



City of Plymouth Planning Commission Regular Meeting Agenda Wednesday, December 13, 2023 – 7:00 p.m. City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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<https://us02web.zoom.us/j/84641307980>

Passcode: 540592

Webinar ID: 846 4130 7980

1. **CALL TO ORDER**
 - a) Roll Call
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MINUTES**
 - a) Approval of the November 8, 2023 meeting minutes
4. **APPROVAL OF THE AGENDA**
5. **COMMISSION COMMENTS**
6. **PUBLIC HEARINGS**
7. **OLD BUSINESS**
 - a) SP23-09: 1020 W. Ann Arbor Road, Special Land Use and Site Plan Review
 - b) 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.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to clerk@plymouthmi.gov.

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 a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for 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

***“The government in this community is small
and accessible to all concerned.”***

-Plymouth Mayor Joe Bida November 1977



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, November 8, 2023 - 7:00 p.m.
Plymouth City Hall 201 S. Main

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

www.plymouthmi.gov
Phone 734-453-1234
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1. CALL TO ORDER

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

Present: Chair Sisolak, Vice Chair Scott Silvers, Commissioners Shannon Adams, Zachary Funk, Joe Hawthorne (arrived at 7:11) Tim Joy, Kyle Medaugh, Hollie Saraswat, and 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

Joy offered a motion, seconded by Funk, to approve the minutes for the October 11, 2023, meeting as presented.

There was a voice vote.
Stalter abstained.
MOTION PASSED

4. APPROVAL OF THE AGENDA

Medaugh offered a motion, seconded by Hawthorne, to approve the agenda for November 8, 2023.

There was a voice vote.
MOTION PASSED

5. COMMISSION COMMENTS

Hawthorne said he liked the way the Saxtons Lot turned out.

Adams reminded the group that Veterans Day was coming up and he thanked veterans for their service.

Sisolak said the zoning audit was received by the City Commission at their last meeting.

6. PUBLIC HEARINGS

There were no public hearings.

7. OLD BUSINESS

a. Master Plan Discussion

Bolhuis reviewed a memo she wrote outlining the steps needed to complete the master plan review. The subcommittee, comprising Funk, Silvers, and Saraswat, reported that they met and agreed that the framework of the plan didn't need to be changed. They said they'd like to schedule a joint meeting with the City Commission to align goals and to gauge their interest in moving forward on

form-based codes, and they recommended establishing subcommittees for the future land use map, for public engagement, and for form-based code implementation.

City Commission Liaison Jennifer Kehoe said the City Commission should have the role of deciding the what, and the Planning Commission should decide the how.

There was a discussion about rezoning for form-based codes versus creating an overlay district. Further discussion included the large number of items in the zoning audit and how these items could be included in the master plan.

The timing for public input on form-based codes was debated, whether before the master plan is updated or after. A master plan or board and commission citizens academy was suggested.

Bolhuis offered to develop a work plan and the group agreed that would be an appropriate first step.

Ron Picard, 1373 Sheridan, spoke about public engagement.

b. Generator Ordinance Discussion

Bolhuis reviewed a list of proposed amendments, and the group was reminded that these amendments would be placed in the zoning ordinance and would require approval only from the City Commission, and that the Planning Commission's purview was recommending setbacks. Noise levels were discussed. Looking at the reasons for variances that have been granted over the past several years was suggested. Elmiger suggested using stronger language (required as opposed to preferred) and identifying factors that would have to be present to allow a deviation. It was agreed that Bolhuis would work with the building inspector to identify these factors and that she would bring the document to a future meeting.

8. NEW BUSINESS

There was no new business.

9. REPORTS AND CORRESPONDENCE

Hawthorne gave an analysis of how the residential compatibility ordinance information provided by Funk and used in the City of Detroit would work in Plymouth. He said he would like the Planning Commission to consider writing a similar ordinance for Plymouth to sustain the availability of entry-level homes. It was agreed that this item would be placed on the next agenda for consideration.

Bolhuis asked Planning Commissioners to attend the Doug Griffiths presentation on December 5. She also gave an update on the Christian Science Church property and the Wiltsie building project.

10. ADJOURNMENT

Joy offered a motion, seconded by Adams, to adjourn the meeting at 9:07 p.m.

There was a voice vote.

MOTION PASSED



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: September 5, 2023
Rev.: December 7, 2023

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

Applicant:	Straight Family Hospitality 1020 W. Ann Arbor Rd. Plymouth, MI 48170
Project Name:	The Drift Restaurant
Plan Date:	August 23, 2023
Latest Revision:	November 21, 2023
Location:	1020 W. Ann Arbor Road
Zoning:	ARC – Ann Arbor Road Corridor District
Action Requested:	Special Land Use and Site Plan Approval
Required Information:	Any deficiencies are noted in the report.

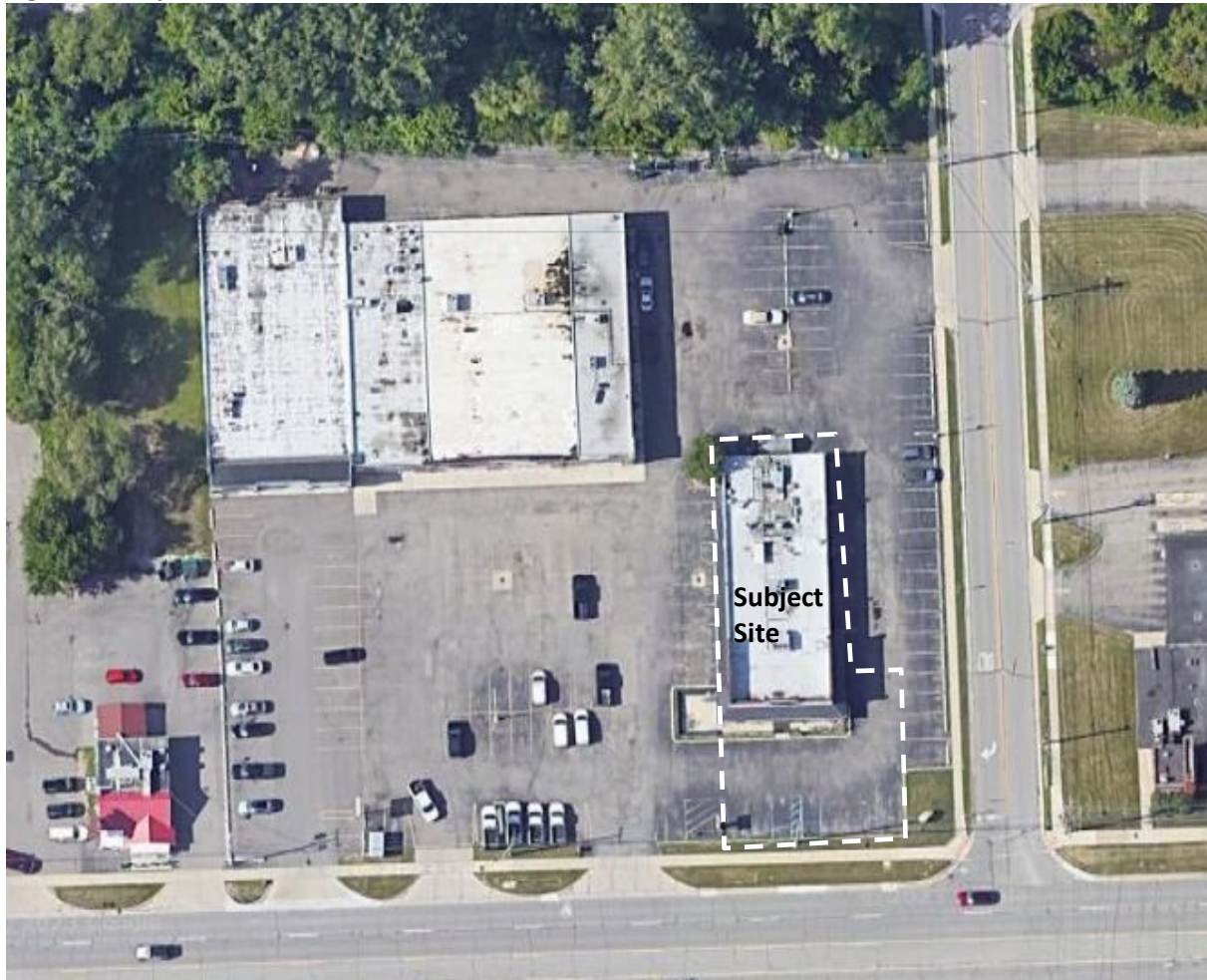
PROJECT AND SITE DESCRIPTION

The applicant is proposing to renovate the existing building at this site for a new restaurant. The building is part of an existing shopping center, accessible from W. Ann Arbor Road and Harvey St. The restaurant will have an outdoor patio fronting Ann Arbor Rd., as well as an outdoor covered bar seating area fronting Harvey St.

Restaurants serving alcohol are special land uses in the Ann Arbor Road Corridor (ARC) District, as are outdoor cafes and eating areas associated with permitted restaurants.

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

Figure 1. Subject Site



Source: Google Maps

This site is governed by a Cross-Access Agreement that permits the parties in the agreement parking privileges on each other's parcels, and ingress/egress across each other's parcels. The agreement also allows the existing outdoor dining area encroachment on the neighbor's parcel, and location of the existing pole sign. Any approvals granted by the Planning Commission are separate from any obligations the applicant may have under the Cross-Access Agreement.

As mentioned above, this building and site are being renovated for a new restaurant use. Because the project is renovating an already developed site (vs. developing a site from scratch), Sec. 78-351, *Non-Conforming Lots and Sites*, applies. The intent of this ordinance section is to recognize that certain developed sites do not comply with the current paving, lighting, landscaping and other non-safety related site development requirements, and the standards in this section are intended to allow for reasonable re-use and improvements to these sites that will gradually improve compliance with requirements. This section has requirements for driveways, sidewalks, parking areas, screening, landscaping and lighting. We have addressed these topics in the relevant sections of this review.

A public hearing for this project was held at the September 13, 2023 Planning Commission meeting. After the hearing, the Commissioners discussed the public comments and the site plan, and postponed

the project until the applicant was ready to submit a plan that addresses items in the CWA report and items discussed at the evening's meeting. Discussion topics included lighting, a dumpster enclosure, siding, a sidewalk, plans for refuse and landscaping. This memo reviews the updated plans.

SPECIAL LAND USE REVIEW

Section 78-281 requires that the Planning Commission review proposed special uses in terms of the following standards. We have reviewed the updated proposal in light of each standard (listed below), and provided comments after each.

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

*CWA Comments: The **Future Land Use Map** in the Master Plan identifies this site as "General Business." The Plan describes commercial uses in this future land use designation as follows:*

"The General Business-Retail/Service is the broadest and most-intensive commercial land use category. Areas designated as General Business-Retail/Service are located along main thoroughfares and are automobile dependent, benefiting from the exposure of high-traffic volumes. While these uses are generally accessed by vehicles, pedestrian access across the site is desirable. Businesses include a wide range of retail and service establishments, including drive-through restaurants, auto-service establishments and commercial uses serving a regional clientele."

The Master Plan also includes a sub-area plan for the Ann Arbor Road Corridor. The sub-area plan explains that this district was developed in partnership with Plymouth Township (south side of Ann Arbor Rd.), and the land use policies encourage professional offices, personal service establishments, restaurants and food service, and auto-oriented businesses. It also calls for promoting pedestrian movement and encourages pedestrian accommodations.

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 an outdoor seating area in front of the building. The proposal will re-use and expand the front outdoor seating, and will also have an outdoor seating area fronting Harvey St.

Given the commercial character of the area, we consider this use to be consistent with the future land use designation in the Master plan. We have additional comments below regarding the Master Plan's goals regarding building design that creates visual cohesiveness and compliance with the district's streetscape standards.

(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 Comments: Regarding building character, the proposed building is a contemporary style. The architecture re-uses the existing horizontal siding along the front façade, and will remove this siding on the sides and rear of the building, exposing the concrete masonry units (CMU) underneath. All facades will be repainted. The Master Plan calls for the appearance of buildings that help to improve the visual continuity of the area, and foster a sense of place. The ARC District (Sec. 78-161(d)(1)(f)) states that buildings that are structurally altered, “...shall be designed to complement the Ann Arbor Road streetscape through means which include, but are not limited to, use of brick, stone, black wrought iron accents, peaked roof elements, building architectural detail to enhance door and window openings, and other elements approved by the Planning Commission.” An image of the other buildings in the shopping center (of which this building is a component) is provided below:



Source: Google Maps Streetview (image capture August, 2018)

The more recently built or renovated buildings along the corridor have a more “transitional” styling, as shown below:



The consistent use of brick, and some type of roof detail (vs. a flat roof), create a continuity that is not evident, in our opinion, with the proposed building style. The Planning Commission will need to discuss how the proposed building will meet this special land use criteria.

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

CWA Comments: The site is located at the corner of a busy, regional road (Ann Arbor Road) and a much smaller neighborhood street (Harvey St.). This provides patrons with several choices to access and leave the site. Harvey St. becomes a “minor collector” road near downtown Plymouth, and provides secondary access to the downtown by its location at the west side of downtown. This

makes Harvey St. slightly busier than an internal neighborhood street that does not provide a direct connection to downtown Plymouth.

It's logical to think that a restaurant at this site will have some impact to the traffic on Harvey St. From our research, no existing traffic counts are available for Harvey. Estimated trips generated for a fine dining establishment of this size (per Institute of Transportation Engineers Trip Generation Manual 11th Edition) is 419 trips (50% entering/50% exiting) during a weekday, with the PM peak hour generating 41 trips (61% entering/39% exiting). On a Saturday, the use is expected to generate 450 trips (50% entering/50% exiting) for the entire day, and 53 trips during peak hour (59% entering/41% exiting). [Note: The Trip Generation Manual doesn't have a category that matches the proposed restaurant type, so we used the "fine dining" category because the duration of stay is at least one hour at these establishments.] Given that this property also has access to Ann Arbor Road, we would expect at least half of these trips to be using the Ann Arbor Road driveways vs. Harvey St. Because there are no existing traffic counts to compare these figures to, we cannot provide a quantitative change in traffic volumes. However, this property was used for a similar type of restaurant serving alcohol in the past, and the new restaurant will not be any larger (or potentially generate more traffic) than the previous use of this site. Also, with 25 vehicles entering and 16 vehicles existing the site using both Ann Arbor Road and Harvey St. at the businesses' peak hour on a Saturday, we don't think this amount of traffic will cause significant issues along Harvey St.

Residential uses exist to the north of this site. The closest residence is over 250 feet away. The proposed outdoor uses are at the front and east side of the building, which increases this distance. This location also places parking spaces, the neighboring shopping center building, and the adjacent creek between the outdoor uses and the residential properties. The plans indicate that the use will be a casual restaurant, bar, and live music, open 7-days per week from 11am – 2am. The previous restaurant (Plymouth ROC) was of similar type and had the same hours/days of operation. Sheet 1 shows a small diagram of the existing internal layout, and the Site Plan Review Application states that the interior will remain intact and receive new finishes, equipment, etc. The previous use is similar in character to the proposed use, and we wouldn't expect this new restaurant to be disturbing to existing or future nearby uses.

Note that the "Deliveries" description on Sheet 2 states that the operation will open at 10:00am. The proposed hours of operation should be confirmed, in writing.

(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: We think the new restaurant could promote redevelopment of this site in a socially and economically desirable manner in relation to the other commercial uses along the Ann Arbor Road corridor. We also don't expect that the use will have negative social or economic impacts.

(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: The City's existing utilities will serve the proposed 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.

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

CWA Comment: The submitted plans are reviewed later in this report for conformance with the Zoning Ordinance.

In addition to the criteria for Special Land Use for a restaurant serving alcohol, the *proposed outdoor café aspect of the proposed restaurant is also considered a special land use in the ARC District (Sec. 78-161(c)(15)). This use specifically requires pedestrian access (which we describe under the heading "Site Circulation" of this review), keeping the outdoor café clean, and providing tables, chairs, planters, waste receptacles and other elements of street furniture to be compatible with the architectural character of the adjacent buildings, subject to Planning Commission approval.*

The architectural renderings of the outdoor eating area show that this area is completely enclosed with narrow evergreen trees, planters, and wooden fence panels. The street furnishings are not visible from either street frontage.

In summary, the proposal meets a number of the Special Land Use criteria. However, the Planning Commission will need to determine if that is the case. The following needs to be addressed:

Items to be Addressed: 1) *Planning Commission to discuss how the proposed architecture "fits" into the Ann Arbor Road Corridor character, as required by the Master Plan and ARC District. 2) Confirm hours of operation, including reference in "Deliveries" description on Sheet 2.*

REQUIRED INFORMATION FOR SITE PLANS

Section 78-247 lists the information required to be on a site plan. Any outstanding informational requirements are noted throughout the review.

Items to be Addressed: As noted throughout review.

AREA, WIDTH, HEIGHT, SETBACKS

The site must meet the minimum standards for the ARC District, as stated in Section 78-162 and summarized in **Table 1** below:

Table 1. ARC Schedule of Regulations Summary

	Required	Provided
Lot Area	NA	0.275 ac. (11,979 s.f.)
Lot Width	NA	82.33 ft. (Ann Arbor Rd.) 178.33 ft. (Harvey St.)
Lot Coverage	NA	<u>Existing:</u> 47% <u>Proposed:</u> 56% ¹
Setbacks		
Front	75 ft. ² (Ann Arbor Rd.) 10 ft. (Harvey St.)	<u>Existing:</u> 60 ft. (Ann Arbor Rd. – to Building) 45.5 ft. (Ann Arbor Rd. – to Patio Roof) 6-31 ft. (Harvey St. – to Building) ³ 0-25 ft. (Harvey St. – to Patio Roof) ³ <u>Proposed:</u> No Changes to Building Setbacks 45.5 ft. (Ann Arbor Rd. – to New Patio Roof) 0-25 ft. (Harvey St. – to New Patio Roof) ³
Side		
Minimum	10 ft.	6 - 165 ft. ⁴
Total of Two	20 ft.	NA
Rear	75 ft.	0 - 185 ft. ⁵
Building Height	30 ft. / 2 stories	20 ft. / 1 story (Height Provided is to top of parapet)

The footnotes to the table above are provided below:

¹Lot Coverage. The difference in lot coverage between the existing building and renovated building is due to the covered portions of the outdoor patio and covered trash area. The proposal will increase the total area under roof, therefore increasing the lot coverage on this site.

²Front Setback (Ann Arbor Rd.). When parking is furnished between the building and the street, a front yard setback of not less than 75-feet shall be provided. Parking occupies the subject site between the building and the street. The existing building and patio roof do not meet this requirement. The location of the proposed building is not changing, but the new patio roof will be deeper (and therefore closer to Ann Arbor Rd.). Setbacks are measured to the patio roof; therefore, this configuration will increase the non-conformity, and require a variance.

³Front Setback (Harvey). This is an unusual situation, as this site isn't abutting the Harvey St. right-of-way, and the right-of-way line typically is the front property line along a street. Parking occupies the land between the building and the street, but is not located on the "subject site," but on the shopping center property. However, we still treat the subject site's property line parallel to Harvey St. as a "front," but use the 10-foot front setback requirement (vs. the 75-foot setback requirement) since there is no parking "on the subject site" between the building and street.

The existing conditions and proposed conditions don't meet the required setback from its own property line parallel to Harvey St., but does meet the setback from the shopping center property line. In any event, since this building and location of the proposed patio roof are proposed to be installed in their current locations, and since the proposed bar patio roof does not increase this non-conformity, the building and bar patio roof have legally non-conforming front setback along Harvey St., and may remain as long as they aren't expanded. The project is not proposing to expand the existing building or patio roof along this side of the building.

⁴Side Setback. A similar situation occurs on the side (west) setback. The building has a non-compliant side yard setback from its own property line (6-feet vs. required 10-feet), but is compliant if the setback is measured from the shopping center's side property line. Again, this is an existing non-conformity, and the applicant isn't proposing to expand this non-conformity with the renovations.

⁵Rear Setback. Sec. 78-162(5) requires a side or rear yard adjacent to a residential district be at least 75-feet wide. The rear setback from the building's own property line is currently non-compliant, and addition of the roof over the trash bins increases this non-conformity. Therefore, the applicant will need to request a variance for the proposed rear setback.

Items to be Addressed: 1) *Front setback variance required to install a patio roof closer to the Ann Arbor Rd. property line. Recommend Planning Commission condition any motion on obtaining this variance.* 2) *Rear setback variance required to install roofed structure to house trash bins. Recommend Planning Commission condition any motion on obtaining this variance.*

PARKING, LOADING

Section 78-163 lists parking requirements for the ARC District. Parking space requirements are summarized in **Table 2** below.

As described in the Cross-Access Agreement document, all of the shopping center businesses may use all of the parking spaces across the entire development. This development is comprised of the subject site, and the 4-unit, red brick commercial building to the northwest. A second building (3-unit, limestone color)

is directly next to the 4-unit red-brick building, and its parking lot converges with the shopping center’s parking lot, but the 3-unit building, and associated parking is not party to the Cross-Access Agreement. The applicant has provided information to enable calculation of required parking for the entire shopping center and renovated restaurant.

Table 2. ARC Parking Requirements

ARC DISTRICT	REQUIRED SPACES	PROVIDED SPACES
<p>Establishments for sale and consumption on the premises of alcoholic beverages, food or refreshments</p>	<p><u>WHICHEVER IS GREATER</u></p> <p>1 space /2 persons allowed per Maximum occupancy</p> <p>Or</p> <p>1 space/2 seats Plus 1 space/employees in largest shift</p> <hr/> <p>150 max. occ. / 2 = 75 spaces</p> <p>OR</p> <p>144 seats / 2 = 72 spaces Plus 7 employees = 7 spaces 79 spaces</p>	<p>109 spaces</p>
<p>Shopping Centers</p>	<p>1 space / 200 s.f. usable floor area</p> <hr/> <p>5,995 s.f. usable floor area / 200 = 30 spaces</p>	
<p>TOTAL</p>	<p>109 spaces</p>	<p>113 spaces (See Below)</p>
<p>Barrier-Free</p>	<p>5 spaces</p>	<p>5 spaces (See Below)</p>

Number of Spaces. When counting the actual parking spaces illustrated on the site plan (vs. parking calculation text), the total comes to 113 parking spaces, including the barrier-free spaces.

Barrier-Free Spaces. The parking lot provides the minimum number of barrier-free parking spaces. In our previous review, we noted that at least one of these spaces needs to be “van-accessible,” providing an 8-foot-wide aisle next to the barrier-free parking space. Sheet 1 of the submittal shows that the parking spaces along the south and east boundaries will be re-striped to create 8-foot wide aisles next to all four barrier-free spaces, meeting this requirement.

Parking Lot Layout. Layout of the parking lot meets dimensional requirements for maneuvering lane width, parking space width/length, and “regular” barrier-free space width/length. The nine (9) parking spaces on the west side of the subject building are only 18-feet long, while 20-feet is required. However, the spaces overhang bumper blocks at the east end of these spaces, which provides an additional 6-feet (approximately) of pavement for the overhang, meeting this requirement.

The ordinance requires concrete curbing or other features as approved by the Planning Commission to protect adjoining properties and planting areas. A curb exists on the south end of the parking spaces adjacent to a landscape/turf strip along Ann Arbor Rd. Also, a new curb will be installed on the north side of the southerly maneuvering lane to create protection for the landscaping adjacent to the outdoor patio. This requirement is met.

Sec. 78-163(b)(9) requires that all parking areas shall be maintained so that the surface of the lot is safe and clear. Cracks and pot holes shall be repaired/and or removed. Also, Sec. 78-351, *Nonconforming lots and sites – Governing regulations*, states that existing parking areas shall be in good condition. The existing pavement on the subject site is cracked, contains a few potholes, and the striping is very faded. We would recommend that any approval be conditioned upon the parking lot pavement on the subject site be repaired to “good” condition, as determined by the Building Official, and re-striped.

See the “Landscaping” section of this review for information regarding parking lot landscaping requirements.

Loading/Unloading. The ordinance requires one (1) loading/unloading space for the proposed restaurant. A loading/unloading space is shown on the plans on the east side of the shopping center building. The “Deliveries” description on Sheet 2 also states that smaller delivery vehicles may park directly behind the restaurant through the building’s rear entrance. They expect deliveries will occur four (4) times a week.

Items to be Addressed: *1) Recommend Planning Commission condition any approval, if granted, on the existing parking lot pavement on the “subject site” be repaired to “good” condition, as determined by the Building official, and re-striped.*

SITE ACCESS AND CIRCULATION

Section 78-164 outlines access management and driveway standards for the ARC District.

The subject site does not contain any ingress/egress driveways to Ann Arbor Rd. and Harvey St. Patrons visiting this business will traverse the adjacent properties and use the existing driveways serving the entirety of the shopping center. As mentioned above, a Cross-Access Agreement is in place to accommodate vehicle movements from/to the subject site.

Sec. 78-164 permits the Planning Commission to determine the extent of compliance with the requirements for “*Access Management and Drive-Way Standards*” for redevelopment of existing sites. The Planning Commission may apply the standards to the maximum extent possible, but waive standards it considers unreasonable given current site conditions, or approve suitable alternatives that will meet the criteria in this section.

Because this site is served by off-site driveways through adjacent parcels out of the control of the applicant, because the driveways are “existing conditions,” and because no changes to the driveways are proposed, we consider it reasonable to permit the existing driveway configuration to remain without modifications. We defer evaluation of the existing driveways to the City Engineer.

Regarding traffic circulation on site, the existing pavement provides ample space for safe vehicular circulation in all directions.

Regarding pedestrian circulation, patrons walking to this business will use the sidewalks along Ann Arbor Rd. and Harvey St., and cross over the vehicular maneuvering lanes. As mentioned in our previous review, Sec. 78-161(c)(15), *Outdoor cafes and eating areas accessory to a permitted restaurant use*, requires pedestrian circulation and access to building entrances. The plans have been modified to provide a pedestrian crosswalk over the maneuvering lane to the front door from Harvey St., through the reconfigured barrier-free parking space aisle.

The revised plans show outdoor dining on the Harvey St. side of the building. These tables will be enclosed with “removeable” fencing. These tables are directly in the line of cars backing out of the parking spaces along Harvey St., as well as vehicles traveling the adjacent maneuvering lane. There isn’t even a curb between this dining area and the vehicle traffic area. In our opinion, this configuration is insufficient unless the removeable fencing can provide adequate protection to the diners from wayward vehicles. The plans should provide details of how removeable fencing can provide a sufficient protective barrier between vehicles on this side of the building and patrons at the dining tables.

Items to be Addressed: 1) *Planning Commission to consider accepting existing driveways as adequate.* 2) *Defer evaluation of existing driveways to City Engineer.* 3) *Plans to show adequate protection of diners using easterly outdoor seating area from wayward vehicles in adjacent parking lot.*

UTILITIES

The existing building is served by City water and sanitary sewer. The plans are not proposing to reconstruct any pavement on the subject site that will trigger stormwater management facilities. We defer evaluation of site utilities to the City Engineer.

The plans have been revised to show the location of an existing electrical transformer, and no screening of the transformer is shown on the plans. The Planning Commission requested that robust landscaping be proposed. The transformer is directly next to a landscape island to the west, and two shrubs that will reach about 3-4 feet tall would help to screen the transformer from the west side of the parking lot. Sheet 2 of the plans states that rooftop equipment will be provided with proper screening that conforms to the ordinance. The rendering of the rear façade of the building shows parapet walls on the east and west side, and some type of internal screen on the rooftop, which appears to be shorter than the parapet walls.

Items to be Addressed: 1) *Defer evaluation of site utilities to City Engineer.*

LANDSCAPING AND SCREENING

A landscape plan has been submitted.

Parking Lot Screening – Ann Arbor Rd. This site is non-conforming in regard to parking lot screening from Ann Arbor Road. the ordinance regulates this type of screening in two sections:

- 1) Sec. 78-171, *Ann Arbor Road Streetscape Prototype*, and
- 2) Sec. 78-351, *Nonconforming lots and sites – Governing regulations*, which requires a landscape buffer strip to be installed between the right-of-way and parking lot, per Sec. 78-203. Sec. 78-203 requires that a landscape strip at least 10-feet wide be planted with 1 tree/30 lineal feet of street frontage abutting a parking lot, and 5 shrubs/30 lineal feet of street frontage abutting a parking lot.

In our opinion, these two sections conflict to some degree. When a conflict occurs, the ordinance states that the “stricter provision applies” (Sec. 78-5). We consider the Ann Arbor Road Streetscape Prototype requirements to be the stricter of the two, and they should be applied to the area fronting the subject site along Ann Arbor Rd. We also think implementation of these requirements will conform to the Planning Commission’s request for robust landscaping on the site. Sheet 3, *Landscape Plan*, doesn’t include this portion of the site, and should.

Parking Lot Screening – Harvey St. Because the subject site does not actually abut Harvey St. (there are parking spaces belonging to the shopping center in between this site and the Harvey St. right-of-way), we don’t consider the parking lot screening requirement to apply to the subject site on this side.

Interior Parking Lot Landscaping. We also expect that the subject site is not conforming in regard to interior parking lot landscaping; although a few small landscape islands are shown on the site plan, no area figures are provided. Sec. 78-351(b)(3)(d) states that full compliance for landscaping is required if the area of parking is being expanded by at least 50%, or the parking lot pavement is being re-constructed by at least 25%. If these thresholds are not met by the proposal, then this section only requires repairs to the existing pavement (which were discussed under “Parking and Loading.”)

The previous Planning Commission discussion of this site included the need for a dumpster screen. However, the applicant has opted to not use the dumpster, and to house its own trash containers in a shed-like structure at the rear of the building. These trash containers are fully screened, and meet the ordinance requirements.

Foundation Plantings. The plans have been revised to include an unbroken landscaped strip across the front of the building, which directs people to enter the building on the side. The landscaped strip will include two 3’x 10’ planters approximately 3-feet tall. A 5’ x 20’ landscape bed has been added to the west side of the building, and the landscape beds on the east side of the building have been eliminated from the plans. We have the following comments:

- *Rhamus sp.* (Fineline Buckthorn) is an invasive species, and shouldn’t be used given the proximity of the creek. Non-invasive alternatives include upright Junipers (Spartan, Blue Point), Chicago Luster Viburnum (*Viburnum dentatum* ‘Chicago Luster’), or Rose of Sharon ‘Lavendar Chiffon’ (*Hibiscus syriacus* ‘Lavendar Chiffon’).

Items to be Addressed: 1) Provide landscape plan that illustrates screening features required by Sec. 78-171, Ann Arbor Road Streetscape Prototype, and Sec. 78-203 along the subject site’s Ann Arbor Rd. frontage. 2) Replace Fineline Buckthorn with non-invasive alternative.

LIGHTING

Lighting information has been provided. Per Sec. 78-163, existing/proposed light fixtures need to be shown on the plans to confirm that the site is sufficiently lit for safe movement of vehicles and pedestrians at night, but doesn't cause glare to motorists or neighbors. The ARC District references the requirements in Sec. 78-204.

This section requires that the light source not be visible from adjoining properties, and that the fixtures be shielded so it doesn't cause glare for motorists. The building elevations show several different types of light fixtures:

- 1) Utilitarian wall pack-type light fixture.
- 2) Goose-neck-type light fixture
- 3) Canopy light fixtures
- 4) Undefined fixture on the west facade
- 4) Upward facing light fixtures on the front façade

We have the following comments:

- 1) The plans provide manufacturer information regarding the utilitarian wall-pack-type light fixture. It is downward facing, and has full a full cut-off design. This fixture is illustrated on the photometric plan as being installed on all four facades; however, the building elevations only clearly show them on the rear façade. The locations of these fixtures on the photometric plan should be consistent with the building elevations.
- 2) The building elevations show goose-neck type fixtures on the eastern façade. They are downward facing, but it's unclear if they can accept a shield if necessary. Manufacturer information should be provided for these fixtures. They should also be included in the photometric plan.
- 3) It appears that canopy fixtures will be included in the patio roof/ceiling. Manufacturer information should be provided, and these fixtures should also be included in the photometric plan.
- 4) The building elevations show a different type of fixture on the west building elevation. Again, manufacturer information for this fixture should be provided, and they should be included in the photometric plan.
- 5) The "night" rendering of the building shows that the front façade of the building (above the patio roof) will be lit. Lighting the building in this way is not permitted by the ordinance, and needs to be eliminated.

The photometric plan appears to only consider the utilitarian wall-pack type light fixtures. The lighting levels shown meet ordinance requirements; however, this plan does not illustrate all the lighting types shown on the building elevations, and needs to be amended to include all fixtures.

Items to be Addressed: 1) Provide manufacturer information for goose-neck, canopy, and fixture on west facade. 2) Include all fixture types on the photometric plan. 3) Remove light fixtures that illuminate the front façade of the building.

SIGNS

Proposed Signs: The building renderings show a sign mounted to the patio roof, an “arrow,” and a mural on the east facade. Since these are just illustrations (vs. plans), we can’t determine if these features meet all of the requirements of Sec. 78-169, *Signs* (in the ARC District). However, we note that the ordinance prohibits roof signs, and neon signs used to highlight architectural features (such as the building entrance). The Planning Commission may request sufficient information to ensure the proposed signage is consistent with the ordinance, or may defer evaluation of the proposed signs to the Building Official at the time a sign permit is applied for.

Existing Sign: In the ARC District, pole-mounted signs are prohibited. This makes the existing pole-mounted sign non-conforming.

Sec. 78-169(g) discusses “non-conforming” signs. If the proposed pole-mounted sign is proposed to be modified (other than re-facing), then it will need to be brought into compliance with the ordinance. As requested, Sheet 2 states that the pole-mounted sign will only be re-faced, which is permitted.

Items to be Addressed: *1) Planning Commission may request sufficient information to ensure signs comply with ordinance; or defer evaluation of the signage to the Building Official at time Sign Permit is applied for.*

FLOOR PLAN AND ELEVATIONS

Sec. 78-161 states that any exterior façade which faces a street or is adjacent to property zoned or used for residential purposes shall be finished in a uniform manner consistent with the exterior of the front of the building. This section also requires that any building additions shall be designed to complement the Ann Arbor Road streetscape with use of brick, stone, black wrought iron accents, peaked roof elements, building architectural detail to enhance door and window openings, and other elements approved by the Planning Commission.

Architectural renderings of the removed building façade have been provided. The proposed design is contemporary, and shares no elements of the shopping center buildings directly west.

As described under the “*Special Land Use*” section of this review, the Planning Commission will need to determine if the proposal meets the standards of the ARC District.

Items to be Addressed: *Planning Commission to determine if the proposal meets the standards of the ARC District.*

RECOMMENDATIONS

The restaurant use serving alcohol/outdoor seating Special Land Use meets most of the criteria in the ordinance. However, there are a few outstanding issues that the Planning Commission should consider and discuss with the applicant. Regarding the site plan, the two main items that should be discussed are protection for outdoor dining area on the east side of the building, and installation of the Ann Arbor Road Corridor parking lot screening.

A. Special Land Use:

- 1) Planning Commission to discuss how the proposed architecture “fits” into the Ann Arbor Road Corridor character, as required by the Master Plan and ARC District.
- 2) Confirm hours of operation, including reference in “Deliveries” description on Sheet 2.

B. Area, Width, Height Setbacks:

- 1) Front setback variance required to install a patio roof closer to the Ann Arbor Rd. property line. Recommend Planning Commission condition any motion on obtaining this variance.
- 2) Rear setback variance required to install roofed structure to house trash bins. Recommend Planning Commission condition any motion on obtaining this variance.

C. Parking and Loading:

- 1) Recommend Planning Commission condition any approval, if granted, on the existing parking lot pavement on the “subject site” be repaired to “good” condition, as determined by the Building official, and re-stripped.

D. Site Access and Circulation:

- 1) Planning Commission to consider accepting existing driveways as adequate.
- 2) Defer evaluation of existing driveways to City Engineer.
- 3) Plans to show adequate protection of diners using easterly outdoor seating area from wayward vehicles in adjacent parking lot.

E. Utilities:

- 1) Defer evaluation of site utilities to City Engineer.

F. Landscaping:

- 1) Provide landscape plan that illustrates screening features required by Sec. 78-171, Ann Arbor Road Streetscape Prototype, and Sec. 78-203 along the subject site’s Ann Arbor Rd. frontage.
- 2) Replace Fineline Buckthorn with non-invasive alternative.

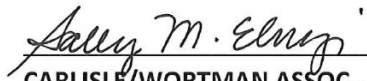
G. Lighting:

- 1) Provide manufacturer information for goose-neck, canopy, and fixture on west facade.
- 2) Include all fixture types on the photometric plan.
- 3) Remove light fixtures that illuminate the front façade of the building.

H. Signs:

- 1) Planning Commission may request sufficient information to ensure signs comply with ordinance; or defer evaluation of the signage to the Building Official at time Sign Permit is applied for

The Drift Restaurant – 1020 W. Ann Arbor Rd.
December 7, 2023


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

152-2306

cc: Greta Bolhuis
Marleta Barr



THE DRIFT exterior design

Nov 15, 2023

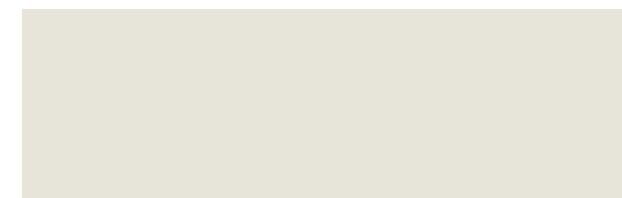
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headstogether. including yours.



Existing Building - Images



Please note; (A) Mural shown is a “placeholder” final art TBD.
 (B) Logo/Sign is a “placeholder” final Logo and Sign TBD.



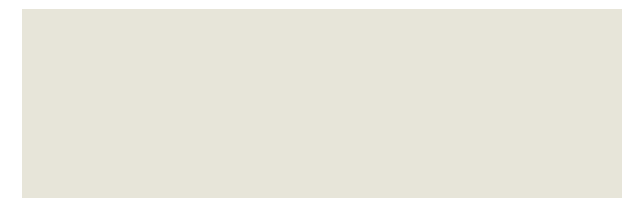
Benjamin Moore OC-141
 CHINA WHITE



Benjamin Moore CC-630
 BACKWOODS



Please note; (A) Mural shown is a “placeholder” final art TBD.
 (B) Logo/Sign is a “placeholder” final Logo and Sign TBD.



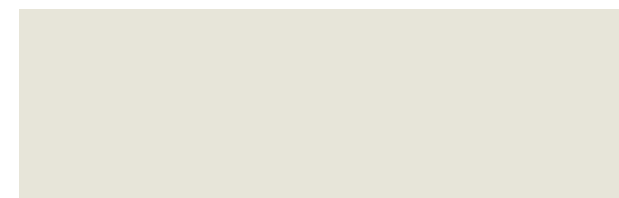
Benjamin Moore OC-141
 CHINA WHITE



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 BACKWOODS



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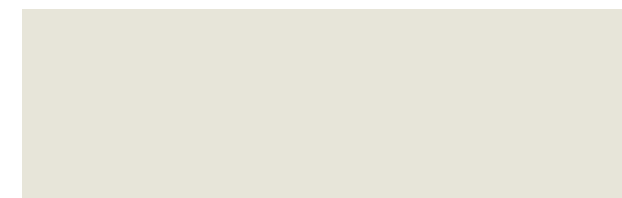
Benjamin Moore OC-141
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BACKWOODS



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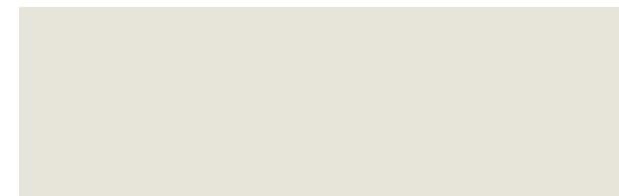
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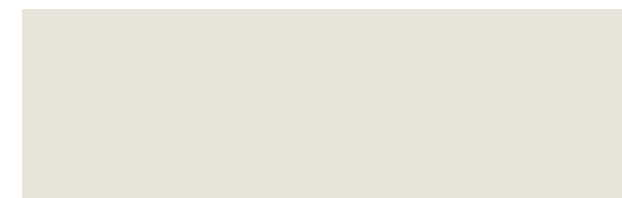
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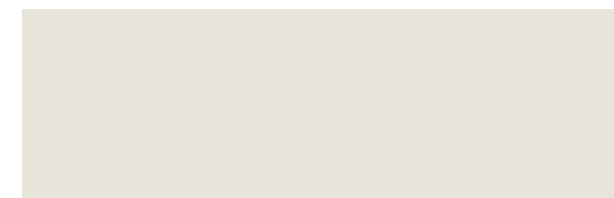
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 CHINA WHITE



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 BACKWOODS



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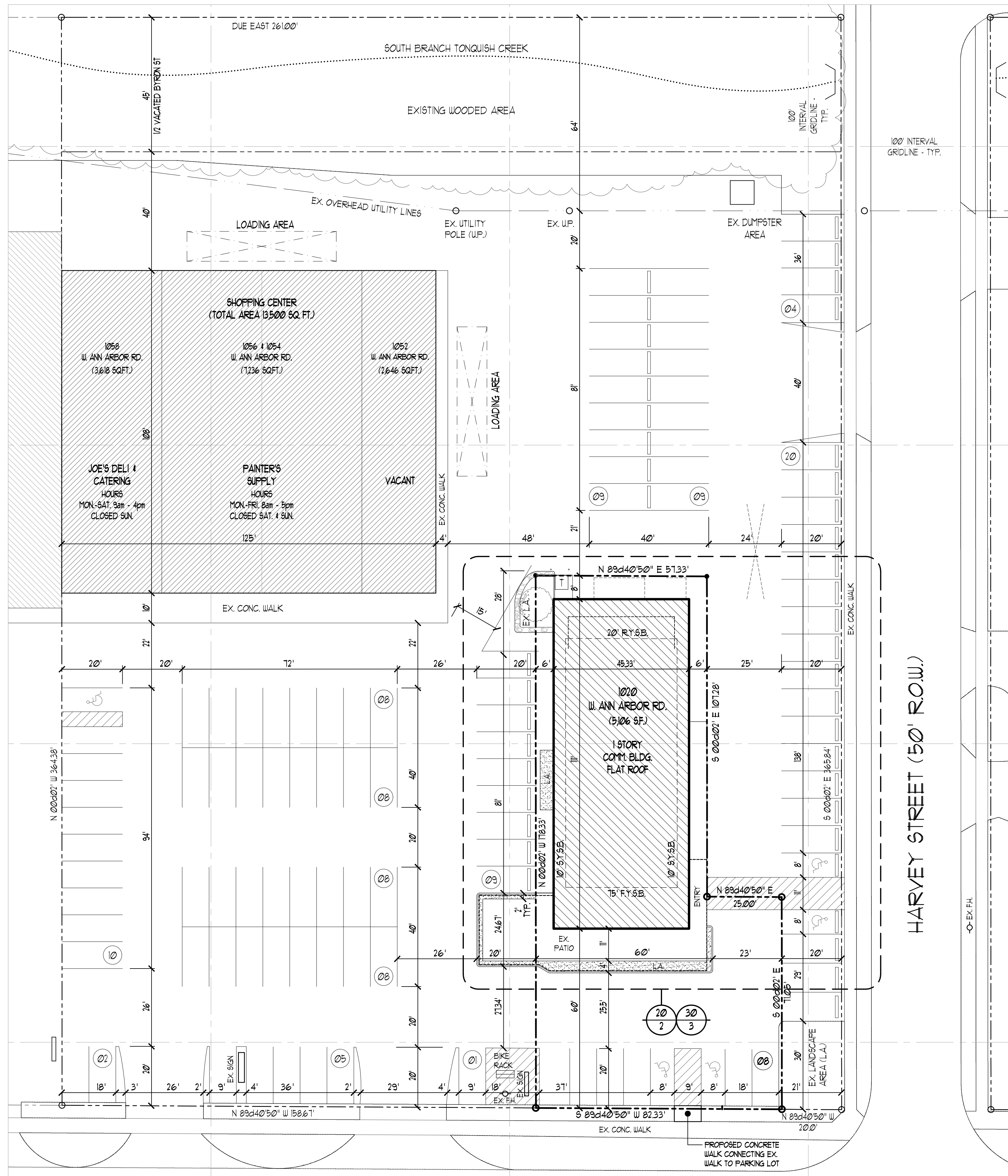
Benjamin Moore OC-141
 CHINA WHITE



Benjamin Moore CC-630
 BACKWOODS

Thank You.

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headstogether. including yours.



OVERALL SITE PLAN
 24" x 36" SCALE: 1" = 20'-0"
 11" x 17" SCALE: 1" = 40'-0"

ANN ARBOR RD (106' R.O.W.)

HARVEY STREET (50' R.O.W.)

ZONING SUMMARY:

- ZONING DISTRICT : ARC : ANN ARBOR ROAD CORRIDOR
- MINIMUM LOT AREA : NONE
- MINIMUM LOT WIDTH : NONE
- MINIMUM LOT COVERAGE : NONE
- MAXIMUM HEIGHT : 2 STORIES, 30 FT.
- MINIMUM YARD REQUIREMENTS : FRONT : 15 FT. (PARKING BTWN BUILDING & STREET) SIDE, MINIMUM : 10 FT. SIDE, TOTAL OF TWO : 20 FT. REAR : 20 FT.
- EX. RESTAURANT AREA : 5,106 SQ. FT.
- EX. RESTAURANT HEIGHT : 20± FT. (TOP OF FRONT PARAPET)
- LOT AREA : 11,919 SQ. FT. 0.275 ACRES
- PARKING REQUIRED : 109 SPACES (79 REST. + 30 SHOPPING CNTR)

ESTABLISHMENTS FOR SALE / CONSUMPTION OF ALCOHOL / FOOD - ARC DISTRICT 79 SPACES REQ'D

1 SPACE / 2 PERSONS ALLOWED PER MAX. OCC. ESTABLISHED BY LOCAL, COUNTY, OR STATE FIRE, BUILDING OR HEALTH CODES
 SEE "RESTAURANT OCCUPANCY DIAGRAM" & "RESTAURANT SEATING CAPACITY PER BUILDING CODE" NOTE
 150 occ. / 2 = 75 TOTAL SPACES REQ'D
 OR (WHICHEVER IS GREATER)
 1 SPACE / 2 SEATS + 1 SPACE PER EMPLOYEE OF LARGEST SHIFT
 144 SEATS / 2 = 72 SPACES REQ'D
 1 EMPLOYEE @ LARGEST SHIFT = 7 SPACES REQ'D
 79 TOTAL SPACES REQ'D

SHOPPING CENTERS - ARC DISTRICT 30 SPACES REQ'D

1 SPACE / 200 SQ. FT. OF USABLE FLOOR AREA
 13,500 GROSS SQ. FT. x 80% = 10,800 USABLE SQ. FT.

NOTE: SEC. 10-163(a)(5) OF THE ZONING ORDINANCE STATES "In the case of shopping centers, usable floor area shall be based on 80% of the sum of the gross horizontal floor area. . . . However, if floor plans and calculations of usable floor area are submitted which demonstrate otherwise, usable floor area may be adjusted accordingly."

SEE "SHOPPING CENTER USABLE FLOOR AREA DIAGRAM"
 5,995 SQ. FT. / 200 = 30 TOTAL SPACES REQ'D

- PARKING PROVIDED : 109 SPACES (104 SPACES + 5 B.F. SPACES)
 8 SPACES ON SITE + 101 SPACES VIA "PERMANENT CROSS-EASEMENT AGREEMENT", EXECUTED 03/30/1992

SITE PLAN NOTE:

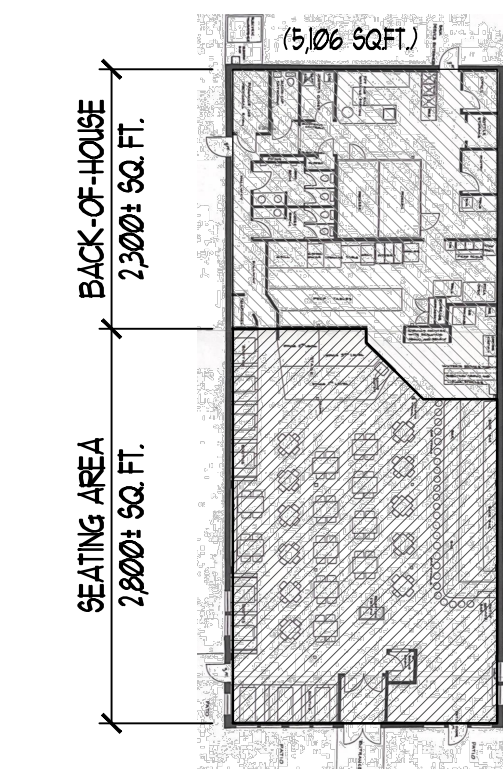
INFORMATION TO PREPARE THIS SITE PLAN WAS OBTAINED FROM SURVEYS BY THE FOLLOWING:
 MORRIS LEVINE & ASSOCIATES, INC. JOB NO. 38785 DATED 01/06/15
 LANDINI AND ASSOCIATES, INC. SURVEY NO. 96124 DATED 12/10/88
 JEKABSON & ASSOCIATES, P.C. JOB NO. 10-08-003 DATED 08/24/20
 IN ADDITION TO THE DOCUMENTS REFERRED TO ABOVE, INFORMATION WAS GATHERED FROM ONLINE SOURCES, SATELLITE IMAGERY AND MISCELLANEOUS FIELD MEASUREMENTS. JOSEPH PHILIPS-ARCHITECT, L.L.C. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SITE INFORMATION CONTAINED WITHIN. THE LOCATION OF ALL BUILDINGS, SITE UTILITIES AND AMENITIES ARE TO BE VERIFIED IN FIELD PRIOR TO THE START OF CONSTRUCTION.

RESTAURANT SEATING CAPACITY PER BUILDING CODE:

ASSEMBLY WITHOUT FIXED SEATING - TABLES AND CHAIRS
 1 OCCUPANT (SEAT) / 15 NET SQ. FT. (OF SEATING AREA)
 2,800 SQ. FT. SEATING AREA x 80% = 2,240 NET SQ. FT.
 2,240 SQ. FT. / 15 SQ. FT. PER OCC. = 150 OCC.

FLOOR PLAN NOTE:

FLOOR PLAN USED FOR "RESTAURANT OCCUPANCY DIAGRAM" WAS PREPARED BY "NAGY & ASSOCIATES", DATED 07/16/2009, AND IS MEANT TO ILLUSTRATE THE SEPARATION BTWN 'SEATING AREA' AND 'BACK-OF-HOUSE' ONLY.



RESTAURANT "OCCUPANCY" DIAGRAM
 NOT TO SCALE

ISSUED FOR:

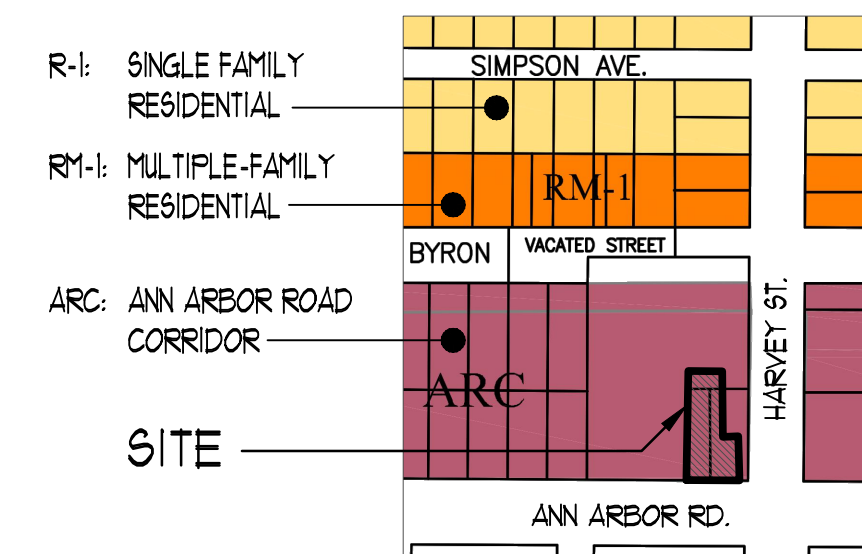
- 08/10/23 DRAWING(S) ARE BEING ISSUED FOR USE AT "PRE-APPLICATION" MEETING WITH THE CITY OF PLYMOUTH
- 08/23/23 DRAWING(S) ARE BEING ISSUED THIS DATE FOR SUBMITTAL TO THE CITY OF PLYMOUTH FOR SITE PLAN APPROVAL AND SPECIAL LAND USE PERMIT
- 11/21/23 DRAWING(S) ARE BEING ISSUED THIS DATE FOR SUBMITTAL TO THE CITY OF PLYMOUTH FOR SITE PLAN APPROVAL AND SPECIAL LAND USE PERMIT

PROJECT NARRATIVE:

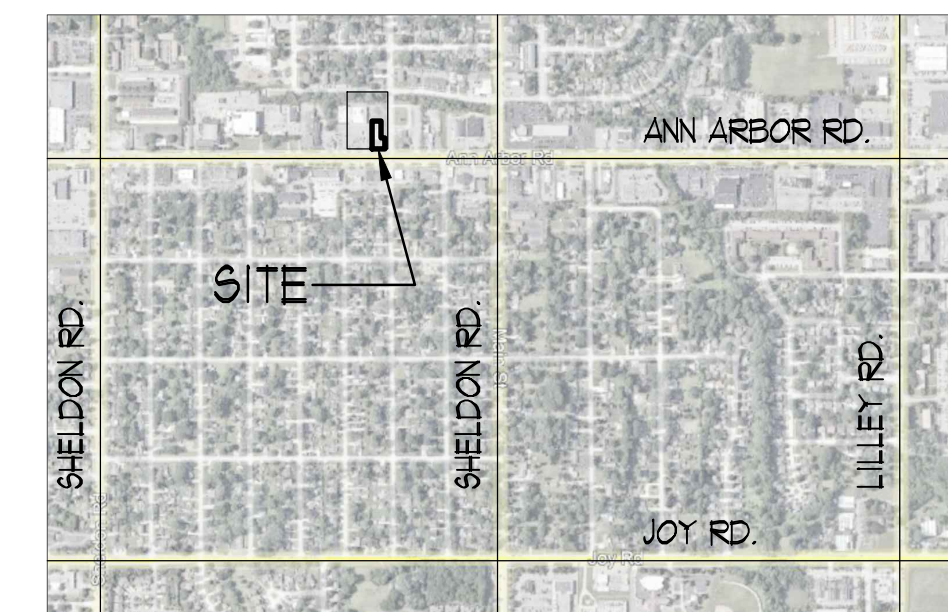
THIS PROJECT INVOLVES THE RE-OPENING AN EXISTING RESTAURANT THAT HAS SAT VACANT FOR OVER SIX (6) MONTHS.

DRAWING INDEX:

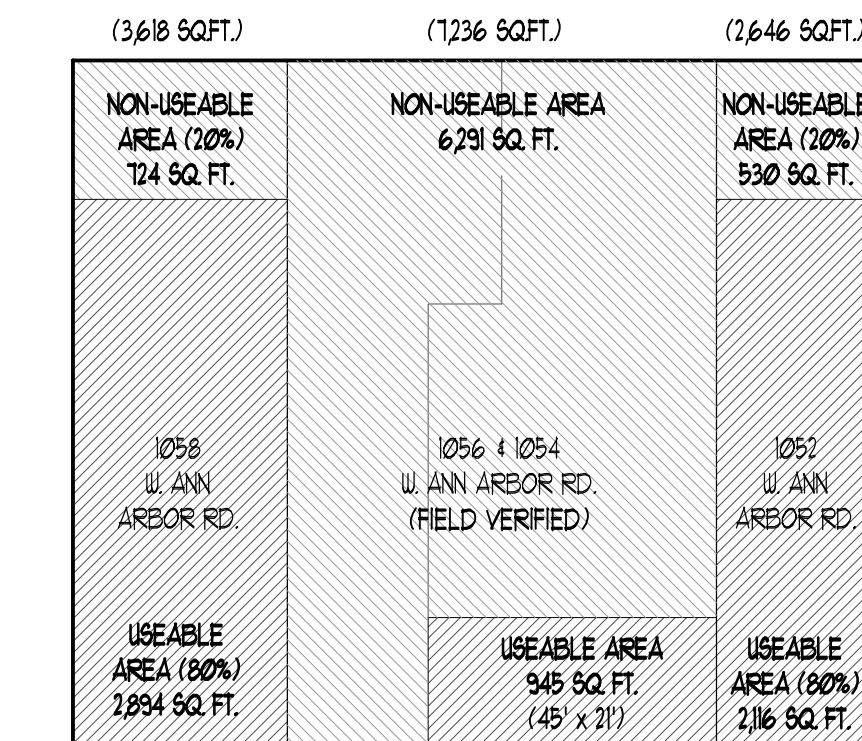
SHEET		ISSUE DATE
1	TITLE SHEET / OVERALL SITE PLAN	11/21/23
2	ENLARGED PLAN AT BUILDING	11/21/23
3	LANDSCAPE PLAN	11/21/23



ZONING MAP
 NOT TO SCALE



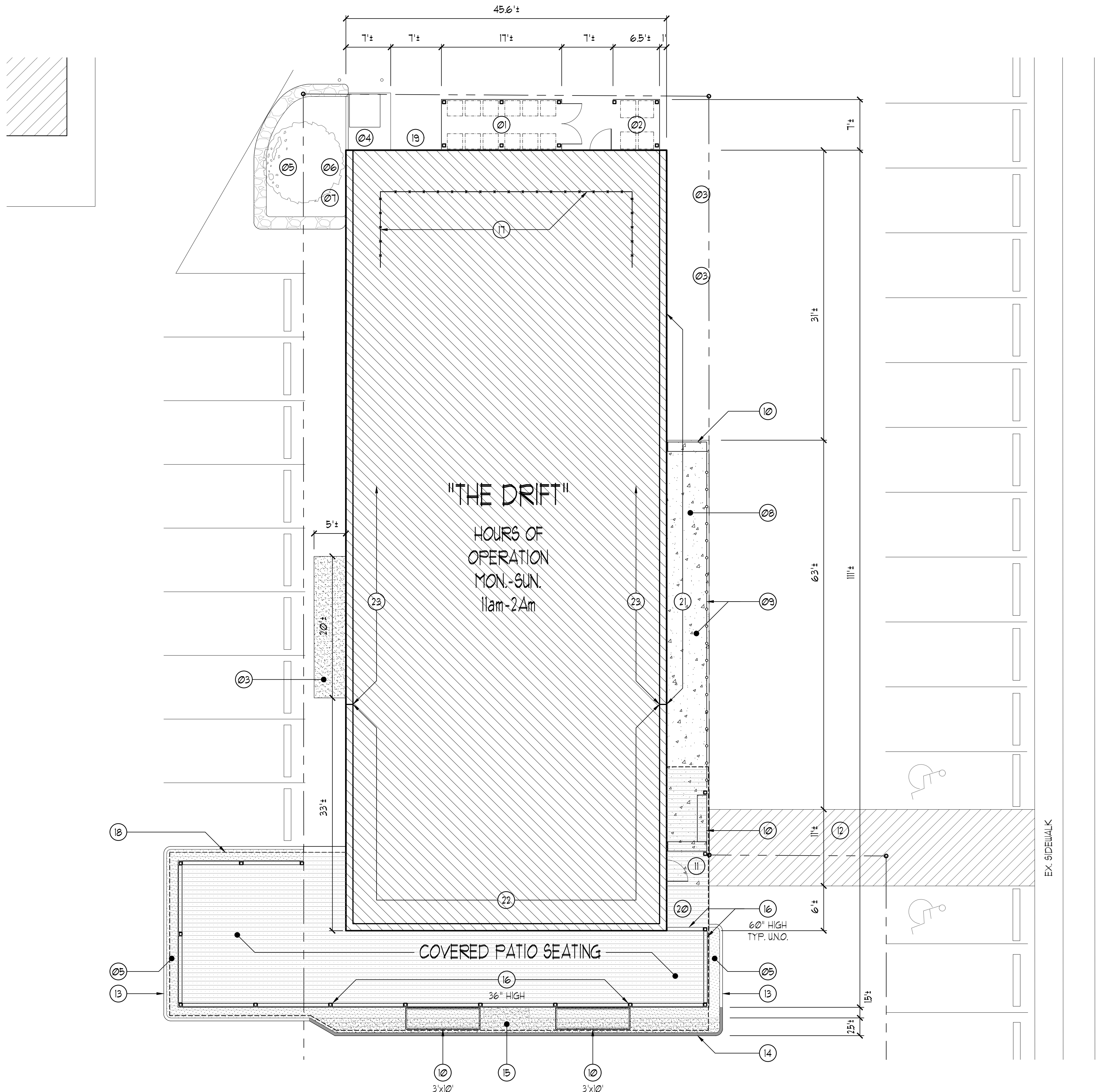
LOCATION MAP
 NOT TO SCALE



TOTAL "NON-USABLE" AREA: 1,745 SQ. FT.
 TOTAL "USEABLE" AREA: 5,995 SQ. FT.
 TOTAL CENTER AREA: 13,500 SQ. FT.

SHOPPING CENTER "USABLE FLOOR AREA" DIAGRAM
 NOT TO SCALE

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 PROJECT: 1020 W. ANN ARBOR ROAD SITE PLAN APPROVAL
 1020 W. ANN ARBOR ROAD PLYMOUTH, MICHIGAN
 PRELIMINARY
 TITLE SHEET / OVERALL SITE PLAN
 DATE: 08/10/23
 23936 08/23/23
 SHEET NO: 1
 956_MA_09 11/21/23
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HARVEY STREET (50' R.O.W.)

RESTAURANT CONCEPT:

THE PREMISES WILL BE PRIMARILY OPERATED AS A FULL-SERVICE RESTAURANT WITH A FULL-SERVICE BAR AND KITCHEN, PROVIDING CASUAL DINING WITH A NEIGHBORHOOD FEEL. WE WILL HAVE LIVE ENTERTAINMENT COVERING A FULL SPECTRUM OF MUSIC. WE ALSO PLAN TO OFFER SUNDAY AM LIQUOR SALES FOR BRUNCHES AND SPECIAL OCCASIONS (IE, MOTHER'S DAY, EASTER, ETC.) AND SUNDAY PM LIQUOR SALES FOR REGULAR SERVICE WITH OUR SUNDAY AM AND PM LIQUOR LICENSE PERMITS. OUTDOOR DINING WILL BE LOCATED ON THE PREMISES. THE RATIO OF FOOD SALES TO ALCOHOL SALES IS ANTICIPATED TO 10%.

DELIVERIES:

MOST DELIVERIES WILL OCCUR BEFORE THE OPENING OF OPERATION OF 10am. LARGE TRUCKS WILL USE THE DESIGNATED DELIVERY AREA ADJACENT TO THE SHOPPING CENTER BUILDING, BEHIND THE RESTAURANT. ITEMS WILL BE HAND DELIVERED OR DOLLIED FROM THE DELIVERY VEHICLE INTO THE REAR ENTRANCE OF THE BUILDING. SMALLER DELIVERY VEHICLES MAY PARK DIRECTLY BEHIND THE RESTAURANT FOR OFF-LOADING AND DELIVERY THROUGH THE REAR ENTRANCE. DELIVERIES ARE ANTICIPATED FOUR (4) DAYS A WEEK.

TRASH / RECYCLE COLLECTION:

TRASH / RECYCLE COLLECTION WILL BE PROVIDED THROUGH CITY TRASH COLLECTION SERVICE. TRASH COLLECTION CONTAINERS WILL BE HOUSED AT THE REAR OF THE BUILDING, IN A COVERED, FENCED ENCLOSURE AND BROUGHT TO THE CURB ON THE DESIGNATED TRASH COLLECTION DAY.

IT IS ACKNOWLEDGED THAT PROVIDING A PERMANENT ROOF STRUCTURE AT THE REAR OF THE BUILDING WILL REQUIRE A VARIANCE DUE TO THE LOCATION BEING WITHIN THE REQUIRED REAR YARD SETBACK.

FOOD SERVICE COOKING OIL WILL BE COLLECTED IN A HOLDING TANK ON THE INTERIOR OF THE BUILDING AND EMPTIED VIA A SERVICE THAT WILL PUMP OUT AND DISPOSE OF THE WASTE PRODUCT.

COVERED PATIO SEATING:

IT IS ACKNOWLEDGED THAT PROVIDING A PERMANENT ROOF STRUCTURE AT THE FRONT OF THE BUILDING WILL REQUIRE A VARIANCE DUE TO THE LOCATION BEING WITHIN THE REQUIRED FRONT YARD SETBACK.

ROOFTOP EQUIPMENT SCREENING:

EXISTING ROOFTOP EQUIPMENT WILL BE PROVIDED WITH PROPER SCREENING THAT COMPLIES WITH ALL ORDINANCE REQUIREMENTS.

SIGNAGE:

EXISTING NON-CONFORMING, POLE MOUNTED SIGN ALONG ANN ARBOR ROAD IS TO BE REFACED ONLY.

PRELIMINARY BUILDING SIGNAGE REQUIRES FURTHER DEVELOPMENT AND WILL BE SUBMITTED SEPARATELY UNDER A SIGNAGE PERMIT. IF PROPOSED BUILDING SIGNAGE DOES NOT CONFORM TO ORDINANCE IT IS ACKNOWLEDGED THAT A VARIANCE WILL BE REQUIRED.

IT IS ACKNOWLEDGED THAT ANY PROPOSED EXTERIOR ARTWORK / MURAL WILL BE CONSIDERED SIGNAGE IF IT DEPICTS / INDICATES THE TYPE OF BUSINESS OPERATION ON PREMISES.

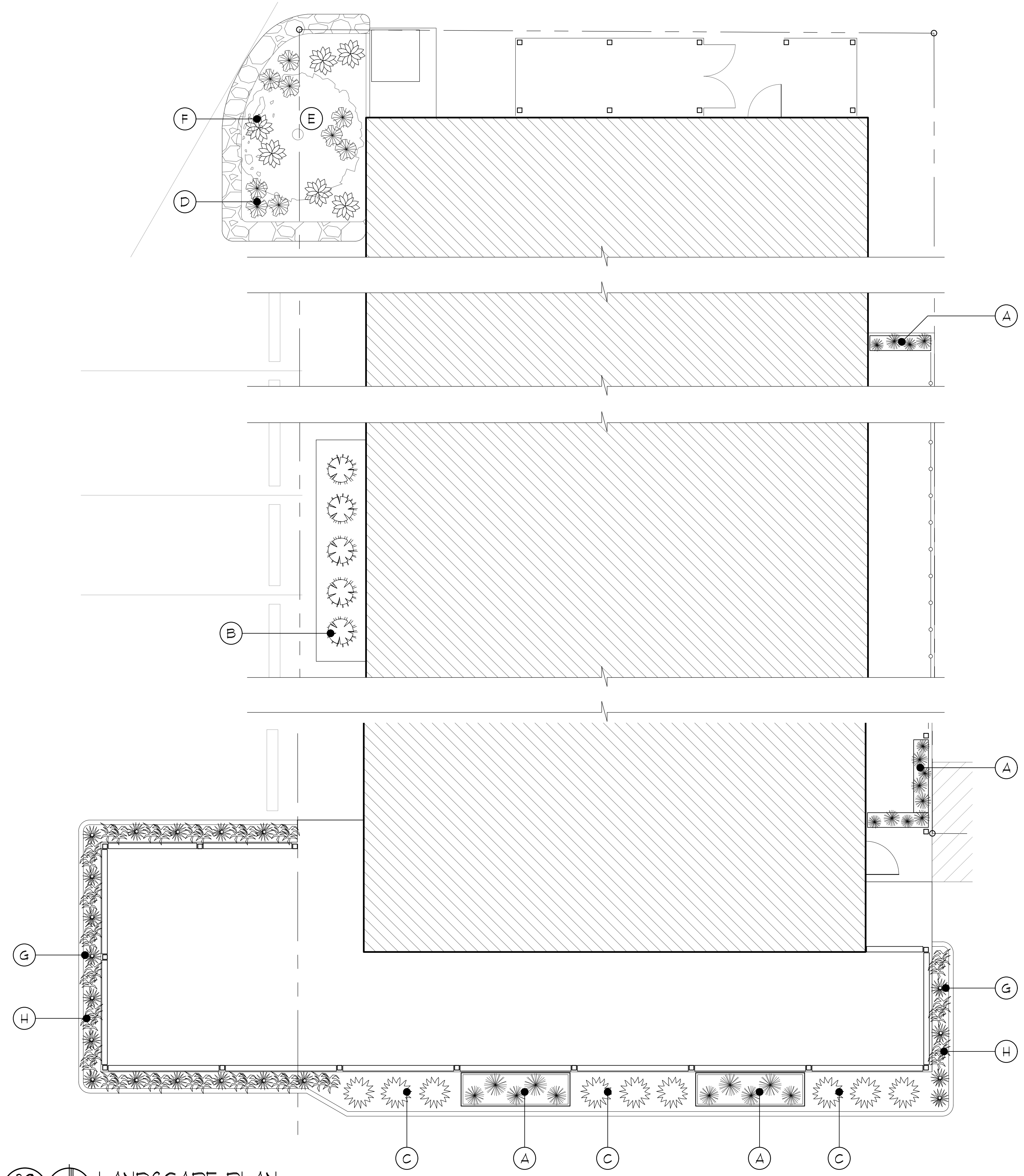
PLAN NOTES:

- | | | | |
|----|--|----|--|
| 01 | PROPOSED TRASH CONTAINER SCREENED STORAGE AREA | 14 | PROPOSED CONCRETE CURB LANDSCAPE AREA BORDER |
| 02 | PROPOSED RECYCLE CONTAINER SCREENED STORAGE AREA | 15 | PROPOSED LANDSCAPE AREA |
| 03 | PROPOSED LANDSCAPE AREA | 16 | PROPOSED SCREEN / PLANTER BETWEEN PATIO ROOF POSTS - SEE DRAWING FOR HEIGHT |
| 04 | EXISTING TRANSFORMER AND BUILDING ELECTRICAL SERVICE | 17 | PROPOSED ROOFTOP EQUIPMENT SCREEN SYSTEM AS/IF REQUIRED TO COMPLY WITH ORDINANCE |
| 05 | EXISTING LANDSCAPE AREA | 18 | LINE OF PROPOSED PATIO ROOF ABOVE |
| 06 | EXISTING GAS METER | 19 | PROPOSED FATS / OILS / GREASE CLEAN-OUT CONNECTION |
| 07 | EXISTING FIRE DEPARTMENT CONNECTION | 20 | PROPOSED COVERED OUTDOOR WAITING AREA |
| 08 | PROPOSED CONCRETE WALK | 21 | PROPOSED MURAL / ARTWORK |
| 09 | PROPOSED OUTDOOR SEATING AREA DEFINED BY REMOVABLE FENCE | 22 | EX. HIGH PARAPET EXTERIOR WALL CONSTRUCTION - EXTERIOR FINISH TO BE PAINTED FIBER / CEMENT CLAPBOARD SIDING |
| 10 | PROPOSED, 36" HIGH LANDSCAPE PLANTER | 23 | EX. LOW PARAPET EXTERIOR WALL CONSTRUCTION (INCLUDING REAR WALL) - EXTERIOR FINISH TO BE PAINTED EXISTING CONCRETE BLOCK |
| 11 | PROPOSED COVERED MAIN ENTRY | | |
| 12 | PROPOSED STRIPED PAVING AREA / PEDESTRIAN CONNECTION TO EX. HARVEY STREET SIDEWALK | | |
| 13 | EXISTING LANDSCAPE AREA CONCRETE CURB BORDER | | |

20 ENLARGED PLAN AT BUILDING
 24" x 36" SCALE: 1/8" = 1'-0"
 11" x 17" SCALE: 1/16" = 1'-0"

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 PROJECT: 1020 W. ANN ARBOR ROAD SITE PLAN APPROVAL PLYMOUTH, MICHIGAN
 1020 W. ANN ARBOR ROAD
 ENLARGED PLAN AT BUILDING
 PRELIMINARY
 DATE: 11/21/23
 JOB NO: 23936
 SHEET NO: 2
 936_MA_09

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- LANDSCAPE LEGEND**
- (A) GOLDEN FOREST GRASS
(ANNUAL CANNAS / HAKONECHLOA MACRA)
 - (B) FINELINE BUCKTHORN
(RHAMNUS FRANGULA)
 - (C) EMERALD GREEN ARBORVITAE
(THUJA OCCIDENTALIS)
 - (D) DWARF HAMELN GRASS
(PENNISETUM ALOPECUROIDES)
 - (E) EXISTING TREE
 - (F) LITTLE QUICK FIRE HYDRANGEA
(HYDRANGEA PANICULATA)
 - (G) BIG BLUE LILYTURF
(LIROPE MUSCARI)
 - (H) CLIMBING HYDRANGEA
(HYDRANGEA PETIOLARIS)

JOB NO: 23936 SHEET NO: 3 936_MA_09	DATE: 11/21/23	PROJECT: 1020 W. ANN ARBOR ROAD SITE PLAN APPROVAL PLYMOUTH, MICHIGAN LANDSCAPE PLAN	JOSEPH PHILIPS ARCHITECT, LLC
PRELIMINARY			
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Marty Rapson – Vice President

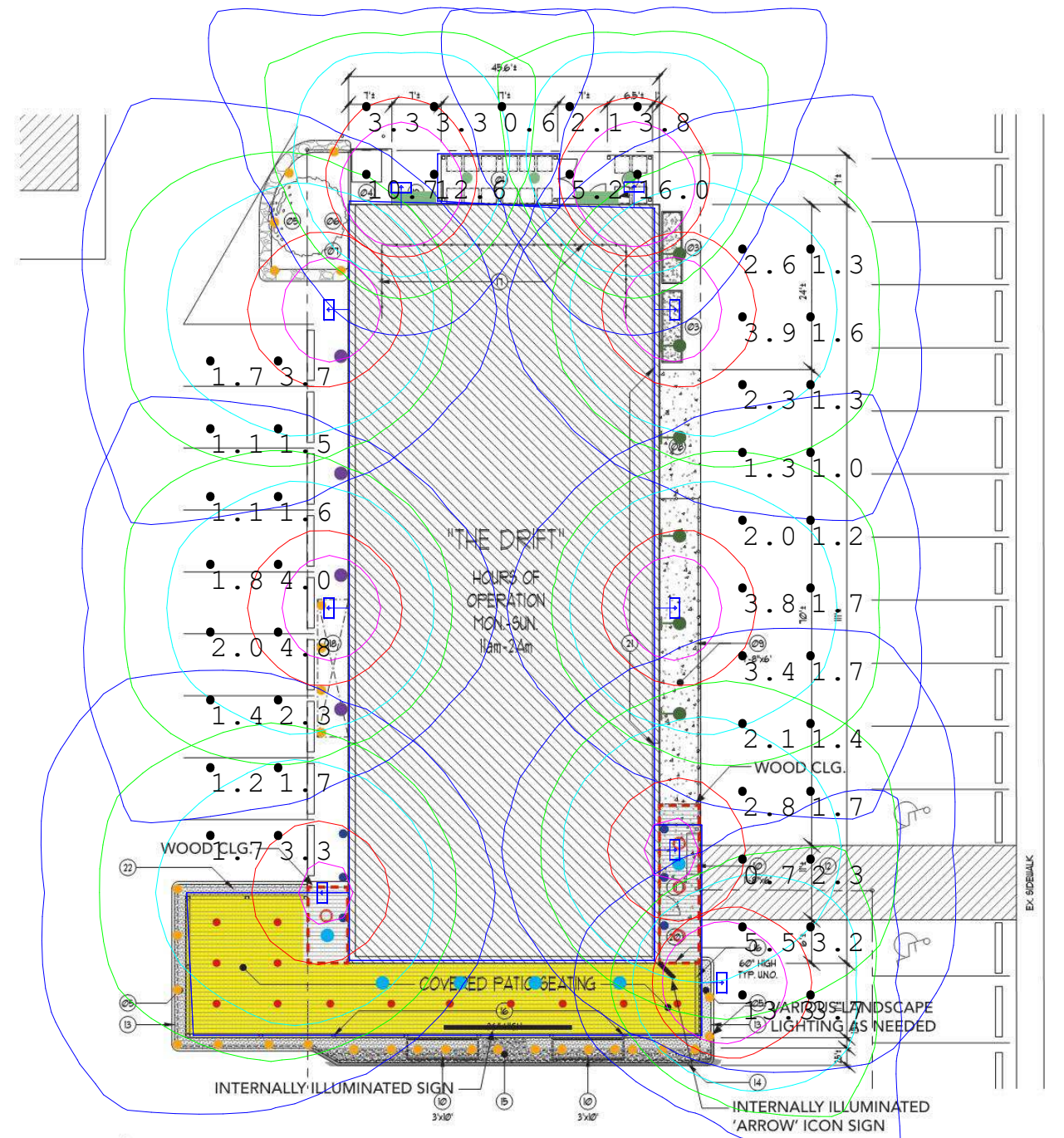
mrapsn@shawcm.com – Phone: 313-304-1340

Ramon Ruiz – Contractor Specialist

ramon@mcrep.com – Phone: 734-658-1661

**1020 Ann Arbor Rd W
Plymouth, MI 48170**

LED Parking Lot Layout



Exterior Lighting Plan



Prepared For:
Marty Rapson
Shaw Construction

Job Name:
The Drift Lighting Layout

Scale: as noted

Date: 11/13/2023

Filename: The Drift Lighting Layout.AGI

Drawn By: Ramon Ruiz

Lighting Design Disclaimer

The Lighting Analysis, ezLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by McDonough & Associates represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by McDonough & Associates and therefore actual measured results may vary from the actual field conditions. McDonough & Associates recommends that design parameters and other information be field verified to reduce variation. McDonough & Associates neither warrants, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. McDonough & Associates neither warrants, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by McDonough & Associates. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts_1	Illuminance	Fc	2.18	4.8	1.1	1.98	4.36		10	10	Horizontal
CalcPts_Parking lot 2	Illuminance	Fc	2.74	13.3	0.7	3.91	19.00		10	10	Horizontal
CalcPts_Parking lot 3	Illuminance	Fc	6.40	16.0	0.6	10.67	26.67		10	10	Horizontal

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts
	9	A	Single	4595	1.000	SLIM17FAFC40 at 4000K	38.22	38.22	343.98

NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of *YOUR COMPANY*.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* *YOUR COMPANY* luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

Expanded Luminaire Location Summary

LumNo	Label	X	Y	MTG HT	Orient	Tilt
1	A	168.000	138.000	15.000	0	0
2	A	168.000	94.000	15.000	0	0
3	A	168.000	58.324	18.000	0	0
4	A	120.000	52.000	18.000	180	0
5	A	121.000	94.000	15.000	180	0
6	A	121.000	138.000	15.000	180	0
7	A	164.000	154.067	10.000	90	0
8	A	129.664	154.000	10.000	90	0
10	A	174.918	38.749	10.000	0	0
Total Quantity: 9						



Prepared For:
Marty Rapson
Shaw Construction

Job Name:
The Drift Lighting Layout

Scale: N.T.S.

Date: 11/13/2023

Filename: The Drift Lighting Layout.AGI

Drawn By: Ramon Ruiz

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Color: Bronze

Weight: 6.8 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	40W
120V	0.40A	Color Temp	3000K/4000K/5000K
208V	0.30A	Color Accuracy	80 CRI
240V	0.20A	L70 Lifespan	100,000 Hours
277V	0.15A	Lumens	4595/5421/4826 lm
Input Watts	37.7/38.2/38.2W	Efficacy	121.9/141.8/126.5 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Color temperature selectable by 3000K, 4000K and 5000K

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

IP Rating:

Ingress protection rating of IP65 for dust and water

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: PL3FKMCN0SF0

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to 200W Metal Halide

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.40A, 208V: 0.30A, 240V: 0.20A, 277V: 0.15A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:

120-277V selectable photocell that can be turned on and off.

Construction

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Ambient Temperature :

Max Power Temp Rating: 50°C (122°F)
Middle Power Temp Rating: 50°C (122°F)
Low Power Temp Rating: 50°C (122°F)

Housing:

Precision die-cast aluminum housing and door frame

Lens:

Polycarbonate lens

Mounting:

Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

Cut Off:

Full cutoff (0°)

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

Note:

All values are typical (tolerance +/- 10%)

5 Yr Limited Warranty:

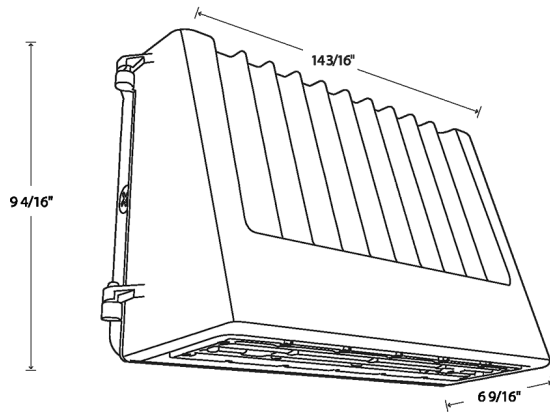
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Technical Specifications (continued)

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Selectable CCT
- Full cutoff
- Selectable on/off photocell
- 0-10V dimming, standard

Ordering Matrix

Family	Style	Wattage
SLIM17FA	FC	40
	FC = Full cutoff	40 = 40W 60 = 60W



Administrative Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

To: Planning Commissioners
From: Greta Bolhuis, AICP, Planning and Community Development Director
Date: December 7, 2023
Re: Master Plan Discussion

As discussed at the November 8 Planning Commission meeting, a scope of work has been developed to identify the necessary tasks required to review and update the City's Master Plan. The scope of work introduces each section of the current Master Plan and then identifies necessary updates and questions, the parties responsible to review the section, and the status and any notes about the review of the chapter.

The second document is the Recommended Master Plan Updates. This list is directly from the Zoning Audit Report and has been ranked by priority rating. As you may recall, the Planning Commission reviewed the preliminary Zoning Audit recommendations in early 2023. In those working sessions, Commissioners shared how they would like each item to be resolved: Master Plan Update, Quick Zoning Update, Zoning Ordinance Update, or Likely Not Necessary.

The third document is the form-based code update to the Implementation chapter of the Master Plan from Megan Masson-Minock. As you may recall, at the October meeting the Planning Commission requested Megan update this section to flesh out information on form-based codes.

The fourth document is the sub-committee sign-up sheet for your consideration. The first sub-committee is for public engagement and the second is for the future land use plan and map. Preliminary tasks have been identified for each sub-committee. It is anticipated that additional tasks will be developed as the work of the sub-committees progresses.

I look forward to discussing this matter further with you. If you have any questions, please contact me directly.

Master Plan Update - Scope

SECTION	PAGES	CURRENT CONTENT	UPDATES / QUESTIONS	Responsible	STATUS/COMMENTS
	0	Cover Page	Rework to be better aligned with City imagery/brand	Greta	
Chapter 1 Introduction	1 - 3	Basic Introduction of what the MP is what it contains. Describes how development decision are made and the responsibilities of the City Boards and Commissions	Review Only - Minimal	Greta	
Chapter 2 Public Input	5 - 8	Summarized results of 2016 Survey	Update required based on: <ul style="list-style-type: none"> • Currently the chapter is 100% about the 2016 Master Plan Survey • Comparison of responses from 2023 survey to relevant questions on 2016 survey to identify any change in public opinion • Public forum(s) to verify any change reflected in survey, review sub-area plans, gain input on parking, gain additional input on accessory dwelling units, educate on FBCs, ask about importance of maintaining character of homes and affordable housing in the city 	Public Engagement Sub-Committee	<ul style="list-style-type: none"> • The Planning Commission reviewed the survey questions at the June 14 and July 12 meetings. • EPIC-MRA conducted a resident survey with the questions via phone calls the week of September 11, 2023, and had 264 respondents. • The results were provided to the PC at their Oct 11, 2023, meeting. • •
Chapter 3 Goals	9	City of Plymouth Goals	Minimal to reflect Strategic Plan established by the City Commission	Karen Sisolak	<ul style="list-style-type: none"> • Draft completed and discussed at the April 12, 2023 PC meeting. •
Chapter 4 Future Land Use Plan	11 - 15	Descriptions of future land uses throughout the city describing each Future Land Use Category and includes the Future Land Use Map	Review for Possible Updates: <ul style="list-style-type: none"> • Incorporate results of zoning audit i.e., decide how to handle the elimination of the institutional future land use category • Update Future Land Use Map consider transitional properties, etc. • Should the Future Land Use Map show the Old Village FBC district? • Review parking needs in each future land use district in the MP • Review/Update Table 3: Zoning Plan on page 44 to match any Future Land Use changes 	Future Land Use Subcommittee	<ul style="list-style-type: none"> • • •
Chapter 5 Sub-Area Plans Note: 2 Chapter 5's	17 - 27	Provides details on how the following areas could be developed in the future: <ul style="list-style-type: none"> • Central Downtown • Old Village • North and South Main Street • South Mill Street • Ann Arbor Road Corridor 	Review for Possible Updates based on: <ul style="list-style-type: none"> • Results of zoning audit • Public Input • Review Downtown Sub Area Plan with DDA and include their updated Strategic Plan • NEW IDEA - Should we include a "Residential Areas" Plan? 	Public Engagement Sub-Committee	<ul style="list-style-type: none"> • No significant changes expected to sub-area plans • •
Chapter 5 Transportation Plan Note: 2 Chapter 5's	29 - 41	Provides details on the following transportation topics: <ul style="list-style-type: none"> • Overview of existing conditions • City's existing policies • Strategic goals for future improvements 	Review for Possible Updated based on: <ul style="list-style-type: none"> • Road improvements made since 2018 • Changes to City's policies • Changes to goals for future improvements • Any SEMCOG updates • Any changes in surrounding communities (Plymouth Township, City of Northville, Northville Township) • I-275 Metro Trail Plan 	Kyle Medaugh Greta Sally/CWA for any map updates	<ul style="list-style-type: none"> • Initial Draft completed by Kyle Medaugh • Sent to City Administration for input • •

Master Plan Update - Scope

SECTION	PAGES	CURRENT CONTENT	UPDATES / QUESTIONS	Responsible	STATUS/COMMENTS
Chapter 6 Implementation	43 - 48	Ties the goals in Chapter 3 to actionable items. Currently contains the Form Based Codes topic. Pages 46 - 47 contain the Implementation Matrix which lists responsibility and Funding.	Updates Required: <ul style="list-style-type: none"> • Zoning Plan • Implementation Matrix • Form Based Codes Section 	Implementation Sub-Committee	<ul style="list-style-type: none"> • Megan Masson-Minock providing draft FBC section • Zoning Audit Implementation Report identifies tasks for Year 1, Year 2, Year 3-4 and Year 5 • Will need to reach out to CC, CDD, DDA, DMA, HDC, MEDC, RD, WC for updated Actions, Priorities and Funding in the Implementation Matrix. •
Chapter 7 Background Studies	49 - 53	Provides a demographic snapshot of the City	Updates Required: <ul style="list-style-type: none"> • Latest Census Data and SEMCOG forecasts • City Commission 2022 - 2026 Strategic Plan • 	Hollie Saraswat Greta	<ul style="list-style-type: none"> • Reaching out to Departments for updates • •

Recommended Master Plan Updates

Working Session Summary			From March 24, 2023 Draft Zoning Audit Implementation Report	
Priority	Workbook Page	Workbook Page Recommendation with Reference to Zoning Audit Page	Approach	Recommendation
4.5	24	Parking Downtown Examine parking options. Update the regulations Pg. 8	Master Plan Update	• Examine parking options in the Downtown to determine whether minimum parking requirements are needed or only necessary for some uses, such as residential
4.18		Parking and Form-Based Code Downtown Decide whether to use a form-based approach or parking as a principal use. Pg. 8	Master Plan Update	• Review parking needs in each future land use district in the Master Plan.
4.1	2	Mixed Use FLU Categories • Update Master Plan and Zoning Ordinance • Form-Based analysis for Old Village • PC evaluation of the MU District Pgs. 2-3	Master Plan Update	• 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
3.86	7	Office Service Future Land Use Master Plan Update - Consider the Mixed-Use designation. Pg. 5	Master Plan Update	• Examine whether the O-1 zoned parcels on North Main Street could be incorporated into the planned mixed use area.
3.57	1	Institutional FLU Category In Master Plan Update, eliminate Institutional category or establish a process for change of use for those parcels planned institutional. Pg. 2	Master Plan Update	• Eliminate the institutional future land use category, and either plan for a new use on currently institutionally used parcels to address situations where the institutional use ceases or outline a process to do so.
3.36	15	Additional Uses Recommendation: • Micro-brewery, vintner, or distiller • Pet day-care • Extended stay hotels • Incidental sales and services • Accessory dwelling units • Short-term rentals Pg. 6	Master Plan Update	• 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.
3.2	5	Multi-Family FLU Category Master Plan Update - evaluate desired form and density Zoning Ordinance Update - Include triplexes in RT-1 or RT-2 Pg.4	Master Plan Update	• 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.
2.67	4	Single-Family Districts Create a low density single family zoning district in next Zoning Ordinance Update. Pg.3	Master Plan Update	

CHAPTER 7: IMPLEMENTATION - ZONING PLAN

The implementation chapter of the Master Plan ties the goals stated in Chapter 3 to actionable items. Without adequate implementation strategies, the vision of the Master Plan cannot be accomplished. There are a variety of tools that are available to help the Plan succeed. These tools are explained in more detail below.

City Strategic Plan

It is imperative that the Master Plan is implemented in conjunction with the City's Strategic Plan. The Strategic Plan aligns goals with funding priorities and project priorities. It is likely that priorities developed in this Master Plan will become a part of the one year tasks in future years. It is the responsibility of the Planning Commission, supported by Community Development staff, to ensure these tasks are vocalized to the City Commission and accomplished in an appropriate time frame. The City's current Strategic Plan is discussed in more detail in Chapter 7, Background Studies.

Zoning Amendments

Zoning is the primary mechanism used to implement the visions and goals of the Master Plan. Zoning allows the City to achieve the desired land use patterns and quality development, as advocated in the Plan.

The current zoning districts and corresponding future land use categories are shown in the table on the next page (called a "Zoning Plan"). Note that the future land use categories do not entirely correspond with Plymouth's current zoning districts. However, this comparison may indicate that future zoning district amendments are desired to fully implement the Master Plan vision.

Another area where zoning can assist in implementing the Master Plan vision is by researching and implementing modern-day zoning techniques. Plymouth is characterized by a mixture of uses in its commercial and business areas and residents enjoy being in close proximity to shops, restaurants, and services. This notion creates challenges for traditional zoning approaches that work to separate land uses. However, use of newly developed techniques, such as mixed-use zoning and form-based codes, could assist in creating the desired character in new developments.

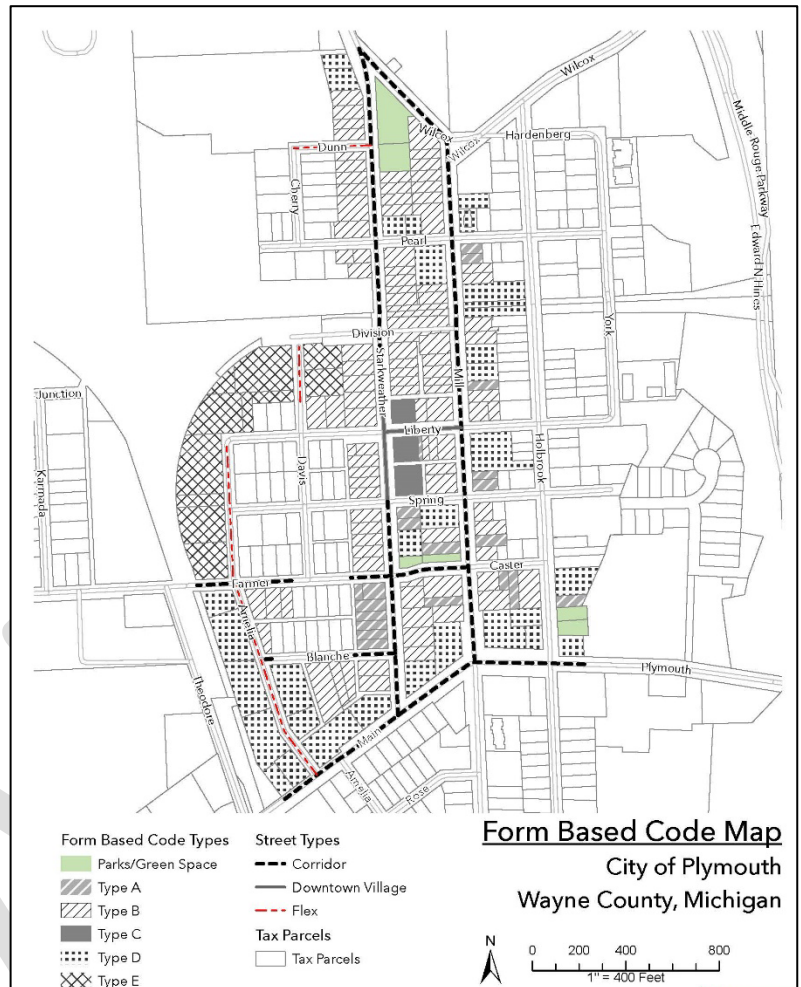
CHAPTER 7: IMPLEMENTATION - ZONING PLAN

Form Based Codes

The original purpose of zoning was to prevent incompatible uses from moving into neighborhoods, ~~conventional~~ zoning focuses first on regulating use, ~~specifically and~~ on what is allowed and not allowed. The City of Plymouth has a use based, or Euclidean, Zoning Ordinance. While use based zoning has protected neighborhoods from incompatible uses, it has not delivered the walkable design and mixture of uses that exist in the City's best places, such as the Downtown and the Old Village.

A form based codes regulates not only use, but the type of building as well. In existence for over a decade, form based zoning treats parcels differently based on size and street type within the same zoning district. ~~seek to address this by focusing more on the community's desires. Form based codes can replace conventional zoning in downtowns and neighborhood centers, not simply to regulate form instead of use, but also to replace a system of uncertainty with one that offers predictability. By developing graphical standards and prescribing building form, the code can capture the intent of a community's physical planning strategy.~~ Areas that are appropriate for a form based zoning district are the codes typically include commercial areas, such as Downtown, ~~the~~ Old Village and Mixed Use Future Land Use categories.

In 2023, the Planning Commission guided the development of a "test" form-based zoning district for the Old Village area. The Form Based Code Map on this page lays out a regulating scenario where an Old Village Form Based Code would require downtown type buildings with zero setbacks on Liberty and Starkweather, limit the uses and building types on streets like Mill and Plymouth based on size and location, and



CHAPTER 7: IMPLEMENTATION - ZONING PLAN

allow a wide range of buildings and uses on Amelia.

In order to implement the "test" zoning district, the height, setback, and bulk regulations for each building type needs to be calibrated to match the best design in the Old Village for those buildings and/or the design the City would like to see in the future. To develop other form based zoning districts, a building type survey should be conducted. The suggested building forms are shown to the right.

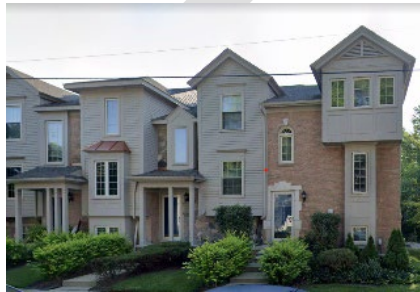
Finally, as with any major zoning change, the businesses and residents should be educated as to what a form based code is, informed of proposed changes, and consulted as to whether those changes are appropriate.



House



Two-Family



Townhouses



Multiple Family Building



Downtown Mixed-Use



Commercial Mixed Use



Single Purpose Building

Master Plan Sub-Committees – December 2023

Public Engagement Sub-Committee

Members

1. Greta Bolhuis
2. Karen Sisolak
- 3.
- 4.
- (5.)

Tasks

1. Pick a date/time to meet regularly.
2. Identify what questions are to be asked
3. Identify who should be engaged
4. Identify the approach for engagement
5. Review the existing sub area plans with affected parties

Future Land Use Sub-Committee

Members

1. Greta Bolhuis
- 2.
- 3.
- 4.
- (5.)

Tasks

1. Pick a date/time to meet regularly.
2. Review the Zoning Audit recommendations for future land use map and designations
3. Review current future land use descriptions and categories
4. Consider use of current and future transitional properties