



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, June 14, 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/82251151241>

Passcode: 746952

Webinar ID: 822 5115 1241

1. **CALL TO ORDER**
 - a) Roll Call
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MINUTES**
 - a) Approval of the May 10, 2023 meeting minutes
4. **APPROVAL OF THE AGENDA**
5. **COMMISSION COMMENTS**
6. **PUBLIC HEARINGS**
 - a) SP23-03: 445 W. Ann Arbor Trail, Special Land Use and Site Plan Review
7. **OLD BUSINESS**
 - a) Master Plan discussion
8. **NEW BUSINESS**
9. **REPORTS AND CORRESPONDENCE**
10. **ADJOURNMENT**

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

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

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE – SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

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

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

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

GOAL AREA THREE – COMMUNITY CONNECTIVITY

OBJECTIVES

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

GOAL AREA FOUR – ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

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

Planning Commission 2023 Goals

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

City of Plymouth
Planning Commission Public Hearing Notice
Wednesday, June 14, 2023 – 7:00 p.m.
City Hall & Online Zoom Webinar
201 S. Main Street Plymouth, Michigan 48170
Website: www.plymouthmi.gov Phone: (734) 453-1234 ext. 232

A regular meeting of the Planning Commission will be held on Wednesday, June 14, 2023, at 7:00 P.M. located at City Hall & online Zoom Webinar to consider the following:

SP23-03: 445 W. Ann Arbor Trail
Special Land Use and Site Plan Review
Zoned: B-1, Local Business District
Applicant: C&M - The Woods, LLC

All interested persons are invited to attend.

In compliance with the Americans with Disabilities Act, the City of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting/hearing, to individuals with disabilities. Requests for auxiliary aids or services may be made by writing or calling the

following:

Maureen Brodie, ADA Coordinator
201 S. Main Street
Plymouth, MI 48170, (734) 453-1234, Ext. 234

Publish: Tuesday, May 30, 2023



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, May 10, 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: Planning and Community Development Director Greta Bolhuis, Planning Consultant Sally Elmiger

2. CITIZENS COMMENTS

Joe Philips, 915 Wing, asked the Planning Commission to review the garage size ordinance to give consideration to single car garages, and to define garage, carport, and porte cochere in the ordinance.

Ellen Elliott, 404 Irvin, asked for clarification and legality of the monument sign at the northeast corner of Sheldon and Ann Arbor Rd.

3. APPROVAL OF MEETING MINUTES

Sisolak offered a motion, seconded by Silvers, to approve the minutes for the April 12, 2023, meeting.

There was a voice vote.
MOTION PASSED

4. APPROVAL OF THE AGENDA

Sisolak offered a motion, seconded by Joy, to approve the agenda for May 10, 2023. Joy then asked to move item 8 above item 7. Sisolak agreed to the amendment.

There was a voice vote.
MOTION PASSED

5. COMMISSION COMMENTS

Silvers said the monument sign at Ann Arbor Rd. and Sheldon was on the submitted plan and was also referenced in the Carlisle Wortman report for the project.

Saraswat said she was surprised the sign was overlooked in the approval process.

Sisolak noted that we don't have design standards for signs, and that the sign in question meets the setback and sight line requirements. Elmiger agreed and said a sign permit should have been submitted. Bolhuis said there is a permit on file, and it was reviewed by the administration.

6. PUBLIC HEARINGS

There were no public hearings.

8. NEW BUSINESS

a. SP23-04: 885 Starkweather, Site Plan Review – Concept

Architect Robert Miller led a presentation on the plan, noting that they had already received a variance from the Zoning Board of Appeals for the setback. He explained that they planned to remove old additions to the building and

build a new addition to the original building to increase the size of the event space. They would also like to build a porte cochere, reduce the number of parking spaces, and add landscaping. He added that they were considering access from Davis St. as well as Starkweather.

Owner Don Soenen said the site was nostalgic, which is why they want to keep the original building and not tear it down. He said the plan was to have fine dining with live entertainment.

Elmiger reviewed the Carlisle Wortman report and said the plan would need to be evaluated for special land use and the master plan criteria. She noted that even with the reduced number of parking spaces, they were still 30 spaces over the requirement but deficient in parking lot landscaping.

Commission members asked for renderings showing the street view and mentioned their opinion that the contemporary style of the front addition doesn't complement the style of Old Village or look engaging. Lighting and landscaping were also discussed, as was the hardship for Davis St. residents should there be a driveway there.

Soenen said time was of the essence, and asked if a special meeting could be scheduled if they were ready with revised plans prior to the next scheduled meeting.

7. OLD BUSINESS

a. Zoning Audit Discussion

1. Draft Implementation Report feedback

Commission members gave feedback on the draft implementation report provided by Megan Masson-Minock of Carlisle Wortman. It was suggested that the group start with the items that are easiest to complete first, then move on to more difficult tasks.

After the discussion, it was agreed that Masson-Minock would prepare a recommendation with suggested time frames, grouping of work and rationale.

There was a break from 9:01-9:07 p.m.

2. Old Village FBC options discussion

Masson-Minock reviewed a Form Based Code document, explaining that the Planning Commission would need to decide a boundary, street types, and building types for the test case area. Members provided their opinions, and Masson-Minock will use them to draft a recommendation.

b. Master Plan Discussion

It was agreed that Hawthorne, Sisolak, Silvers and Stalter would formulate questions for an upcoming survey.

9. REPORTS AND CORRESPONDENCE

Bolhuis was asked questions about the Panera site, which she said was being considered by a bakery, and whether the Slider Bar had installed pedestrian navigation to the Pulte development. She said there was no update on the potential sidewalk.

10. ADJOURNMENT

Joy offered a motion, seconded by Silvers, to adjourn the meeting at 9:51 p.m.

There was a voice vote.

MOTION PASSED

RECEIVED

MAY 18 2023

CITY OF PLYMOUTH
 SITE PLAN REVIEW APPLICATION

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

CITY OF PLYMOUTH
 COMMUNITY DEVELOPMENT

ITEM 6) a

I. Site/Project Information

Site Address 445 W Ann Arbor Trail	Current Zoning Classification B-1	Date of Application 3/24/23
Name of Property Owner Michael & Kisha Quinn	Phone Number (734) 231-8541	
Mailing Address 7630 Oakbluff Dr	Email Address (Required) 1michaeltquinn@gmail.com	
City Dallas	State TX	Zip Code 75254

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	Lessee
Applicant/Company Name C&M - The Woods, LLC	Phone Number (734) 451-7400			
Applicant/Company Address 543 Deer Street	City Plymouth	State MI	Zip Code 48170	
Email Address (Required) cmthewoods@gmail.com				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name	Phone Number		
Company Address	City	State	Zip Code
Registration Number	Expiration Date	Email Address (Required)	

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


V. Historic District

<input type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Remodel	<input checked="" 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 type="checkbox"/> Addition	<input type="checkbox"/> Interior Finish	<input checked="" type="checkbox"/> Special Land Use	


VI. Description of Work

Construction of new residential home

VII. Applicant Signature

Signature of Applicant 	Date 3-23-23
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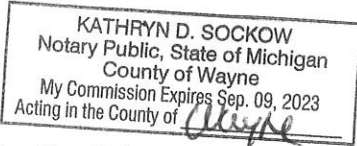
VIII. Property Owner Signature

Signature of Property Owner 	Date 3-23-23
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Subscribed and sworn before me this 23rd day of March, 2023.

Notary Public: Kathryn D. Sockow

My Commission expires: 9/9/2023



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			

IX. Site Plan Review Checklist

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

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.)	[]	[]	[x]
37.	Handicapped facilities	[]	[]	[x]
38.	Building elevation drawings	[]	[]	[x]

*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.

QUINN RESIDENCE

VARIANCE PACKAGE

PREPARED BY TK DESIGN

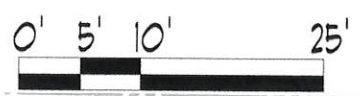
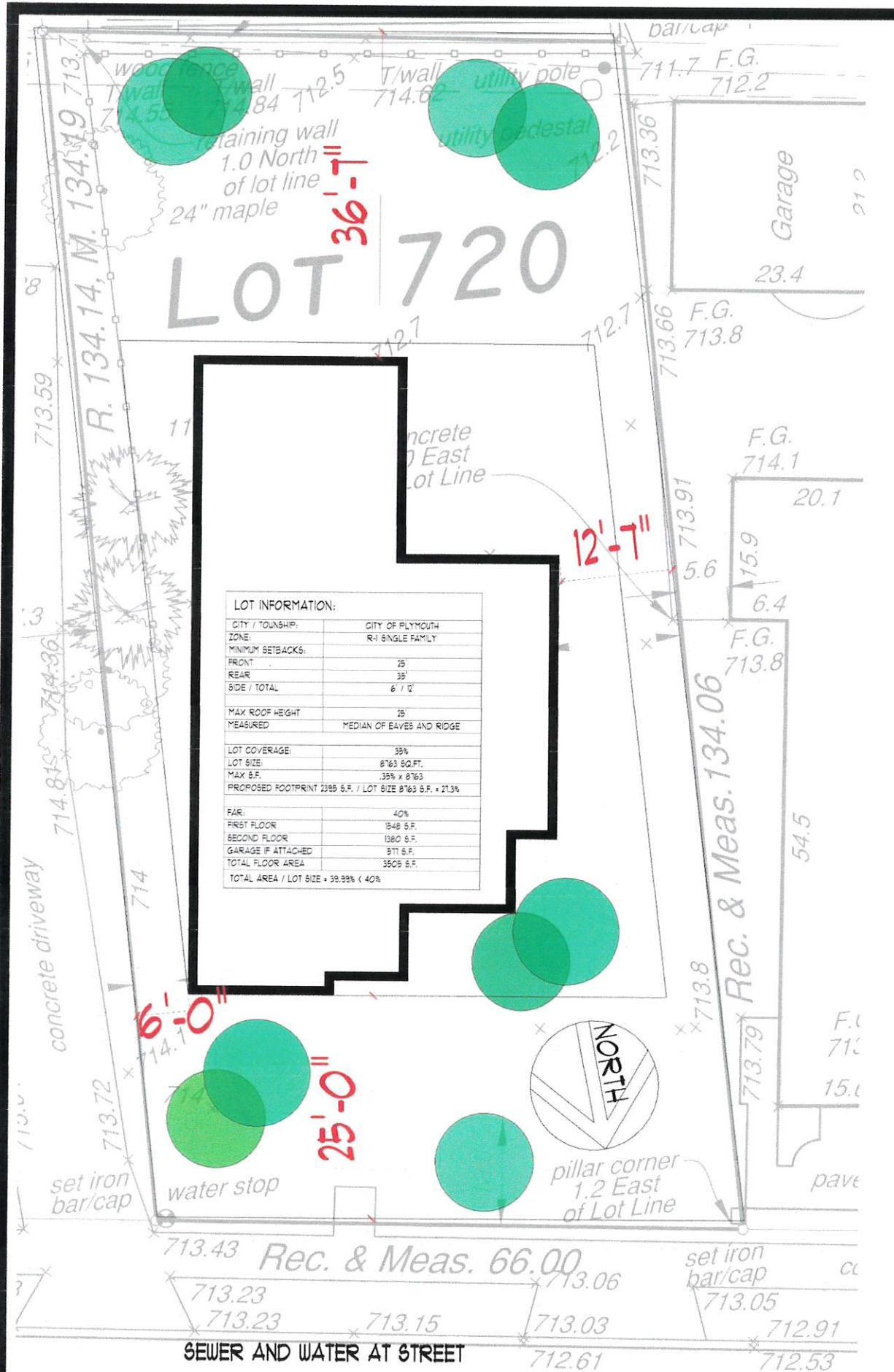
6-23-2023

445 W. Ann Arbor Trail
Plymouth, MI 48170

LOT 720

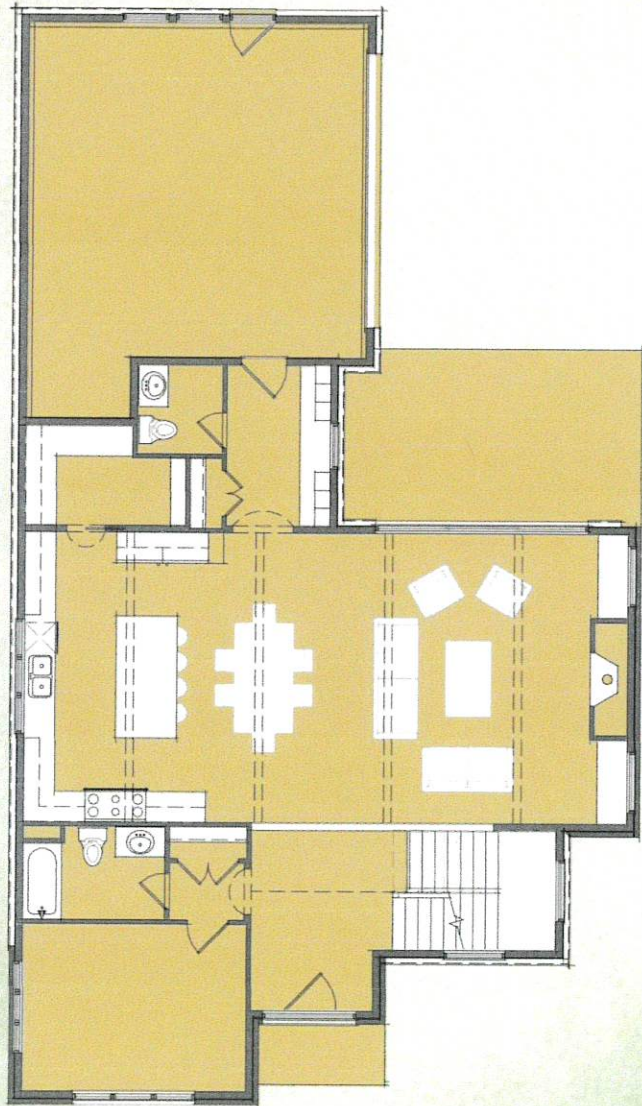
LOT INFORMATION:

CITY / TOWNSHIP:	CITY OF PLYMOUTH
ZONE:	R-1 SINGLE FAMILY
MINIMUM SETBACKS:	
FRONT	25
REAR	35
SIDE / TOTAL	6' / 12'
MAX ROOF HEIGHT	25
MEASURED	MEDIAN OF EAVES AND RIDGE
LOT COVERAGE:	35%
LOT SIZE:	8763 SQ.FT.
MAX S.F.	3075 x 8763
PROPOSED FOOTPRINT	2385 S.F. / LOT SIZE 8763 S.F. = 27.3%
FAR:	40%
FIRST FLOOR	1548 S.F.
SECOND FLOOR	1360 S.F.
GARAGE IF ATTACHED	311 S.F.
TOTAL FLOOR AREA	3219 S.F.
TOTAL AREA / LOT SIZE	39.93% (40%)



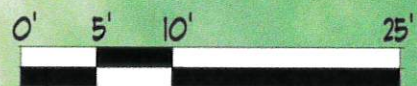
PROPOSED SITE PLAN
 1" = 10'-0" ON 11' X 17" PAPER

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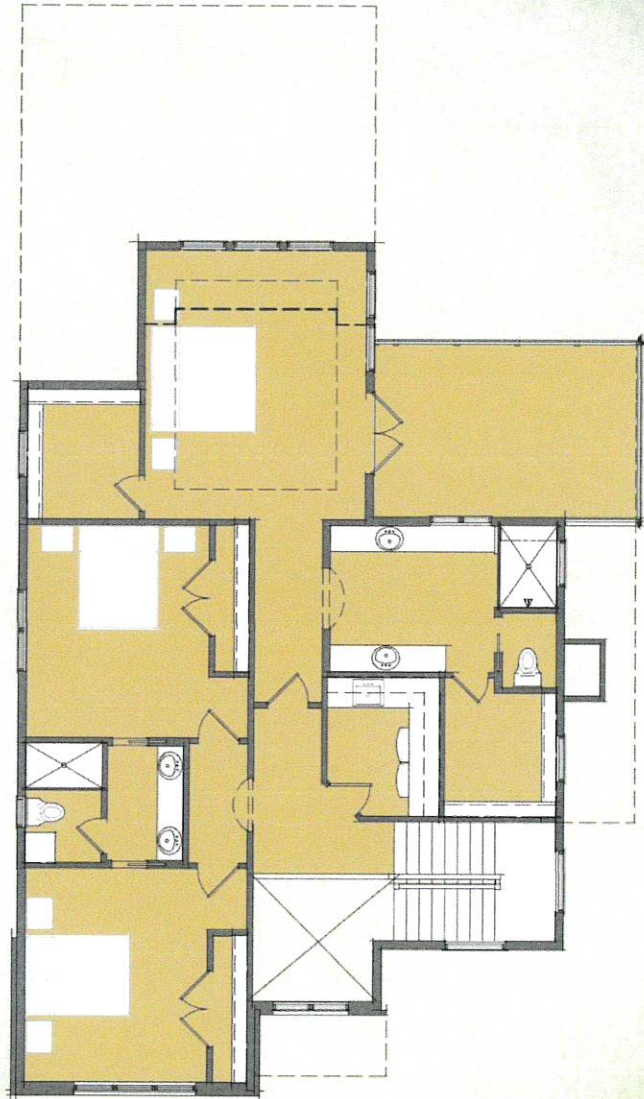


FIRST FLOOR PLAN

10'-1 1/8" CLG. HT.
2 X 6 EXTERIOR WALLS
1543 SQ. FT.

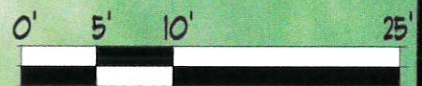


1/8" = 1'-0" ON 11' X 17" PAPER



SECOND FLOOR PLAN

8'-1 1/8" CLG. HT.
2 X 6 EXTERIOR WALLS
1380 SQ. FT.

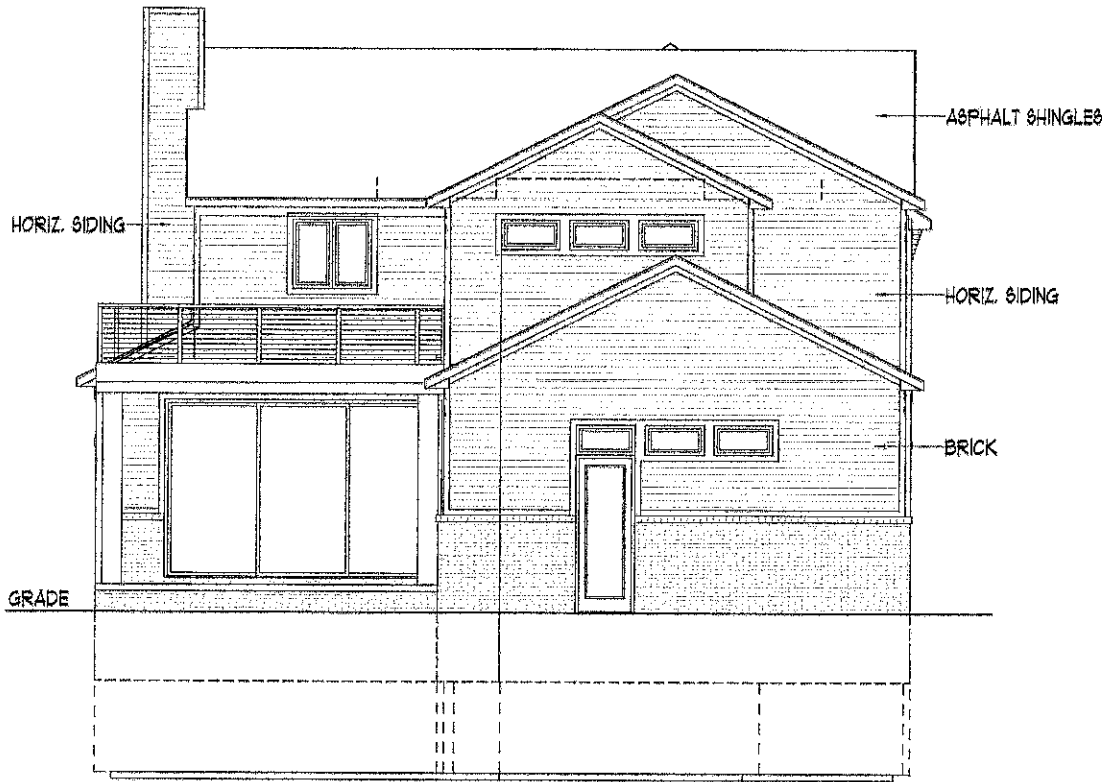


1/8" = 1'-0" ON 11' X 17" PAPER

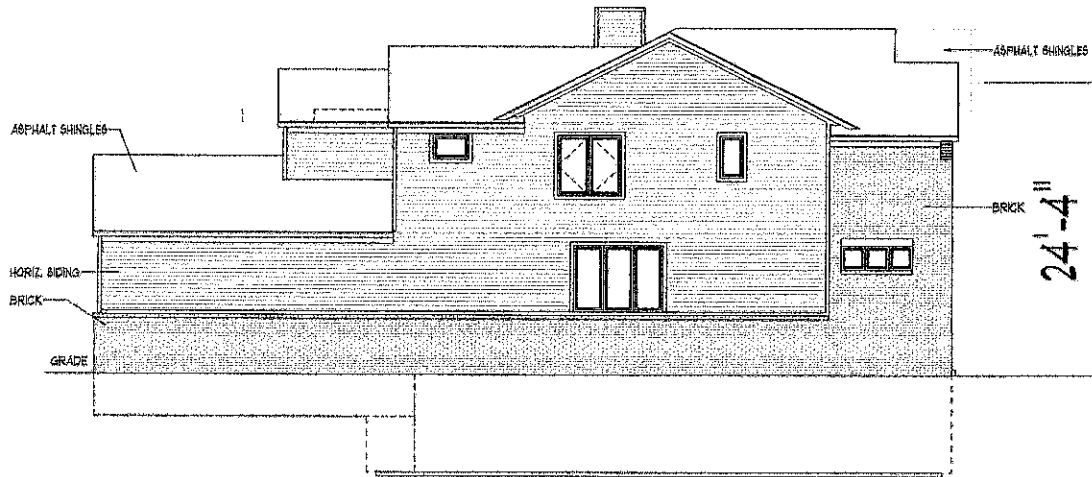
24'-4"



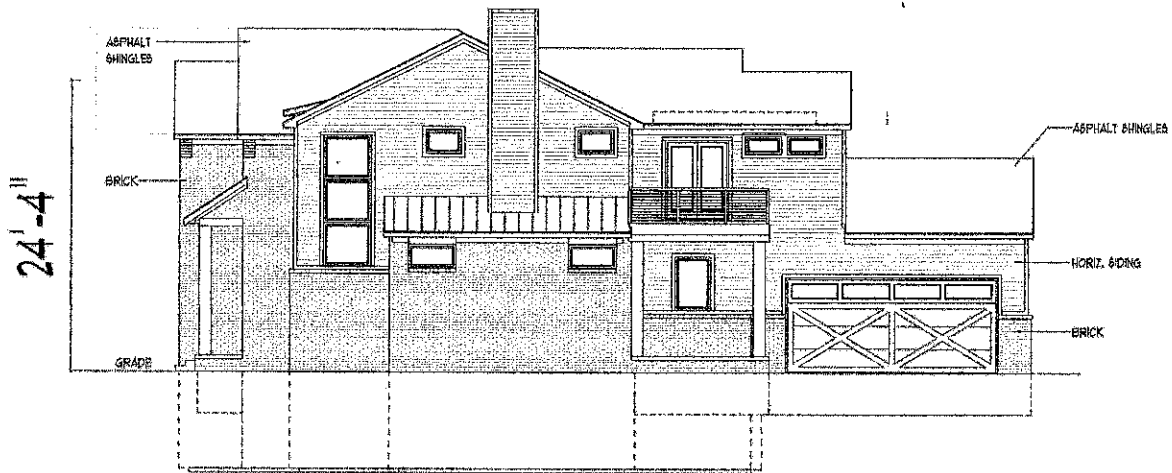
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



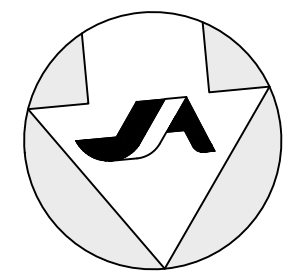
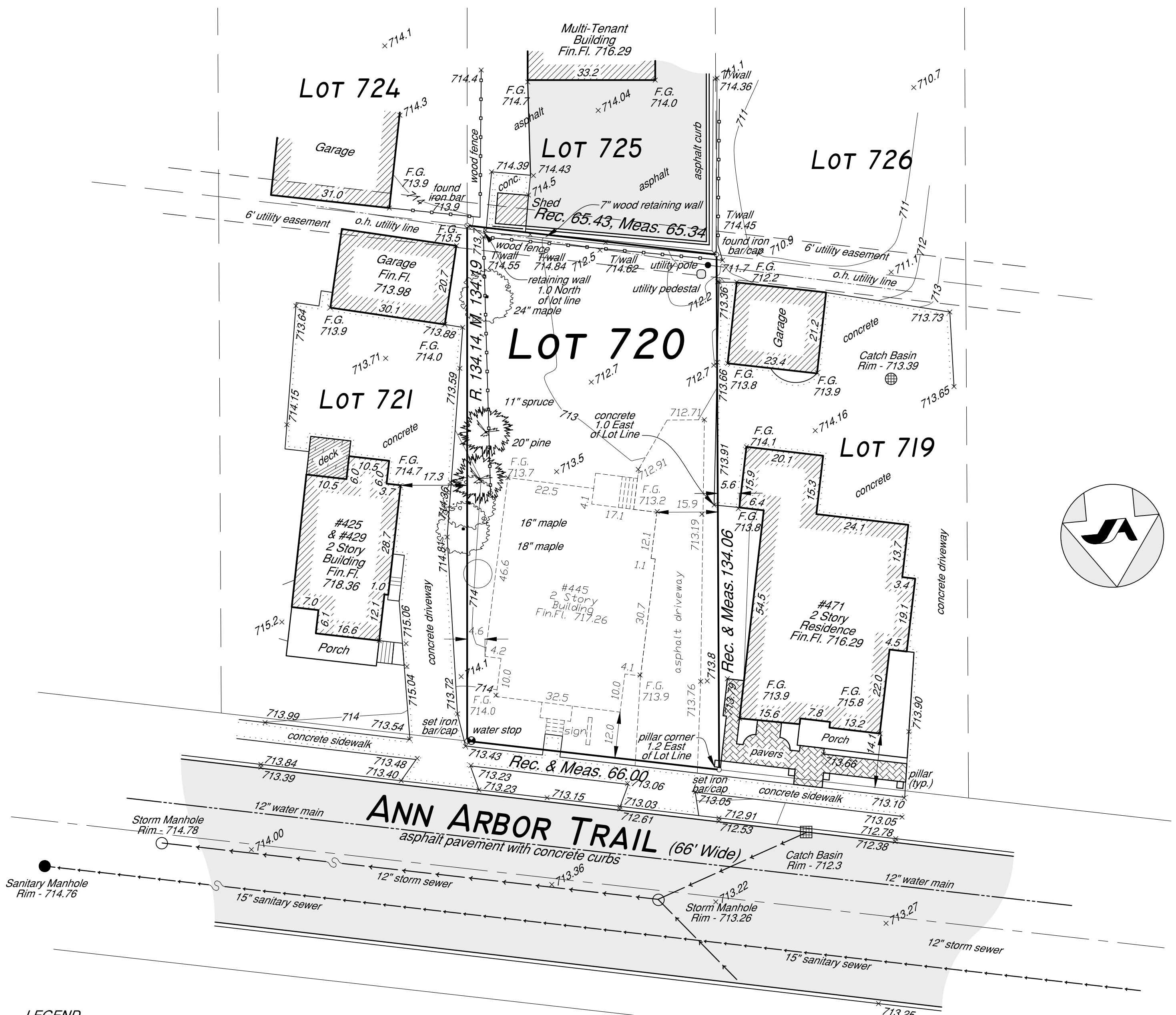
PROPOSED LEFT ELEVATION



PROPOSED RIGHT ELEVATION



Know what's below.
Call before you dig.



- LEGEND**
- 000.00 = Existing elevation
 - 000.00 = Proposed elevation
 - = Drainage course
 - ~ = Silt fence
 - F.G. = Finish Grade
 - - - = Existing contour
 - (TBR) = To Be Removed

LEGAL DESCRIPTION

LOT 720 OF "ASSESSOR'S PLYMOUTH PLAT No.20" SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 68 OF PLATS ON PAGE 42, WAYNE COUNTY RECORDS. LOT CONTAINS 8,747 SQUARE FEET. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

	PLOT PLAN	
	Prepared For: C & M Custom Builders 543 Deer Street Plymouth, MI 48170 (734) 451-7400	
Jekabson & Associates, P.C. Professional Land Surveyors 1320 Goldsmith, Plymouth, MI 48170 (734) 414-7200 (734) 455-8000 by: <i>I. Jekabson</i>		Date 26 JAN 2023
		Job no. 23-01-005
		Scale 1" = 20'
		Drawn AAH
Checked JGE		Sheet 1 OF 1



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: June 8, 2023

**Special Land Use and
Site Plan Review
For
Plymouth, Michigan**

Applicant:	Michael & Kisha Quinn 7630 Oakbluff Dr. Dallas, TX 75254
Project Name:	445 W. Ann Arbor Trail
Plan Date:	Site Plan/Building Plans: No Date Property Survey: January 26, 2023
Location:	445 W. Ann Arbor Trail
Zoning:	B-1 – Local Business District
Action Requested:	Special Land Use and Site Plan Approval
Required Information:	Any deficiencies are noted in the report.

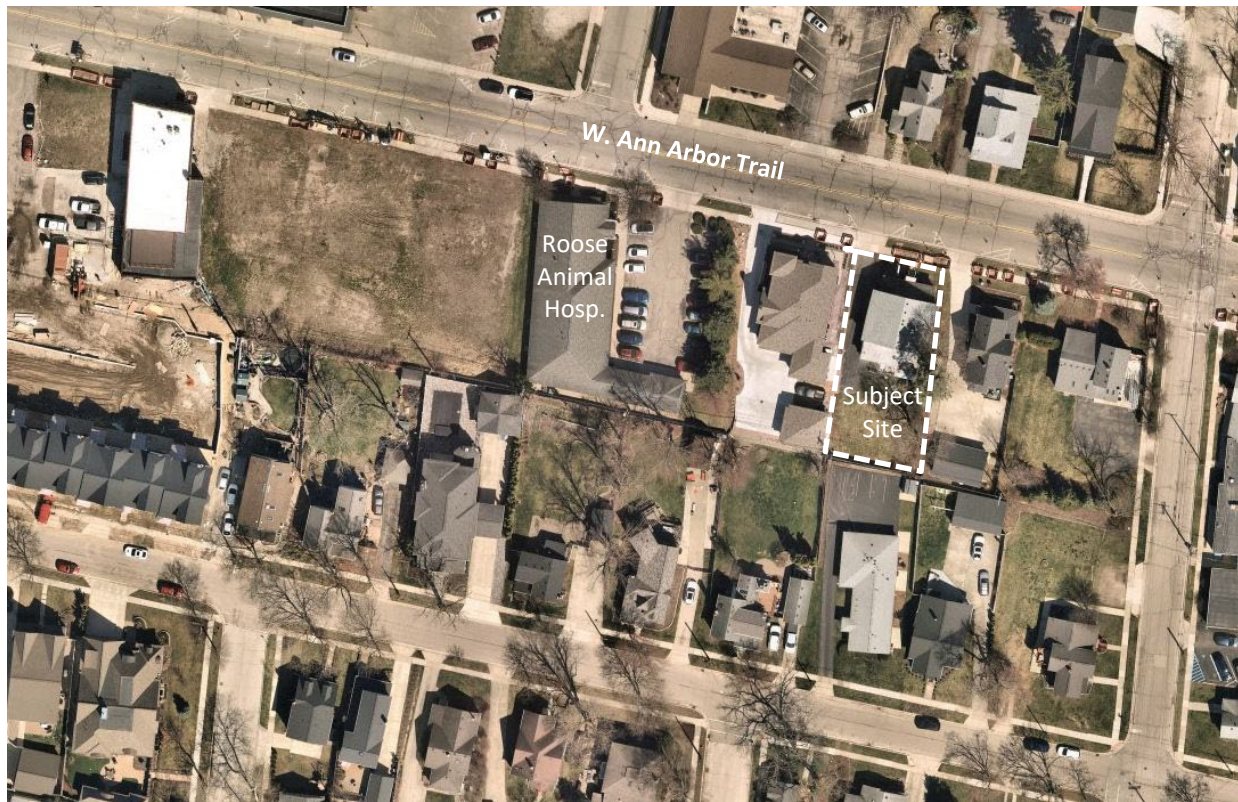
PROJECT AND SITE DESCRIPTION

The applicant is proposing to build a single-family residential home on the subject site, which is 0.20 acres (or 8,747 s.f.). A single-family home (or one-family detached dwelling) in the B-1, Local Business District is a Special Land Use.

The proposed building is two stories tall, or 24.3-feet to the midpoint of the roof. The proposed living space is 2,928 s.f., and the attached garage is 577 s.f., for a total building area of 3,505 s.f.

An aerial of the subject site is shown in **Figure 1** on the following page.

Figure 1. Subject Site



Source: Near Map

SPECIAL LAND USE STATUS

The applicant proposes to demolish the existing building on site, which had previously been occupied by a retail use. (Note that the existing building was originally constructed in 1930 as a single-family home, but over the decades has been renovated into a retail use. Regardless that the existing building has the form of a house, a single-family use on this site is still considered a Special Land Use.)

The proposed residential use must meet the special land use standards in Section 78-281.

The special land use standards in Section 78-281 are as follows. Our comments regarding each are provided below:

- (1) Will be harmonious and in accordance with the general objectives or any specific objectives of the City of Plymouth Master Plan.**

CWA Comment:

Residential Use: This property is identified in the 2018 Master Plan as “Mixed Use – Low Density.” This designation states that the following is appropriate:

“...to have a low-impact commercial use adjacent to single family or multi-family residential areas. The 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.”

This section of the Master Plan describes the current conditions of commercial uses being next door to existing single-family residential uses. It also states that single and multi-family uses should be allowed to continue and “be established.” We would interpret this to mean “new” single and multi-family uses are desired in a mixed-use environment, which is consistent with this proposal. Also, the proposed house is two-stories, and the attached garage is located in the rear of the building.

Residential Character: Chapter 3 Goals of the Master Plan identifies several goals that, in our opinion, are relevant to this request. These goals include the following:

- Encourage appropriate home sizing & massing.
- Encourage historic preservation.

Chapter 4, Future Land Use Plan, also includes a Residential Vision Statement, as follows:

“Homes in the City of Plymouth shall contribute to the character and desirability of the City. They shall maintain the walkable character of the neighborhoods, with appropriate heights relative to the street, and appropriate distance from sidewalks. They shall be built size-appropriate to their lots, allowing adequate space and sunlight to neighboring homes. They shall maximize green space and trees, and minimize concrete surfaces to allow for both the continued forestation of Plymouth, and allow for the City’s infrastructure stormwater management.”

The Residential Vision Statement in the Master Plan would be accomplished if the proposed structure met the R-1, Single-Family Residential District standards. In evaluating the project against these standards, we have the following comments:

- The proposed building is two-stories tall, which is consistent with the neighborhood. The proposal’s size and massing are also consistent with the R-1 residential standards, except for the front yard setback, discussed below, and on page 5 of this review.
- The front setback of the building is proposed at 25-feet. The design of this structure will not have a front porch ahead of the front face of the building. If this building were built to the R-1 Single-Family Residential standards, the front setback of the building would be 90% of the average setback of existing buildings located on the same side of the street and within 200 feet of the subject parcel. The average front face of the buildings on either side (per the submitted survey) is 18.5 feet. Also, the front face of the existing structure is 22 feet, with the front porch set back only 12 feet. To meet this criterion, the house should be shifted closer to the street. The applicant can supply additional information regarding the location of all buildings within 200 feet to calculate the average per the ordinance standard.

- (2) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.**

CWA Comment: As mentioned before, this new single-family use will meet almost all of the residential zoning requirements in Plymouth. We consider the appearance to be consistent with the character of the general vicinity.

- (3) Will not be hazardous or disturbing to existing or future nearby uses.**

CWA Comment: Given the scale of the proposed structure, we don't think a single-family use on this site would be hazardous or disturbing to nearby users.

- (4) Will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.**

CWA Comment: This area of the City is a mixed use area, that includes commercial, multi-family and some single-family uses. Therefore, we would consider a new single-family use to fit into this mix.

- (5) Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.**

CWA Comment: We assume that the City's utilities can serve the proposed residential use.

- (6) Will not create excessive additional public costs and will not significantly decrease property values of surrounding properties.**

CWA Comment: We don't expect the proposal to create excessive additional public costs. The existing building was used for commercial purposes, and constructing a new single-family building on this site will likely preclude any commercial uses on this site in the future. The trend to build single-family homes within close proximity of the downtown will reduce the area available for commercial uses.

- (7) Will meet all the requirements and standards of this chapter and any other applicable laws, standards, ordinances, and or/regulations.**

CWA Comment: The proposed building meets almost all of the R-1 Single-Family Residential requirements, except for the front setback, as described earlier.

In summary, the residential use is supported by the Master Plan and, in our opinion, meets the other Special Land Use criteria. The scale of the proposed house is consistent with the character of the neighborhood, and the dimensions permitted in the R-1, Single-Family Residential District.

SITE PLAN REVIEW

Per Sec. 78-281, a Special Land Use must submit a site plan prepared in accordance with Article XX, *Site Plan Review*. The remaining sections of this review evaluate the proposal against the R-1, Single-Family Residential District requirements.

SCHEDULE OF REGULATIONS

We have applied the schedule of regulations for the R-1 residential use in the table below.

R-1, Single-Family Residential Schedule of Regulations Requirements

		Required	Provided
Minimum lot size		7,200 s.f.	8,763 s.f.
Minimum lot width		60 feet	65.5 feet
Height of buildings		2 stories / 25 feet maximum	2 stories / 24.3 feet
Minimum yard setback	Front	R-1 Averaging	(See below)
	Sides	6 feet least / 12 feet total	6 feet least / 18.58 feet total
	Rear	35 feet	36.58 feet
Max. % lot coverage		35%	27.3%
Max. floor area ratio		0.40	0.40

Front Setback

To comply with the R-1 zoning requirements, application of the “front yard averaging” provisions apply to this project. The site plan needs to be amended to include the information used to calculate the front yard average, which are the front setbacks of all the homes on the same side of the street within 200 feet of this site (See footnote “O” of Section 78-190).

Items to be Addressed: 1. Provide needed information to calculate the “average” front yard setback; revise location of building to reflect this setback, per Sec. 78-190.

PARKING

The ordinance requires two parking spaces per single-family residence. The site plan shows a two-car attached garage, meeting this requirement.

Items to be Addressed: None.


ARCHITECTURAL ELEVATIONS

The applicant has provided elevations of the building facades in the submission. As this structure is designed to meet the R-1 Single-Family Residential standards, we have no concerns regarding the residential appearance of this building.

Items to be Addressed: None.

RECOMMENDATIONS

It is our opinion that the single-family use would fit into the “mix” of commercial, multi-family and single-family uses in the vicinity of the project site, and could meet the Special Land Use standards in this location. If the Planning Commission agrees that the use is appropriate for this site, we would recommend that any Special Land Use approval for a single-family residential home on this site be conditioned upon the structure meeting the front setback averaging requirement in the R-1, Single-Family Residential District standard.



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

152-2302

cc: Greta Bolhuis
Marleta Barr