



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, May 10, 2023 – 7:00 p.m.
City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170
Fax 734-455-1892

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/88665124457>

Passcode: 951717

Webinar ID: 886 6512 4457

1. **CALL TO ORDER**
 - a) Roll Call
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MINUTES**
 - a) Approval of the April 12, 2023 meeting minutes
4. **APPROVAL OF THE AGENDA**
5. **COMMISSION COMMENTS**
6. **PUBLIC HEARINGS**
7. **OLD BUSINESS**
 - a) Zoning Audit discussion
 1. Draft Implementation Report feedback
 2. Old Village FBC options discussion
 - b) Master Plan discussion
8. **NEW BUSINESS**
 - a) SP23-04: 885 Starkweather, Site Plan Review – Concept
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.)

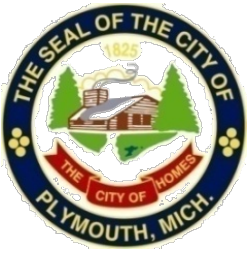
GOAL AREA FOUR – ATTRACTIVE, LIVABLE COMMUNITY

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, April 12, 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 Shannon Adams, Joe Hawthorne, Tim Joy, Kyle Medaugh, Hollie Saraswat, Eric Stalter

Also present: Community Development and Planning Director Greta Bolhuis, Planning Consultant Sally Elmiger

2. CITIZENS COMMENTS

There were no citizen comments

3. APPROVAL OF MEETING MINUTES

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

There was a voice vote.

MOTION PASSED

4. APPROVAL OF THE AGENDA

Joy offered a motion, seconded by Saraswat, to approve the agenda for April 12, 2023.

There was a voice vote.

MOTION PASSED

5. COMMISSION COMMENTS

Saraswat thanked the DMS office staff for their polite and efficient service.

6. PUBLIC HEARINGS

There were no public hearings.

7. OLD BUSINESS

a. PUD 23-01: 1100 W. Ann Arbor Trail: Revised Concept Preliminary PUD

Several representatives of the First Church of Christ, Scientist and their developer described the changes to their plan since they presented it in March. They said they reduced density, impervious surfaces, and building height, and increased open space and walkability. They also said they would be hiring a landscape architect to assist in properly upgrading the creek area.

Public Comments

David Pierce, 1147 W. Ann Arbor Trail, said the project is out of character for the city.

Nick Pagan, 1156 W. Ann Arbor Trail, said there should be no zoning change for the area.

Conrad Schewe, 1344 W. Ann Arbor Trail, said he sees no real public benefit in this project.

Matt Krawczak, 1320 Ann Arbor Trail, said the project provides more public benefit than doing nothing would.

Elaine Attridge, 1192 W. Ann Arbor Trail, said the project would ruin the neighborhood.

Mike Mountain, 1211 Sheridan, said he was concerned about safety.

Alan Ardanowski, 1120 Maple, said the property should remain zoned R-1.

Carl Allan, 701 N. Evergreen, said a project bringing in new families is a good thing.

Marilyn Erps, 1397 Sheridan, said she was concerned about safety related to increased traffic.

Kyle Clinton, 222 River Oaks Dr., said he supports the development.

Karen Jallo, 505 McKinley, said the property should be developed with single family homes.

David Szary, 1107 W. Ann Arbor Trail, suggested the church find another property and sell this property for single family homes.

Scott Lorenz, 1310 Maple, said this area is a transition between downtown and residential and should remain single family homes.

Stephanie Fraser, 451 Jener Place, said extra traffic related to the project would be dangerous.

Susan Tisch, church member, said the maintenance on the current building is expensive but they want to stay on the same site.

Cindy Hartsig, 2829 Golf Club, Howell, said her grandparents lived adjacent to the church property and the site is not meant to be a multi-family complex.

Bill Skubik, Religious Real Estate, said attempts to sell the property for single family homes have not been successful.

Patty Gato, 1316 Sheridan, said she was against the project and doesn't want more people accessing the creek.

Leslie Evans, 49829 Waterstone Estate Circle, said the master plan calls for mixed-use, low-density and as a member of the church, she is in support of the project.

David Sibbold, 1351 Woodland Place, had questions about the PUD approval process.

Tom Doran, 1191 Sheridan, said parking and emergency access to Tonquish Creek Manor is already a problem.

Elaina Kielbaso, 1298 W. Ann Arbor Trail, said there is already too much traffic and noise.

Bob Bake, 1303 Park Place, said he is working with a group trying to prevent the PUD in keeping with the master plan and asked for several items that would assist in their effort.

Chair Sisolak said the Planning Commission received several emails as well.

Commissioner Comments

It was pointed out that this is an informal discussion, since a formal PUD application has not been received, that the area is currently zoned R-1, and the future land use map recommends mixed-use, low density.

Commissioners said the density of this project was still too high, and that a traffic study might be warranted. It was stated that the Planning Commission welcomes affordable housing, but that it should be in an area that makes sense for the site. There was also discussion about an agreement the church has with Tonquish Creek Manor for housing.

Elmiger explained the PUD process: Submit a formal application, Elmiger reviews it based on ordinances and the master plan, the Planning Commission reviews a preliminary plan then a final plan, when they think it's ready, they schedule a public hearing, and then they make a recommendation to the City Commission, which makes the final decision.

There was a two-minute break.

b. Master Plan Discussion

The group discussed potential revisions to the transportation, form-based codes, and goals sections of the master plan. Bolhuis said she was working with EPIC-MRA on a phone survey for part of the public input portion of the master plan update.

c. Zoning Audit Discussion

Bolhuis distributed a draft report to discuss at the next meeting.

8. NEW BUSINESS

There was no new business.

9. REPORTS AND CORRESPONDENCE

City Commission Liaison Kelly O'Donnell said there was a recent Committee of the Whole meeting with the City Commission and the DDA to discuss parking, parklets, and woonerfs.

10. ADJOURNMENT

Joy offered a motion, seconded by Stalter, to adjourn the meeting at 9:39 p.m.

There was a voice vote.

MOTION PASSED

Bolhuis, Greta

From: Sabrina Livermore
Sent: Tuesday, April 11, 2023 2:01 PM
To: citycommission@plymouthmi.gov; Group - Planning Commission
Cc: ICE Jake; Kathryn Dudley
Subject: Brookside proposal-NO!

Hello,

We are writing in opposition to the proposed Brookside development on Ann Arbor Trail. Our home faces the current church and we would be directly impacted by this development.

When building our home on 1113 W Ann Arbor Trail, we were met with resistance and restrictions on the way it would look, materials used, size, height, position of air conditioning units, amount of hard scape, etc. Now directly across the street, a densely packed community of 3 story unsightly buildings with garages, driveways and garbage cans visible to the road, town and passersby is being considered. The commission voted against us leaving the air conditioning units where our builder placed them and instead made us tear up our **finished** basement to move them to the opposite side of our home so they wouldn't be visible to the Jener Place side. They were THIS particular on how our town looks. And now they are considering this monstrosity of a development in a historic area of town where previously they have raked through home plans with a fine toothed comb.

We are out of town for the April 12 meeting but we are strongly opposed to the development plans being proposed.

Thank you,
Sabrina and Jake Livermore
1113 W Ann Arbor Trail

Bolhuis, Greta

From: David Pierce
Sent: Tuesday, April 11, 2023 10:43 AM
To: Group - Planning Commission; citycommission@plymouthmi.gov
Cc: Courtney Mangus
Subject: Christian Science Church Development @Planning Commission April 12 @ 7pm at City Hall
Attachments: Brookside Development-2.pdf

Dear City and Planning Commissions,

Our house is immediately across the street from the proposed development on the Christian Science Church land. Like many residents, I have deep concerns about the Brookside proposal.

Attached you will find a presentation that outlines some of the issues. Here is a bullet point summary:

- The proposed development will have 700+% higher population density than Wayne County, and nearly 500% more density than Plymouth (city, not township)
- The unit-blocks themselves would be wider, taller, and more voluminous than anything in the neighborhood. They will not simply blend in.
 - You can see similar units on the south side of Cherry Hill Road driving into Cherry Hill Village. They are imposing unit-blocks monoliths.
- The Unit-Density of the development would be more than twice any similarly-sized residential area on this side of Main Street.
 - Further, the unit-density is 500% more than the immediately adjacent area.

I am excited that people want to reside in Plymouth, that they want to invest in our community, and that we are growing and desirable. However, the differences in population density, housing character, and housing density would fundamentally make Plymouth less desirable.

This is surely not the only proposal for the use of this land. The Church should find a project that adds to the community instead of taking away.

Sincerely,

David Pierce
Courtney Mangus
1147 West Ann Arbor Trail

Bolhuis, Greta

From: Wojcik Peter
Sent: Wednesday, April 12, 2023 8:36 AM
To: Group - Planning Commission
Subject: Christian Science Church Development

Team – we wanted to send a note and express our concern with the possible condo development plan at the site of the Christian Science Church. Our family lives in the neighborhood and we don't think this is in the best interest of the downtown Plymouth community. This area is already high traffic area; development of 30 new condos would only create more problems, stress to local residents and the downtown community. We would favor and encourage the Plymouth commission to push for a much smaller development with homes versus condos and hope the legacy of the church would align with that plan vs maximizing the space for profit.

Thanks!

Peter Wojcik

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SUPPORT LETTER – BROOKSIDE VILLAGE

Hello,

Our names are Andrew Hinrichs + Josephine Bruscia

We live at 575 N. Evergreen St. and have been a Plymouth resident since 2019/1997

We are aware of plans to redevelop the existing Christ Science property located at 1100 W. Ann Arbor Trail into a new mixed use development containing a new smaller Church building for the Christ Science community along with 28 new Townhome residences set in a nicely landscaped courtyard / Village style setting. We understand the group working on this is requesting approval and will be providing some significant benefits to the community in exchange.

The overall project being proposed has many benefits for Plymouth including:

- A public patio area with some bench seating, a bike rack and landscaping provided between the public sidewalk and the Church Reading Room entry. A 'pocket park'
- A full ECOLOGICAL REVITALIZATION and clean up of the Tonquish Creek bank along the property.
- Replacement of a number of dated, worn park benches with new along the Tonquish Creek Trail.
- Replacement of a number of dated, worn light fixtures with new ornamental LED style fixtures along the Tonquish Creek Trail.
- Construction of a walkway between the head end of the Tonquish Creek and the Brookside Village property including new stairs. This will provide a convenient connection of the neighborhood to the Creek and the Trail.
- Addition of 28 new residences that will enjoy utilizing the Downtown businesses and the general neighborhood.
- Conversion of a tax-exempt property to a tax producing property.
- Allow a 120+ year old Church institution to remain in Plymouth.

As we see this property on a daily basis, we feel that replacement of the existing Church structure, (which is in need of replacement or significant renovation), with a new, smaller Church structure would be a very positive upgrade. The complimentary 28 brand new quaint Townhomes set in a Village / courtyard setting is a perfect companion for the new Church building. The proposed design appears to fit in well with the neighborhood and we would welcome new residents in this area so close to Downtown Plymouth. The traffic coming from this property will become reduced. Finally, converting a tax exempt church property to one that will now produce tax revenue is a positive for all of us. Combine that with the significant Public Benefits that would come with the project, and we see this as a very positive project for us and the city.

We strongly support this project and hope that the City will provide approval for it.

Regards,



Bolhuis, Greta

From: Nick Sobeck
Sent: Tuesday, April 11, 2023 8:59 PM
To: Group - Planning Commission; Group - Commission
Subject: Brookside Village Project Support Letter

Hi,

My Name is Nick Sobeck
I live at 15650 Bradner Ave, Plymouth, MI 48170 and have been a Plymouth resident since 2023.

We are aware of plans to redevelop the existing Christ Science property located at 1100 W. Ann Arbor Trail into a new mixed use development containing a new smaller Church building for the Christ Science community along with 28 new Townhome residences set in a nicely landscaped courtyard / Village style setting. We understand the group working on this is requesting approval and will be providing some significant benefits to the community in exchange.

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We strongly support this project and hope that the City will provide approval for it.

Regards,

Nick Sobeck

Bolhuis, Greta

From: Ashley Koltz
Sent: Tuesday, April 11, 2023 8:56 PM
To: Group - Planning Commission; citycommission@plymouthmi.gov
Subject: Brookside Village Project Support Letter

Hi,

My Name is Ashley Koltz

I live at 15650 Bradner Ave, Plymouth, MI 48170 and have been a Plymouth resident since 2023.

We are aware of plans to redevelop the existing Christ Science property located at 1100 W. Ann Arbor Trail into a new mixed use development containing a new smaller Church building for the Christ Science community along with 28 new Townhome residences set in a nicely landscaped courtyard / Village style setting. We understand the group working on this is requesting approval and will be providing some significant benefits to the community in exchange.

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We strongly support this project and hope that the City will provide approval for it.

Bolhuis, Greta

From: Gamache, Steve
Sent: Tuesday, April 11, 2023 11:19 AM
To: Group - Planning Commission
Subject: Opposition to Proposed Brookside Plan

Hello Plymouth Planning,

This is Steve Gamache, 1351 Linden Street

I'd like to be included in the Plymouth City Residents that oppose the proposed Brookside development plan.

My main reasons are

- 1) the significant increase in population density in that area. It does not match the surrounding neighborhood. The increase in population density would negatively impact traffic and parking.
- 2) The development does not match the "look and feel" of the "Entry avenues into Plymouth". Both Ann Arbor Train and Penniman Ave have lovely single family homes that set the tone as one enters the City. The large development planned at Brookside would not add to that "look and feel"

Also, it strikes me as very self-serving that a church, which has received tax breaks, would look to capitalize on their real estate asset at the expense to the surrounding neighborhood.

This area of the city should not be zoned multi-family. It should stay as church property OR single family similar to the surrounding neighborhood.

Thank you

Steve Gamache

Vice President Engineering – Lear Forward

Making every drive better™

Mobile

Office

Location



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Lear Corporation

Bolhuis, Greta

From: Rob
Sent: Tuesday, April 11, 2023 10:29 AM
To: Group - Planning Commission
Subject: Christian Science Development

Hello Planning Commission,

Housing developments such as the Christian Science development create walkability and provide our downtown businesses with a captive audience who **doesn't need to find a spot to park**. Considering how hot of an issue parking has been, approval of dense housing within walking distance to downtown should be a no-brainer.

I'd also like to address a few concerns brought forth by the ongoing reviews of the Christian Science development:

- The Carlisle / Wortman report mentioned that there were too few parking spots for the condos (10 vs 15), yet there is a 31 space church lot that will presumably be operating well under capacity every day except Sunday morning, when other downtown lots are typically underutilized. Furthermore, the church acknowledged that they won't be growing, and it would reason that some of the church members will live in these condos, further reducing the need for parking at the church.
- A letter from another Plymouth citizen stated that the church lot is used as overflow parking from the Tonquish Creek Manor. Unless there is a written agreement in place, this is not the Church's problem.
- The proposed condos are 2.5-3 stories tall. The adjacent homes are ~2 stories tall, with new 2.5 story homes across Ann Arbor Trail on a *very* high elevation. The adjacent businesses are 2-2.5 stories tall. A height difference of 1 story (max) is not significant.
- I've seen concerns that this development will create storm water runoff issues, yet the lot is currently almost completely paved over. While I certainly support incentivizing the developer for better stormwater management, the argument that this will "create" new issues makes little sense.
- I've seen other comments that this will create unsafe traffic conditions. Considering the increase in people working from home, the added traffic from 28 new housing units will be insignificant, particularly since they'll be in a walkable area of town. Good bike infrastructure will make my argument even more compelling.

A good olive branch to the concerned citizens might be to consider a deed restriction stating that if the *new* church ever closes, part of the property must be redeveloped into a single family home.

I hope you'll consider this development. It's clear that this will help our parking challenges, and it will also benefit the city financially at a time when the Headlee amendment is a very real threat to our long-term financial situation.

I have no affiliation with anyone involved with this project, and I have never met anyone who belongs to this church.

Thank You,
Robert Mengel
1293 S Harvey

Bolhuis, Greta

From: Amy Georvassilis
Sent: Friday, April 7, 2023 5:13 PM
To: citycommission@plymouthmi.gov; Group - Planning Commission
Subject: PUD Brookside Village

Dear City of Plymouth Planning Commission and City of Plymouth Commissioners:

I am writing to you in regards to the recently proposed development, Brookside Village, at 1000 West Ann Arbor Trail. I've seen the original plans and the 'revised' PUD drawings and specifications; the density is still too high for this property, the setbacks and heights need to be consistent with neighbors (not those grandfathered into current setbacks) and there is not enough parking. The buildings facing Ann Arbor Trail do not conform or mimic facades of neighboring homes.

Allowing Champion Development Group leniency regarding setbacks and building height limits that ALL current single family homes (builders and residents alike) are restricted to does not follow the current building codes and schedule of regulations outlined by the City of Plymouth. Residents of the City are held to following the restrictions for a reason; while exceptions and small variances are inevitable, requests are typically within a 12 inch range and most are not approved by the Board of Appeals. We currently reside at 1217 W Ann Arbor Trail. Prior to Covid, we submitted plans to rebuild our garage as it was built in the 1940's and was not what we considered to be structurally safe. Our plans included a height adjustment to accommodate a golf simulator on the loft level. We were not permitted to deviate from the height requirement. The owners of the lot at 959 Penniman were not permitted to build their home on their lot because it did not follow height requirements; that lot is still for sale for this reason. The Zoning requirements of this property should not be changed allowing this PUD without decreasing density, including significantly more parking and following required setbacks and height limits that everyone else is mandated to follow. Reducing a few of the condominiums to a lower height is not acceptable – all of the condominiums should follow the same rule! The 10' proposed setback vs. the 25' required setback is not acceptable or consistent with the neighborhood. The claimed 'Public Benefits' should be in addition to following city restrictions, not used as a bargaining tool. Eliminating two condominiums from the original plan does not reduce the density near enough. Rezoning to accommodate the builder should not be considered.

I do have additional concerns regarding traffic and parking issues. Currently it is difficult for residents on Ann Arbor Trail to back out of our driveways. This is due to not only the volume of traffic, but the differing speeds of oncoming cars and trucks. Two out of three vehicles exceed the 25 MPH speed limit consistently. The location of this development is very close to the traffic light at Harvey and Ann Arbor Trail. Turning right out of the complex will increase traffic; turning left out of the complex would take several minutes for the owners as it is too close to the traffic signal. Traffic backs up past Jener Place multiple times daily. This situation will result in the residents of Brookside Village exiting the development onto Joel and Sheridan in front of Tonquish Creek Manor creating additional issues for residents on both streets. Cars already park down both streets daily-there is not enough parking for Tonquish Creek residents, employees or visitors. This creates problems for City residents as well as the ambulances & fire trucks that repeatedly visit Tonquish Creek Manor. Add in parking for guests of this complex-not even close to enough parking. Please also take into consideration the crazy parking that the Friday Night Music creates and the many festivals bringing thousands of non-residents to our City. Out-of-City visitors park on the residential streets to be as close as possible to the event as most parking lots are already at capacity. Joel and Sheridan are lined with vehicles daily; Sheridan and Ann Arbor Trail are a hazard during festivals and events. This complex will contribute to the City of Plymouth parking 'nightmare' that everyone talks about!

Bolhuis, Greta

From: Jeffrey Wassel
Sent: Monday, April 10, 2023 9:00 PM
To: citycommission@plymouthmi.gov; Group - Planning Commission
Subject: Comments on agenda items for 4/12 planning meeting

Dear Commissioners and City Officials,

Unfortunately I'm unable to attend Wednesday's meeting where a very large multi family development is being proposed at the current church location at 1100 West Ann Arbor Trail. As a resident of the city for 25 years, my family and I are vehemently opposed to this proposal. There is no reason an exception should be made to the current single family zoning plot. After reviewing the proposal it is clearly nothing more than a money grab for the developer and church. It would result in more traffic, people, noise than that area is designed to support. Simply put it is unsafe and undesirable. I personally went through the zoning variance process and one of the critical elements is that the variance request maintains the "essential character of the neighborhood". This proposal actually does the exact opposite. I could go on and on about the lack of benefits and detriment to the community but will save each of your valuable time.

Please let me know of any questions and thank you for your consideration to do the right thing and not let this proposal proceed.

Jeff Wassel
1302 Maple

Sent from my iPhone

Brookside Development density by the numbers

My house is here, drawn as a
small cluster of trees



This is only to say I would
be a direct neighbor to this
development

I see at least two big problems with the proposal:

1. The population density of the development would be too high
2. The housing unit density is out of proportion to the neighborhood

1. The population density of the development would be too high

28 units
x 2.58 people per unit
= 72+ new residents

*From 2020 Census, 2.58 is the average
Wayne County household size.

This would make the Brookside
population density **20,548**
people per square mile

*Based on the lot size noted in the proposal:
72 people / 2.25 acres

How does this compare?

Wayne County has a density of **2,931** people per square mile

Brookside would be **700+% more dense** than Wayne

The City of Plymouth (not township) has a density of **4,221** people per sqm

Brookside would be almost **500% more dense** than Plymouth

Conclusion:

The expected population density of the planned development is **MANY** multiples of the surrounding neighborhood/county.

Lots of people, packed into a small area not designed for that density is a recipe for problems (parking, traffic, litter, etc).

2. The housing unit density is out of proportion to the neighborhood

The neighborhood surrounding the proposed development is mostly detached single family homes (and a small number of 2-4 unit multifamily properties).

The proposal is for 28
row-home style units in
5 unit-blocks.

This is a different kind
of housing stock.

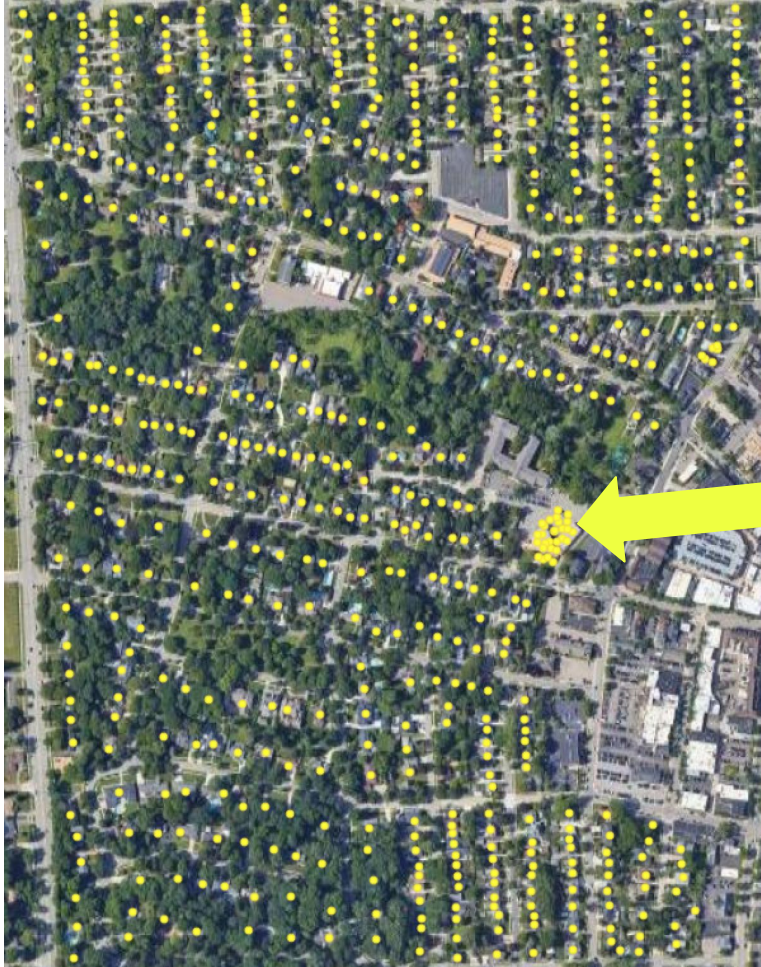
Each block of units would be wider, taller and more voluminous than any home nearby.

The unit-blocks wouldn't fit in.

The entire development will have more than **twice** the housing-unit density of the surrounding neighborhood.

Five-times the density of its immediate surroundings

Let's visualize the
density differences

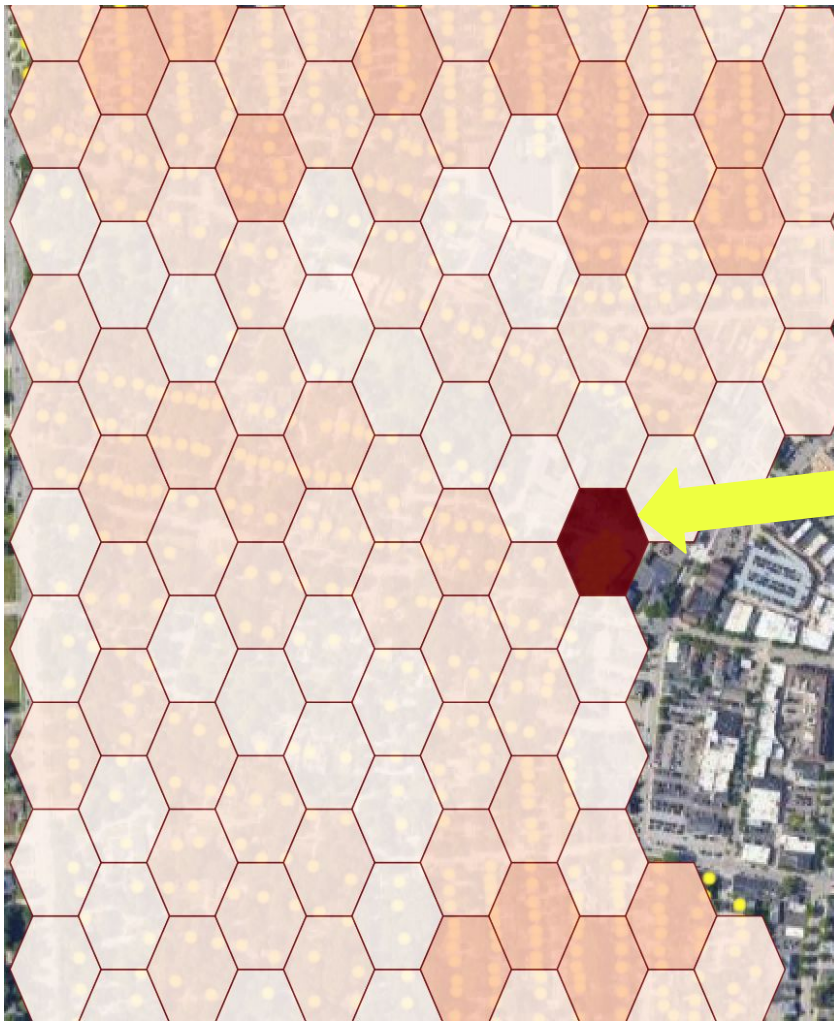


Each yellow dot here represents a housing unit (multiple dots on the same parcel for multi-family properties).

This cluster is the proposed 28 Brookside units.

It is visually **much** more unit dense.

But how much
more dense?



This is the same map overlaid with cells.

Each cell is about the size of the Brookside development.

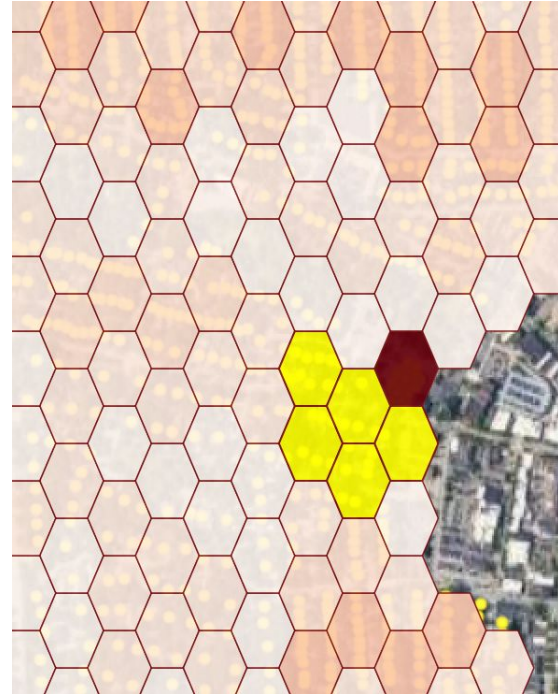
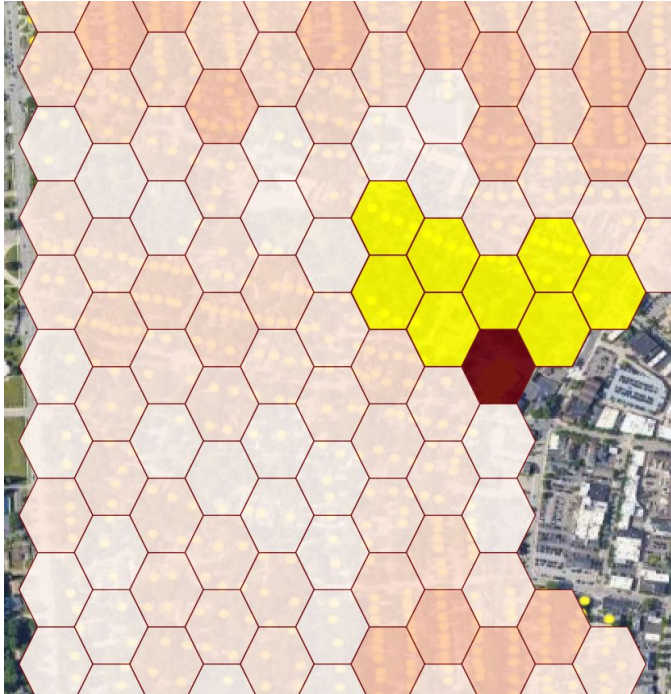
Each cell is colored red in proportion to the number of real, existing housing units in the cell.

Brookside is the dark red.

It is **VERY** clear that the density difference between Brookside and the surrounding neighborhood is **EXTREME**.

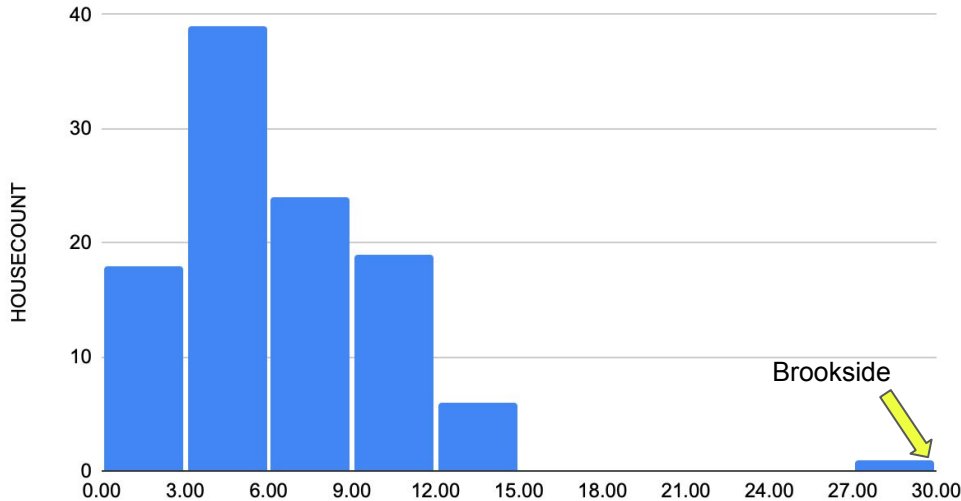
Note: if you adjust the size, shape, or positioning of the cells, the result is not meaningfully different.

The yellow cells together contain 28 housing units, the same as the Brookside's single, red cell



By the numbers

House Count by cell



This is a histogram of the data from the previous slides.

It shows that Brookside is **200+% more** unit dense than any other Brookside-sized area in the neighborhood.

It is, generously, **500+% more** dense than the immediately adjacent area.

Note: This analysis excludes Tonquish Creek since it is special use. However, were it included, it would mean the two most dense developments would be right next to each other.

Conclusion:

The numbers don't lie. Brookside would have **MANY** more people **and** units than the surrounding neighborhood. It is, therefore, out of character and threatens to negatively affect the community.

There must be another way.



Carlisle | Wortman
ASSOCIATES, INC.

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TO: City of Plymouth Planning Commission
FROM: Megan Masson-Minock, AICP
DATE: March 24, 2023
RE: Draft Zoning Audit Implementation Report

The purpose of this report is to deliver the findings of the working sessions we have conducted with you, which will become a Zoning Audit Implementation Report. During the working sessions, Planning Commissioners identified the importance and next steps for the items identified in the Zoning Audit. The Zoning Audit Implementation Report will prioritize action items from the zoning audit, based on your input. Attached is a summary log of the votes from Planning Commissioners and staff on importance and next steps for each item identified in the Zoning Audit.

The report has the following sections:

- Master Plan
- Quick Zoning Ordinance Update
- Zoning Ordinance Update
- Items Likely Not Necessary
- Additional Item to Consider

As you read the draft report, please keep the above process in mind. Please think about the following:

- Which items have been classified correctly?
- Which items need more discussion?
- Which items need to be placed into a different category?

Master Plan Update

The City of Plymouth is currently updating its Master Plan. Based on the Planning Commission workbooks and discussion, the following items from the Zoning Audit should be included in the current update. All items were listed as important and to be pursued in the Master Plan update by the workbook participants.

- Eliminate the institutional future land use category, and either plan for a new use on current institutionally used parcels to address situations where the institutional use ceases or outline a process to do so.

- Conduct a form-based analysis for the Old Village area, Downtown, and the area planned for Mixed Use High Density. The analysis would include a building type inventory, analysis of street types and designation of public space and parking areas.
- Examine the principal uses in the MU district and determine if the additional regulations have produced the desired results in the Old Village area. If not, the Master Plan should outline the changes needed.
- Examine whether a low density single-family zoning district with the appropriate lot width and size is necessary to protect the character of those neighborhoods planned for single-family low density.
- Determine the existing multiple-family building types that work best in the context of the City and then design zoning regulations based on those examples. Part of the analysis should be whether two distinct districts are needed and if a form-based approach is warranted.
- Examine whether the O-1 zoned parcels on North Main Street could be incorporated into the planned mixed use area.
- Consider where modern uses not currently in the Zoning Ordinance should be in the City and under what general circumstances. Uses could include micro-brewery, vintner, or distiller, with consideration for an accessory tasting room; pet day-care; extended stay hotels; incidental sales and services; accessory dwelling units; and short-term rentals.
- Examine parking options in the Downtown to determine whether minimum parking requirements are needed or only necessary for some uses, such as residential.
- Review parking needs in each future land use district in the Master Plan.

Quick Zoning Ordinance Update

A quick Zoning Ordinance update would be a bundle of zoning ordinance amendments that are important to complete, easily drafted, and are not expected to be controversial or require community input. Based on the Planning Commission workbooks and discussion, the items below from the Zoning Audit should be included in a quick Zoning Ordinance update. In the workbooks, the majority of the participants voted to pursue these items in the quick Zoning Ordinance update and found them to be important:

- Update the Schedule of Regulations to specifically define a zero foot minimum front yard setback and 12 foot maximum for the B-2 District.
- Change the notice requirements for special land use to not less than 15 days before the date of the hearing to comply with the Michigan Zoning Enabling Act.
- Update Section 78-377 to comply with the Michigan Zoning Enabling Act, by changing item (c) to state that “Public hearings for an amendment to this title, or the zoning map, that affects more than ten ***adjacent*** properties shall only require notice in a newspaper”, with the added text in bold, italicized font.

- Amend Section 78-406 for Notices for the Zoning Board of Appeals to reference the not less than 15 day window by mail and in the newspaper.
- Change the reference when uses are required to “be located only on major or collector thoroughfares as designated in the city's master plan” to major arterials and major collectors on the National Functional Classification, maintained by the State of Michigan.
- Convert Section 78-133 – Uses Prohibited into performance standards or a required sign off from the Fire Department. Most Planning Commissioners were neutral on this point but indicated that it should be part of a Quick Zoning Ordinance Update.
- Allow for e-commerce options in the B-1, B-2, ARC and MU Zoning Districts. In the B-1, B-2, ARC and MU zoning districts, the principal use allowing similar uses has a restriction that, “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.” The last sentence could be construed to not allow e-commerce to be part of the business.
- Evaluate larger minimum lot sizes and setbacks by use. In the following instances, the Zoning Ordinance requires a larger minimum lot size and/or setbacks for specific uses than those in the Schedule of Regulations: private non-commercial recreational areas, institutional or community recreation centers or non-profit swimming pool clubs; universities; hospitals; convalescent or nursing homes; and religious institutions.
- Update regulations in Section 78-296 for religious institutions to comply with the Religious Land Use and Institutionalized Persons Act (RLUIPA), by eliminating specific landscaping requirements, confirming with the City Attorney that religious institutions cannot occupy a portion of a multi-tenant building, and examine allowance of meeting halls, private club and related services in the O-1 and B-3 zoning districts.
- Consult with the City Attorney as to whether the Child Care Center and Group Day Care homes with an annual compliance permit is allowed and whether the current regulations for these uses comply with state licensing requirements and the Americans with Disabilities Act.
- Consider allowing instances where a plot plan, instead of a full site plan application, could be submitted. For instance, the re-use of an existing building for special land use likely would not necessitate the level of detail required for a site plan application.
- List those special uses which require site plan review in Article XX.
- Place amendment regulations in its own article with specific standards and process descriptions. Specific sections would include in general, rezonings (map amendments), text amendments and conditional rezonings.
- Pivot section 78-385 to a description of planning commission powers, duties and responsibilities, as enabled by state law. This section should include: the number of and process for appointing Planning Commission members, officers, bylaws, meetings, annual report, compliance with the Open Meetings Act, and preparation of a Master Plan.
- Include the Planning Commission’s ability to investigate, require information, place conditions and the time limitation of their approval into regulations for site plan, special land use and nonconformance approvals.

- Update inconsistent or improper terms including: “special land use” instead of “special use”; “Michigan Department of Environment, Great Lakes, and Energy” or “EGLE” instead of “Michigan Department of Environmental Quality” or “MDEQ”; “religious institution” instead of “church”; and “Community Development Director” instead of “Building Official”, in most instances.
- Review all definitions for consistent usage, including “average grade” and “usable floor area.”
- Review definitions such as “nuisance” to match, where appropriate, those in other City ordinances, with the assistance of the City Attorney.
- Update all definitions for modern understanding. For instance, “video rental establishments” could be consolidated into a service use or eliminated.
- Remove regulatory language from definitions where possible, such as removing the reference to “one-story” in the convenience grocery store definition and “separated from each other by a firewall” from the townhome/rowhouse definition.
- Remove definitions not used outside of Article II: billboard, delicatessen, mechanical amusement device, rooming house, mobile home park/manufactured home community (due to exceptions per state law for this use, consultation with the City Attorney is recommended).
- Use graphics to simplify definitions when possible.
- Eliminate “tavern” from item (11) in Section 78-111 – Principal uses permitted in the B-3 Zoning District.
- Consolidate all fence regulations into a single place, with these sections of Zoning Ordinance or the City’s Fence Ordinance.
- Consolidate the “Vested Right” sections in Article I and Article XXVII.
- Examine and update setbacks for generator locations requirements in Section 78-217 – Projections into setbacks, based on recent variance requests.

Zoning Ordinance Update

The Zoning Ordinance update is a comprehensive rewrite of the current ordinance. Actions that could be taken include reorganization of the articles and the addition of form-based districts. Based on the Planning Commission workbooks and discussion, the items below from the Zoning Audit should be included in the Zoning Ordinance update. While all of the items were designated by workbook participants to be part of a Zoning Ordinance update, the importance was unclear for a few items. In those cases, we have noted the lack of consensus and shared why we felt it was appropriate to include those items in the Zoning Ordinance update.

- Update the Zoning Ordinance to implement form-based, mixed-use districts. Each form-based district would have street types and parcel types on a map, called a regulating plan, that would determine the building types and land uses. Existing and planned public spaces, such as parks, and public parking areas can be designated on the regulating plan.

- Clearly articulate the minimum lot size and maximum density for multiple-family uses, without the current formulas to determine a baseline. Those formulas could be used for exceptions, if needed.
- Add allowances and regulations for modern uses not listed in the Zoning Ordinance, but mentioned in the updated Master Plan, such as: micro-brewery, vintner, or distiller, with consideration for an accessory tasting room; pet day-care; extended stay hotels; incidental sales and services; accessory dwelling units; and short-term rentals.
- Move Section 78-217 – Projections into setbacks into Article XVII – Schedule of Regulations. Note that the majority of the workbook participants who recorded preferences on this item chose the “neutral” option, but we feel it is a necessary step for clarity in an update.
- Examine whether to place the Zoning Use Matrix in the Zoning Ordinance instead of the lists in each zoning district article.
- Update the uses in the I-1 and I-2 zoning districts to reflect more modern uses and uses in the City, such as consolidating the listings of types of manufacturing, updating principal and special land uses based on 21st century industries; removing banks and credit unions from the I-1 and I-2 districts, and removing indoor recreation and commercial kennels from the I-2 district.
- Simplify the Footnotes to the Schedule of Regulations. A complete list of the recommended changes is in our zoning audit.
- Update parking regulations per the updated Master Plan. In addition, the list of parking recommendations in the Zoning Audit report should be included in the update.
- Create a Residential Development Options Article with the following sections: Site Condominiums; Multiple Family Developments (with updates); and Adult dependent housing or assisted living facilities (with updates).
- Update Landscaping Requirements and place in a more visible spot. A complete list of recommended updates is in the Zoning Audit report.
- Update temporary building and structures regulations. Separate provisions should be added to the Zoning Ordinance to allow accessory outdoor sales, on an intermittent or permanent basis, and a zoning permit for special events or other temporary uses, such as food trucks or seasonal sales. The workbook participants had a range of opinions in terms of importance, with at least one vote in every category. However, the majority of participants felt this item should be part of a Zoning Ordinance update and staff indicated in discussion that this item should be included.
- Update site plan process based on current procedures and best practices. A complete list of recommendations is in the Zoning Audit report.
- Expand accessory building regulations to have regulations for non-residential uses permitted in residential zoning districts; accessory solar energy (attached and/or detached); and electric vehicle charging stations in parking lots or street rights-of-way regulations for non-residential zoning districts. Workbook participants did not have a clear opinion in terms of importance, but most felt that this item should be in the Zoning Ordinance update. At a minimum, we feel that accessory building regulations for non-residential uses in all zoning districts should be added during the Zoning Ordinance update.

- Split “Special Use” Article into “Special Land Use Regulations” and “Specific Use Provisions” Articles. The Zoning Audit report lists which sections should be moved to specific use provisions and recommendations for updates. Workbook participants’ opinion on importance varied for this item (1 vote for very important, 2 for important, 3 as neutral, and 1 for somewhat important).
- Include regulations for development agreements for their Special Land Uses, Conditional Rezoning or PUD’s.
- Change specific non-conforming regulations waivers with standards. The exceptions listed in Standards for Review for driveways, sidewalks, parking, screening, landscaping, and lighting may be more visible and nimbler outside of the nonconformance article as waivers or exceptions within their own sections or articles.
- Consider eliminating use variances. Best planning practices call for the elimination of use variances. The Zoning Board of Appeals can compromise a municipality’s ability to implement its Master Plan through use variances.
- Move Parks and Open Space District to Article closer to other Zoning Districts. The majority of workbook participants found this item to be somewhat important. We have included it in the list for the Zoning Ordinance update because it would be simple to do at that time.

Items Likely Not Necessary

Workbook participants identified a number of items in the Zoning Audit as somewhat or not important or chose the “do nothing” option. Based on feedback from the Planning Commission and staff, the following items are likely not necessary to pursue:

- Evaluate the appropriate density and building form for each area should be decided and then mapped accordingly. Workbook participants had varying opinions on options and importance, but more leaned towards the “do nothing” options and “neutral” to “not important.”
- Consider expanding the RT-1 zoning district to allow triplexes as a principal permitted use or creating a RT-2 zoning district that allows a breadth of “missing middle” housing. Workbook participants had varying opinions on options and importance, but more leaned towards the “do nothing” options and “neutral” to “not important.”
- Examination of the sites where Industrial zoning is planned to become another type of land use, with the tax base impacts in mind. The Planning Commission and staff felt that those areas zoned industrial, but planned or another use, are unlikely to be developed as industrial.
- Add Complete Streets regulations: site plan review and special land use standards for cyclist and pedestrian circulation and safety, bicycle parking requirements, and requirements for sidewalks, bicycle lanes and pathways, as appropriate. Workbook participants did not have a consensus on importance.
- Update Section 78-2 to include the goals from the past two rounds of City’s Strategic Planning Session. The Planning Commission ranked this item as somewhat to not important.

- Changing the limitation on size in the B-3 and MU Zoning Districts of service establishments of an office-showroom or workshop nature from the number of employees to a restriction on the square footage of the use. The majority of the workbook participants who recorded preferences on this item found it to be somewhat important or not important.
- Change the name of the zoning district from B-2 to CBD or DT. The importance of this item is unclear. Three participants saw it as important, two as somewhat important, one as not important and one as neutral.
- Update the Intent of the B-2 Zoning District to reflect the description of the Central Business District Future Land Use Category in the Master Plan. The majority of the workbook participants who recorded preferences on this item chose the “neutral” option.
- Consideration of allowing the underlying plat to determine lot size. The workbook participants did not have a consensus on the importance or next steps for this item. It is a technical detail and if the current rules work, there is no reason to change.
- Eliminate the premiums but retain the regulations for arcades and other pedestrian amenities, allowing for increased height (one-half to a full story) when pedestrian amenities meeting those requirements are provided. The majority of the workbook participants who recorded preferences on this item found it to be somewhat important or not important.
- Update of sign and landscaping requirements for the Downtown. The majority of the workbook participants who recorded preferences on this item found it to be somewhat important or not important.
- Eliminate Section 78-73, which prohibits any interior display from being visible from the exterior of the building, and that any interior display be limited to less than 25 percent of the usable floor area of a story. The majority of the workbook participants who recorded preferences on this item found it to be not important and chose the “do nothing” option as the next step.
- Update Exterior Lighting Requirements for Current Technology and Consolidate Regulations. The workbook participants’ input on importance ranged from important to neutral to somewhat important.
- Change the annual approval of rooftop dining by the City Commission to stand-alone licensing ordinance, rather than a special land use in the Zoning Ordinance. The majority of workbook participants found this item to be somewhat important or not important.

Additional Item to Consider

In reviewing the workbook, we realized that the suggestion to combine the Miscellaneous Provisions and General Exceptions into a single General Provisions Article was accidentally omitted.

We have recommended that the following sections, which have regulations that apply across all properties, be included in a General Provisions Article:

- Conflicting Regulations
- Scope
- Performance Standards (could be its own Article as well)
- Residential Entranceways
- Corner Clearance
- Street Access
- Temporary Buildings and Structures
- Mechanical equipment (could move to schedule of regulations)
- Essential public services
- Essential services
- Projections into setbacks (could move to schedule of regulations)
- Foundation walls (could move to schedule of regulations)
- Grading, drainage and building grades
- Voting place
- Height limit (could move to schedule of regulations)
- Lot area

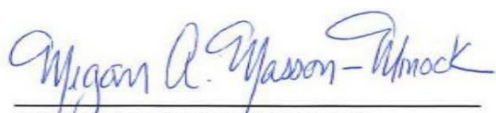
Please discuss this recommendation and share with us the level of importance you would assign and the best option to move forward.

Next Steps

A workshop with the Planning Commission to review the lists above to finalize the Zoning Audit Implementation Report is the next step in the process. After that meeting, we will finalize the Zoning Audit Implementation Report for recommendation by the Planning Commission to the City Commission.

We are in the process of drafting a form-based code for the Old Village, which will be ready for your review at the end of the month. To discuss both the form-based code and the above report, we would be happy to attend your regular meeting or working session in May.

Respectfully submitted,



CARLISLE/WORTMAN ASSOC., INC
Megan Masson-Minock, AICP
Principal



Carlisle | Wortman
ASSOCIATES, INC.

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

TO: City of Plymouth Planning Commission
FROM: Megan Masson-Minock, AICP
DATE: April 28, 2023
RE: Form-Based Code Policy Options for Old Village Area

The purpose of this report is to outline policy choices for the form-based code amendment for the Old Village area. After discussing these policy choices with you, we will draft a form-based zoning district for the Old Village

As you read this memorandum, please think about the following:

- What are the appropriate boundaries for the Old Village form-based district? Should the district encompass the entire area identified as the Old Village in the Master Plan or be limited to areas with mixed uses and parcel sizes?
- Which streets operate in similar or different fashions? For instance, Liberty Street has no curb cuts except for alleys, which can be codified in a form-based zoning district. Also, the north/south streets carry more traffic than the east/west streets and could have different uses based on street type.
- What types of buildings are present and should be allowed in the Old Village? Certain types of buildings, such as 2-story mixed use buildings or institutional buildings, may only be appropriate on Liberty but houses are likely appropriate on all blocks.

District Boundaries

The form-based district should be limited to the areas where a use-based zoning district is not adequate to allow the diversity of uses and building types envisioned and/or present, including development or redevelopment areas. Industrial areas typically are not good candidates for form-based codes. Single-family neighborhoods with uniformity in setbacks and lot sizes do not reap many benefits from a form-based code. Finally, parcels developed as PUD's are typically not included in form-based districts due to the difficulties incorporating the development restrictions of those sites into the code.

The following district boundaries could make sense for a form-based code. The pros, cons, and maps are on the following pages for each of the following option:

- Entire Old Village Area as shown in the Master Plan;
- Blocks in the Old Village with mixed uses and parcel sizes currently; or
- Areas in the Old Village planned for mixed use or in the Mixed Use Low Density or High Density zoning districts.

*Benjamin R. Carlisle, President Douglas J. Lewan, Executive Vice President John L. Enos, Vice President
David Scurto, Principal Sally M. Elmiger, Principal R. Donald Wortman, Principal
Paul Montagno, Principal, Megan Masson-Minock, Principal, Laura Kreps, Senior Associate
Richard K. Carlisle, Past President/Senior Principal*

Entire Old Village

Pros:

- Matches boundaries in the Master Plan
- Encompasses all areas with mixed uses and parcel sizes
- Includes redevelopment and development areas

Cons:

- Includes industrial areas that may not be suited for a form-based code
- Includes single-family residential blocks that may not be suited for a form-based code
- Includes areas developed as PUD's, which would break up the form-based zoning district

Entire Old Village Boundary Map



Blocks in the Old Village with Mixed Uses and Parcel Sizes Currently

Pros:

- Encompasses all areas with mixed uses and parcel sizes
- Includes some redevelopment and development areas

Cons:

- Does not include some redevelopment and development areas

Entire Old Village Areas with Mixed Uses & Parcel Sizes Boundary Map



Areas in the Old Village Zoned or Planned for Mixed Use

Pros:

- Matches areas planned and zoned for mixed use
- Encompasses some areas with mixed uses and parcel sizes
- Does not include industrial areas or residential blocks

Cons:

- Does not include some development and redevelopment areas
- Does not include some areas with mixed parcel sizes

Areas in the Old Village Zoned & Planned for Mixed Use Boundary Map



Street Types

In a form based code, different street types can regulate the type of buildings, uses, and character of the streets (on-street parking, number of curb cuts, etc.). For discussion, we recommend the following street types:

- **Downtown Village Streets:** Streets with on-street parking and no curb cuts for individual parcels, where buildings have zero-setback and are taller, such as Liberty between Mill and Starkweather and Starkweather between the alley north of Liberty and Spring. These streets are walkable areas, where the pedestrian has more accommodations than vehicles.
- **Corridors:** Streets with heavier traffic and a mix of uses and parcel sizes, such as Mill and the portions of Starkweather not designated as Downtown Village. The purpose of these streets is primarily to connect the walkable area on Liberty, neighborhoods, and industrial areas in the Old Village to other places in the City and major roads leading to places outside of the City. Other possible corridors are Holbrook and Amelia.
- **Village Streets:** Streets that connect neighborhoods and industrial areas to the corridors, such as the east/west streets in the Old Village except for Liberty between Mill and Starkweather. Blocks tend to be homogenous by use and parcel size, with lighter traffic volumes and speeds than the corridors. York, Davis, and Cherry Streets could also be village streets.
- **Flex Streets:** Streets with little traffic in areas where redevelopment is anticipated, such as Amelia, Dunn or Cherry Streets. These streets could allow a range of uses and building types.

Building Types

In a form based code, building types as well as uses are regulated. A menu of building types is needed. Building types can be limited to street types or types of parcels. The setbacks, landscaping requirements and other development regulations can be different for each building type (see attached examples from the City of Dexter's Zoning Ordinance). For purposes of discussion, we recommend the following building types:



Mixed Used: These 2-3 story, mixed-use buildings with zero setbacks would likely be limited to Liberty between Mill and Starkweather and Starkweather between the alley north of Liberty and Spring.



Commercial Mixed Use/Live Work: These 2-story buildings could accommodate both residential and office/retail uses. They would be allowed on streets with higher traffic volumes.



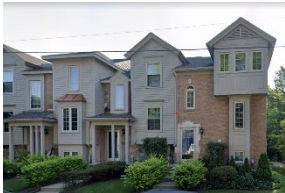
Institutional Building: Buildings constructed for an institutional purpose like a place of worship, school or government office. The form-based code could allow adaptive re-use of existing institutional buildings as well as new buildings, possibly in different locations. For instance, new institutional buildings could be limited to streets with higher traffic volumes while adaptive use of institutional buildings on residential blocks is allowed but not new construction.



House: These are buildings constructed to be single-family dwellings. The form-based code could allow adaptive re-use of houses for office, retail or dwelling units for two or more households in certain areas. Houses would likely be allowed on all streets, except for exclusively industrial areas.



Two-Family Building: These buildings are built for two dwelling units. The form-based code could include architectural regulations. These buildings could be allowed only on streets with higher traffic volumes, at the edges of or within neighborhoods.



Townhouses: These 2-3 story buildings are built for attached single-family residential dwellings. They would be allowed on streets with higher traffic volumes and/or at the edges of single-family residential blocks.



Multiple Family Building: These 2-3 story buildings have dwelling units for three households or more. These buildings would likely be limited to streets with higher traffic volumes and/or at the edges of single-family residential blocks.



Single Purpose Building: These buildings are constructed for a specific use, like a gasoline station or a carry-out ice cream stand. Typically, these buildings are allowed as a special approval, using the same process as a special land use.

Next Steps

We would like to have a workshop with the Planning Commission to review the recommendations above and to finalize the Zoning Audit Implementation Report. After that meeting, we will finalize the Zoning Audit Implementation Report for recommendation by the Planning Commission to the City Commission. We will also draft a form-based code for review and editing by the Planning Commission.

We are looking forward to meeting with you again!

Respectfully submitted,



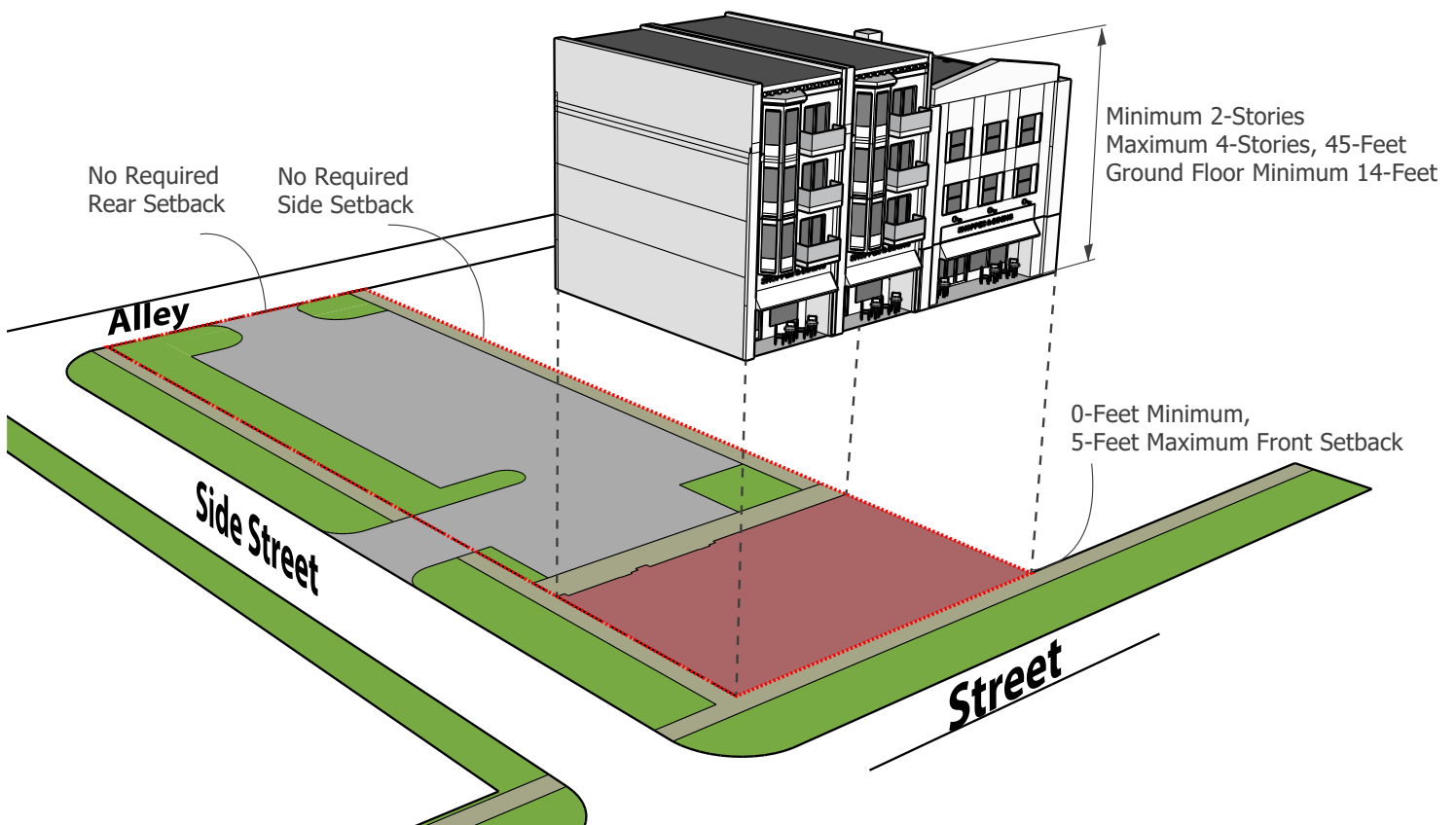
CARLISLE/WORTMAN ASSOC., INC
Megan Masson-Minock, AICP
Principal

Form E - Downtown Mixed Use

LOT REQUIREMENTS	MIN	MAX
Lot size (sq. ft.)	--	--
Lot width (ft)	--	--
Lot coverage (%)	--	100
BUILDING ENVELOPE	MIN	MAX
Front setback (front or side) (ft)	0 ¹	5
Side setback one side (ft)	--	--
Side setback combined (ft)	--	--
Rear setback (ft)	--	--
Frontage buildout (%)	80	100
BUILDING REQUIREMENTS	MIN	MAX
Dwelling Unit floor area (sq. ft.)	500	
Ground floor height (ft)	14	--
Height (ft)	--	45
Height (stories)	2	4
FRONT FACADE	Front facades must meet design standards in 11.11.B as well as specific design standards for the applicable zoning district.	

LANDSCAPING	MIN	MAX
Street Trees (1 tree per x lineal feet of street frontage)	30	40
Screening between land uses	--	
PARKING		
Location	Rear yards	
Driveway Access ²	From side or rear on Downtown A streets and front, rear or side on Downtown B streets.	
Screening of adjacent street right-of-way	--	
NOTES		
¹ The Planning Commission may adjust front yard setbacks, up to 20 feet, and the minimum building frontage to allow a permanent public space, developed as part of the principal building.		
² If a garage or below-grade parking is integrated into the building, it must be accessible from a side yard, rear yard, an alley, or from a side street in the case of a corner lot.		

Figure 5. Form E - Downtown Mixed Use - Orthographic View

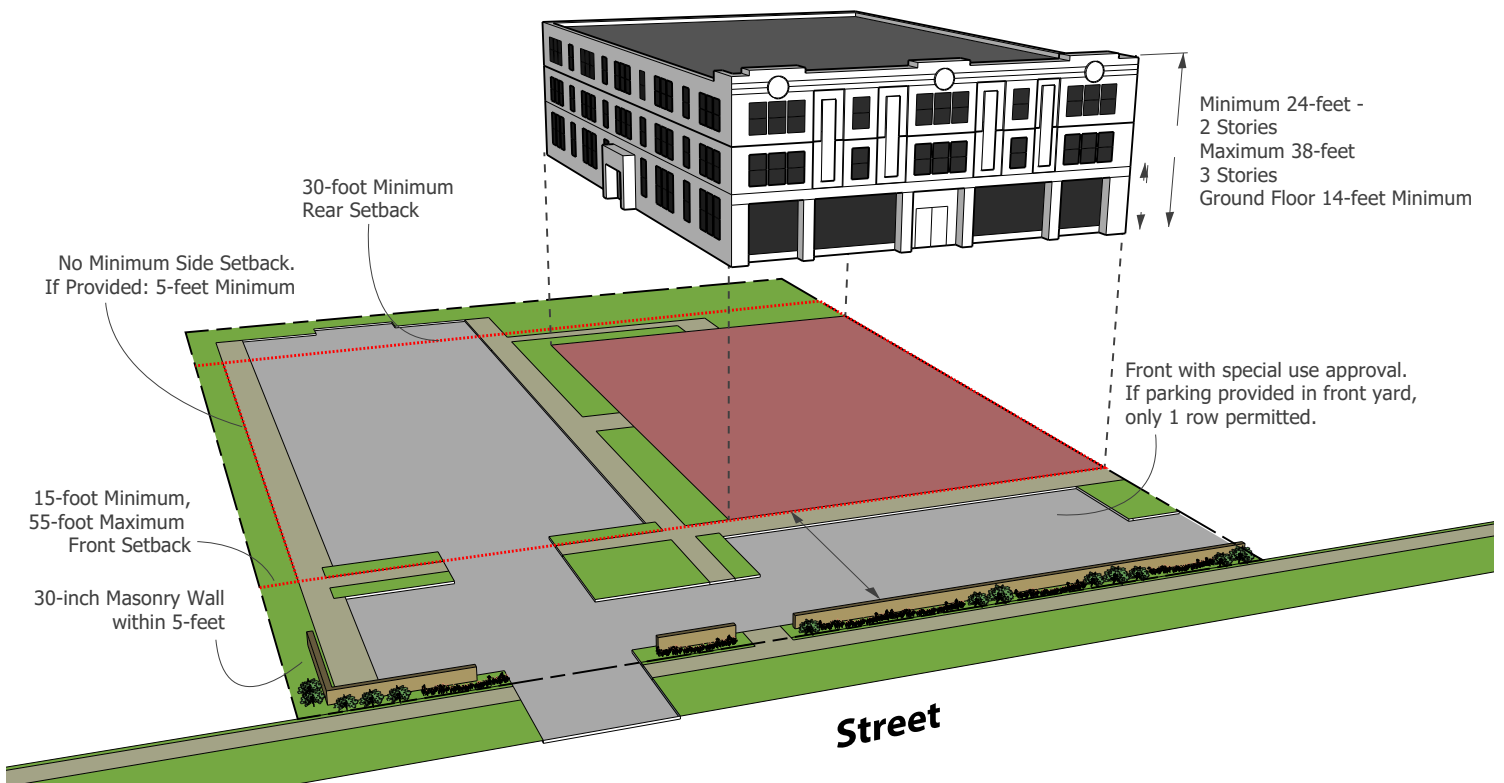


Form F - Commercial Mixed Use/Live Work

LOT REQUIREMENTS	MIN	MAX
Lot size (sq. ft.)	43,560	--
Lot width (ft)	100	--
Lot coverage (%) ¹	--	60
BUILDING ENVELOPE ¹	MIN	MAX
Front setback (front or side) (ft)	15 ²	55
Side setback one side (ft)	-- ³	--
Side setback combined (ft)	-- ³	--
Rear setback (ft)	10 ⁴	--
Frontage buildout (%)	50	75
BUILDING REQUIREMENTS	MIN	MAX
Dwelling Unit floor area (sq. ft.)	--	--
Ground floor height (ft)	12	--
Height (ft)	--	38
Height (stories)	2	3
FRONT FACADE	Front facades must meet design standards in 11.11.B as well as specific design standards for the applicable zoning district.	

LANDSCAPING	MIN	MAX
Street Trees (1 tree per x lineal feet of street frontage)	30	40
Screening between land uses	See Section 6.11	
PARKING		
Location	Side and rear yards. Front with special use approval.	
Driveway Access	From front, rear or side	
Screening of adjacent street right-of-way	30 inch masonry wall with shrubs or landscaping within 5 feet of street right-of-way	
NOTES		
¹ In the CBD, there are no minimum yards and 100% maximum lot coverage allowed		
² The Planning Commission may adjust front yard setbacks, up to 20 feet, and the minimum building frontage to allow a permanent public space, developed as part of the principal building.		
³ Minimum of 5' side yard if provided		
⁴ If adjacent to a one or two family use or zoning district, the minimum setback is 25 feet		

Figure 6. Form F - Commercial Mixed Use /Live Work - Orthographic View

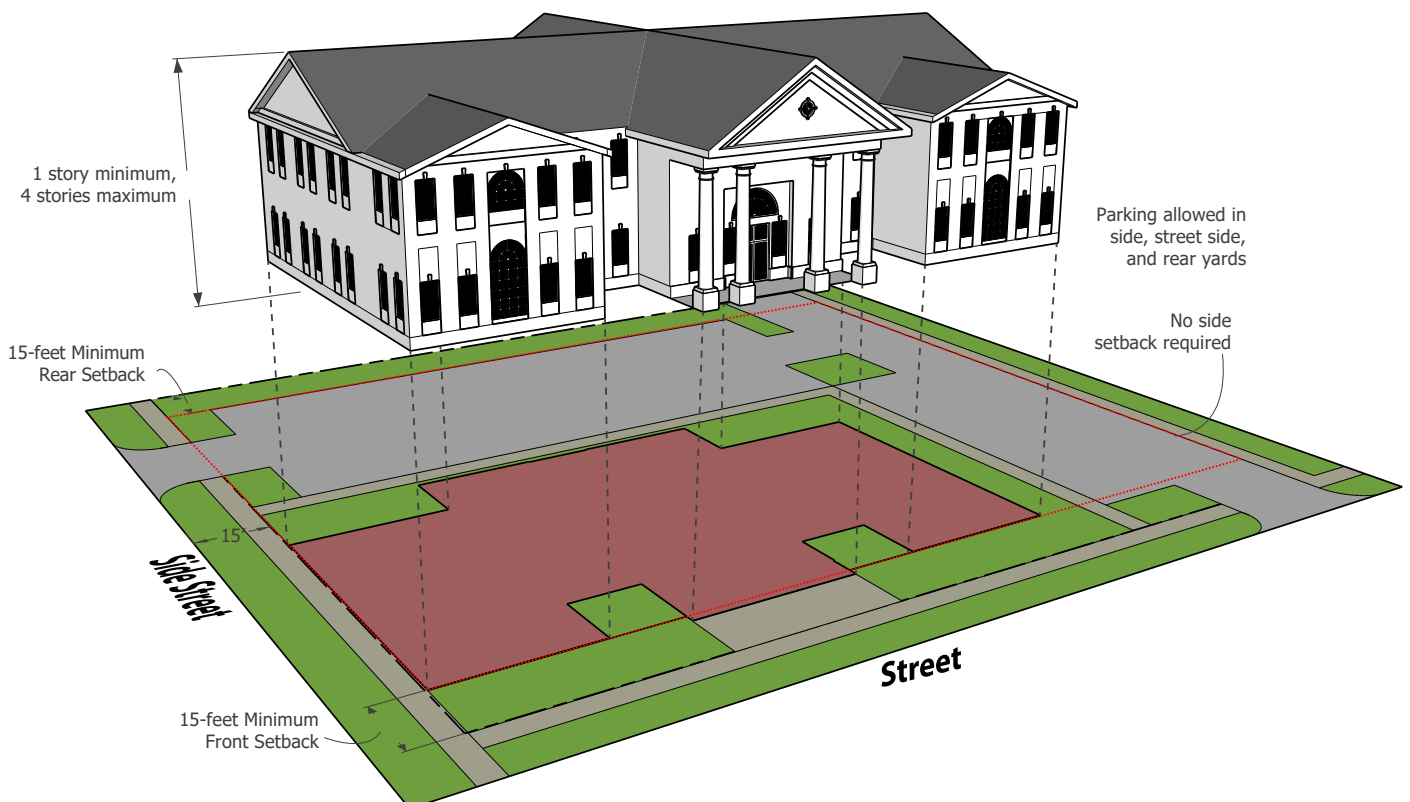


Form I - Institutional

LOT REQUIREMENTS	MIN	MAX
Lot size (sq. ft.)	--	--
Lot width (ft)	--	--
Lot coverage (%)	--	60
BUILDING ENVELOPE	MIN	MAX
Front setback (front or side) (ft)	15 ¹	25
Side setback one side (ft)	10	--
Side setback combined (ft)	20	--
Rear setback (ft)	15	--
Frontage buildout (%)	50	100
BUILDING REQUIREMENTS	MIN	MAX
Dwelling Unit floor area (sq. ft.)	--	--
Ground floor height (ft)	14	--
Height (ft)	--	45
Height (stories)	1	3
FRONT FACADE	Front facades must meet design standards in 11.11.B as well as specific design standards for the applicable zoning district.	

LANDSCAPING	MIN	MAX
Street Trees (1 tree per x lineal feet of street frontage)	30	40
Screening between land uses	--	
PARKING		
Location	Side street, side and rear yards	
Driveway Access ¹	From front, rear or side	
Screening of adjacent street right-of-way	30 inch masonry wall with shrubs or landscaping within 5 feet of street right-of-way	
NOTES		
¹ The Planning Commission may adjust front yard setbacks, up to 20 feet, and the minimum building frontage to allow a permanent public space, developed as part of the principal building.		

Figure 9. Form I - Institutional - Orthographic View



Form A - House

LOT REQUIREMENTS	MIN	MAX
Lot size (sq. ft.)	4,900	--
Lot width (ft)	49.5	--
Lot coverage (%)	--	30
BUILDING ENVELOPE	MIN	MAX
Front setback (front or side) (ft)	15	25
Side setback one side (ft)	5	--
Side setback combined (ft)	15	--
Rear setback (ft)	25	--
Frontage buildout (%) ¹	60	80
BUILDING REQUIREMENTS	MIN	MAX
Floor area (sq. ft.)	1,000	--
Height (ft)	--	35
Height (stories)	1	2.5
FRONT FACADE	MIN	MAX
Porch or stoop front setback (ft)	5	--
Garage Face (ft)	20 ²	--

ACCESSORY BUILDING(S)	MIN	MAX
Number allowed	--	2
Front setback (front)(ft)	15	--
Side street/alley setback (ft)	10	--
Principal Building setback (ft)	10	--
Side setback (ft)	3	--
Rear setback (ft)	3	--
Height (ft)	--	14 ³

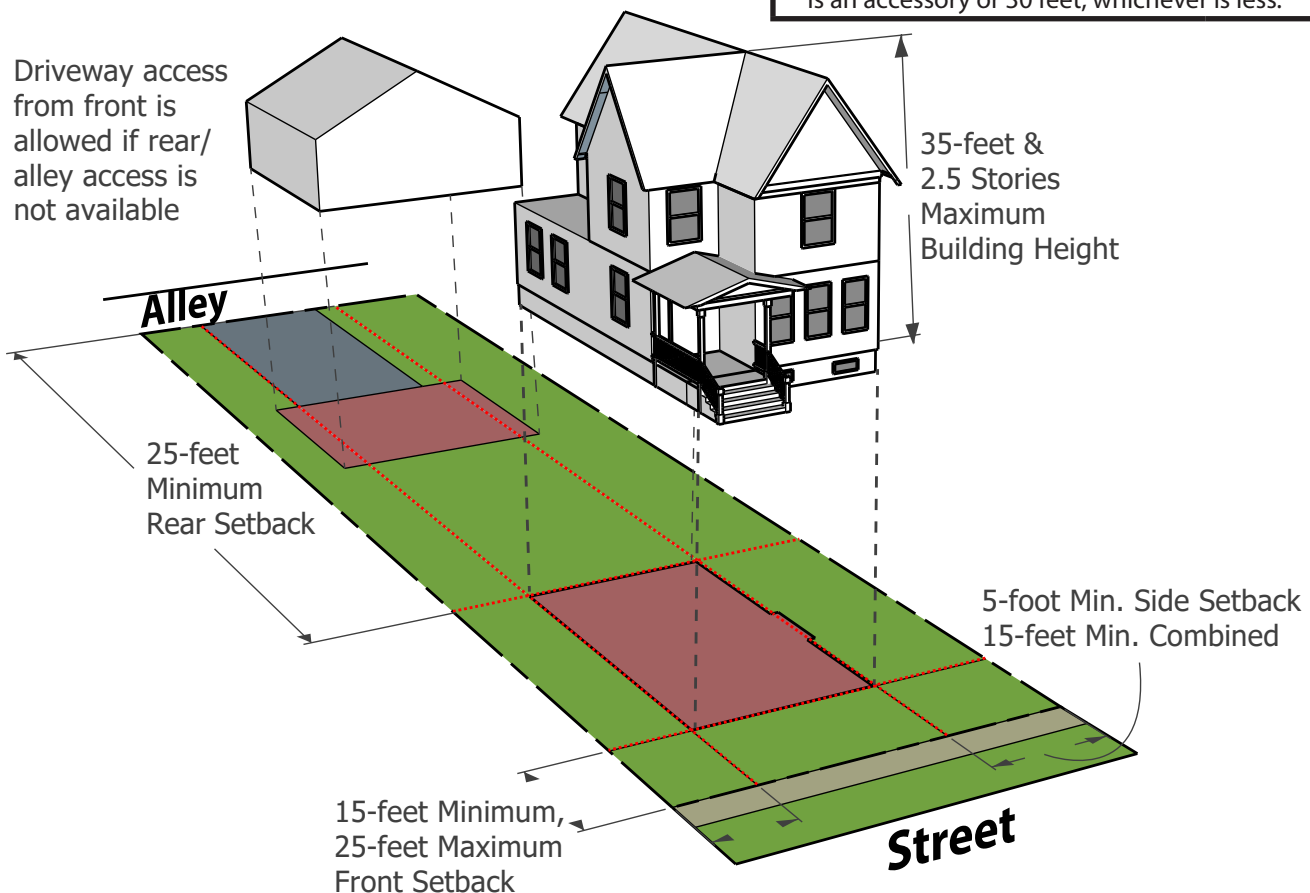
PARKING

Location	Side & rear yards
Driveway Access	From rear, permitted from front if alley access is not available.
Screening of adjacent street right-of-way	For non-residential uses, 2-foot evergreen shrubs

NOTES

- ¹ Front building façade location requirements do not apply to street side yards.
- ² The garage face minimum set back is 5 feet from the front of the house or 20 feet from the front property line, whichever is greater.
- ³ The maximum height of a detached accessory dwelling unit is the height of the single-family dwelling to which it is an accessory or 30 feet, whichever is less.

Figure 1. Form A - House - Orthographic View

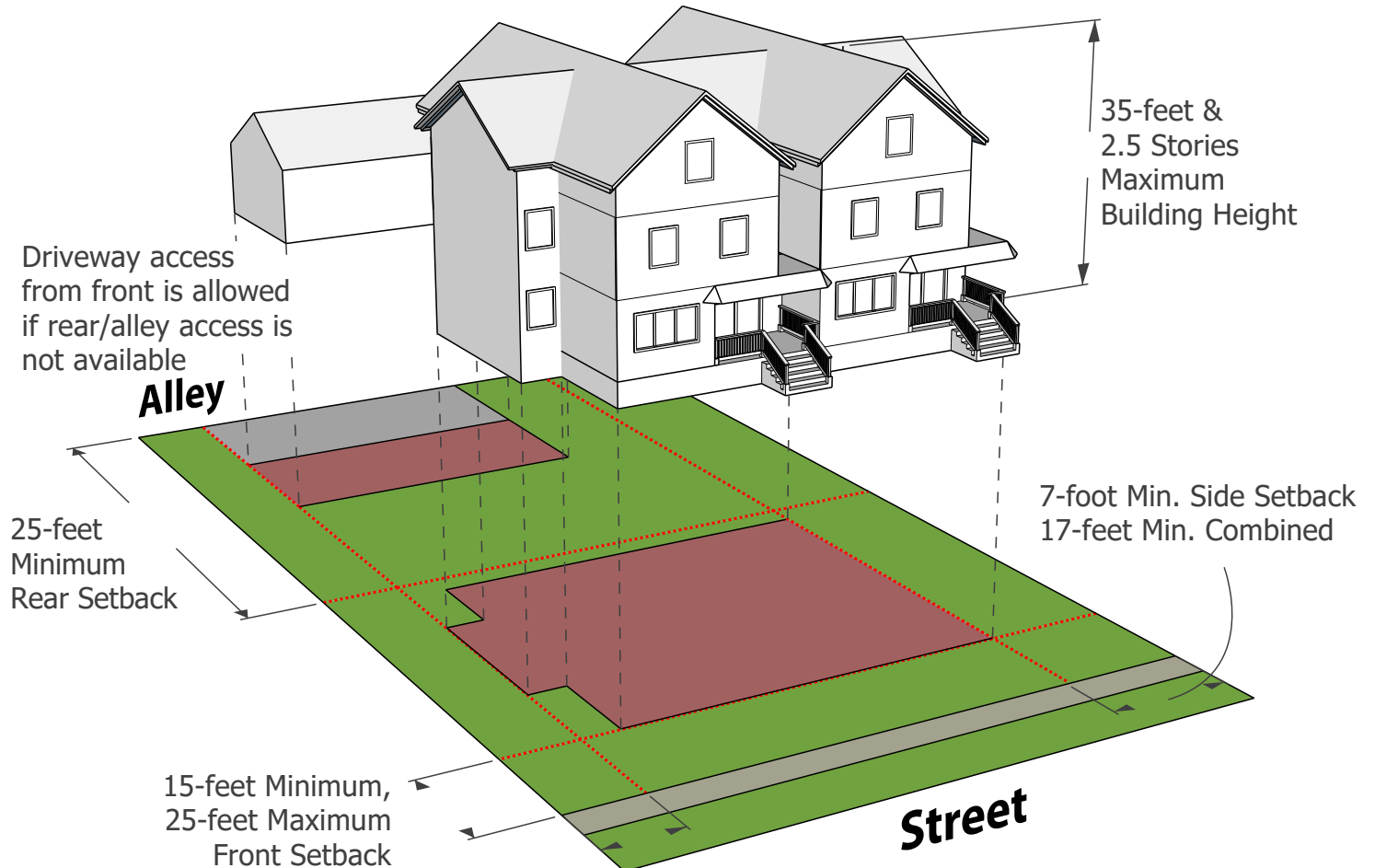


Form B - Duplex / Two-Family

LOT REQUIREMENTS	MIN	MAX
Lot size (sq. ft.)	8,500	--
Lot width (ft)	60	--
Lot coverage (%)	--	60
BUILDING ENVELOPE	MIN	MAX
Front setback (front or side) (ft)	15	25
Side setback one side (ft)	7	--
Side setback combined (ft)	17	--
Rear setback (ft)	25	--
Frontage buildout (%) ¹	60	80
BUILDING REQUIREMENTS	MIN	MAX
Floor area (sq. ft.)	700	--
Height (ft)	--	35
Height (stories)	1	2.5
FRONT FACADE	MIN	MAX
Porch or stoop front setback (ft)	5	
Garage Face	20 ²	

ACCESSORY BUILDING(S)	MIN	MAX
Number allowed	--	2
Front setback (front)(ft)	15	--
Side street/alley setback (ft)	10	--
Principal Building setback (ft)	10	--
Side setback (ft)	3	--
Rear setback (ft)	3	--
Height (ft)	--	14
PARKING		
Location	Side & rear yards	
Driveway Access	From rear, permitted from front if alley access is not available.	
Screening of adjacent street right-of-way	For non-residential uses, 2-foot evergreen shrubs	
NOTES		
¹ Front building façade location requirements do not apply to street side yards		
² The garage face minimum set back is 5 feet from the front of the house or 20 feet from the front property line, whichever is greater.		

Figure 2. Form B - Duplex / Two-Family - Orthographic View



Form D - Attached Residential / Townhouse

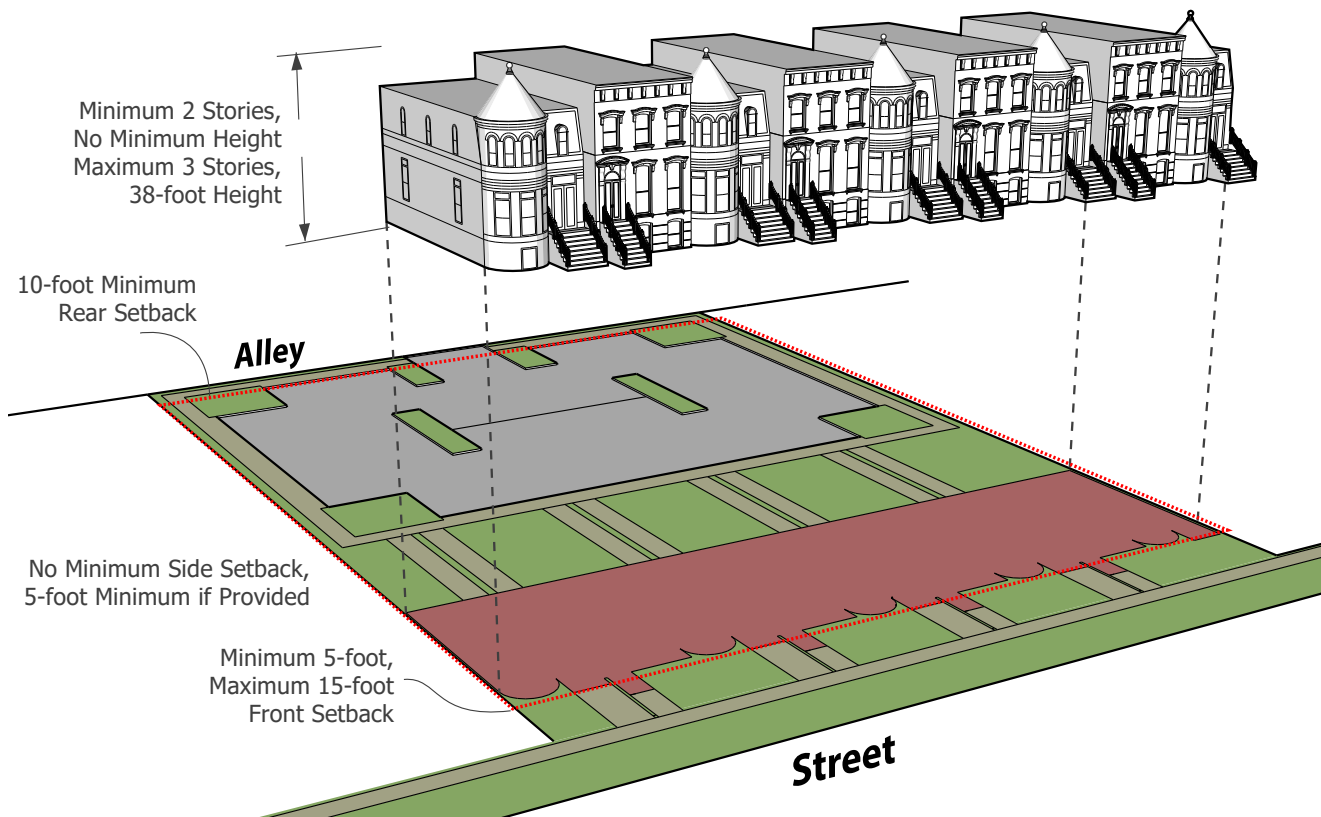
LOT REQUIREMENTS	MIN	MAX
Lot size (sq. ft.)	--	--
Lot width (ft)	--	--
Lot coverage (%) ¹	--	80
BUILDING ENVELOPE ¹	MIN	MAX
Front setback (front or side) (ft)	5 ²	15
Side setback one side (ft)	-- ³	--
Side setback combined (ft)	-- ³	--
Rear setback (ft)	10 ⁴	--
Frontage buildout (%)	75	90
BUILDING REQUIREMENTS	MIN	MAX
Dwelling Unit floor area (sq. ft.)	500	--
Ground floor height (ft)	12	--
Height (ft)	--	45
Height (stories)	2	3
FRONT FACADE		
Porch or stoop front setback (ft)	5	--
Porches or stoops are required for 1st floor units with front door entrances to the street.		
Front facades must meet design standards in 11.11.B as well as specific design standards for the applicable zoning district.		

LANDSCAPING	MIN	MAX
Street Trees (1 tree per x lineal feet of street frontage)	30	40
Screening between land uses	See Section 6.11	
PARKING		
Location	Side street, side & rear yards.	
Driveway Access	From front, rear or side.	
Screening of adjacent street right-of-way	30 inch masonry wall with shrubs or landscaping within 5 feet of street right-of-way	

NOTES

- ¹ In the CBD, there are no minimum yards and 100% maximum lot coverage allowed
- ² The Planning Commission may adjust front yard setbacks, up to 10 feet, and the minimum building frontage to allow a permanent public space, developed as part of the principal building.
- ³ Minimum of 5-foot side yard if provided
- ⁴ If adjacent to a one or two family use or zoning district, the minimum setback is 25-feet.

Figure 4. Form D - Attached Residential / Townhouse - Orthographic View

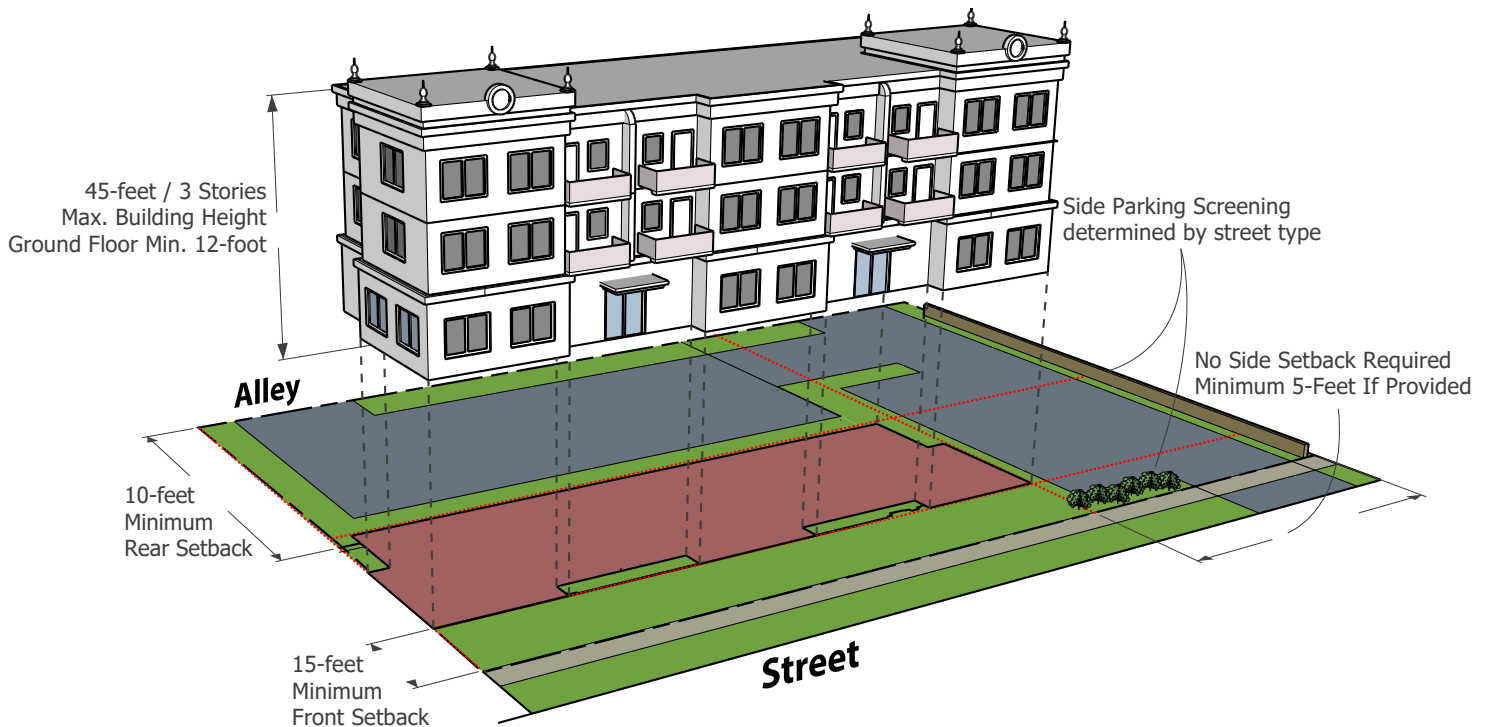


Form C - Multiple Family Building

LOT REQUIREMENTS	MIN	MAX
Lot size (sq. ft.)	9,000	--
Lot width (ft)	60	--
Lot coverage (%) ¹	--	60
BUILDING ENVELOPE ¹	MIN	MAX
Front setback (front or side) (ft)	15 ²	25
Side setback one side (ft)	10	--
Side setback combined (ft)	20	--
Rear setback (ft)	10 ³	--
Frontage buildout (%)	75	90
BUILDING REQUIREMENTS	MIN	MAX
Dwelling Unit floor area (sq. ft.)	500	--
Ground floor height (ft)	12	--
Height (ft)	--	45
Height (stories)	2	3
FRONT FACADE	MIN	MAX
Porch or stoop front setback (ft)	5	--
Porches or stoops are required for 1st floor units with front door entrances to the street.		
Front facades must meet design standards in 11.11.B as well as specific design standards for the applicable zoning district.		

LANDSCAPING	MIN	MAX
Street Trees (1 tree per x lineal feet of street frontage)	30	40
Screening between land uses	See Section 6.11	
PARKING		
Location	Side street, side & rear yards.	
Driveway Access	From front, rear or side.	
Screening of adjacent street right-of-way	30 inch masonry wall with shrubs or landscaping within 5 feet of street right-of-way	
NOTES		
¹ In the CBD, there are no minimum yards and 100% maximum lot coverage allowed		
² The Planning Commission may adjust front yard setbacks, up to 10 feet, and the minimum building frontage to allow a permanent public space, developed as part of the principal building.		
³ If adjacent to a one or two family use or zoning district, the minimum setback is 25 feet.		

Figure 3. Form C - Multiple Family Building - Orthographic View

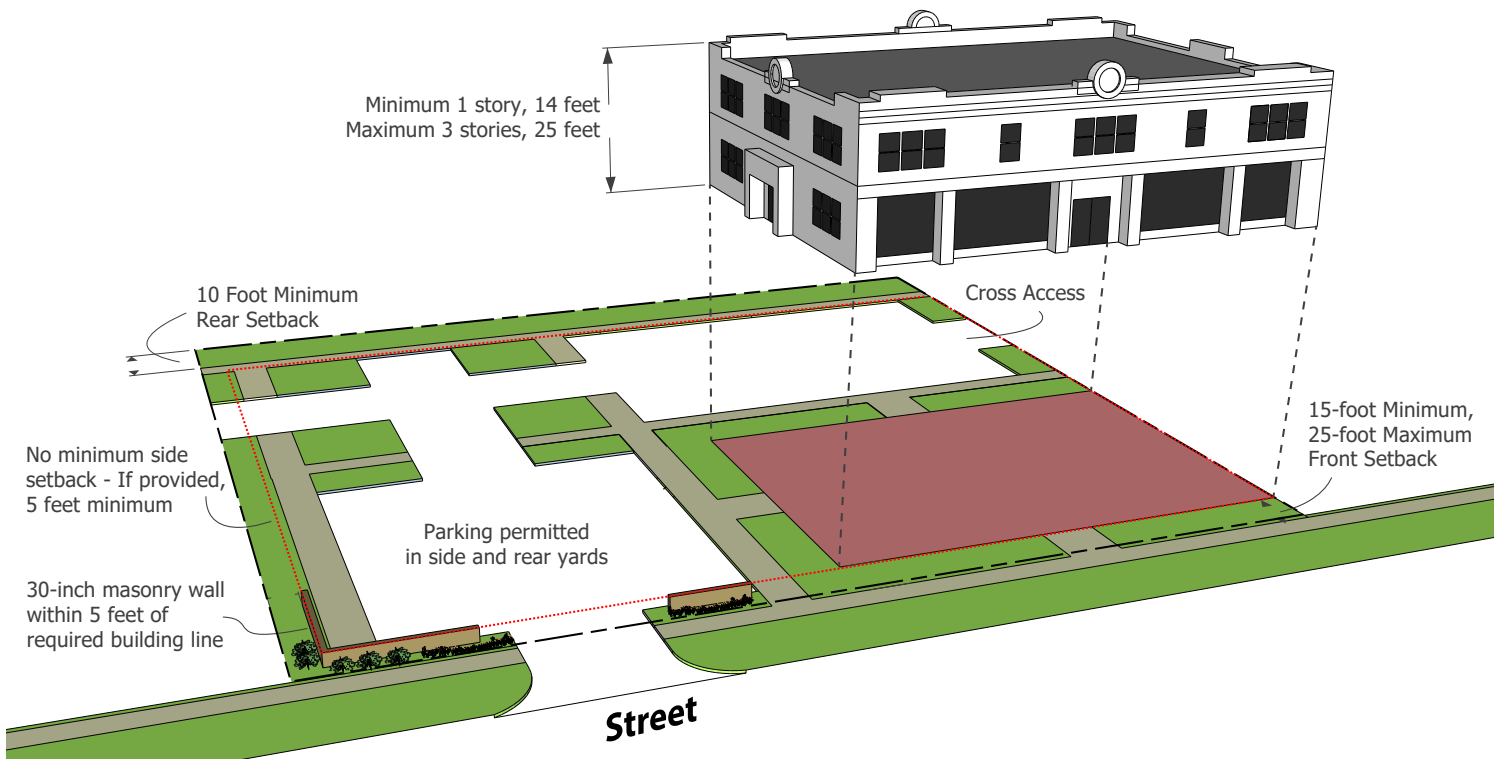


Form G - Single Purpose Building

LOT REQUIREMENTS	MIN	MAX
Lot size (sq. ft.)	21,780	--
Lot width (ft)	50	--
Lot coverage (%)	--	60
BUILDING ENVELOPE	MIN	MAX
Front setback (front or side) (ft)	15	25
Side setback one side (ft)	-- ¹	--
Side setback combined (ft)	-- ¹	--
Rear setback (ft)	10 ²	--
Frontage buildout (%)	50	75
BUILDING REQUIREMENTS	MIN	MAX
Dwelling Unit floor area (sq. ft.)	--	--
Ground floor height (ft)	12	--
Height (ft)	--	38
Height (stories)	1	3
FRONT FACADE	Front facades must meet design standards in 11.11.B as well as specific design standards for the applicable zoning district.	

LANDSCAPING	MIN	MAX
Street Trees (1 tree per x lineal feet of street frontage)	30	40
Screening between land uses	See Section 6.11	
PARKING		
Location	Side and rear yards	
Driveway Access	From front, rear or side	
Screening of adjacent street right-of-way	30 inch masonry wall with shrubs or landscaping within 5 feet of street right-of-way	
NOTES		
¹ Minimum of 5' side yard if provided		
² If adjacent to a one or two family use or zoning district, the minimum setback is 25 feet		

Figure 7. Form G - Single Purpose Building - Orthographic View



SP 23-04 885 Starkweather
 Concept Site Plan Review
 PC Mtg 5/10/23

RECEIVED

CITY OF PLYMOUTH
 SITE PLAN REVIEW APPLICATION

APR 19 2023

ITEM 8) a

Community Development Department
 201 S. Main Street Plymouth, MI 48170
 Ph. 734-453-1234 ext. 232
www.plymouthmi.gov

CITY OF PLYMOUTH
 COMMUNITY DEVELOPMENT

I. Site/Project Information

Site Address 885 Starkweather	Current Zoning Classification B1	Date of Application 04-19-2023
----------------------------------	-------------------------------------	-----------------------------------

Name of Property Owner Starkweather 885, LLC	Phone Number 734-516-4053	
Mailing Address 650 CHURCH ST.	Email Address (Required) dsoenen@sensors-mc.com	
City PLYMOUTH	State MI	Zip Code 48170

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III. x	<input checked="" type="checkbox"/> Architect	<input type="checkbox"/> Developer	<input type="checkbox"/> Engineer	<input type="checkbox"/> Lessee
Applicant/Company Name M Architects	Phone Number 248-349-2708			
Applicant/Company Address 114 E Main Street	City Northville	State MI	Zip Code 48167	
Email Address (Required) robert@marchitects.com				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name M Architects	Phone Number 248-349-2708		
Company Address 114 E Main Street	City Northville	State MI	Zip Code 48167
Registration Number	Expiration Date	Email Address (Required) robert@marchitects.com	

IV. Type of Project (Please Select All that Apply)

V. Historic District

<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use	Is this project located in the Historic District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Interior Finish	<input checked="" type="checkbox"/> Special Land Use	

VI. Description of Work

Renovations and additions to formers Stellas Trackside, formerly 885 Starkweather.

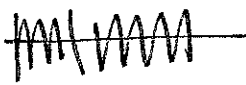
IX. Site Plan Review Checklist

Please include the following applicable information on the site plan.		YES	NO	N/A
1.	Correct scale	[]	[]	[]
2.	Name of person preparing plan*	[]	[]	[]
3.	Date, north point	[]	[]	[]
4.	Property line dimension	[]	[]	[]
5.	Street right-of-way widths	[]	[]	[]
6.	Existing utilities (sewer, water, gas, etc.) and easements	[]	[]	[]
7.	Show adjacent property and buildings, including zoning	[]	[]	[]
8.	Existing topography, trees and other features	[]	[]	[]
9.	Off-site ground, parking lot, roadway, driveway and/or structure elevations for minimum distance of 50 feet	[]	[]	[]
10.	On-site grid of maximum 100 feet intervals each way (closer where rolling terrain warrants) and minimum 2.0 feet contours	[]	[]	[]
11.	Location of new structures including side and front yard setbacks and building length and width (show a general floor plan)	[]	[]	[]
12.	Number of dwelling units per building	[]	[]	[]
13.	Height of structure	[]	[]	[]
14.	Percent one room apartments (efficiencies)	[]	[]	[]
15.	Total number of rooms if multiple-family	[]	[]	[]
16.	Parking requirements met (See Section 78-720)	[]	[]	[]
17.	Number of units and bedrooms each building	[]	[]	[]
18.	Parking lot layout (showing paved area) including ingress and egress and service area	[]	[]	[]
19.	Parking lot space dimensions	[]	[]	[]
20.	Loading and unloading space	[]	[]	[]
21.	Site grading and drainage plan (on-site elevations for pavements, drives, parking lots, curbs, sidewalks and finish grade at bldg.)	[]	[]	[]
22.	Utility connections (sanitary sewer, water, storm sewers)	[]	[]	[]
23.	On-site storm water retention	[]	[]	[]
24.	Fire hydrants within 300 feet (on- and off-site)	[]	[]	[]
25.	Sidewalks and elevations	[]	[]	[]
26.	Sedimentation and erosion control plan	[]	[]	[]
27.	Landscape plan showing plant materials to be used	[]	[]	[]
28.	Sign requirements met	[]	[]	[]
29.	Require walls and fences or greenbelts	[]	[]	[]
30.	Corner clearance	[]	[]	[]
31.	Service drive needed	[]	[]	[]
32.	Acceleration lanes and traffic pattern	[]	[]	[]
33.	Trash receptacle locations including screening type and height	[]	[]	[]
34.	Mail box locations	[]	[]	[]

Please include the following applicable information on the site plan.		YES	NO	N/A
35.	Air conditioner unit locations	[]	[]	[]
36.	Special site features (play areas, pools, etc.)	[]	[]	[]
37.	Handicapped facilities	[]	[]	[]
38.	Building elevation drawings	[]	[]	[]

*Where property line surveys, topography, sewer, water or storm drains are shown, the name of the registered engineer or land surveyor preparing such elements of the plan shall be indicated on the plan.

VII. Applicant Signature

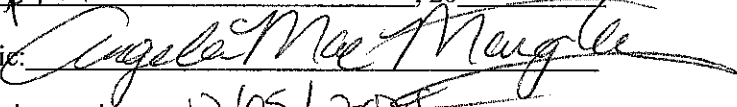
Signature of Applicant 	Date 04-18-2023
---	--------------------

VIII. Property Owner Signature

Signature of Property Owner 	Date 4-19-2023
--	-------------------

Subscribed and sworn before me this 19th day of April, 2023

ANGELA MAE MARGILAJ
 NOTARY PUBLIC - STATE OF MICHIGAN
 COUNTY OF WAYNE
 My Commission Expires 12/5/2028
 Acting in the County of Wayne

Notary Public: 
 My Commission expires: 12/05/2028

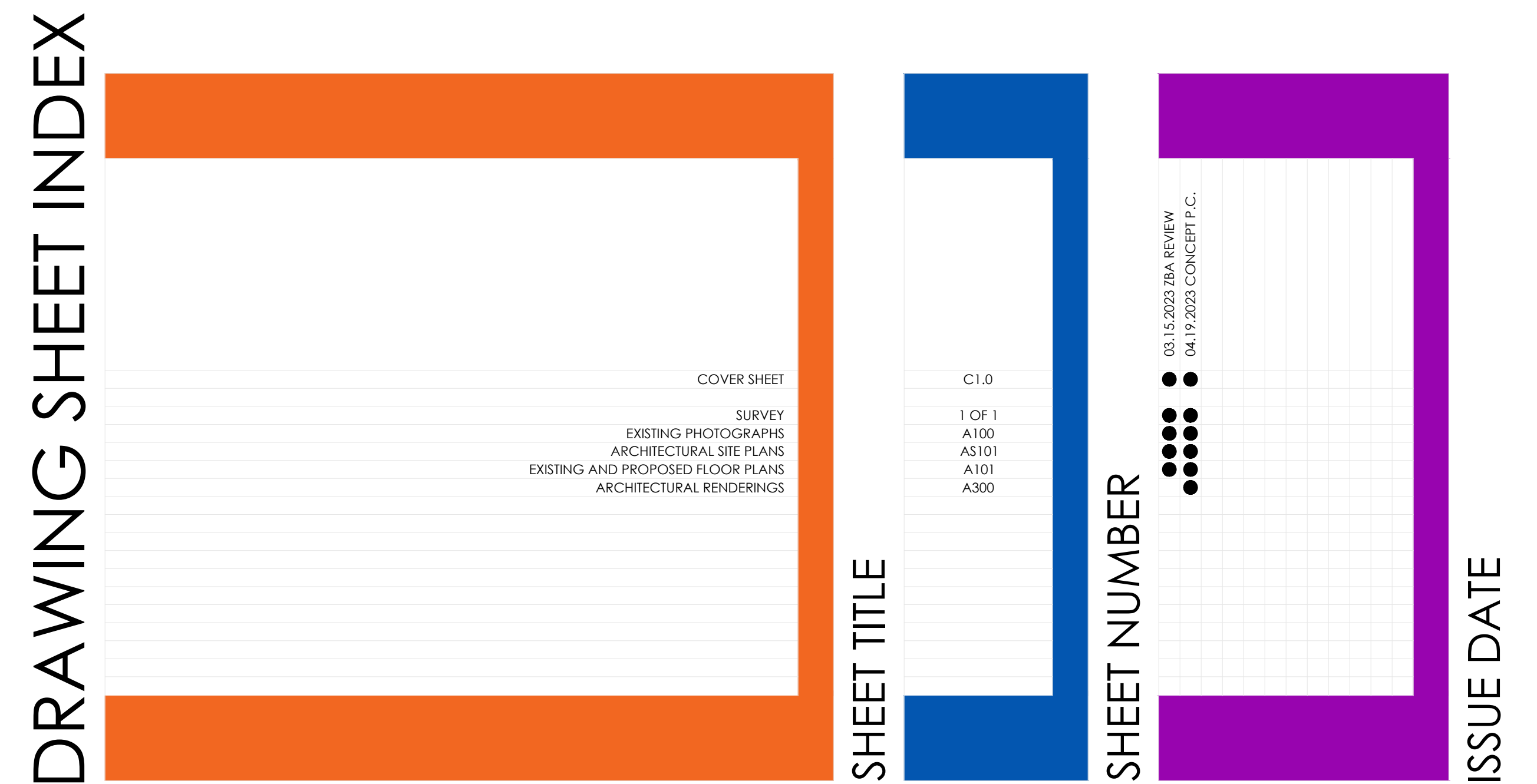
For Office Use Only

	YES/DATE	NO	N/A
1. Pre-Application Meeting			
2. Digital Copy of Application Package			
3. Public Hearing Notice			
4. CWA Review			
5. Municipal Services Review			
6. Fire Department Review			
7. Engineering Review			

RENOVATIONS AND ADDITIONS TO 885 Starkweather

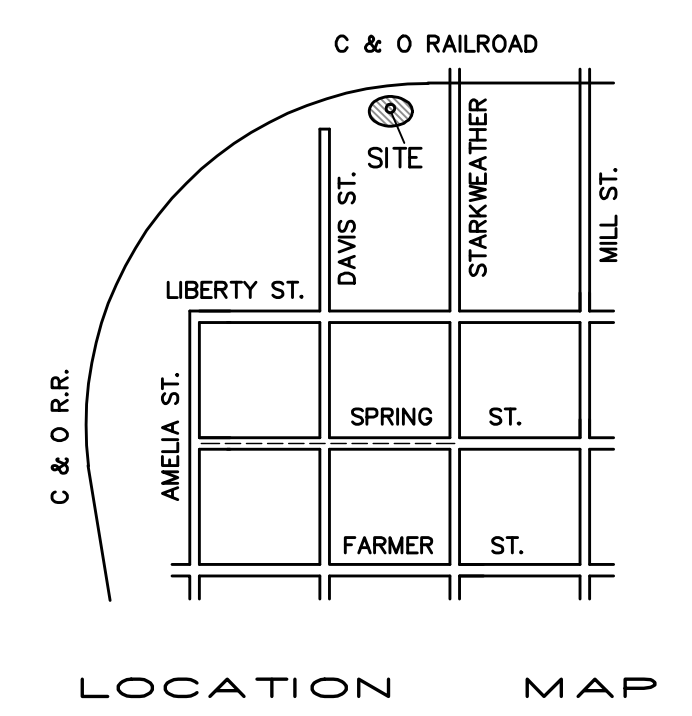
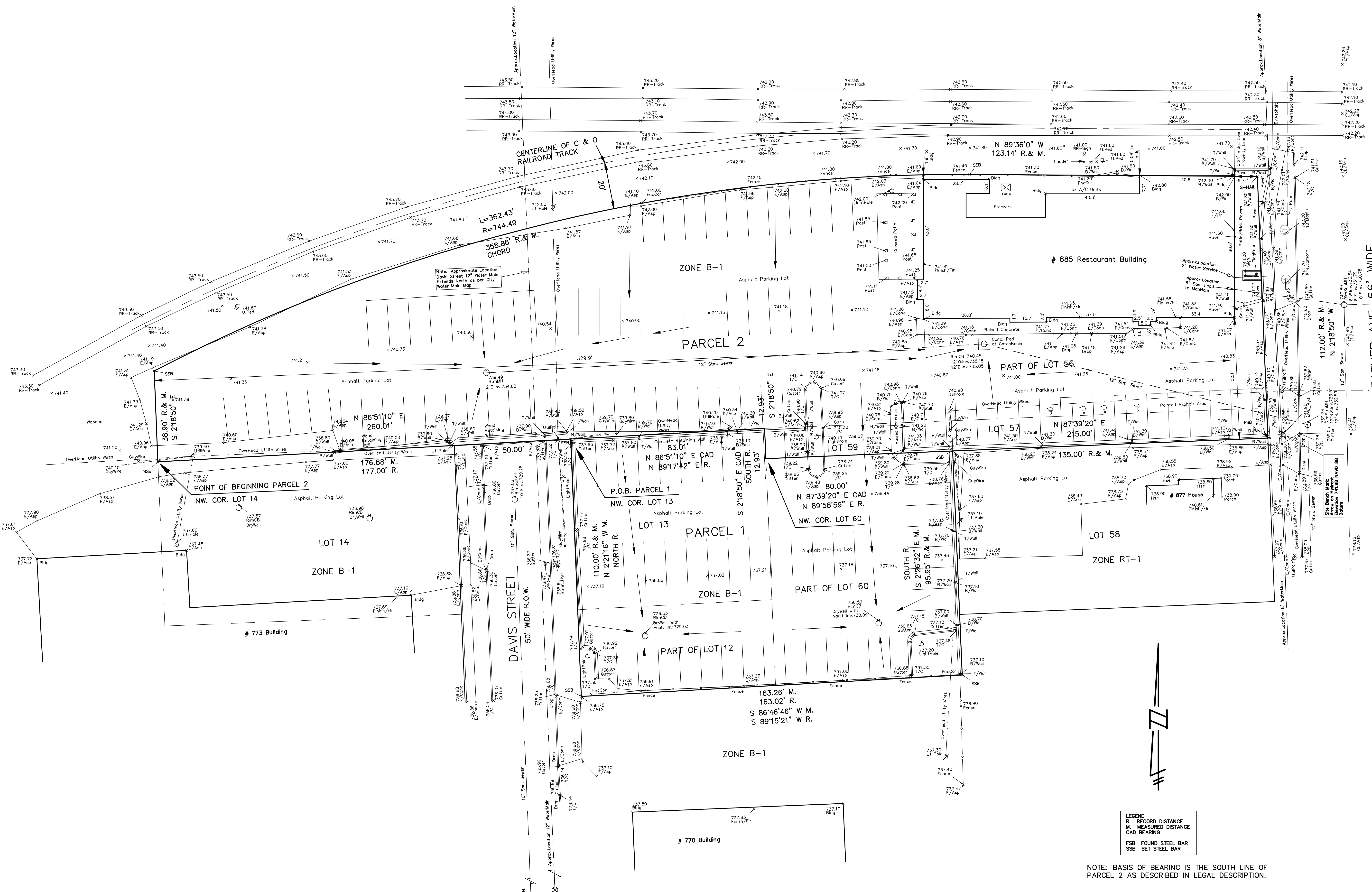
885 Starkweather
Plymouth, Michigan

Architect and Interior Designer |
M Architects, Inc.
114 E Main Street
Northville, Michigan 48167
Contact: Robert E Miller
248.349.2708



PROJECT INFORMATION - EXISTING												
ZONING	EXISTING LAND USE	EXISTING LOT SIZE	EXISTING LANDSCAPE AREA	EXISTING BUILDING SIZE					EXISTING BUILDING USE			
B-1	COMMERCIAL	PARCEL 1: 45,745 sqft (1.05 ACRES)	PARCEL 1: 1,377 sq.ft.	PARCEL 1:	FIRST FLOOR	SECOND FLOOR	WALK-IN COOLER	BUILDING TOTAL	BUILDING FOOTPRINT	FIRST FLOOR	SECOND FLOOR	
		PARCEL 2: 16,882 sqft (0.39 ACRES)	PARCEL 2: 583 sq.ft.		PARCEL 2:	7,273 sqft	820 sqft	370 sqft	8,463 sqft	7,643 sqft	RESTAURANT	RESTAURANT
		PROJECT TOTAL: 62,627 sqft (1.44 ACRES)		PARCEL 2:	N/A	N/A	N/A	N/A	N/A	PARCEL 2:	N/A	N/A
PROJECT INFORMATION - PROPOSED												
ZONING	PROPOSED LAND USE	LOT SIZE	PROPOSED LANDSCAPE AREA	PROPOSED BUILDING SIZE					PROPOSED BUILDING USE			
B-1	COMMERCIAL	PARCEL 1: 45,745 sqft (1.05 ACRES)	PARCEL 1: 6,381 sq.ft.	PARCEL 1:	FIRST FLOOR	SECOND FLOOR	WALK-IN COOLER	BUILDING TOTAL	BUILDING FOOTPRINT	FIRST FLOOR	SECOND FLOOR	
		PARCEL 2: 16,882 sqft (0.39 ACRES)	PARCEL 2: 583 sq.ft.		PARCEL 2:	8,975 sqft	606 sqft	282 sqft	9,863 sqft	9,257 sqft	RESTAURANT	RESTAURANT
		PROJECT TOTAL: 62,627 sqft (1.44 ACRES)	THIS IS A 4.6 TIMES INCREASE FOR PARCEL 1.	PARCEL 2:	N/A	N/A	N/A	N/A	N/A	PARCEL 2:	N/A	N/A
ZONING REGULATIONS	MIN. LOT SIZE	MAX. BUILDING HEIGHT	MINIMUM YARD SETBACK				MINIMUM LANDSCAPE AREA			PROPOSED FOOTNOTES		
REQUIRED	AREA N/A	WIDTH N/A	STORIES 2	FEET 25'	FRONT 0'	LEAST SIDE 10'	TOTAL 10'	REAR 35'	PARKING AREA	REQUIRED AREA OF LANDSCAPE	PROVIDED AREA OF LANDSCAPE	(a) xxx.
PROPOSED	N/A	N/A	2	18'-3"	0'	10'	10'	0' (b)	EXISTING 53,024 sqft.	3,535 sqft.	1,960 sqft.	(b) xxx.
									PROPOSED 43,179 sqft.	2,879 sqft.	6,944 sqft.	

PARKING CALCULATIONS - PROPOSED				
USE	PARKING REQUIREMENTS	USE AREA	CALCULATION	PARKING SPACES PROPOSED
RESTAURANT	1 space / 75 sqft OF USEABLE FLOOR AREA	5,556 sqft.	5,556 / 75 = 74 SPACES	107 SPACES (PLEASE NOTE THIS IS A REDUCTION FROM THE EXISTING 118 PARKING SPACES)



STARKWEATHER AVE. 66' WIDE

LEGEND
 R. RECORD DISTANCE
 M. MEASURED DISTANCE
 CAD BEARING
 FSB FOUND STEEL BAR
 SSB SET STEEL BAR

NOTE: BASIS OF BEARING IS THE SOUTH LINE OF PARCEL 2 AS DESCRIBED IN LEGAL DESCRIPTION.

LEGAL DESCRIPTION RIDER
 Situated in the City of Plymouth, County of Wayne, State of Michigan

Parcel 1
 Lot 13 and Part of Lot 12, of Amelia Starkweather Addition to Plymouth Village being a part of the Northwest 1/4 of Section 26, Town 1 South, Range 8 East, City of Plymouth, Wayne County, Michigan, as recorded in Liber 39 of Plots, Page 85, Wayne County Records and part of Lot 60 of Assessor's Plymouth Plot No. 4 as recorded in Liber 63 of Plots, Page 90, Wayne County Records, being more particularly described as beginning at the Northwest corner of said Lot 13, thence North 89 degrees 17 minutes 42 seconds East 83.01 feet along the North line of said Lot 13; thence North 89 degrees 17 minutes 42 seconds East 83.01 feet along the North line of said Lot 13; thence South 12.93 feet to the Northwest corner of said Lot 60; thence North 89 degrees 58 minutes 59 seconds East 80.00 feet along the North line of said Lot 60; thence South 95.95 feet; thence South 89 degrees 15 minutes 21 seconds West 163.02 feet to the East right of way of Davis Street (50 feet wide); and thence North 110.00 feet along said East Right of way to the point of beginning.

Parcel 2
 Part of Lot 56, all of Lot 57 and 59, Assessor's Plymouth Plot No. 4, as recorded in Liber 63 of Plots, page 90, Wayne County Records, and part of the Northwest 1/4 of Section 26, Town 1 South, Range 8 East, described as Beginning at the Northwest corner of Lot 14 of Amelia Starkweather Addition to Plymouth Village Subdivision, as recorded in Liber 39, page 85, Wayne County Records; thence along the Northernly line of said subdivision North 89 degrees 01 minutes 10 seconds East 260.01 feet to the Northwest corner of Lot 59 of Assessor's Plymouth Plot No. 4 as recorded in Liber 63, page 90, Wayne County Records; thence along the Southernly line of Lots 59 and 57, North 87 degrees 39 minutes 20 seconds East 215.00 feet to the Easternly line of Lot 56; thence along said line extended North 02 degrees 18 minutes 50 seconds West 112.00 feet; thence North 89 degrees 36 minutes 00 seconds West 123.14 feet; thence along a curve to the left which is 20.00 feet Southerly of the centerline of existing C & O Railroad track to Toledo and Detroit, radius 744.49 feet, central angle 27 degrees 53 minutes 33 seconds, chord bears South 76 degrees 27 minutes 14 seconds West 358.86 feet, an arc distance of 552.43 feet; thence South 02 degrees 18 minutes 50 seconds East 38.90 feet to the point of beginning.

FOR REVIEW 2-16-23

CLIENT: DON SOENEN
 885 STARKWEATHER
 PLYMOUTH, MI. 48170

UTILITY WARNING
 UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

Know what's below.
 Call before you dig.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

SITE AREA = 1.44 ± ACRES

LEGEND
 0.00 = EXISTING ELEVATION
 — = DRAINAGE
 E/Asp = Edge of Asphalt
 E/Conc = Edge of Concrete
 E/Conc = Edge of Concrete
 T/C = Top of Gurb
 T/Wall = Top of Wall
 B/Wall = Bottom of Wall

ARCHITECTURAL SURVEY
 PART OF THE NORTHWEST 1/4 OF SECTION 26
 TOWN 1 SOUTH, RANGE 8 EAST,
 CITY OF PLYMOUTH, WAYNE COUNTY, MI.

DATE: 2-16-23
 JOB NO: 23-01-029
 SCALE: 1"=20'

691 WING STREET
 PLYMOUTH, MI. 48170
 ph. 800.221.5263
 ph. 734.455.5501
 fax 877.837.5267
 www.ambitsurvey.com

DRAWN BY: GW
 CHECK: PPP
 SHEET: 1 OF 1

DO NOT SCALE DRAWINGS. USE NOTED DIMENSIONS ONLY.

THIS DRAWING IS THE PROPERTY OF M ARCHITECTS. UNAUTHORIZED USE OF ANY KIND, INCLUDING USE ON OTHER PROJECTS, IS PROHIBITED.

ISSUE DATE

03-15-2023 ZBA SUBMISSION
04-19-2023 CONCEPTUAL P.C.

NOT FOR CONSTRUCTION



EXISTING LOOKING NORTHEAST

IMAGE NUMBER
E-6.0



EXISTING LOOKING NORTHEAST

IMAGE NUMBER
E-5.0



EXISTING LOOKING NORTH

IMAGE NUMBER
E-4.0



EXISTING LOOKING NORTHWEST

IMAGE NUMBER
E-3.0



EXISTING LOOKING WEST

IMAGE NUMBER
E-2.0



EXISTING LOOKING SOUTHWEST

IMAGE NUMBER
E-1.0

M
ARCHITECTS
114 E MAIN STREET
NORTHVILLE, MICHIGAN 48167
PHONE 248.349.2708
marchitects.com

PROJECT
RENOVATIONS AND
ADDITIONS TO:
885 STARKWEATHER
FOR:
Starkweather 885, LLC

PROJECT ADDRESS
885 Starkweather
Plymouth, MI

PROJECT NUMBER
22.30

SHEET NAME
EXISTING PHOTOGRAPHS

SHEET NUMBER
A100

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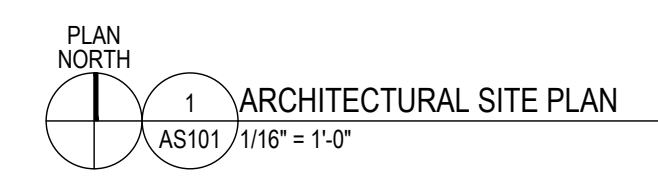
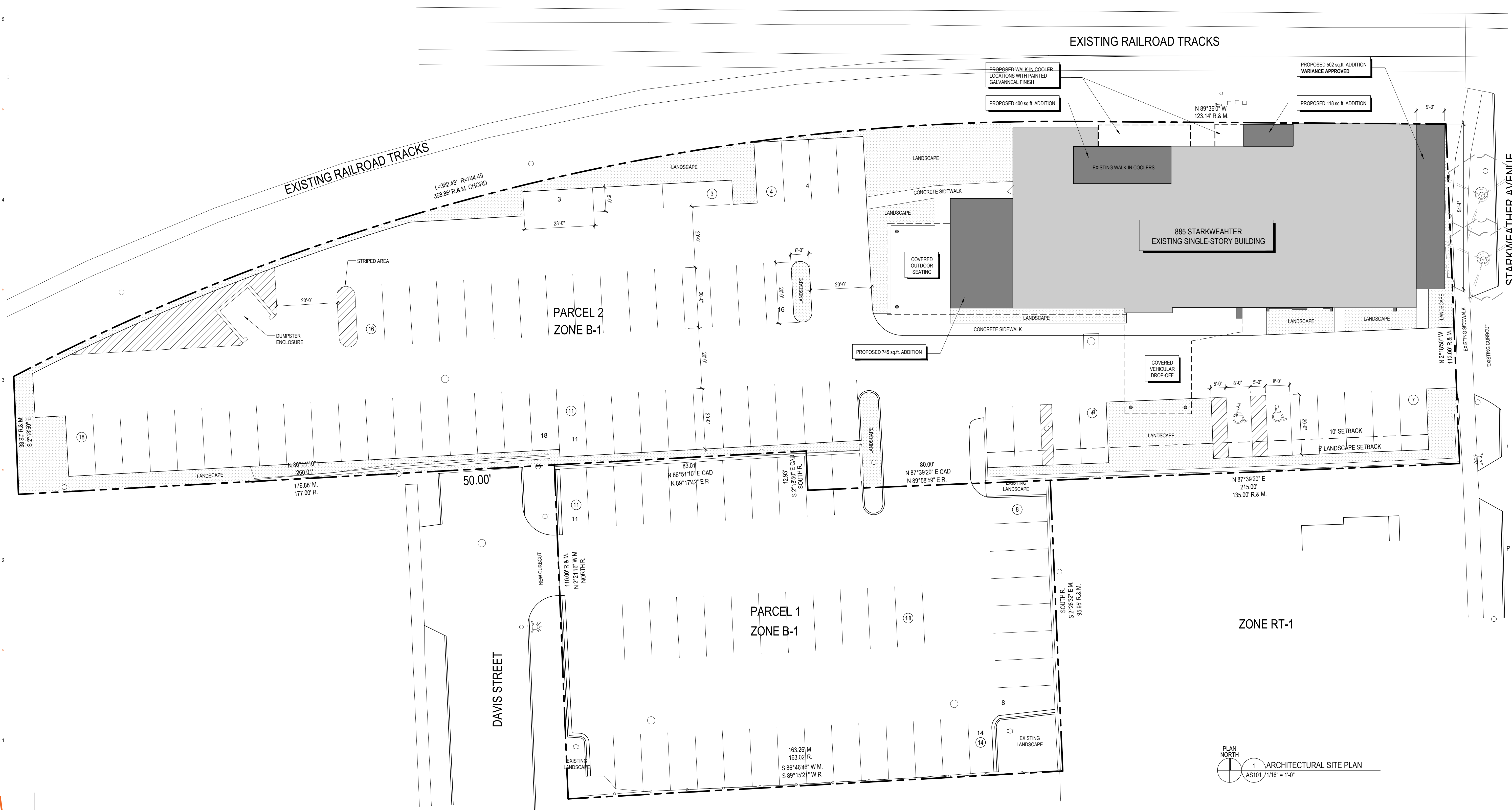
PROJECT
RENOVATIONS AND
ADDITIONS TO:
885 STARKWEATHER
FOR:
Starkweather 885, LLC

PROJECT ADDRESS
885 Starkweather
Plymouth, MI

PROJECT NUMBER
22.30

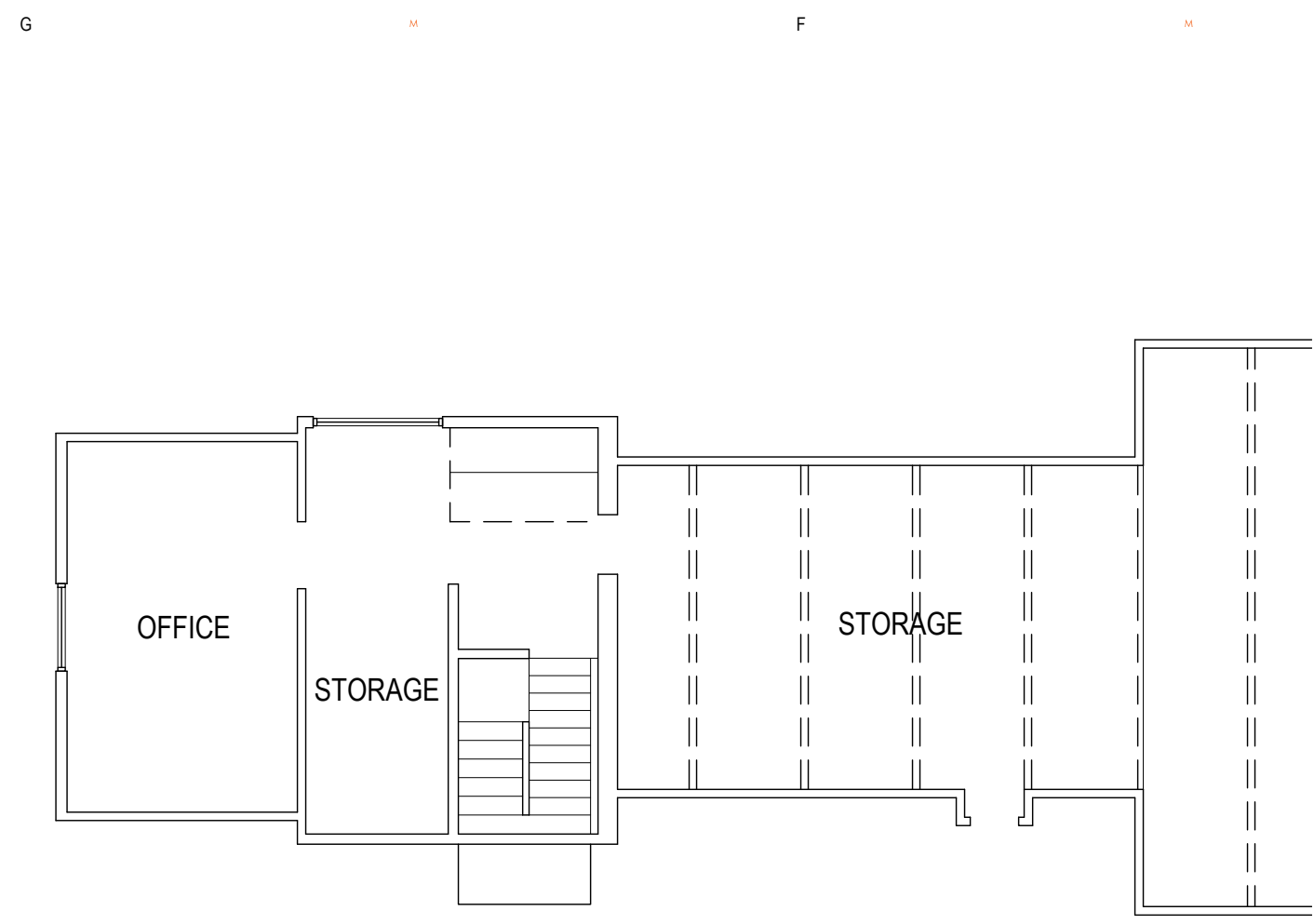
SHEET NAME
ARCHITECTURAL SITE PLAN

SHEET NUMBER
AS101

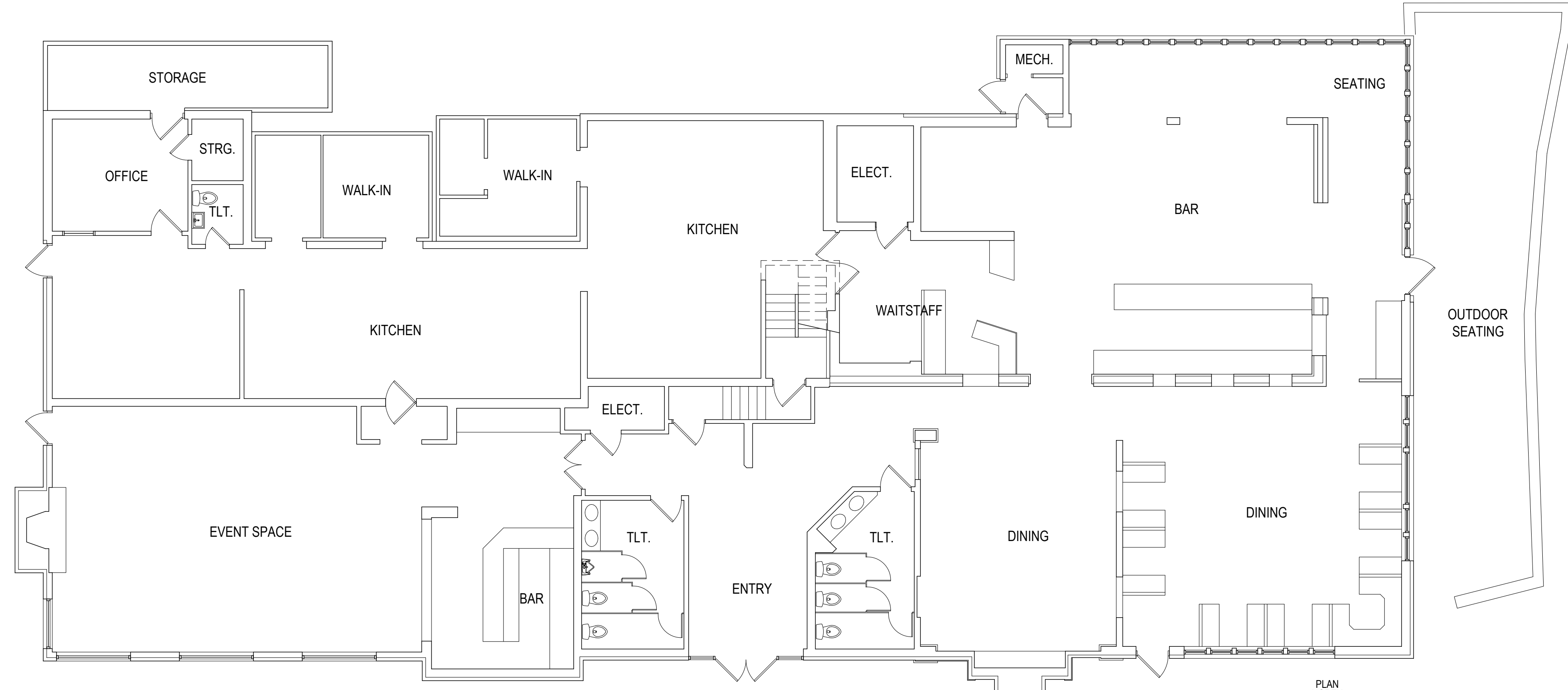


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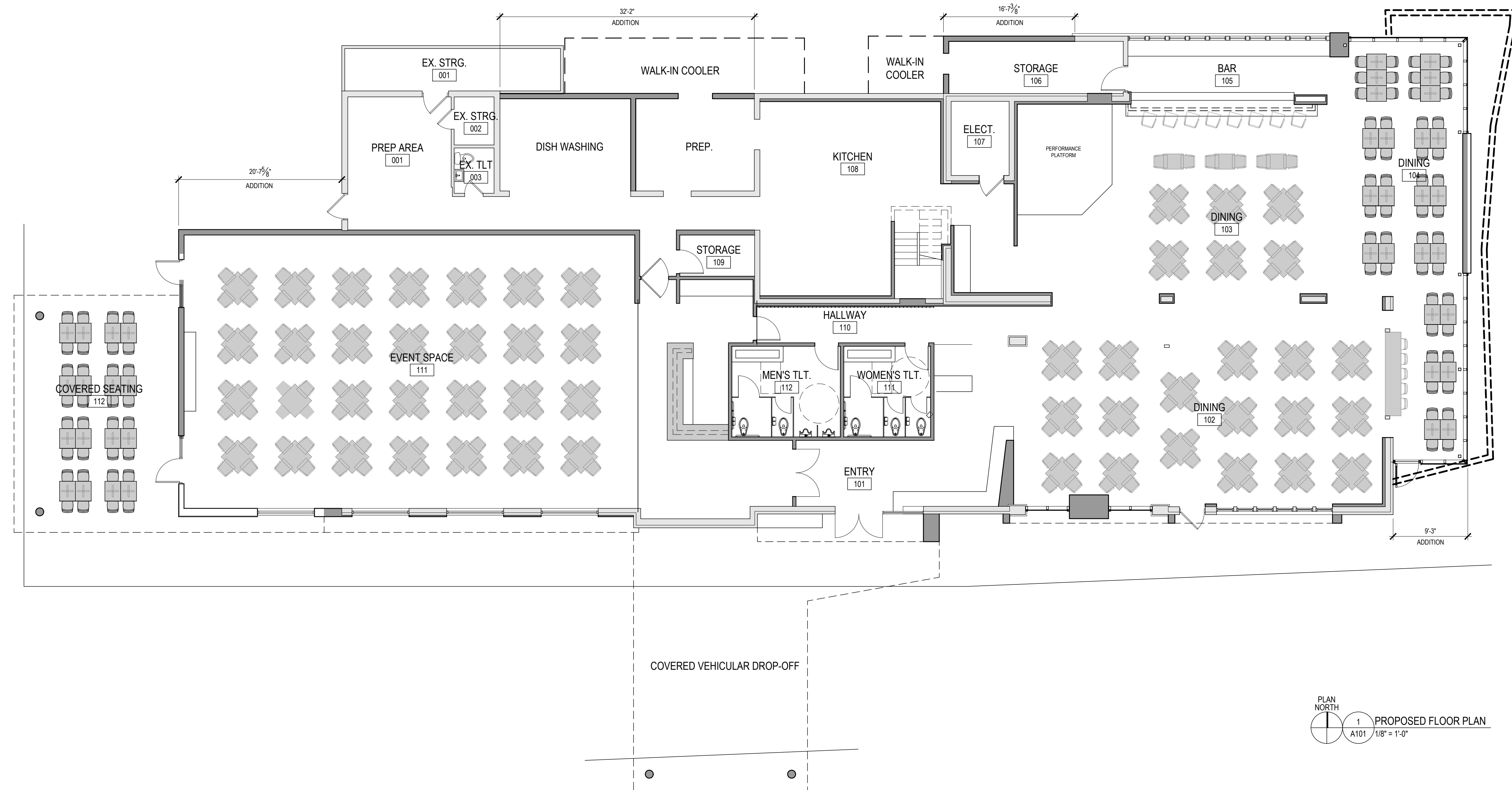
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PLAN NORTH
3
EXISTING SECOND FLOOR PLAN
A101 1/8" = 1'-0"



PLAN NORTH
2
EXISTING FLOOR PLAN
A101 1/8" = 1'-0"



PLAN NORTH
1
PROPOSED FLOOR PLAN
A101 1/8" = 1'-0"

ISSUE DATE

03-15-2023 ZBA SUBMISSION
04-19-2023 CONCEPTUAL P.C.

NOT FOR CONSTRUCTION

M
ARCHITECTS
114 E MAIN STREET
NORTHVILLE, MICHIGAN 48167
PHONE 248.349.2708
marchitects.com

PROJECT
RENOVATIONS AND
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EXISTING AND PROPOSED
FLOOR PLANS

SHEET NUMBER
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EXISTING LOOKING NORTHEAST

IMAGE NUMBER
E-5.0



EXISTING LOOKING NORTH

IMAGE NUMBER
E-4.0



EXISTING LOOKING WEST

IMAGE NUMBER
E-3.0



EXISTING LOOKING NORTH

IMAGE NUMBER
E-2.0



EXISTING LOOKING NORTHWEST

IMAGE NUMBER
E-1.0



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 21, 2023

RE: 885 Starkweather – Restaurant Renovations Conceptual Review

The property owner of 885 Starkweather would like to renovate the existing building on this site to accommodate a new restaurant with a bar, performance platform, and larger event space. The restaurant/bar will re-occupy the existing building, and the new use will expand this building with four additions:

1. Dining room addition at the front of the building (502 s.f.)
2. Event space addition at the rear of the building (745 s.f.)
3. Storage room addition and new walk-in cooler at the north side of the building (storage=118 s.f.; cooler=70 s.f.)
4. Walk-in cooler addition at north side of building (210 s.f.)

The site is zoned B-1, Local Business District. Restaurants serving alcohol are a Special Land Use in this district. Special Land Use review requires the Planning Commission to hold a Public Hearing.

Because the Planning Commission is being asked for their input, and not a formal decision, we have provided a truncated review. Once the applicant returns with a formal Site Plan review and Special Land Use applications, we will review the project in detail.

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

Land Uses:

As stated above, the new restaurant is expanding the existing building. Per the ordinance, if a restaurant serving alcohol is increasing in square footage, it is subject to a new Special Use Permit. The Community Development Department does not have any records that a Special Land Use Permit was ever issued for this use at this address. Therefore, the project will need to be evaluated for both a special land use and a site plan. The use must meet the Special Land Use criteria in Sec. 78-281 of the Zoning Ordinance, as well as the site plan requirements.

Master Plan:

The Special Land Use criteria in the ordinance require that a project will be harmonious and in accordance with the general objectives or any specific objectives of the City's Master Plan. This site is discussed in two sections of the Master Plan: 1) The Future Land Use Map and designation; and 2) The Old Village Sub Area Plan.

The **Future Land Use Map** in the Master Plan identifies this site 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 re-occupying an existing building that had been used as a restaurant with alcohol sales for quite some time. The current restaurant has out-door seating areas at the front and rear of the building. The new restaurant will eliminate the outdoor seating area at the front of the building, and relocate the outdoor seating area at the rear of the building slightly to the south, next to the event space room. To compare the intensity of the new restaurant and previous restaurant, the applicant should provide the hours of operation for the new restaurant, the bar, the performance area, and the event area. The hours should reflect whether the new bar and/or performance and/or event areas will stay open later into the evening than the restaurant. The applicant should also provide the number of patrons that were accommodated outside at the previous restaurant.

The project is also proposing to add a driveway entrance/exit onto Davis St. This will increase traffic on this street into the adjoining neighborhood. The existing conditions create a “dead-end” condition for Davis St. In our opinion, this driveway will improve vehicular circulation for this site, but it will also significantly increase traffic into the neighborhood to the south.

The **Old Village Sub Area** includes the following goals that are applicable to this proposal:

- The Old Village area should be a compatible mix of residential, office, commercial and light industrial uses.
- The land uses should be arranged in a manner which complements the historic character of the Old Village.
- Intensive commercial uses which have a negative impact on nearby residential areas should not be allowed.
- The Old Village shall serve as an attractive, well-designed gateway.
- Streetscape improvements including lighting, sidewalk enhancements and landscaping should be implemented.
- Variable setbacks ranging from zero to 15-feet shall be established on an average block basis in order to maintain block integrity.
- The City should promote public and private plazas, and attractive green space for gatherings.

The Old Village Sub Area plan also explains that responses to the Master Plan survey named characteristics that are desirable for the buildings in the Old Village Area. “A large majority want buildings that are historic to be preserved. Other desirable characteristics include buildings that are variable in style, have mixed use across floors, and buildings that are set back from the street similarly.”

In looking at the proposal against the Sub Area goals, moving the building toward the sidewalk, and eliminating the outdoor seating in this area, is contrary to the goals of creating attractive gathering areas, and working within the front setbacks established by nearby buildings. The contemporary style of the new building adds to the “variable” styles within the Old Village. However, we suggest that a graphic showing the new building within the context of the neighboring buildings be provided to better evaluate the impact the new building will have on the street.

Site Design:

Setbacks and Bulk Requirements:

- **Front setbacks:** The proposed front setback, with the building addition, is between 0.75 – 3.5-feet. The front setback requirement in B-1 is a minimum of 10-feet. The applicant received a 9.25-foot variance from the front setback requirement from the Zoning Board of Appeals.
- **Side & rear setbacks:** The building and new additions meet the side and rear setback requirements.
- **Building height:** The B-1 zoning district permits buildings up to 2-stories/25-feet in height. The Mixed-Use Low Density future land use designation in the Master Plan calls for buildings up to 2-stories in height. The cover sheet indicates that the building is 2-stories tall, for a height of 18’-3”. The building modifications don’t appear to be making the existing building taller. However, building elevations of the renovated structure should be provided, and show height dimensions of the peaked roof, the new vehicular drop-off canopy, and the flat roof(s).

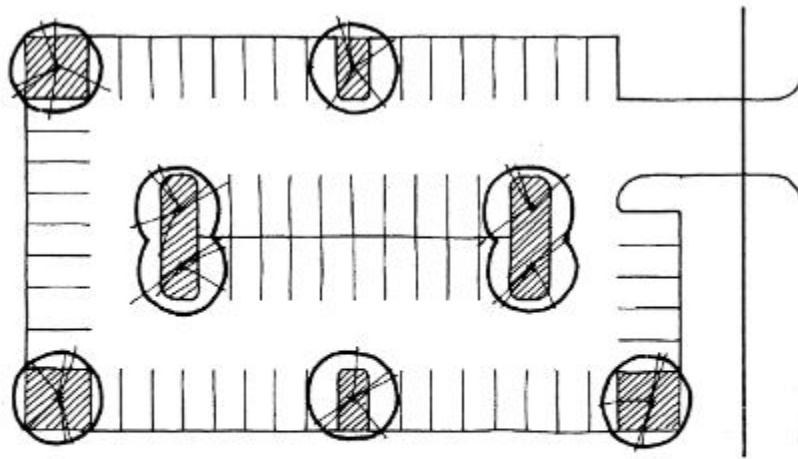
Building Location and Circulation:

- The building location is not changing, and the small building additions are not creating any issues with vehicular circulation on the main site.
- The project is proposing to add a driveway from the southern parking lot to Davis Street.

Parking:

- **Required Number of Spaces:** Parking requirements for the restaurant/bar/event is one space per every 75 s.f. of usable floor area, or one space for each three persons allowed within the maximum occupancy load, whichever is greater. (Note that a “fractional” space is rounded up to one parking space.) The cover sheet provides the first parking calculation, resulting in 75 spaces. The second means of calculating required parking should be provided.
- **Provided Number of Spaces.** The cover sheet indicates that the project is proposing 107 parking spaces, which is a reduction from the existing 118 parking spaces.
- **Location of Parking:** Parking spaces are not permitted in any front yard setback, but may be placed in a side or rear yard setback as long as a five-foot buffer is provided between the end of the space and the property line. (Note that the Planning Commission may modify/waive this requirement for various reasons.) The proposal removes existing parking out of the required front yard setback along Starkweather. Parking already exists within the side and rear setbacks, without the required five-foot buffer in the main parking area along the south property line (east end of lot), and in all areas of the smaller parking lot to the south. We consider this condition acceptable in the main parking lot. However, the lot to the south is non-conforming, and needs to be modified. Per Sec. 78-351:

- Existing parking lots must be in good condition. The pavement is in poor condition in both lots, and needs to be repaired/replaced. The applicant should describe what they plan to do with the parking lot pavement.
- Landscape plans haven't yet been provided. However, for the parking area, the following landscaping needs to be installed:
 - i. One tree and five shrubs per 30-lineal feet within the landscape strip between the parking lot and Starkweather Street right-of-way. This same requirement pertains to the small parking lot and its edge along Davis St.
 - ii. Interior parking lot landscaping on the interior of the lot must equal 3,535 s.f., and the landscaped areas must be a minimum of 150 s.f. One tree per 300 s.f. of landscaped area is also required (or 12 trees). Most of the "landscaped areas" are on the edge of the parking lot, and not "interior" to the lot, and are not large enough to support a shade tree. The ordinance illustrates "interior parking lot landscaping as follows:



Requirements:

- 1 sq. ft. landscaped area/15 sq. ft. of parking lot
- 150 sq. ft. minimum size landscaped area
- 1 tree/300 sq. ft. landscaped area

Interior Parking Lot Landscaping

The purpose of the interior parking lot landscaping is to break up the expanse of pavement, and help to shade the pavement. Shading not only mitigates the heat island effect, but also prolongs the pavement condition. In our opinion, more islands need to be added to both parking lots.

- iii. In 2016, the Cross Fit Forgiven gym just to the south of the south parking lot (on Davis St.) received permission to use the south parking lot for overflow parking. The applicant should provide documentation if this agreement is still in place.

In summary, the building renovations will provide an attractive space for a new restaurant in the Old Village. This review has asked for more information regarding the proposed operation of the business, as well as clarification on how the proposal complies with ordinance requirements. We look forward to discussing these comments at the upcoming meeting.

885 Starkweather – Restaurant Renovations Conceptual Review
April 21, 2023

A handwritten signature in cursive script that reads "Sally M. Elmiger". The signature is written in black ink and is positioned above a horizontal line.

CARLISLE/WORTMAN ASSOC., INC.

Sally M. Elmiger, AICP, LEED AP

Principal