plans of the units have not changed, as new floor plans for the townhomes were not submitted with the revised plans:

- Large unit, that has two bedrooms, one flex room, and one office. This unit would be counted as having 4 bedrooms. As such, it would be assigned 5 rooms, as listed above.
- Small unit, that has two bedrooms and one flex room. This unit would be counted as having 3 bedrooms. As such, it would be assigned 4 rooms, as listed above.

Using this information, the density of the project is proposed as follows. We have also included the maximum allowed under the RM-2 Zoning District for comparison:

	Proposed Number of Rooms/Units	Maximum Permitted Rooms/Units*	Difference
Large Units (New=19 units; Previous = 16 units)	19 units x 5 rooms = 95 rooms (Previous = 80 rooms)	11 units x 5 rooms = 55 rooms	+8 units/40 rooms
Small Units (New = 9 units; Previous = 14 units)	9 units x 4 rooms = 36 rooms (Previous = 56 rooms)	13 units x 4 rooms = 52 rooms	-4 unit/16 rooms
Total	28 units/131 rooms	24 units/107 rooms**	+4 units/24 rooms

*We calculated the number of units by maintaining the 50/50 ratio between the large units and small units in the proposal.

**This calculation may be able to be refined so that all 109 rooms permitted can be accommodated in the units.

The previous proposal was approximately 27% higher in density than permitted in the RM-2 Zoning District. The new proposal is approximately 20% higher in density than permitted. The other change we think significant is that the number of “larger” units has increased, and the number of “smaller” units has decreased. The “smaller” units are, in our opinion, a positive aspect of the previous plan. The revised plan now has a 68%/32% split between larger/smaller units (previous plan had 53%/47% split). While a PUD does allow deviations from the ordinance provisions, we think it would benefit the layout and the project to either reduce the total number of units by a few more, or reinstate the approx. 50%/50% split by changing some of the large units for small units. Another option would be to lower the height of the units (or some of the units) from 2.5-stories to 2-stories.

Site Design:

Setbacks and Bulk Requirements:

- Front setbacks:
 - The townhome building is much closer to the Ann Arbor Trail right-of-way (8.5 feet) than permitted in the RM-2 District (25-feet). We consider this a positive aspect of the plan because the existing building to the east is also closer to the right-of-way than 25-feet. This also creates a comfortable transition between the single-family neighborhood and the downtown to the east.
 - The proposed church building has been shifted toward the street (setback approximately 16 feet). In our opinion, this creates a logical progression between the existing building setbacks to the east, and the existing building setbacks further to the west.
- Side setbacks:
 - Both townhomes and church meet the side setback requirements.
- Rear setbacks:
 - The property line abutting the Tonquish Creek Manor parking lot is actually a “rear” property line. Therefore, a “side” setback does not apply here, but should illustrate a 35-foot “rear” setback. This change wasn’t reflected on the revised plans. The building locations appear to meet the required rear setback, but the “Architectural Site Plan” doesn’t clearly show the northern property line. When the site plan is formally submitted, the project design should be illustrated

on the survey, with all of the topography, property lines (heavy black line), and site features clearly visible.

- The townhome buildings that abut Tonquish Creek are between 16-25 feet from the edge of the floodplain. The configuration of these units has been modified to be seven “large” units vs. eight units (six large & two small), and the units are oriented to mimic the shape of the edge of the floodplain. While these are good changes, we still think construction of the most easterly unit will negatively impact the floodplain. A minimum 20-foot construction envelope is needed, in our opinion. If the most easterly unit in this building were eliminated, this would increase the width of the construction envelop to 20-feet in this area.
 - Parking lots for a non-residential use (like a house of worship) must be located a minimum of 10-feet from the property line that abuts a residential property. The church parking lot is compliant with this provision except for the 11 spaces on the north side of the adjoining single-family home to the west, and the 4 “church” and 4 “guest” spaces adjoining Tonquish Creek Manor’s parking lot. These conditions appear to the existing non-conformities, which may remain but can’t be expanded.
- Building height:
 - The plans now show architectural renderings of the proposed church building, but not an elevation drawing that indicates its height. This information needs to be provided.
 - The townhomes are 2.5-stories in height. The Master Plan calls for buildings not taller than 2-stories, and the RM-2 zoning district allows up to 4-stories. Since this is a PUD, the Planning Commission may work with the applicant to determine the appropriate height of the townhome buildings. In our previous review, we requested that the height of surrounding buildings be provided to better evaluate what will “fit” into this neighborhood. As we mentioned above, reducing the height of at least some of the units to two-stories will coordinate the density of this project with the surroundings, and the RM-2 zoning district.

Building Location and Circulation:

- The organization of the townhouse buildings close to the Ann Arbor Trail right-of-way is positive. We also consider the townhouse arrangement around a central open space to also be positive. The central open space is larger than the previous plan, which is positive. As mentioned above, the buildings in the southeast corner of this grouping are too close.
- The location of the church building is logical.
- Regarding site circulation:
 - Sharing the curb cut between uses is a positive aspect of the plan.
 - The previous plan had “one-way,” narrower internal driveways. The revised plan shows wider driveways between the northern building and the opposite building to the south, as well as the western driveway between the townhomes and church. The church parking has also increased by 4 spaces. In our opinion, these changes are contrary to the Planning Commission’s comments to reduce impervious surfaces. Overall, the design should be refined to minimize the amount of pavement on the site, and increase green space. At this time, most of the site is either paved or occupied by buildings.

Parking:

- Parking requirements for the townhomes is 2.5 spaces per unit (since each unit has 3 or more “bedrooms”). This would total 75 spaces. We assume that each unit will have a two-car attached garage. Floor plans should be provided to confirm this. If this is correct, then 60 spaces will be accommodated in garages, with an addition of 15 “visitor” spaces required. The plans show 10 “guest” parking spaces allocated to the townhomes. This reduces the number of guest spaces from the previous plan, but because the church spaces have increased, doesn’t reduce the amount of impervious pavement.
- Parking requirements for the church equal one space per 2 seats. The church states that they can accommodate 63 congregants in the building. This would equate to 31 required spaces. The engineered site plan shows 32 spaces in the vicinity of the church building. The plans also show 12 “banked” spaces along Tonquish Creek Manor’s shared property line to the north. In our opinion, the purpose of “banked” spaces is to have space for more parking spaces to meet the ordinance requirements, but actually construct fewer spaces if fewer spaces will meet the need. The Church should indicate if 32 spaces are needed for their everyday use. As mentioned above, the amount of pavement on site is excessive, particularly since a one-way scenario could be easily accomplished given the two curb cuts accessing this site (Ann Arbor Trail, and Joel R. Street).

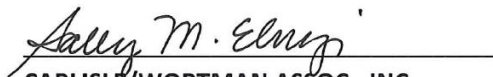
Proposed Amenities: We consider the proposed amenities to be positive aspects of the plan, with the following revisions:

- Church “pocket park” seating area. This area is approximately 11’ x 15’. It has been shifted to the south to abut the public sidewalk, which we consider positive. This makes the space more available to the public.
- Townhome central park. As mentioned through this review, the organization of townhomes around a central gathering area is positive. The recent changes to make the park larger are positive. The space between the buildings at the southeast corner needs to be widened.
- Tonquish Creek bank ecological restoration. This would be a positive change along the creek as long as the priority is to improve the ecological functioning of the bank area, and improve water quality entering the creek from this site. This project will require input from ecological professionals, and any restoration work will require revegetation with native plant species, and specialized maintenance of the area to enable establishment of the plants. The narrative submitted with the revised plans states that a detailed description regarding the scope and process for executing the Tonquish Creek bank ecological restoration will be provided when they submit for formal PUD review.
- Tonquish Creek bench and ornamental light pole updates. These are positive proposals that may require input from other City departments.
- Public walkway between Ann Arbor Trail and Tonquish Creek. We consider this a positive amenity, particularly since the walkway will be open to the public. The walk has been revised to traverse the eastern property line, creating a direct link from the public sidewalk to the creek. This change is positive.
- Open space/water feature between buildings abutting Ann Arbor Trail. This is a new feature of the plan, and we consider it positive.

In summary, we think the project has many positive qualities, particularly one that allows a Plymouth organization who has been in the City for decades to remain in the City. Many of the revisions provided in the most recent submission help to address some of the comments in our previous review. The significant points in our review include:

- 1) The density could be reduced further, either by making some or all of the buildings 2-stories (vs. 2.5-stories), reducing the number of units, or making some of the large units into small units. We suggested two areas of the site design that could be improved by eliminating a unit. The applicant may also have other ideas.
- 2) The applicant should provide an illustration showing the proposed buildings in the context of the existing buildings on the south side of the street. This could be a simple line drawing. The height dimensions of surrounding buildings should also be provided. This will help the Commissioners understand how the proposal will “fit” into the streetscape.
- 3) The applicant should also provide floor plans of the townhome units to clearly understand the proposal.

In addition to these comments, we have provided other ideas in this memo to further refine the proposal that should be discussed between the applicant and Planning Commission. We look forward to participating in this discussion at the upcoming meeting.


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

REVISED SUBMISSION NARRATIVE

APRIL 12, 2023

REVISION OVERVIEW

From the March 8, 2023 meeting date appearance, we processed the assorted comments and input from the productive dialogue at the PC meeting and have incorporated what we believe were the prominent input that was offered. From this exchange, below is a summary of revisions incorporated into this new submission:

- *Density has been REDUCED from 30 units to 28 units.*
- *The open / green / recreation space has been INCREASED SIGNIFICANTLY*
- *The impervious drive areas has been REDUCED*
- *The OPEN SPACE between buildings has been INCREASED.*
- *The building Heights have been REDUCED by 3.5 ft.*
- *Units along Ann Arbor Trail have been REDUCED to now include a feature entry courtyard.*
- *A common sidewalk has now been added along the entire East side connecting Ann Arbor Trail to Tonquish Creek.*
- *Parking configurations have been rearranged for maximum efficiency and to minimize impervious surfaces.*
- *For clarity, there will not be a new bridge over the Tonquish Creek. Not needed.*
- *The Church design remains unchanged from the original presentation.*
- *The Public Benefits as original proposed remain in effect.*
- *While not yet included at this time, the full PUD submission will include detailed descriptions regarding scope and process for executing the Tonquish Creek bank Ecological Restoration.*

The net effects of all these substantive revisions are that the courtyard based, village style site design has become much more open, inviting and usable. From the enhanced outdoor open space, reduced building massing, space between buildings, convenient guest parking, all prominent design features have been significantly improved based on the input provided by the PC in March. The addition of the new pedestrian entrance and the sidewalk connection to Tonquish Creek Trail produces significant improvement regarding WALKABILITY to Downtown Plymouth.

OVERALL PROJECT OVERVIEW

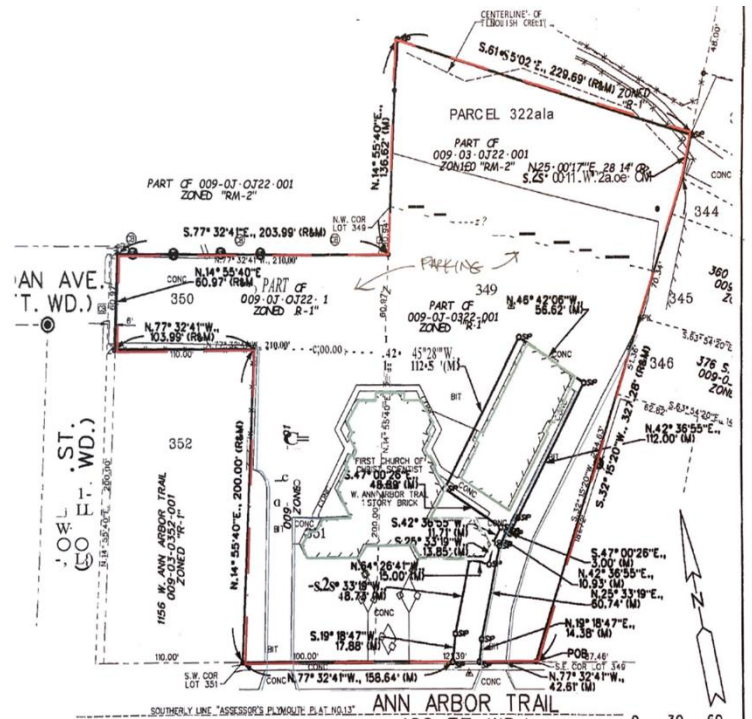
The existing **First Church of Christ, Scientist of Plymouth** has been on its present 2.25 Acre site since the 1950's. Prior to this location, the Church family was located in Downtown Plymouth. In all, the this Church Community has been part of the Plymouth population for around 100 years.

The existing campus located at 1100 W. Ann Arbor Trail contains 2 structures of around 8,000 sf + 4,200 sf totaling around 12,200 sf. The Church congregation population has become reduced over the years, and no longer requires the use of a large church building. The projection for the future does not see this

population growing. The present Church operations have been conducted in the smaller building for the last several years. The larger structure is presently being temporarily leased out to an unaffiliated Church group.

The need for the First Church of Christ, Scientist of Plymouth Church at this time is to develop a new structure with parking that is appropriately sized for the present and future population of the Church family. This can be accomplished on around 1/3 of the existing property land. The plan as presented in this project is that the developer, Champion Development Group, shall develop a project suitable and harmonious with the Church family and the adjacent Plymouth community.

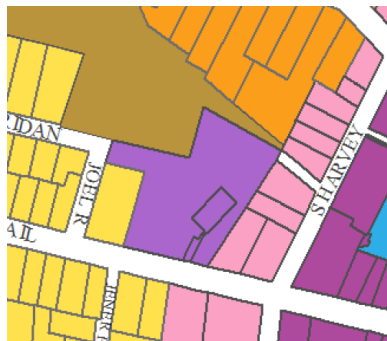
The Champion Development Group (CDG) has entered into a Contract with the First Church of Christ, Scientist of Plymouth entity to purchase the available remaining portion of the property and has been working closely with the Church family to help define what each entity needs to move forward with a workable Master Site layout. The intention is for CDG to develop a Townhouse style residential Condominium community as depicted in the designs provided with this submission.



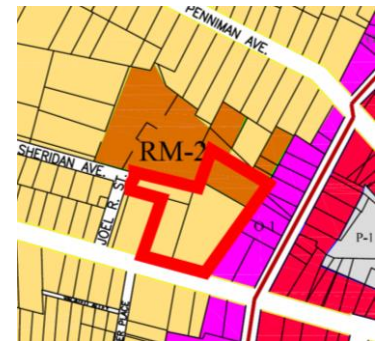
The property will become divided into a Church section and a Townhouse section. Both sections will be part of a 'Master' Condominium site that will have assorted rights and obligations to be defined in future Condominium Documents. Within the Townhouse Condominium, each structure will then become defined as 'Units' that will be regulated by requirements defined within their own Condominium Documents. This approach is common for this style of development, and we anticipate significant success with managing this plan.

ZONING DISCUSSION

The existing property is presently zoned primarily 'R-1' Residential, which allows for a Church use. There is a small portion of the North side of the property that is zoned 'RM-2'. The adjacent senior housing property to the Northwest is zoned 'RM-2' Multi-Family and the property to the East is zoned 'O-1' Office.



Future Land Use Map



Existing Zoning Map

The Future Land Use Plan has designated this property for a **'Mixed Use'** future zoning. Our proposed combination of lower density Townhouse residential along with the Church that operates a small public bookstore (The Christian Science Reading Room), represents a perfect application to address the Master Plan goals for this parcel.

To support the mixed use development scope, there is not a single district that would apply to this approach. The best way to accomplish the vision as submitted is to propose that this project be considered as a **Planned Unit Development (PUD)**. This would allow for the flexibility to have the uses and features as presented to be implemented on this property. The original submission had specific references to the RM-2 District. In lieu of this approach, setbacks, building height and similar regulations will be utilized as defined on the design drawings without specific references to the RM-2 District at this time.

PUBLIC BENEFIT

We understand that for a project to be considered through the PUD process, there must be some form of Public Benefit scope included. For the development as proposed, here are the following scope elements that we intend to provide to satisfy this requirement:

- *A patio area with some bench seating will be provided between the public sidewalk and the Church Reading Room entry. This will allow visitors the ability to rest or simply enjoy the area during nice weather days.*

Landscaping will be included to form a 'Pocket Park' and a bike rack will be placed in this area for convenience.



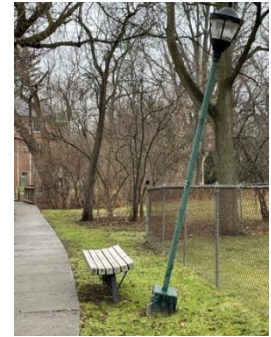
- *The Tonquish Creek bank that runs along our property (approximately 230 linear feet), will undergo significant ECOLOGICAL REVITALIZATION by having invasive species and any dead material removed and any remaining native vegetation trimmed to an appropriate size or enhanced.*



- *We would offer to replace the dated and worn park benches with up to 4 new benches of a style as approved by the City.*



- *We would offer to replace or restore up to 3 ornamental light poles including updating to LED lamps.*



- *We intend to construct a walkway between the head end of the Tonquish Creek and the Brookside Village property including new stairs. This will allow for new convenient access to the Creek and Trail for residents and neighbors.*



In addition to these features, we will be replacing the existing Church structure with a fresh campus of new buildings that will enhance the values and appearance of this entire area.

COMMUNITY GOALS

From review of the Plymouth Master Plan, we understand that there are perpetual goals to continue the improvement of the Plymouth City environment into the future. We feel the proposed PUD project addresses all of the Plymouth goals in substantial ways as follows:

QUALITY OF LIFE

- The addition of smaller, low maintenance Condominium homes will offer the Plymouth residents that wish to 'downsize' from their larger single family homes into these wonderful, zero maintenance Condominium homes.
- With the inclusion of smaller Condominium units, this will keep pricing lower than other similar properties in the area and provide living options for a significant group of residents.
- This will allow the valuable Christ Science community to remain in Plymouth for decades to come.

FINANCIAL STABILITY

- The existing large Church structure is dated and in need of significant repair and maintenance. The proposed replacement of this structure with a campus of new structures will significantly increase property values on and around the property.
- This project will convert a large portion of the existing parcel into a residential use that will immediately begin producing property tax revenue for the City.

ECONOMIC VITALITY

- The population of residents that will live in the new Condominiums will produce significant financial activity to the Downtown Plymouth area.
- The proposed enhancements to the Tonquish Creek and adjacent Trail will produce an improved environment that will affect all properties that utilize this public amenity.

INFRASTRUCTURE

- The utilities that serve the proposed development will be enhanced from the decades old services that exist. This will be especially true for the Storm Water Management of the new site.
- The new drive and traffic configuration will be designed to current MDOT standards.

*The project TEAM remains extremely excited to bring this wonderful development to the City of Plymouth for consideration and look forward to discussing this plan at the **April 12, 2023** Planning Commission meeting.*

FIRST CHURCH OF CHRIST,
SCIENTIST of PLYMOUTH



BROOKSIDE VILLAGE

1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

OWNER:

CHAMPION DEVELOPMENT GROUP
5000 E. GRAND RIVER
HOWELL, MICHIGAN 48843
(517) 545-8800

ARCHITECT

STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MICHIGAN 48067
(248) 546-6700

CIVIL / LANDSCAPE ENGINEER

STONEFIELD ENGINEERING & DESIGN
607 SHELBY ST.
SUITE 200
DETROIT, MI 48226
(248) 247-1115

PROJECT INFORMATION

PROJECT DESCRIPTION
DEVELOPMENT OF EXISTING CHURCH SITE IN PLYMOUTH, MICHIGAN FROM A LARGE CHURCH VENUE TO A SMALLER CHURCH AND ADJACENT RESIDENTIAL TOWNHOUSES.

APPLICABLE CODES
PLYMOUTH, MICHIGAN MUNICIPAL CODE
2015 MICHIGAN BUILDING CODE (MBC)

TYPES OF CONSTRUCTION
5B

SHEET INDEX - CONCEPTUAL DESIGN			
DWG #	DRAWING NAME	ISSUED FOR	DATE
SK-001	COVER SHEET	CONCEPTUAL DESIGN PACKAGE REVISION	03/22/23
SK-010	ARCHITECTURAL SITE PLAN	CONCEPTUAL DESIGN PACKAGE REVISION	03/22/23
SK-301	CONCEPTUAL ELEVATIONS	CONCEPTUAL DESIGN PACKAGE REVISION	03/22/23
SK-302	CONCEPTUAL RENDERS	CONCEPTUAL DESIGN PACKAGE REVISION	03/22/23
SK-310	COURTYARD CONCEPTUAL RENDERINGS	CONCEPTUAL DESIGN PACKAGE REVISION	03/22/23
SK-501	FIRST CHURCH OF CHRIST SCIENTIST - FLOOR PLAN	CONCEPTUAL DESIGN PACKAGE REVISION	03/22/23
SK-502	FIRST CHURCH OF CHRIST SCIENTIST - RENDER	CONCEPTUAL DESIGN PACKAGE REVISION	03/22/23
SK-503	FIRST CHURCH OF CHRIST SCIENTIST - RENDER	CONCEPTUAL DESIGN PACKAGE REVISION	03/22/23
DRAWINGS: 8			

SHEET INDEX - CIVIL			
DWG #	DRAWING NAME	ISSUED FOR	DATE
C-1	ALTA / NSPS LAND TITLE SURVEY	CONCEPTUAL DESIGN PACKAGE REVISION	03/22/23
DRAWINGS: 1			



2 | LOCATION MAP



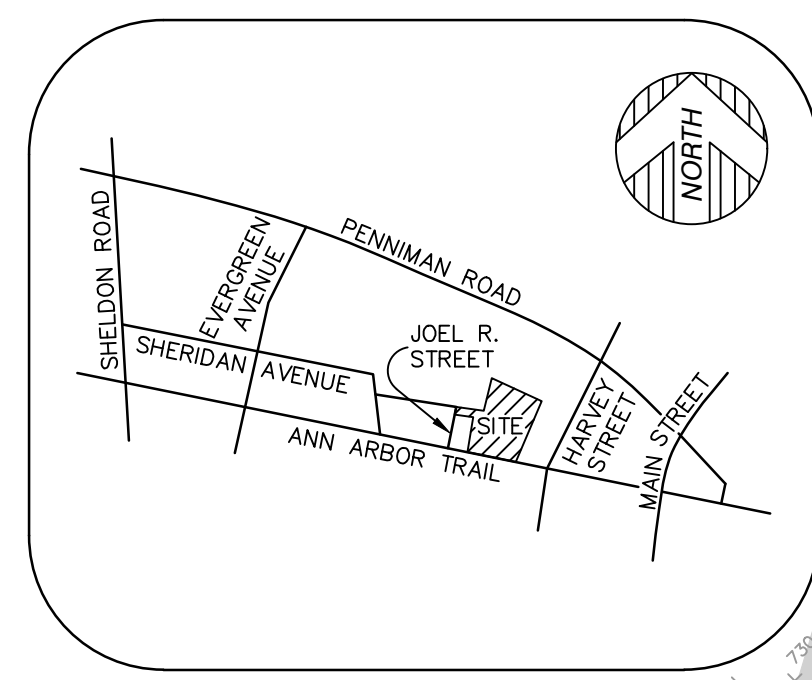
1 | CONCEPTUAL RENDER ALONG ANN ARBOR TRAIL



2022.129

BROOKSIDE VILLAGE
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

CONCEPTUAL DESIGN PACKAGE REVISION



VICINITY MAP
(NOT TO SCALE)

PARKING
HANDICAP PARKING = 2 STALLS
STANDARD PARKING = 94 STALLS

PARCEL AREA
97,818 SQUARE FEET = 2.25 ACRES

BASIS OF BEARING
SOUTH 77°32'41" EAST, BEING THE NORTHERLY RIGHT OF WAY LINE OF ANN ARBOR TRAIL AS SHOWN IN LIBER 66, PAGE 46 OF PLATS, WAYNE COUNTY RECORDS.

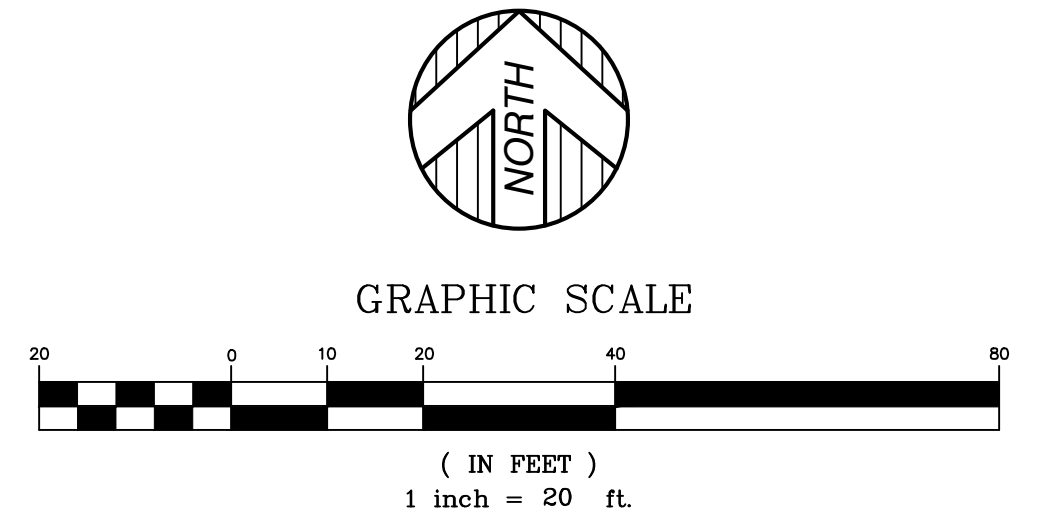
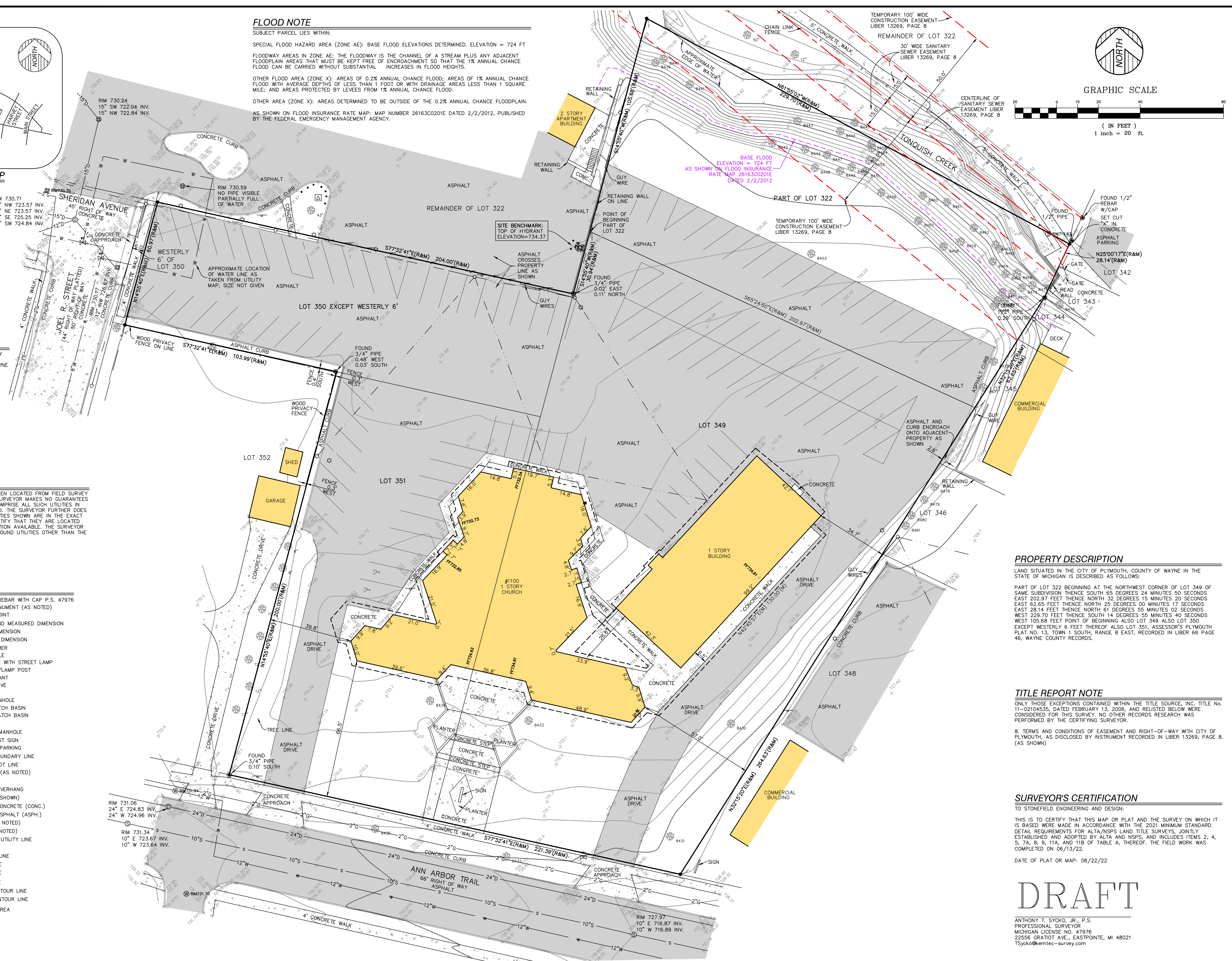
BENCHMARK
TOP OF HYDRANT
ELEVATION = 734.37' (NAVD 88)

SURVEYOR'S NOTE
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

LEGEND

●	SET 1/2" REBAR WITH CAP P.S. 47976
○	FOUND MONUMENT (AS NOTED)
○	GROUND POINT
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
⊠	TRANSFORMER
○	UTILITY POLE
⊕	LIGHT POLE WITH STREET LAMP
⊕	LIGHTPOST/LAMP POST
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	BOLLARD
⊕	STORM MANHOLE
⊕	ROUND CATCH BASIN
⊕	SQUARE CATCH BASIN
⊕	CLEANOUT
⊕	SANITARY MANHOLE
⊕	SINGLE POST SIGN
⊕	HANDICAP PARKING
---	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
---	EASEMENT (AS NOTED)
---	BUILDING
---	BUILDING OVERHANG
---	CURB (AS SHOWN)
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	FENCE (AS NOTED)
---	WALL (AS NOTED)
---	OVERHEAD UTILITY LINE
G	GAS LINE
S	SANITARY LINE
D	STORM LINE
W	WATER LINE
---	FLOOD LINE
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
---	BUILDING AREA
---	ASPHALT
---	CONCRETE

FLOOD NOTE
SUBJECT PARCEL LIES WITHIN:
SPECIAL FLOOD HAZARD AREA (ZONE AE): BASE FLOOD ELEVATIONS DETERMINED. ELEVATION = 724 FT
FLOODWAY AREAS IN ZONE AE: THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.
OTHER FLOOD AREA (ZONE X): AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
OTHER AREA (ZONE X): AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER 26163C0201E DATED 2/2/2012, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



PROPERTY DESCRIPTION
LAND SITUATED IN THE CITY OF PLYMOUTH, COUNTY OF WAYNE IN THE STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:
PART OF LOT 322 BEGINNING AT THE NORTHWEST CORNER OF LOT 349 OF SAME SUBDIVISION THENCE SOUTH 65 DEGREES 24 MINUTES 50 SECONDS EAST 202.97 FEET THENCE NORTH 32 DEGREES 15 MINUTES 20 SECONDS EAST 62.65 FEET THENCE NORTH 25 DEGREES 00 MINUTES 17 SECONDS EAST 281.14 FEET THENCE NORTH 61 DEGREES 55 MINUTES 02 SECONDS WEST 229.70 FEET THENCE SOUTH 14 DEGREES 55 MINUTES 40 SECONDS WEST 105.68 FEET POINT OF BEGINNING ALSO LOT 349 ALSO LOT 350 EXCEPT WESTERLY 6 FEET THEREOF ALSO LOT 351, ASSessor'S PLYMOUTH PLAT NO. 13, TOWN 1 SOUTH, RANGE 8 EAST, RECORDED IN LIBER 66 PAGE 46, WAYNE COUNTY RECORDS.

TITLE REPORT NOTE
ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE TITLE SOURCE, INC. TITLE NO. 11-02104535, DATED FEBRUARY 13, 2006, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

8. TERMS AND CONDITIONS OF EASEMENT AND RIGHT-OF-WAY WITH CITY OF PLYMOUTH, AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 13269, PAGE 8. (AS SHOWN)

SURVEYOR'S CERTIFICATION
TO STONEFIELD ENGINEERING AND DESIGN:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 7A, 8, 9, 11A, AND 11B OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 06/13/22.
DATE OF PLAT OR MAP: 06/22/22

DRAFT
ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemttec-survey.com

KEM-TEC
A GROUP OF COMPANIES
PROFESSIONAL ENGINEERING SURVEYING & ENVIRONMENTAL SERVICES
Eastpointe, MI 48021
Ann Arbor, MI 48106
Detroit, MI 48226
(800) 255-7222 (519) 758-9977 (734) 954-0888
Grand Blanc, MI 48830
(888) 654-0001
www.kemttecgroupofcompanies.com

ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: STONEFIELD ENGINEERING AND DESIGN
11100 W. ANN ARBOR TRAIL, PLYMOUTH, MICHIGAN,
PART OF SECTION 27,
TOWN 1 SOUTH, RANGE 8 EAST

NO.	DATE	REVISION	DATE	BY	DESCRIPTION
1	06/22/22			MRJ	
2	06/22/22			MRJ	
3	JUNE 22, 2022				
4	22-01402				

LAND USE	
PARCEL ID: 49009030322309	
PLANNED UNIT DEVELOPMENT CHURCH AND MULTI-FAMILY TOWNHOUSES	
LOT AREA	97,818 SF (2.25 AC)
USABLE OPEN SPACE / RECREATION AREA	40,531 SF (41%)
BUILDING AREA (28 TOWNHOUSES + CHURCH)	23,497 SF (24%)
ROAD/PARKING AREA	33,790 SF (35%)
BUILDING STORIES	2.5 STORIES
BUILDING HEIGHT	31'-6" (RIDGE) / 25'-3" (MIDPOINT OF ROOF)
FRONT YARD SETBACK	10 FT
SIDE YARD SETBACK (ONE)	10 FT
SIDE YARD SETBACK (BOTH)	20 FT
REAR YARD SETBACK	38 FT
DENSITY	12.5 RESIDENTIAL UNITS PER ACRE

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	CALCULATION / ALLOCATION	PROPOSED
§ 78-271.2.A	<p>CHURCH: 1 SPACE PER 2 SEATS OR 4FT OF PEWS (63 SEATS) (1 SPACE / 2 SEATS) = 32 SPACES</p> <p>TOWNHOUSES: TWO FOR EACH DWELLING UNIT HAVING TWO OR LESS BEDROOMS AND 2½ FOR EACH DWELLING UNIT HAVING THREE OR MORE BEDROOMS, PLUS FIVE FOR ANY OFFICE BUILDING OR CLUB HOUSE FACILITY.</p> <ul style="list-style-type: none"> • 9 (2BR) * 2 SPACES = 18 SPACES • 19 (3BR) * 2.5 SPACES = 48 SPACES • TOTAL TOWNHOUSE = 66 SPACES 	98 SPACES (9)

TOWNHOUSE - UNITS	
TOTAL	UNIT TYPE
19	LARGE - 3 BEDROOM
9	SMALL - 2 BEDROOM
UNIT TOTAL: 28	



1 | ARCHITECTURAL SITE PLAN



2022.129

BROOKSIDE VILLAGE
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

Drawn by: JML
Checked by: ARR

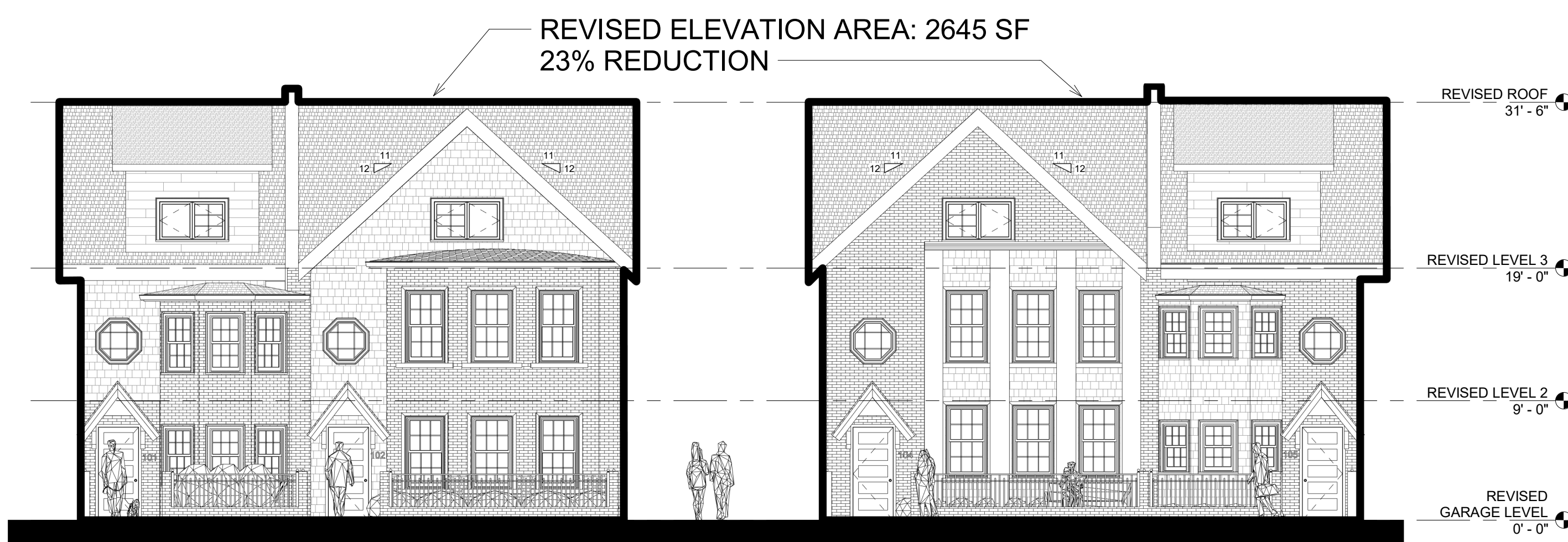
ARCHITECTURAL SITE PLAN

BROOKSIDE VILLAGE

SK-010

REVISED DESIGN

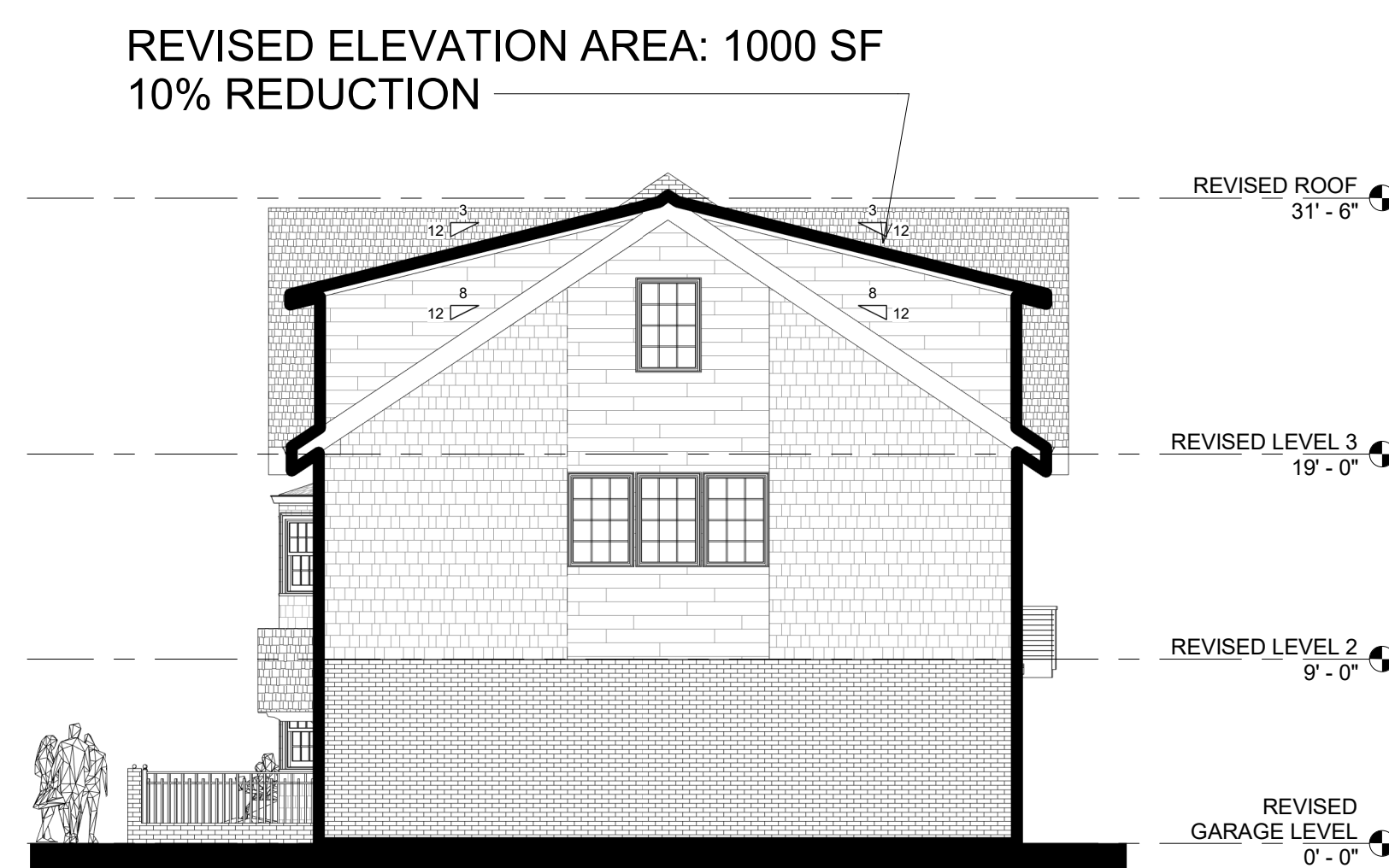
ORIGINAL DESIGN



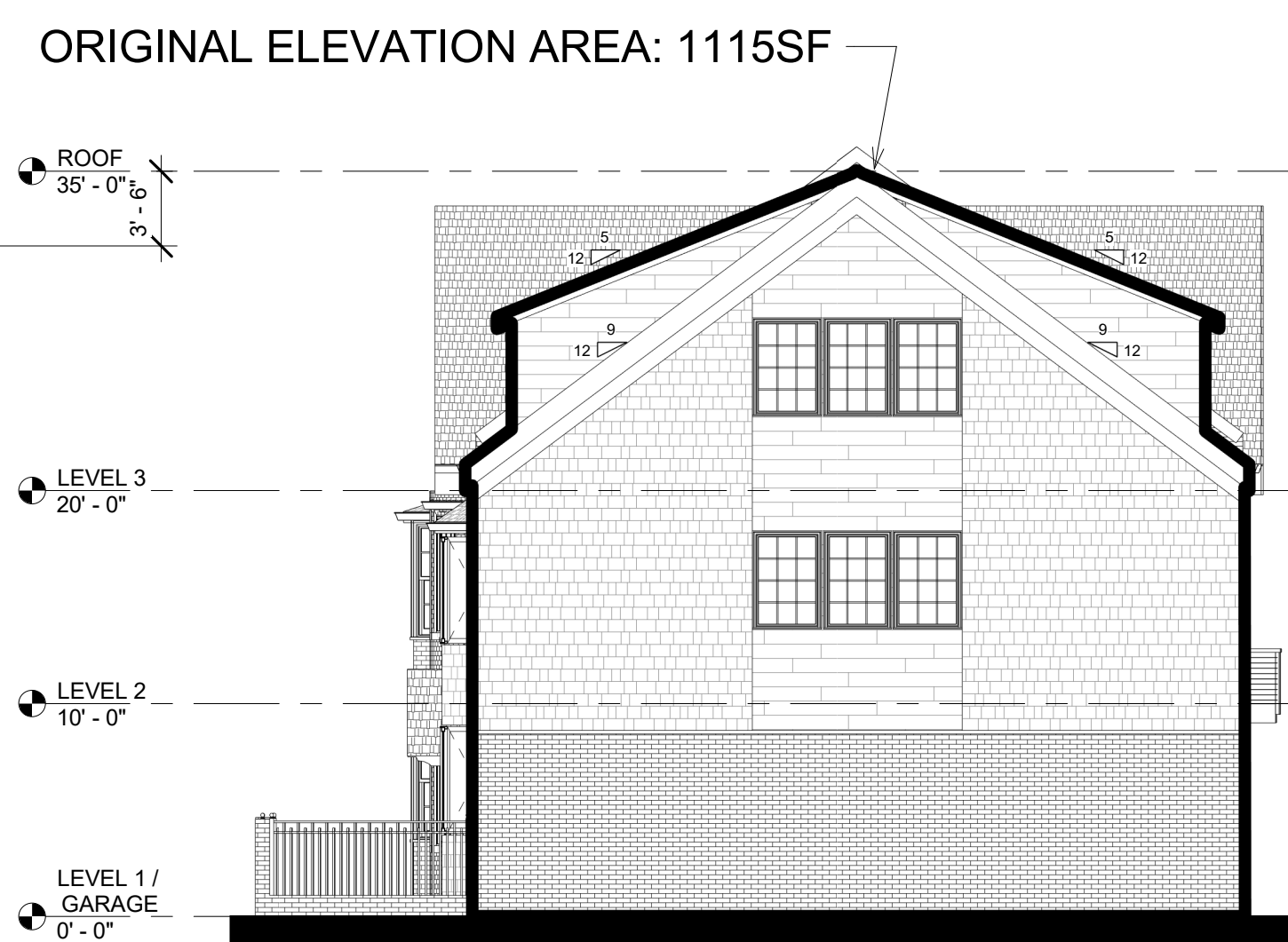
6 | REVISED south elevation



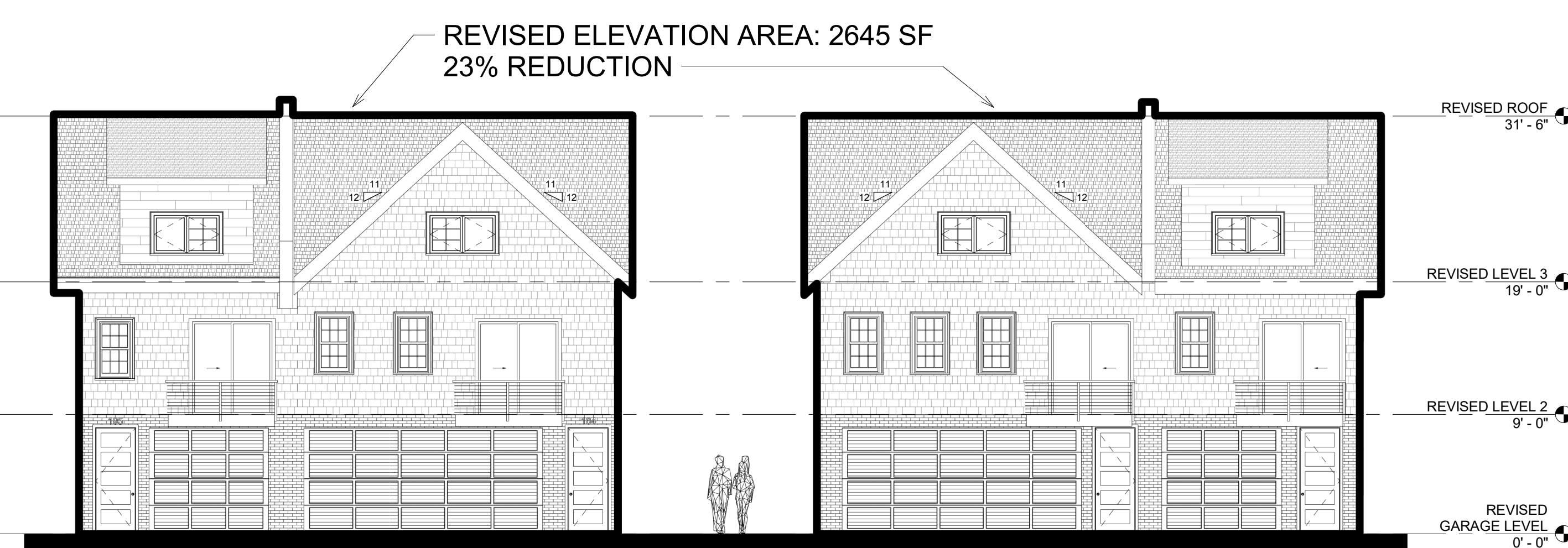
5 | ORIGINAL south elevation



4 | REVISED side elevation



3 | ORIGINAL side elevation



2 | REVISED north elevation



1 | ORIGINAL north elevation



2022.129

BROOKSIDE VILLAGE
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

Drawn by: JML
Checked by: ARR

CONCEPTUAL ELEVATIONS

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BROOKSIDE VILLAGE

SK-301

REVISED DESIGN

ORIGINAL DESIGN



3 | REVISED front perspective



1 | ORIGINAL front perspective



4 | REVISED rear perspective



2 | ORIGINAL rear perspective



2022.129

BROOKSIDE VILLAGE
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

Drawn by : JML
Checked by : ARR

CONCPTUAL RENDERS

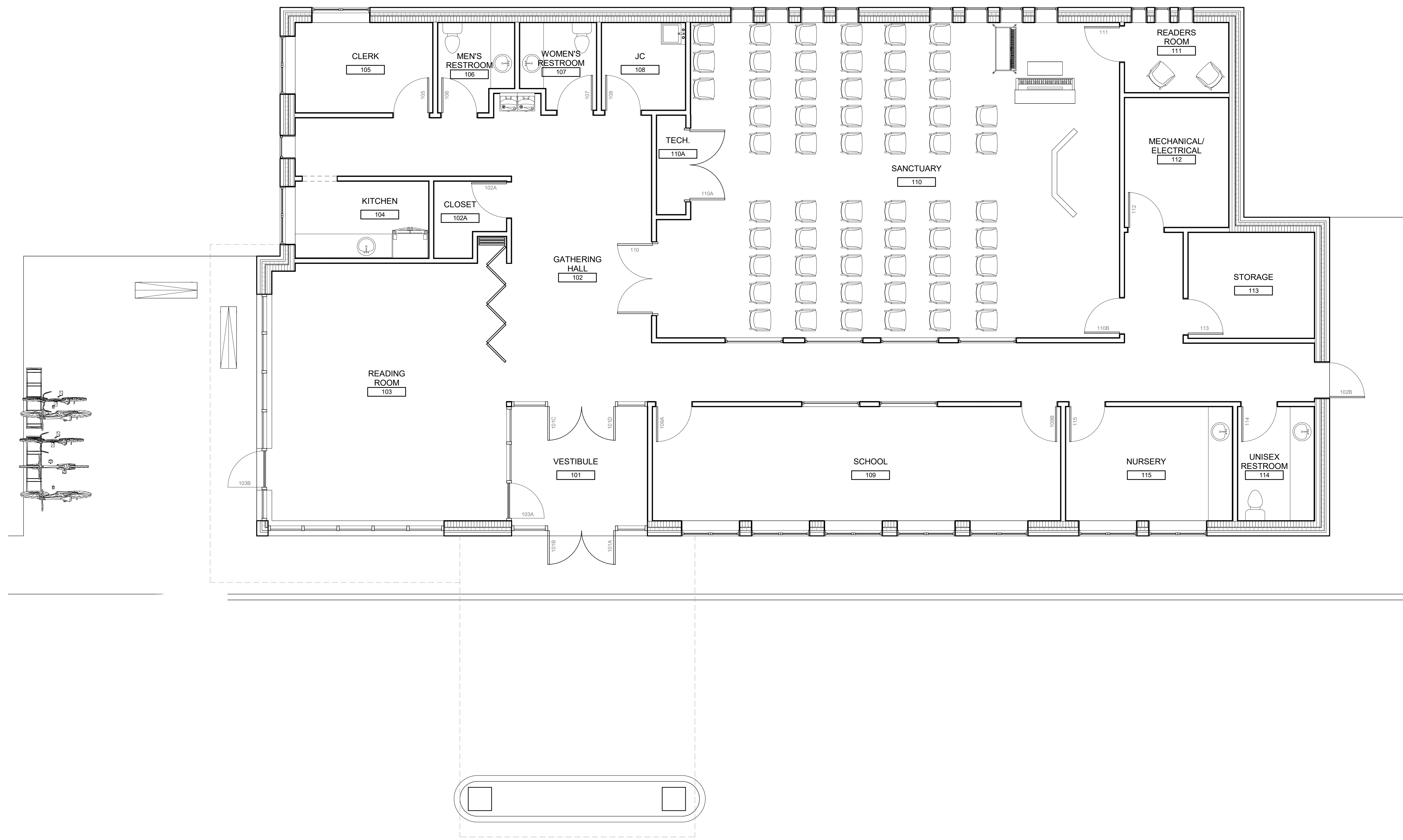


2022.129

BROOKSIDE VILLAGE
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

Drawn by: JML
Checked by: ARR

COURTYARD CONCEPTUAL RENDERINGS



1 | ARCHITECTURAL FLOOR PLAN



2023.033

FIRST CHURCH OF CHRIST SCIENTIST
 1100 WEST ANN ARBOR TRAIL
 CITY OF PLYMOUTH, MI

Drawn by : JML
 Checked by : ARR

ARCHITECTURAL FLOOR PLAN

FIRST CHURCH OF CHRIST SCIENTIST

SK-501



1 | PERSPECTIVE RENDER A



2023.033

FIRST CHURCH OF CHRIST SCIENTIST
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

Drawn by : JML
Checked by : ARR

CONCEPTUAL RENDER

FIRST CHURCH OF CHRIST SCIENTIST

SK-502



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FIRST CHURCH OF CHRIST SCIENTIST

1 | PERSPECTIVE RENDER B



2023.033
FIRST CHURCH OF CHRIST SCIENTIST
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI
Drawn by : JML
Checked by : ARR

CONCEPTUAL RENDER

SK-503

From: Karen J
To: [Group - Planning Commission](#)
Subject: Christian Science Church...
Date: Thursday, March 30, 2023 9:00:07 AM

I hate to see The First Church of Christ Scientist claiming that they are an important part of Plymouth history and yet make money for the church with a huge condominium complex on the old Ann Arbor Trail. They need money but did they consider that a fortune is being made in Plymouth on lots for single family homes? There are many people paying cash for lots here, tearing down a home and still pouring money into a new build. Single homes fit the avenue into Plymouth. Reconsider.

The massive condos will hugely affect the DENSITY of town, of the street, traffic, flood the creek more. There is no bother to use brick or stone at all. The huge number alone is terrible! Twenty eight? Eight would still be too many!! Two cars per household in and out where there has been nothing but quiet for many years. All churches are facing challenges but to push the city with one more huge condo plan on our ENTRANCE venue is not PLYMOUTH. It is not good for the town. The pubs and restaurants now are impossible to get a seat in. Parking has become a nightmare. Our parking structures are inadequate for the floods of outsiders.

Please start listening to the people whose homes and yards are flooding from all the overbuilds occurring right now. Please decide if we will remain a lovely small town with old school charm that folks love to visit. Tonquish residents will be very infringed on in so many ways, loss of light, safety, traffic, construction. They have been such a comfortable fit for us. Leave them at peace. Go single homes and green space, quiet, classic, Plymouth.

Your role is planning. The town is in your care, your hands. Please turn this plan down.

Hank and Karen Jallos

From: [T.M. Doran](#)
To: [Commissioner O'Donnell, Kelly](#)
Cc: [Commissioner/Mayor Moroz, Nicholas](#); [Group - Planning Commission](#)
Subject: possible Christian Science site development
Date: Thursday, March 30, 2023 3:54:36 PM

Dear Commissioner O'Donnell, Mayor Moroz, and Planning Commission members,

My chief concern is that this development plan does not consider the impacts on traffic, parking (including overnight parking), and, especially, safety, on Sheridan and Joel streets, and on apartment residents. Neglecting these considerations ignores the development access from Sheridan, the many lost apartment parking spaces on the current site, and the 100+ senior residents of the Tonquish Creek apartments (including 2-4 emergency vehicle visits per week). The Sheridan/Joel corner is already very busy. These things seem to be off the radar at the present time based on the March 8 Planning Commission presentation, but they are day to day concerns for Sheridan/Joel/apartment neighbors.

What could go wrong? The safety of, and undue burdens on, neighbors not considered. Especially safety.

Sincerely,
Tom Doran
1191 Sheridan

On Mar 29, 2023, at 2:50 PM, Kelly O'Donnell, City Commissioner
<kodonnell@plymouthmi.gov> wrote:

Hi Tom,
You've come to the right spot! :) I'm the liaison for the Planning Commission, which is where all your concerns and more will be discussed (and indeed, some already have) related to this proposed project. The Planning Commission talked about the proposal with the applicant for about 2 hours at their meeting on March 8, with nothing ultimately decided or voted upon (it was a discussion-only agenda item). If you were not at that meeting you can view it on the city's website here under Videos: https://www.plymouthmi.gov/agenda_center. Plans are always available for public review and comment in the agenda packets, also at the same link under Agendas. I'm glad you're interested in reviewing them and happy to point you in the right direction to find them! I'm also copying the Planning Commission on this email if you'd like to reach to any of them further.

You're right, it is important to give neighbors and residents opportunities to voice their concerns about a proposed development in their neighborhood, and our public meetings are the way we've established to do that most effectively. I don't know if the proposed development will come back on the agenda next month, that is up to the applicant really, but the next Planning Commission meeting is April 12 at 7 p.m. at City Hall. I will be there, and there's hardly ever more than a handful of people there so I'm easy to spot! Be sure to say hello if you come!

Kelly O'Donnell, City Commissioner

On Wednesday, March 29, 2023, 02:32:27 PM EDT, T.M. Doran wrote:

Dear Mayor Moroz and Commissioner O'Donnell,

As a lifelong infrastructure engineer and Fellow at The Engineering Society of Detroit, I would like to reiterate my interest in participating in reviews of development on the Christian Science site along Ann Arbor Trail. In particular, parking deserves to be addressed, as many Tonquish Creek Manor apartment residents already use the church property for parking, and there is zero visitor and contractor parking on the apartments' site. More development-related visitor, etc., parking on Joel and Sheridan streets will only exacerbate this problem, not to mention the need for annual parking permits for many more apartment residents to park on these residential streets 24/7. The police chief has informed me that all this is within the law if they have no apartment parking spaces.

How about taking into account the citizens who are living on these streets? I am concerned that this issue won't receive the scrutiny it deserves.

Sincerely & best wishes,
Tom Doran
1191 Sheridan

CHAPTER 3: GOALS

The goals for development in the City of Plymouth were developed using public input from the Master Plan survey, public meetings, and many Planning Commission discussions. These goals complement the City Commission’s Five Year Strategic Plan, adopted by the City Commission on January 18, 2022, and should be re-evaluated on an annual basis for compatibility with the plan. How these goals may be accomplished is discussed in subsequent chapters of this Master Plan.

City Commission Strategic Plan Goal Area	Guiding Master Plan Goals for Land Use
Goal Area One – Sustainable Infrastructure	<ul style="list-style-type: none"> • Encourage appropriate home sizing & massing • Encourage environmentally sensitive, sustainable development • Encourage historic preservation • Maintain and enhance the tree canopy
Goal Area Two – Staff Development, Training, and Succession	<ul style="list-style-type: none"> • Identify yearly training opportunities and conduct joint sessions on land use and development topics • Include all relevant planning, zoning, and development information in orientation packets for boards and commissions
Goal Area Three – Community Connectivity	<ul style="list-style-type: none"> • Promote a welcoming environment for, citizens, commercial business & industry • Apply form based codes where appropriate to foster a high-quality public realm • Complete requirements to obtain and maintain RRC certification
Goal Area Four – Attractive, Livable Community	<ul style="list-style-type: none"> • Plan for a variety of land uses that creates a dynamic environment supportive of residences, community institutions, and businesses. • Modernize and update zoning ordinance to reflect community vision • Improve street mobility, connectivity & safety • Plan for vehicular needs, including parking