



# City of Plymouth Planning Commission

## Regular Meeting Agenda

Wednesday, June 10, 2026 – 7:00 p.m.  
City Hall & Online Zoom Webinar

City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234

<https://us02web.zoom.us/j/81231701679>

Passcode:004482

Webinar ID: 812 3170 1679

### 1. CALL TO ORDER

- a. Roll Call

### 2. CITIZENS 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.*

### 3. APPROVAL OF THE MINUTES

- a. Approval of the May 13, 2026 meeting minutes

### 4. APPROVAL OF THE AGENDA

### 5. COMMISSION COMMENTS

### 6. PUBLIC HEARINGS

### 7. OLD BUSINESS

- a. Preliminary PUD Review of PUD26-01: 639 S. Mill, 166 E. Ann Arbor Trail
- b. Amendment to Zoning Ordinance Secs. 78-21, 78-191

### 8. NEW BUSINESS

- a. Amendment to Zoning Ordinance Secs. 78-21, 78-203, 78-206-209, 78-336
- b. Sub-Committee Assignment Check-in

### 9. REPORTS AND CORRESPONDENCE

### 10. ADJOURNMENT

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](mailto: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, 35<sup>th</sup> 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

### 2026 Planning Commission Goals

1. Complete remaining quick zoning audit tasks
2. Explore residential compatibility ordinance



**Plymouth Planning Commission  
Regular Meeting Minutes  
Wednesday, May 13, 2026 - 7:00 p.m.  
Plymouth City Hall 201 S. Main**

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City of Plymouth  
Plymouth, Michigan 48170-1637

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
734-453-1234

**1. CALL TO ORDER**

Chair Hollie Saraswat called the meeting to order at 7:06 p.m.

Present: Chair Saraswat, Vice Chair Kyle Medaugh, Commissioners Sidney Filippis, Zach Funk, Joe Hawthorne, Don Webb, and Katie Rossie

Also present: Planning and Community Development Director Greta Bolhuis, Planning Consultant Sally Elmiger (online), and Community Development Coordinator Haley Hall

**2. CITIZENS COMMENTS**

Toby Theodore, 1012 Penniman, stated that his son lives in an apartment on Fleet St and has difficulties with parking availability in the Central Parking Deck and does not have an assigned parking space. He asked the city to address parking availability for current residents before considering more multi-family homes and less restrictive parking requirements.

**3. APPROVAL OF MEETING MINUTES**

Funk offered a motion, seconded by Medaugh, to approve the minutes of the April 8, 2026 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

**4. APPROVAL OF THE AGENDA**

Medaugh offered a motion, seconded by Webb, to approve the agenda for May 13, 2026.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

**5. COMMISSION COMMENTS**

Commissioners offered remarks thanking outgoing Commissioner Marni Schroeder for her service on the commission and wished her well in her new endeavors.

Webb stated he would like to know more about Mr. Theodore's comment about parking in order to understand the situation better.

Chair Saraswat said she was happy to see the Channel 7 news story highlighting the planned multi-modal path to connect Old Village to Hines Drive. She stated that it is a great example of how long-term planning and collaboration between elected officials, city staff, and the Planning Commission leads to progress.

## **6. PUBLIC HEARINGS**

None.

## **7. OLD BUSINESS**

Amendment to Zoning Ordinance Secs. 78-21 and 78-191

Planning Director Bolhuis presented the proposed amendment to multi-family density regulations, requested by a prospective property owner at 195 S. Mill. The current ordinance calculates density based on number and type of rooms, while the proposal would use dwelling units per net acre consistent with the Master Plan (18 units/acre for RM-1, 27 units/acre for RM-2). Staff produced maps that illustrated the range of allowable units under the proposed language and the existing unit counts based on city records.

Commissioners discussed the current ordinance and the proposed ordinance changes and requested data to compare the proposed unit-per-acre calculation against the current room-based formula to assess how the change would affect density. They also discussed technical refinements, such as rounding rules and making the definitions consolidated and more consistent.

Jamie Cavanaugh, 1095 Roosevelt, spoke on behalf of YIMBY in support of the amendment, citing it aligns with the 2018 and 2025 Master Plans.

Filippis offered a motion, seconded by Webb and amended by Medaugh, to postpone the amendment to Zoning Ordinance Secs. 78-21 and 78-191 pending additional data from staff comparing allowable density under the current room-based formula to the proposed dwelling-units-per-acre calculation for existing RM-1 and RM-2 parcels.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

## **8. NEW BUSINESS**

a. SP26-02: 212 S. Main. Change of Use from dry cleaner to restaurant

Planning Consultant Elmiger presented her review of the application, which proposes converting the former dry cleaner into a fast-casual noodle restaurant. She identified a parking deficiency of four spaces and outlined three options to address it: a shared parking agreement with a site within 300 feet, payment-in-lieu of parking, or a Planning Commission-approved reduction in the parking requirement. She also recommended that four residential parking spaces be formally dedicated to the residential units at the site, and that Municipal Services be consulted regarding the adequacy of the proposed trash handling approach.

Neal Collins, the tenant, and Josh Dinverno from Dinverno Remodeling and Construction Inc (online), presented the project. Mr. Collins acknowledged that there is no suitable location for a dumpster on the site. Mr. Dinverno noted that restriping the parking lot may produce two additional parking spaces, but that it would not fully resolve the deficiency.

Funk raised the issue of potential environmental contamination and noted the site's prior use as a dry cleaner likely makes it a candidate for brownfield status and recommended environmental assessment through EGLE.

The commission agreed to postpone the agenda item pending clarification of parking deficiencies and trash management.

Filippis offered a motion, seconded by Scott, to postpone SP26-02 so that the applicant can address the four dedicated parking spots for residential tenants, form a response to the deficient parking, and get a letter from Municipal Services regarding the trash approach.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

**9. REPORTS AND CORRESPONDENCE**

City Commissioner Joe Elliot thanked Schroeder for her service and expressed relief that she is remaining in the community. He also commended the commission for its through approach to the RM-1 and RM-2 density calculation discussion and encouraged them to take their time to reach the right outcome.

**10. ADJOURNMENT**

Funk offered a motion, seconded by Scott, to adjourn the meeting at 8:15 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

DRAFT



# CITY OF PLYMOUTH

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## MEMORANDUM

To: Planning Commission  
From: Greta Bolhuis, AICP, Planning and Community Development Director  
Assisted By: Sally Elmiger, AICP, Planning Consultant, Carlisle-Wortman Associates  
Date: June 5, 2026  
Re: Preliminary PUD Review of PUD 26-01: 639 S. Mill, 166 E. Ann Arbor Trail

### BACKGROUND

Walters Group, the applicant, is requesting a planned unit development (PUD) to construct multi-family residential buildings at 639 S. Mill and 166 E. Ann Arbor Trail.

This memorandum is intended to present and summarize the preliminary PUD submission so that the commission may discuss the project in relation to the PUD eligibility criteria. The applicant has provided a narrative report detailing their response to each criterion. Later in this memo, each criterion is presented with information from the applicant's submission, the ordinance requirements, and staff/consultant comments when pertinent. The preliminary site plan review has also been conducted and starts on page 9.

### The Properties

639 S. Mill is a unique shape totaling 2.54 acres. 166 E. Ann Arbor Trail is approximately 116 feet wide and approximately 141 feet deep, totaling 0.38 acres. Together, both properties total 2.92 acres. See the aerial image from the city's tax map in Figure 1.

### The Project

The proposal is for three multi-family residential buildings: an apartment building with 81 units that includes studio, one- and two-bedroom configurations and two other buildings that contain three townhouse units each. The total number of residential units is 87. The site will be accessed from two driveways, one from E. Ann Arbor Trail and the other from S. Mill.

The larger property is occupied by a building previously used as the Lumber Mart, the business which left the site in the early 2010s. The building has been unused since that time. The smaller property is vacant. All existing buildings and site features will be removed to accommodate the new project.

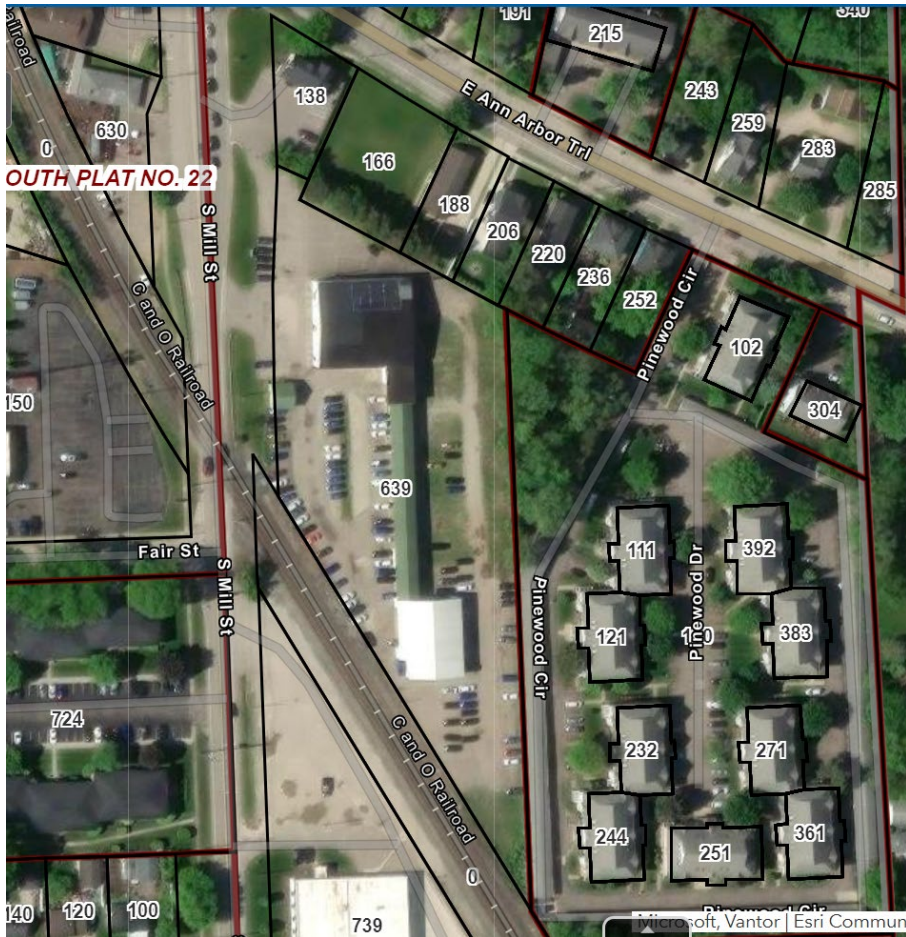


Figure 1. Source: City of Plymouth Tax Map

### Planning Commission Discussion of Concept Plan

The applicant presented their concept only plan on April 8, 2026. The Planning Commission discussed the project and per the meeting minutes, had the following comments:

- Clarify whether the proposed amenities would serve City residents, or just project residents.
- Improve pedestrian connectivity.
- Change building design so that it appears more residential than commercial.
- Expressed concerns about building height relative to single-family homes.

### Current Zoning + Previous PUD

The property is currently zoned “Expired PUD”. See Figure 3 on page 8 for the Zoning Map. In April 2019 the City Commission approved the PUD agreement and the rezoning to PUD. The site plan that the property was rezoned to had two buildings: a three-story apartment building with 57 apartment units (30 1-bedroom; 27 2-bedroom), and outdoor common patio on the third floor; and a two-story building with 5,592 square feet of retail/office space. The leasing office and gym for the apartment building was also in this building, creating a “mixed-use” project. The project was never completed. Per Sec. 78-316, the Final PUD Site Plan expires if construction has not begun within one year of approval, or if an extension of the approval is not granted. Neither happened (or were requested) in this case, so the Final PUD Site Plan for the previous project has expired. However, the site is still zoned PUD since the process to rezone it back was not initiated.

### **Planned Unit Development Purpose**

Section 78-310 states: “The planned unit development (PUD) is provided as a design and planning option, intended to permit flexibility in the regulation of land development; to encourage innovation in land use, form of ownership (such as site condominiums) and variety in design, layout, and type of structures constructed; to preserve significant natural, historical, and architectural features and open space; to promote efficient provision of public services and utilities; to minimize adverse traffic impacts; to provide adequate housing and employment; to encourage development of convenient recreational facilities; and to encourage the use and improvement of existing sites or existing buildings when the uniform regulations contained in other zoning districts alone do not provide adequate protection and safeguards for the site or its surrounding areas or flexibility to consider adaptive re-use of existing structures.”

### **Planned Unit Development General Authority**

Section 78-311 (a) states: “A planned unit development (PUD) may be applied for in any zoning district.” Subsection (b) further states: “Any land use authorized in this article may be included in a planned unit development”. The property and proposed project are qualified to pursue planned unit development consideration.

### **PUD Process and Plan Requirements**

In accordance with Section 78-314 of the Zoning Ordinance and the prescribed PUD procedures for review, the applicant attended a pre-application conference with City staff in December 2025. A formal application has been submitted and includes the transmittal of preliminary PUD plans.

The submitted plans provide most of the information required by ordinance. There are a few items that must be corrected and/or provided:

1. Revise written materials and plan set to show consistent project name.
2. Correct the current zoning designation on the plan sheets to “PUD”.
3. Identify the zoning designation on the plan sheets of the adjacent property to the east of 166 E. Ann Arbor Trail.
4. Identify the existing land uses on the plan sheets of all abutting properties, and of properties across any public street from the PUD site.

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## **PLANNED UNIT DEVELOPMENT CRITERIA**

Section 78-311(c) of the Zoning Ordinance establishes PUD criteria which determine the overall eligibility for a planned unit development. The applicant must demonstrate all of the following criteria as a condition to being entitled to planned unit development treatment. Each of the nine criteria are outlined below and include the applicant’s response, as supplied in their written narrative, staff/consultant comments, and the corresponding PUD eligibility checklist question.

**Section 78-311 (c) Criteria #1:** “Grant of the planned unit development will result in one of the following: (a) A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations.”

The proposal is a multi-family residential development. The applicant provides a narrative listing the site features they consider public benefits. These are listed below:

1. Provides rental apartments and for-sale townhomes.
2. Outdoor lounge with fire pit and grilling stations for residents of the project, dog park, shaded patio with communal seating and yard games, and landscaped walkways. Comments: The plans should identify the location of an outdoor lounge/fire pit area.
3. Design of parking, package delivery and mechanical systems.
4. Redevelopment of underutilized property into productive asset.
5. Open spaces exceed minimum.

Comments: In order to determine the open space is exceeded, the plans should provide a graphic identifying the areas included in the “usable open space” calculation and explain how the areas identified can be used.

6. Improved pedestrian connectivity and safety.

Comments: The plans (Sheet C-501) now show a proposed sidewalk along S. Mill from the intersection of S. Mill and E. Ann Arbor Trail south to the sidewalk entrance to the project. Also shown on the revised plans is a mid-block crossing with rectangular rapid flashing beacons to assist pedestrians in crossing S. Mill on their way to and from downtown Plymouth. Currently, as designed, there are barriers that need to be addressed which are discussed later in this memo.

7. Environmental and infrastructure enhancements.

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

**Section 78-311 (c) Criteria #2:** “The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads and utilities.”

The applicant is proposing three multi-family buildings. The townhome buildings are three stories in height and are arranged building rear to building rear. Six (6) townhouse units are proposed. One of the townhome buildings fronts on E. Ann Arbor Trail. A three-story apartment building with 81 units is proposed. The townhome portion of the property is proposed at 15.79 units per acre (6 / 0.38), and the apartment building portion is proposed at 31.89 units per acre (81 / 2.54). The total site density is 29.79 units per acre (87 / 2.92).

Per Sec. 78-191(c), the total number of rooms in a multiple dwelling structure of over two stories shall not be more than the area of the parcel in square feet divided by 900. Therefore, the maximum number of rooms permitted on this site is 127,195 s.f. / 900 = 141 rooms. The apartment building and townhomes are proposing:

- 62 one-bedroom apartments (or 62 units x 2 rooms = 124 rooms)
- 13 two-bedroom apartments (or 13 units x 3 rooms = 39 rooms)
- 6 studio apartments (or 6 units x 1 room = 6 rooms)
- 6 three-bedroom townhomes (or 6 x 4 rooms = 24 rooms)
- TOTAL proposed = 193 rooms

The properties are accessed by S. Mill to the west (which is under Wayne County's jurisdiction) and E. Ann Arbor Trail to the north. The site is served by city water and sewer.

Regarding traffic, traffic generation rates provided by the *Trip Generation Manual* of the Institute of Transportation Engineers (11th Edition) estimates that this project would generate approximately 40-50 vehicle trips during the peak morning and evening hours. The latest Annual Average Daily Count (traffic count) for Mill between Ann Arbor Road and Ann Arbor Trail is 10,040 trips (two-way), gathered in 2009 (Source: SEMCOG Traffic Count Data Base). We don't think this will be an issue, as the project has two access drives giving drivers a choice of exiting/entering E. Ann Arbor Trail or S. Mill.

*The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads and utilities. Is this a TRUE statement?*

**Section 78-311 (c) Criteria #3:** "The proposed planned unit development shall be consistent with the public health, safety and welfare of the City."

Public health, safety, and welfare of the City can be defined as "police/fire services, infrastructure (water/sewer), land-use regulation, and emergency management. This includes enforcing sanitation standards, preventing disease spread, and ensuring safe, functional environments." The project will be connected to the public water and sewer systems and will be served by police and fire services.

*The proposed planned unit development shall be consistent with the public health, safety and welfare of the city. Is this a TRUE statement?*

**Section 78-311 (c) Criteria #4:** "The proposed planned unit development shall not result in an unreasonable negative environmental impact or loss of a historic structure on the subject site or surrounding land."

The city's records reflect that a building was constructed in the mid-1960s for Roberts Supply Co. The existing Lumber Mart building was renovated, and an office space addition was constructed in 1985. As previously mentioned, the building has been vacant for almost a decade. There are no natural features or historic structures on the site.

*The proposed planned unit development shall not result in an unreasonable negative environmental impact or loss of a historic structure on the subject site or surrounding land. Is this a TRUE statement?*

**Section 78-311 (c) Criteria #5:** "The proposed planned unit development shall not result in an unreasonable negative economic impact upon surrounding properties."

Unreasonable negative economic impact can be defined as "an economic burden imposed upon a property owner which is unduly excessive and prevents a realization of a reasonable rate of return upon the value of his property." We do not believe the proposed redevelopment of a underutilized, vacant structure and site will result in unreasonable negative economic impact.

*The proposed planned unit development shall not result in an unreasonable negative economic impact upon surrounding properties. Is this a TRUE statement?*

**Section 78-311 (c) Criteria #6:** “The proposed planned unit development shall be under single ownership and/or control such that there is a single person, corporation, or partnership having responsibility for completing the project in conformity with this article.”

The project is proposed to be under single ownership for the apartment building and a master deed/association for the for-sale townhouses.

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

**Section 78-311 (c) Criteria #7:** “The proposed planned unit development shall be consistent with the goals and policies of the city master plan.”

The Future Land Use Map in the Master Plan indicates 166 E. Ann Arbor Trail as “Multi-Family Residential” and 639 S. Mill as “Multi-Family Neighborhood”. See the Future Land Use Map in Figure 2 below.

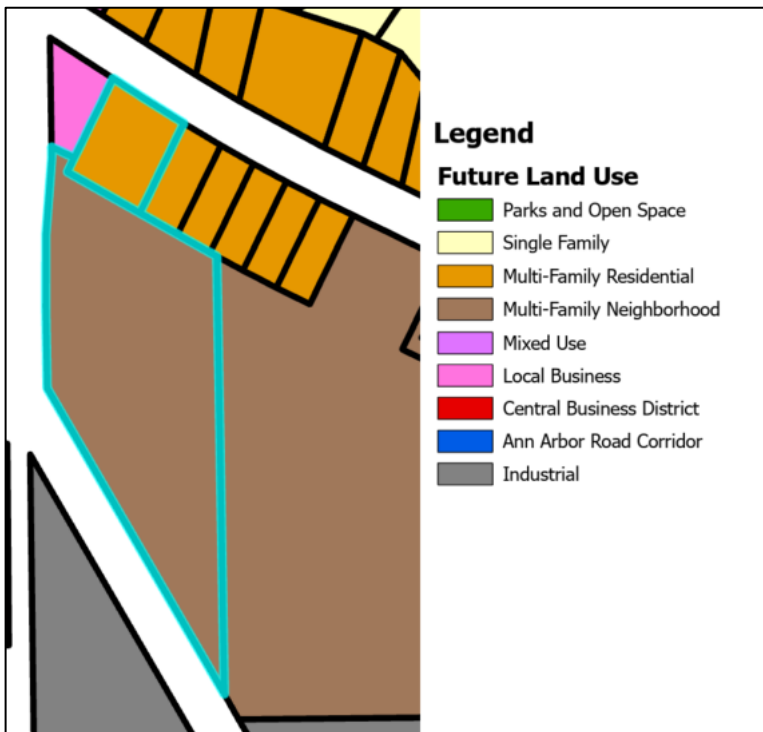


Figure 2. Source: City of Plymouth 2025 Master Plan

Multi-Family Residential (Page 13 of the Master Plan) is described as “areas that were developed in a range of residential building types”. Buildings that front on E. Ann Arbor Trail between S. Mill and General Drive (which is in Plymouth Township) include single family homes, attached condominiums, and three to five unit multiplexes. The Master Plan further states that “It is a priority of this area to increase the number of housing units in a manner that is consistent with the adjacent areas while serving as a transition between commercial districts and single family neighborhoods.”

Multi-Family Residential calls for a density of 12 to 18 units per acre. It states: "In areas where single-family land uses are adjacent, duplexes and small multiplexes that match the appearance of single-family homes are more appropriate." Further, it states: "In areas where commercial and industrial land uses are adjacent, townhouses and stacked multiplexes at higher densities are more appropriate." The property along E. Ann Arbor Trail abuts commercial (office) to the west and single family to the east. The driveway has been shifted to the east side of this property, resulting in the townhouse buildings being shifted towards the commercial building to the west. The proposed density of 166 E. Ann Arbor Trail is 15.79 units per acre which is within the range identified in the Master Plan.

The Master Plan states: "In no instance should building heights be taller than two and one-half (2.5) stories." The proposed townhomes are three stories tall. The Planning Commission requested a height reduction at the April 2026 meeting.

Multi-Family Neighborhood (Page 14 of the Master Plan) is described as "large, standalone sites, located on higher traffic roadways". Multi-Family Neighborhood calls for a density of 18 to 27 units per acre. The proposed density of 639 S. Mill is 31.89 units per acre which exceeds the range identified in the Master Plan. The project is proposed at three stories, which is less than the four story maximum identified in the Master Plan.

Guiding values of the Master Plan include Plymouth as an attractive, livable community and being a leader in sustainable infrastructure. Identified goals to accomplish these values include "creating lifelong neighborhoods of diverse housing for various income levels", "creating a dynamic environment supportive of residences, community institutions, and businesses", and "improving street mobility, connectivity, and safety."

Walkability is another priority in the Master Plan that is mentioned in transportation improvement goals. Goals include "prioritize pedestrian accessibility and clear walking paths" as well as "make pedestrian environments desirable spaces by adding elements such as wider sidewalks, street furniture, street trees, pedestrian scaled street lighting, pedestrian-activated crossing lights, and bulb-outs and curb extensions at intersections".

*The proposed planned unit development shall be consistent with the goals and policies of the city master plan. Is this a TRUE statement?*

**Section 78-311 (c) Criteria #8:** The proposed use or uses shall be of such location, size, and character as to be in harmony with the zoning district in which it is situated, and shall not be detrimental to the adjoining zoning districts.

The current zoning is Expired PUD. The abutting properties are zoned B-3, General Business, I-1, Light Industrial, RM-1, Multi-Family Residential, and RM-2, Multi-Family Residential. The property is surrounded by zoning districts with greater intensity of uses. Land uses allowed in these neighboring districts range widely. The Zoning Map is provided in Figure 3 on the following page.

*The proposed use or uses shall be of such location, size, and character as to be in harmony with the zoning district in which it is situated and shall not be detrimental to the adjoining zoning districts. Is this a TRUE statement?*

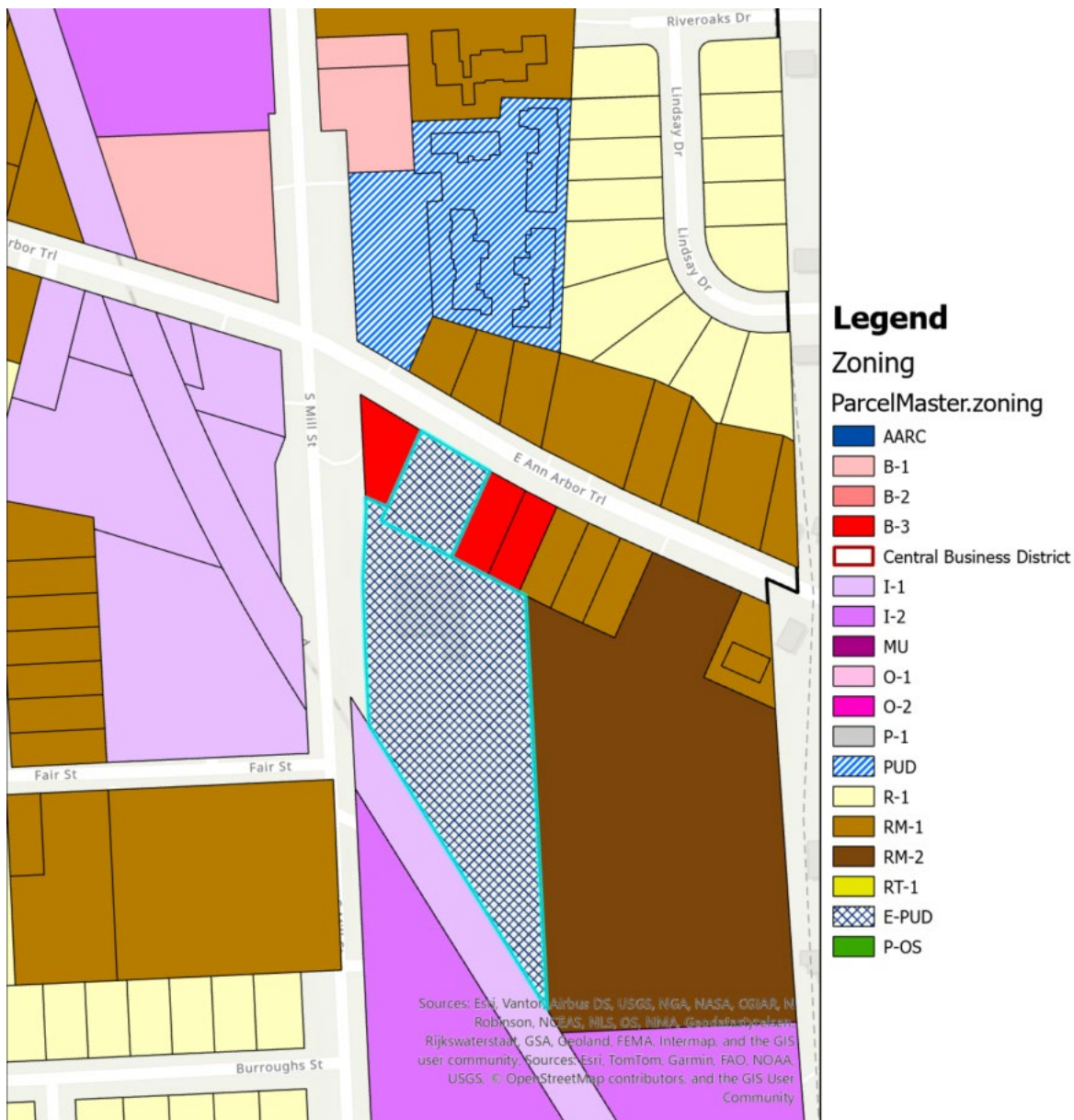


Figure 3. Source: City of Plymouth GIS Zoning Map

**Section 78-311 (c) Criteria #9:** A demonstration that the PUD is not proposed in an attempt by the applicant to circumvent the strict application of zoning standards.

The City’s Zoning Audit and Master Plan documents both identify amendments are necessary for the multi-family zoning ordinances, and the Planning Commission is actively considering amendments. One of the implementation strategies identified in the City’s Master Plan states: “In the multi-family residential zoning district, the types of permitted housing were expanded, however, obstacles still exist that prevent redevelopment. These barriers can be reduced by removing the room number density formula in the Zoning Ordinance, reviewing parking requirements especially for properties close to downtown or public transit stops, and allowing additional height/stories where appropriate.”

*A demonstration that the PUD is not proposed in an attempt by the applicant to circumvent the strict application of zoning standards. Is this a TRUE statement?*

## PUD Eligibility Discussion

The Planning Commission needs to evaluate the above criteria pertaining to PUD eligibility. To further assist this discussion, a checklist at the end of this memorandum has been provided summarizing the criteria.

## PRELIMINARY SITE PLAN REVIEW

A preliminary site plan review has been completed on the submitted plan set which was last revised April 24, 2026. We are using the RM-2 zoning requirements to evaluate this current proposal.

## Schedule of Regulations

This is a multi-family proposal, and details of the site design are compared to the RM-2, Multiple-Family Residential District in the table below. It should be noted that the plans were scaled to obtain the proposed setbacks. All building setback dimension should be shown on the plans.

**Table 1. Multiple-Family Residential District Schedule of Regulations Requirements**

		RM-2 Required	Proposed Apartment Building	Proposed Townhomes	
<b>Minimum Lot Size</b>		10,000 sq ft	2.9 acres (127,195 s.f.)*		
<b>Minimum Lot Width</b>		N.A.	Mill St.: 222.61 ft. Ann Arbor Trail.: 116.35 ft.		
<b>Max. Building Height</b>		4 stories / -- ft.	3 stories / 35 ft.	3 stories / 35 ft.	
<b>Minimum yard setbacks</b>	<b>Front (Mill St.)</b>	Height of Building, but no less than 25 ft.  <b>Required: 35 ft.</b>	115 ft.	N.A.	
	<b>Front (A<sup>2</sup> Trail)</b>	Height of Building, but no less than 25 ft.  <b>Required: 35 ft.</b>	N.A.	58 ft. <b>(See Below)</b>	
	<b>Sides</b>	<b>Least one</b>	10 ft. + 2.5 ft. per story above 2  <b>Required: 12.5 ft.</b>	14 ft. (North) 54 ft. (Southwest)	44 ft. (East) 9 ft. (West) <b>(See Below)</b>
		<b>Total</b>	20 ft. total	68 ft.	53 ft.
	<b>Rear</b>	Height of Building, but no less than 25 feet  <b>Required: 35 ft.</b>	13 ft. <b>(See Below)</b>	N.A.	

	RM-2 Required	Proposed Apartment Building	Proposed Townhomes
Distance Between Buildings	50 feet end to front	77 ft.	
Maximum Lot Coverage	N.A.	N.A.	N.A.
Maximum Density	Area of Parcel/ 900 = Max. # of Rooms  Max.: 127,195 s.f. / 900 = 141 rooms	Studios = 6 x 1 room + 1 Bed = 62 x 2 rooms + 2 Bed = 13 x 3 rooms = 6 + 124 + 35 = 165 rooms	3 Bed = 6 x 4 rooms = 24 rooms
Total Density		165 + 24 = 193 rooms (See Below)	

Front Yard Setbacks: The S. Mill property is uniquely shaped and the front yard is along S. Mill. Footnote (d) states: "In RM districts the minimum front and rear yards shall be equal to the height of the building, except that where a front lot line abuts a street, ½ the width of the right-of-way of such street may be considered as front yard setback, but in no instance shall any front or rear yard setback be less than 25 feet." This means that the front yard setback is measured from the centerline of the right-of-way. Half of the E. Ann Arbor Trail right-of-way is 33 feet. The height of the townhomes is 35 feet, measured at the midpoint of the roof between the peak and the eave. The nearest point from the townhome building to the front property line is 25 feet. Therefore, the proposed front setback is 58 feet along E. Ann Arbor Trail.

Side Yard Setbacks: The side yards of the S. Mill property are not parallel. The side yards are along the rear yards of the various properties that front on E. Ann Arbor Trail (north side) and the railroad tracks (south property line).

Footnote (e) states: "For each story in excess of two stories, a side yard of 2½ feet for each additional story shall be provided, in addition to the minimum ten foot requirement." The side yard setback on the west side of the townhome property is 9 feet when 12.5 is required.

Rear Yard Setbacks: The rear yard of the S. Mill property is parallel to the front yard, which is along S. Mill. Footnote (d) states: "In RM districts the minimum front and rear yards shall be equal to the height of the building, [...] but in no instance shall any front or rear yard setback be less than 25 feet." The height of the townhomes is 35 feet, and the proposed rear yard setback is 13 feet.

Density: Footnote (c) states: "The total number of rooms in a multiple dwelling of over two stories but not exceeding four stories shall not be more than the area of the parcel, in square feet, divided by 900." The square footage of the lot allows 141 rooms, and 193 rooms are proposed.

Items to be Addressed: 1) Side yard setback on west side property line for townhome buildings. 2) Rear yard setback on east property line for apartment building. 3) Proposed density of 193 rooms. 4) Add building setback dimensions to plans.

**Parking and Loading**

**Table 2. Parking Requirements**

	<b>Parking Required</b>	<b>Parking Provided</b>
<p><b>Residential, Multi-Family</b></p> <p>2 spaces/dwelling unit having 2 or fewer bedrooms; and 2.5 spaces/dwelling unit having three or more bedrooms; plus 5 spaces for any office building or club house facility.</p>	<p><u>Apartment Building:</u>            Studio = 6 x 2 spaces = 12            One Bed = 62 x 2 spaces = 124            Two Bed = 13 x 2 spaces = 26            Total: 162 spaces</p> <p><u>Townhomes:</u>            6 x 2.5 spaces = 15 spaces</p> <p>(12 + 124 + 26 + 15) =  <b>177 spaces</b></p>	<p><u>Apartment Building:</u>            115 surface spaces</p> <p><u>Townhomes:</u>            12 garage spaces            3 surface spaces</p> <p><b>130 spaces</b></p> <p><b>(See Below)</b></p>

Number of Parking Spaces: Sec. 78-271 (1) (c) references for the residential, multiple-family land use the follow number of parking spaces is required: “Two for each dwelling unit having two or less bedrooms and 2½ for each dwelling unit having three or more bedrooms, plus five for any office building or club house facility.” There are 81 dwelling units that have two bedrooms or less in the apartment building, which requires 162 parking spaces. There are six dwelling units that have three bedrooms in the townhouse buildings, which require 15 spaces. In total, 177 spaces are required, and 130 surface and garage parking spaces are provided.

Location of Parking Spaces: Sec. 78-270(a)(3) references that off-street parking shall not be permitted in any required or non-required front yard. Parking can be located in a side or rear setback if located at least five (5) feet from the property line. Parking is proposed to be located in the front yard.

Parking Space and Maneuvering Lane Dimensions: The proposed parking spaces and maneuvering lane dimensions meet ordinance requirements.

Screening of Parking Lots: Sec. 78-272 (6) states: “The off-street parking area shall be provided with a continuous and obscuring wall not less than four feet, six inches in height measured from the surface of the parking area. This wall shall be provided on all sides where the next zoning district is designated as a residential district.” Subsection (10) allows the Planning Commission to modify the wall requirement where unusual circumstances exist, and no good purpose would be served. The Pinewood Condo property screens the back sides of the carports with an existing six foot tall wall along the area which is required to be screened on the subject property.

Parking Lot Landscaping and Screening: Sec. 78-203 (3) references that parking lots which are visible from a public right-of-way shall have a landscaped strip at least ten feet in width or wider and one tree and five shrubs for every 30 feet or fraction thereof of street frontage of the parking lot. The parking area that is adjacent to S. Mill has a five foot wide landscape strip. The S. Mill right-of-way in this location is more than 105 feet wide and from the edge of the property to the current edge of the asphalt roadway is approximately 40 feet.

This section further references that parking lots greater than 5,000 square feet shall have one square foot of landscaped area for each fifteen square feet of parking lot and that each landscaped area shall have at least 150 square feet. More information is needed overall on landscape and open space areas. The plans should be updated to identify the area of each interior parking lot landscaped area.

Curbing and Sidewalks: Sec. 78-272 (13) states: “Curbing or bumper blocks shall be provided where parking spaces abut landscaping or sidewalks. If sidewalks and integrated curbing are used, the sidewalk abutting a parking stall shall be a minimum of seven feet in width.” The plans provide curbs in these locations. The curbs around the landscape islands in the parking lot appear to be intermittent to allow stormwater to flow into stormwater catch basins in the islands. Where sidewalks are integrated into curbing, the sidewalk must be a minimum of seven (7) feet wide. This requirement is met, except for the five-foot-wide sidewalks on: the east side a four-bay parking area (next to the dog run) and the west side of a four-bay parking area (south of the townhomes).

The public walk proposed along Mill St. will need to meet Wayne County’s requirement. It is currently proposed at five-feet-wide and may conflict with some existing site features including a utility pole, street trees, the neighbor’s parking lot (which encroaches into the right-of-way), and the guardrail on the other side of the street. The sidewalk and crosswalk should be shown on the plans in feasible locations and should meet Wayne County standards.

Loading Space: While a loading space is not required by ordinance, it will allow space to park a moving truck. The 10’ x 50’ space dimension meets the size. The plans identify that the loading space doubles as “picnic areas with patio pavers”. The applicant should identify any proposed outdoor furniture or features and speak to how the dual function of the space would be managed to be usable.

Items to be Addressed: 1) *The proposed number of parking spaces is 130.* 2) *Location of parking spaces in the front yard.* 3) *Parking lot screening along a residential district.* 4) *Parking lot landscape strip of five feet.* 5) *Sidewalk width of five feet in the four-bay parking areas.* 6) *S. Mill sidewalk and crosswalk shown in locations that don’t conflict with site features and that meet Wayne County standards.*

## **Circulation**

This site design offers two vehicular access points; one from Mill St., and a second from Ann Arbor Trail. The location of the driveway off Mill St. is the same as the existing Lumber Mart driveway, although the new drive is narrower. The Ann Arbor Trail driveway will be a new access point off this street. It is located approximately 55 feet from the single-family residential driveway to the east.

The proposed driveway from Mill St. (26-feet-wide) meets the minimum width for a two-way maneuvering lane and is dimensioned on the plans. The proposed driveway from Ann Arbor Trail (20-feet-wide) also meets the minimum requirements.

Sheet C-510 shows how a fire truck and garbage truck can traverse the site. The proposal needs to be evaluated by the Fire Chief for emergency access.

Items to be Addressed: 1) *Proposal evaluated by the Fire Chief for emergency access.*

### **Usable Open Space/Landscaping/Lighting**

Sec. 78-191, footnote (d)(1) requires 150 s.f. of “usable” open space per bedroom. The project proposes 70 bedrooms in the apartment building, and 18 bedrooms in the townhouse buildings, requiring 13,200 s.f. of “usable” open space. The plans should identify the areas included in the “usable open space” calculation and explain how the areas identified can be used.

Because this is a Preliminary Site Plan/PUD Plan review, we haven’t evaluated the proposed landscaping. A lighting plan, meeting the requirements of Sec. 78-204, Exterior Lighting, will also need to be submitted at Final review. Both will be evaluated at the Final Site Plan/PUD Plan stage.

*Items to be Addressed: 1) Submit plans that identify the square footage and use of the usable open space. 2) Landscaping/lighting evaluated as part of the Final Site Plan/PUD stage.*

### **Architectural Elevations and Floor Plans**

The applicant has provided architectural renderings of the proposed townhomes and apartment building. The Planning Commission asked the applicant to revise the façade to be more residential vs. commercial in appearance. The townhome architecture has not changed from the previous submittal. However, the apartment building façade materials have changed.

Architectural elevations that describe various aspects and materials of the townhome and apartment building’s exterior have been provided. The townhome facades will be clad in brick veneer of various colors, fiber lap siding, and ribbed metal panels. The apartment facades will be clad in corrugated metal panels, lap siding and brick veneer.

Floor plans of the townhomes have been provided, showing three bedroom units over three floors, with an attached garage. Detailed unit floor plans for the apartment building have not been provided and should be for final site plan.

*Items to be Addressed: 1) Provide detailed unit floor plans for apartment building units.*

### **PLANNING COMMISSION CONSIDERATION**

The Planning Commission must discuss the demonstration of the nine (9) aforementioned criteria and entitlement to PUD treatment. As part of the deliberation, the Planning Commission should discuss the preliminary site plan. If the Planning Commission determines that the project is entitled to PUD treatment, a public hearing shall be set to review and approve the preliminary site plan. The public hearing notifies all property owners within 300 feet and invites comments and feedback. Approval of the preliminary site plan allows the applicant to move forward onto final site plan review. The final site plan review must occur no less than six (6) months after preliminary site plan approval. Final PUD approval is a recommendation to the City Commission for rezoning. The City Commission also reviews and approves the PUD agreement. A more detailed rendering of the PUD process steps is outlined in the attached flowchart.

Should you have any questions, please contact me directly.

# Foundry Lofts @ Mill Street – PUD Public Benefit Narrative

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

- (1) **Recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations.**
  - a. For residents, the project creates a distinct, high-quality living environment that combines the best attributes of similar downtown living with modern neighborhood design:
    - i. Diverse, attainable housing options – The project delivers 81 apartment units in a three-story building and 6 for-sale townhomes, providing a mix of rental and ownership opportunities that respond to different household types and life stages. This variety directly supports the growing demand for attainable housing choices near downtown Plymouth.
  - b. Robust on-site amenities that foster community – Residents will enjoy a centrally located outdoor lounge with firepit and grilling stations, a dog park, shaded patio with communal seating and yard games, and landscaped walkways. These amenities are intentionally designed to promote social interaction, wellness, and a strong sense of community—benefits that go significantly beyond a typical by-right multi-family project.
  - c. Thoughtful site design and comfort – Parking, package delivery, and mechanical systems will be carefully organized to reduce noise and visual clutter, with roof-mounted HVAC for the apartments and garages integrated into the townhomes. This elevates the day-to-day living experience compared to a conventional layout focused primarily on meeting minimum standards.
  - d. Transforming a long-blighted, underutilized corner into a productive asset – The three parcels, currently underutilized and partially blighted, are reimagined as a walkable, connected neighborhood at a key gateway to downtown. This reinvestment improves community image, strengthens the tax base, and signals long-term confidence in the district.
  - e. Public landscape space and open space exceeding minimums –A 5000 square foot landscape space open and available to the public. The project also provides open space in excess of ordinance requirements, including landscaped buffers, shaded seating, and pedestrian-oriented spaces that are accessible to the public via new sidewalks and interior pathways.
  - f. Improved pedestrian connectivity and safety – New sidewalks and internal pedestrian routes link Ann Arbor Trail, Mill Street, enhancing walkability and connecting the neighborhood to downtown. Pedestrian-scale lighting further supports safety and evening activity.
  - g. Environmental and infrastructure enhancements – The project introduces a modern underground stormwater detention system with pretreatment, restricted 10 year storm discharge flow to adhere with Wayne County storm water ordinance standards, coordinated sanitary connections, new looped water main and hydrants, and improved utility coordination, all of which is an overall improvement of what is currently on the site.

The following section elaborates on the most direct and tangible public benefits this redevelopment delivers.

### **(1.1) Direct Public Benefit of Redevelopment**

The primary public benefit of this PUD is the transformation itself. Replacing a long-underutilized, visually challenging property at a prominent city gateway with a walkable, connected residential community activates a currently dormant site and contributes directly to the vitality of the surrounding corridor.

Beyond the site improvements described above, the project delivers several concrete public benefits. The development reduces total impervious surface from approximately 2.34 acres to 2.05 acres through an integrated stormwater management system — a meaningful environmental improvement given the site's compact footprint. The site's proximity to downtown Plymouth is reflected in a walk score of 74, confirming that new residents will have immediate access to daily needs, parks, and trails without relying on a vehicle.

The introduction of new residents, household income, and daily economic activity strengthens nearby businesses, converts dormant land into a tax-generating asset, and signals long-term market confidence in the district. In this sense, the redevelopment as a whole represents the public benefit — not any single element, but the productive reactivation of a site that has long underperformed its potential.

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

The proposed density and residential program for the Foundry Lofts @ Mill Street PUD has been carefully evaluated relative to existing public infrastructure, municipal service capacity, and traffic conditions in this area of Plymouth. Based on the analysis completed to date, the project will not create an unreasonable burden on any public service, facility, roadway, or utility system.

#### *Water & Sanitary Capacity*

The City's current water distribution system and sanitary sewer infrastructure have sufficient capacity to support the proposed 81-unit apartment building and 6-unit townhome component. Anticipated sanitary flow from the development with peak flow is 0.110 CFS for approximately 171 persons across the townhomes and multi-family housing. The existing 18" gravity main at minimum slope would indicate a capacity of 3.63 CFS. Additional confirmation to be coordinated with the engineering department during design and construction permits. In fact, the project includes modernized on-site utility improvements—including coordinated sanitary laterals, new looped water main, and additional hydrants—that will enhance system reliability and service in the immediate area.

#### *Traffic & Roadway Impacts*

The surrounding roadway network—Mill Street, Ann Arbor Trail, and associated local streets—operates at low traffic volumes relative to functional classification and capacity. The anticipated trips generated by a primarily studio and one-bedroom residential project are modest. Utilizing industry standard traffic analysis for trip generation a total increase of 66 trips between the AM/PM peaks is anticipated. These values are below MDOT's standard for warranted trigger of further study. Accordingly, the project is not expected to create any material impact on traffic operations in the area, please refer to the included memo on initial traffic review for further trip generation data.

### *Rail Line Influence*

The site is adjacent to an active rail corridor, which creates its own unique traffic patterns and delays that pre-date this development and are entirely independent of it. These episodic delays are a long-established condition that exists regardless of the land use on the site. The proposed PUD does not increase or alter rail activity, nor does it trigger any new burdens on rail-related traffic operations.

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

The Foundry Lofts @ Mill Street PUD is fully aligned with—and directly advances—the public health, safety, and welfare priorities articulated in the **City of Plymouth 2025 Master Plan**, particularly the Future Land Use Plan. The Master Plan outlines a vision for land use, neighborhood character, housing diversity, walkability, and infrastructure sustainability that this proposal meaningfully implements.

### *Consistency with the City's Housing and Land Use Vision*

The Master Plan emphasizes the importance of adding “missing middle” housing and expanding the supply of high-quality, walkable residential options near the downtown core. The Multi-Family Residential section explicitly encourages duplexes, tri-plexes, multiplexes, townhouses, and small apartment buildings to provide a diversity of housing types and a transition between commercial and single-family areas. While this project can't achieve every single housing goal on one small parcel, introducing townhomes (for sale) and multi-family apartments helps support those goals.

The Foundry Lofts project directly aligns with these goals by providing:

- **A blend of apartments and townhomes**, matching the Master Plan's recommended “missing middle” building types.
- **Densities consistent with the Master Plan range**, which supports 12–18 units per acre in Multi-Family Residential areas and up to 27 units per acre in transitional mixed-use areas.
- **A walkable, human-scaled configuration** that connects directly to the existing block network in Old Village and downtown—supporting the plan's emphasis on neighborhood connectivity.

By introducing new housing supply at the right scale and form, the project supports public welfare by expanding attainable, walkable housing options and reinforcing neighborhood vitality.

### *Advancing the Community's Walkability, Connectivity, and Safety Goals*

The Master Plan calls for reinforcing walkable neighborhoods, improving pedestrian connections, and reducing automobile dominance. The Residential Vision Statement stresses maintaining the walkable character of neighborhoods, building height compatibility, and maximizing green space and tree canopy.

This PUD enhances public health and safety by:

- Adding new public sidewalks, interior pathways, and direct connections from Ann Arbor Trail and Mill Street.

- Incorporating pedestrian-scale lighting, which increases nighttime safety for residents and the surrounding community.
- Providing public open space, which advances the Master Plan’s emphasis on creating inviting outdoor spaces and enhancing recreation access in developed areas.
- Access to amenities creates a walkability score of 72 and bikeability score of 54. These come from [walkscore.com](https://www.walkscore.com). This emphasizes our proximity to downtown and other various parks/trails such as Plymouth Riverside Park and Hines Parks Trail, all within a 15-minute walk. The *15-minute city* is an urban planning concept where residents can meet most daily needs—work, groceries, schools, healthcare, parks, and transit—within a 15-minute walk or bike ride from home. The idea was popularized in the late 2010s by urbanist Carlos Moreno, drawing on earlier European planning traditions and sustainability principles.

These improvements reduce local barriers to mobility, increase safe non-motorized travel options, and create high-quality social space—core components of public health and well-being.

*Strengthening Neighborhood Character and Acting as a Compatible Transitional Use*

The Future Land Use Map places this area within or adjacent to districts intended to support Multi-Family Residential, Mixed Use, and Old Village Mixed-Use patterns. These districts are defined by:

- A mix of building types
- Moderate density
- Walkable block patterns
- Structures that can transition between residential and commercial uses over time

The PUD delivers exactly this type of compatibility:

- It buffers single-family areas from commercial corridor impacts.
- It reinforces Old Village’s historic arrangement of small-scale, walkable buildings.
- It uses height, placement, and massing consistent with the two- and three-story form recommended in the Plan.

This alignment supports the surrounding neighborhood’s long-term health, stability, and property values—which is a central component of the City’s welfare considerations.

*Infrastructure and Environmental Improvements Serve Public Safety and Sustainability*

The Master Plan’s Residential Vision Statement stresses the need to “maximize green space” and “increase water infrastructure sustainability.”

The PUD advances these goals by:

- Installing modern underground stormwater detention with pretreatment, improving local drainage and reducing runoff impacts on municipal infrastructure.

- Creating new looped water connections and hydrants, enhancing fire protection and emergency response capability for both the project and surrounding properties.
- Adding landscaping, shade trees, and open space—features that align with the Master Plan’s environmental goals and support long-term ecological and public health outcomes.

These improvements go beyond minimum requirements, creating a net increase in public infrastructure resilience.

*Redevelopment Advances Community Welfare by Removing Blight and Reinvigorating an Underutilized Area*

The Master Plan encourages reactivation of vacant or underutilized parcels to prevent neighborhood degradation and support community vitality. Several sections emphasize infill as a strategy to preserve character, increase housing supply, and protect community welfare.

The PUD:

- Replaces a functionally obsolete, blighted nuisance, with a thoughtfully planned, high-quality development.
- Restores the site to productive tax-generating use.
- Eliminates incompatible or deteriorated structures while respecting the form and scale of the surrounding neighborhood.

Redevelopment of this nature is central to the Master Plan’s objectives to improve neighborhood quality and strengthen the City’s long-term social and economic health.

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

The proposed Foundry Lofts @ Mill Street PUD will not create any unreasonable negative environmental impact, nor will it result in the loss of any historic structures on the site or the surrounding land.

To the south, the property is bordered by an active rail line and industrial uses. To the west, adjacent uses include a gas station and a small automotive repair facility. North of the site, the context transitions to smaller-scale residential and adaptive reuse, including a single-family home that has been converted into office space, several infill single-family homes, and a small four-unit apartment building. To the east, the character shifts to higher-density residential, with a multi-story condominium development immediately adjacent, Pinewood. Overall, building typologies and uses along Ann Arbor Trail vary significantly, as do their architectural styles and characteristics. Structures along the corridor exhibit a range of heights, materials, and levels of architectural detailing. Over time, a consistent architectural standard has not emerged along this portion of Ann Arbor Trail.

Instead, the corridor reflects a mix of development periods and building types, which collectively contribute to the character of this transitional area. The variety of both older and newer structures illustrates the evolving history of the corridor rather than a uniform architectural expression tied to a single era.

Along the northern portion of the site, the majority of the multifamily building footprint is located adjacent to the densely wooded stormwater retention area associated with the Pinewood Condominiums. It is also important to note that the Pinewood property line includes a row of carport parking structures that sit between the condominium buildings and the Foundry site. These structures create a natural buffer condition that functions similarly to a screening barrier between the two developments. The actual distance from the proposed multifamily building to the nearest Pinewood condominium building is approximately 58 feet, with the carport structures providing an additional layer of separation. To the north, the relationship between the proposed townhomes and adjacent properties is generally consistent with the spacing commonly found among existing homes along Ann Arbor Trail. Many of the residential lots in this area are relatively compact, and buildings are often located in close proximity to one another. In fact, the garage on the parcel immediately east of the site is constructed directly along the property line shared with the adjacent single-family home.

Taken together, these conditions demonstrate that the proposed townhomes are consistent with the development pattern of the surrounding neighborhood and are not out of scale or character with nearby residential properties.

This mix of industrial, commercial, and residential uses illustrates the varied physical context surrounding the site and highlights its position at the intersection of several different neighborhood patterns.

Historical records, including City Directories, indicate that the 639 S. Mill Street portion of the subject property has historically been used for commercial and light industrial purposes consistent with the surrounding area. From approximately 1941 through 1951, the site was occupied by Roberts W.C. Coal & Supply. Coal storage and distribution operations were common land uses during this period, particularly in areas located near rail infrastructure such as the adjacent rail corridor.

Following this period, the property was occupied by Roberts Supply Company from approximately 1953 through 1958, and later by Lumber Mart, which operated on the site from approximately 1967 through 2011. Lumber yard operations typically involve the storage and distribution of building materials and may include the use of equipment, fuels, lubricants, and wood treatment products associated with these activities.

These historic uses reflect the broader industrial and commercial character that has long existed along this portion of South Mill Street, where rail access and service-oriented businesses supported building trades, distribution, and related activities. Much of this activity occurred prior to the adoption of modern environmental regulations governing the handling and documentation of materials and waste.

As a result, the historical operations on the site are consistent with the industrial pattern of development that has characterized this corridor for many decades

#### *No Loss of Historic Structures*

There are no designated or eligible historic structures located on the project site. Likewise, the surrounding parcels do not contain structures that would be impacted or compromised by the development. The project therefore has no effect on historic resources, and no adverse alterations or removals are proposed.

### *Positive Environmental Outcomes*

Rather than introducing environmental concerns, the PUD produces measurable environmental benefits:

- *Removal of blighted and functionally obsolete structures*  
The existing buildings are outdated, partially deteriorated, and no longer viable for productive use. Their removal reduces visual blight, eliminates substandard conditions, and allows for safe, modern redevelopment consistent with city plans.
- *Addressing minor environmental site contaminants*  
As part of redevelopment activities, the project will cure minor, perceived environmental contaminants that exist on the site today. Potential remediation and soil management activities will leave the property in significantly better and safer environmental condition than its current state.

Overall, the project improves environmental conditions on the site, eliminates existing environmental risks, and introduces high-quality infrastructure that supports long-term ecological health.

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

The Foundry Lofts @ Mill Street PUD is not expected to create any negative economic impact on surrounding properties. To the contrary, it is best understood as a catalyst infill investment that will strengthen local property values, attract additional private investment, and support surrounding retail and employment uses.

### *Supported by Urban Land Institute research*

Urban Land Institute (ULI) research consistently finds that well-designed, higher-density and infill projects do *not* depress nearby values and often enhance them:

- ULI's *Higher-Density Development: Myth and Fact* notes that higher-density, well-designed projects do not inherently reduce adjacent property values and can in fact support and stabilize them when integrated into the neighborhood context. [Urban Land Institute](#)
- ULI's *Ten Principles for Building Healthy Places* emphasizes that compact, walkable development tends to deliver higher property values, stronger marketability, and better resilience during economic downturns relative to more auto-oriented patterns. [ULI Americas](#)
- ULI roundups on walkable places report that walkable urban districts (close to downtown) command significantly higher office, retail, and multifamily rents than drivable suburban locations, demonstrating that this type of built form is associated with increased economic performance and real estate value. [ULI Americas](#)
- ULI case material on mixed-use and infill redevelopment highlights that reusing or replacing long-abandoned or blighted buildings typically improves neighborhood perceptions and supports rising property values and renewed private investment in surrounding blocks. [ULI Americas - Understanding Mixed Use and Multi-Use](#)

Taken together, this body of work supports the conclusion that infill redevelopment of a blighted, underutilized site in a walkable context is far more likely to enhance, not harm, the economic position of neighboring properties.

### **Application to the Foundry Lofts @ Mill Street PUD**

#### *Catalyst \$30 million infill investment*

- The project represents an approximate \$30 million private investment on a currently underutilized, partially blighted site. Replacing obsolete structures with high-quality residential and public-realm improvements is precisely the kind of catalytic infill ULI identifies as helping to lift surrounding values and spur follow-on investment. [Urban Land Institute – Housing in the Evolving American Suburb](#)
- This scale of reinvestment in the Mill Street industrial neighborhood is expected to signal market confidence, encouraging repositioning of nearby industrial properties and attracting additional investors who may pursue modernization, adaptive reuse, or compatible new development.

#### *Positive effect on surrounding property values*

- By converting a visually and functionally obsolete corner into a well-designed, walkable residential community, the PUD improves the perceived quality and safety of the area—key drivers of nearby residential and commercial values identified in ULI’s work on compact, walkable places. [ULI Americas](#)
- Enhanced streetscapes, lighting, landscaping, and public amenities (including improved sidewalks and public gathering space) are expected to raise the desirability and marketability of adjacent parcels, rather than diminish them.

#### *Support for surrounding retail and service uses*

- The project adds a new base of residents within walking distance of Old Village and nearby commercial corridors. ULI research on walkable urban places shows that additional residents in close proximity to shops and services increase sales volumes and support higher retail rents, strengthening local businesses rather than competing with them. [Urban Land](#)
- More “feet on the street” and a stronger evening and weekend population translate into greater customer traffic for surrounding retailers, restaurants, and service businesses.

#### *No displacement of existing economic activity*

- The site currently contains no active, high-value commercial or industrial operations that would be displaced or diminished by the PUD. Instead, the project reclaims underperforming land, introduces a stable tax base, and improves the overall image and functionality of the Mill Street area, all of which strengthen nearby properties’ economic prospects.

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

The project will be undertaken by a single developer, who will maintain full responsibility for the planning, approvals, construction, and delivery of all required improvements described in the PUD. This unified control ensures consistent quality, coordinated phasing, and adherence to all standards, conditions, and design elements set forth in the PUD ordinance.

The development consists of two components:

*Multi-Family Apartment Building*

- This portion of the project is planned to remain under long-term ownership and operation by the developer or its affiliated ownership entity.

*For-Sale Townhomes*

- The attached townhomes are intended to be sold individually to end users following completion of the project.
- Any shared elements will be governed by appropriate master deed, association, or maintenance agreements established and recorded by the developer to ensure long-term compliance.

**(7) The proposed planned unit development shall be consistent with the goals and policies of the city master plan.**

<b>Master Plan Goal</b>	<b>How Foundry Lofts Supports It</b>
Increase missing-middle and multi-family housing	Provides apartments + townhomes
Promote infill redevelopment	Replaces obsolete structures with new investment
Strengthen walkability	Adds sidewalks, lighting, pedestrian amenities
Create transitional residential forms	Buffers industrial and commercial uses
Enhance design quality	Human-scaled buildings, landscaping, open space
Improve stormwater/water infrastructure	Installs modern underground detention
Encourage reinvestment in aging districts	Introduces \$30M catalyst investment
Expand public open space	Creates publicly accessible amenities

The following section addresses the landscape and site amenity approach in greater detail.

**(7.1) Enhance Design Quality – Landscaping and Site Amenities Philosophy**

As illustrated in the aerial renderings and site perspectives, the landscape plan has been designed to strategically utilize the limited space available on this compact infill site. While sites of this size naturally have constraints that limit the amount of traditional landscaping that can be accommodated, the project incorporates meaningful landscape elements in key locations where they provide the greatest visual and functional benefit.

The renderings demonstrate landscaped areas along the Mill Street frontage, foundation landscaping along the building edges, and a central landscaped amenity area located between the townhomes and the multifamily building. This interior space is designed to function as a shared gathering area that includes a fire pit and seating space, creating an active amenity for residents. The site plan also incorporates a designated dog walk area to support everyday residential use. Included in the design is a 5000 square foot landscape area that will function as a recreational area for both residents and the public.

In addition, the project intentionally provides landscape buffering uses. Landscape screening has been thoughtfully placed along the property line with the adjacent single family home. Additionally, landscape buffering has been placed between the parking areas and the building, helping soften the visual presence of the parking lot while improving the pedestrian experience within the site. Landscaping is also provided along the Mill Street edge to create an appropriate buffer between the development and the public right-of-way.

While Mill Street is not intended to function as the primary focal point of the project, the landscape treatment along this frontage still contributes to an improved streetscape condition compared to the current site. Overall, the landscape design reflects a thoughtful approach to maximizing both functionality and visual quality within the physical limitations of the parcel.

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

The proposed PUD is of a location, size, scale, and character that is harmonious with its setting. It creates no detrimental impacts to adjoining residential, office, industrial, or multi-family zoning districts. Instead, it improves compatibility, mitigates past non-conformities, and elevates the overall quality and function of the surrounding area.

Two specific design and site planning topics warrant additional explanation: townhome height and parking density.

**(8.1) Townhome Height Exceeding 2.5 Stories**

Townhome developments frequently exceed 2.5 stories because modern urban-style townhomes are typically designed as three- or four-level homes. This configuration allows the building footprint to remain compact while accommodating garages, living space, and rooftop or terrace amenities.

The lower level commonly contains garages or entry spaces, while the primary living areas occupy the middle floors and bedrooms are located above. In some cases, an additional level is incorporated to provide rooftop terraces or bonus space. This

vertical format allows townhomes to achieve appropriate density while maintaining a townhouse character and minimizing the building footprint.

This approach is widely used in walkable and downtown-adjacent areas where land is constrained and housing demand is strong. For example, nearby townhome developments by Pulte Homes in Plymouth—such as Townes at Mill Street North near Ann Arbor Trail—are designed as three- to four-story townhomes, reflecting the prevailing development model for this housing type in the local market. While the Pinewood condominium buildings appear to be approximately 2.5 stories with a garden level, their overall perceived height is comparable to—if not greater than—the height of the proposed townhomes. In addition, the Pinewood development is built at a higher density than the proposed townhome component of this project.

The modest additional height incorporated into the proposed townhomes allows the design to more effectively screen parking areas from view and reduces the building footprint required per unit. This approach ultimately allows for a more efficient site layout and creates opportunities for additional permeable surface and landscaped areas across the site.

In this context, the proposed building height reflects the standard architectural form of contemporary townhomes, rather than an attempt to increase massing or density beyond what is typical for this housing type.

## **(8.2) Parking Density**

A central point of discussion in the review relates to the parking and density calculations applied to the project. Several suburban municipalities have been actively revisiting parking assumptions for multifamily housing as development patterns continue to evolve. In particular, communities are increasingly recognizing that traditional suburban parking models do not always reflect the realities of newer housing formats—especially urban-style multifamily developments located on smaller infill sites near walkable areas and community amenities. As a result, many jurisdictions are applying more context-sensitive parking approaches that consider unit mix, location, and evolving transportation patterns.

As outlined in our application materials, the unit mix is intentionally weighted toward studios and one-bedroom units. Industry data consistently shows that these unit types generate fewer vehicles per household. The parking analysis included with the application reflects this trend and indicates approximately a 19% parking reduction, rather than the 27% deficiency referenced in the review.

To assist in evaluating this point, we have included comparable projects that illustrate how similar developments have successfully implemented reduced parking strategies.

*Comparable Projects Density and Parking Ratios*

Project (Municipality)	Site Acreage	Density (Units/Acre)	Total Units	Parking Count	Ratio
Nine West (Ferndale)	0.68	82.35	56	58	1.04
Billings Place (Royal Oak)	0.758	85.75	65	88	1.35
Flats @ Iron Ridge (Ferndale)	2.69	34.94	94	151	1.61
Vester Flats (Ferndale)	0.68	105.88	72	57	0.79
Elevate (Royal Oak)	0.61	62.30	38	56	1.47
2900 S. Main (Ann Arbor)	1.26	35.71	45	45	1
150 N. Main (Clawson)	1.15	48.70	56	76	1.36
Society Hill (Novi)	33.89	14.75	500	988	1.98
Griffin of Novi (Novi)	7.57	22.99	174	308	1.77
Hillside Overlook (Plymouth)	3.06	35.62	109	147	1.35
Orchard Shoppes (Orchard Lake)	1.08	22.22	24	30	1.25
Forum Flats (Troy)	6.38	31.35	200	308	1.54
Hoover and Green (Ann Arbor)	1.71	97	168	175	1.04

The proposed density exceeds the master plan’s upper range of 27 units per acre. This increase reflects the unique configuration and constraints of the site, as well as the project's location within walking distance of downtown Plymouth. Compact infill sites such as this often require a modest increase in density to support high-quality site design, structured amenities, and appropriate buffering from adjacent infrastructure such as the railroad corridor. If the project followed the density allowed by zoning, the project would simply be economically infeasible. Even though there was a previous PUD approved for this location, it is not a coincidence that plan was never developed.

Minimum parking requirements were originally adopted during the post-war era to accommodate rising automobile ownership, but many communities now recognize that these standards often result in parking supplies that exceed actual demand. Excessive parking increases development costs, consumes valuable land that could otherwise support buildings or open space, and can negatively affect urban design and walkability. As a result, best practices now encourage flexibility in parking requirements—such as shared parking, reductions where public parking exists, and context-sensitive standards—to better align parking supply with real demand and support more efficient land use.

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

The Foundry Lofts @ Mill Street Planned Unit Development is not being pursued as a means to avoid or undermine the City’s zoning requirements. Rather, the PUD mechanism is being used exactly as intended—to implement the newly updated Master Plan, catalyze redevelopment, and deliver public benefits that cannot be achieved through the underlying zoning alone.

The PUD is appropriate and justified because:

- The project aligns directly with the City’s newly updated 2025 Master Plan
- The PUD enables the redevelopment of a blighted and functionally obsolete property
- The project provides *more open space* than required
- The investment will catalyze additional reinvestment in the Mill Street area

The shape and configuration of this parcel create unique site design constraints that directly impact how development can reasonably occur. The property is irregularly shaped, pinched at multiple points, and wraps awkwardly around an excluded corner parcel. These geometric limitations are further compounded by the presence of the active rail line along the southern boundary. The rail corridor not only imposes fixed setback and safety considerations but also creates a hard edge that cannot be altered, shifted, or improved by the property owner. These conditions are inherent to the land itself, not created by the development itself, and they severely restrict the range of feasible site planning options.

Because of these constraints, the ability to design a functional, attractive, and economically viable project requires a thoughtful, efficient use of the developable portions of the site, which are clearly achieved with this site plan. The odd shape of the parcel, combined with the immovable presence of the rail line, naturally pushes the project toward a more compact layout and a slightly higher density in order to achieve a coherent building arrangement, internal circulation system, and usable open space. This design approach is not an attempt to circumvent zoning standards, but rather the minimum reasonable response to the practical difficulties created by the property itself. The proposed development respects surrounding uses, preserves neighborhood character, and delivers significant public benefits while still honoring the intent of the ordinance. In this way, the configuration of the land both limits what can be done and justifies the need for relief in order to allow the site to be used in a manner consistent with the spirit of the zoning framework and the City's long-term planning goals.

The unique physical characteristics of the site are described in detail below.

#### **(9.1) Unique Characteristics of the Site**

It may also be helpful to frame the project within the physical realities of the site. The parcel presents several unique constraints that distinguish it from a conventional development site:

- The property is relatively small in size
- The parcel geometry is highly irregular
- The site is bordered by active railroad infrastructure
- It fronts two arterial roadways (one of which is immediately impacted by the rail crossing)
- The site does not offer true opportunities for connection points other than to Ann Arbor Trail. The Mill Street connection as previously stated immediately "dumps" a pedestrian onto a rail crossing.
- A corner parcel interrupts the overall site configuration

These conditions are precisely the type of challenges that Planned Unit Developments are designed to address. The flexibility provided by the PUD framework allows creative solutions that conventional zoning standards were not necessarily written to accommodate.

The proposed building placement and site layout attempt to respond to these constraints while also improving buffering conditions between the railroad and nearby residential areas. The configuration also seeks to maximize usable open space, parking efficiency, and site functionality within the limitations of the parcel. It is important that a product is built and the site developed in a way that is attractive to residents that want to live there, spend time there, but also appreciate the site's proximity to downtown.

As part of the PUD framework, we respectfully request consideration of the project as having two functional frontages, with the adjacent Ann Arbor Trail parcels incorporated into the overall site context. This approach allows the project to better respond to the unique configuration of the property while introducing greater variety in the multifamily product and improving overall site functionality. Incorporating these parcels also helps address the site's restricted access conditions.

Under this configuration, we propose applying the rear yard setback along the railroad right-of-way, which largely defines the irregular shape of the parcel, and applying a side yard setback along Pinewood Village. The Pinewood Village edge is adjacent to that development's forested stormwater management area and includes covered parking with a 4.5-foot setback. As illustrated in the attached exhibit, this approach allows the project to make more efficient use of the constrained parcel while consolidating parking and amenity areas.

The proposed building placement and form are intended to optimize the functionality of the site while also providing an appropriate buffer between the residential development and the adjacent railroad corridor.







Client:  
 Foundry Lofts, LLC.

230 East Grand River, #600  
 Detroit MI 48226

Project:  
 Foundry Lofts at Mill Street  
 639 S Mill Street, Plymouth, MI  
 48170

Issued	Description	By
2025-11-14	PUD	
2026-03-02	PUD REV	
2026-04-24	PUD REV	

Seal:



Note:  
 Do not scale drawings. Use  
 calculated dimensions only.  
 Verify existing conditions in  
 field.

North Arrow:

Sheet Title:  
 Apartment Floor Plans

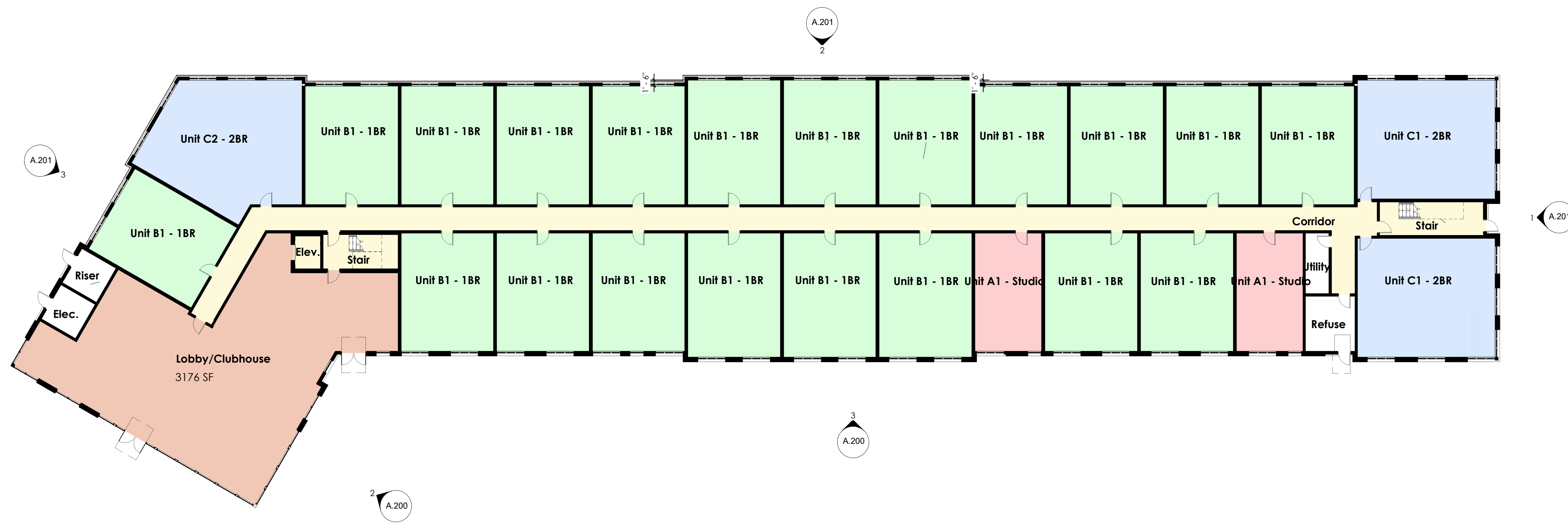
Project Number:  
 25-096

Scale:  
 1/16" = 1'-0"

Sheet Number:

# A.100

PRELIMINARY NOT FOR CONSTRUCTION



First Floor Plan

1/16" = 1'-0"

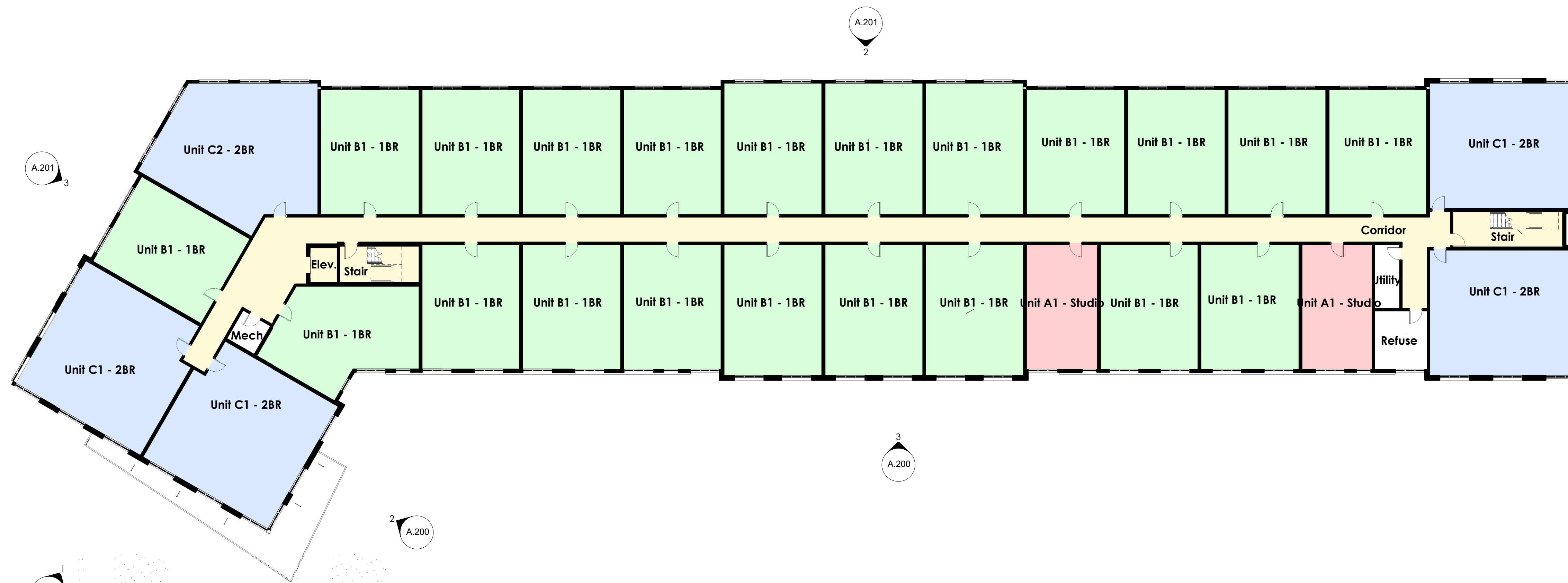
Gross SF	
Area	
01 - First Floor	26668 SF
02 - Second Floor	26668 SF
03 - Third Floor	26668 SF
	80003 SF

Total Rentable SF	
Area	
01 - First Floor	20117 SF
02 - Second Floor	23365 SF
03 - Third Floor	23365 SF
	66847 SF

Unit Type S.F.	
Name	Area
Unit A1 - Studio	557 SF
Unit A2 - Studio	865 SF
Unit B1 - 1BR	760 SF
Unit C1 - 2BR	1188 SF
Unit C2 - 2BR	1417 SF

Unit Schedule	
Name	Count
01 - First Floor	
Unit A1 - Studio	2
Unit B1 - 1BR	20
Unit C1 - 2BR	2
Unit C2 - 2BR	1
	25
02 - Second Floor	
Unit A1 - Studio	2
Unit B1 - 1BR	21
Unit C1 - 2BR	4
Unit C2 - 2BR	1
	28
03 - Third Floor	
Unit A1 - Studio	2
Unit B1 - 1BR	21
Unit C1 - 2BR	4
Unit C2 - 2BR	1
	28
Total Units	81

Unit Percentage		
Department	Count	Unit %
1 Bedroom	42	76.5%
2 Bedroom	13	16.0%
Studio	6	7.4%
Total Units	81	



Typical Floor Plan (Second & Third)

1/16" = 1'-0"







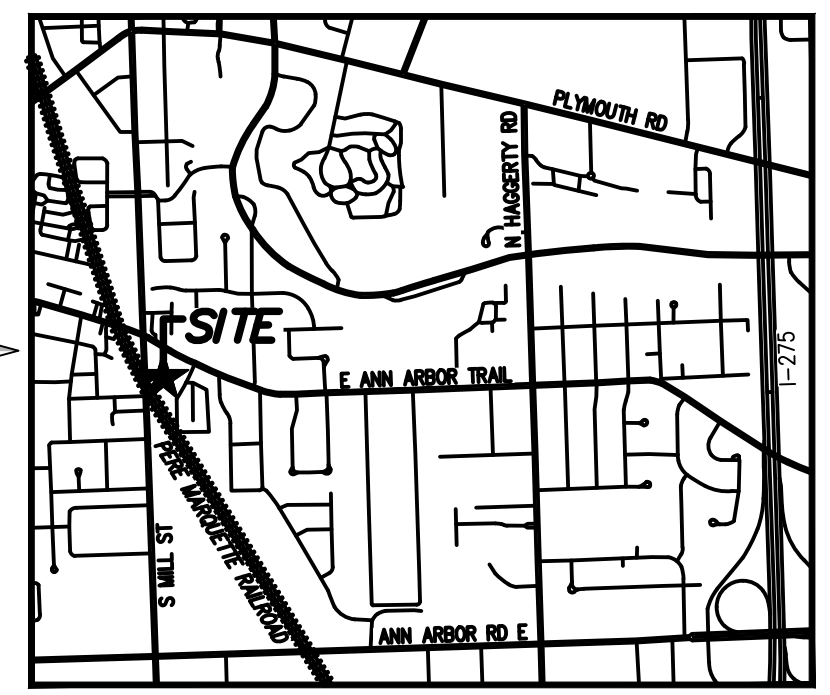






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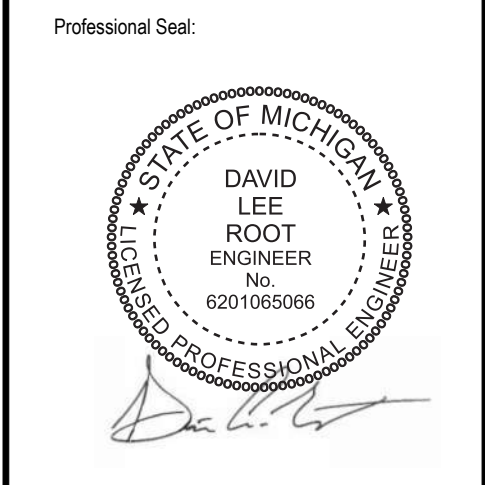
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| CURB               | ○ SAN. RISER                | ⊕ GAS VALVE                    | ● FOUND IRON                   |
| E/ GRAVEL          | ○ SAN. PUMP STATION         | ⊕ GAS MH                       | ● FOUND NAIL                   |
| CL ROAD            | ○ COMB. MH                  | ⊕ TELE. RISER                  | ● F. CUT CROSS                 |
| E/ WALK            | ○ GATE VALVE                | ⊕ TELE. MH                     | ● SECTION COR.                 |
| RAILROAD           | ○ HYDRANT                   | ⊕ TELE. CROSS BOX              | ● FENCE POST                   |
| E/ BRICK           | ○ WATER VALVE               | ⊕ CABLE RISER                  | ● BENCHMARK                    |
| MISC. LINE         | ○ WATER METER               | ⊕ PAY PHONE                    | ● FOUND PIPE                   |
| FENCE              | ○ POST INDICATOR VALVE      | ○ MANHOLE                      | ● FOUND MON.                   |
| GUARD RAIL         | ○ WELL HEAD                 | ○ ASPH. ASPHALT                | ○ CONC. CONCRETE               |
| WALL               | ○ FDC CONNECTION            | ○ SIGN                         | ○ A.C. AIR CONDITIONER         |
| BLDG. LINE         | ○ IRRIGATION CONTROL BOX    | ○ PROT. POST/GUARD POST        | ○ G.P. GUARD POST              |
| OVERHEAD WRES      | ○ STORM MH                  | ○ GUY                          | ○ C.L.F. CHAIN-LINK FENCE      |
| RAILING            | ○ CATCH BASIN               | ○ DECIDUOUS TREE               | ○ D.L. DOOR LEDGE              |
| OVERHANG LINE      | ○ BEEHIVE CB                | ○ CONIFEROUS TREE              | ○ F.F. FINISHED FLOOR          |
| T/ BANK            | ○ CULVERT E.S.              | ○ DEAD TREE                    | ○ O.H. OVERHANG                |
| B/ BANK            | ○ ROOF/DOWN SPOUT           | ○ UTILITY FLAG                 | ○ F.I. FOUND IRON              |
| CL DITCH/STREAM    | ○ OVERFLOW/OUTLET STRUCTURE | ○ BLDG. CORNER (FIELD LOCATED) | ○ S.I. SET IRON                |
| SHRUB LINE         | ○ STORM CLEAN OUT           | ○ HANDICAP PARKING             | ○ F.I.P. FOUND IRON PIPE       |
| TREE LINE          | ○ ROUND CB                  | ○ WETLAND PARKING              | ○ (M) MEASURED                 |
| WATER EDGE         | ○ LIGHT POLE                | ○ BUSH/SHRUB                   | ○ (R) RECORD                   |
| WETLAND LINE       | ○ UTILITY POLE              | ○ PARKING METER                | ○ F.M. FOUND MONUMENT          |
| STORM LINE         | ○ ELEC. TRANS.              | ○ RESIDENTIAL MAILBOX          | ○ S.N. SET NAIL                |
| SAN. LINE          | ○ AIR CONDITIONER           | ○ U.S. MAILBOX                 | ○ CMP CORRUGATED METAL PIPE    |
| WATER LINE         | ○ ELEC. MH                  | ○ EXISTING ELEVATION           | ○ RCP REINFORCED CONCRETE PIPE |
| GAS LINE           | ○ ELEC. METER               | ○ SOIL BORING                  | ○ G.L. GROUND LIGHT            |
| UG ELEC. LINE      | ○ ELEC. RISER               | ○ MONITORING WELL              | ○ L.S. LANDSCAPING             |
| UG TELE. LINE      | ○ TRAFFIC CONTROL BOX       | ○ LAWN IRRIG. HEAD             | ○ ENCROACHMENT                 |
| UG CABLE TV LINE   | ○ STEAM MH                  | ○ CENTERLINE R.R. TRACK        |                                |
| PAINT STRIPE       | ○ PUBLIC LIGHTING MH        |                                |                                |
| COMBINED SEWER     |                             |                                |                                |
| PLD LINE           |                             |                                |                                |
| STEAM LINE         |                             |                                |                                |
| ELECTRIC OVERHEAD  |                             |                                |                                |
| TELEPHONE OVERHEAD |                             |                                |                                |



**LOCATION MAP**  
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Executive: D. ROOT  
Manager: D. ROOT  
Designer: D. LAMBRINOS  
Quality Control: R. LOSEY  
Section: 26 & 35  
T-01-S R-08-E



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2026-04-24	PUD Resubmit Cycle 1

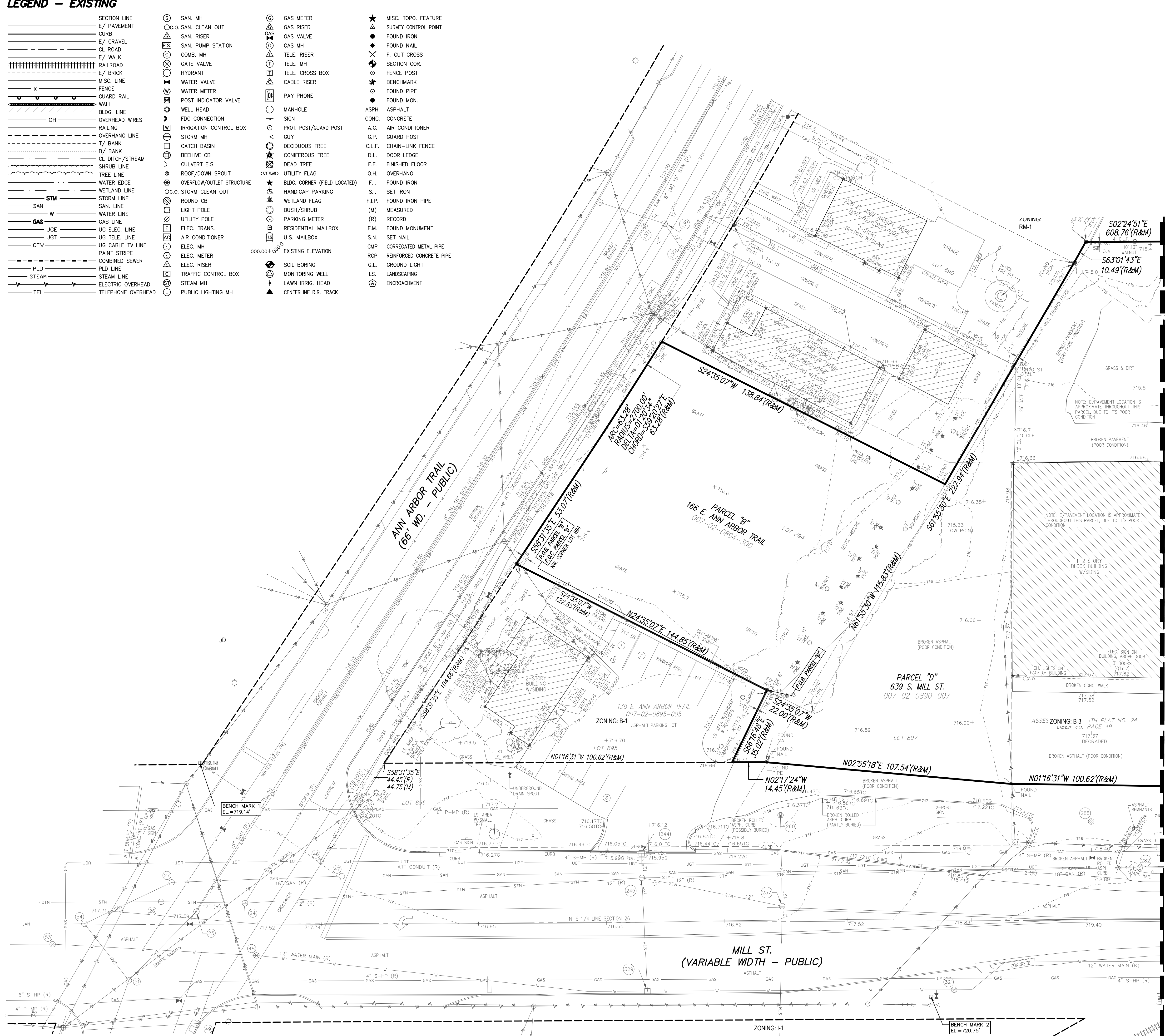
Developed For:  
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230 East Grand River  
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Detroit, MI 48226  
248-330-8068

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Foundry Flats at Mill Street

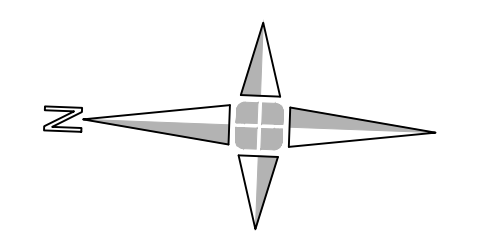
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Wayne County  
MICHIGAN

Date: 10/14/25  
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Sheet: C-201  
Project: 20713.00

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MATCHLINE - SEE SHEET C-202



SCALE: 1" = 20'



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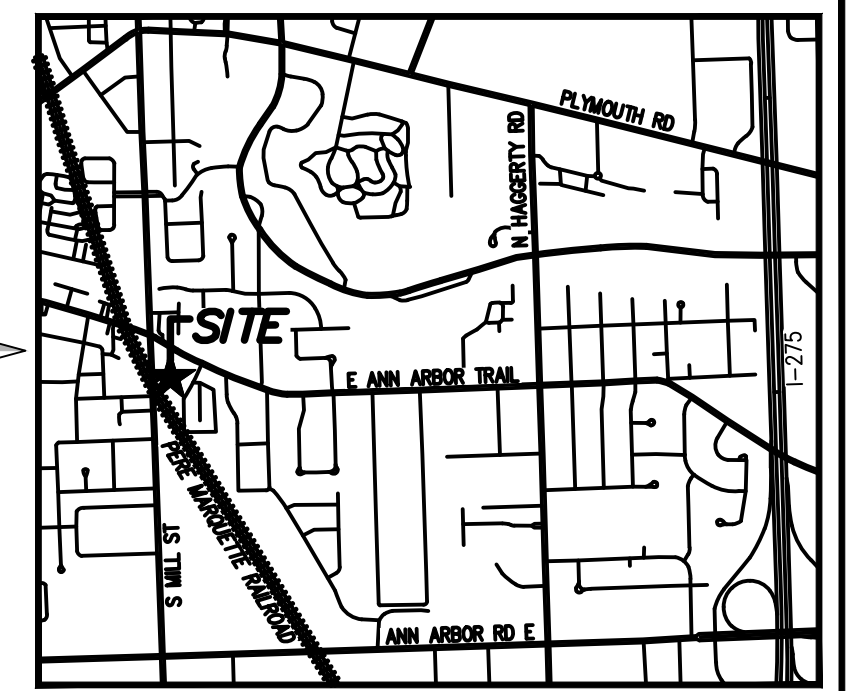
Walters Group  
230 East Grand River  
Suite 600  
Detroit, MI 48226  
248-330-8068

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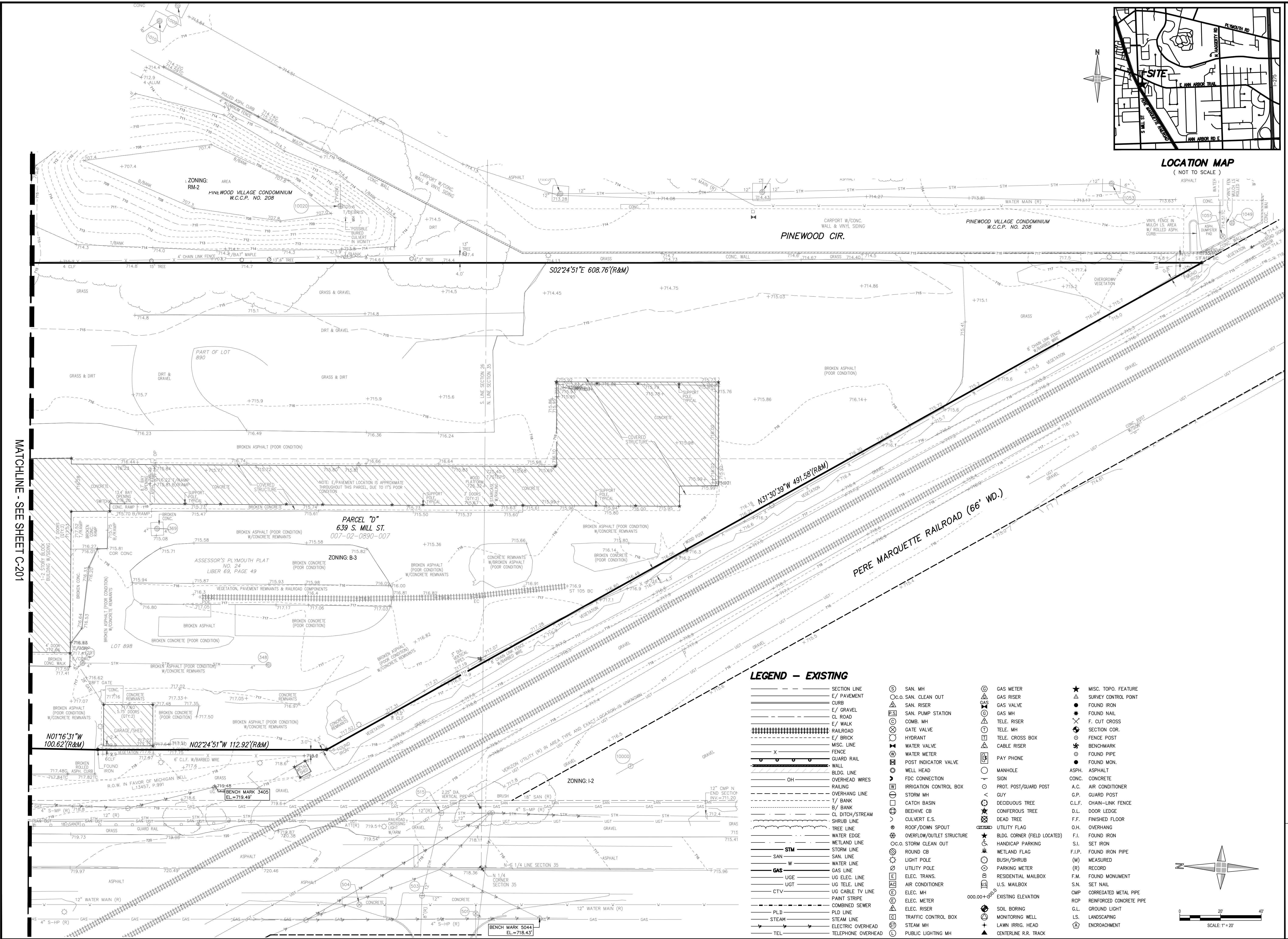
Foundry Flats at Mill Street

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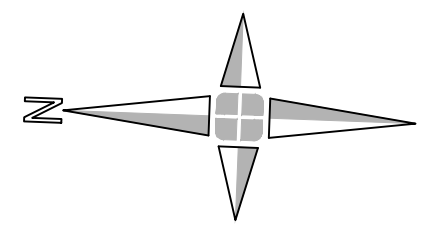


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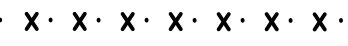

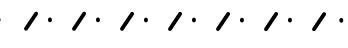
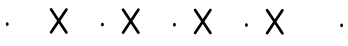




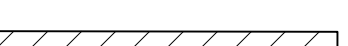

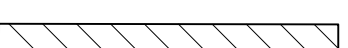
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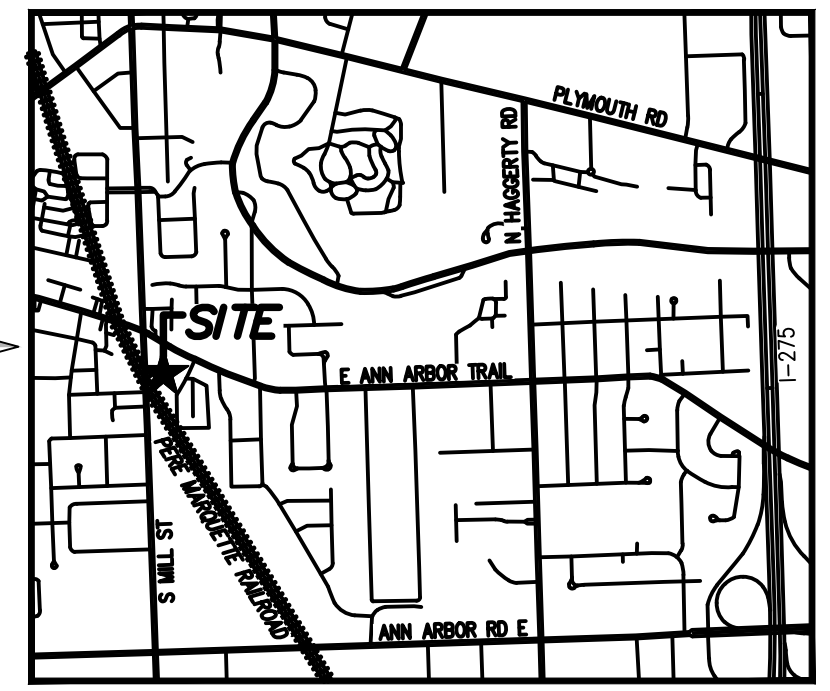
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E/ GRAVEL	△ SAN. RISER	⊗ GAS VALVE	● FOUND IRON
CL. ROAD	⊗ SAN. PUMP STATION	⊗ GAS MH	● FOUND NAIL
E/ WALK	⊗ COMB. MH	⊗ TELE. RISER	✕ F. CUT CROSS
RAILROAD	⊗ GATE VALVE	⊗ TELE. MH	⊗ SECTION COR.
E/ BRICK	⊗ HYDRANT	⊗ TELE. CROSS BOX	⊗ FENCE POST
MISC. LINE	⊗ WATER VALVE	⊗ CABLE RISER	⊗ BENCHMARK
FENCE	⊗ WATER METER	⊗ PAY PHONE	⊗ FOUND PIPE
GUARD RAIL	⊗ POST INDICATOR VALVE	○ MANHOLE	● FOUND MON.
WALL	⊗ WELL HEAD	○ SIGN	ASPH. ASPHALT
BLDG. LINE	⊗ FDC CONNECTION	○ PROT. POST/GUARD POST	CONC. CONCRETE
RAILING	⊗ IRRIGATION CONTROL BOX	○ GUY	A.C. AIR CONDITIONER
OVERHANG LINE	⊗ STORM MH	○ CATCH BASIN	G.P. GUARD POST
T/ BANK	⊗ BEEHIVE CB	○ DECIDUOUS TREE	C.L.F. CHAIN-LINK FENCE
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SAN. LINE	○ ELEC. TRANS.	○ PARKING METER	F.M. FOUND MONUMENT
WATER LINE	○ AIR CONDITIONER	○ RESIDENTIAL MAILBOX	S.N. SET NAIL
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PAINT STRIPE	○ TRAFFIC CONTROL BOX	○ LAWN IRRIG. HEAD	ENCR. ENCROACHMENT
COMBINED SEWER	○ STEAM MH	○ CENTERLINE R.R. TRACK	
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ELECTRIC OVERHEAD			
TELEPHONE OVERHEAD			



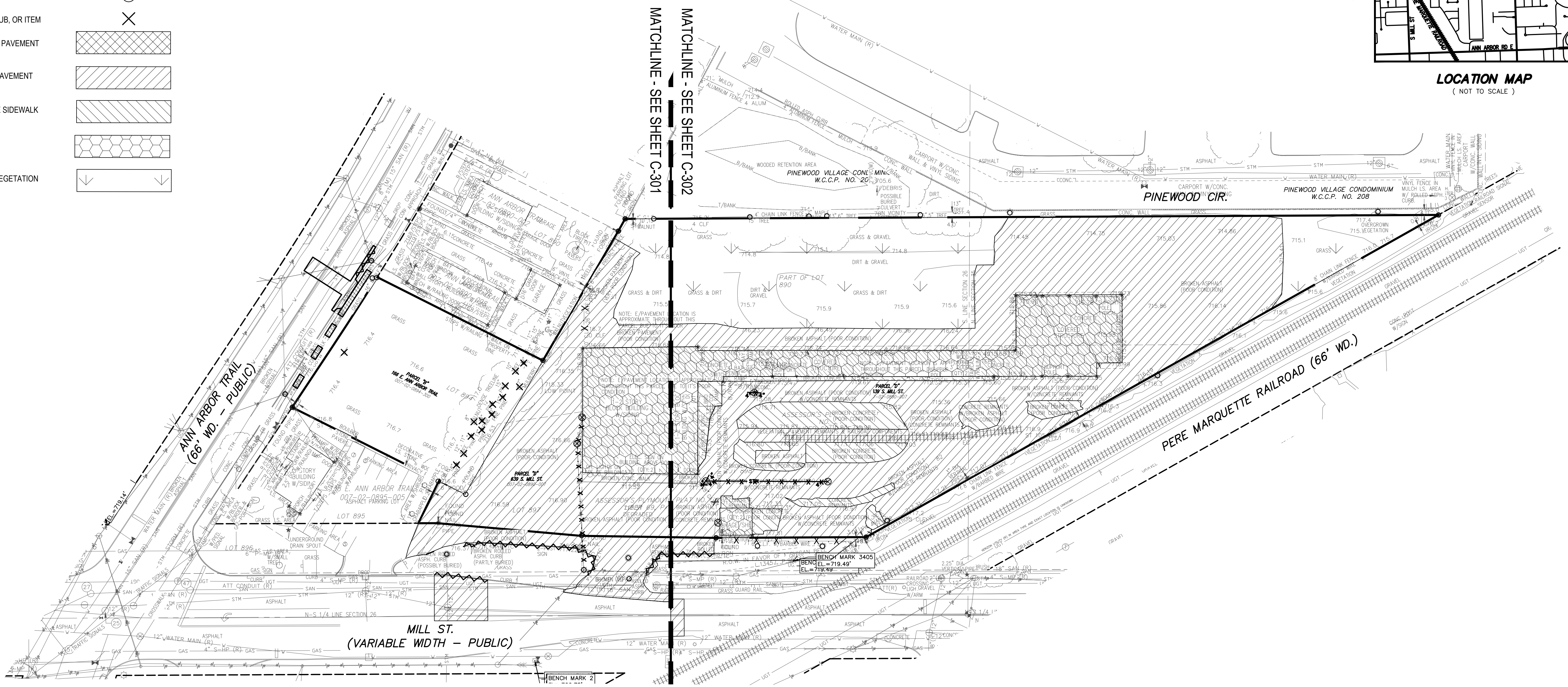
MATCHLINE - SEE SHEET C-201

**LEGEND**

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- REMOVE CURB AND GUTTER 
- ABANDON UTILITY LINE 
- REMOVE FENCE AND GATE 
- REMOVE UTILITY STRUCTURE 
- REMOVE TREE, SHRUB, OR ITEM 
- REMOVE CONCRETE PAVEMENT 
- REMOVE ASPHALT PAVEMENT 
- REMOVE CONCRETE SIDEWALK 
- REMOVE BUILDING 
- CLEAR AND GRUB VEGETATION 

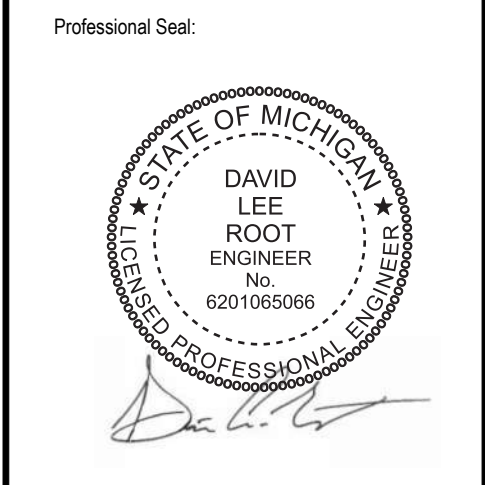


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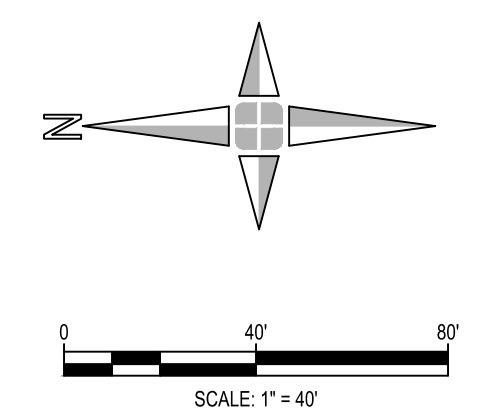
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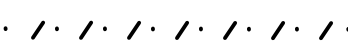




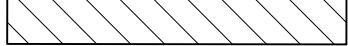
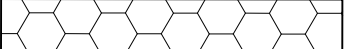
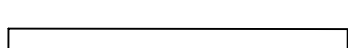
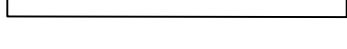
**DEMOLITION PLAN OVERALL**

Foundry Flats at Mill Street  
  
Plymouth  
Wayne County  
MICHIGAN














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Project: 20713.00

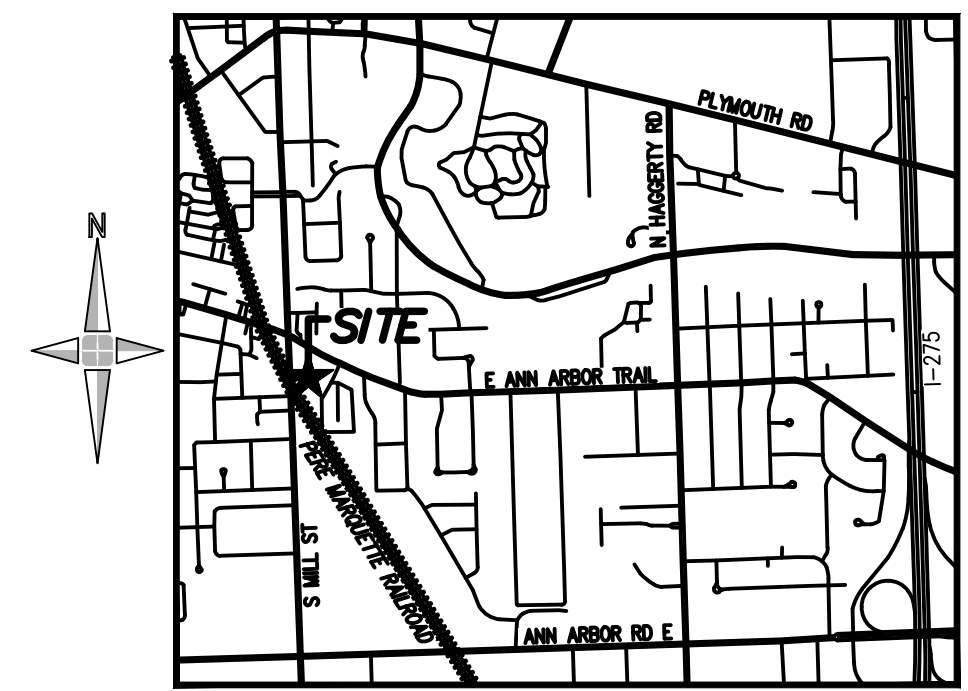


**LEGEND**

- PROTECT STRUCTURE 
- REMOVE UTILITY LINE 
- REMOVE CURB AND GUTTER 
- ABANDON UTILITY LINE 
- REMOVE FENCE AND GATE 
- REMOVE UTILITY STRUCTURE 
- REMOVE TREE, SHRUB, OR ITEM 
- REMOVE ASPHALT PAVEMENT 
- REMOVE CONCRETE PAVEMENT 
- REMOVE BUILDING 
- CLEAR AND GRUB VEGETATION 

**DEMOLITION PLAN - KEY NOTES**

-  REMOVE CONCRETE PAVEMENT
-  REMOVE ASPHALT PAVEMENT
-  REMOVE CURB AND GUTTER
-  REMOVE FENCE
-  REMOVE BUILDING, FOUNDATIONS AND SLAB TO BE BACKFILLED WITH CL II SAND TO COMPACTED TO 95% MODIFIED PROCTOR
-  REMOVE UTILITY STRUCTURE
-  PROTECT STRUCTURE
-  REMOVE UTILITY LINE
-  SALVAGE UTILITY POLE FOR RELOCATION
-  REMOVE TREE
-  REMOVE TRAIN TRACKS
-  CLEAR AND GRUB VEGETATION
-  PROTECT TREE, SEE TREE PROTECTION DETAIL ON SHEET L-500



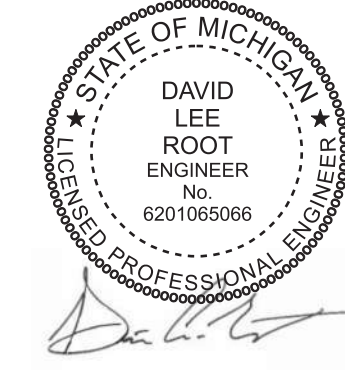
**LOCATION MAP**  
(NOT TO SCALE)

Engineers  
Surveyors  
Planners  
Landscape Architects

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Executive: D. ROOT  
Manager: D. ROOT  
Designer: D. LAMBRINOS  
Quality Control: R. LOSEY  
Section: 26 & 35  
T-01-S R-08-E

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Walters Group  
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Detroit, MI 48226  
248-330-8068

**DEMOLITION PLAN - AREA A**

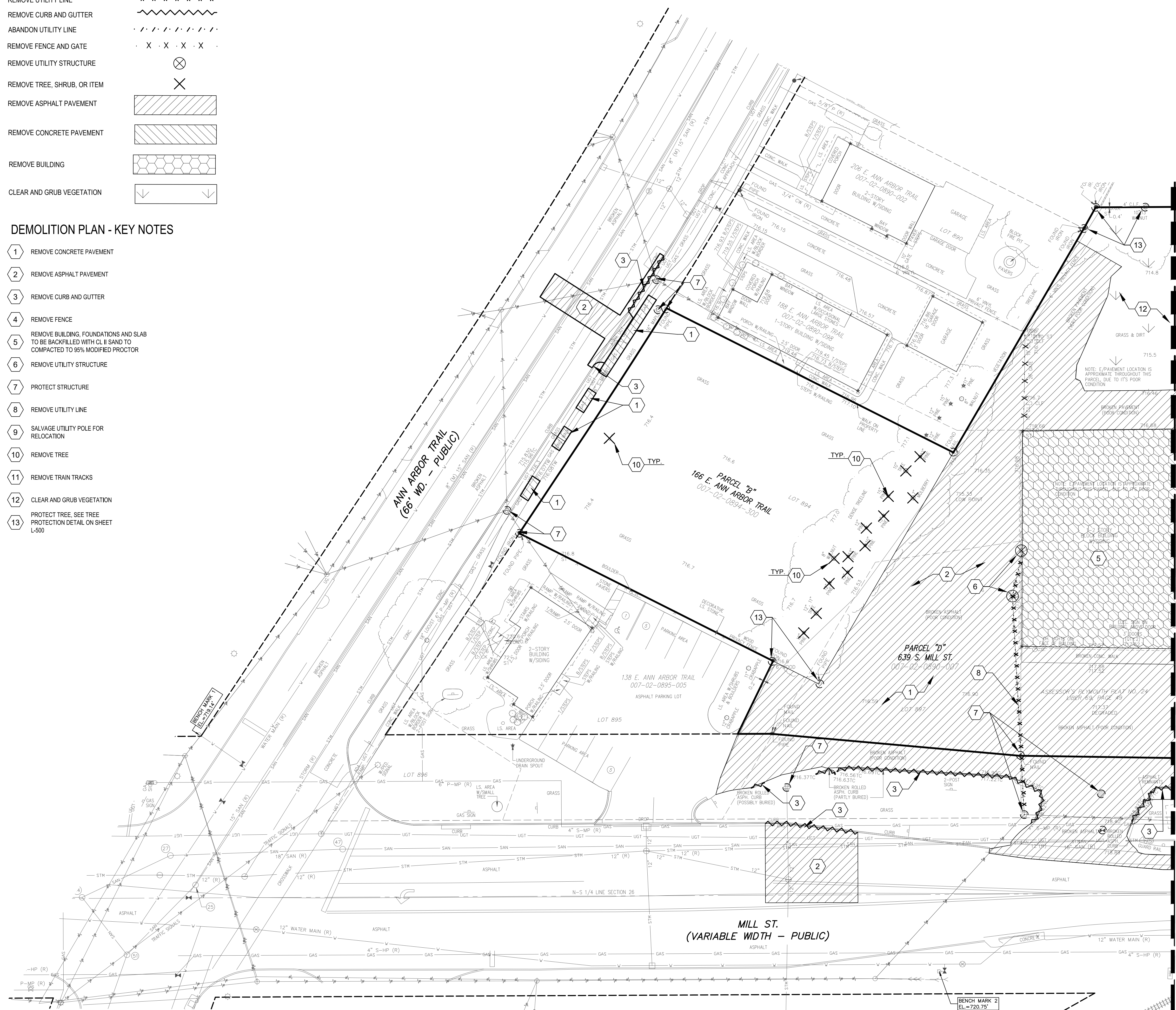
Foundry Flats at Mill Street

Plymouth  
Wayne County  
MICHIGAN

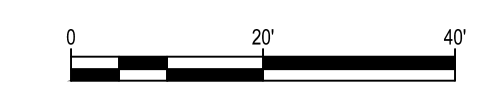
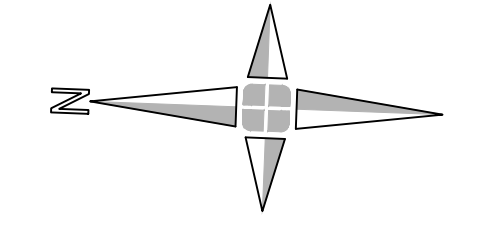
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Project: 20713.00

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MATCHLINE - SEE SHEET C-302



Executive: D. ROOT  
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Designer: D. LAMBRINOS  
Quality Control: R. LOSEY  
Section: 26 & 35  
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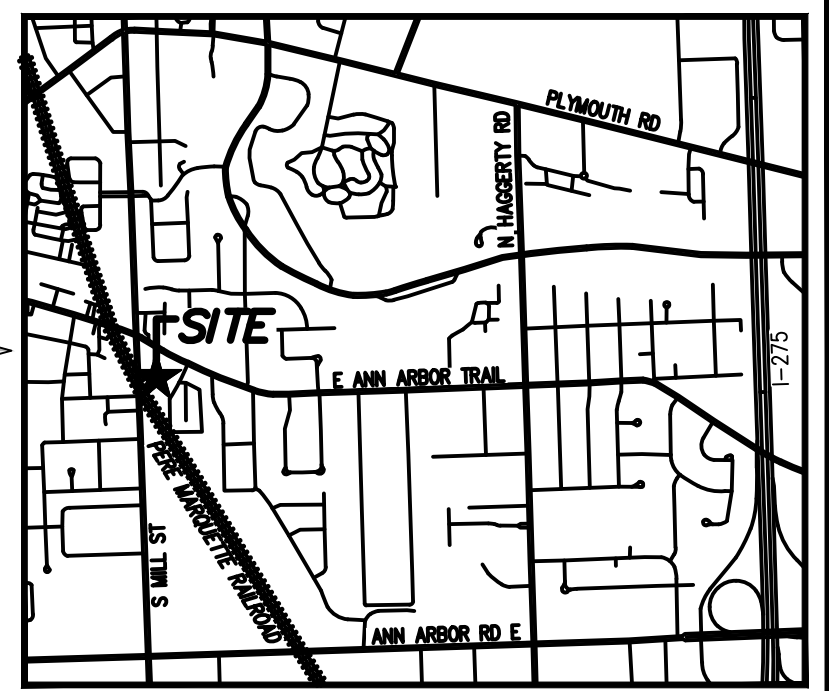
**DEMOLITION PLAN - AREA B**

Foundry Flats at Mill Street

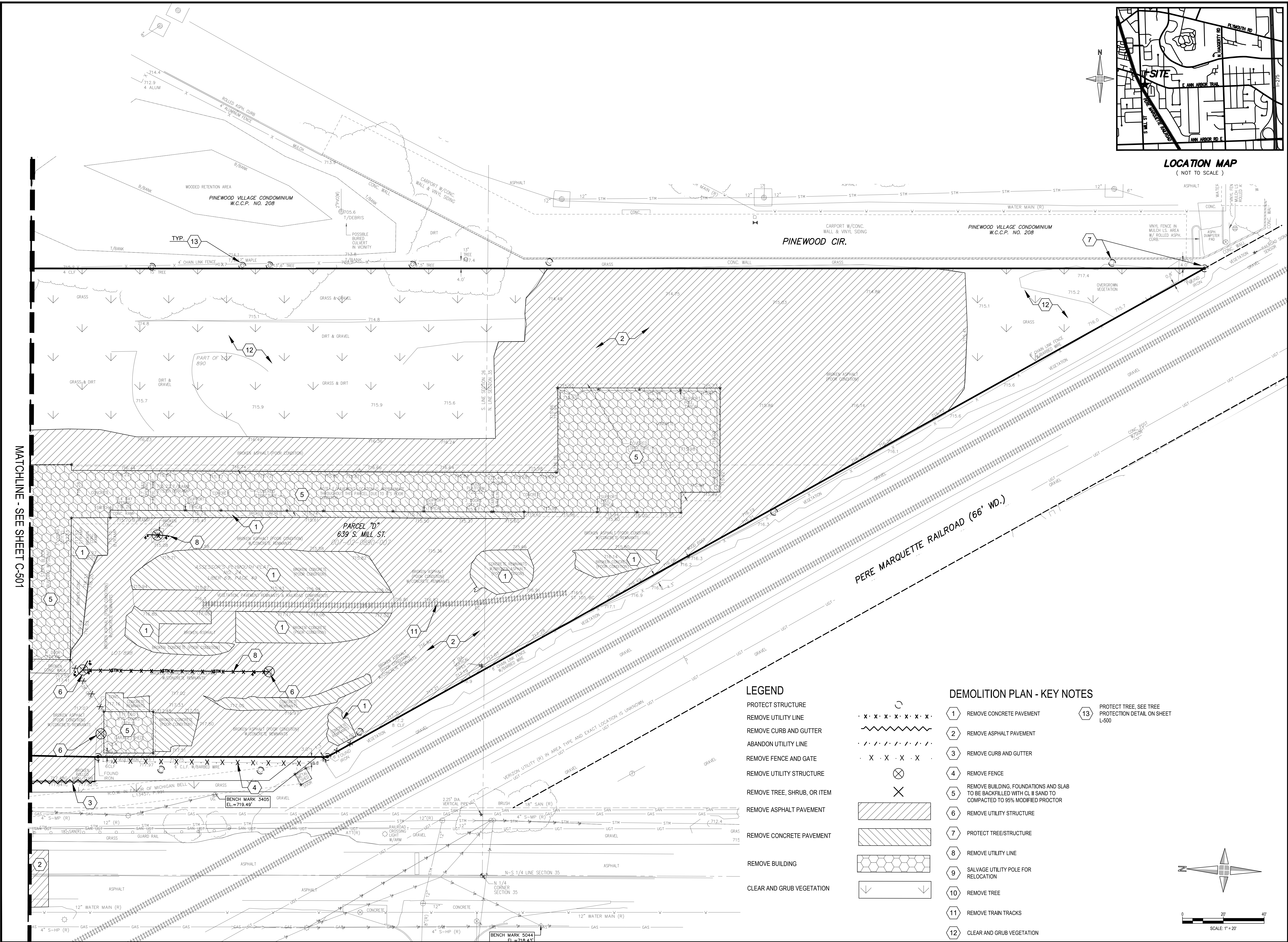
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Wayne County  
MICHIGAN

Date: 10/14/25  
Scale: 1"=20'  
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Project: 20713.00

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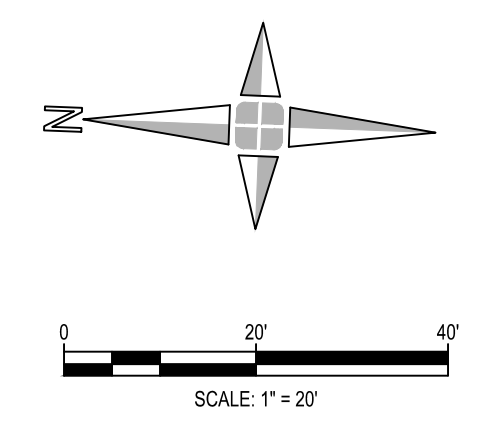


**LEGEND**

- PROTECT STRUCTURE
- REMOVE UTILITY LINE
- REMOVE CURB AND GUTTER
- ABANDON UTILITY LINE
- REMOVE FENCE AND GATE
- REMOVE UTILITY STRUCTURE
- REMOVE TREE, SHRUB, OR ITEM
- REMOVE ASPHALT PAVEMENT
- REMOVE CONCRETE PAVEMENT
- REMOVE BUILDING
- CLEAR AND GRUB VEGETATION

**DEMOLITION PLAN - KEY NOTES**

- 1 REMOVE CONCRETE PAVEMENT
- 2 REMOVE ASPHALT PAVEMENT
- 3 REMOVE CURB AND GUTTER
- 4 REMOVE FENCE
- 5 REMOVE BUILDING, FOUNDATIONS AND SLAB TO BE BACKFILLED WITH CL II SAND TO COMPACTED TO 95% MODIFIED PROCTOR
- 6 REMOVE UTILITY STRUCTURE
- 7 PROTECT TREE/STRUCTURE
- 8 REMOVE UTILITY LINE
- 9 SALVAGE UTILITY POLE FOR RELOCATION
- 10 REMOVE TREE
- 11 REMOVE TRAIN TRACKS
- 12 CLEAR AND GRUB VEGETATION
- 13 PROTECT TREE, SEE TREE PROTECTION DETAIL ON SHEET L-500

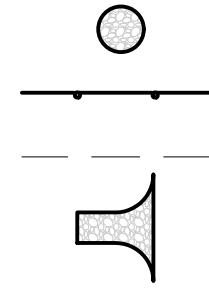


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MATCHLINE - SEE SHEET C-501

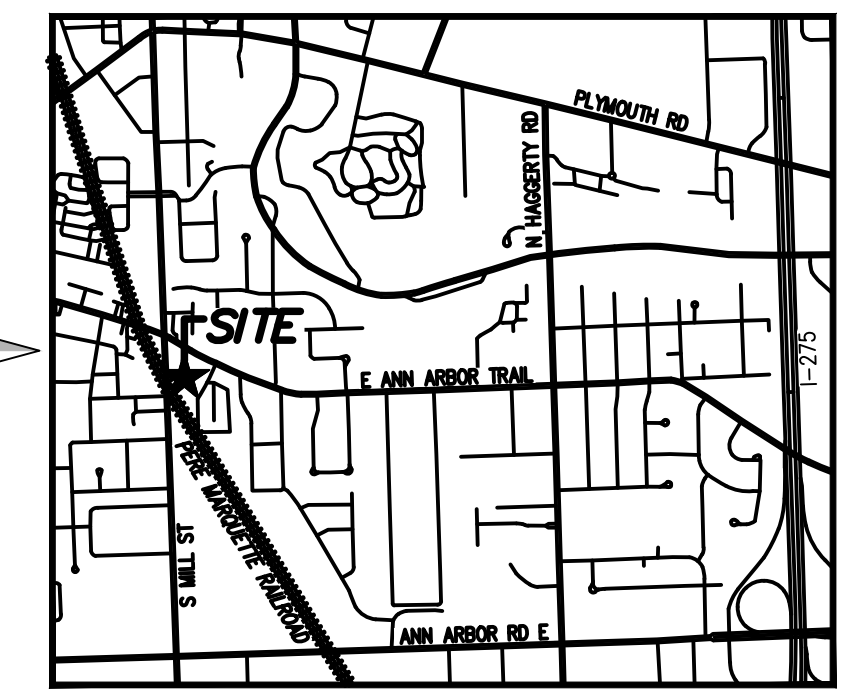
**EROSION AND SEDIMENT CONTROL PLAN - LEGEND**

- SEDIMENT INLET FILTER
- SEDIMENT CONTROL FENCE
- LIMITS OF DISTURBANCE
- MUD MAT ENTRANCE

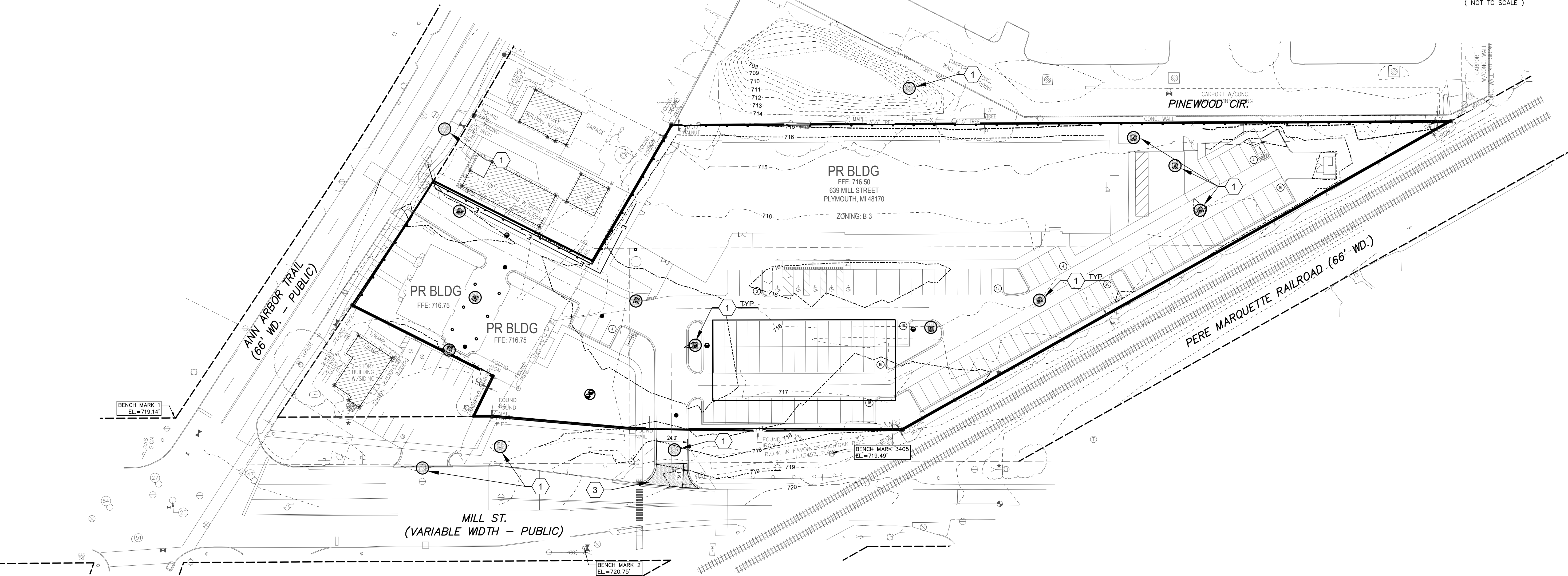


**EROSION AND SEDIMENT CONTROL PLAN - KEY NOTES**

1. INSTALL INLET FILTER
2. PROVIDE, INSTALL AND MAINTAIN SEDIMENT CONTROL FENCE DURING CONSTRUCTION. SEE DETAIL ON SHEET C-800
3. CONTRACTOR TO PROVIDE VEHICLE WASH DOWN AREA WHERE VEHICLES CAN DROP MUD AND SEDIMENT TO AVOID TRANSPORTING IT ONTO PAVED ROADS. TO CONTROL EROSION FROM SURFACE RUNOFF, AND TO HELP CONTROL DUST. SEE MUD MAT DETAIL ON SHEET C-800
4. LIMIT OF DISTURBANCE AREA



**LOCATION MAP**  
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Landscape Architects

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Quality Control: R. LOSEY  
Section: 26 & 35  
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**SESC PLAN OVERALL**

Foundry Flats at Mill Street

Plymouth  
Wayne County  
MICHIGAN

Date: 10/14/25  
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Sheet: C-400  
Project: 20713.00

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**EROSION AND SEDIMENT CONTROL PLAN -NOTES**

1. SEE SHEET C100 FOR GENERAL LEGEND AND ADDITIONAL NOTES.
2. SEE SHEET C800 FOR SESC DETAILS.
3. SOIL EROSION CONTROL MEASURES ARE SHOWN FOR THE INITIAL DEMOLITION AND MASS GRADING PHASES OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN AND ADJUST THESE MEASURES AS OTHER PHASES OF CONSTRUCTION (I.E. BUILDINGS AND PAVEMENTS) ARE UNDERTAKEN TO ENSURE THAT ALL SEDIMENT IS CONTAINED ON-SITE.
4. THE DEVELOPMENT OF THIS SITE WILL NOT RESULT IN ANY INCREASE IN DUST, ODOR, SMOKE, FUMES, NOISE, LIGHTS, OR OTHER OBJECTIONABLE FEATURES.

**SOIL EROSION AND SEDIMENTATION CONTROL SEQUENCE**

1. INSTALL MUD MATS, SILT FENCE AND INLET FILTERS AT ALL EXISTING LOCATIONS AS SHOWN AND AS REQUIRED TO ACHIEVE ON-SITE CONTAINMENT.
2. INSTALL STORM SEWER AND ALL ASSOCIATED STORM WATER IMPROVEMENTS AS SHOWN ON PLANS. IMMEDIATELY INSTALL INLET FILTERS AT ALL CATCH BASINS.
3. ROUGH GRADE THE PROJECT "WORK AREA" AS NEEDED.
4. INSTALL OTHER UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.) AND/OR ALL NEEDED CONDUITS AND SLEEVES.
5. INSTALL PAVEMENT BACKFILL AND SEED & MULCH ALL DISTURBED AREAS.
6. CLEAR ALL ACCUMULATED SILT AND REMOVE ALL EROSION AND SEDIMENT CONTROL DEVICES.
7. INSTALL LANDSCAPING MATERIALS AS INDICATED PER PLANS & RE-SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS.

**SOIL EROSION QUANTITY TABLE**

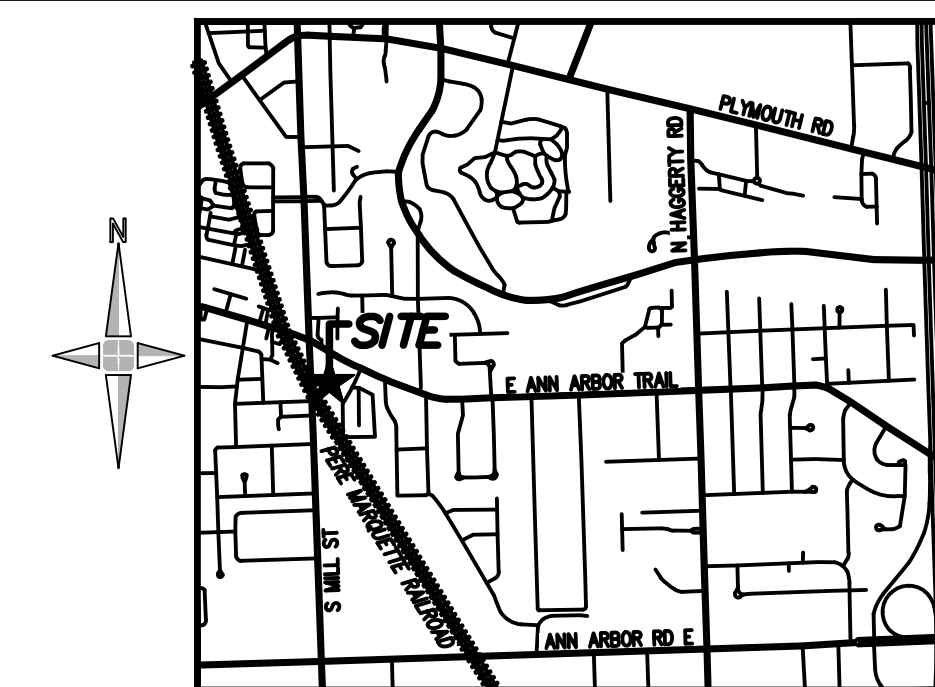
DESCRIPTION	QUANTITY
SEDIMENT CONTROL FENCE	1900 LF
SEDIMENT INLET FILTER	15 EACH*
MUD MAT	1 EACH

**STREET CLEANING SCHEDULE**

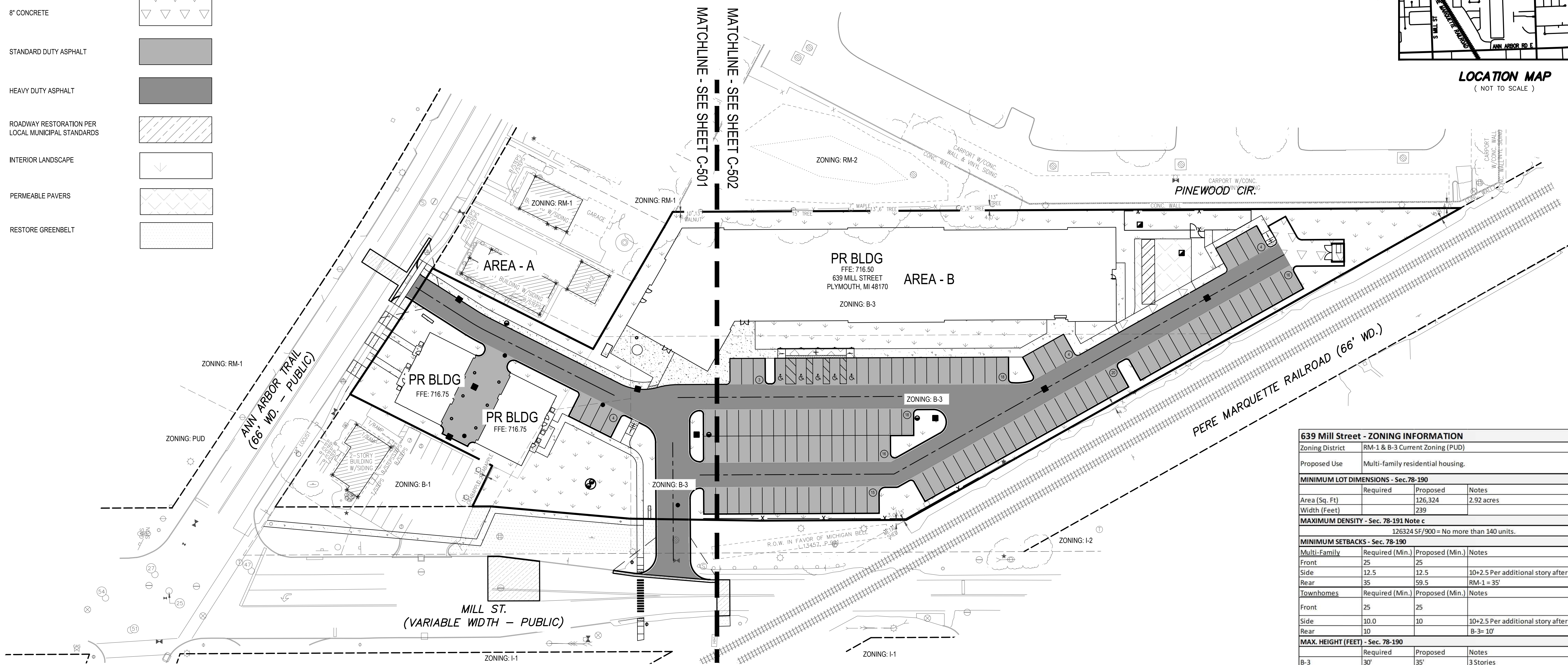
	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY (IF WORKING)
SCRAPE STREETS		✓	✓	✓	✓	✓	✓
SWEEP STREETS				✓			

LEGEND

4" CONCRETE	
6" CONCRETE	
8" CONCRETE	
STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
ROADWAY RESTORATION PER LOCAL MUNICIPAL STANDARDS	
INTERIOR LANDSCAPE	
PERMEABLE PAVERS	
RESTORE GREENBELT	

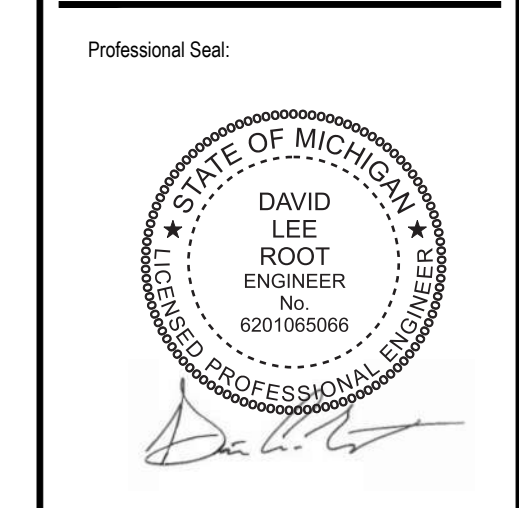


LOCATION MAP  
( NOT TO SCALE )



**giffels webster**  
 Engineers  
 Surveyors  
 Planners  
 Landscape Architects  
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 Detroit, MI 48226  
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 Designer: D. LAMBRINOS  
 Quality Control: R. LOSEY  
 Section: 26 & 35  
 T-01-S R-08-E



639 Mill Street - ZONING INFORMATION			
Zoning District	RM-1 & B-3 Current Zoning (PUD)		
Proposed Use	Multi-family residential housing.		
MINIMUM LOT DIMENSIONS - Sec. 78-190			
	Required	Proposed	Notes
Area (Sq. Ft.)	126,324	2,92	acres
Width (Feet)	239		
MAXIMUM DENSITY - Sec. 78-191 Note c			
126324 SF/900 = No more than 140 units.			
MINIMUM SETBACKS - Sec. 78-190			
Multi-Family	Required (Min.)	Proposed (Min.)	Notes
Front	25	25	
Side	12.5	12.5	10+2.5 Per additional story after 2
Rear	35	59.5	RM-1 = 35'
Townhomes	Required (Min.)	Proposed (Min.)	Notes
Front	25	25	
Side	10.0	10	10+2.5 Per additional story after 2
Rear	10	10	B-3 = 10'
MAX. HEIGHT (FEET) - Sec. 78-190			
	Required	Proposed	Notes
B-3	30'	35'	3 Stories
RM-1	25'	34'	2 Stories
OFF-STREET PARKING CHART			
Ordinance:	Sec. 78-720 RM-1		
	2 PER UNIT	Parking Required	
MULTI-FAMILY	2X "81"	140	
Townhomes	2X "6"	12	
PARKING REQ'D SPACES PROVIDED			
Regular	146	111	
ADA	6	5	
	Multi-family	140	116
	Townhouse	12	12
Total	152	128	
*PUD Request 15% variance parking reduction. Reduction of 24 spaces.			
UNIT PERCENTAGE			
Department	Count	Unit %	
1 Bedroom	62	76.5	
2 Bedroom	13	16	
Studio	6	7.4	
Total	81		
INTERIOR LANDSCAPE			
Ordinance:	78-203 (3)(b)(1) 15F per 15 SF of Parking Lot		
	Required	Provided	
	1425	2568	
OPEN SPACE			
Ordinance:	78-191 (d)(1) 150SF of space per unit (usable)		
	Required	Provided	
	12150	Approx. 22000	

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**GEOMETRIC & PAVING OVERALL**


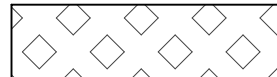
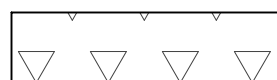


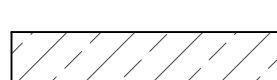


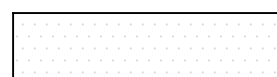
Foundry Flats at Mill Street

Plymouth  
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Date: 10/14/25  
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 Project: 20713.00

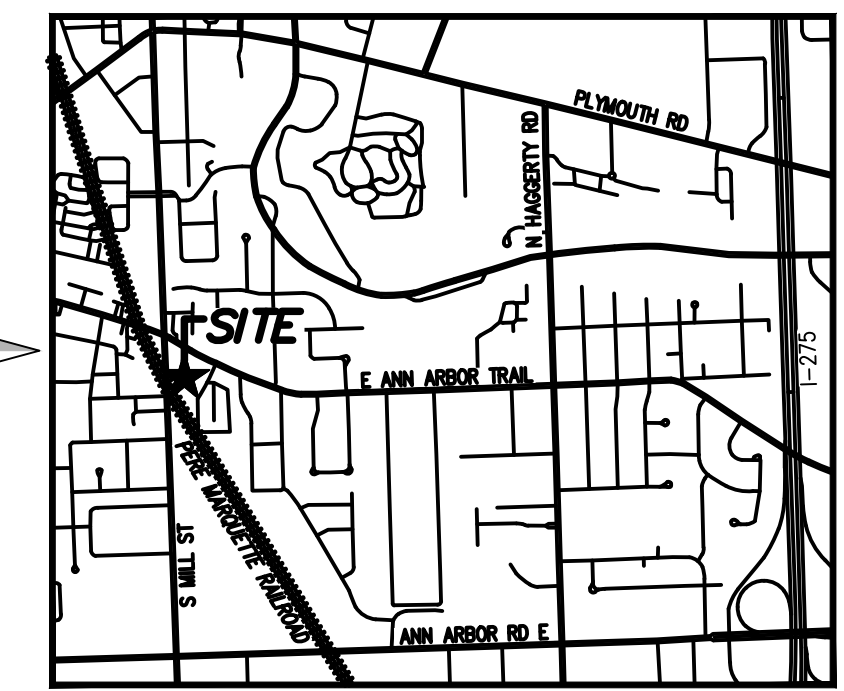
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LEGEND

- 4" CONCRETE 
- 6" CONCRETE 
- 8" CONCRETE 
- STANDARD DUTY ASPHALT 
- HEAVY DUTY ASPHALT 
- PAVEMENT RESTORATION PER CITY OF PLYMOUTH STANDARDS 
- INTERIOR LANDSCAPE 
- PERMEABLE PAVERS 
- RESTORE GREENBELT 

SITE PLAN - KEY NOTES

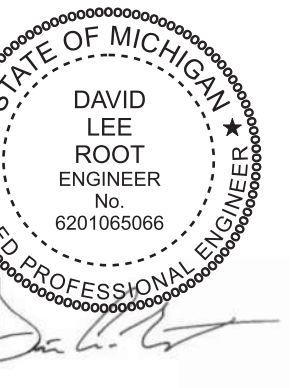
- 1 4" CONCRETE SIDEWALK, SEE DETAIL ON SHEET C-810.
- 2 6" CONCRETE PAVEMENT, SEE DETAIL ON SHEET C-810
- 3 8" CONCRETE PAVEMENT, SEE DETAIL ON SHEET C-810
- 4 6" CONCRETE CURB & GUTTER, SEE DETAIL ON SHEET C-810
- 5 INTEGRAL CURB AND GUTTER, SEE DETAIL ON SHEET C-810
- 6 STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHEET C-810
- 7 HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHEET C-810
- 8 PAVEMENT RESTORATION PER WAYNE COUNTY STANDARDS
- 9 ADA SIGNAGE AND BARRIER FREE PARKING PAVEMENT MARKINGS, SEE DETAILS ON SHEET C-810
- 10 PICNIC AREA WITH PATIO PAVERS, SECTION AND DESIGN TO BE COORDINATED
- 11 OPAQUE DUMPSTER ENCLOSURE, SEE DETAIL ON SHEET C-810
- 12 COORDINATION WITH LANDSCAPE FOR DOG RUN FENCING, LANDSCAPE AND DETAILS, SEE SHEET L-500
- 13 RESTORE GREENBELT PER CITY OF PLYMOUTH STANDARDS
- 14 ELEVATED TRAIN VIEWING PLATFORM, TO BE COORDINATED WITH LANDSCAPE ARCHITECT
- 15 AC UNITS PER TOWNHOME
- 16 PRELIMINARY DEVELOPMENT SIGN LOCATION
- 17 10 X 50 FEET MULTI-USE LOADING SPACE
- 18 POTENTIAL MIDBLOCK HAWK SIGNAL CROSSING, SUBJECT TO WAYNE COUNTY APPROVAL
- 19 SIDEWALK CONNECTOR SUBJECT TO WAYNE COUNTY APPROVAL AND NEIGHBORING PARCEL COORDINATION



LOCATION MAP (NOT TO SCALE)

Executive:	D. ROOT
Manager:	D. ROOT
Designer:	D. LAMBRINOS
Quality Control:	R. LOSEY
Section:	26 & 35
	T-01-S R-08-E

Professional Seal:



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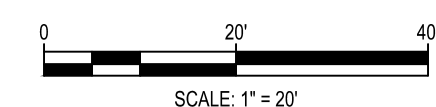
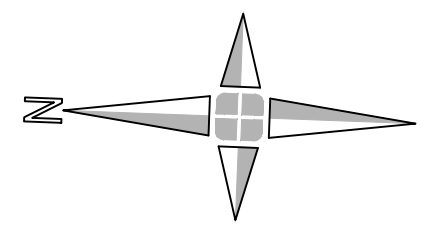
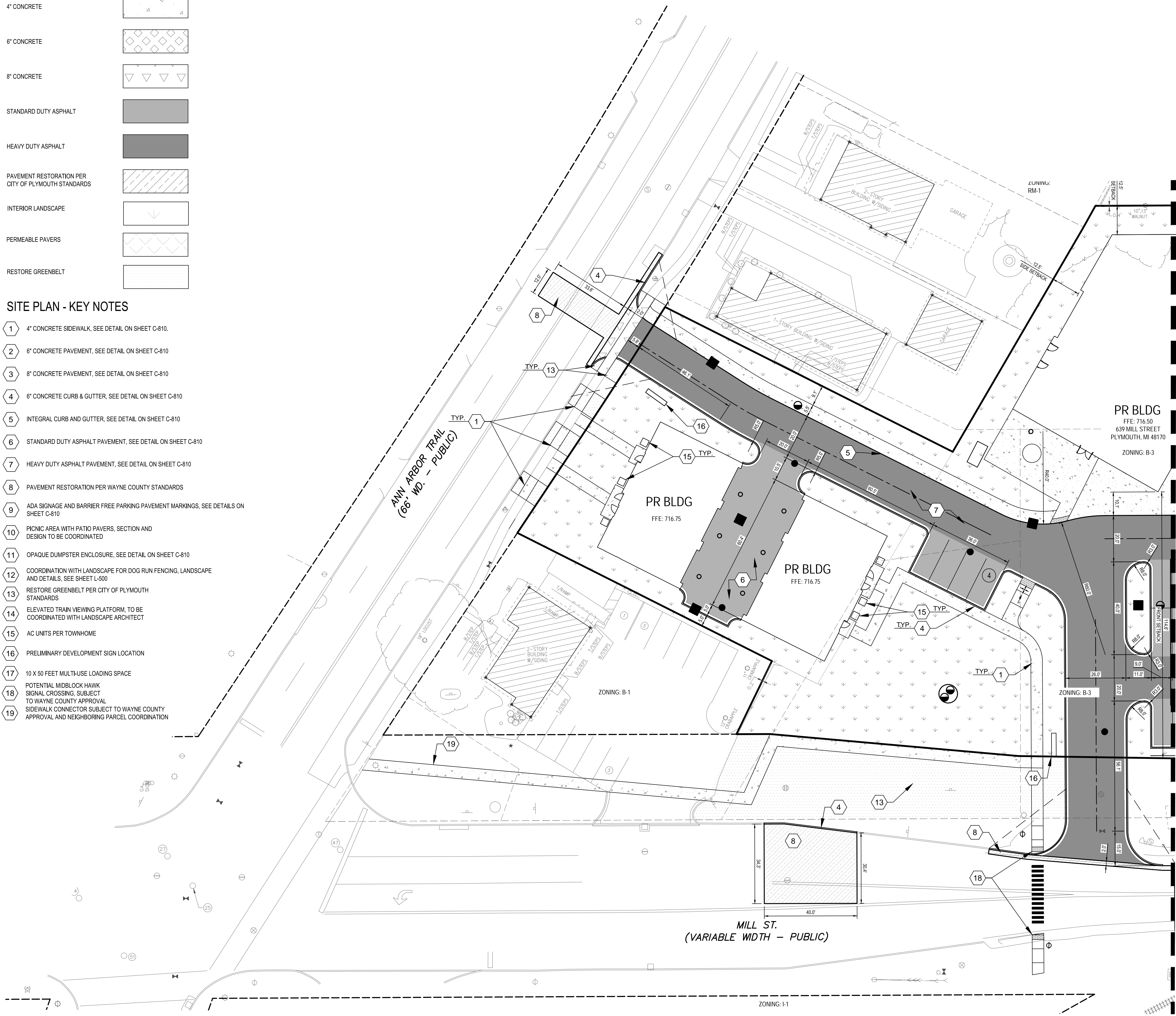
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Suite 600  
Detroit, MI 48226  
248-330-8068

GEOMETRIC & PAVING - AREA A

Foundry Flats at Mill Street

Plymouth  
Wayne County  
MICHIGAN

Date:	10/14/25
Scale:	1"=20'
Sheet:	C-501
Project:	20713.00



ZONING: I-1

ZONING: B-1

ZONING: B-3

**PR BLDG**  
FFE: 716.50  
639 MILL STREET  
PLYMOUTH, MI 48170  
ZONING: B-3

**PR BLDG**  
FFE: 716.75

**PR BLDG**  
FFE: 716.75

**MILL ST.**  
(VARIABLE WIDTH - PUBLIC)

**ANN ARBOR TRAIL**  
(66' WD. - PUBLIC)

MATCHLINE - SEE SHEET C-502

Executive: D. ROOT  
Manager: D. ROOT  
Designer: D. LAMBRINOS  
Quality Control: R. LOSEY  
Section: 26 & 35  
T-01-S R-08-E

Professional Seal:



Know what's below.  
Call before you dig.

DATE:	ISSUE:
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2026-04-24	PUD Resubmit Cycle 1

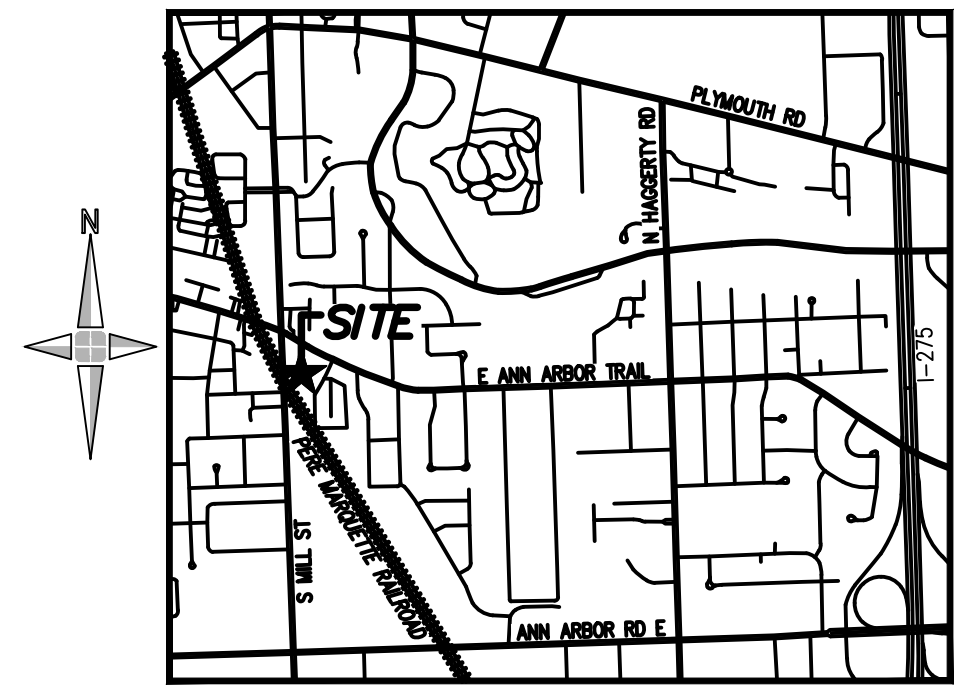
Developed For:  
**Walters Group**  
230 East Grand River  
Suite 600  
Detroit, MI 48226  
248-330-8068

**GEOMETRIC & PAVING - AREA B**

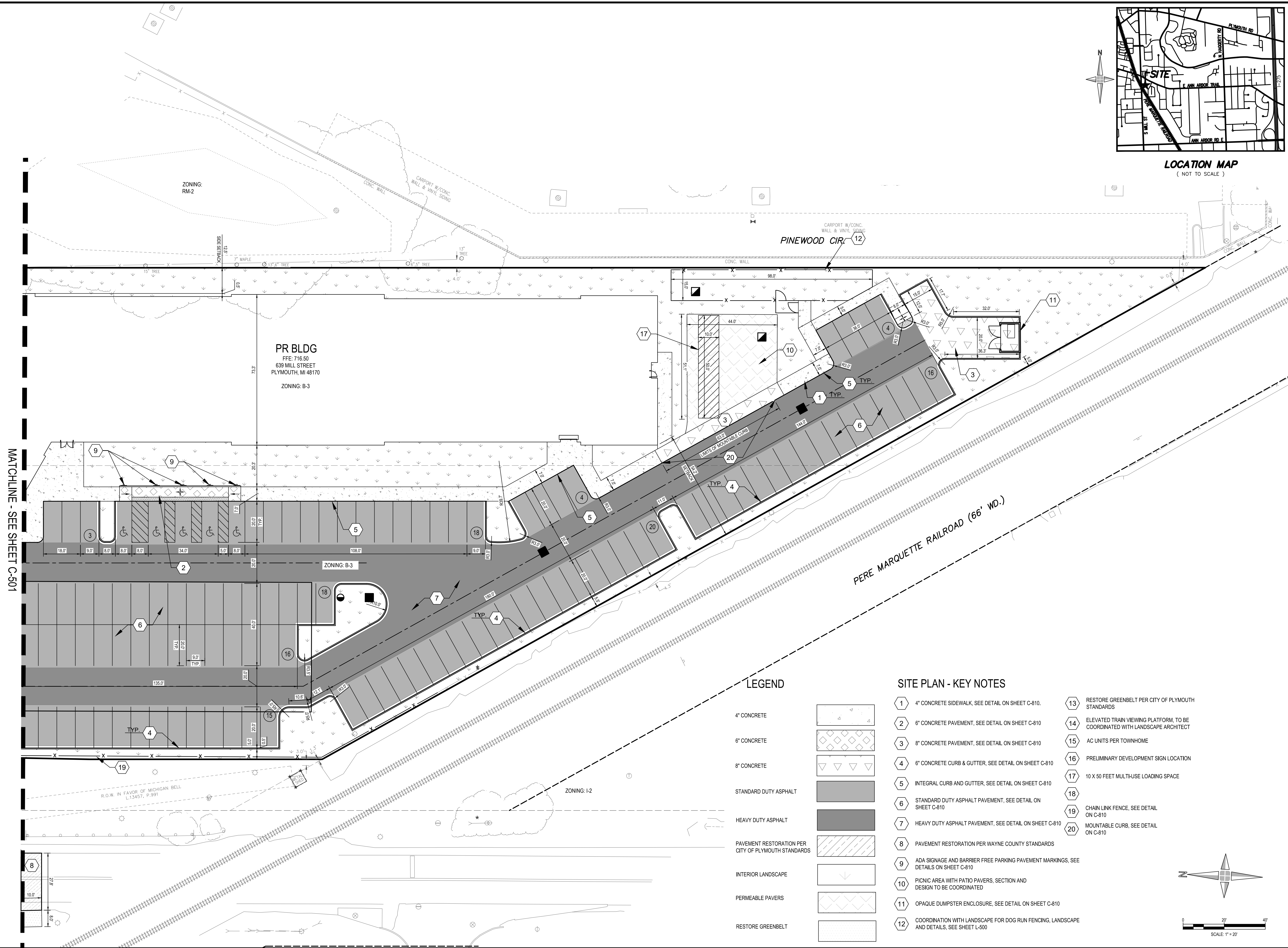
Foundry Flats at Mill Street

Plymouth  
Wayne County  
MICHIGAN

Date: 10/14/25  
Scale: 1"=20'  
Sheet: C-502  
Project: 20713.00



**LOCATION MAP**  
(NOT TO SCALE)

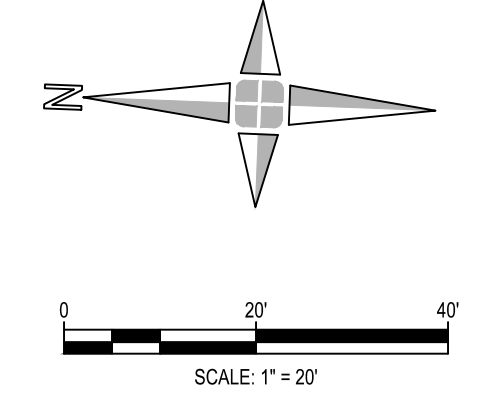


**LEGEND**

- 4" CONCRETE
- 6" CONCRETE
- 8" CONCRETE
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- PAVEMENT RESTORATION PER CITY OF PLYMOUTH STANDARDS
- INTERIOR LANDSCAPE
- PERMEABLE PAVERS
- RESTORE GREENBELT

**SITE PLAN - KEY NOTES**

- 1 4" CONCRETE SIDEWALK, SEE DETAIL ON SHEET C-810.
- 2 6" CONCRETE PAVEMENT, SEE DETAIL ON SHEET C-810
- 3 8" CONCRETE PAVEMENT, SEE DETAIL ON SHEET C-810
- 4 6" CONCRETE CURB & GUTTER, SEE DETAIL ON SHEET C-810
- 5 INTEGRAL CURB AND GUTTER, SEE DETAIL ON SHEET C-810
- 6 STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHEET C-810
- 7 HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHEET C-810
- 8 PAVEMENT RESTORATION PER WAYNE COUNTY STANDARDS
- 9 ADA SIGNAGE AND BARRIER FREE PARKING PAVEMENT MARKINGS, SEE DETAILS ON SHEET C-810
- 10 PICNIC AREA WITH PATIO PAVERS, SECTION AND DESIGN TO BE COORDINATED
- 11 OPAQUE DUMPSTER ENCLOSURE, SEE DETAIL ON SHEET C-810
- 12 COORDINATION WITH LANDSCAPE FOR DOG RUN FENCING, LANDSCAPE AND DETAILS, SEE SHEET L-500
- 13 RESTORE GREENBELT PER CITY OF PLYMOUTH STANDARDS
- 14 ELEVATED TRAIN VIEWING PLATFORM, TO BE COORDINATED WITH LANDSCAPE ARCHITECT
- 15 AC UNITS PER TOWNHOME
- 16 PRELIMINARY DEVELOPMENT SIGN LOCATION
- 17 10 X 50 FEET MULTI-USE LOADING SPACE
- 18 CHAIN LINK FENCE, SEE DETAIL ON C-810
- 19 MOUNTABLE CURB, SEE DETAIL ON C-810



Executive: D. ROOT  
Manager: D. ROOT  
Designer: D. LAMBRINOS  
Quality Control: R. LOSEY  
Section: 26 & 35  
T-01-S R-08-E

Professional Seal:



DATE:	ISSUE:
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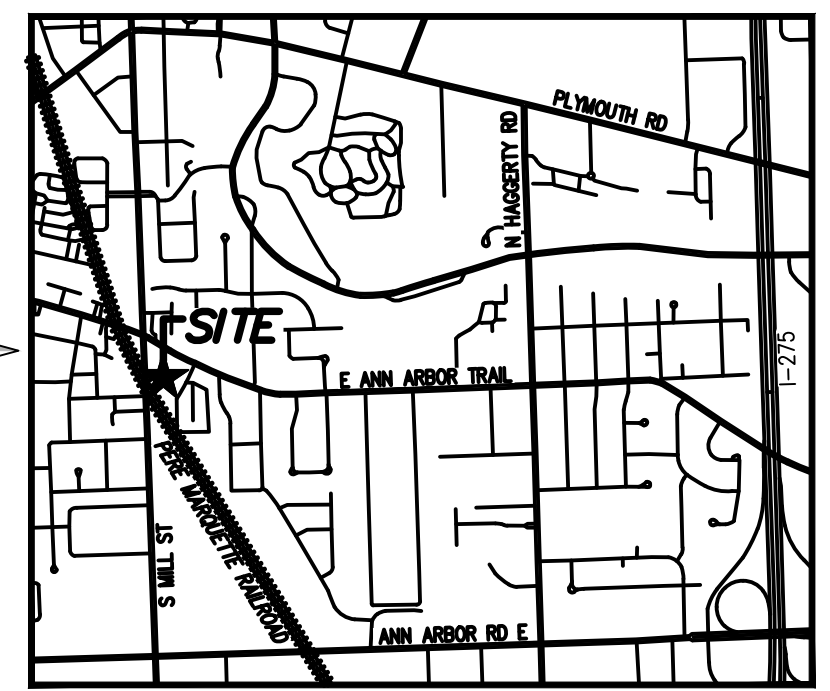
Developed For:  
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230 East Grand River  
Suite 600  
Detroit, MI 48226  
248-330-8068

**TRUCK TURN EXHIBITS**

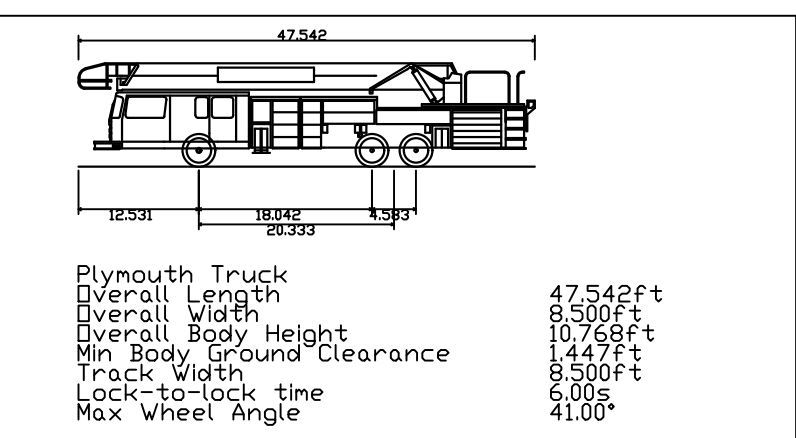
Foundry Flats at Mill Street

Plymouth  
Wayne County  
MICHIGAN

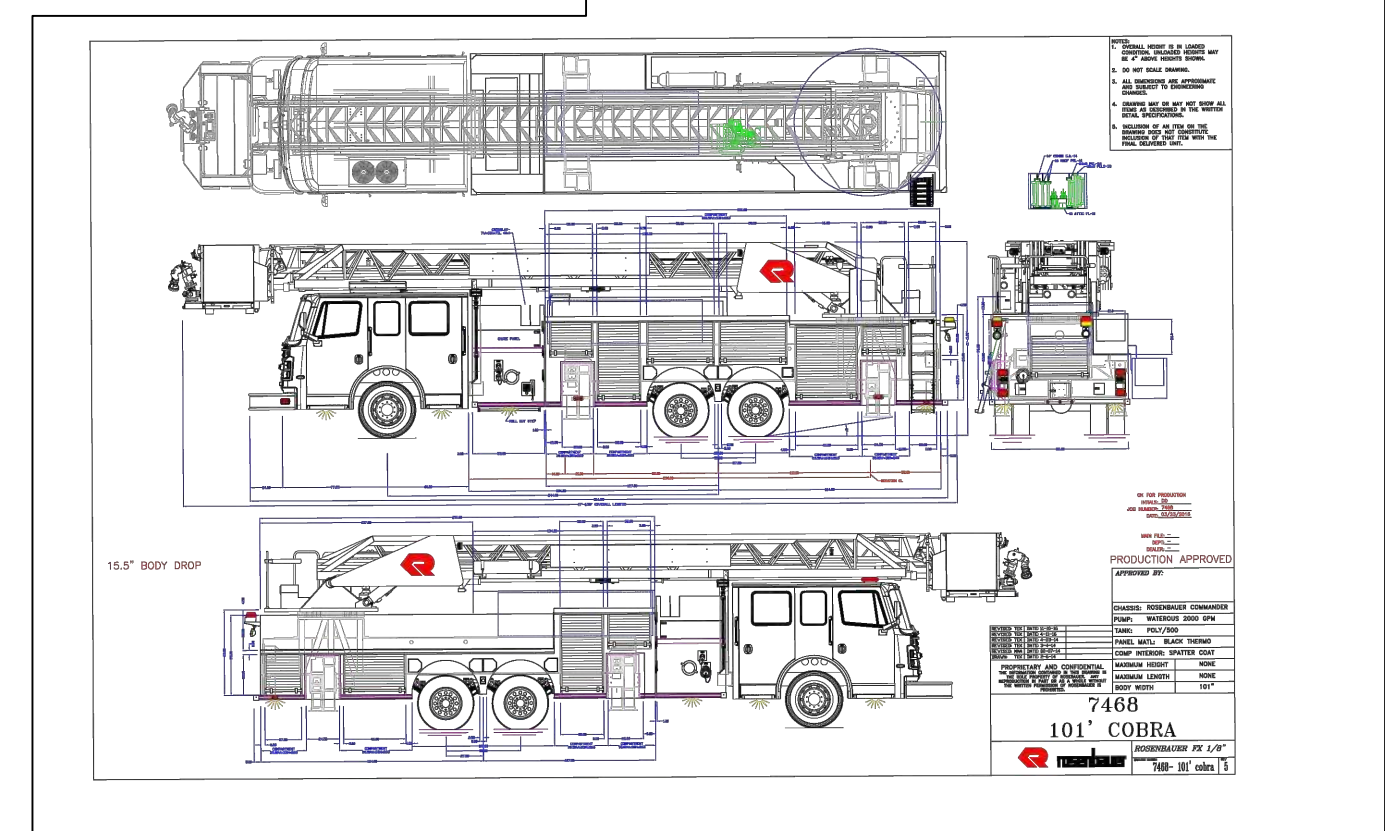
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Project: 20713.00



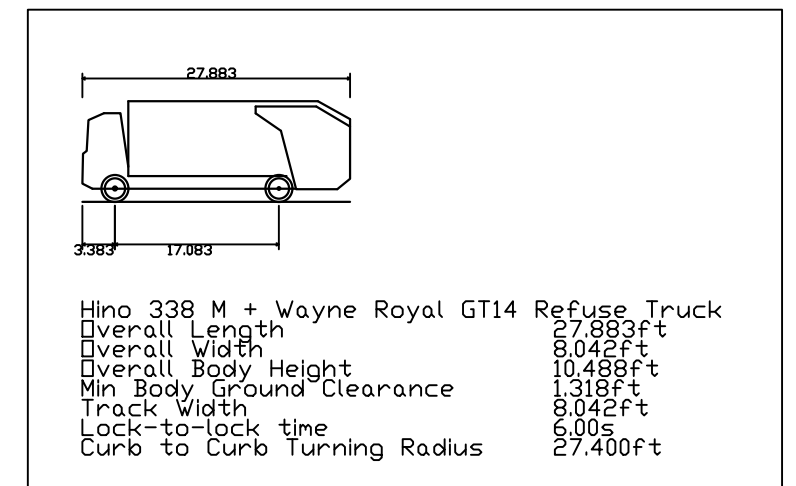
**LOCATION MAP**  
(NOT TO SCALE)



Plymouth Truck  
Overall Length 47.542ft  
Overall Width 8.500ft  
Overall Body Height 10.758ft  
Min Body Ground Clearance 1.447ft  
Track Width 8.500ft  
Lock-to-lock time 6.00s  
Max Wheel Angle 41.00

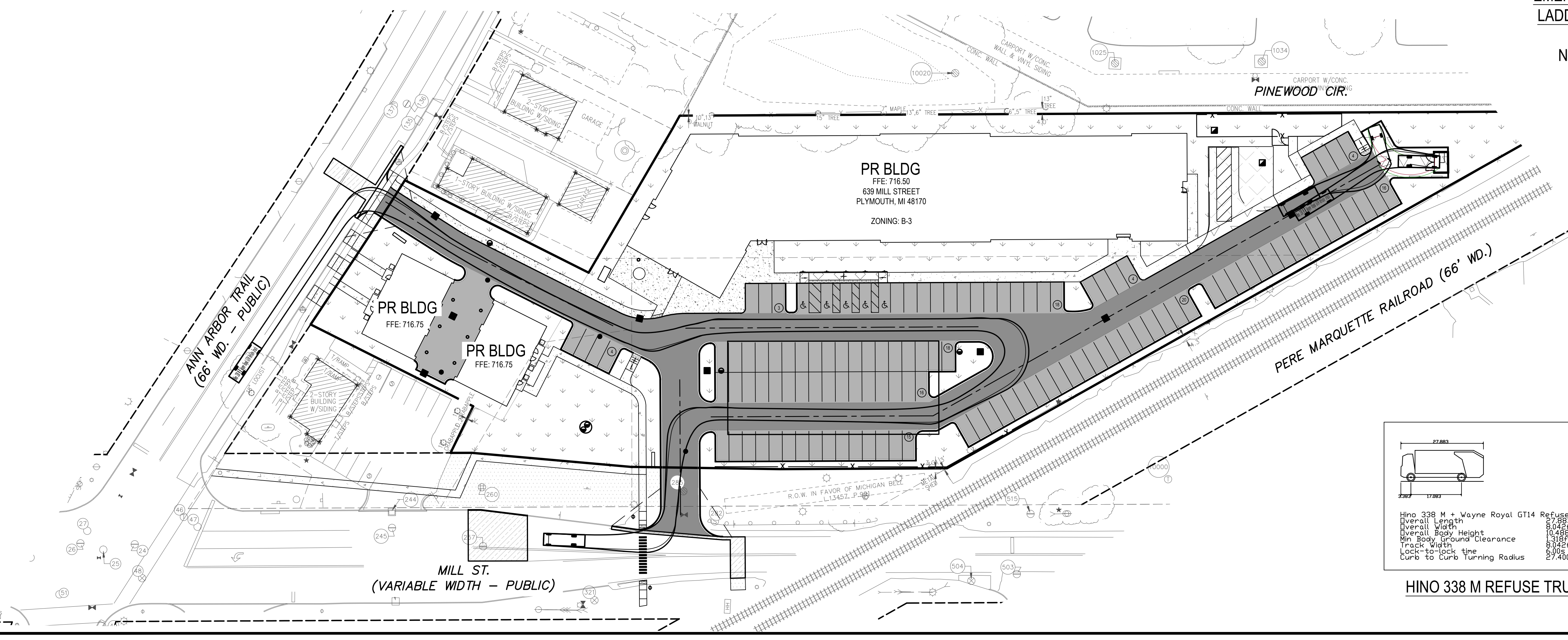
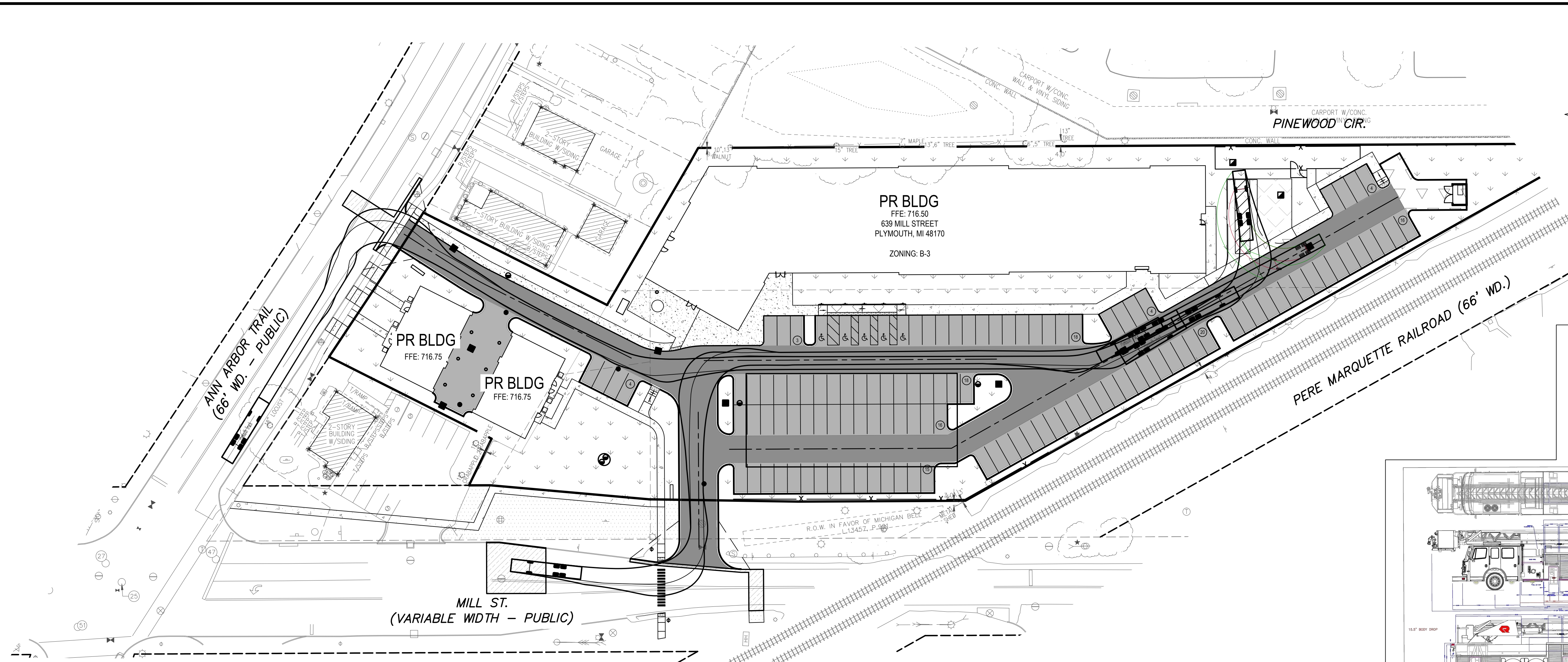
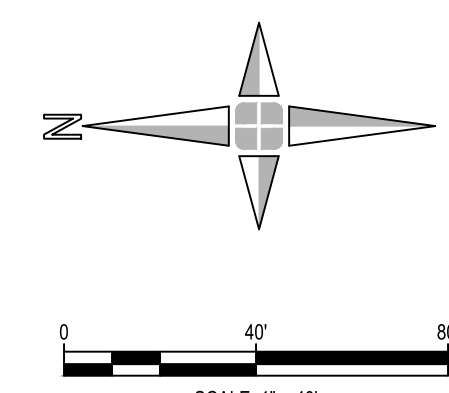


**EMERGENCY VEHICLE**  
**LADDER FIRE TRUCK**  
**101 COBRA**  
NOT TO SCALE



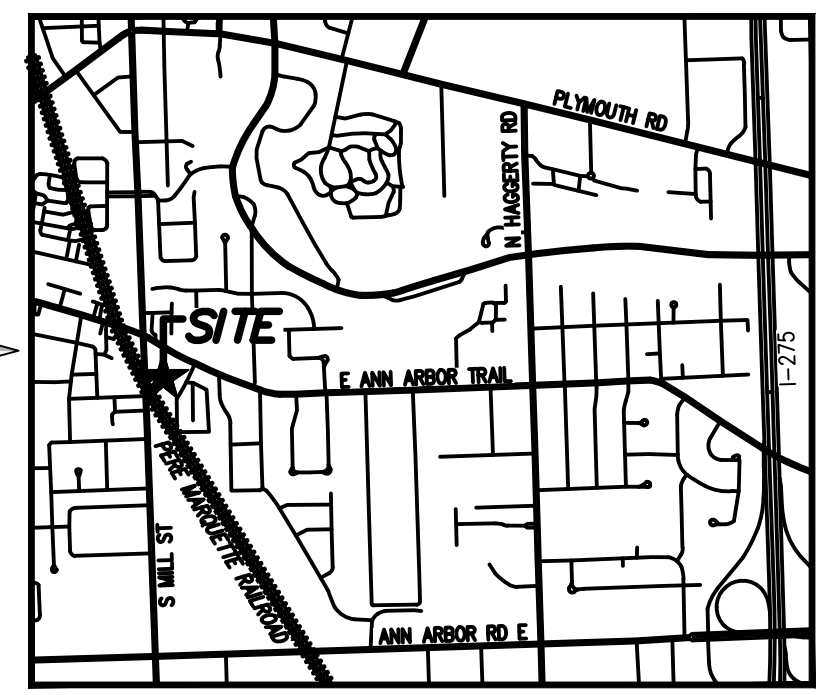
Hino 338 M + Wayne Royal GT14 Refuse Truck  
Overall Length 27.883ft  
Overall Width 7.997ft  
Overall Body Height 11.788ft  
Min Body Ground Clearance 1.50ft  
Track Width 7.997ft  
Lock-to-lock time 6.00s  
Curb to Curb Turning Radius 29.400ft

**HINO 338 M REFUSE TRUCK**

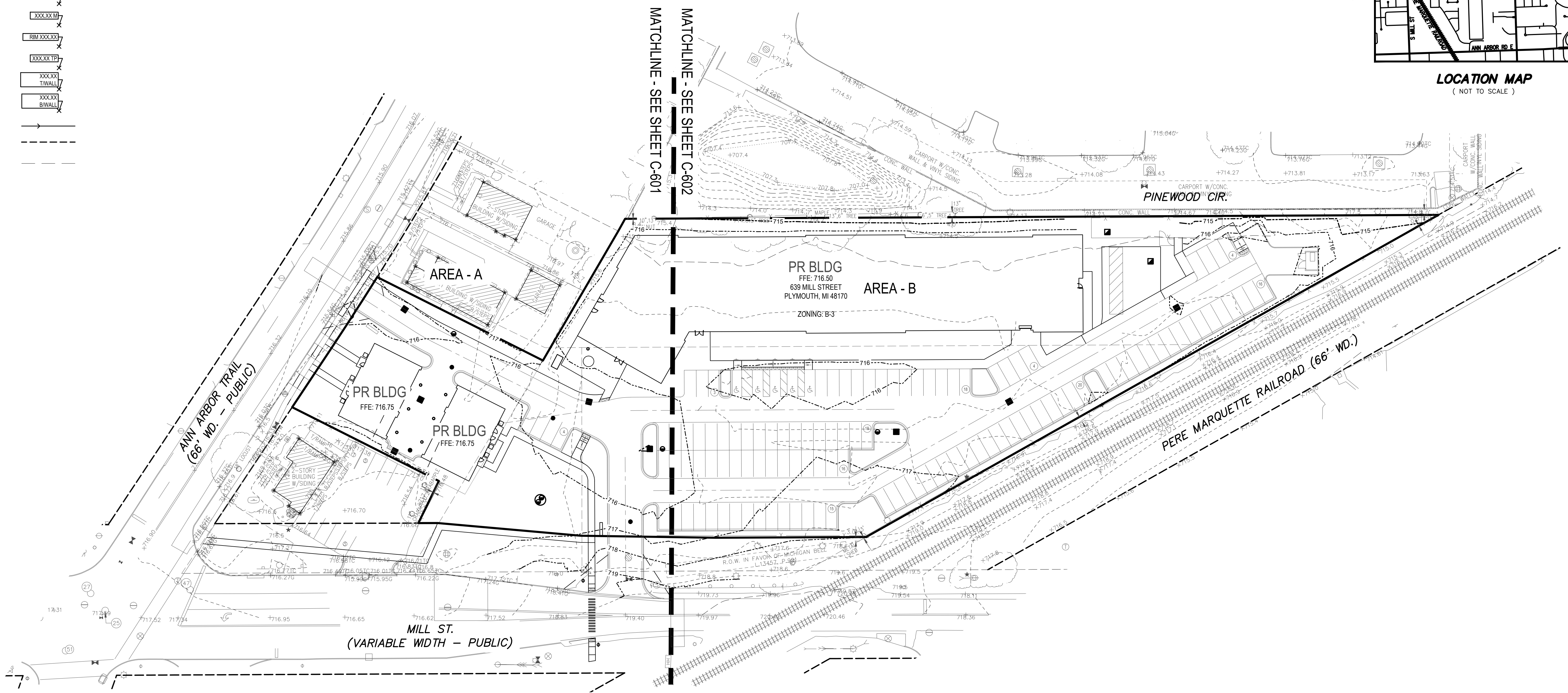


**LEGEND**

- SPOT ELEVATION XXXX.XXES
- FIELD GRADE XXXX.XXFG
- FINISHED FLOOR XXXX.XXFF
- GUTTER AND TOP OF CURB XXXX.XXTC
- GUTTER XXXX.XXGU
- HIGH POINT XXXX.XXHP
- MATCH EXISTING XXXX.XXM
- RIM RIM XXXX.XX
- TOP OF PAVEMENT XXXX.XXTP
- TOP OF WALL XXXX.XXTW
- BOTTOM OF WALL XXXX.XXBW
- SWALE →
- HIGH POINT/ GRADE BREAK - - - -
- GRADING LIMITS - - - -



**LOCATION MAP**  
(NOT TO SCALE)



Engineers  
Surveyors  
Planners  
Landscape Architects

28 West Adams Road  
Suite 1200  
Detroit, MI 48226  
p (313) 962-4442  
f (313) 962-5088  
www.giffelswebster.com

Executive: D. ROOT  
Manager: D. ROOT  
Designer: D. LAMBRINOS  
Quality Control: R. LOSEY  
Section: 26 & 35  
T-01-S R-08-E



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2026-04-24	PUD Resubmit Cycle 1

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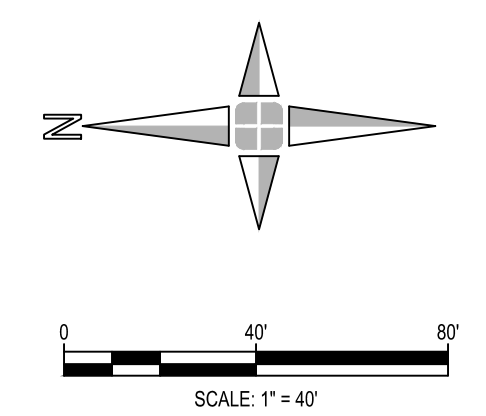
230 East Grand River  
Suite 600  
Detroit, MI 48226  
248-330-8068

**GRADING PLAN OVERALL**

Foundry Flats at Mill Street

Plymouth  
Wayne County  
MICHIGAN

Date: 10/14/25  
Scale: 1"=40'  
Sheet: C-600  
Project: 20713.00



V:\20713.00\20713.00\309 Mill Street Apartments\Design\CAD\Work Sheets\C-600 Grading Plan.dwg



Executive: D. ROOT  
Manager: D. ROOT  
Designer: D. LAMBRINOS  
Quality Control: R. LOSEY  
Section: 26 & 35  
T-01-S R-08-E

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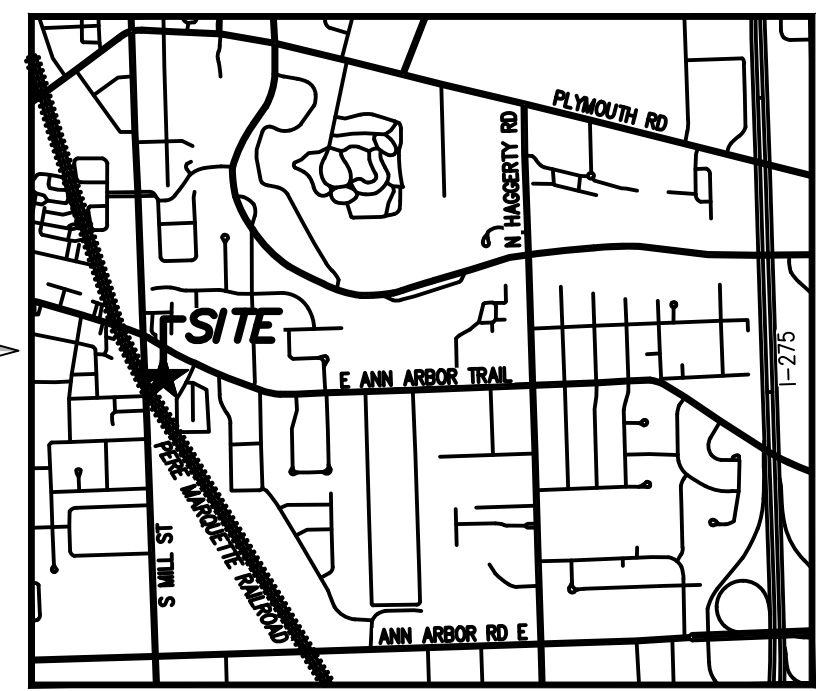
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**GRADING PLAN - AREA B**

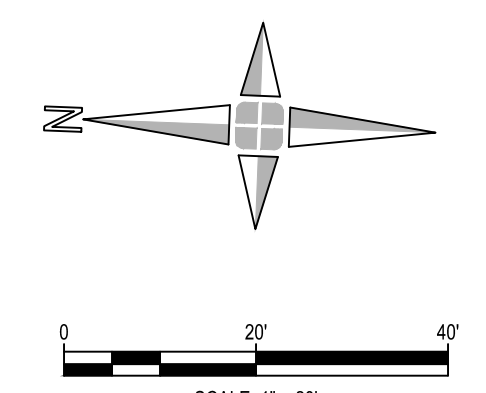
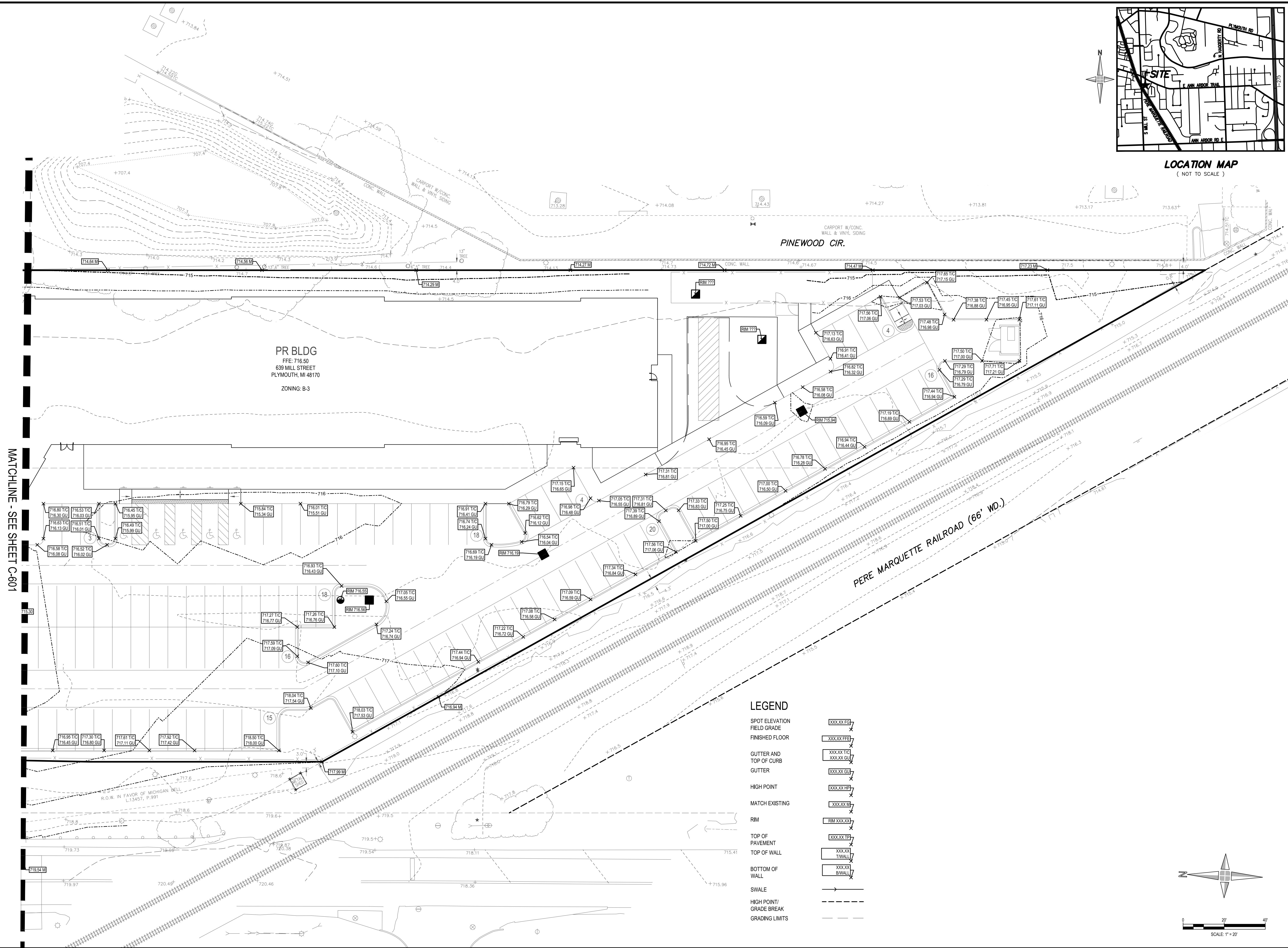
Foundry Flats at Mill Street

Plymouth  
Wayne County  
MICHIGAN

Date: 10/14/25  
Scale: 1"=20'  
Sheet: C-602  
Project: 20713.00



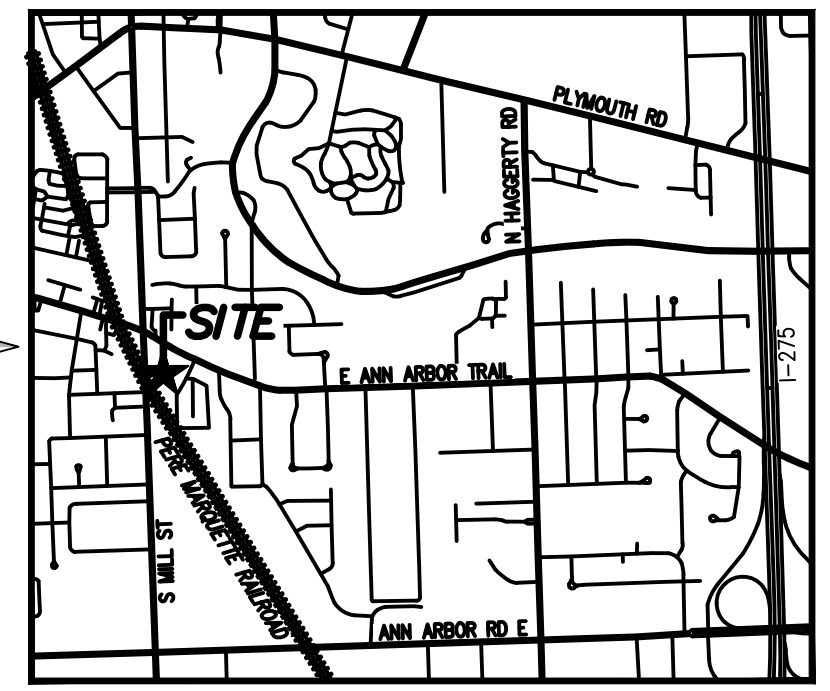
**LOCATION MAP**  
(NOT TO SCALE)



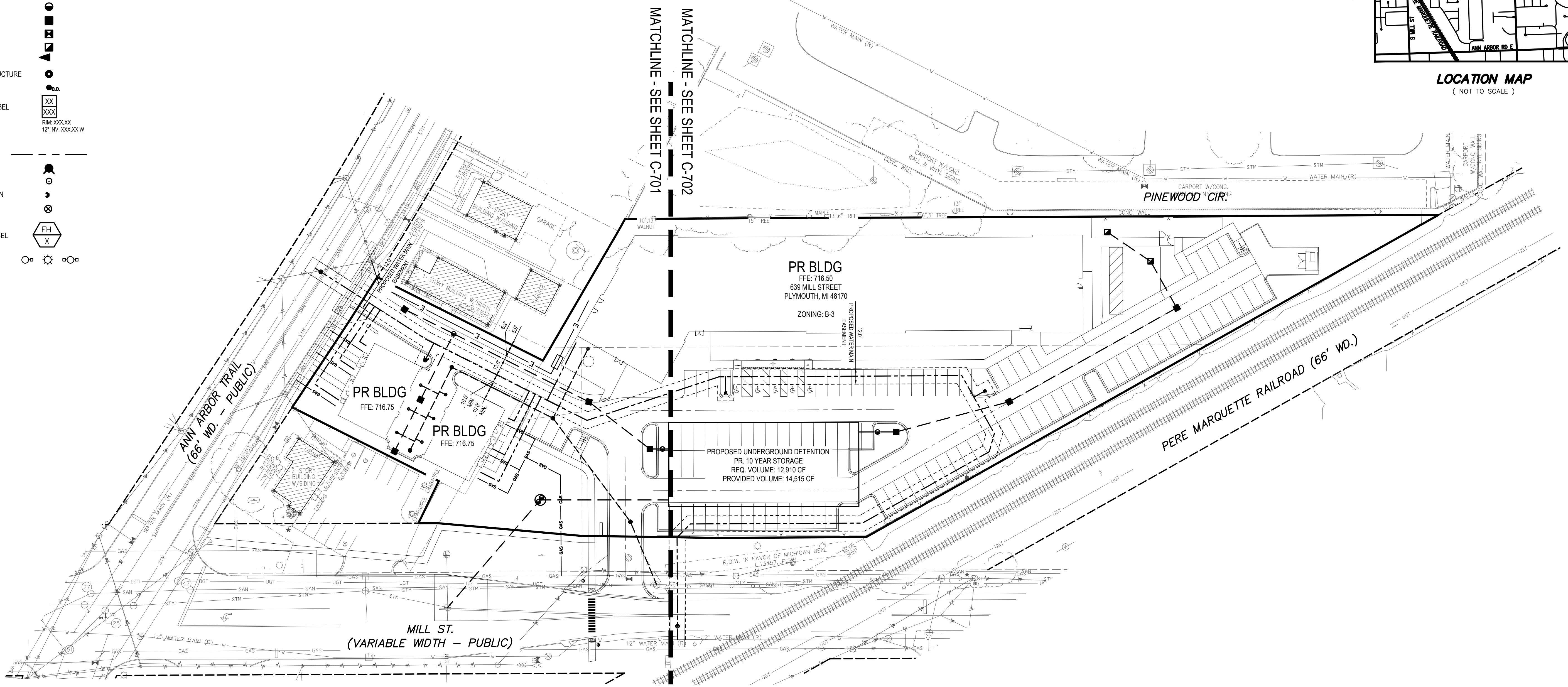
MATCHLINE - SEE SHEET C-601

**LEGEND**

- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- SANITARY STRUCTURE LABEL
- STORM SEWER
- STORM MANHOLE
- CATCH BASIN
- YARD BASIN
- INLET
- END SECTION
- OUTLET CONTROL STRUCTURE
- STORM CLEANOUT
- STORM STRUCTURE LABEL
- WATER LINE
- FIRE HYDRANT
- STOP BOX AND VALVE
- FIRE DEPT. CONNECTION
- GATE VALVE
- WATER STRUCTURE LABEL
- LIGHT POLE



**LOCATION MAP**  
( NOT TO SCALE )



**giffels webster**  
 Engineers  
 Surveyors  
 Planners  
 Landscape Architects  
 28 West Adams Road  
 Suite 1200  
 Detroit, MI 48226  
 p (313) 962-4442  
 f (313) 962-5088  
 www.giffelswebster.com

Executive: D. ROOT  
 Manager: D. ROOT  
 Designer: D. LAMBRINOS  
 Quality Control: R. LOSEY  
 Section: 26 & 35  
 T-01-S R-08-E

Professional Seal:  
  
 DAVID LEE ROOT  
 ENGINEER  
 No. 6201065008  
 STATE OF MICHIGAN



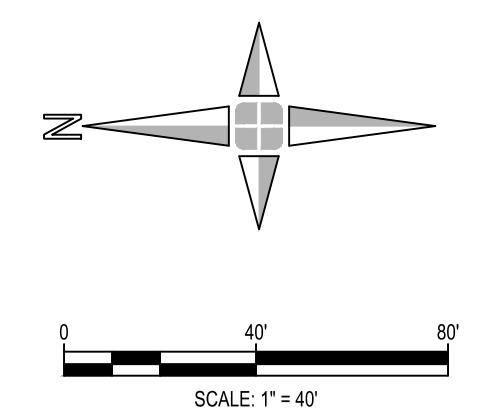
DATE:	ISSUE:
2025-11-14	PUD
2026-04-24	PUD Resubmit Cycle 1

Developed For:  
**Walters Group**  
 230 East Grand River  
 Suite 600  
 Detroit, MI 48226  
 248-330-8068

**UTILITY PLAN OVERALL**

Foundry Flats at Mill Street  
 Plymouth  
 Wayne County  
 MICHIGAN

Date: 10/14/25  
 Scale: 1"=40'  
 Sheet: C-700  
 Project: 20713.00

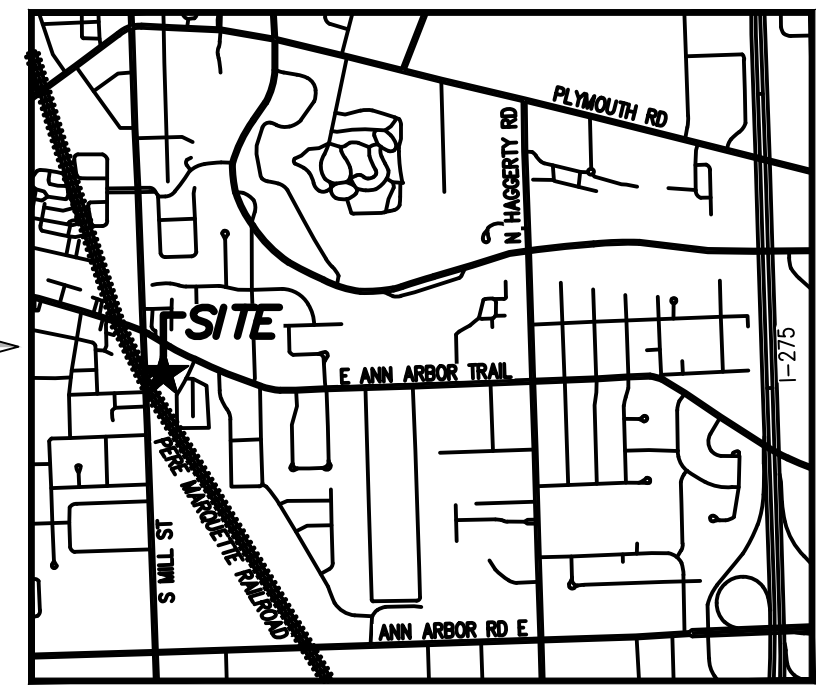


**LEGEND**

- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- SANITARY STRUCTURE LABEL
- STORM SEWER
- STORM MANHOLE
- CATCH BASIN
- YARD BASIN
- INLET
- END SECTION
- OUTLET CONTROL STRUCTURE
- STORM CLEANOUT
- STORM STRUCTURE LABEL
- WATER LINE
- FIRE HYDRANT
- STOP BOX AND VALVE
- FIRE DEPT. CONNECTION
- GATE VALVE
- WATER STRUCTURE LABEL
- LIGHT POLE

**PLAN - KEY NOTES**

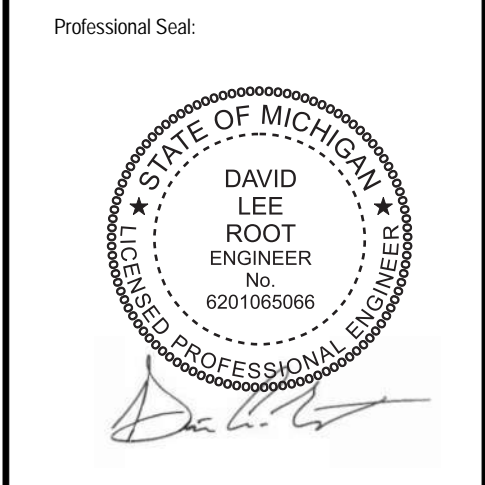
- 1 EXISTING FIRE HYDRANT
- 2 PROPOSED FIRE HYDRANT
- 3 PROPOSED CATCH BASIN
- 4 PROPOSED YARD BASIN
- 5 PROPOSED STORM MANHOLE
- 6 PROPOSED SANITARY MANHOLE
- 7 PROPOSED STORM OUTLET STRUCTURE
- 8 PROVIDE CUT-IN-TEE AND VALVE PER PWSD STANDARDS
- 9 PROPOSED GAS
- 10 DTE SERVICE TO BE COORDINATED WITH UTILITY
- 11 POTENTIAL MIDBLOCK HAWK SIGNAL CROSSING LIGHTS, SUBJECT TO WAYNE COUNTY APPROVAL



**LOCATION MAP**  
(NOT TO SCALE)

**giffels webster**  
Engineers  
Surveyors  
Planners  
Landscape Architects  
28 West Adams Road  
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Detroit, MI 48226  
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f (313) 962-5088  
www.giffelswebster.com

Executive: D. ROOT  
Manager: D. ROOT  
Designer: D. LAMBRINOS  
Quality Control: R. LOSEY  
Section: 26 & 35  
T-01-S R-08-E



DATE:	ISSUE:
2025-11-14	PUD
2026-04-24	PUD Resubmit Cycle 1

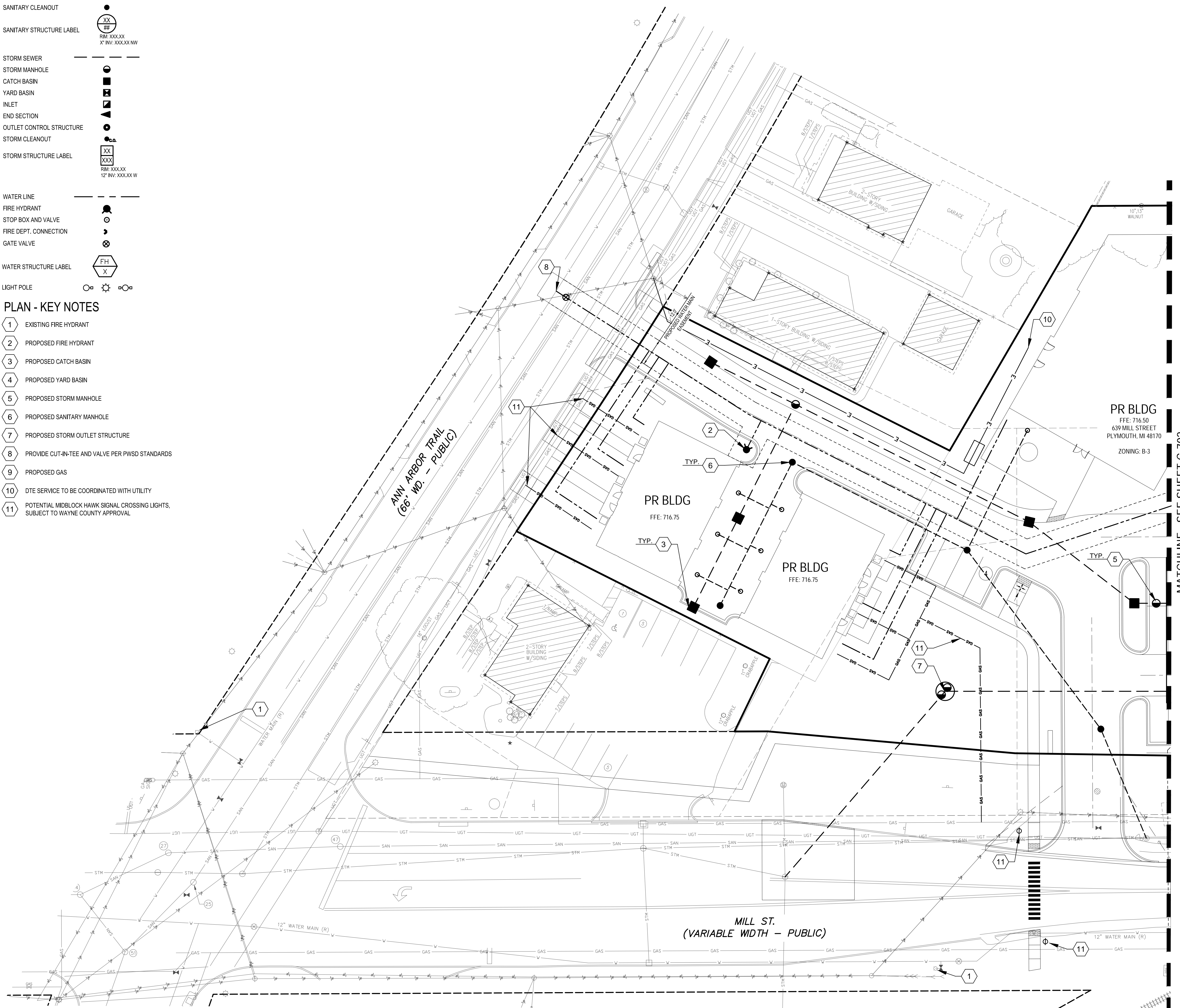
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248-330-8068

**UTILITY PLAN - AREA A**

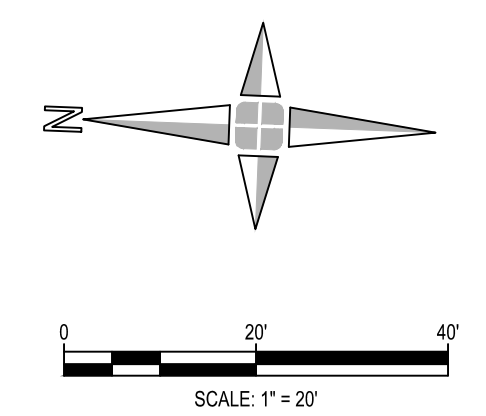
Foundry Flats at Mill Street  
Plymouth  
Wayne County  
MICHIGAN

Date: 10/14/25  
Scale: 1"=20'  
Sheet: C-701  
Project: 20713.00

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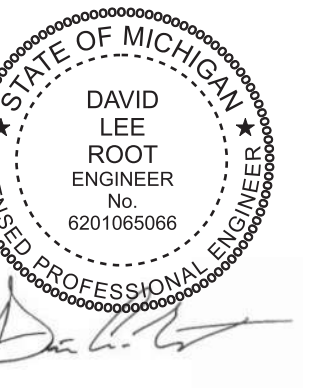


MATCHLINE - SEE SHEET C-702



Executive: D. ROOT  
Manager: D. ROOT  
Designer: D. LAMBRINOS  
Quality Control: R. LOSEY  
Section: 26 & 35  
T-01-S R-08-E

Professional Seal:



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2026-04-24	PUD Resubmit Cycle 1

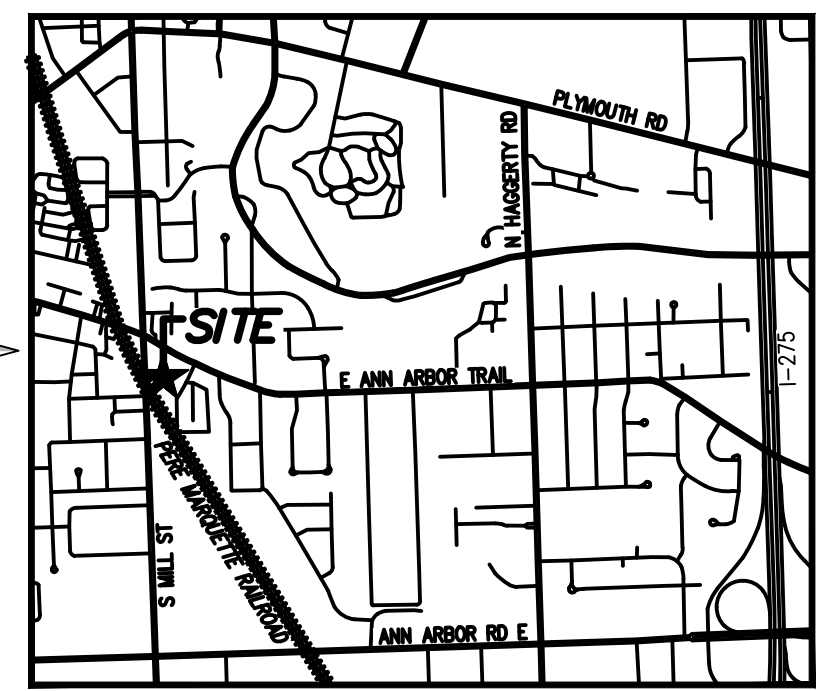
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248-330-8068

**UTILITY PLAN - AREA B**

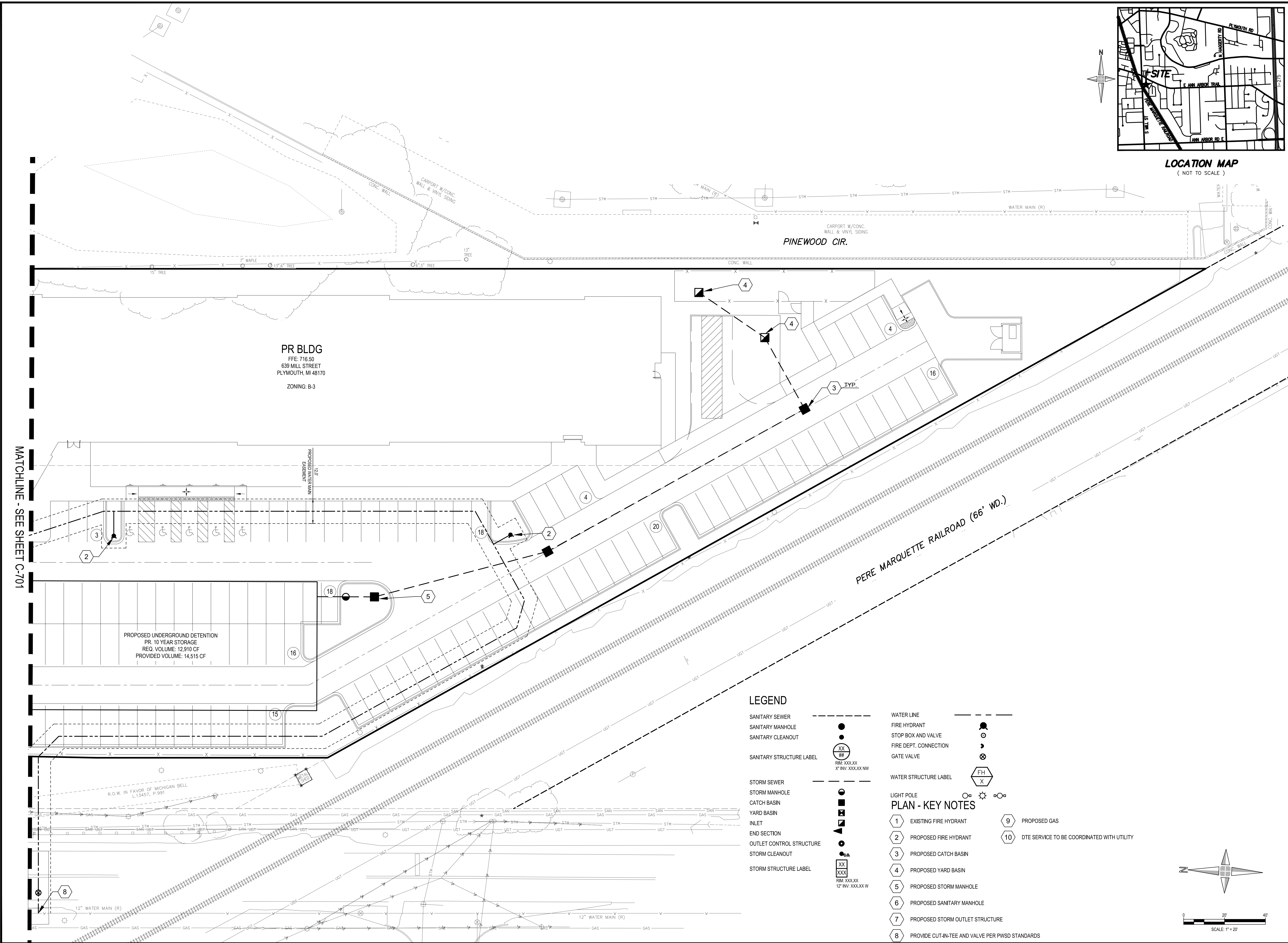
Foundry Flats at Mill Street

Plymouth  
Wayne County  
MICHIGAN

Date: 10/14/25  
Scale: 1"=20'  
Sheet: C-702  
Project: 20713.00



**LOCATION MAP**  
( NOT TO SCALE )



**PR BLDG**  
FFE: 716.50  
639 MILL STREET  
PLYMOUTH, MI 48170  
ZONING: B-3

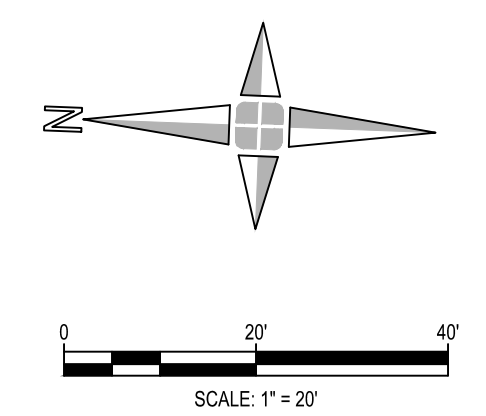
**PROPOSED UNDERGROUND DETENTION**  
PR, 10 YEAR STORAGE  
REQ. VOLUME: 12,910 CF  
PROVIDED VOLUME: 14,515 CF

**LEGEND**

- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- SANITARY STRUCTURE LABEL
- STORM SEWER
- STORM MANHOLE
- CATCH BASIN
- YARD BASIN
- INLET
- END SECTION
- OUTLET CONTROL STRUCTURE
- STORM CLEANOUT
- STORM STRUCTURE LABEL
- WATER LINE
- FIRE HYDRANT
- STOP BOX AND VALVE
- FIRE DEPT. CONNECTION
- GATE VALVE
- WATER STRUCTURE LABEL
- LIGHT POLE

**PLAN - KEY NOTES**

- 1 EXISTING FIRE HYDRANT
- 2 PROPOSED FIRE HYDRANT
- 3 PROPOSED CATCH BASIN
- 4 PROPOSED YARD BASIN
- 5 PROPOSED STORM MANHOLE
- 6 PROPOSED SANITARY MANHOLE
- 7 PROPOSED STORM OUTLET STRUCTURE
- 8 PROVIDE CUT-IN-TEE AND VALVE PER PWSD STANDARDS
- 9 PROPOSED GAS
- 10 DTE SERVICE TO BE COORDINATED WITH UTILITY



MATCHLINE - SEE SHEET C-701

Executive: D. ROOT  
Manager: D. ROOT  
Designer: D. LAMBRINOS  
Quality Control: R. LOSEY  
Section: 26 & 35  
T-01-S R-08-E

Professional Seal:



DATE:	ISSUE:
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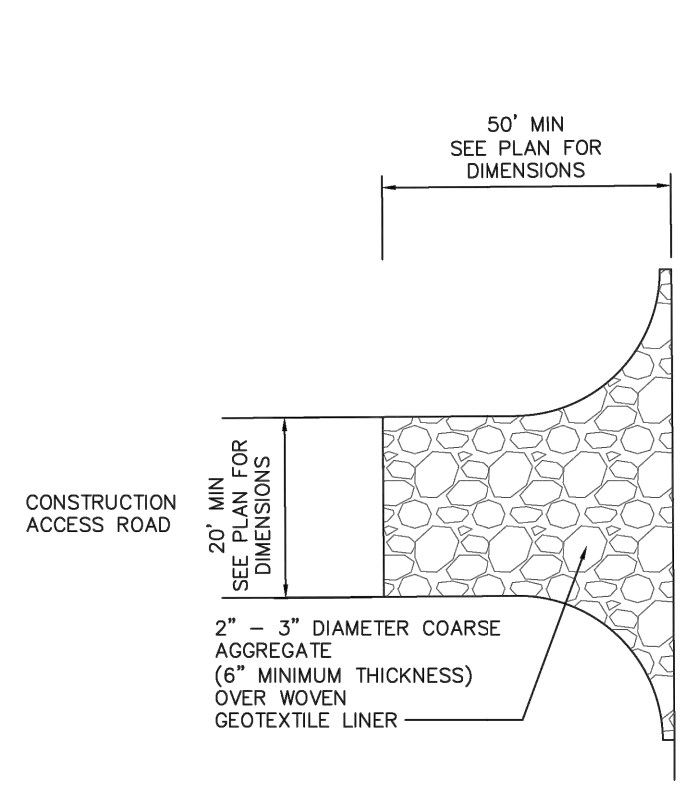
**SESC DETAILS**

Foundry Flats at Mill Street

Plymouth  
Wayne County  
MICHIGAN

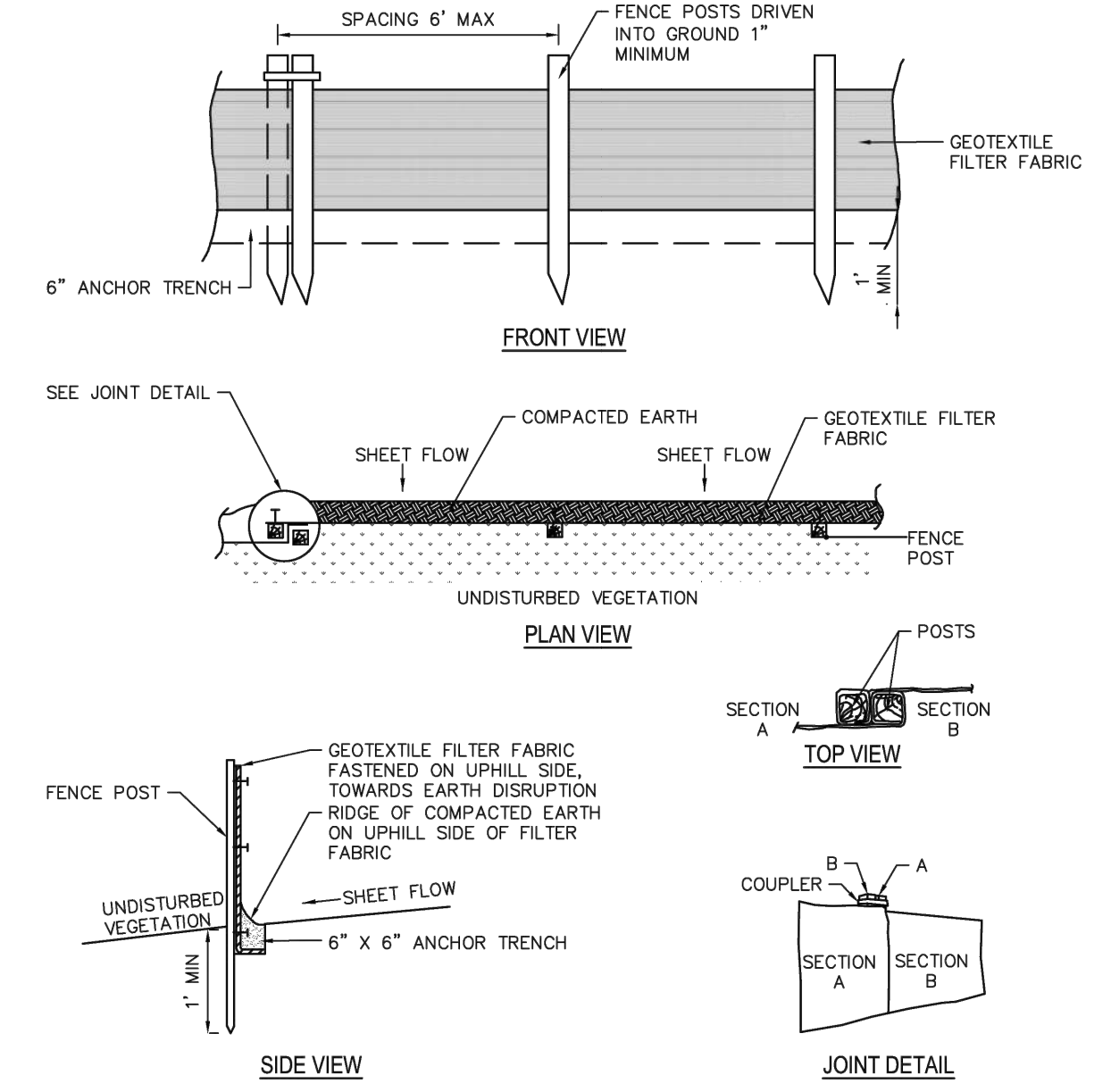
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Project: 20713.00

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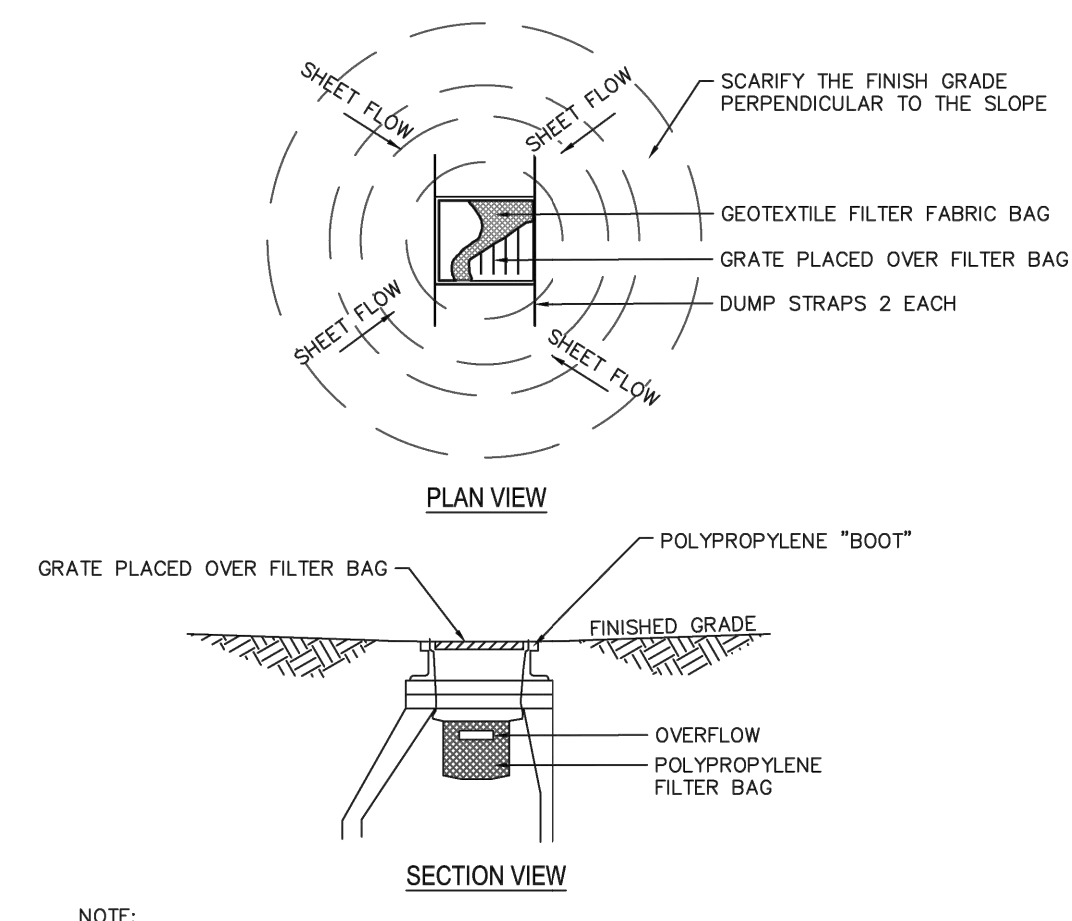


- NOTE:
- ENSURE MUDMAT AND SEDIMENT IS NOT TRANSPORTED ONTO PAVED ROADS. AGGREGATE PAD REQUIRED TO PROVIDE BUFFER AREA FOR VEHICLES TO DROP MUD AND SEDIMENT THEREBY CONTROLLING DUST AND SEDIMENT FROM SURFACE RUNOFF.
  - INSTALL AND MAINTAIN AS SPECIFIED ON SOIL EROSION AND SEDIMENTATION CONTROL PLAN.

**AGGREGATE MUD MAT**  
NOT TO SCALE



**SEDIMENT CONTROL FENCE**  
NOT TO SCALE



- NOTE:
- TEMPORARY SEDIMENT INLET FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS, OR AS SPECIFIED ON THE SOIL EROSION CONTROL PLAN.
  - INLET FILTER TO BE SIMILAR TO "STREAMGUARD" AS MANUFACTURED BY STORMWATER SERVICES CORPORATION OR "SILTSACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC.
  - CLEAN FILTER AS NEEDED, OR AS REQUIRED BY THE SOIL EROSION AND SEDIMENT CONTROL PLAN.

**SEDIMENT INLET FILTER**  
NOT TO SCALE



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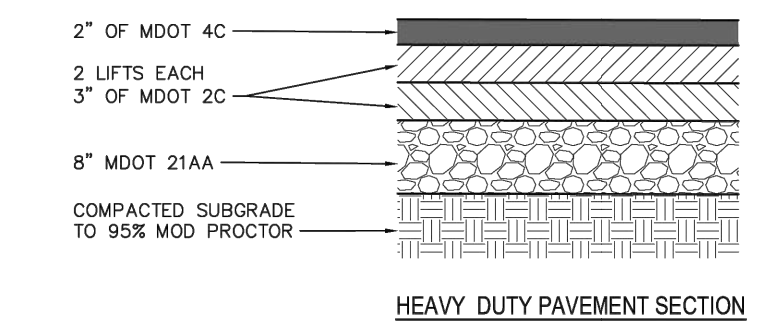
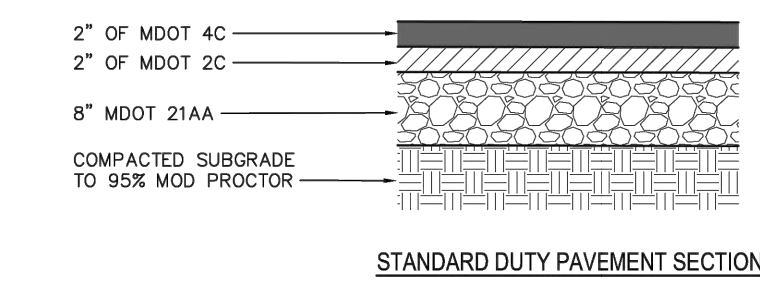
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230 East Grand River  
Suite 600  
Detroit, MI 48226  
248-330-8068

**GW DETAILS**

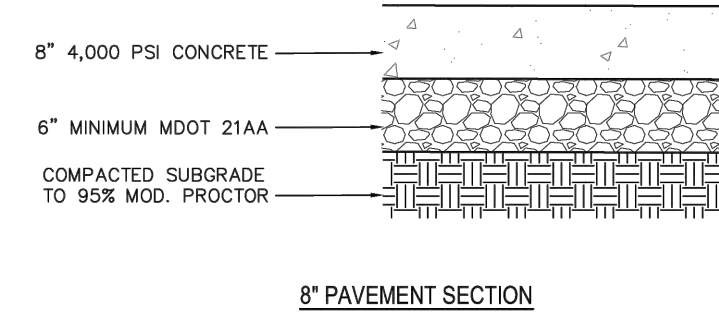
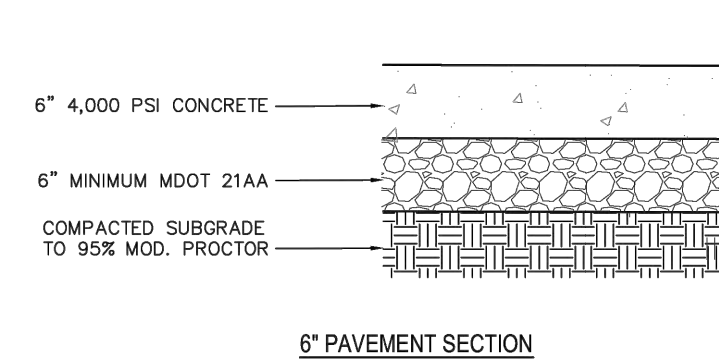
Foundry Flats at Mill Street

Plymouth  
Wayne County  
MICHIGAN

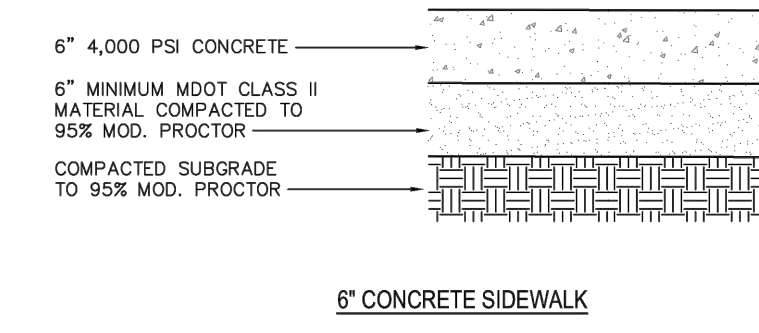
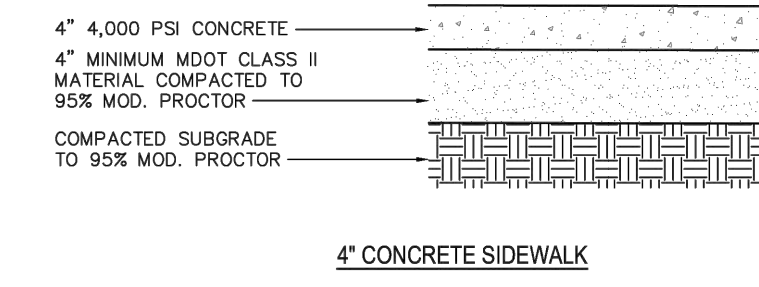
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Project: 20713.00



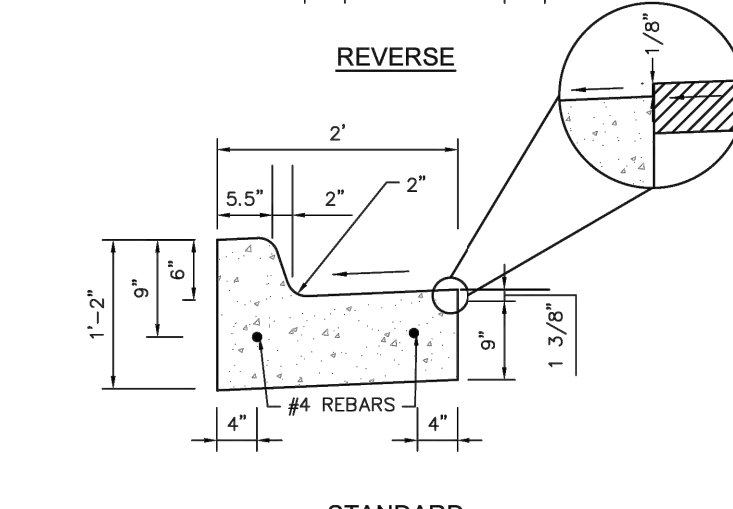
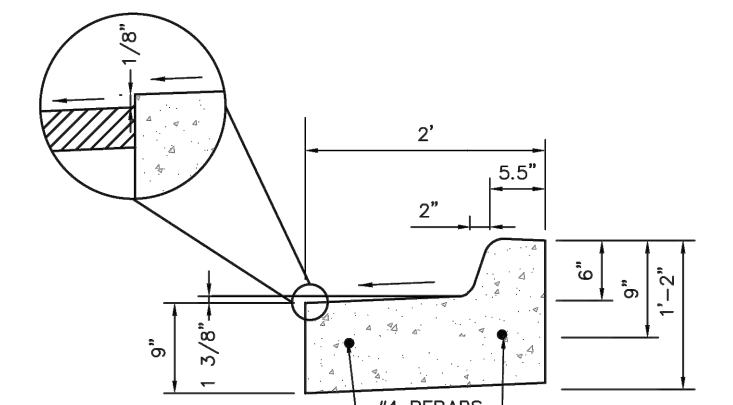
NOTE:  
1. IF ANY OF THE EXISTING BASE CANNOT BE UTILIZED, REMOVE AND REPLACE IT WITH MDOT 21AA MATERIAL.  
2. DELAY PLACEMENT OF FINAL ASPHALT UNTIL THE MAJORITY OF THE CONSTRUCTION HAS BEEN COMPLETED, OR AS DIRECTED BY THE ENGINEER.  
3. APPLY A BOND COAT OF SS-1H EMISSION (AT A RATE OF 0.10 GAL/SYD) BETWEEN LEVELING AND WEARING COURSE WHEN 48 HOURS HAVE ELAPSED BETWEEN PLACEMENT.



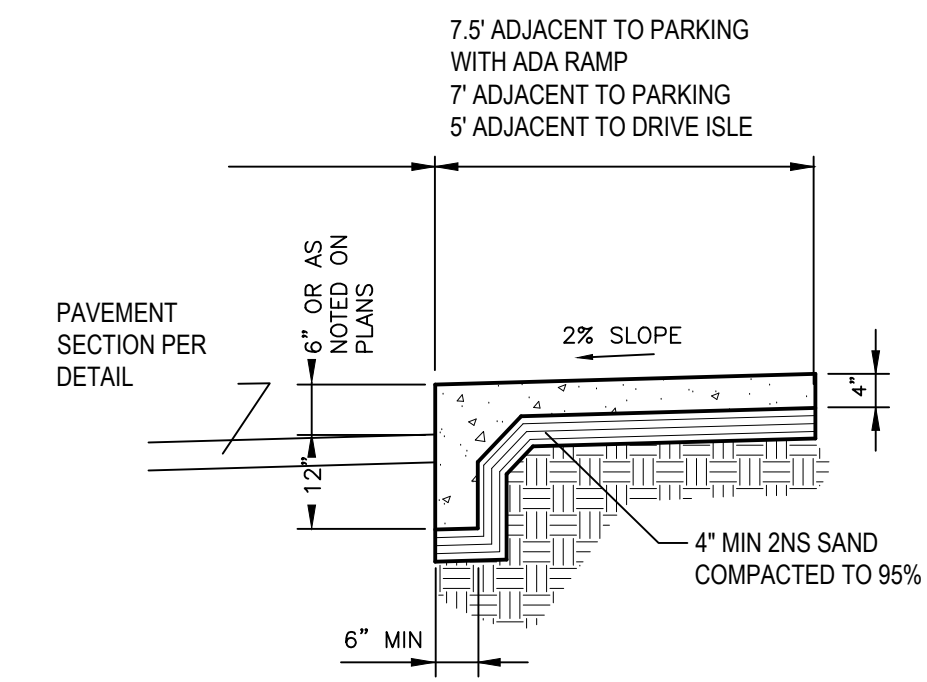
NOTE:  
1. IF ANY OF THE EXISTING BASE CANNOT BE UTILIZED, REMOVE AND REPLACE WITH MDOT 21AA MATERIAL.  
2. BROOM FINISH SURFACE.  
3. IF JOINTING PLAN IS NOT INDICATED ON THE PLANS, SUBMIT ONE PRIOR TO PLACEMENT OF CONCRETE PAVEMENT.



NOTE:  
1. IF ANY OF THE EXISTING BASE CANNOT BE UTILIZED, IT SHALL BE REMOVED AND REPLACED WITH MDOT CLASS II MATERIAL.  
2. BROOM FINISH SURFACE.  
3. IF NOT INDICATED ON THE PLANS THE CONTRACTOR SHALL SUBMIT A JOINTING PLAN PRIOR TO PLACEMENT OF CONCRETE PAVEMENT.  
4. SMOOTH JOINTS AS SOON AS PAVEMENT CAN SUPPORT MACHINE.  
5. PLACE EXPANSION JOINT BETWEEN NEW WALKS AND EXISTING PAVEMENT AND/OR BUILDINGS.



NOTE:  
1. USE MDOT 35P CONCRETE UNLESS OTHERWISE NOTED.  
2. REFER TO PLANS FOR LOCATIONS OF STANDARD AND REVERSE CURB.  
3. CONTRACTOR SHALL SMOOTHLY TRANSITION BETWEEN STANDARD AND REVERSE CURB.



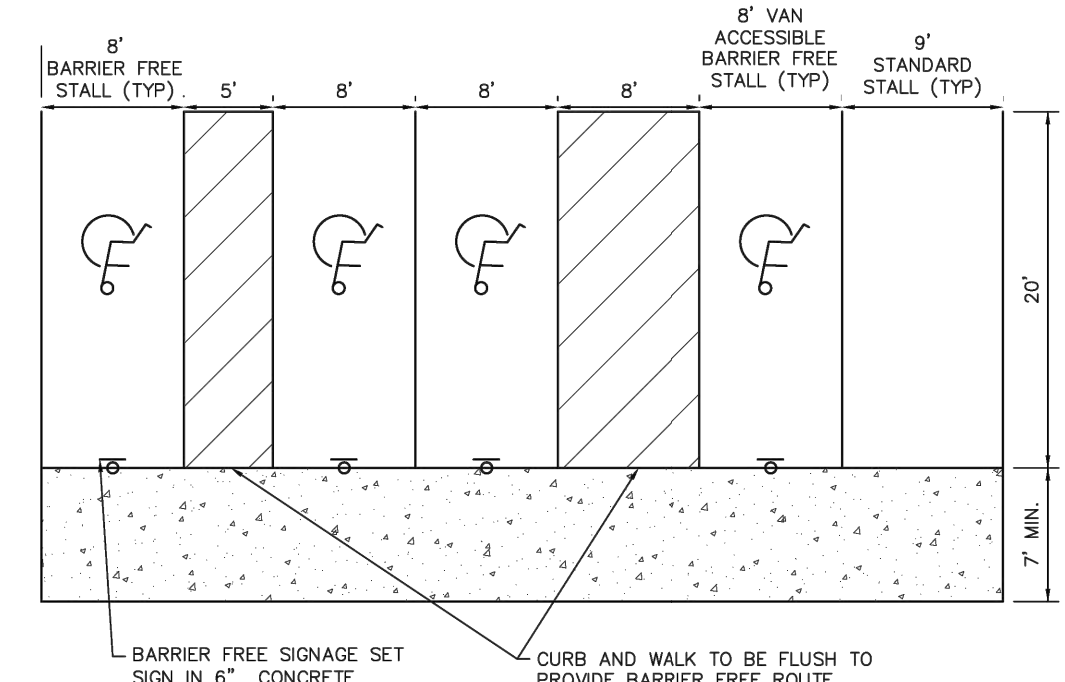
**HMA PAVEMENT**  
NOT TO SCALE

**CONCRETE PAVEMENT**  
NOT TO SCALE

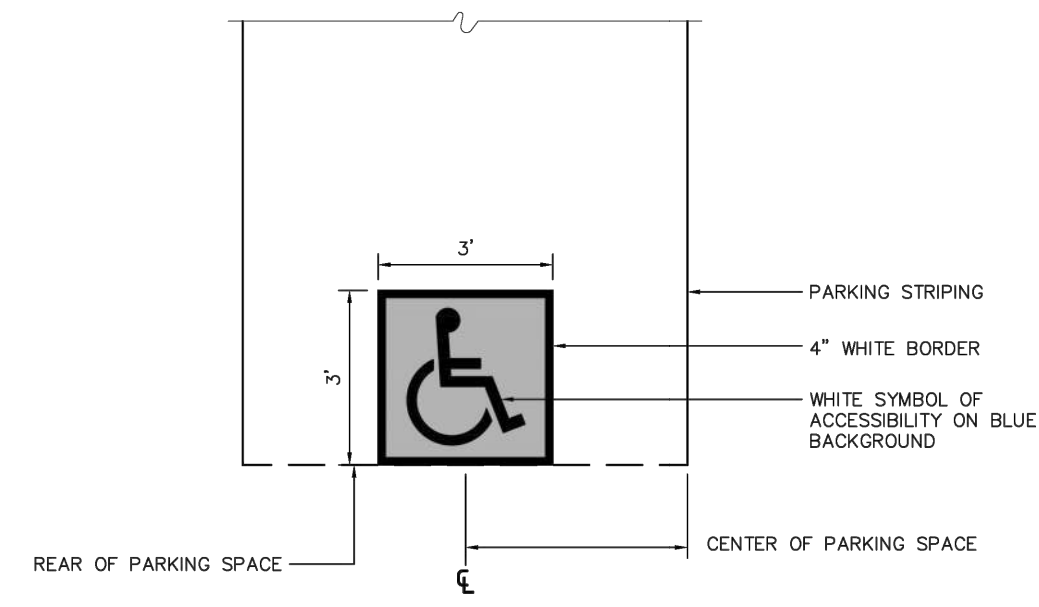
**CONCRETE SIDEWALK**  
NOT TO SCALE

**CONCRETE CURB & GUTTER**  
NOT TO SCALE

**6\"/>**

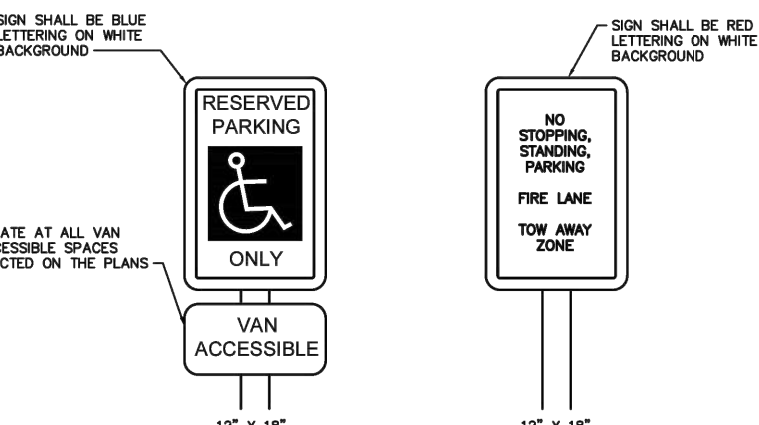


NOTE:  
1. PAINT SHALL BE LIFE LINE YELLOW LV-1 FOR STANDARD SPACES.  
2. PAINT SHALL BE B-1052 FOR BARRIER FREE SPACES.  
3. ALL STRIPING SHALL BE FOUR INCHES (4\") IN WIDTH PAINTED HIGHWAY YELLOW OR BLUE AS SPECIFIED ON PLANS AND IN SUPPLEMENTAL SPECS.  
4. ALL STRIPING SHALL BE APPLIED IN TWO (2) COATS.

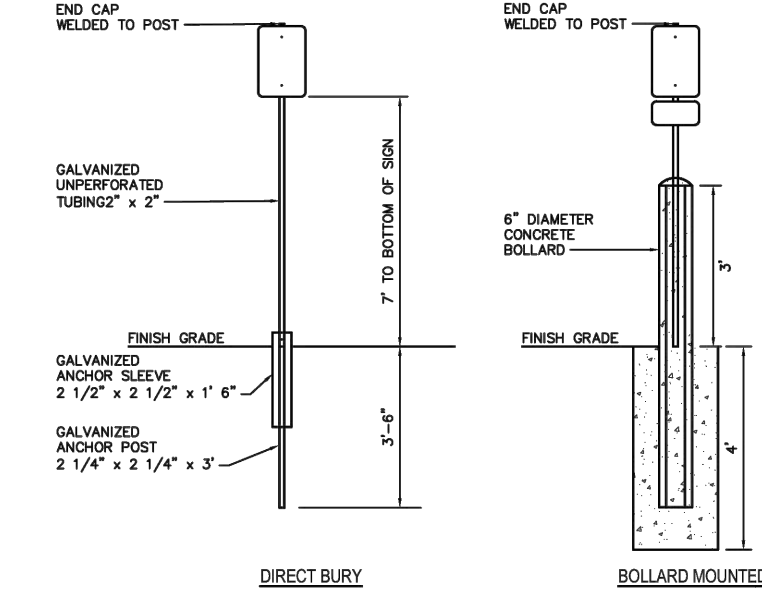


NOTE:  
1. PAVEMENT MARKING SHALL BE LOCATED AT REAR OF EACH ACCESSIBLE PARKING SPACE.  
2. PAVEMENT MARKING STROKE WIDTH = 3\"/>

**PARKING SIGNAGE**  
NOT TO SCALE



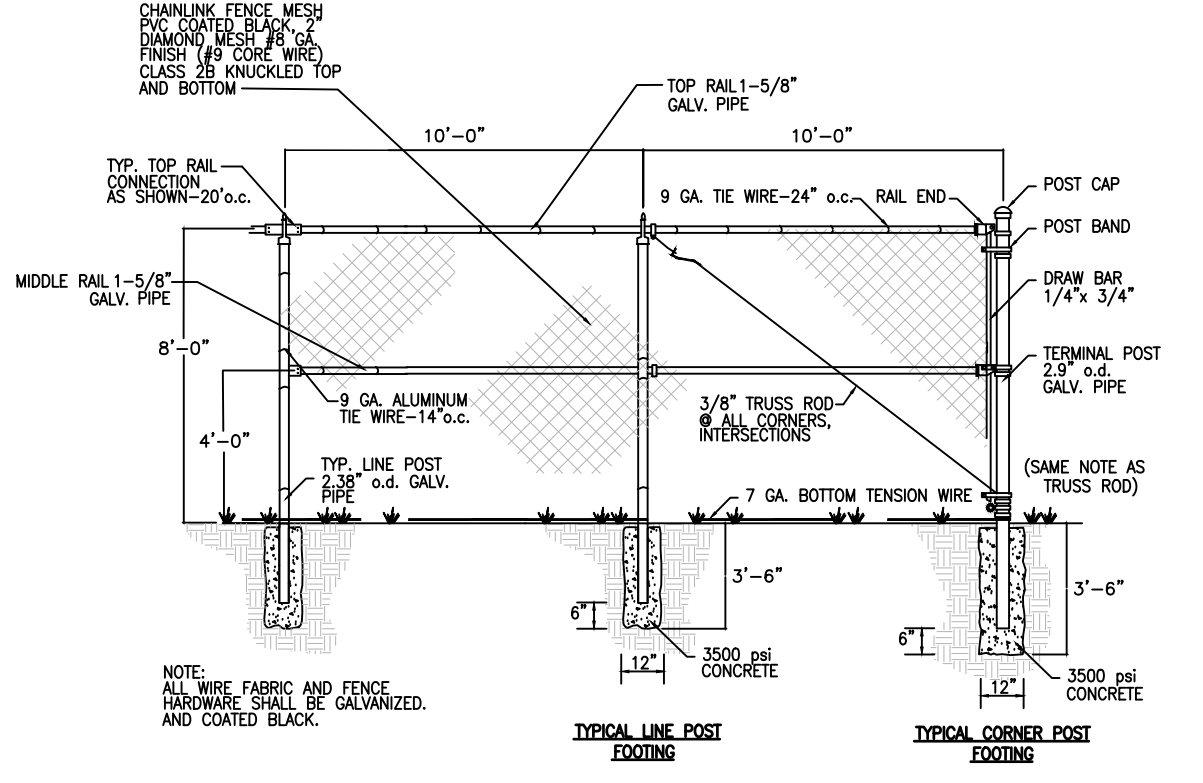
NOTE:  
1. ENSURE SIGNAGE CONFORMS AND COMPLIES WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS AS WELL AS WITH THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).  
2. COORDINATE SIGN LOCATIONS WITH LANDSCAPING CONTRACTOR AS REQUIRED.  
3. PROVIDE REGULATORY SIGNAGE RELECTORIZED.  
4. PROVIDE SON BANDING MATERIAL AS 300\"/>



**DUMPSTER ENCLOSURE**  
NOT TO SCALE

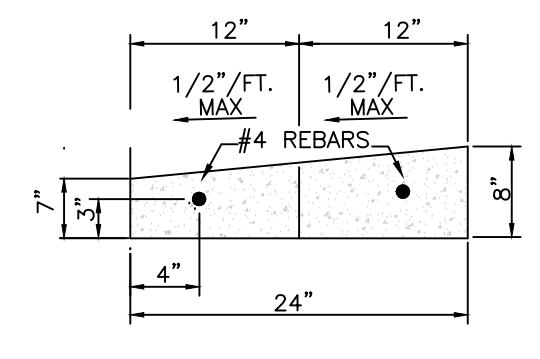
**CURB BARRIER FREE PAVEMENT MARKINGS**  
NOT TO SCALE

**SYMBOL OF ACCESSIBILITY PAVEMENT MARKING**  
NOT TO SCALE

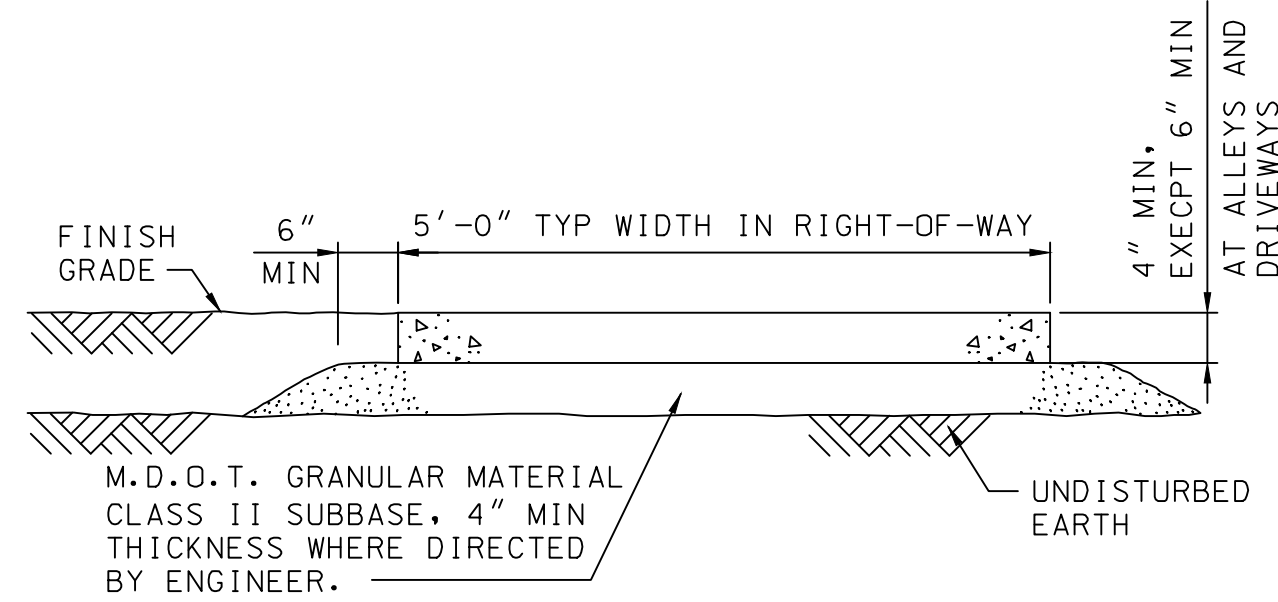


**AMERISTAR 8\"/>**

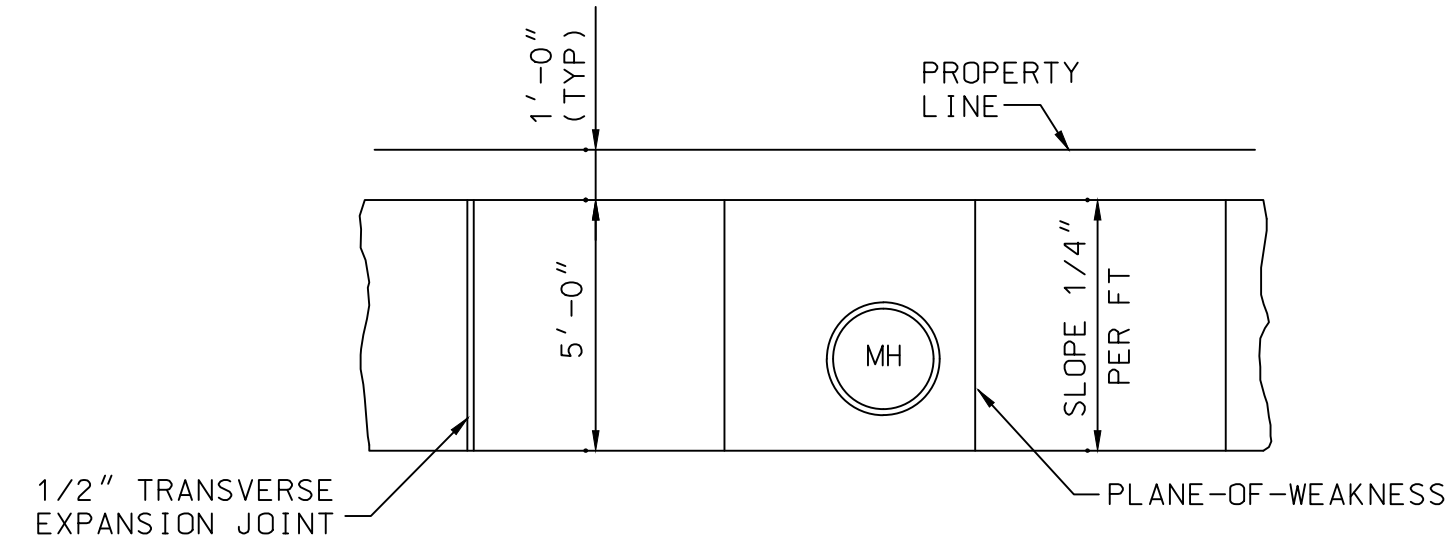
**MOUNTABLE CURB**  
NOT TO SCALE



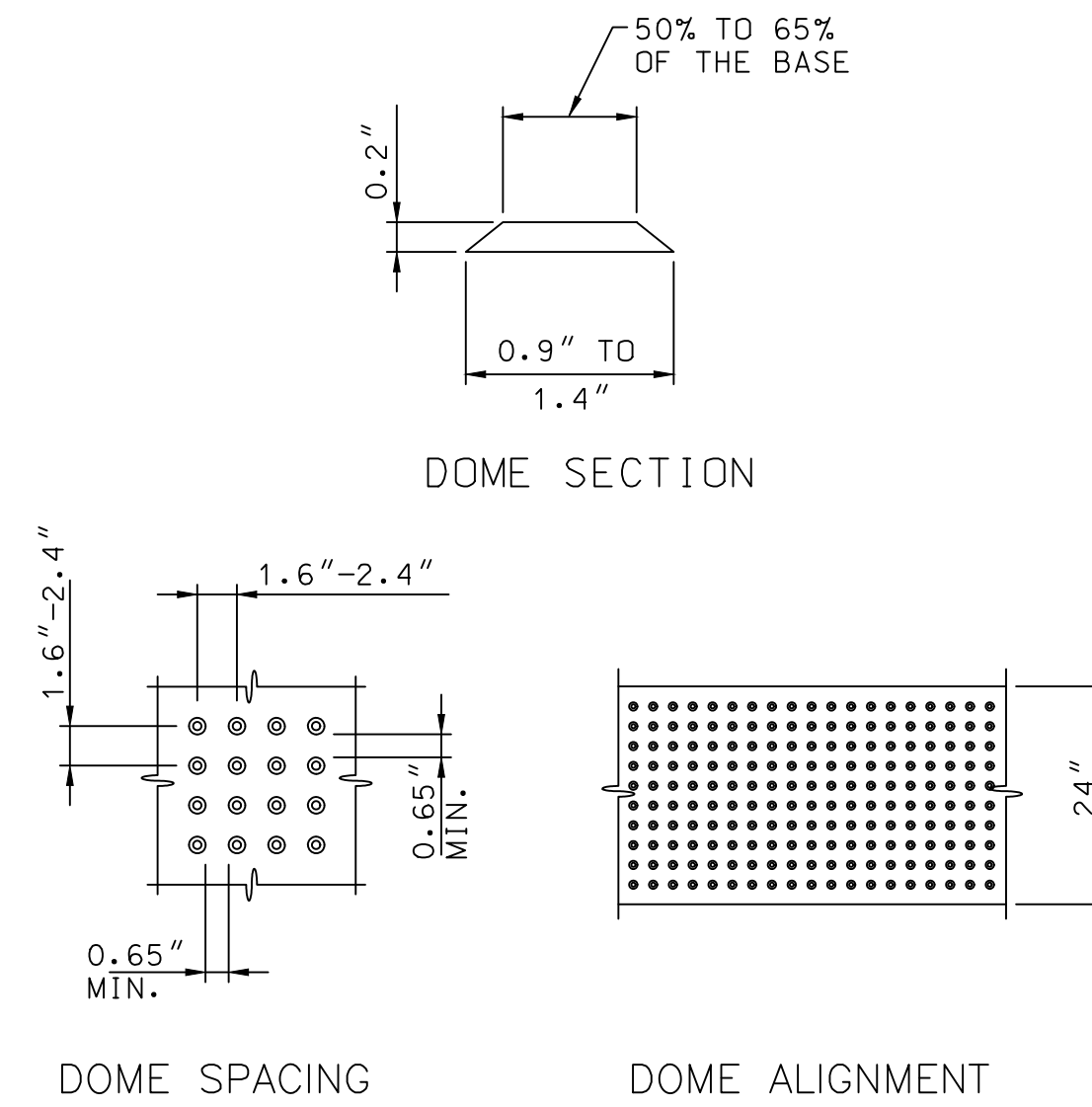
**MOUNTABLE CURB**  
NOT TO SCALE



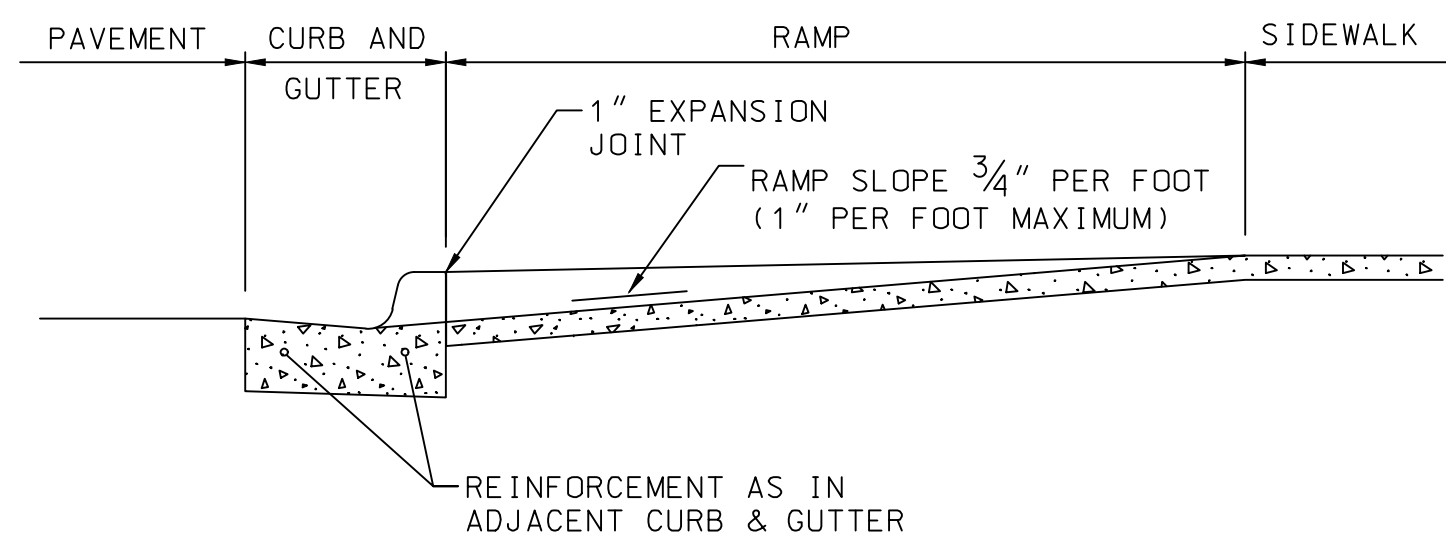
TYPICAL SECTION  
N.T.S.



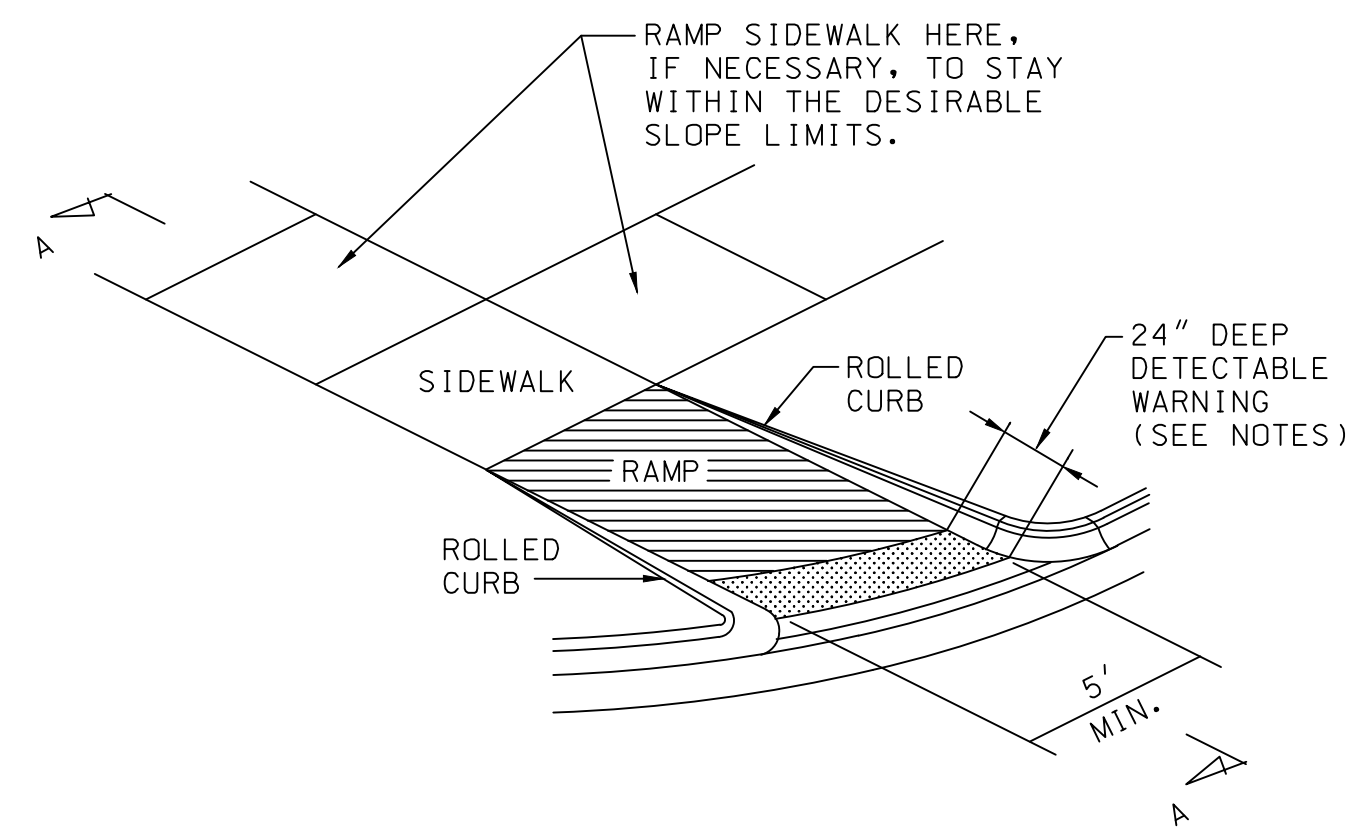
TYPICAL PLAN IN RIGHT-OF-WAY  
N.T.S.



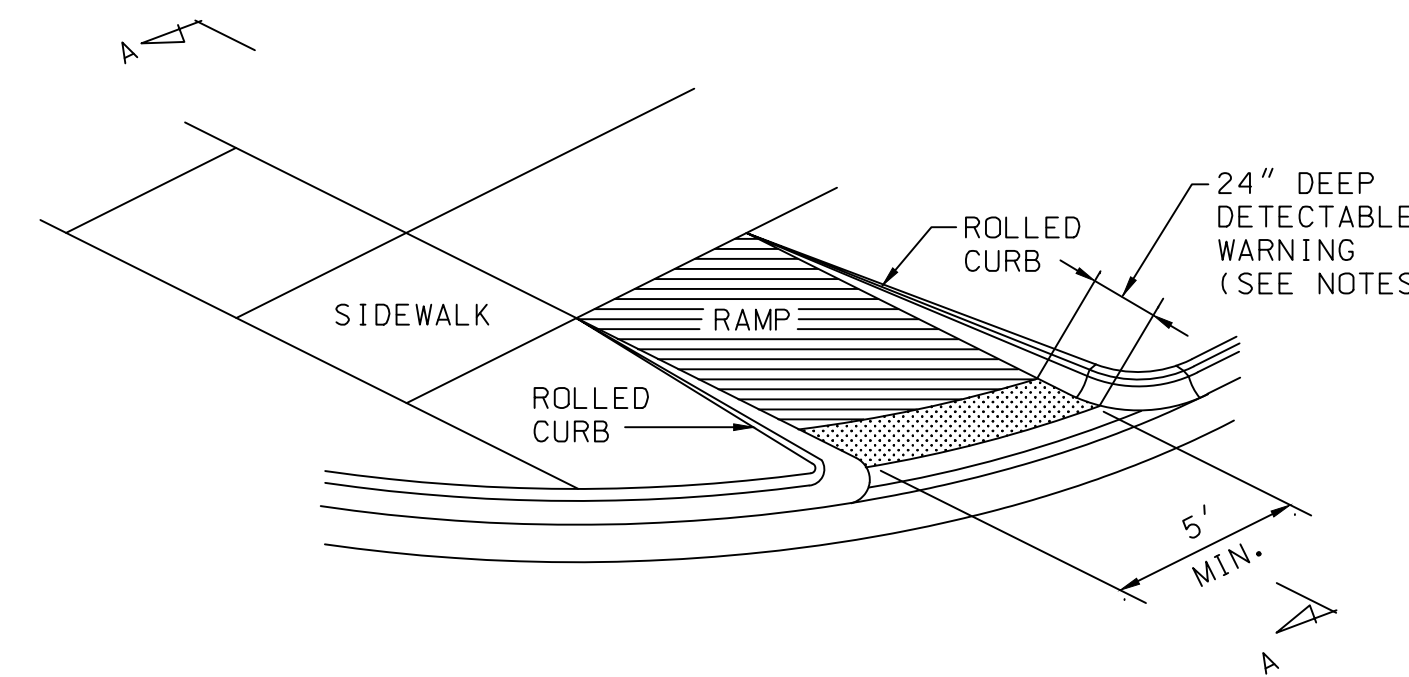
DETECTABLE WARNING DETAILS  
N.T.S.



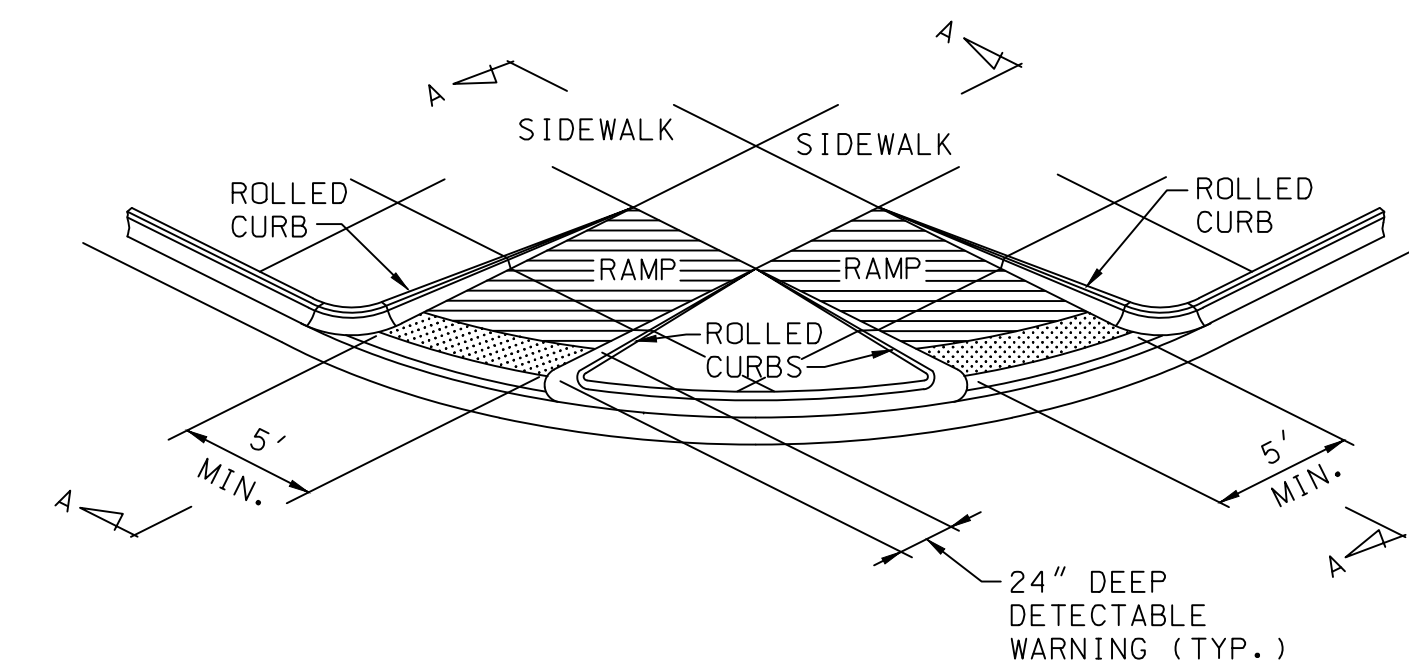
TYPICAL PLAN IN RIGHT-OF-WAY  
N.T.S.



TYPICAL PLAN IN RIGHT-OF-WAY  
N.T.S.



SIDEWALK RAMP DETAILS  
N.T.S.



SIDEWALK RAMP TYPE 4  
N.T.S.

NOTES:

- ONE-HALF INCH TRANSVERSE EXPANSION JOINTS SHALL BE PLACED THROUGH THE SIDEWALK AT UNIFORM INTERVALS OF NOT MORE THAN 50 FEET. ONE-HALF INCH EXPANSION JOINT SHALL ALSO BE PLACED BETWEEN THE SIDEWALK AND ABUTTING PARALLEL CURB, BUILDINGS, RIGID STRUCTURES, CONCRETE DRIVES AND CONCRETE DRIVE APPROACHES. ONE INCH EXPANSION JOINTS SHALL BE PLACED BETWEEN SIDEWALK RAMP AND BACK OF CURB.
- PLANE-OF-WEAKNESS JOINTS SHALL BE PLACED EVERY 5 FEET AND BE PRODUCED BY USE OF SLAB DIVISION FORMS EXTENDING TO THE FULL DEPTH OF CONCRETE OR BY CUTTING JOINTS IN THE CONCRETE, AFTER FLOATING, TO A DEPTH OF NOT LESS THAN ONE-FOURTH THE THICKNESS OF THE SIDEWALK. THE CUT JOINTS SHALL BE NOT LESS THAN 1/8 INCH NOR MORE THAN 1/4 INCH IN WIDTH AND SHALL BE FINISHED SMOOTH AND TRUE TO LINE.

SIGN NOTES:

- SIGN PANEL SHALL BE 0.080 INCH THICK, ALUMINUM SHEET, TYPE 6061-T6 (MOT TYPE III).
  - HOLES IN SIGN POSTS SHALL BE CONTINUOUS 3/4\"/>
- TYPE BACKGROUND LEGEND  
 A. Reflectorized Reflectorized  
 B. Reflectorized Non-Reflectorized  
 C. Non-Reflectorized Reflectorized

SIDEWALK RAMP NOTES:

- ALL SIDEWALK RAMP AS CALLED FOR ON THE PLANS SHALL HAVE DETECTABLE WARNINGS.
- DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH THE ADJACENT WALKING SURFACE.
- DETECTABLE WARNING SHALL BE MODULAR PLASTIC TILE, POLYMER CONCRETE TILE OR OTHER SIMILAR TILE EMBEDDED INTO THE FRESH CONCRETE, AS APPROVED BY THE ENGINEER; OR A STAMPED PATTERN IN THE FRESH CONCRETE WITH INTEGRAL COLOR (NOT SHAKE-ON COLOR). ADHESIVE APPLIED DETECTABLE WARNINGS ARE NOT ACCEPTABLE.
- ALL DETECTABLE WARNINGS SHALL HAVE SKID RESISTANT SURFACE.
- SYSTEM AND COLOR SHALL BE APPROVED BY THE ENGINEER PRIOR TO BEGINNING WORK.

Executive:	D. ROOT
Manager:	D. ROOT
Designer:	D. LAMBRINOS
Quality Control:	R. LOSEY
Section:	26 & 35
	T-01-S R-08-E



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DATE:	ISSUE:
2025-11-14	PUD
2026-04-24	PUD Resubmit Cycle 1

Developed For:  
**Walters Group**  
230 East Grand River  
Suite 600  
Detroit, MI 48226  
248-330-8068

PPW DETAILS

Foundry Flats at Mill Street

Plymouth  
Wayne County  
MICHIGAN

Date:	10/14/25
Scale:	NONE
Sheet:	C-820
Project:	20713.00

Executive:	D. ROOT
Manager:	D. ROOT
Designer:	D. LAMBRINOS
Quality Control:	R. LOSEY
Section:	26 & 35
	T-01-S R-08-E



DATE:	ISSUE:
2025-11-14	PUD
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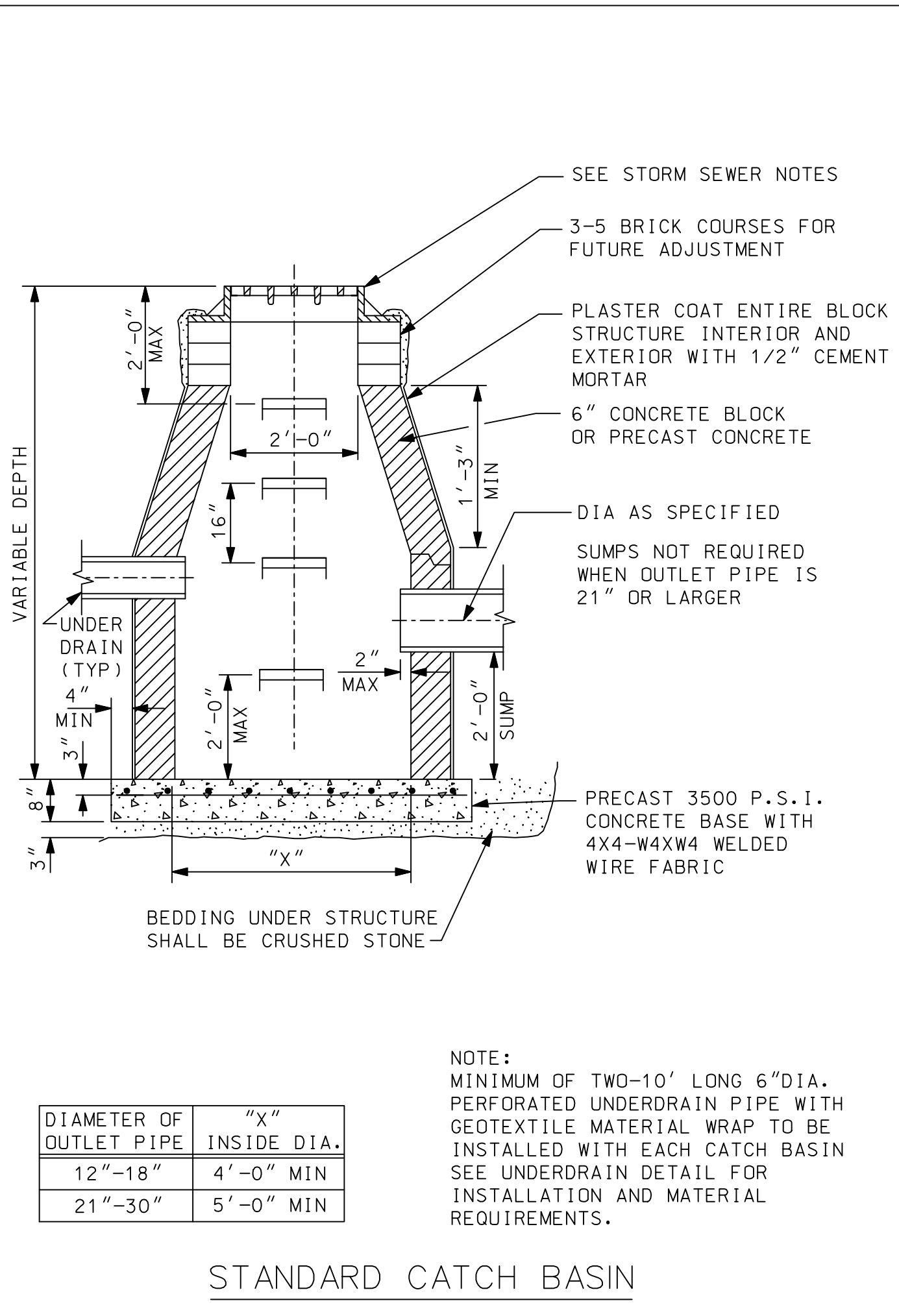
Developed For:  
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230 East Grand River  
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Detroit, MI 48226  
248-330-8068

**PWSD STM DETAILS**

Foundry Flats at Mill Street

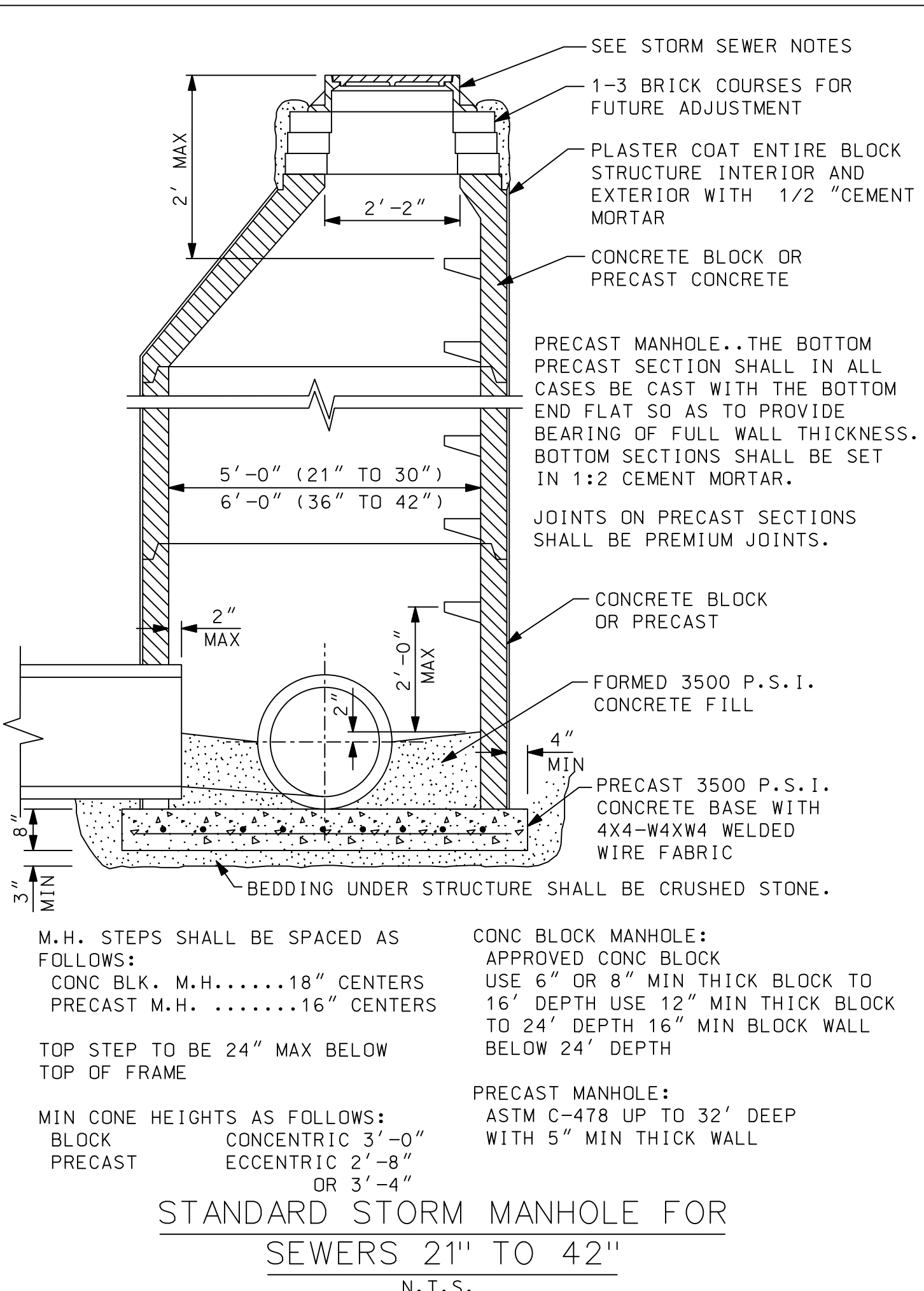
Plymouth  
Wayne County  
MICHIGAN

Date:	10/14/25
Scale:	NONE
Sheet:	C-830
Project:	20713.00

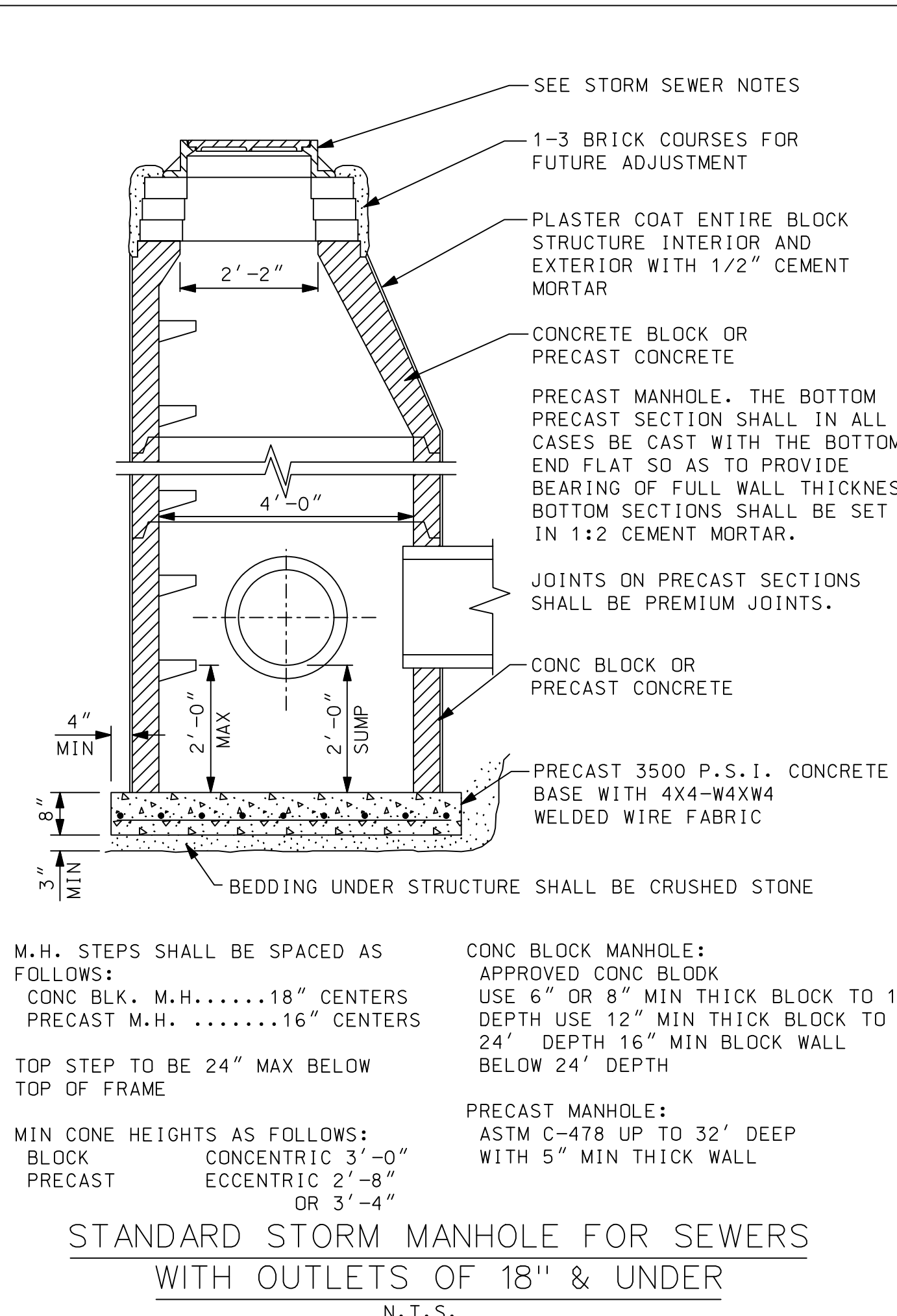


DIAMETER OF OUTLET PIPE	"X" INSIDE DIA.
12"-18"	4'-0" MIN
21"-30"	5'-0" MIN

STANDARD CATCH BASIN

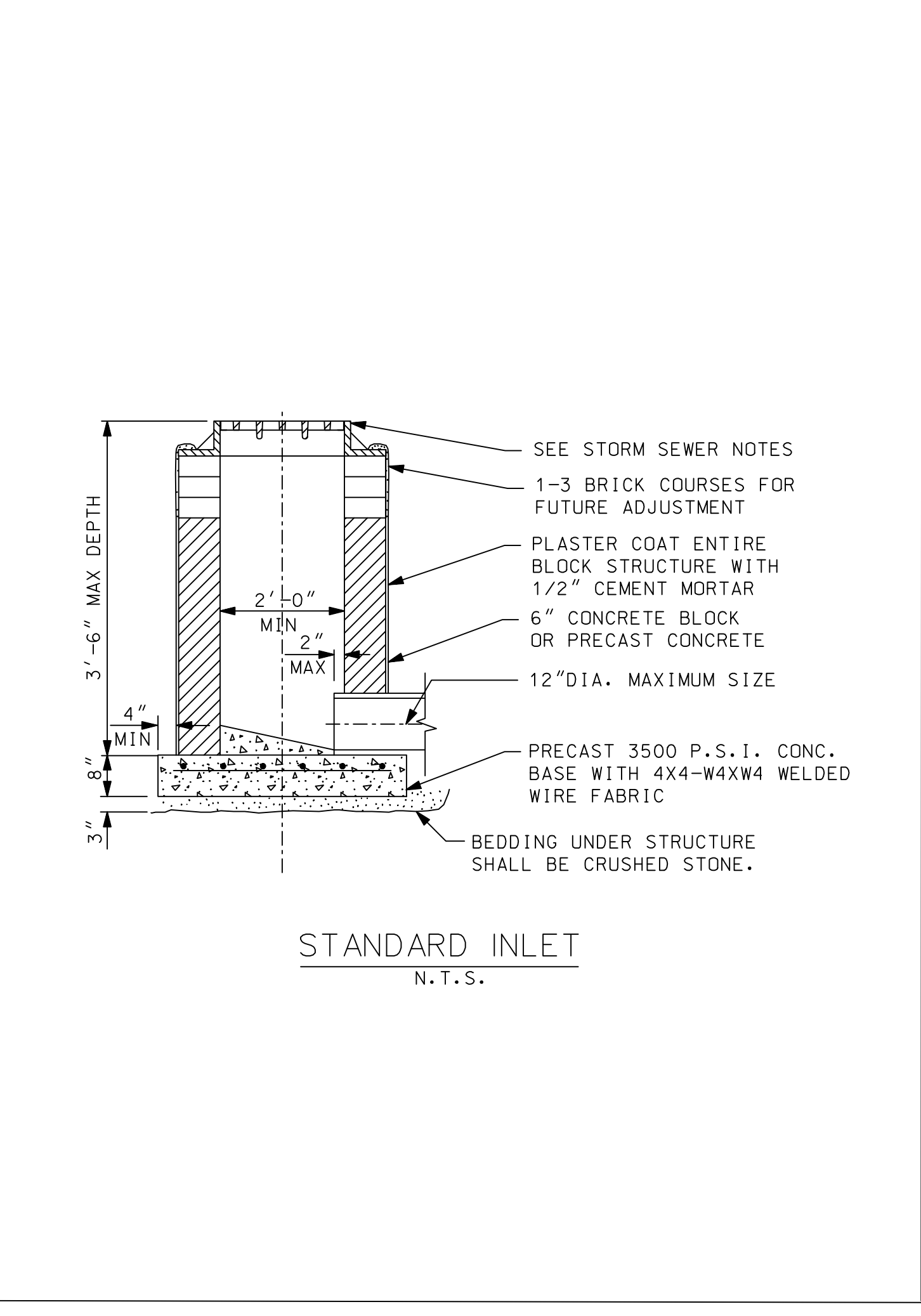


STANDARD STORM MANHOLE FOR SEWERS 21" TO 42"

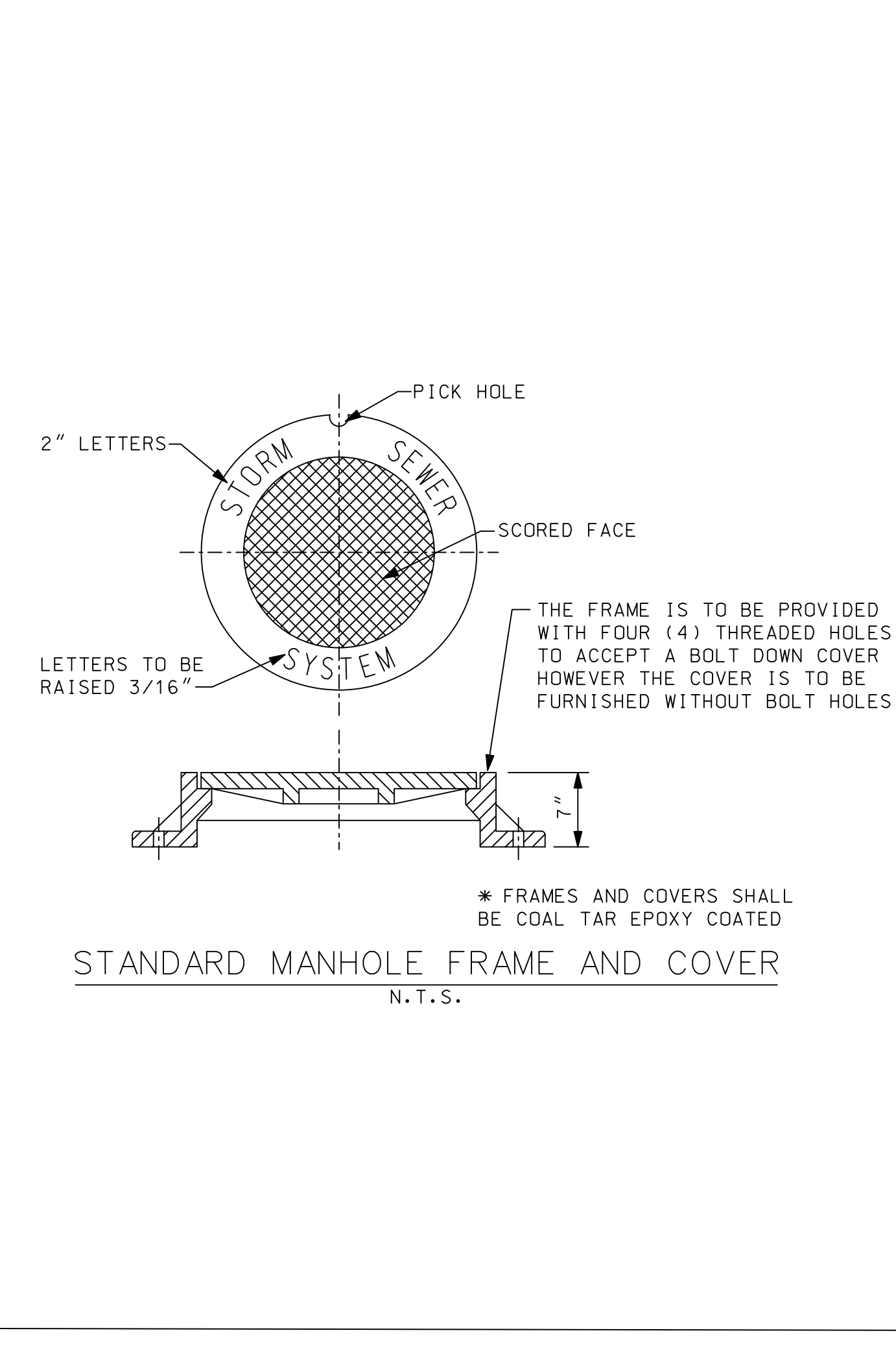


STANDARD STORM MANHOLE FOR SEWERS WITH OUTLETS OF 18" & UNDER

- STORM SEWER NOTES**
- ALL STORM SEWER CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND GENERAL SPECIFICATION OF THE AGENCY OR AGENCIES HAVING JURISDICTION OF THE STORM SEWER AND CONSTRUCTION AREA.
  - DETAILS ARE FOR STRUCTURES WITH NO MORE THAN TWO PIPES, 180° APART. LARGER DIAMETER STRUCTURES MAY BE REQUIRED FOR DIFFERENT CONFIGURATIONS.
  - ALL STRUCTURES REQUIRE A MINIMUM OF 8-INCHES OF WALL BETWEEN PIPE OPENINGS. LARGER DIAMETER STRUCTURES MAY BE REQUIRED WHERE PIPE ENTERING THE STRUCTURE ARE LESS THAN 90° APART IN ANY DIRECTION.
  - ALL CASTING RIMS SHALL BE SET TO GRADE OR AS SHOWN ON THE PLANS.
  - NO MANHOLES OR OTHER STRUCTURES MAY BE INSTALLED WITHIN DRIVEWAYS, DRIVE APPROACHES, OR SIDEWALKS.
  - ALL CATCH BASIN STORM PIPE SHALL BE 12-INCH DIAMETER C76, CL-1V CONCRETE UNLESS OTHERWISE NOTED.
  - MANHOLE STEPS TO BE GRAY IRON OR STEEL REINFORCED POLYPROPYLENE ASTM 2146, TYPE II, GRADE 49108.
  - CATCH BASIN AND INLET FRAME AND COVERS SHALL BE SPECIFIED AS FOLLOWS:
    - WHEN LOCATED IN PAVEMENT GUTTER LINE, FRAME AND COVER SHALL BE E.J.I.W. NO. 5080, NEENAH R-3448-C TYPE "A" (RECTANGULAR), OR EQUIV.
    - WHEN LOCATED IN PAVED AREAS OTHER THAN GUTTER LINE, FRAME SHALL BE E.J.I.W. NO. 1040 WITH TYPE "M1" COVER, NEENAH R-2370 TYPE "G" COVER, OR EQUIV.
    - WHEN LOCATED IN YARD AREAS, FRAMES SHALL BE E.J.I.W. NO. 1000 WITH TYPE "N" OR "M" COVER, NEENAH R-2370 TYPE "D" OR "B" COVER, OR EQUIV.
  - MANHOLE FRAME AND COVER SHALL BE E.J.I.W. NO. 1040 OR NEENAH R-1642 WITH SOLID COVER OR EQUAL.
  - DIFFERENTIAL OF EXCAVATION AROUND EXISTING MANHOLES SHALL NOT EXCEED SIX FEET.
  - PLACE SAND BACKFILL WITHIN THREE FEET OF ALL STRUCTURES.
  - ALL STORM SEWER PIPE SHALL HAVE CLASS "R-B" BEDDING UNLESS OTHERWISE NOTED ON THE PLANS. SEE SHEET MD1 FOR BEDDING DETAILS.
  - ALL PRECAST PRODUCTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478.
  - ALL DRAINAGE STRUCTURES LOCATED WITHIN PAVEMENT MUST HAVE UNDER DRAIN AS SHOWN.



STANDARD INLET



STANDARD MANHOLE FRAME AND COVER





Executive: D. ROOT  
Manager: D. ROOT  
Designer: D. LAMBRINOS  
Quality Control: R. LOSEY  
Section: 26 & 35  
T-01-S R-08-E



DATE:	ISSUE:
2025-11-14	PUD
2026-04-24	PUD Resubmit Cycle 1

Developed For:  
**Walters Group**  
  
230 East Grand River  
Suite 600  
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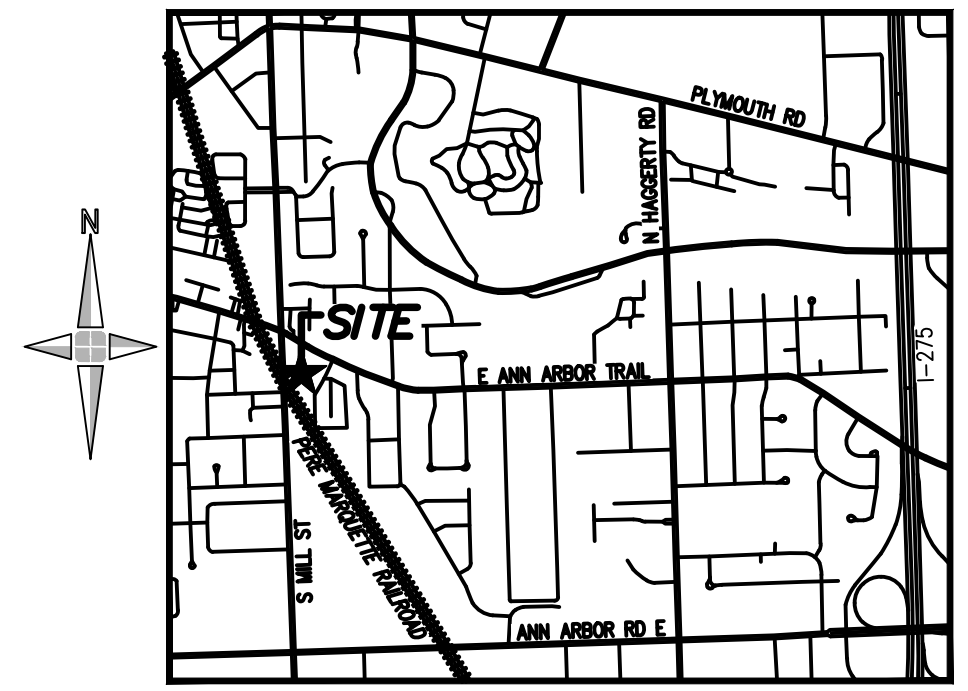
**LANDSCAPE PLAN-OVERALL**

Foundry Flats at Mill Street

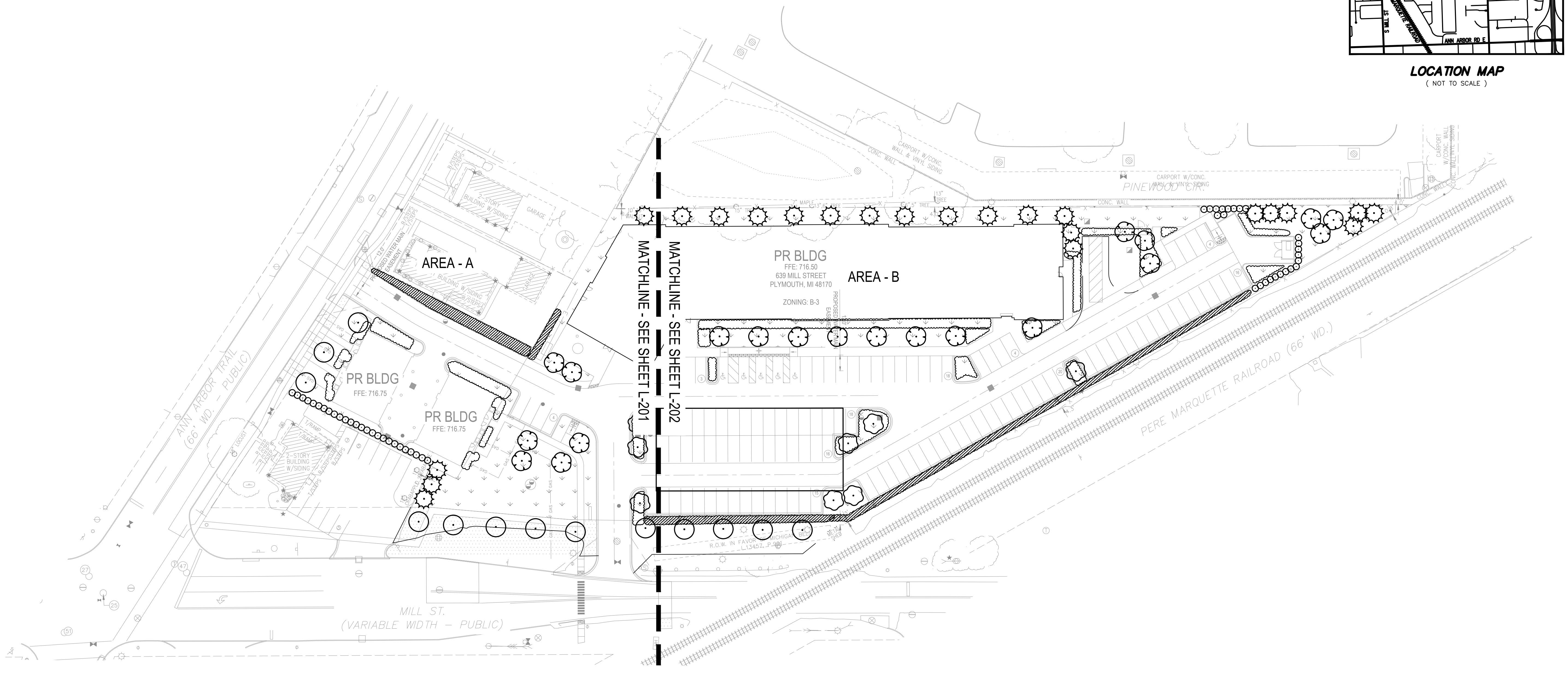
Plymouth  
Wayne County  
MICHIGAN

Date: 10/14/25  
Scale: 1"=40'  
Sheet: L-200  
Project: 20713.00

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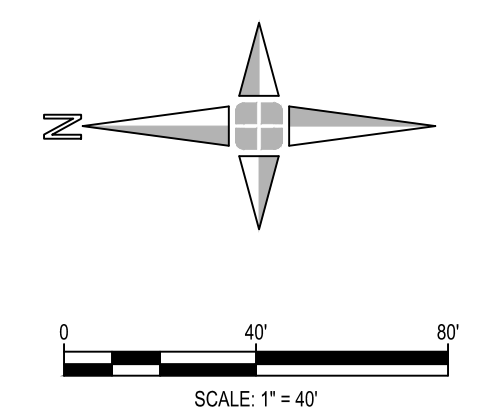


**LOCATION MAP**  
( NOT TO SCALE )

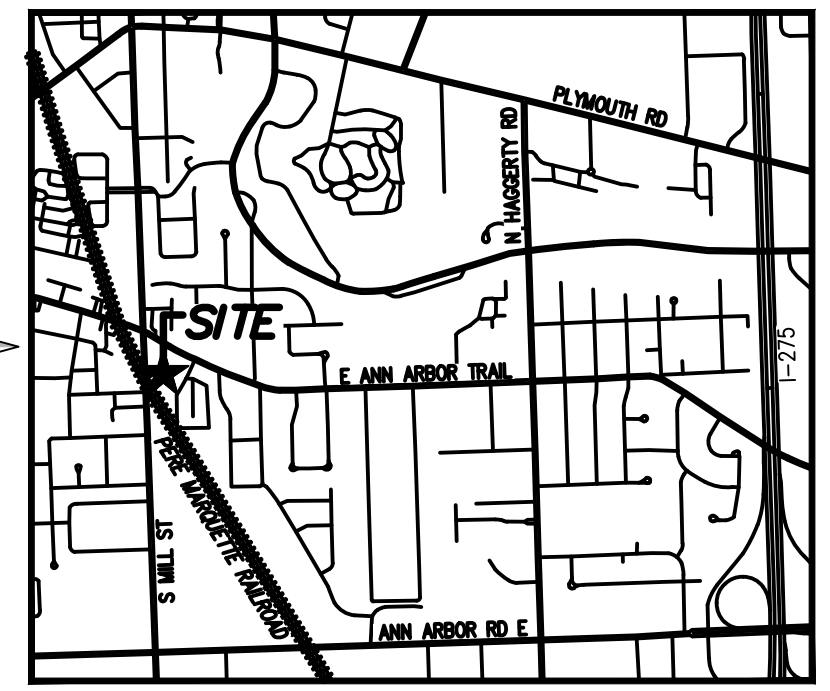
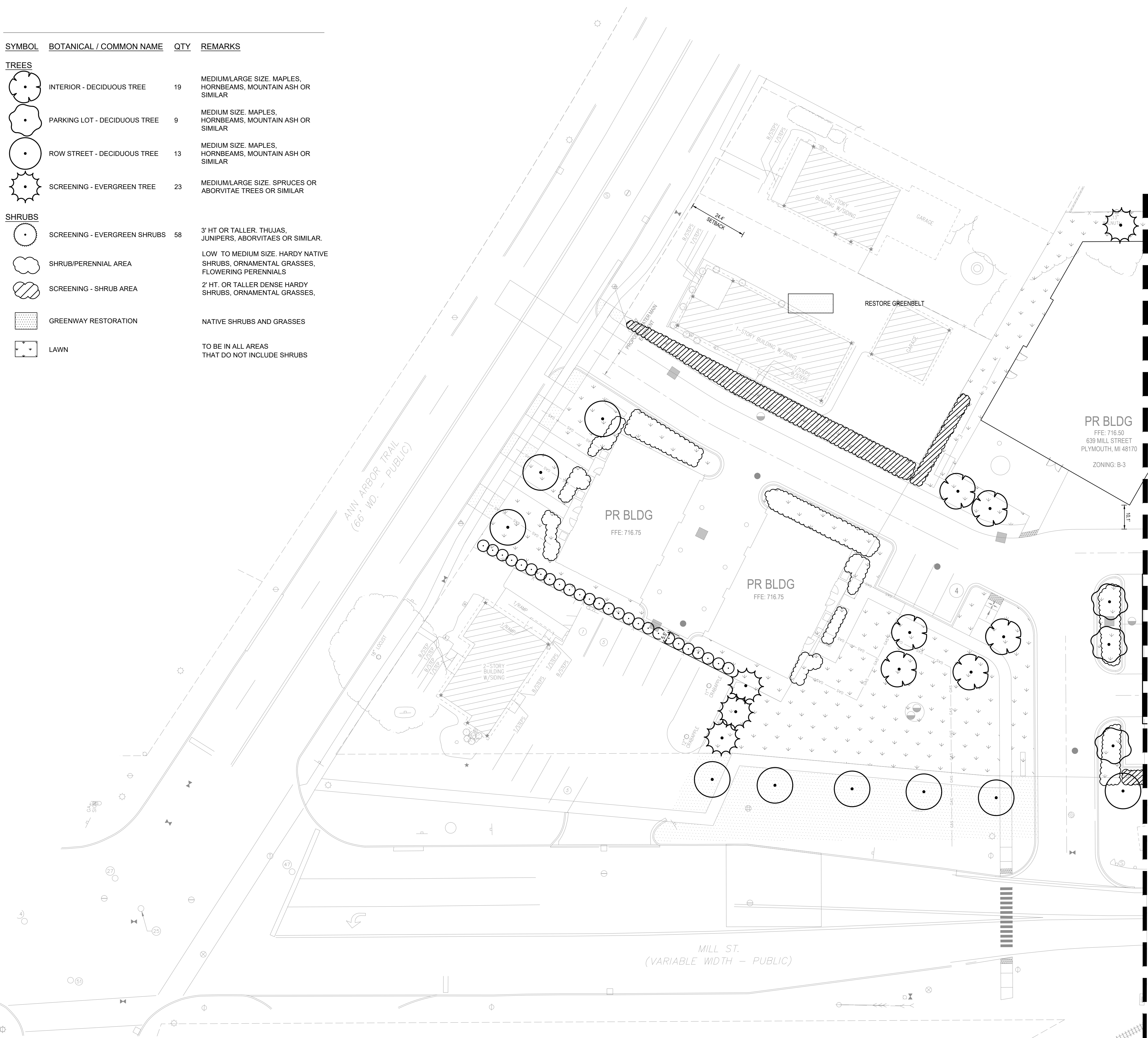


SYMBOL	BOTANICAL / COMMON NAME	QTY	REMARKS
<b>TREES</b>			
	INTERIOR - DECIDUOUS TREE	19	MEDIUM/LARGE SIZE. MAPLES, HORNBEAMS, MOUNTAIN ASH OR SIMILAR
	PARKING LOT - DECIDUOUS TREE	9	MEDIUM SIZE. MAPLES, HORNBEAMS, MOUNTAIN ASH OR SIMILAR
	ROW STREET - DECIDUOUS TREE	13	MEDIUM SIZE. MAPLES, HORNBEAMS, MOUNTAIN ASH OR SIMILAR
	SCREENING - EVERGREEN TREE	23	MEDIUM/LARGE SIZE. SPRUCES OR ABORVITAE TREES OR SIMILAR

SYMBOL	BOTANICAL / COMMON NAME	QTY	REMARKS
<b>SHRUBS</b>			
	SCREENING - EVERGREEN SHRUBS	58	3' HT OR TALLER. THUJAS, JUNIPERS, ABORVITAE OR SIMILAR.
	SHRUB/PERENNIAL AREA		LOW TO MEDIUM SIZE. HARDY NATIVE SHRUBS, ORNAMENTAL GRASSES, FLOWERING PERENNIALS
	SCREENING - SHRUB AREA		2' HT. OR TALLER DENSE HARDY SHRUBS, ORNAMENTAL GRASSES.
	GREENWAY RESTORATION		NATIVE SHRUBS AND GRASSES
	LAWN		TO BE IN ALL AREAS THAT DO NOT INCLUDE SHRUBS



SYMBOL	BOTANICAL / COMMON NAME	QTY	REMARKS
<b>TREES</b>			
	INTERIOR - DECIDUOUS TREE	19	MEDIUM/LARGE SIZE. MAPLES, HORNBEAMS, MOUNTAIN ASH OR SIMILAR
	PARKING LOT - DECIDUOUS TREE	9	MEDIUM SIZE. MAPLES, HORNBEAMS, MOUNTAIN ASH OR SIMILAR
	ROW STREET - DECIDUOUS TREE	13	MEDIUM SIZE. MAPLES, HORNBEAMS, MOUNTAIN ASH OR SIMILAR
	SCREENING - EVERGREEN TREE	23	MEDIUM/LARGE SIZE. SPRUCES OR ABORVITAE TREES OR SIMILAR
<b>SHRUBS</b>			
	SCREENING - EVERGREEN SHRUBS	58	3' HT OR TALLER. THUJAS, JUNIPERS, ABORVITAE OR SIMILAR.
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	GREENWAY RESTORATION		NATIVE SHRUBS AND GRASSES
	LAWN		TO BE IN ALL AREAS THAT DO NOT INCLUDE SHRUBS



**LOCATION MAP**  
( NOT TO SCALE )

**giffels webster**  
 Engineers  
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 Planners  
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 Designer: D. LAMBRINOS  
 Quality Control: R. LOSEY  
 Section: 26 & 35  
 T-01-S R-08-E



DATE:	ISSUE:
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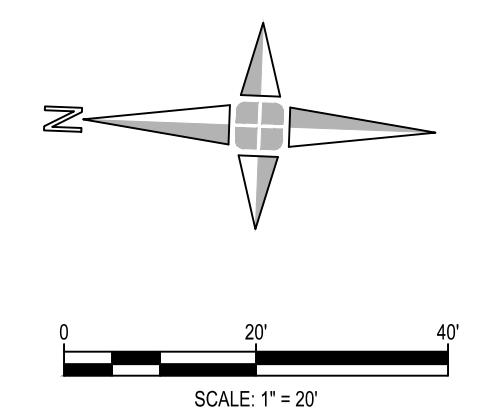
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**Walters Group**  
 230 East Grand River  
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**LANDSCAPE PLAN - AREA A**

Foundry Flats at Mill Street

Plymouth  
 Wayne County  
 MICHIGAN

Date: 10/14/25  
 Scale: 1"=20'  
 Sheet: L-201  
 Project: 20713.00



Executive: D. ROOT  
Manager: D. ROOT  
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Quality Control: R. LOSEY  
Section: 26 & 35  
T-01-S R-08-E

Professional Seal:



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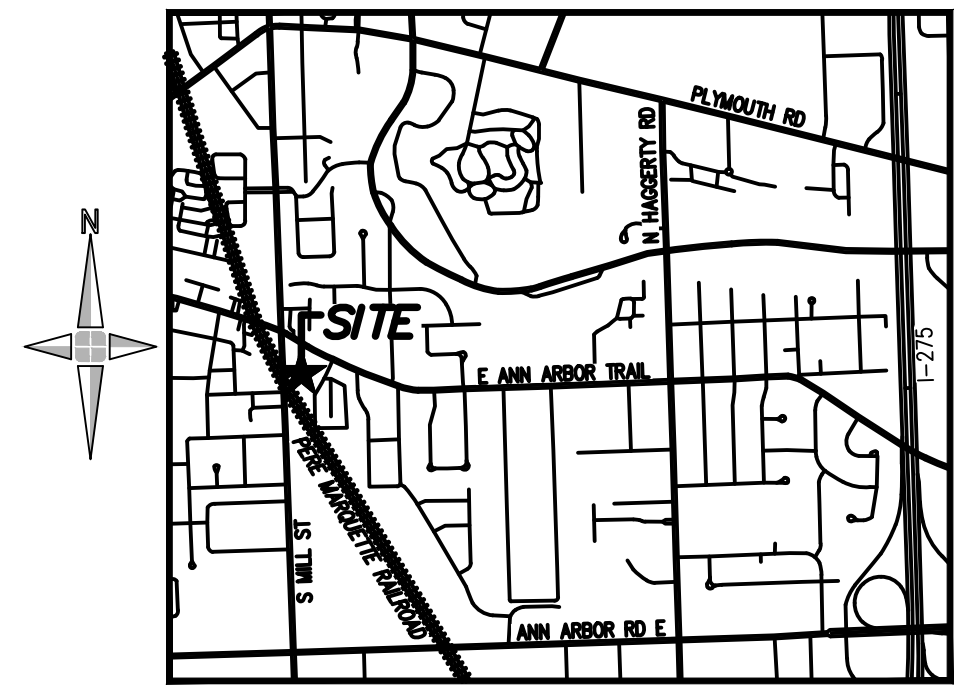
DATE:	ISSUE:
2025-11-14	PUD
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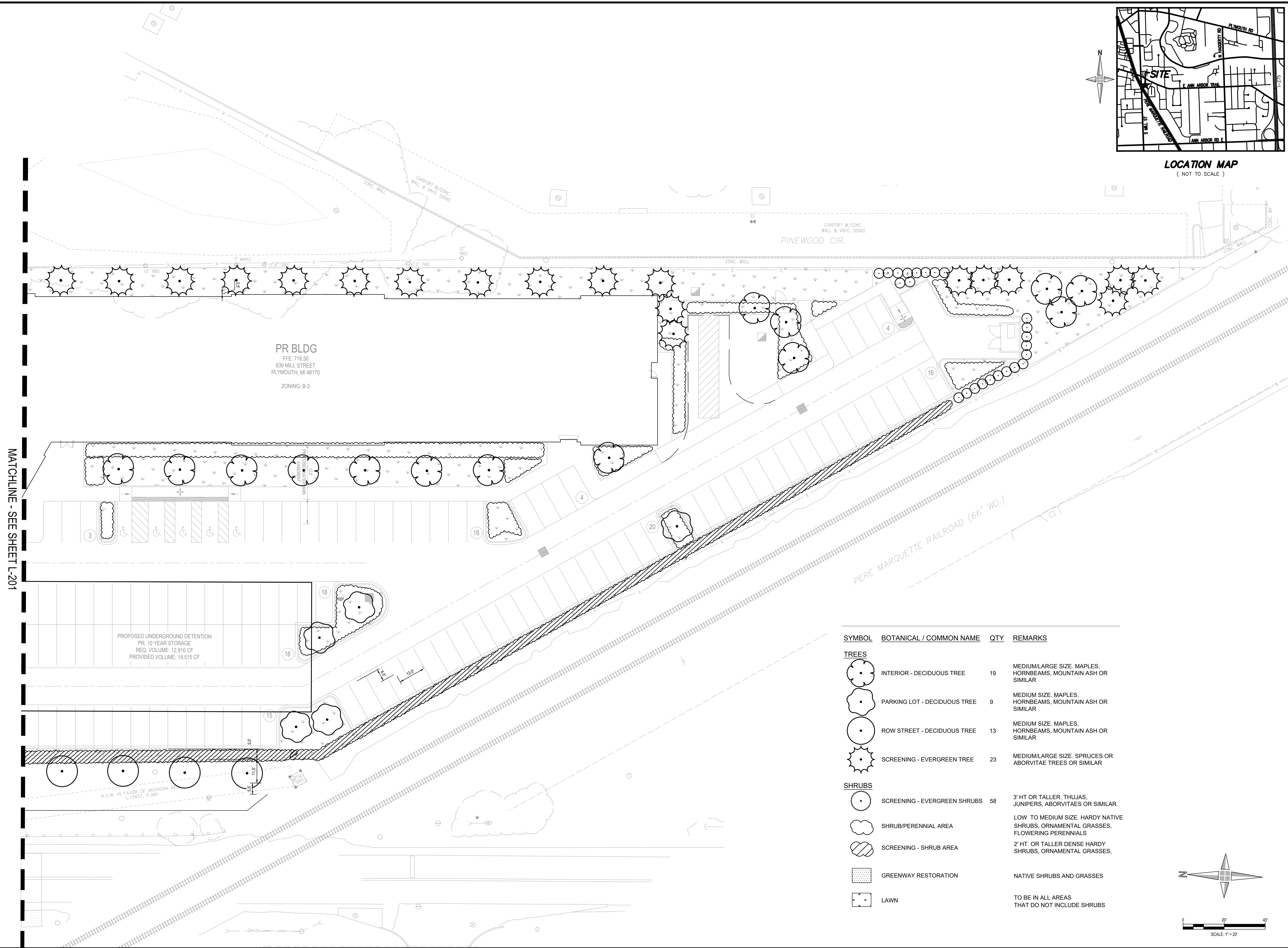
**LANDSCAPE PLAN -  
AREA B**

Foundry Flats at Mill Street  
  
Plymouth  
Wayne County  
MICHIGAN

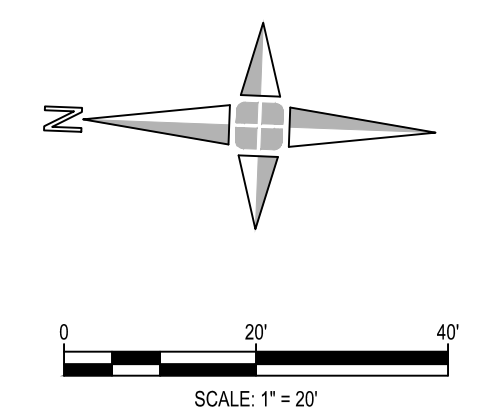
Date: 10/14/25  
Scale: 1"=20'  
Sheet: L-202  
Project: 20713.00



**LOCATION MAP**  
( NOT TO SCALE )



SYMBOL	BOTANICAL / COMMON NAME	QTY	REMARKS
<b>TREES</b>			
	INTERIOR - DECIDUOUS TREE	19	MEDIUM/LARGE SIZE. MAPLES, HORNBEAMS, MOUNTAIN ASH OR SIMILAR
	PARKING LOT - DECIDUOUS TREE	9	MEDIUM SIZE. MAPLES, HORNBEAMS, MOUNTAIN ASH OR SIMILAR
	ROW STREET - DECIDUOUS TREE	13	MEDIUM SIZE. MAPLES, HORNBEAMS, MOUNTAIN ASH OR SIMILAR
	SCREENING - EVERGREEN TREE	23	MEDIUM/LARGE SIZE. SPRUCES OR ABORVITAE TREES OR SIMILAR
<b>SHRUBS</b>			
	SCREENING - EVERGREEN SHRUBS	58	3' HT OR TALLER. THUJAS, JUNIPERS, ABORVITAE OR SIMILAR.
	SHRUB/PERENNIAL AREA		LOW TO MEDIUM SIZE. HARDY NATIVE SHRUBS, ORNAMENTAL GRASSES, FLOWERING PERENNIALS
	SCREENING - SHRUB AREA		2' HT. OR TALLER DENSE HARDY SHRUBS, ORNAMENTAL GRASSES,
	GREENWAY RESTORATION		NATIVE SHRUBS AND GRASSES
	LAWN		TO BE IN ALL AREAS THAT DO NOT INCLUDE SHRUBS



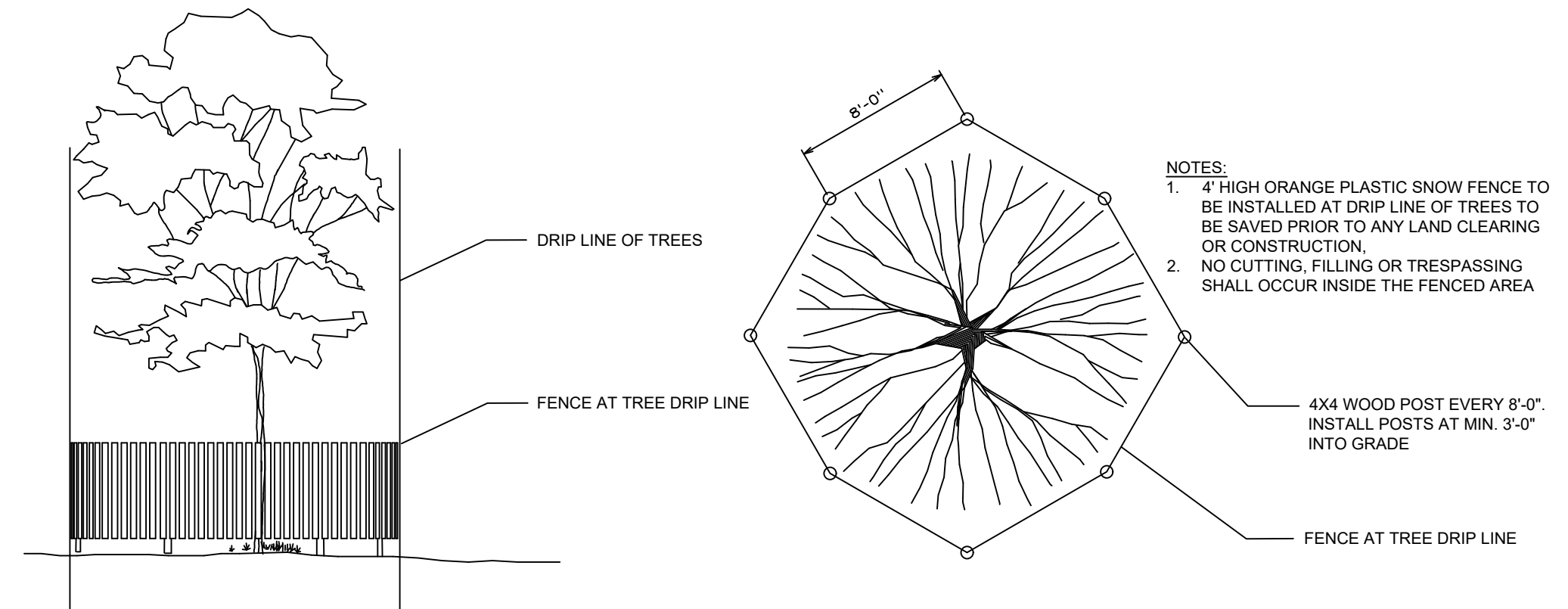
MATCHLINE - SEE SHEET L-201

- Plant materials shall be sound, healthy vigorous, free from plant diseases and insects or their eggs, and shall have normal, healthy root systems. Caliper measurements shall be taken 6 ft. above the ground level. All other measurements shall be in accordance with the latest edition of "American Standard for Nursery Stock" (ANSI Z-60.1 + A3002004.)
- All plant material to be northern grown and sourced per Section 917.03 of the MDOT 2020 Standard Specifications for Construction
- Provide nursery qualifications and source information for all plant material to Landscape Architect prior to plant material purchase.
- Notify Landscape Architect of sources of plant material seven days in advance of delivery to site.
- Planting bed soil for annuals shall be screened topsoil. To deter weed growth during the establishment of annual, & perennial bed, apply a pre-emergent ('Preen' or equal) after planting 2-3 times per growing season, at a rate per recommendation of product manufacturer.
- Planting pockets shall be no deeper than the height of the root ball, saucer shall be made on the edges of the plant pocket.
- All tree wrap shall be removed upon planting.
- Mulch shall be shredded hardwood bark, free from deleterious materials and suitable as a top dressing of planting beds and individual tree plantings.
- Trees shall be mulched with minimum of 3" deep hardwood bark mulch.
- Grass seed shall be certified turf grass seed complying with A.S.P.A. specifications, and free of weed seeds and undesirable native grasses. Seeded areas shall not be permitted to dry out. All lawn areas shall be fertilized and watered as required during the first growing season to maintain a dense and vigorous growing lawn.
- Plants shall be guaranteed for two complete growing seasons (24 months). Dead material shall be replaced as needed prior to the expiration of the guarantee period, in accordance with the local ordinance requirements.
- Contractor shall provide in writing a list of recommended maintenance procedures for the first two (2) growing seasons.
- Remove top 1/3 of burlap on root ball or all if wrapped in plastic covering and/or nylon cord.
- Plant materials shall be used in compliance with the provisions of the local ordinance and shall be nursery grown, free of pests and diseases, hardy in this county, in conformance with the standards of the American Association of Nurserymen, and shall have passed inspections required under state regulations. In addition, plant materials shall conform to the standard of the county cooperative extension service.
- In planting beds prepare planting soil as follows:
  - Scarify subsoil to depth of 18" min (30" min below finish grade) except within tree root zones.
  - Place 12" min. depth topsoil (top 3" min. to be imported topsoil).
  - Place specified mulch.

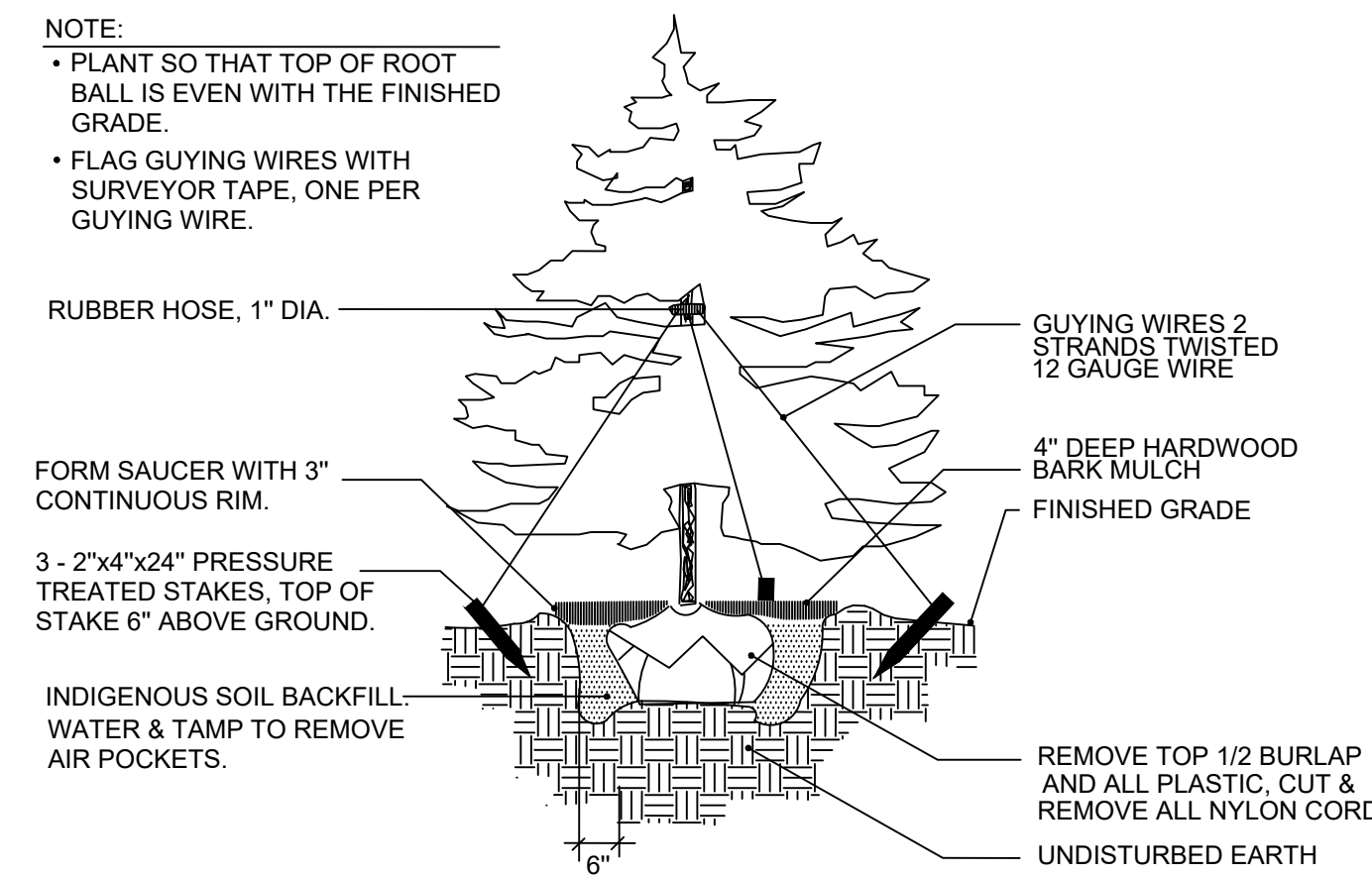
- All Construction shall conform to the current standards and specifications of local ordinances.
- All areas not built, landscaped, or paved upon shall be seeded or sodded. Terra seed system or approved equal is encouraged.
- Contractor to provide tree gaters, one per tree as shown on plan, to convey water for the first two years.
- Two (2) year guarantee period begins at Final Inspection of landscape material by the owner's representative, a landscape architect or nurseryman, and prior to the authorization of the occupancy permit. This is the first of two (1 of 2) required City inspections of the Landscape Plan installation.
- Building Department will not release construction bonds until City approved landscape architect or nurseryman has inspected the site and approved the installation of landscape plans. Final bond will not be released until the two (2) year guarantee expires and final inspection is made.
- Owner is then responsible for care and maintenance of all plants upon return of bonds. All plant material is to be maintained for the natural life of the plant. No removal of any plants material is permitted without replacement.

### LANDSCAPE CONTRACTOR'S "TWO-YEAR MAINTENANCE REQUIREMENT PERIOD"

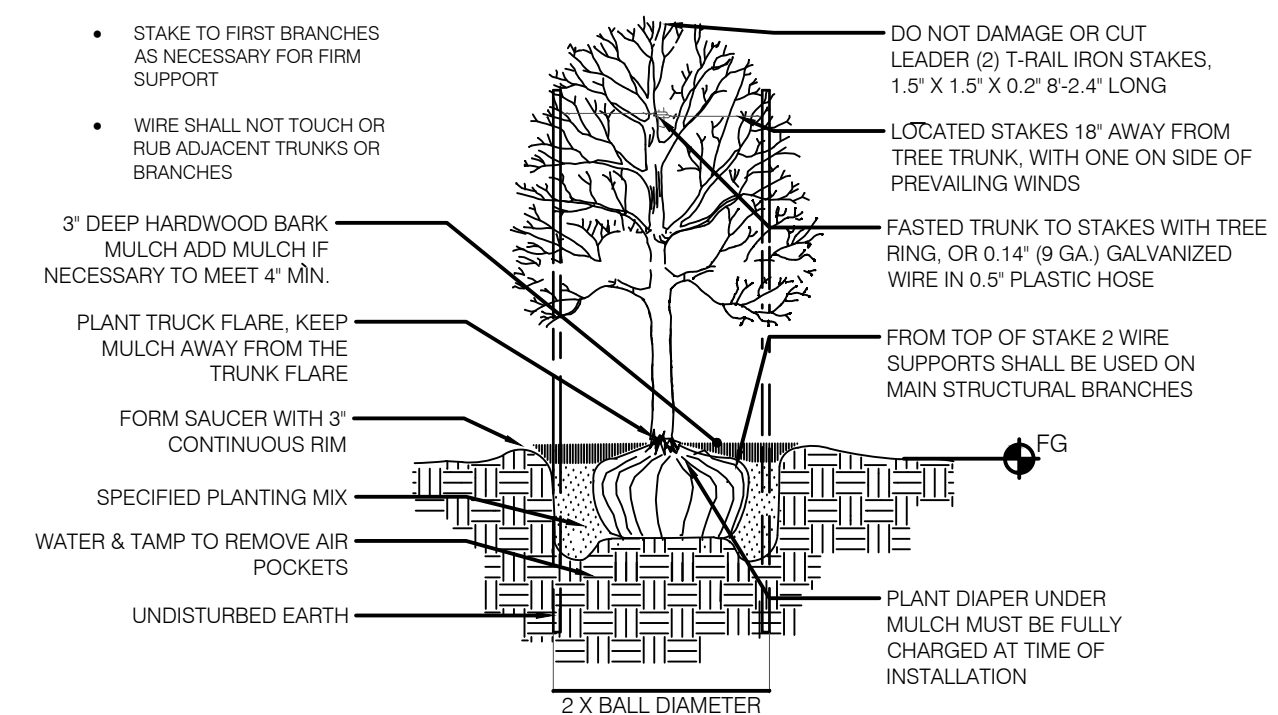
- It shall be the responsibility of the landscape contractor to program and periodically adjust the irrigation system (provided by others) as required to ensure delivery of proper and adequate water supply to all plant material, and seeded lawn areas serviced by the same irrigation system, to ensure the establishment of healthy plant material and lawn for their first year of growth. Following the landscape contractor's two-year irrigation requirement period, the contractor shall provide the owner with suggested irrigation maintenance schedule for their use.
- Maintain plant material in accordance with Section 815 of the MDOT 2020 Standard Specifications for Construction



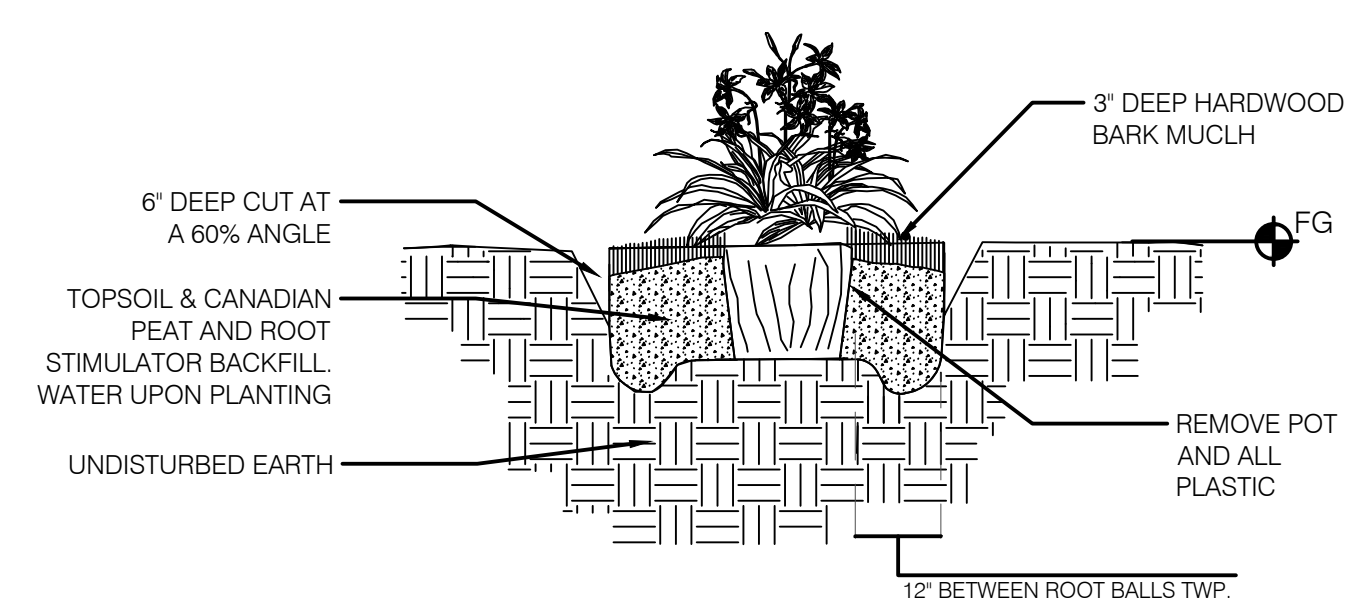
**TREE PROTECTION FENCE**  
N.T.S.



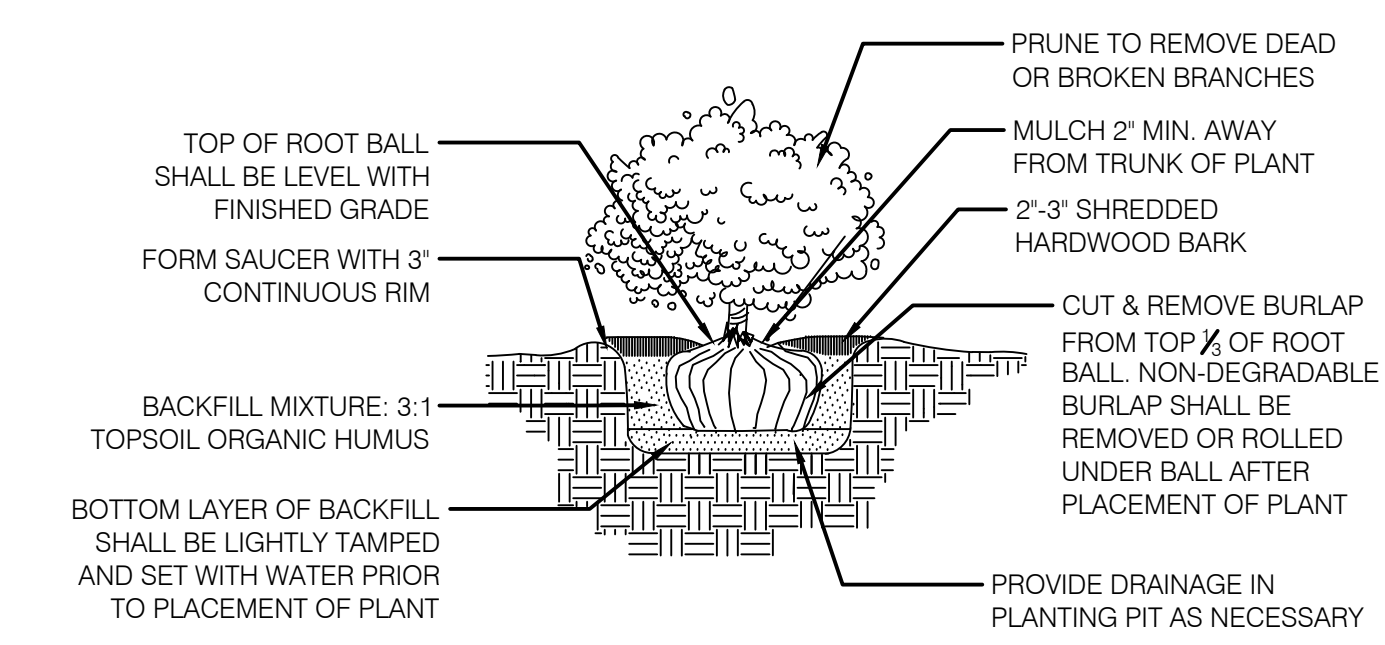
**EVERGREEN PLANTING**  
N.T.S.



**TREE PLANTING**  
N.T.S.



**PERENNIAL PLANTING**  
N.T.S.



**SHRUB PLANTING**  
N.T.S.

Executive:	D. ROOT
Manager:	D. ROOT
Designer:	D. LAMBRINOS
Quality Control:	R. LOSEY
Section:	26 & 35
	T-01-S R-08-E



DATE:	ISSUE:
2025-11-14	PUD
2026-04-24	PUD Resubmit Cycle 1

Developed For:  
**Walters Group**  
  
230 East Grand River  
Suite 600  
Detroit, MI 48226  
248-330-8068

### LANDSCAPE DETAILS

Foundry Flats at Mill Street

Plymouth  
Wayne County  
MICHIGAN

Date:	10/14/25
Scale:	NONE
Sheet:	L-500
Project:	20713.00





# CITY OF PLYMOUTH

[www.plymouthmi.gov](http://www.plymouthmi.gov)

201 S. Main  
Plymouth, Michigan 48170

Phone 734-453-1234  
Fax 734-455-1892

## MEMORANDUM

To: Planning Commission  
From: Greta Bolhuis, AICP, Planning and Community Development Director  
Date: June 3, 2026  
Re: Applicant Initiated Zoning Ordinance Amendments

---

### BACKGROUND

The City of Plymouth was approached by the prospective purchaser of 195 S. Mill who is interested in amending the Zoning Ordinance in order to redevelop the property, which is zoned RM-1, Multi-Family Residential. This type of request is permitted in our fee schedule, and a similar type of request was recently pursued for text amendments for commercial kennels in the I-1, Light Industrial District and childcare facilities in ARC, Ann Arbor Road Corridor. The City's Zoning Audit and Master Plan documents both identify amendments are necessary to the multi-family zoning ordinances. Additionally, the MSHDA Grant Sub-Committee has been discussing this matter since mid-2025.

As you are aware, the number of multi-family units permitted in RM districts is regulated by footnote (c) in the Scheule of Regulations. The number of units is determined by a formula. The formula is total lot area in square feet divided by 1,300 or 900 equals the permitted number of rooms. This approach regulates the number of rooms, not the number of units. For example, a property may be permitted a total of 12 rooms which would allow 6 one-bedroom units or 3 three-bedroom units. That's half as many units for the same sized property. The intent of the ordinance amendment is to allow the maximum densities noted in the Master Plan: up to eighteen (18) units/acre for RM-1, and up to twenty-seven (27) dwelling units/acre for RM-2.

After the discussion at the May 10 Planning Commission meeting, staff have drafted additional maps to assist in the discussion of this topic. The new maps attached to this memorandum display the number of rooms currently allowed by ordinance. The allowed number of rooms was calculated by taking the lot area and dividing it by 1,300 or 900. Resulting room numbers were then rounded down to the nearest whole number, as required by ordinance. The allowed number of rooms can be configured in a multitude of ways, but we calculated the number of units possible if the property was developed as all one-bedroom units, all two-bedroom units, or all three-bedroom units.

Zoned Maps 1 through 4 identify the properties currently zoned RM-1 and RM-2. Of those RM zoned properties, the proposed minimum units per acre and maximum units per acre are displayed. Existing Maps 1 through 4 identify the existing number of dwelling units, based on current city records, for those properties currently zoned RM-1 and RM-2.

As a reminder, the proposed amendment aims to clearly identify the minimum lot size and maximum number of units for multi-family developments. Additionally, the proposed amendment will align with the city’s Master Plan.

## PROPOSED AMENDMENTS

### Section 78-21. – Definitions.

*Apartment* means a suite of rooms in a multiple-family ~~building~~ dwelling arranged and intended for a place of residence of a single-family or a group of individuals living together as a single housekeeping unit.

*Apartment, efficiency*, is a dwelling unit consisting of not more than one room in addition to a kitchen and necessary sanitary facilities.

~~*Apartment, one bedroom unit*, is a dwelling unit containing a minimum floor area of at least 450 square feet, consisting of not more than three rooms in addition to a kitchen and necessary sanitary facilities.~~

~~*Apartment, two bedroom unit*, is a dwelling unit containing a minimum floor area of at least 600 square feet, consisting of not more than four rooms in addition to a kitchen and necessary sanitary facilities.~~

~~*Apartment, three or more bedroom unit*, is a dwelling unit wherein for each room in addition to the four rooms permitted in a two bedroom unit, there shall be provided an additional area of 150 square feet to the minimum floor area of 600 square feet.~~

~~*Room* means, for the purpose of determining lot area requirements and density in a multiple family district, a living room, dining room or bedroom, equal to minimum standards as required by the State of Michigan Building and Residential Codes. A room shall not include the area in kitchen, sanitary facilities, utility provisions, corridors, hallways and storage. Plans presented showing one, two or three bedroom units and including a den, library or other extra room shall count such extra room as a bedroom for the purpose of computing density.~~

~~*Net acre* means, for the purpose of determining density in a multi-family district, the total area of a zoning lot exclusive of the public rights-of-way and/or private roads of either interior or bordering streets.~~

### Section 78-191. – Notes to schedule.

~~(c) The total number of rooms in a multiple dwelling structure of two stories or less shall not be more than the area of the parcel, in square feet, divided by 1,300. The total number of rooms in a multiple dwelling of over two stories but not exceeding four stories shall not be more than the area of the parcel, in square feet, divided by 900. Not more than ten percent of the units on any given parcel may be of an efficiency apartment type. For the purpose of computing rooms, the following shall control:~~

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

~~Plans presented showing one, two, or three bedroom units and including a den, library, or other extra room shall count such extra rooms as a bedroom for the purpose of computing density.~~

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

Multiple-family dwellings that are two-stories tall or less are permitted at a density of up to eighteen (18) dwelling units per net acre. Multiple-family dwellings that are between two- and four-stories tall are permitted at a density of up to twenty-seven (27) dwelling units per net acre. Not more than ten percent (10%) of the units may be of an efficiency apartment type.

(I) A minimum lot size of not less than 10,000 square feet shall be provided for any multiple-family dwelling sites.

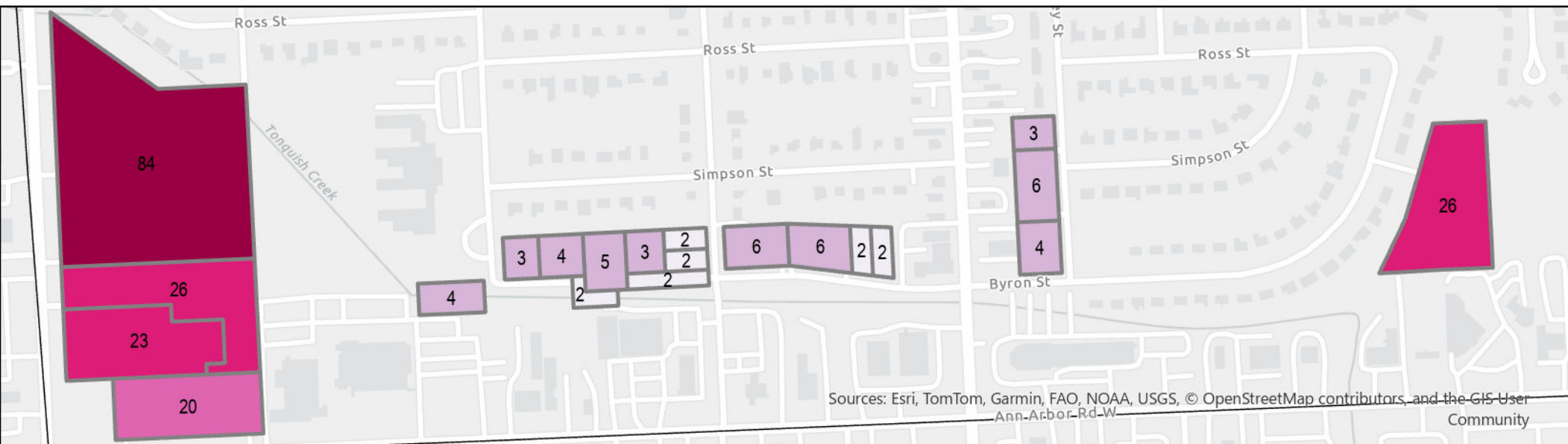
## **NEXT STEPS**

If the Planning Commission is comfortable with the proposed amendments, the Commission can make a motion to set a public hearing. If the Planning Commission wants to have further discussion about the proposed amendments, the Commission can make a motion to postpone this matter to a future meeting date. If the Planning Commission prefers to deny the amendment, the Commission can make a motion to deny the amendments.

If you have any questions, please don't hesitate to contact me.

# Minimum Number of Units Per Master Plan

# Zoned Map 1

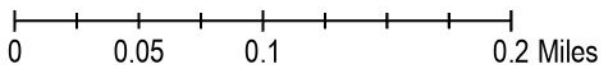


- 0 - 2 units
- 3 - 9 units
- 10 - 20 units
- 21 - 39 units
- 40 - 90 units

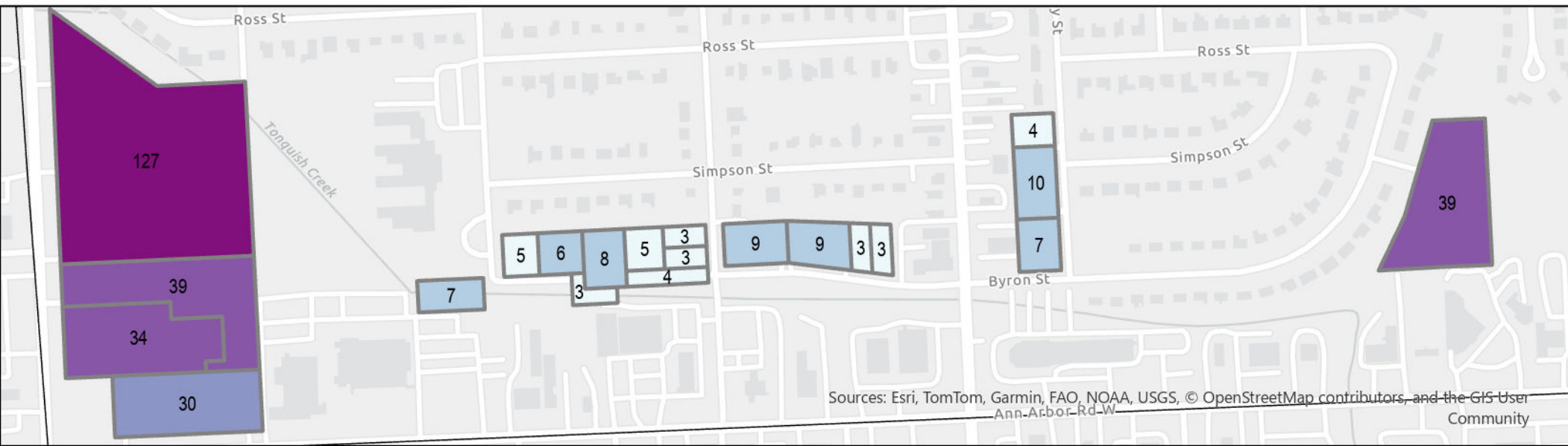
Zoned RM-1  
 Minimum 12 units/acre  
 Maximum 18 units/acre

Zoned RM-2  
 Minimum 18 units/acre  
 Maximum 27 units/acre

- 0 - 5 units
- 6 - 16 Units
- 17 - 30 units
- 31 - 58 units
- 59 - 135 units



# Maximum Number of Units Per Master Plan



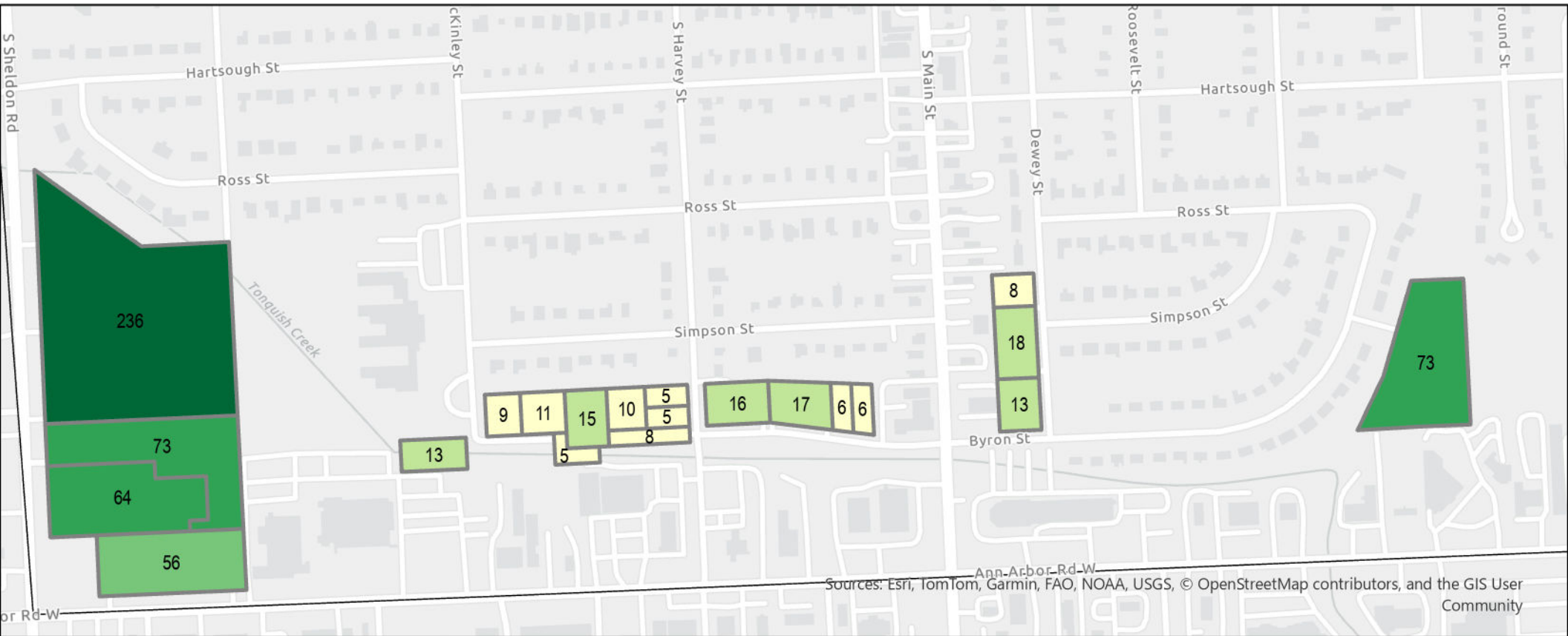
# Existing Number of Units Map 1



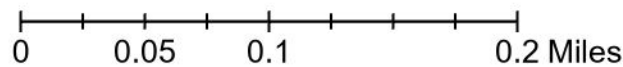
- 3 - 5 units
- 6 - 11 units
- 12 - 25 units
- 26 - 36 units
- 37- 120 units
- Zoned RM-1
- Zoned RM-2
- RM-1 and RM-2 Parcels\*

\*These parcels are zoned RM-1 or RM-2 but don't have a multi-family use or lack data.

# Possible Number of Rooms Map 1



- 3 - 12 rooms
- 13 - 29 rooms
- 30 - 56 rooms
- 57 - 105 rooms
- 106 - 252 rooms
- Zoned RM-1
- Zoned RM-2

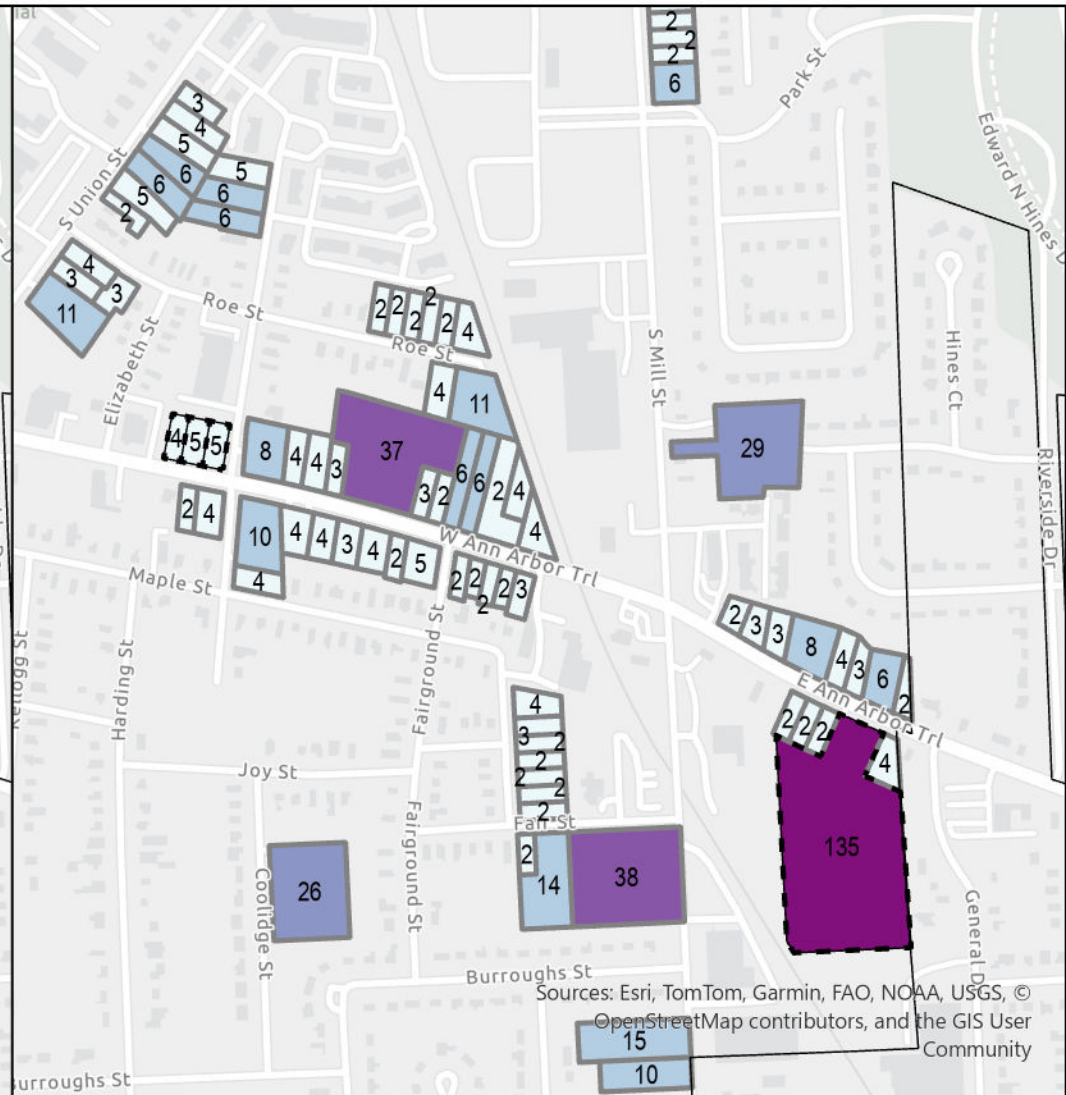
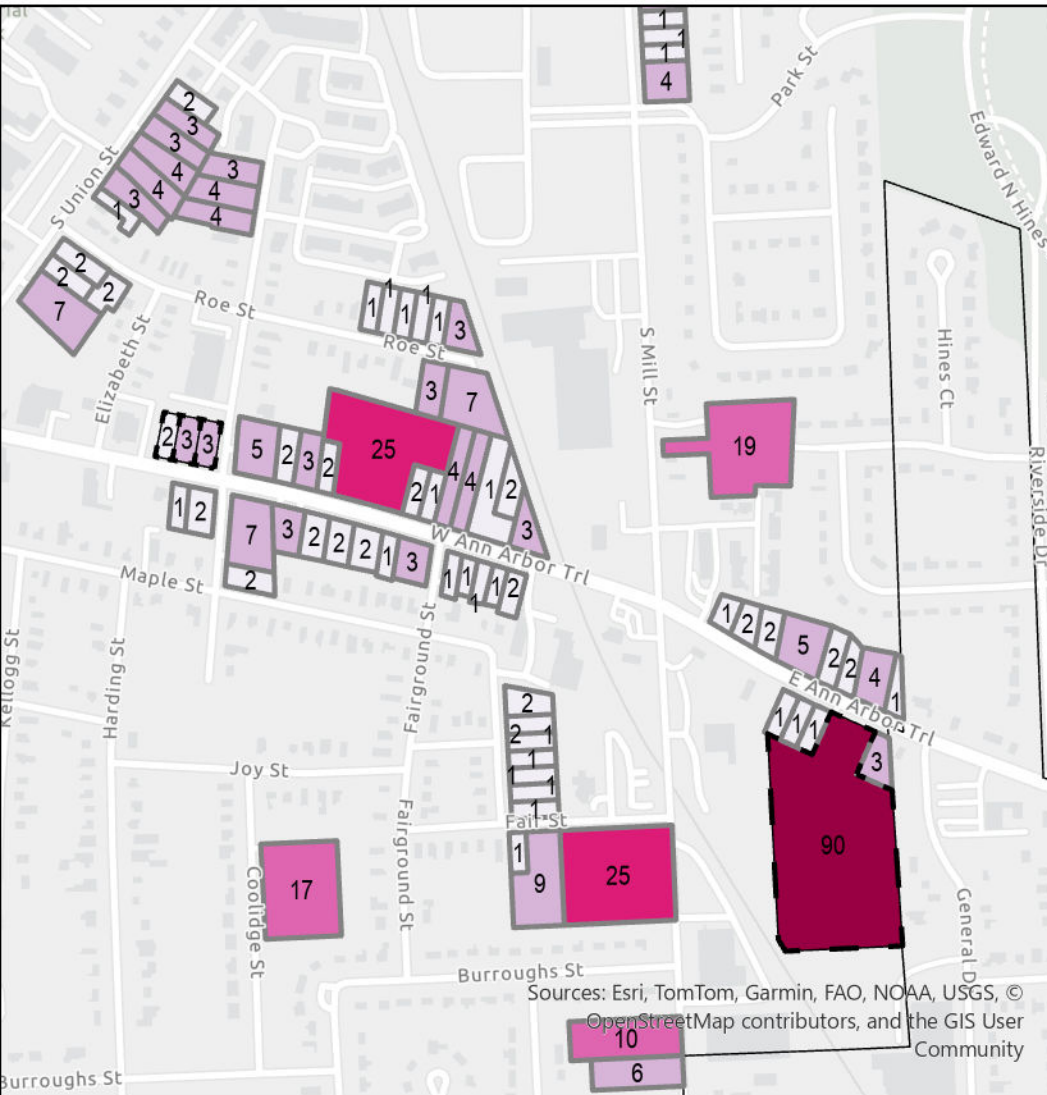


The total number of rooms in a multiple dwelling structure of two stories or less shall not be more than the area of the parcel, in square feet, divided by 1,300.

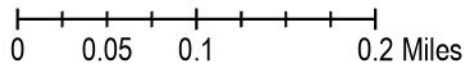
The total number of rooms in a multiple dwelling of over two stories but not exceeding four stories shall not be more than the area of the parcel, in square feet, divided by 900.

# Minimum Number of Units Per Master Plan

# Maximum Number of Units Per Master Plan



- 0 - 2 units
- 3 - 9 units
- 10 - 20 units
- 21 - 39 units
- 40 - 90 units

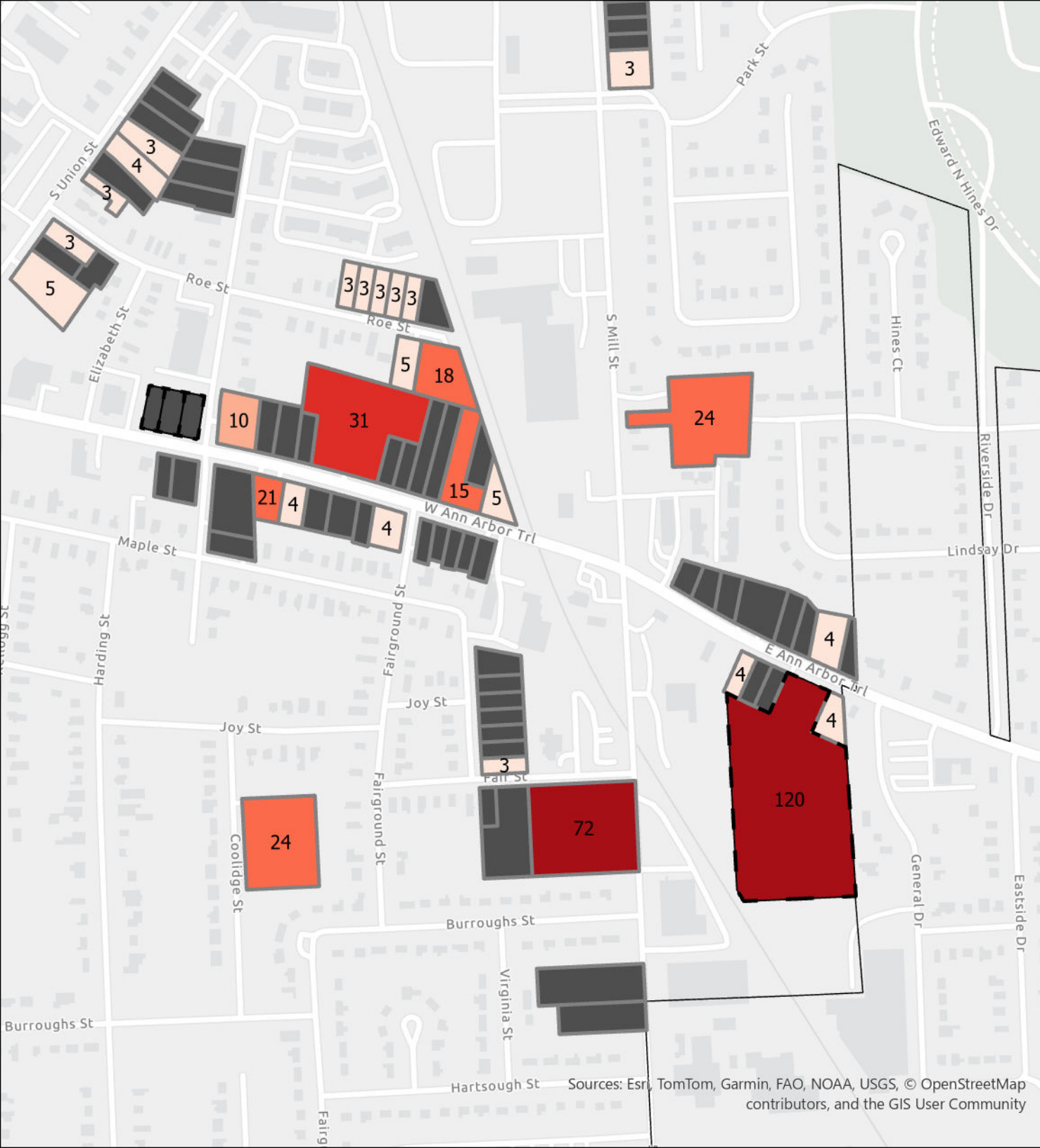


- Zoned RM-1  
Minimum 12 units/acre  
Maximum 18 units/acre
- Zoned RM-2  
Minimum 18 units/acre  
Maximum 27 units/acre



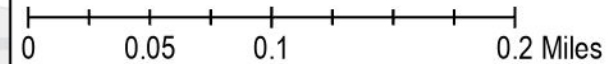
- 0 - 5 units
- 6 - 16 Units
- 17 - 30 units
- 31 - 58 units
- 59 - 135 units

# Existing Number of Units Map 2



- 3 - 5 units
- 6 - 11 units
- 12 - 25 units
- 26 - 36 units
- 37 - 120 units
- Zoned RM-1
- Zoned RM-2
- RM-1 and RM-2 Parcels\*

\*These parcels are zoned RM-1 or RM-2 but don't have a multi-family use or lack data.

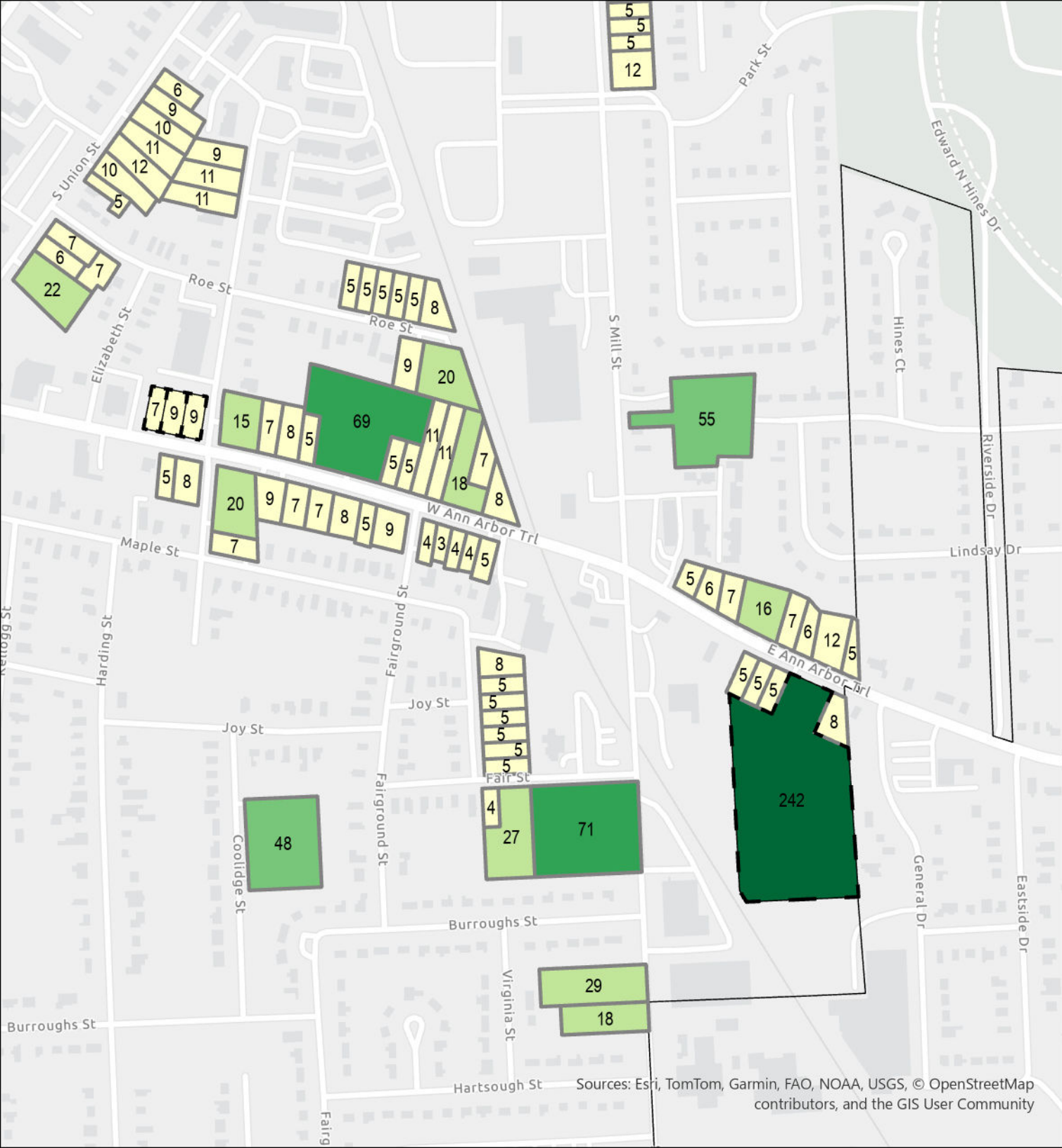
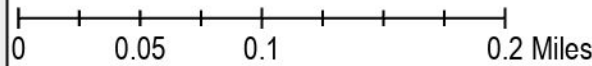


# Possible Number of Rooms Map 2

- 3 - 12 rooms
- 13 - 29 rooms
- 30 - 56 rooms
- 57 - 105 rooms
- 106 - 252 rooms
- Zoned RM-1
- Zoned RM-2

The total number of rooms in a multiple dwelling structure of two stories or less shall not be more than the area of the parcel, in square feet, divided by 1,300.

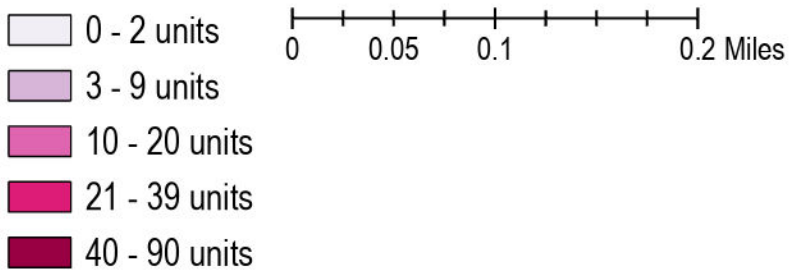
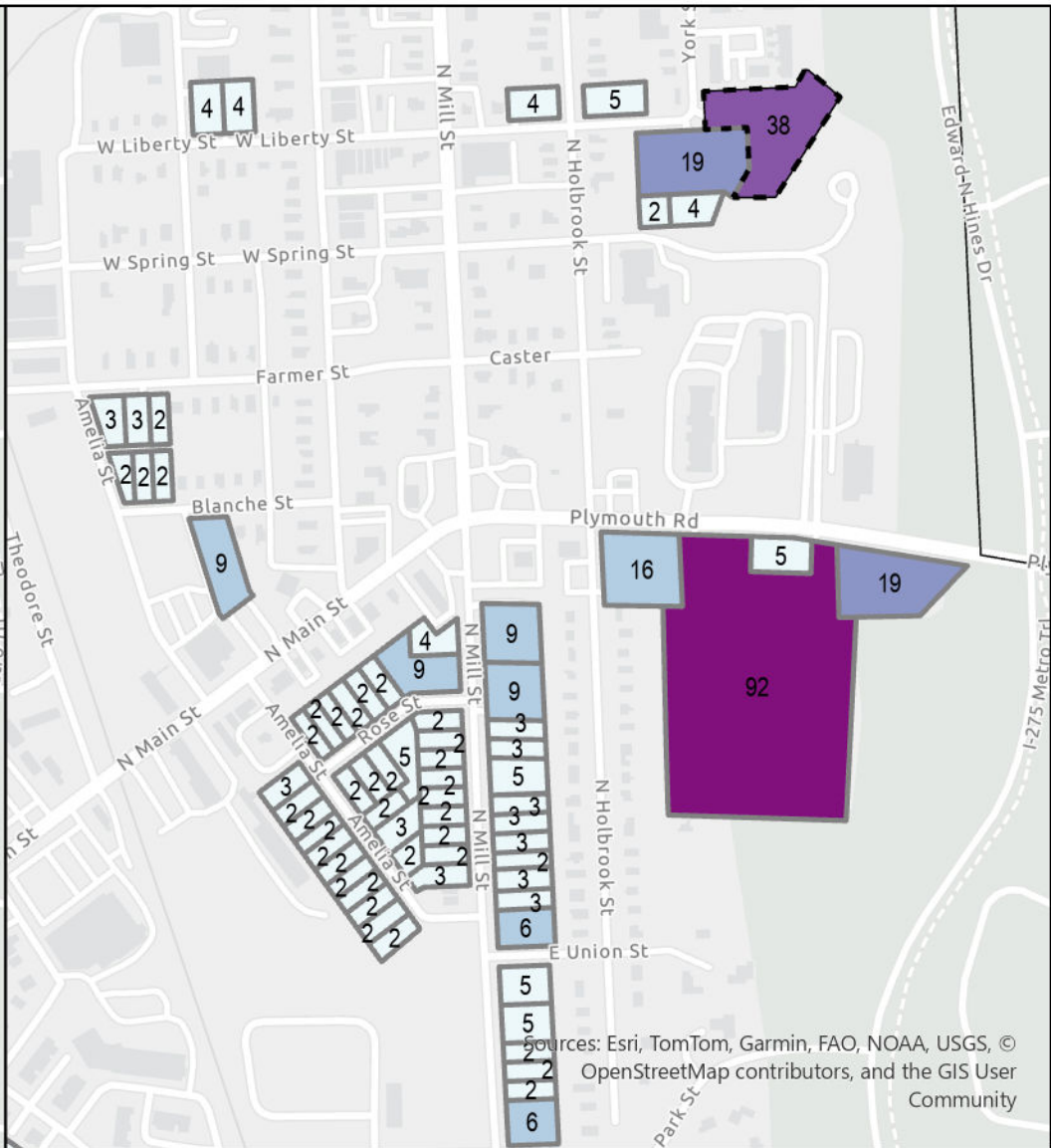
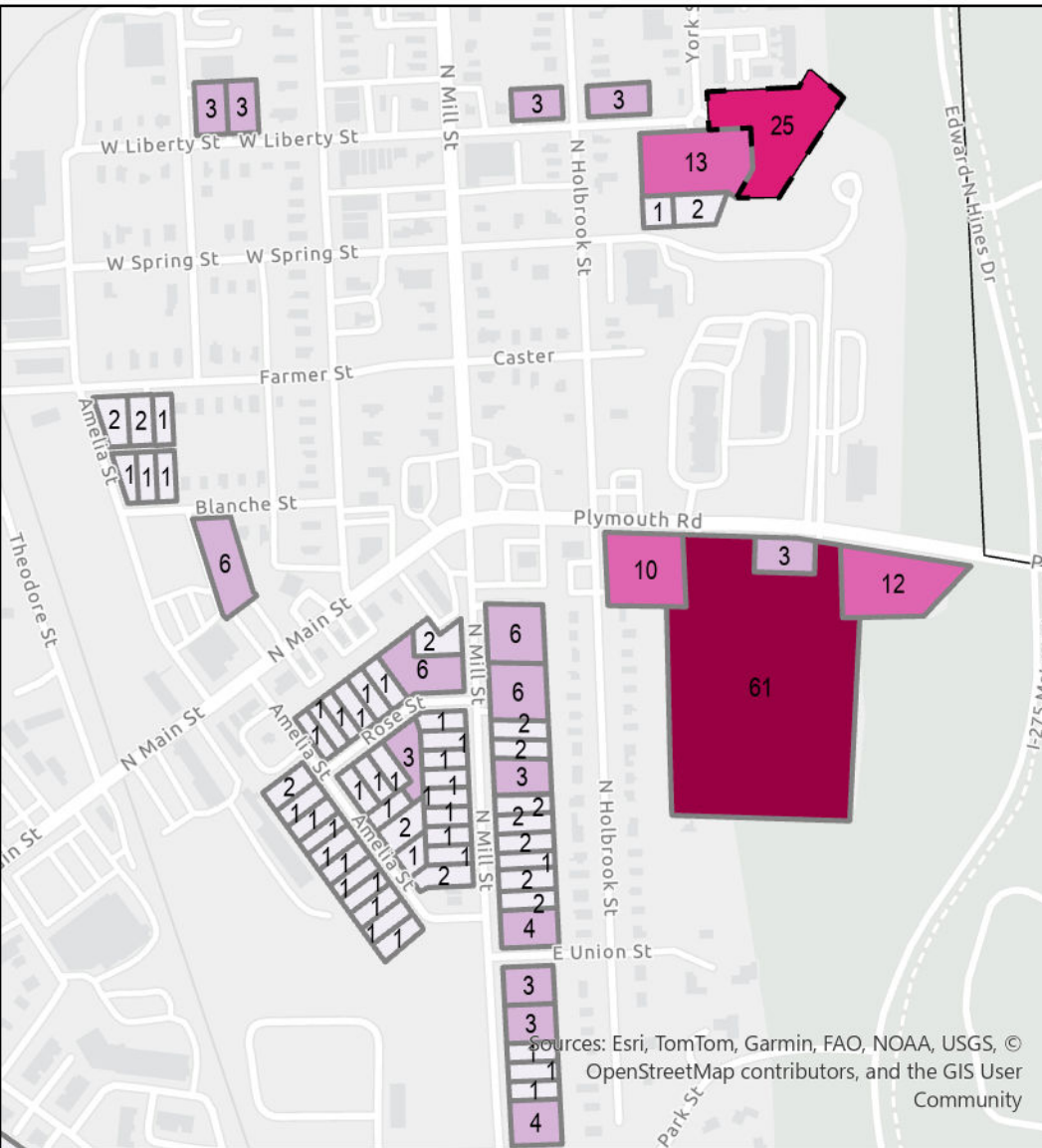
The total number of rooms in a multiple dwelling of over two stories but not exceeding four stories shall not be more than the area of the parcel, in square feet, divided by 900.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

# Minimum Number of Units Per Master Plan

# Maximum Number of Units Per Master Plan



 Zoned RM-1  
 Minimum 12 units/acre  
 Maximum 18 units/acre  
 Zoned RM-2  
 Minimum 18 units/acre  
 Maximum 27 units/acre



Zoned Map 3

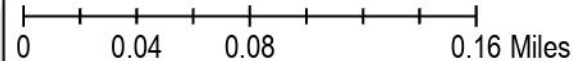
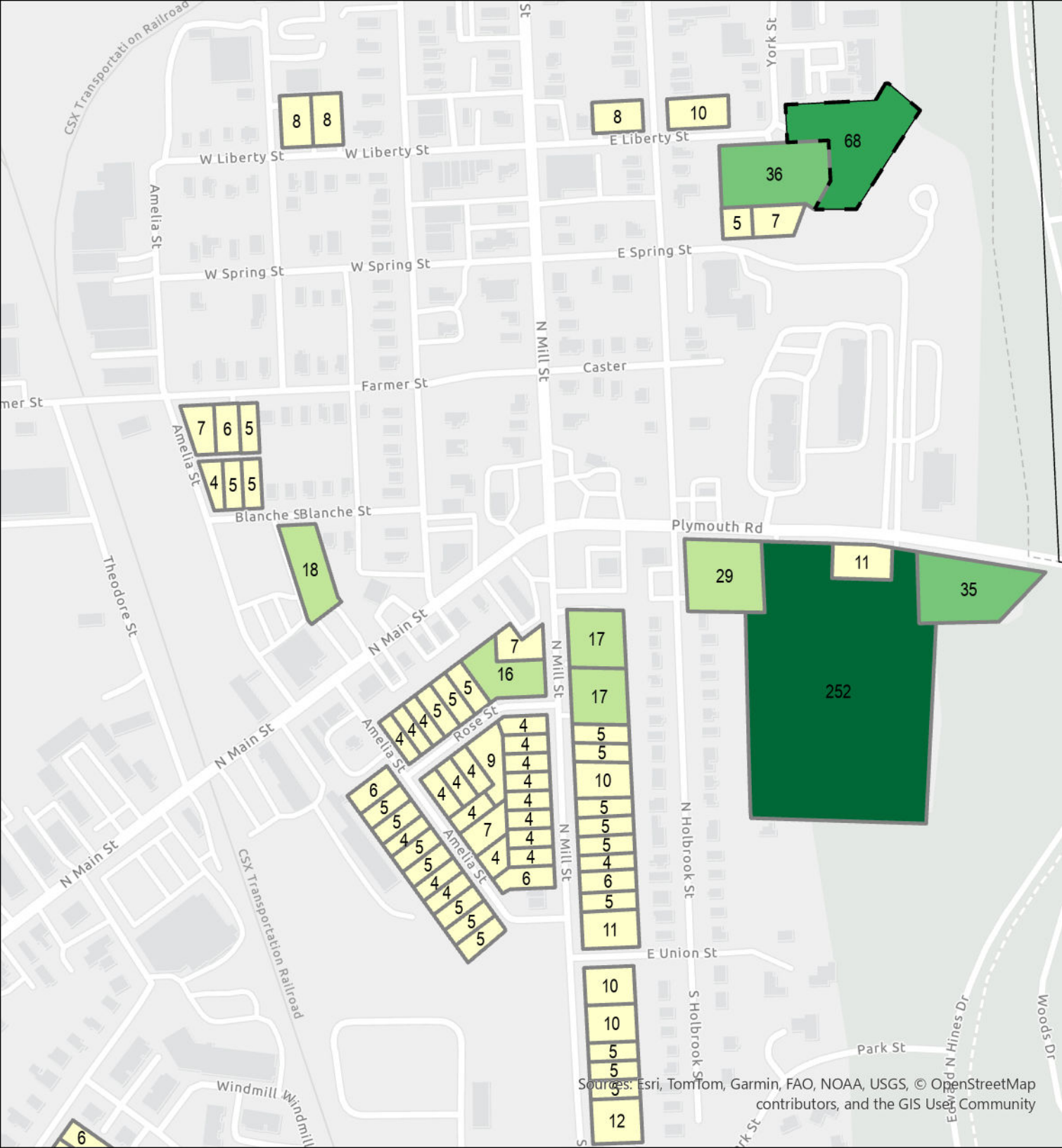


# Possible Number of Rooms Map 3

- 3 - 12 rooms
- 13 - 29 rooms
- 30 - 56 rooms
- 57 - 105 rooms
- 106 - 252 rooms
- Zoned RM-1
- Zoned RM-2

The total number of rooms in a multiple dwelling structure of two stories or less shall not be more than the area of the parcel, in square feet, divided by 1,300.

The total number of rooms in a multiple dwelling of over two stories but not exceeding four stories shall not be more than the area of the parcel, in square feet, divided by 900.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

# Minimum Number of Units Per Master Plan

# Zoned Map 4



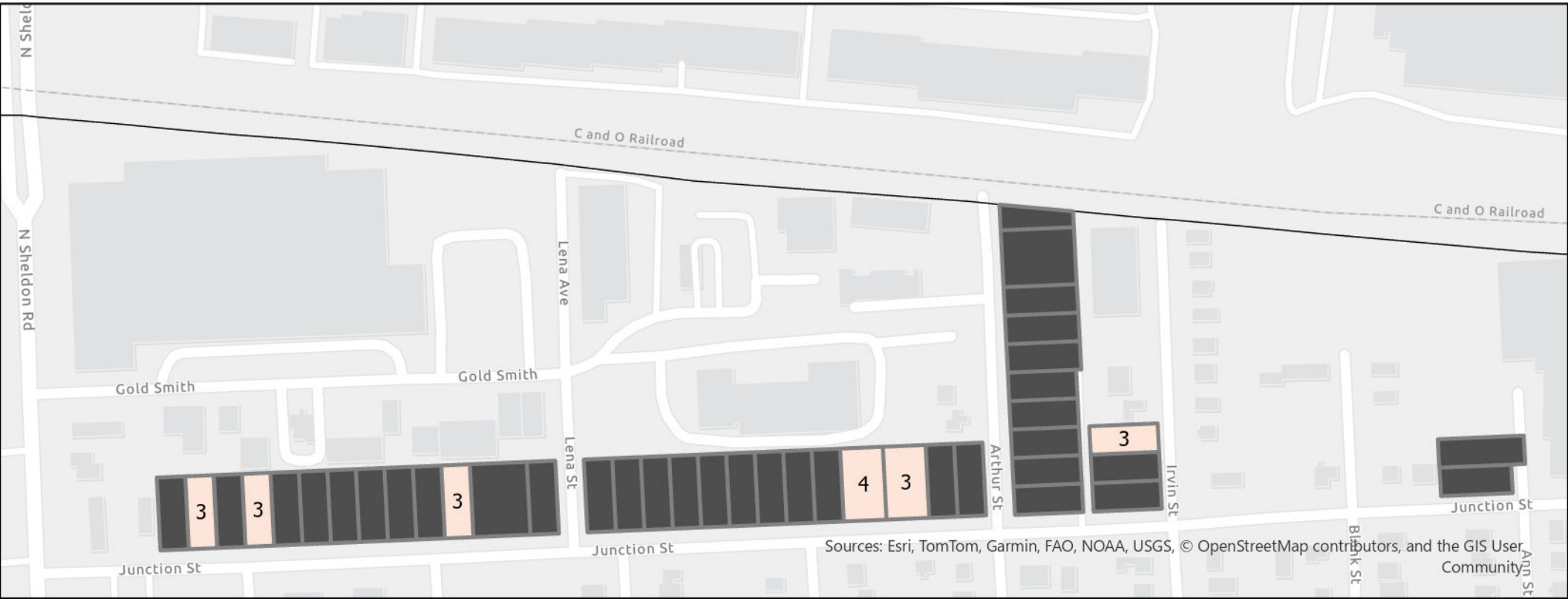
0 - 2 units	Zoned RM-1 Minimum 12 units/acre Maximum 18 units/acre	Zoned RM-2 Minimum 18 units/acre Maximum 27 units/acre	0 - 5 units
3 - 9 units			6 - 16 Units
10 - 20 units			17 - 30 units
21 - 39 units			31 - 58 units
40 - 90 units			59 - 135 units

0 0.03 0.05 0.1 Miles

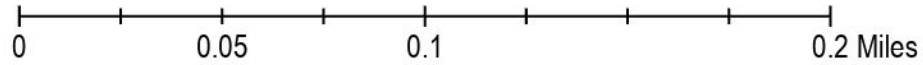
Maximum Number of Units Per Master Plan



# Existing Number of Units Map 4

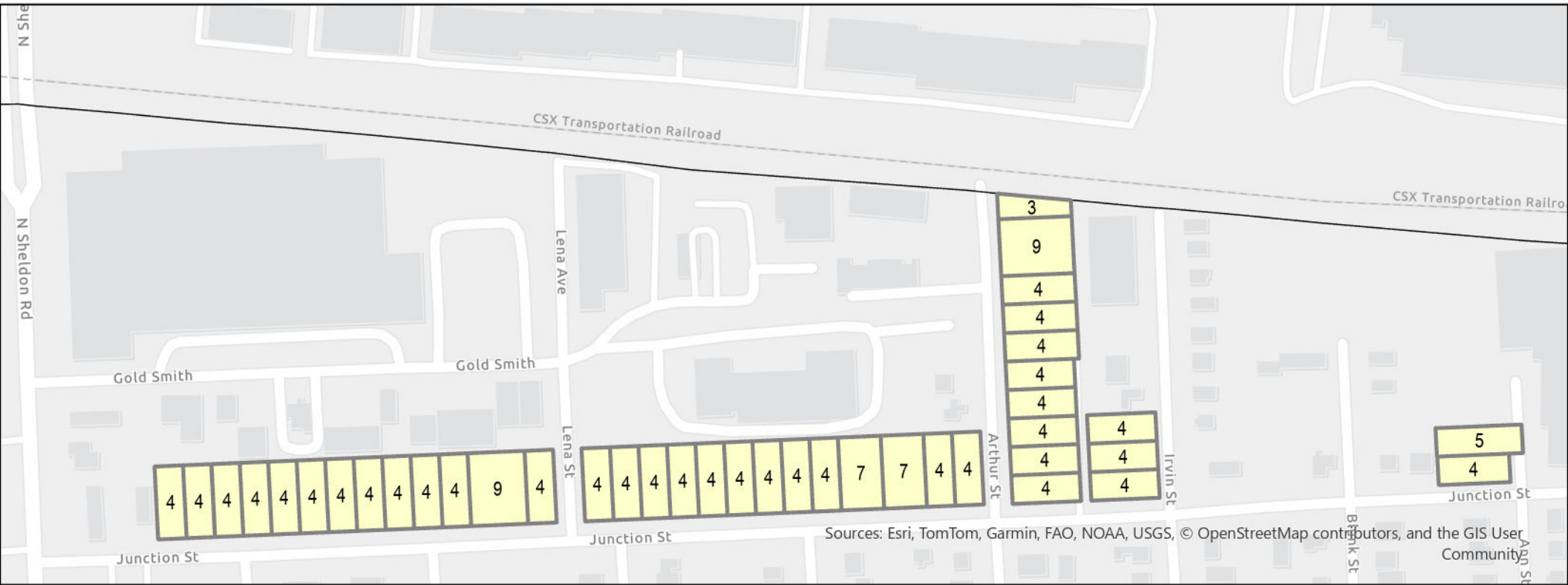


- 3 - 5 units
- 6 - 11 units
- 12 - 25 units
- 26 - 36 units
- 37- 120 units
- Zoned RM-1
- Zoned RM-2
- RM-1 and RM-2 Parcels\*

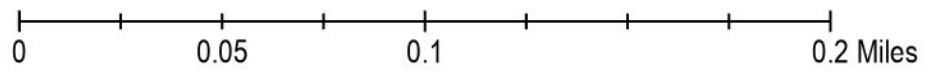


\*These parcels are zoned RM-1 or RM-2 but don't have a multi-family use or lack data.

# Possible Number of Rooms Map 4



- 3 - 12 rooms
- 13 - 29 rooms
- 30 - 56 rooms
- 57 - 105 rooms
- 106 - 252 rooms
- Zoned RM-1
- Zoned RM-2



The total number of rooms in a multiple dwelling structure of two stories or less shall not be more than the area of the parcel, in square feet, divided by 1,300.

The total number of rooms in a multiple dwelling of over two stories but not exceeding four stories shall not be more than the area of the parcel, in square feet, divided by 900.

Address	Complex Name	Zoning	Acreage	Square Footage	Total Rooms	Which could become...			Existing Number of Units	Proposed Number of Units (Range)	Map #
						1-bedroom units (2 rooms)	2-bedroom units (3 rooms)	3-bedroom units (4 rooms)			
1199 S Sheldon	Crestwood Condos	RM-1	7	307,349	236	118	78	59	100	84-127	1
1361 S Harvey		RM-1	0.5	21,827	16	8	5	4	8	6-9	1
1280 Dewey		RM-1	0.26	11,146	8	4	2	2	6	3-4	1
100 Pinewood	Pinewood Village	RM-2	5	218,533	242	121	80	60	120	90-135	2
725 Coolidge	Jamestowne Apartments	RM-1	1.45	63,138	48	24	16	12	24	17-26	2
450 W Ann Arbor Tr		RM-2	0.16	6,817	7	3	2	1	N/A	2-4	2
400 Plymouth	Mayflower Co Op	RM-1	5.15	327,607	252	126	84	63	98	61-92	3
700 York	Liberty Woods	RM-2	1.41	61,602	68	34	22	17	20	25-38	3
301 Blanche	Blanche Apartments	RM-1	0.54	23,772	18	9	6	4	17	6-9	3
1350 Junction		RM-1	0.29	12,799	9	4	3	2	N/A	3-5	4
1224 Junction		RM-1	0.22	9,599	7	3	2	1	3	2-3	4
890 Arthur		RM-1	0.13	5,999	4	2	1	1	N/A	1-2	4



## Administrative Memorandum

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

To: Planning Commission  
From: [Greta Bolhuis](#), AICP, Planning and Community Development Director  
Date: June 2, 2026  
Re: Zoning Ordinance Amendments

---

### BACKGROUND:

In 2022, the City contracted with Carlisle Wortman to complete an audit of the city zoning ordinances to identify:

- Inconsistencies with the Master Plan and Future Land Use Map
- Ordinance language that is inconsistent with other laws
- Outdated ordinance language

The audit report was completed in 2023. As part of the audit, 26 quick zoning ordinance amendments were identified. The Zoning Audit Sub-Committee of the Planning Commission has been meeting monthly to review and address these matters.

As you may recall, one of the tasks is to consolidate all fence regulations into a single place, with the fence section of the Zoning Ordinance or the City's Fence Ordinance. The Planning Commission reviewed amendments to the fence ordinance in December 2025 and January 2026. There were some concerns after the public hearing in January, and the matter was brought back to the sub-committee for consideration. The sub-committee has diligently been working on this ordinance for the last few months and feels that the amendments are ready to be brought back before the full commission. A summary of the proposed changes is provided below.

**Secs. 78-21. Definitions.** Add and amend fencing and wall definitions to match Chapter 18.

**Secs. 78-203. Plant material and landscaping requirements.** Remove language in the landscaping section that conflicts with screening section.

**Sec. 78-206. Screening between non-residential and residential uses.** Clarify language to state that screening is required between non-residential and residential land uses and may be accomplished in one of four ways. Clarify that multi-family (3+ units) shall be screened when located adjacent to single-family residential. Create standalone subsection for screening fences. Allow the Planning Commission, not the Zoning Board of Appeals, to modify the location of screening fences/obscuring walls when adjacent to an alley. Delete the Planning Commission's ability to waive screening requirements.

**Sec. 78-207. Corner clearance.** Add language from Chapter 18 related to corner clearance standards for driveways and alleys. Update the graphic for corner clearance. Modify language to give the Planning Commission alone the ability to change the required clear vision area in the B-2, Central Business District.

**Sec. 78-208. Standards for trash dumpsters.** Delete previous section for residential fences. These standards were moved into Chapter 18. Create new screening standards for trash dumpsters.

**Sec. 78-209. Reserved.** Delete previous section for industrial fences. These standards were moved into Chapter 18.

**Sec. 78-336. Reserved.** Delete previous section for residential yard fences.

The proposed zoning ordinance amendments are attached for your review. Please note that there are amendments proposed to Chapter 18 of the General Code of Ordinance. The Planning Commission does not have purview over these changes, but they are included for ease of understanding and context.

## Article IX. - Swimming Pools.

[...]

Division 3. – Design Requirements

[...]

### Sec. 18-337. ~~Fence.~~ Reserved.

- (a) ~~No temporary or permanent pool 18 inches or deeper shall be constructed or maintained unless such swimming pool is entirely enclosed by a building, wall and/or fence. The minimum height of all parts of the fence or wall, including gates, shall be 48 inches measured on the outside of the fence or wall upward from the highest adjacent ground. All gates shall be equipped with a lock and key. Such fence shall be designed and constructed so that the pool is not readily accessible to children by climbing or entering through the fence openings. Fence material shall not contain openings larger than two inches nominal size nor material that provides ready footing for climbing.~~
- (b) ~~A permanent above-ground pool which has a structure intended to provide self-fencing shall satisfy the fencing requirements of this article if it provides:~~
- (1) ~~A walkway not less than 20 inches in width completely around the water's edge and at least three feet above grade.~~
  - (2) ~~The self-fencing shall be at least three feet high above the walkway.~~
  - (3) ~~A fold-up stairway or gate which must be locked when residents are away from the home or when the pool is not in use.~~

~~The self-fencing shall make the pool inaccessible to children by climbing or entering through the fence openings.~~

- (c) ~~No wading pool shall be left unattended unless it is provided with a substantial cover or is surrounded by a fence as provided in this section.~~

(Code 1982, § 8.43(2))

## ARTICLE X. FENCES

### Sec. 18-371. Purpose, intent.

It is the intent and purpose of this article to assure to occupants of all properties adequate light and air adjacent to structures and in yard areas, effective and desirable sight distance from the front of all structures in all directions, the right to provide for their own privacy within their properties, to protect plantings from damage by trespass, and to prevent such construction related thereto as would be hazardous.

(Ord. No. 82-11, § 1(8.21), 8-16-82)

### Sec. 18-372. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Border* means a planting area composed of shrubs, trees, etc., which is utilized as a part of the landscaping of a lot.

*Decorative fence* means a permanent barrier not used for enclosure. Any such fence shall be a part of the overall landscape plan and shall be composed of natural materials such as wood (i.e., split rail fence, picket, etc.) or a decorative metal construction (i.e., aluminum, wrought iron, etc.).

*Fence* means a permanent barrier enclosing a plot of land or portion thereof composed of manmade or processed materials erected on posts, for the purpose of preventing or controlling entrance or to confine within or to mark a boundary.

*Gutter grade* means the lowest point of integral curb and gutter down which water flows, or, when no curb or gutter exists, is the lowest point between the street and sidewalk down which water will flow or drain.

*Picket fence* means a permanent barrier enclosing a plot of land or portion thereof composed of manmade or processed materials erected on posts, for the purpose of preventing or controlling entrance or to confine within or to mark a boundary. A picket fence shall have spaced uprights connected by two or more horizontal rails. The uprights shall not exceed four inches in width. The space between uprights shall be a minimum of two and one-half inches and must not exceed four inches.

*Sidewalk line* means the edge of the constructed public sidewalk that is adjacent or closest to the lot line.

*Wall* means a barrier constructed of masonry ~~or other solid materials on a continuous concrete footing~~ for the purpose of controlling entrance, sound and/or view.

(Ord. No. 82-11, § 1(8.22), 8-16-82; Ord. No. 2011-02, § 1, 1-17-11; Ord. of 8-7-23)

Cross reference(s)—Definitions generally, § 1-2.

### **Sec. 18-373. Prevention of hazards.**

- (a) No fence, border or wall shall have any exposed ~~beneath a height of eight feet any~~ sharp protrusions which would be likely to cause physical or material damage to persons or clothing passing by the fence, border or wall. Barbed wire fences when allowed are exempt from this requirement.
- (b) Any wall shall be capped with a peaked coping of sufficient pitch to discourage walking.

(Ord. No. 82-11, § 1(8.26), 8-16-82; Ord. No. 2011-02, § 1, 1-17-11)

### **Sec. 18-374. Line fences and walls.**

All fences and walls must be located entirely on the private property of the person constructing the same; provided, however, that if adjoining property owners jointly apply for and sign a permit to erect a fence upon their common property line, such fence may be so erected. No temporary type of barrier or temporary fence of any type shall be permitted in the front yard areas.

(Ord. No. 82-11, § 1(8.27), 8-16-82)

### **Sec. 18-375. Electric fences.**

It shall be unlawful for any person to construct or maintain, or to allow to be constructed or maintained upon property owned or occupied by such person, any fence charged or connected with an electrical current in such manner as to transmit such current in the form of shock to persons or animals which might come in contact with such charged fence. This shall exclude underground electric pet containment fences.

(Ord. No. 82-11, § 1(8.28), 8-16-82; Ord. No. 2011-02, § 1, 1-17-11)

### **Sec. 18-376. Barbed wire.**

Barbed wire is prohibited except in industrial districts subject to the following provisions:

- (a) Barbed wire shall be not more than three (3) strands mounted in a "Y" at the top of the fence.
- (b) Barbed wire shall be on and within the confines of the private property. Barbed wire shall not project into or over adjacent properties.
- (c) The bottom of the barbed wire shall be not less than eight (8) feet above the adjacent grade level.

### **Sec. 18-376. Appeals.**

~~If there is believed to be a conflict between the stated intent and any specific provisions of this article, the zoning board of appeals may, in accordance with established procedures, permit modification of such specific provision, while retaining the intent, in such appealed instance.~~

(Ord. No. 82-11, § 1(8.29), 8-16-82)

### **Sec. 18-377. Permits.**

- (a) It shall be unlawful for any person to construct, or cause to be constructed, any fence or wall upon any property within the city without first having obtained a permit ~~therefor~~.
- (b) Any person desiring to construct, or cause to be constructed a fence or wall upon property in the city shall first apply to the building department of the city for a permit, for which there shall be a fee, the amount of which shall be set by resolution of the city commission. Such permit shall be issued by the building inspector upon a written application, and shall contain such information as may be required by the inspector in order to determine that such fence or wall will not violate any provision of the City Code or state law.

(Ord. No. 82-11, § 1(8.23), 8-16-82)

### **Sec. 18-378. Establishing lot lines.**

The building inspector may require the owner of property upon which a fence is to be constructed to establish lot lines upon such property, through the placing of permanent stakes located by a licensed surveyor. Such lot line shall be established before such fence shall be erected, and the building inspector may withhold the issuance of the required permit until the lot lines are established and permanent stakes are placed.

(Ord. No. 82-11, § 1(8.30), 8-16-82)

### **Sec. 18-379. Borders.**

Borders may be planted in any yard area subject to the following provisions:

- ~~(1)~~ (a) Borders shall not be located nearer than two feet to any drive or walkway. Borders are also subject to additional restrictions as specified in this section.
- ~~(2)~~ (b) No border shall obscure visibility within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between the right-of-way lines at a distance along each line of 25 feet from their point of intersection. Shrubs or hedges or other plantings (excluding trees) in this area shall not exceed 30 inches in height above the average gutter grade adjacent to this area. Trees planted within this same area shall not have branches lower than eight feet above the average gutter grade. Sight visibility shall be in accordance with section 78-207 of the zoning ordinance.

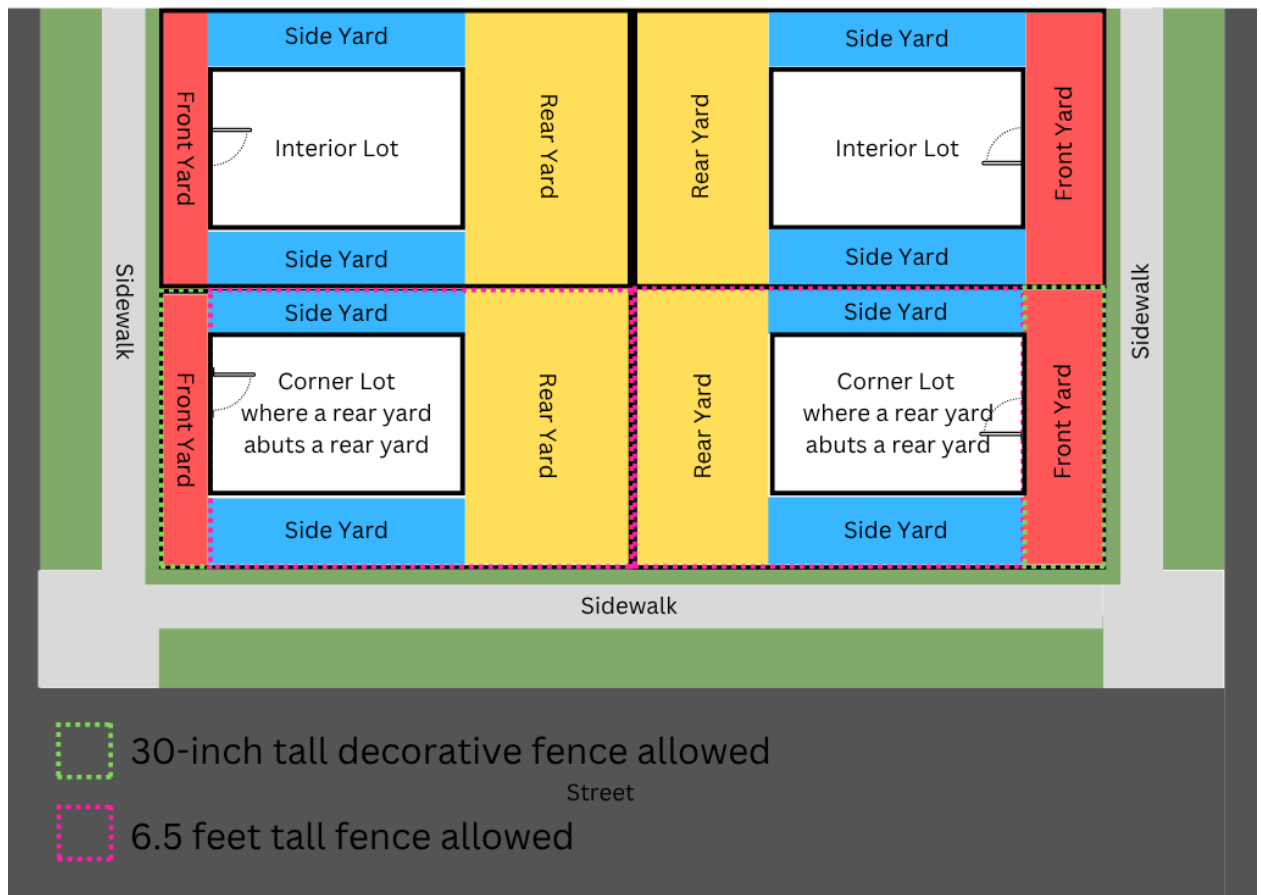
- ~~(3)~~ ~~(c) Similar restrictions as above shall be required in a~~ A clear vision area shall be required in the 15-foot corner triangle formed at the intersection of any driveway and alley or any driveway and street right-of-way line.

(Ord. No. 82-11, § 1(8.24), 8-16-82; Ord. No. 2011-02, 1-17-11)

### **Sec. 18-380. Fences and walls.**

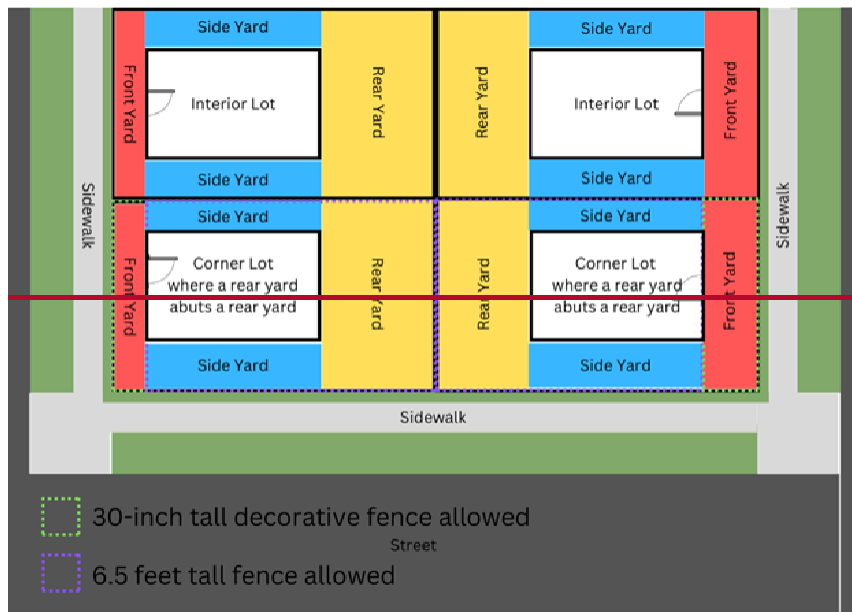
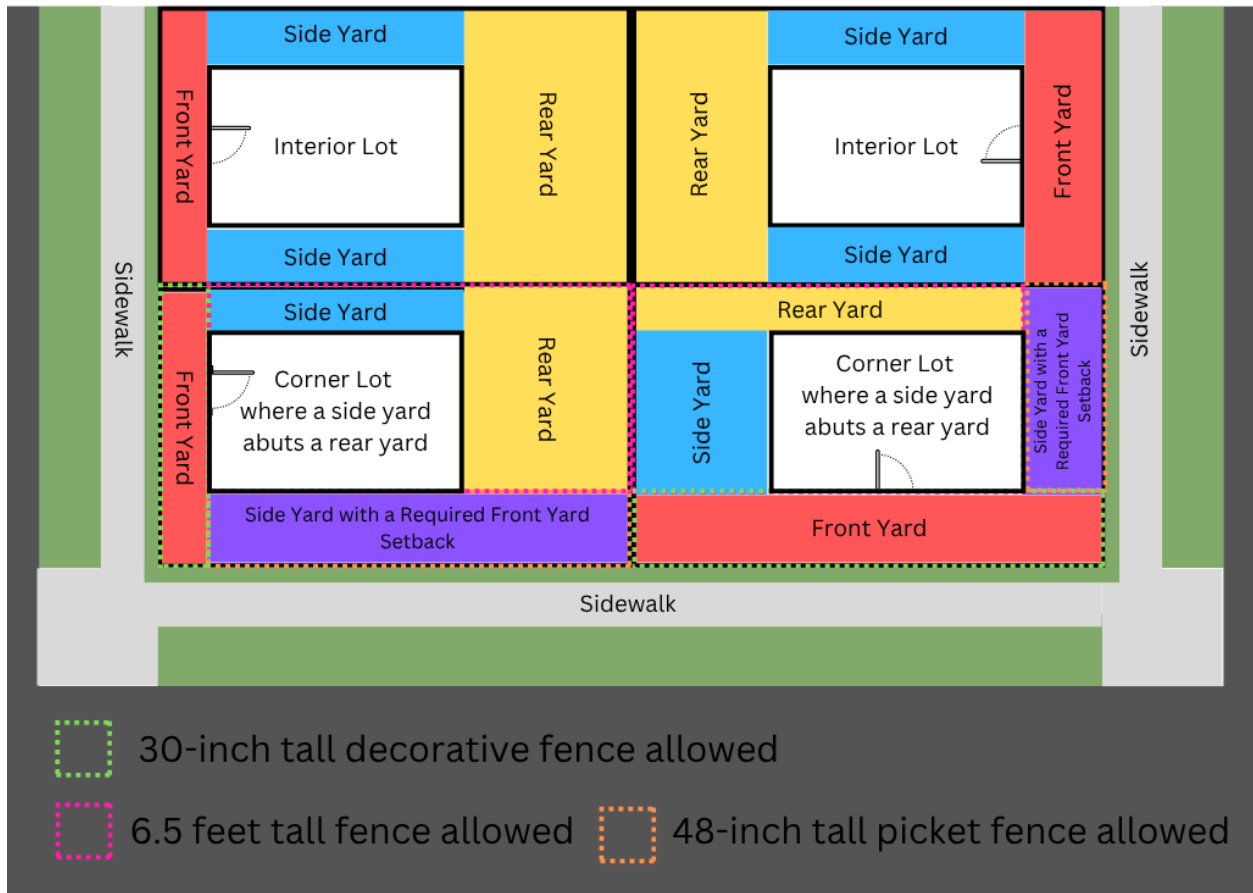
- (a) All posts thereof shall be of materials designed to withstand rusting, rotting and other weather-related deterioration for a period of not less than ten years.
- (b) Fences shall be setback a minimum of one foot away from the sidewalk line.
- (c) ~~Solid masonry walls~~ Walls shall be erected on continuous foundations at least 42 inches below grade.
- (d) Fences or walls within a required front yard area shall be decorative style only consisting of wrought iron, metal, or pickets and masonry or stone walls. Decorative fences or walls placed within a front yard shall not exceed 30 inches in height. A decorative fence or wall shall contribute to the identification and beauty of the principal building. Chain link fences are not allowed within a required front yard area.
- (e) All fences or walls shall be constructed with the finished side exposed to neighboring properties, the support posts placed on the inside, and in a manner which serves to enhance the aesthetic appearance of the neighborhood or surrounding area.
- (f) No fence, wall, or plantings shall interfere with visibility from a driveway, alley or intersection. All fences, walls, and borders shall comply with the corner clearance requirements of section 78-207.
- (g) Fence and wall height shall be measured from the lowest side of the surface of the ground directly adjacent to the fence or wall. Posts and finials may extend no more than six inches above the maximum permitted height of a fence.
- (h) In residential districts in the case of a rear yard abutting a rear yard, fences may be located in the side and rear yards and shall not exceed six and one-half feet in height as shown in Figure 1. Fences shall not extend toward the front of the lot beyond the front of the house or the required minimum front yard setback, whichever is greater as shown in Figure 1. Walls constructed of masonry, stone or pre-cast materials and constructed within a side or rear yard shall have a maximum height of 30 inches.

**Figure 1.**



- (i) In residential districts, fences on all lots of record in all residential districts which enclose property and/or are within a required side or rear yard shall not exceed six and one-half feet in height, measured from the surface of the ground, and shall not extend toward the front of the lot nearer than the front of the house or the required minimum front yard setback, whichever is greater (see figure Figure 1). In residential districts in the case of a side yard abutting a rear yard, fences may be located in the side and rear yard and shall not exceed six and one-half feet in height as shown in Figure 2. In the case of a rear yard abutting a side yard, the side yard abutting a street shall be a continuation of the required front setback on the lot to the rear, and a 48-inch-tall picket fence may project into this area but shall not extend toward the front of the lot beyond nearer than the front of the house or the front yard setback, whichever is greater as shown in Figure 2. (see Figure 2). Walls constructed of masonry, stone or pre-cast materials and constructed within a side or rear yard shall have a maximum height of 30 inches.

Figure 2.



(j) In public or institutional parks, playgrounds, or public landscaped areas, fences and walls shall not exceed eight feet in height, and shall not obstruct vision to an extent greater than 25 percent of their total area.

(f) In office and business districts-zoned areas, fences and walls should shall not exceed a height above-ground-level of more than six and one-half feet in side and rear yards. On corner lots, no fence, wall, shrubbery or other obstruction to vision above a height 30 inches from the established street gutter grades shall be permitted within the triangular area forward at the intersection of any street right of way lines by a straight line drawn between such right of way lines for a distance along each line of 25 feet from their point of intersection.

(g) In industrial ~~districts-zoned areas~~, fences and walls ~~shall not exceed~~ ~~may be constructed up to~~ eight feet in height. ~~On corner lots, no fence, wall, shrubbery or other obstruction to vision above a height of 30 inches from the established street gutter grades shall be permitted within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between such right-of-way lines for a distance along each line of 25 feet from their point of intersection. Barbed wire may be installed on the top of such fences on arms or supports over the private property of the owner of the fence at least eight feet above the adjacent grade level. Fences shall not be allowed within the front yard on sites of less than ten acres in size. Fences may be allowed in front yards of sites of ten acres or more after review and approval of the planning commission.~~

(m) ~~If any of the provisions of this article conflict with fence and wall regulations in Chapter 78, the stricter provision shall prevail. It is the intent, however, that the following provisions be construed harmoniously with the fence ordinance where possible.~~

(Ord. No. 82-11, § 1(8.25), 8-16-82; Ord. No. 2011-02, § 1, 1-17-11; Ord. of 8-7-23)

### **Sec. 18-38176. Appeals.**

If there is believed to be a conflict between the stated intent and any specific provisions of this article, the zoning board of appeals may, in accordance with established procedures, permit modification of such specific provision, while retaining the intent, in such appealed instance.

**Secs. 18-3821—18-400. Reserved.**

## **Article IX. - Swimming Pools.**

[...]

Division 3. – Design Requirements

[...]

### **Sec. 18-337. Reserved.**

(Code 1982, § 8.43(2))

## **ARTICLE X. FENCES**

### **Sec. 18-371. Purpose, intent.**

It is the intent and purpose of this article to assure to occupants of all properties adequate light and air adjacent to structures and in yard areas, effective and desirable sight distance from the front of all structures in all directions, the right to provide for their own privacy within their properties, to protect plantings from damage by trespass, and to prevent such construction related thereto as would be hazardous.

(Ord. No. 82-11, § 1(8.21), 8-16-82)

### **Sec. 18-372. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Border* means a planting area composed of shrubs, trees, etc., which is utilized as a part of the landscaping of a lot.

*Decorative fence* means a permanent barrier not used for enclosure. Any such fence shall be a part of the overall landscape plan and shall be composed of natural materials such as wood (i.e., split rail fence, picket, etc.) or a decorative metal construction (i.e., aluminum, wrought iron, etc.).

*Fence* means a permanent barrier enclosing a plot of land or portion thereof composed of manmade or processed materials erected on posts, for the purpose of preventing or controlling entrance or to confine within or to mark a boundary.

*Gutter grade* means the lowest point of integral curb and gutter down which water flows, or, when no curb or gutter exists, is the lowest point between the street and sidewalk down which water will flow or drain.

*Picket fence* means a permanent barrier enclosing a plot of land or portion thereof composed of manmade or processed materials erected on posts, for the purpose of preventing or controlling entrance or to confine within or to mark a boundary. A picket fence shall have spaced uprights connected by two or more horizontal rails. The uprights shall not exceed four inches in width. The space between uprights shall be a minimum of two and one-half inches and must not exceed four inches.

*Sidewalk line* means the edge of the constructed public sidewalk that is adjacent or closest to the lot line.

*Wall* means a barrier constructed of masonry for the purpose of controlling entrance, sound and/or view.

(Ord. No. 82-11, § 1(8.22), 8-16-82; Ord. No. 2011-02, § 1, 1-17-11; Ord. of 8-7-23)

Cross reference(s)—Definitions generally, § 1-2.

### **Sec. 18-373. Prevention of hazards.**

- (a) No fence, border or wall shall have any exposed sharp protrusions which would be likely to cause physical or material damage to persons or clothing passing by the fence, border or wall. Barbed wire fence when allowed are exempt from this requirement.
- (b) Any wall shall be capped with a peaked coping of sufficient pitch to discourage walking.

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### **Sec. 18-374. Line fences and walls.**

All fences and walls must be located entirely on the private property of the person constructing the same; provided, however, that if adjoining property owners jointly apply for and sign a permit to erect a fence upon their common property line, such fence may be so erected. No temporary type of barrier or temporary fence of any type shall be permitted in the front yard areas.

(Ord. No. 82-11, § 1(8.27), 8-16-82)

### **Sec. 18-375. Electric fences.**

It shall be unlawful for any person to construct or maintain, or to allow to be constructed or maintained upon property owned or occupied by such person, any fence charged or connected with an electrical current in such manner as to transmit such current in the form of shock to persons or animals which might come in contact with such charged fence. This shall exclude underground electric pet containment fences.

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### **Sec. 18-376. Barbed wire.**

Barbed wire is prohibited except in industrial districts subject to the following provisions:

- (a) Barbed wire shall be not more than three (3) strands mounted in a "Y" at the top of the fence.
- (b) Barbed wire shall be on and within the confines of the private property. Barbed wire shall not project into or over adjacent properties.
- (c) The bottom of the barbed wire shall be not less than eight (8) feet above the adjacent grade level.

(Ord. No. 82-11, § 1(8.29), 8-16-82)

### **Sec. 18-377. Permits.**

- (a) It shall be unlawful for any person to construct, or cause to be constructed, any fence or wall upon any property within the city without first having obtained a permit.
- (b) Any person desiring to construct, or cause to be constructed a fence or wall upon property in the city shall first apply to the building department of the city for a permit, for which there shall be a fee, the amount of which shall be set by resolution of the city commission. Such permit shall be issued by the building inspector upon a written application, and shall contain such information as may be required by the inspector in order to determine that such fence or wall will not violate any provision of the City Code or state law.

(Ord. No. 82-11, § 1(8.23), 8-16-82)

### **Sec. 18-378. Establishing lot lines.**

The building inspector may require the owner of property upon which a fence is to be constructed to establish lot lines upon such property, through the placing of permanent stakes located by a licensed surveyor. Such lot line shall be established before such fence shall be erected, and the building inspector may withhold the issuance of the required permit until the lot lines are established and permanent stakes are placed.

(Ord. No. 82-11, § 1(8.30), 8-16-82)

### **Sec. 18-379. Borders.**

Borders may be planted in any yard area subject to the following provisions:

- (a) Borders shall not be located nearer than two feet to any drive or walkway. Borders are also subject to

additional restrictions as specified in this section.

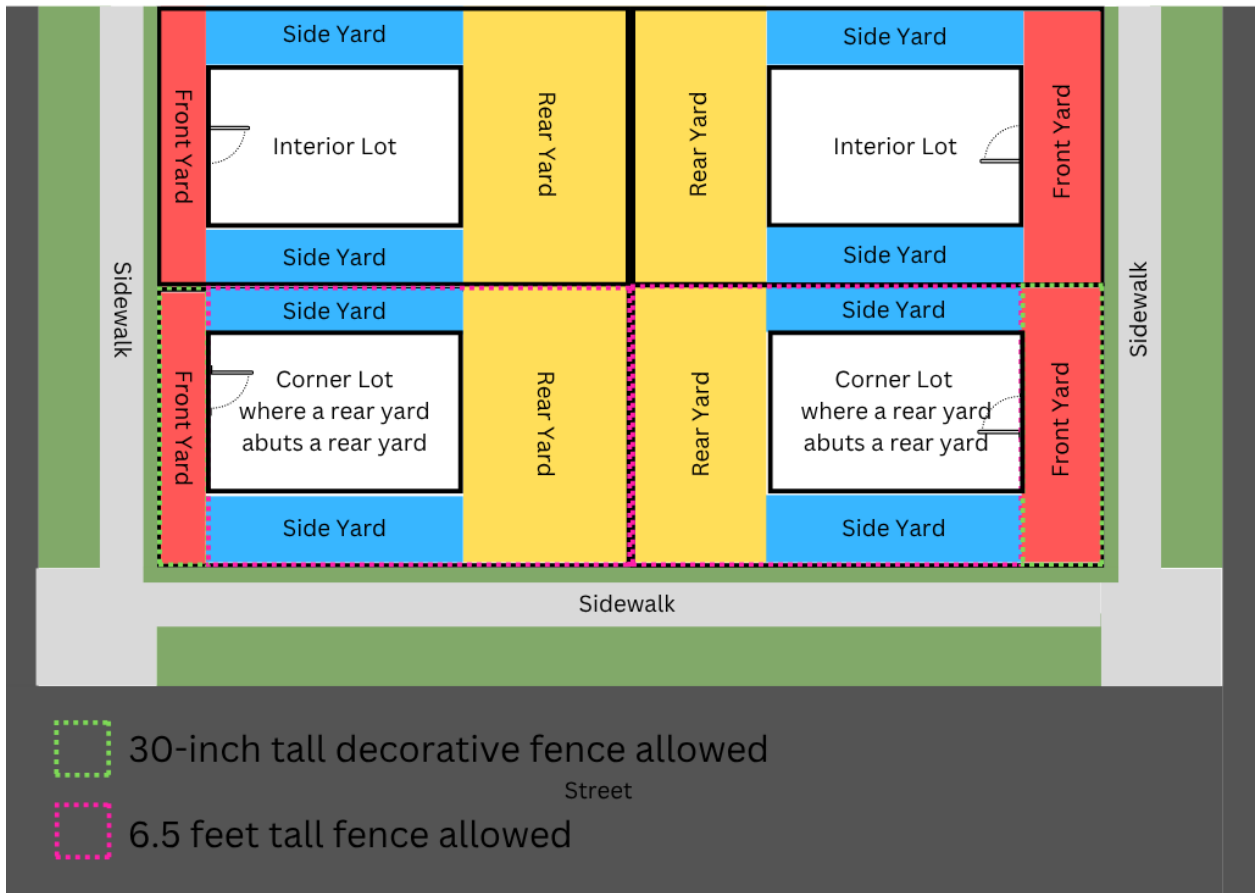
- (b) No border shall obscure visibility within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between the right-of-way lines at a distance along each line of 25 feet from their point of intersection. Shrubs or hedges or other plantings (excluding trees) in this area shall not exceed 30 inches in height above the average gutter grade adjacent to this area. Trees planted within this same area shall not have branches lower than eight feet above the average gutter grade. Sight visibility shall be in accordance with section 78-207 of the zoning ordinance.
- (c) A clear vision area shall be required in the 15-foot corner triangle formed at the intersection of any driveway and alley or any driveway and street right-of-way line.

(Ord. No. 82-11, § 1(8.24), 8-16-82; Ord. No. 2011-02, 1-17-11)

### **Sec. 18-380. Fences and walls.**

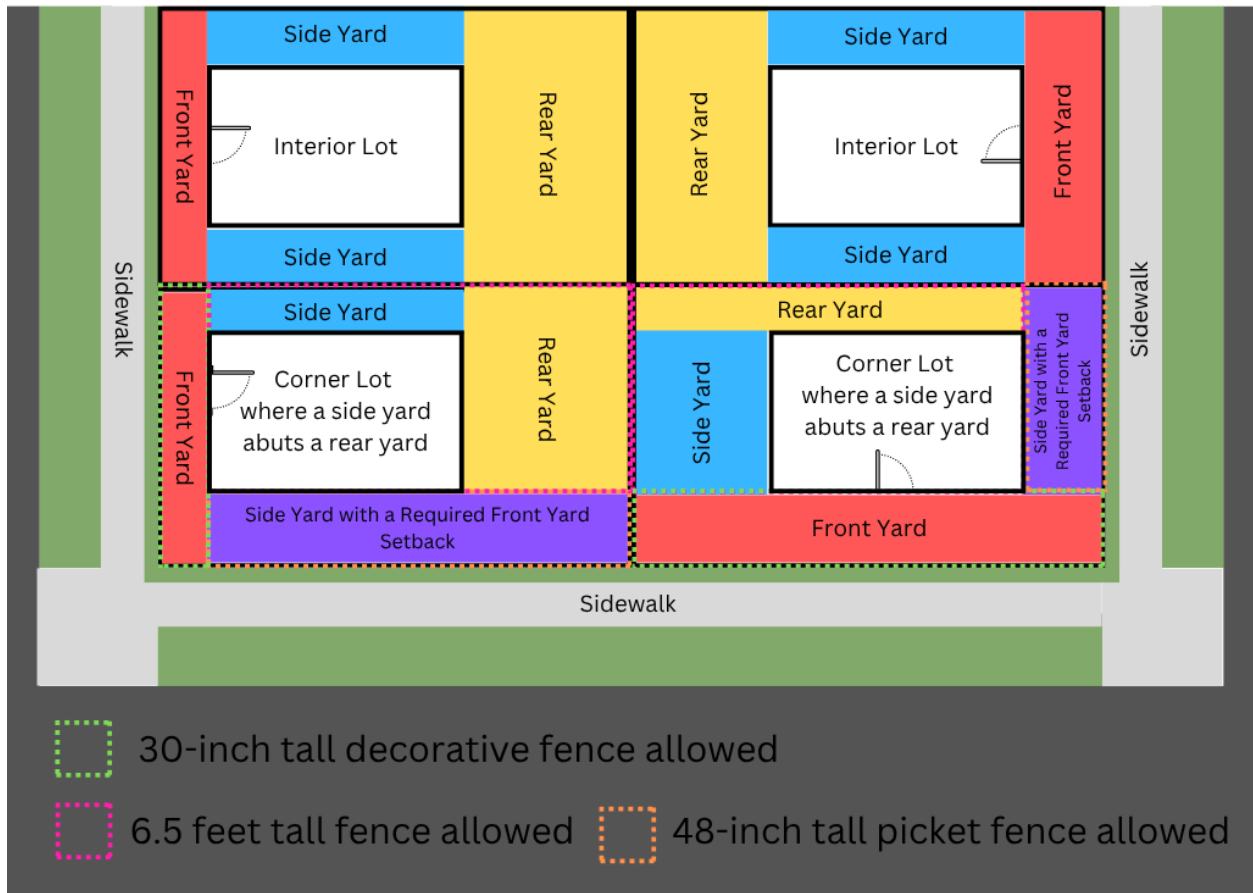
- (a) All posts thereof shall be of materials designed to withstand rusting, rotting and other weather-related deterioration for a period of not less than ten years.
- (b) Fences shall be setback a minimum of one foot away from the sidewalk line.
- (c) Walls shall be erected on continuous foundations at least 42 inches below grade.
- (d) Fences or walls within a required front yard area shall be decorative style only consisting of wrought iron, metal, or pickets and masonry or stone walls. Decorative fences or walls placed within a front yard shall not exceed 30 inches in height. A decorative fence or wall shall contribute to the identification and beauty of the principal building. Chain link fences are not allowed within a required front yard area.
- (e) All fences or walls shall be constructed with the finished side exposed to neighboring properties, the support posts placed on the inside, and in a manner which serves to enhance the aesthetic appearance of the neighborhood or surrounding area.
- (f) No fence, wall, or plantings shall interfere with visibility from a driveway, alley or intersection. All fences, walls, and borders shall comply with the corner clearance requirements of section 78-207.
- (g) Fence and wall height shall be measured from the lowest side of the surface of the ground directly adjacent to the fence or wall. Posts and finials may extend no more than six inches above the maximum permitted height of a fence.
- (h) In residential districts in the case of a rear yard abutting a rear yard, fences may be located in the side and rear yards and shall not exceed six and one-half feet in height as shown in Figure 1. Fences shall not extend toward the front of the lot beyond the front of the house or the required minimum front yard setback, whichever is greater as shown in Figure 1. Walls constructed of masonry, stone or pre-cast materials and constructed within a side or rear yard shall have a maximum height of 30 inches.

**Figure 1.**



- (i) In residential districts in the case of a side yard abutting a rear yard, fences may be located in the side and rear yard and shall not exceed six and one-half feet in height as shown in Figure 2. In the case of a rear yard abutting a side yard, the side yard abutting a street shall be a continuation of the required front setback on the lot to the rear, and a 48-inch-tall picket fence may project into this area but shall not extend toward the front of the lot beyond the front of the house or the front yard setback, whichever is greater as shown in Figure 2. Walls constructed of masonry, stone or pre-cast materials and constructed within a side or rear yard shall have a maximum height of 30 inches.

Figure 2.



- (j) In public or institutional parks, playgrounds, or public landscaped areas, fences and walls shall not exceed eight feet in height, and shall not obstruct vision to an extent greater than 25 percent of their total area.
- (k) In office and business districts, fences and walls shall not exceed a height of more than six and one-half feet in side and rear yards
- (l) In industrial districts, fences and walls shall not exceed eight feet in height. Fences shall not be allowed within the front yard on sites of less than ten acres in size. Fences may be allowed in front yards of sites of ten acres or more after review and approval of the planning commission.
- (m) If any of the provisions of this article conflict with fence and wall regulations in Chapter 78, the stricter provision shall prevail. It is the intent, however, that the following provisions be construed harmoniously with the fence ordinance where possible.

(Ord. No. 82-11, § 1(8.25), 8-16-82; Ord. No. 2011-02, § 1, 1-17-11; Ord. of 8-7-23)

**Sec. 18-381. Appeals.**

If there is believed to be a conflict between the stated intent and any specific provisions of this article, the zoning board of appeals may, in accordance with established procedures, permit modification of such specific provision, while retaining the intent, in such appealed instance.

**Secs. 18-382—18-400. Reserved.**

**Sec. 78-21. Definitions.**

*Berm, obscuring*, means an earthen mound of definite height and location to serve as an obscuring device in carrying out the requirements of this chapter.

*Fence* means a permanent barrier enclosing a plot of land or portion thereof composed of manmade or processed materials erected on posts, for the purpose of preventing or controlling entrance or to confine within or to mark a boundary. ~~a manmade structure constructed for the purpose of or to have the effect of enclosing the area it is constructed upon or as defined in the city Code.~~

*Screening* means a privacy barrier designed to visually separate, isolate, or conceal properties, hide unsightly areas, and prevent observation.

*Gutter grade* means the lowest point of integral curb and gutter down which water flows, or, when no curb or gutter exists, is the lowest point between the street and sidewalk down which water will flow or drain.

*Wall* means a barrier constructed of masonry for the purpose of controlling entrance, sound and/or view.

*Wall, obscuring*, means a structure-wall of definite height and location to serve as an obscuring screen in carrying out the requirements of this chapter.

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

Whenever in this chapter a greenbelt or planting is required, it shall be planted to completion within three months, and no later than November 30, from the date of issuance of a certificate of occupancy if such certificate is issued during the April 1 to September 30 period; if the certificate is issued during the October 1 to March 31 period, the planting shall be completed no later than the ensuing May 31; plantings shall thereafter be reasonably maintained, including permanence and health of plant materials, to provide a screen to abutting properties and including the absence of weeds and refuse. Spacing, as required by this Section, shall be provided in any greenbelt or planting. A permanent certificate of occupancy shall only be issued after inspection and approval of such planting by the city.

(1) *Plant material spacing and size.*

- a. Plant material shall not be located within four feet of the property line.
- b. Where plant materials are placed in two or more rows, plantings shall be staggered.
- c. Evergreen trees shall not be less than seven feet in height. When planted informally, they shall be spaced not more than 20 feet on centers. When planted in rows, they shall be spaced not more than 12 feet on centers.
- d. Narrow evergreen trees shall not be less than five feet in height. When planted informally, they shall be spaced not more than 20 feet on centers. When planted in rows, they shall be spaced not more than 12 feet on centers.
- e. Large shrubs shall not be less than 30 inches in height. When planted informally, they shall be spaced not more than six feet on centers. When planted in rows, they shall not be more than four feet on centers.
- f. Small shrubs shall not be less than 30 inches in spread. They shall be planted not more than four feet on centers.
- g. Large deciduous trees shall not be less than 2½ inches in caliper. When placed informally, they shall be planted not more than 30 feet on centers.
- h. Small deciduous trees shall not be less than 1½ inches in caliper. When planted informally, they shall be spaced not more than 15 feet on centers.

(2) *Mixture of materials.* A mixture of plant materials (evergreen and deciduous trees and shrubs) is required in all landscape plans as a protective measure against disease and insect infestation. Plant materials used together informally shall meet the on-center minimum spacing requirements:

Minimum Recommended Distances Between Plant Materials

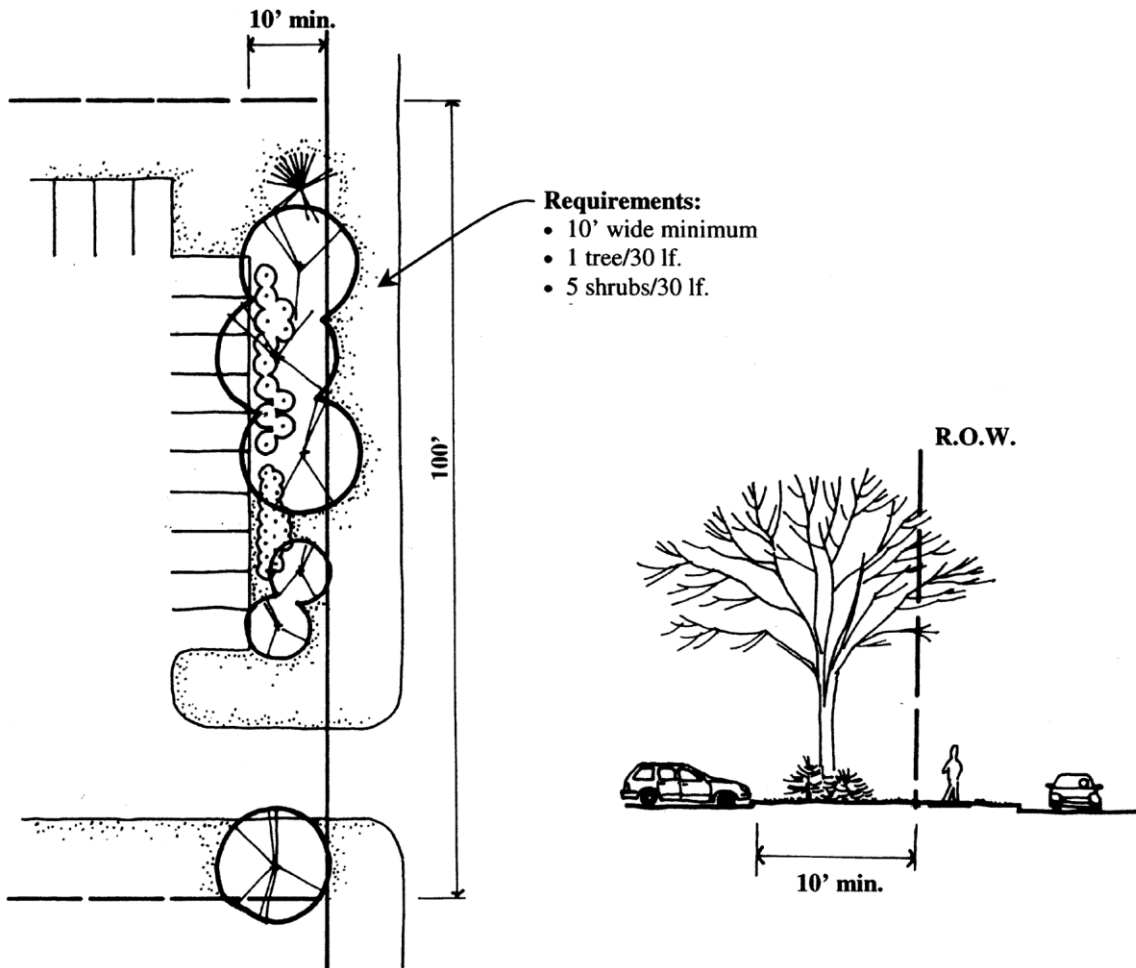
Plant Material Types	Evergreen Trees (Feet)	Narrow Evergreen Trees (Feet)	Large Deciduous Trees (Feet)	Small Deciduous Trees (Feet)	Large Shrubs (Feet)	Small Shrubs (Feet)
Evergreen Trees	Min. 10	Min. 12	Min. 20	Min. 12	Min. 6	Min. 5

Narrow Evergreen Trees	Min. 12	Min. 5	Min. 15	Min. 10	Min. 5	Min. 4
Large Deciduous Trees	Min. 20	Min. 15	Min. 20	Min. 15	Min. 5	Min. 3
Small Deciduous Trees	Min. 12	Min. 10	Min. 15	Min. 8	Min. 6	Min. 3
Large Shrubs	Min. 6	Min. 5	Min. 5	Min. 6	Min. 4 Max. 6	Min. 5
Small Shrubs	Min. 5	Min. 4	Min. 3	Min. 3	Min. 5	Min. 3

(3) *Parking lot landscaping and screening.*

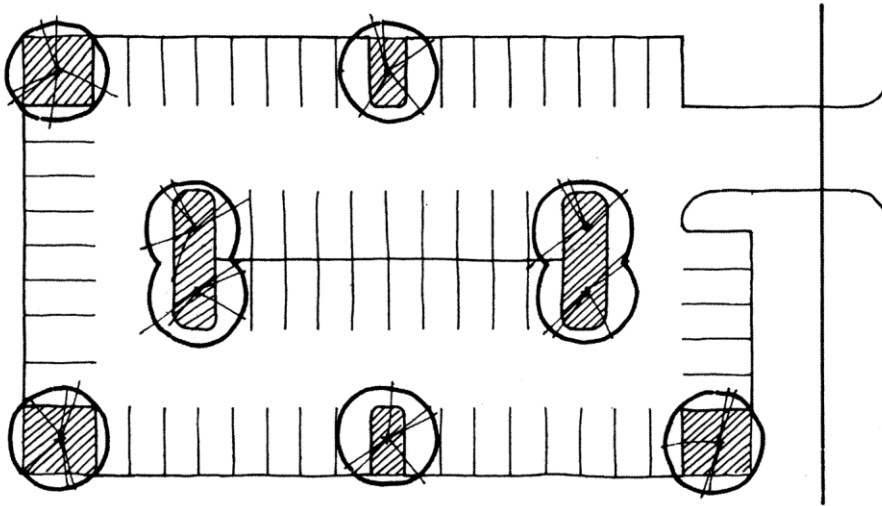
- a. Parking lots which are visible from a public right-of-way (excluding a public alley) shall have the following landscaping between the parking lot and the right-of-way:
1. A landscaped strip at least ten feet in width or wider as may be required.
  2. One tree for every 30 feet or fraction thereof of street frontage of the parking lot.
  3. Five shrubs for every 30 feet or fraction thereof of street frontage of the parking lot.

**Parking Lot Screening from Roadway**



Parking Lot Screening From Roadway

- b. Parking lots of greater than 5,000 square feet shall meet the following landscaping requirements for the interior of the parking lot:
1. Within the interior of the parking lot there shall be one square foot of landscaped area for each 15 square feet of the parking lot. Greenbelt areas, buffers or landscape strips required in other sections of this chapter shall not be counted towards the requirement of interior parking lot landscaping.
  2. Each interior landscaped area shall have at least 150 square feet.
  3. The landscaped areas shall be located in a manner that breaks up the expanse of paving throughout the parking lot. Parking lot islands shall be a minimum width of six feet in any direction.
  4. There shall be at least one deciduous tree for each 300 square feet or fraction thereof of interior landscaped area. Each individual landscaped area shall contain at least one tree.



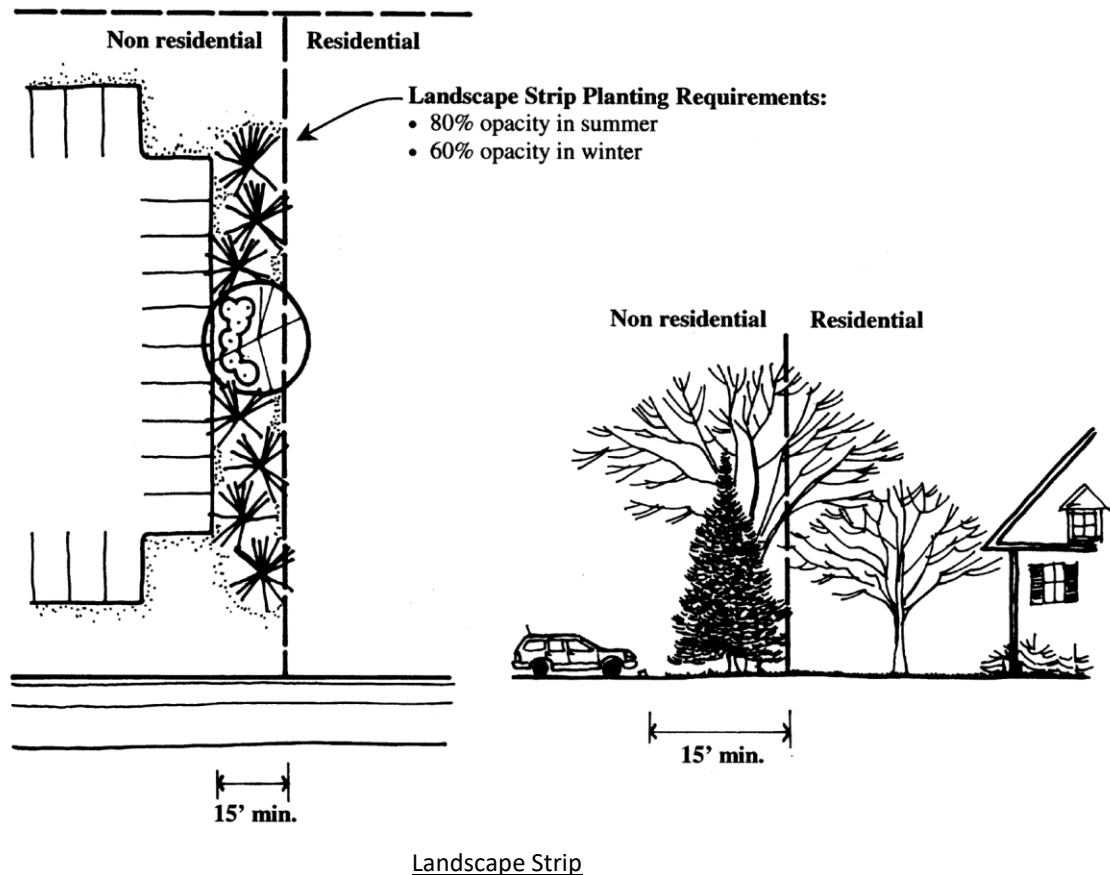
**Requirements:**

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

Interior Parking Lot Landscaping

- c. Parking lots of greater than 5,000 square feet, but less than 10,000 square feet, shall have interior landscaping located within the lot or around its perimeter. Perimeter landscaping shall follow the requirements of section 78-203, ~~and walls required in section 78-206 may be replaced by suitable screening or landscaping.~~
- d. A parking lot of an office, commercial or industrial use adjacent to a public park facility or land principally used or zoned for residential purposes shall have a landscape strip at least 15 feet wide between it and all areas of such

park or residential land, as required in section 78-206.



(4) *Landscape planting plan review and field inspection.*

- Whenever in this chapter plantings are required, a plan for planting and landscaping shall be provided showing materials, their location, spacing, size and number as required by this section and other sections of this chapter.
- In developments providing open space such as multiple housing developments, open space subdivisions, and cluster housing developments, a plan for landscaping shall include the development proposals for the open space as well as proposals for planting.
- Final landscaping and planting plans shall be submitted for review by the city within 60 days of the date of approval of the site plan for the proposed development. A building permit will not be issued until landscaping and planting plans are approved.
- Review fees for landscaping and planting plans shall be charged to the applicant in accord with fees established from time to time by resolution of the city commission.

(5) *Suggested plant materials.*

a. *Evergreen trees:*

Pine (white)  
Douglas fir  
Fir  
Hemlock  
Spruce

b. *Narrow evergreens:*

Red cedar  
Arborvitae  
Junipers

c. *Large deciduous trees:*

Zelkova  
Sycamore  
Tuliptree  
Kentucky coffeetree  
Blackgum  
Oaks  
Ginkgo (male)  
Birch  
Linden  
Beech  
Honey locust (seedless & thornless)

d. *Small deciduous trees:*

Hornbeam  
Hawthorn  
Magnolia  
Mountain ash  
Redbud  
Flowering dogwood  
Flowering crabapples (disease resistant varieties)

e. *Large shrubs:*

1. Deciduous:

Lilac  
Forsythia  
Staghorn sumac  
Pyracantha  
Flowering quince  
Sargent crabapple  
Dogwood (silky, red osier, grey)  
Cotoneaster (Pekin, spreading)  
Common witchhazel  
Blackhaw viburnum  
Highbush cranberry  
American elderberry

2. Evergreen:

Irish yew  
Hicks yew  
Mugo pine  
Pfitzer juniper  
Savin juniper

f. *Medium to small shrubs:*

1. Deciduous:

Fragrant sumac  
Japanese quince  
Potentilla  
Cotoneaster (cranberry, rockspray)  
Red chokeberry  
Michigan holly  
Common ninebark  
Arrowwood viburnum  
New Jersey tea  
Buttonbush

2. Evergreen:

Dwarf mugo pine  
Big leaf winter creeper  
Arborvitae  
Low spreading junipers (Andora, Hughes, tamarack, etc.)  
Spreading Yews (dense, Brown's, Ward, etc.)

g. *Trees not permitted:*

Box elder  
Ash trees  
Willows  
Maples  
Poplars  
Siberian elms  
Tree of heaven  
Russian olive

- (6) *Right-of-way landscaping requirements.* The right-of-way adjacent to residentially used properties shall be landscaped with live plant material such as turf grass, ground cover, trees, vines, flowers, and other live plant material. Exceptions are made for sidewalks, approaches to crosswalks, and approaches to driveways.

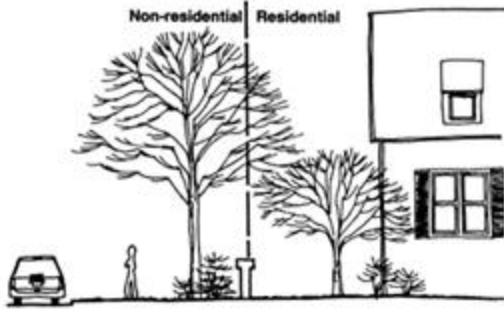
(Ord. of 10-6-03; Ord. No. 23-01, 1-17-23)

**Sec. 78-206. Screening between non-residential and residential land uses.~~Walls and berms.~~**

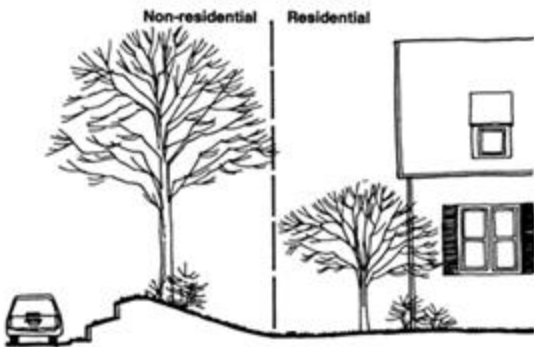
Whenever in this chapter screening between non-residential and residential land uses is required, the screening shall be constructed and installed according to these standards. Screening shall be an obscuring wall, an obscuring berm, a screening fence, or a landscape strip and are subject to the provisions in the following subsections (Figure 1). The screening shall be constructed of durable, weather resistant, rust-proof materials, and shall be reasonably maintained, including permanence and health of plant materials. The screening shall provide visual separation to abutting properties and shall be kept free from noxious weeds and refuse. The height of the screening shall be measured from the surface of the parking area or land on the non-residential property.

**Figure 1.**

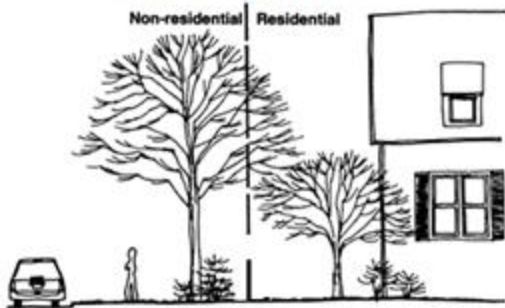
### Obscuring Wall



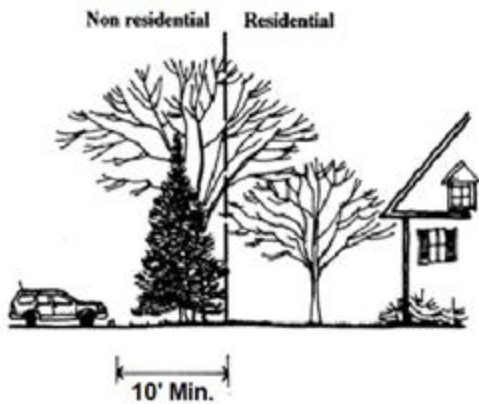
### Obscuring Berm



### Screening Fence



### Landscape Strip



(1) For the land uses and zoning districts listed below, screening shall be required on the sides abutting a residential district. In instances of variable allowable height, the planning commission shall determine the required height of the screening based on usage, but in no case shall the height be less than the minimum height listed.

~~(a) For the use districts and uses listed below, there shall be provided and maintained on those sides abutting or adjacent to a residential district, a screening wall, fence, landscaped berm or landscape strip as required below. The height of the fence, wall, or berm shall be measured from the surface of the parking area or land on the nonresidential side of the wall.~~

	<u>Use</u> Land Uses and Zoning Districts	Height Requirements
(1)	<u>Multi-family dwellings</u> RM, RM-1 and RM-2 districts <del>(on those sides adjacent to one-family residential districts)</del>	4½ feet to 6½ feet
(2)	P-1 vehicular parking districts	4½ feet
(3)	Off-street parking area (other than vehicular parking districts)	4½ feet
(4)	O-1, O-2, B-1, B-2 and B-3 districts	4½ feet to 6½ feet
(5)	I-1 and I-2 districts	4½ feet to 8 feet
(6)	Utility buildings, stations and/or substations	6½ feet

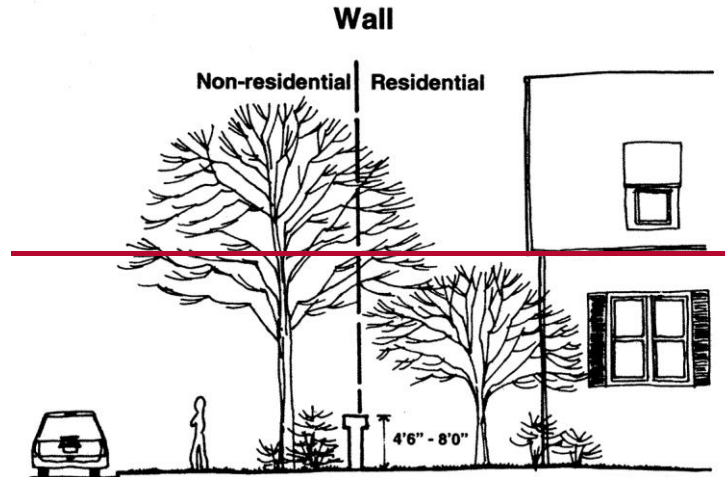
~~(b) In the case of variable wall, fence or berm height requirements such as in subsections (a)(1), (4), and (5) of this section, the extent of the obscuring wall, fence, or berm shall be determined by the planning commission on the basis of land usage, provided further that no wall, fence or berm shall be less than the above required minimum.~~

(2) Obscuring walls.

~~(c)(a) Required-Obscuring walls when chosen shall be located on the lot line except where underground utilities interfere and except in instances where this chapter requires conformance with yard setback lines. Required-Obscuring walls may, upon approval of the planning commission zoning board of appeals, be located on the opposite side of an alley right-of-way from a non-residential zone-land use that abuts a residential district zone when mutually agreeable to in writing by the affected property owners. The continuity of the required-obscuring wall on a given block will be a major consideration of the planning commission zoning board of appeals in reviewing such request.~~

~~(1b) Required-Obscuring walls shall have no openings for vehicular traffic or other purposes, except as otherwise provided in this chapter and except as may be approved by the planning commission building official. All-Obscuring walls herein required shall be constructed of masonry face brick or comparable nonporous-facing materials and shall be durable, weather resistant, rust-proof and easily maintainable. Wood screen walls or fences shall be cedar, wolmanized or treated wood and may only be used in areas not adjoining parking lots or roadways, and which will not be subject to damage from vehicular traffic. Fences shall comply with the City of Plymouth Fence Ordinance. Solid stockade fences shall be prohibited. Open weave or shadow box style fences which permit air flow shall be permitted.~~

~~(2c) Plant materials required along an obscuring wall or fence shall include at least one large tree for each 320 feet or fraction thereof, and shall form a continuous screen from four feet, six inches in height to eight feet in height as required in section 78-206(a).~~



(#3) Obscuring berms.

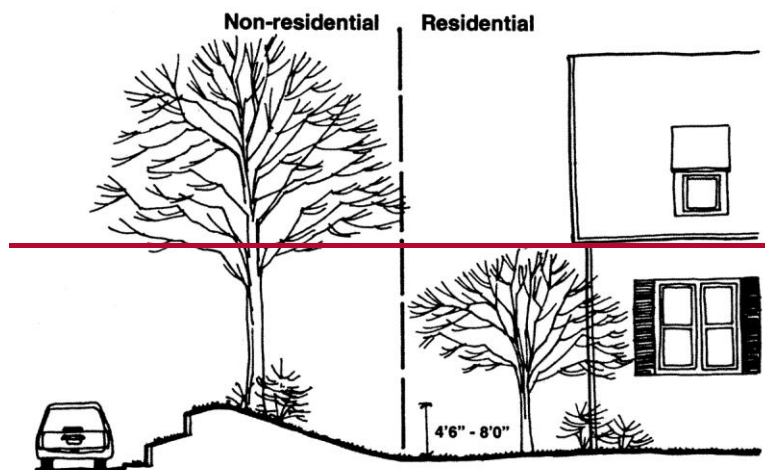
(a) Required-Obscuring berms shall be constructed as landscaped earth mounds with a crest area at least two feet in width. The exterior face of the obscuring berm shall be constructed as an earthen slope. The interior face of the obscuring berm may be constructed as an earthen slope, or retained by means of a wall, terrace or other means acceptable to the building official. Whenever an earthen slope is provided, it shall be constructed with an incline not to exceed one foot of vertical rise to three feet of horizontal distance.

(1b) Obscuring bBerm slopes shall be protected from erosion by sodding or seeding. If slopes are seeded, they shall be protected with erosion control methods until the seed germinates and a permanent lawn is established. The berm area shall be kept free from refuse and debris and shall be planted with shrubs, trees or lawn and shall be maintained in a healthy, growing condition.

(2c) Plant materials required within the berm area shall include at least one large tree for each 20-30 feet or fraction thereof, ~~and shall form a continuous screen from four feet, six inches in height to eight feet in height as required in section 78-206(a).~~ A planting plan and grading plan shall be prepared for the obscuring berm and shall be reviewed by the planning commission.

Berms

**Berms—Cont'd.**



Berms-2

(4) Screening fences.

- (a) Screening fences may only be used in areas not adjoining parking lots or roadways so as not to be subject to damage from vehicular traffic. Screening fences shall be located on the lot line except where underground utilities interfere and except in instances where this chapter requires conformance with yard setback lines. Screening fences may, upon approval of the planning commission, be located on the opposite side of an alley right-of-way from a non-residential land use that abuts a residential district when mutually agreeable to in writing by the affected property owners. The continuity of the screening fence on a given block will be a major consideration of the planning commission in reviewing such request.
- (b) Screening fences shall have no openings, except as otherwise provided in this chapter and except as may be approved by the planning commission. Screening fences shall be constructed of composite material or cedar, wolmanized, or treated wood and shall be durable, weather resistant, rust-proof and easily maintainable. Screening fences shall be shadow box style or a similar style where both sides of the screening fence are finished, and the support posts are integrated into the screening fence.
- (c) Plant materials required along a screening fence shall include at least one large tree for each 30 feet or fraction thereof.

(5) Landscape strip.

- (ae) Landscape strips shall be at least ten (10) feet in depth. ~~If a landscape strip is used as a buffer between conflicting uses, the landscape strip shall be at least ten feet in width.~~ The landscape strip shall be planted with dense foliage in such manner ~~as~~ to provide a minimum opacity of 80 percent in summer and 60 percent in winter and shall be reviewed by the planning commission.

Landscape Strip

(6f) Modification to required screening.

- (a) The planning commission may ~~waive or~~ modify the foregoing requirements of section 78-206, where cause can be shown that no good purpose would be served and that the waiver or modification would neither be injurious to the surrounding neighborhood nor contrary to the spirit and purpose of this chapter. ~~provided that in~~ no instance shall ~~required screening a required wall or berm~~ be permitted to be less than four feet, six inches (4.5') in height. ~~In those instances where suitable screening will be achieved, the planning commission may allow planting, earth berms, or treated wood walls in place of masonry walls.~~
- (1) In consideration of request to ~~modify waive screening wall or berm~~ requirements between residential and non-residential ~~land uses~~ districts, or as otherwise required herein, the planning commission shall consider:
- a1. Whether or not the residential ~~district~~ land use is considered to be an area in transition and will become non-residential in the future based on the adopted master plan.
  - b2. Whether or not the existing use of land adjacent thereto is such that the obscuring effect of a wall or berm would achieve no substantial screening function.
  - e3. Whether or not the ground elevation of the site in question and the land adjacent thereto is such that an obscuring wall or berm would not be required to provide the required obscuring effect.
- (b)
- (2) The planning commission may temporarily waive wall or berm requirements for an initial period not to exceed 12 months. Granting of subsequent waivers shall be permitted, provided that the planning commission shall make a determination as hereinbefore described for each subsequent waiver.

(~~g~~7) The city may require that suitable maintenance guarantee be provided for the continued maintenance of walls required under this chapter.

(~~h~~8) The requirement for ~~screening an obscuring wall~~ between off-street parking areas, outdoor storage areas, and any abutting residential districts may not be required when such areas are located more than 200 feet ~~distant~~ from such abutting residential district.

(Ord. of 10-6-03; Ord. No. 2011-03, § 1, 1-17-11)

### **Sec. 78-207. Corner clearance.**

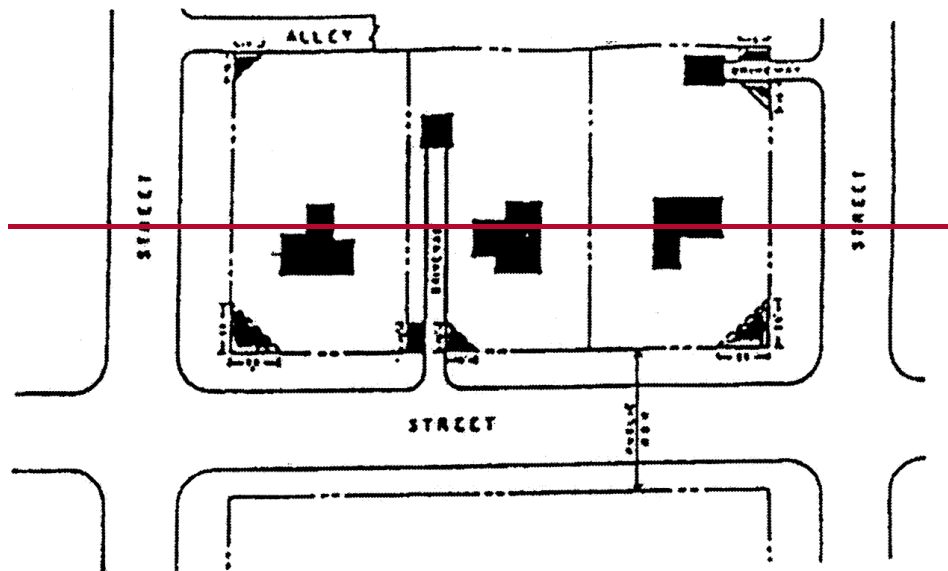
(~~1~~a) A clear vision area shall be established within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between such right-of-way lines at a distance along each line of 25 feet from their point of intersection. Walls, fences, berms, shrubs, hedges or other plantings (excluding trees) and signs in this area shall not exceed 30 inches in height above the average gutter grade adjacent to this area. Trees planted or signs erected within this same area shall not have branches or portions of the sign area lower than eight feet above the average gutter grade. A clear vision area shall be required in the 15-foot corner triangle formed at the intersection of any driveway and alley or any driveway and street right-of-way line. See Figure 1.

(~~2~~b) The planning commission may require a clear vision area as outlined in 78-207 (a) to be established to provide adequate sight visibility, corner clearance, and building setback within the B-2 zoning district. On sites where strict compliance is impractical, the planning commission may modify the required clear vision area. This may be required at the intersection of driveways and a public right-of-way in a manner to aid vehicular and pedestrian traffic. A triangular area of unobstructed vision for motorists and pedestrians shall be maintained at the intersection of the street right-of-way and driveway. The triangular area shall comply with Section 78-207 or as modified by the Building Official or Planning Commission for sites where strict compliance is impractical.

Figure 1.



### CORNER CLEARANCE



**Sec. 78-208. ~~Residential fences.~~ Standards for trash dumpsters.**

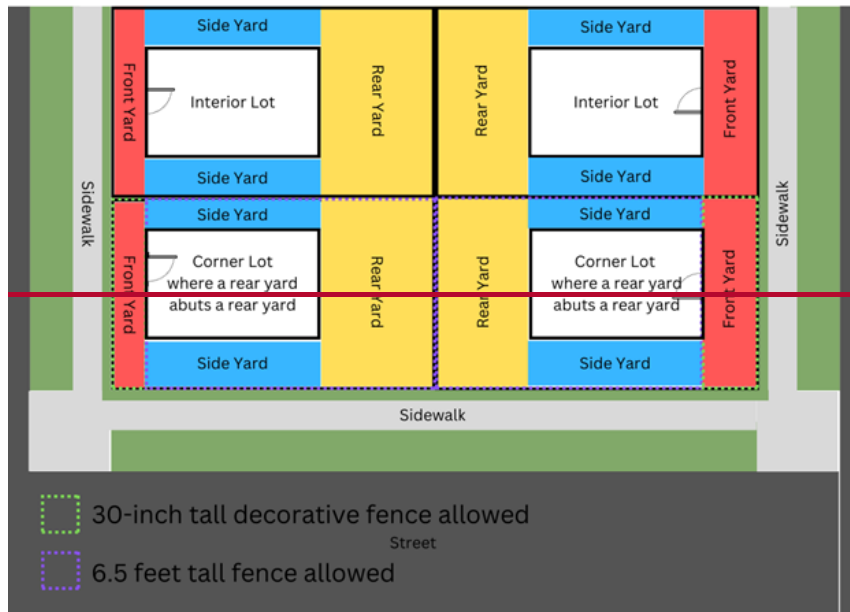
- (1) A dumpster shall be required for establishments that generate four or more cubic yards of commercial solid waste per week.
- (2) Dumpsters shall be clearly accessible to servicing vehicles and should be located in the side or rear yards. If the front yard is the only location available for a dumpster, the location shall be at least ten (10) feet from any building, and it shall be located as far as practicable from any adjoining residential district and road rights-of-way. Parking shall not hinder access to empty the dumpster and in no instance shall parking be striped in front of an enclosure.
- (3) Dumpsters shall be placed on a concrete pad. The concrete pad should extend a minimum of three feet in front of the dumpster enclosure. Bollards (concrete-filled metal posts) or similar protective devices shall be installed at the opening to prevent damage to the dumpster enclosure.
- (4) Dumpsters shall be screened on three sides with a wall. The wall shall be split face block or an approved alternative that is similar and/or compatible in material and/or color to the main structure. The wall shall be not less than six feet in height or at least six inches above the height of the enclosed dumpster, whichever is taller. The fourth side of the dumpster screening shall be equipped with a wood, vinyl, or metal gate that is the same height as the other three sides of the enclosure. The gate shall be lockable and shall block the view of the dumpster. Commercial grade slats are required for a chain link gate. The gate shall remain closed and shall only be opened for the loading and unloading of the dumpster.
- (5) The location and method of screening of dumpsters shall be shown on all applications and sketch plans submitted for administrative approval or site plans submitted for approval by the Planning Commission.
- (6) The Planning Commission encourages the sharing of dumpsters by businesses. A written agreement shall be submitted and maintained on file.
- (7) The Planning Commission may consider waiving or modifying these requirements upon determination that the location, screening, or removal of refuse will be handled in an acceptable manner. The request to waive or modify these requirements shall be submitted in writing. The owner shall provide a list of all standards requiring a waiver or modification. Any waiver or modification granted shall be limited to the use of the property at the time the request is made and evaluated. Any change in use or development of the site upon which the dumpster is located may require compliance with all standards of this section. The Planning Commission may request a report from the Director of Public Safety and/or the Director of Municipal Services when determining the acceptability of the requested modification or waiver. The Planning Commission may require additional landscaping, screening or other site improvements as an alternative to adhering to the requirements of this section.

~~Fences or walls are permitted, subject to the paramount provisions of the City of Plymouth Fence Ordinance (Chapter 18, Building Regulations Article X, Fences 18-371—18-380) and subject to the further provisions of this section. If any of the provisions of this section should conflict with the City of Plymouth Fence Ordinance, the stricter provision shall prevail. It is the intent, however, that the following provisions be construed harmoniously with the fence ordinance where possible.~~

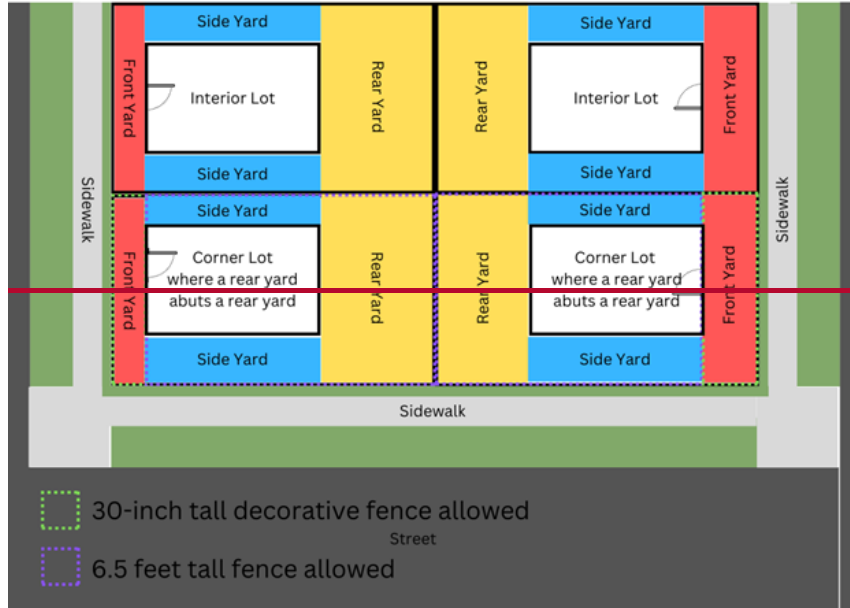
- ~~(1) Fences on all lots of record in all residential districts which enclose property and/or are within a required side or rear yard shall not exceed six and one-half feet in height, measured from the surface of the ground, and shall not extend toward the front of the lot nearer than the front of the house or the required minimum front yard, whichever is greater (see Figure 1). In the case of a rear yard abutting a side yard, the side yard abutting a street shall be a continuation of the required front~~

setback on the lot to the rear, and a 48-inch tall picket fence may project into this area but shall not extend toward the front of the lot nearer than the front of the house (see Figure 2).

**Figure 1.**



**Figure 2.**



- (2) Fences on lots of record shall not contain barbed wire, electric current, or charge of electricity. This shall exclude underground electric fences used for pet containment.
- (3) All fences or walls shall be constructed with the finished side exposed to neighboring properties, the support posts placed on the inside, and in a manner which serves to enhance the aesthetic appearance of the neighborhood or surrounding area.
- (4) Posts and finials may extend no more than six inches above the maximum permitted height of a fence.

- ~~(5) Fences for swimming pools shall comply with the regulations of the state construction code.~~
- ~~(6) No fence, wall, or plantings shall interfere with visibility from a driveway, alley or intersection. All fences, walls, or plantings shall comply with the corner clearance requirements of section 78-207.~~
- ~~(7) Fences which enclose public or institutional parks, playgrounds, or public landscaped areas, situated within an area developed with recorded lots, shall not exceed eight feet in height measured from the surface of the ground, and shall not obstruct vision to an extent greater than 25 percent of their total area.~~
- ~~(8) Fences or walls within a required front yard area shall be decorative style only consisting of wrought iron, metal, or pickets and masonry or stone walls. Decorative fences or walls placed within a front yard shall not exceed 30 inches in height. A decorative fence or wall shall contribute to the identification and beauty of the principal building. Chain link fences are not allowed within a required front yard area.~~
- ~~(9) Walls constructed of masonry, stone or pre-cast materials and constructed within a side or rear yard shall have a maximum height of 30 inches. This shall exclude screening walls constructed between conflicting land uses as specified in section 78-206.~~

~~(Ord. of 10-6-03; Ord. No. 2011-03, § 2, 1-17-11; Ord. of 8-7-23)~~

#### **Sec. 78-209. Industrial fences. ~~Reserved.~~**

~~Fences are permitted in industrial districts as follows:~~

- ~~(1) Fences shall not be allowed within the front yard of any industry on sites of less than ten acres in size. Fences may be allowed in front yards of sites of ten acres or more after review and approval of the planning commission.~~
- ~~(2) Fences not to exceed eight feet in height shall be permitted in side and rear yards. Barbed wire shall be allowed on fences not less than eight feet in height in not more than three strands mounted in a "Y" at the top of the fence and shall be permitted provided such "Y" is located to project over the property being fenced.~~

~~(Ord. of 10-6-03)~~

#### **Sec. 78-336. ~~Reserved.~~ Residential yard fences.**

~~Fences or walls in residential districts may be constructed within a required rear or side yard, or along such property line as provided in accordance with City Code, Chapter 18, Article 10.~~

**Sec. 78-21. Definitions.**

*Berm, obscuring*, means an earthen mound of definite height and location to serve as an obscuring device in carrying out the requirements of this chapter.

*Fence* means a permanent barrier enclosing a plot of land or portion thereof composed of manmade or processed materials erected on posts, for the purpose of preventing or controlling entrance or to confine within or to mark a boundary.

*Screening* means a privacy barrier designed to visually separate, isolate, or conceal properties, hide unsightly areas, and prevent observation.

*Gutter grade* means the lowest point of integral curb and gutter down which water flows, or, when no curb or gutter exists, is the lowest point between the street and sidewalk down which water will flow or drain.

*Wall* means a barrier constructed of masonry for the purpose of controlling entrance, sound and/or view.

*Wall, obscuring*, means a wall of definite height and location to serve as an obscuring screen in carrying out the requirements of this chapter.

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

Whenever in this chapter a greenbelt or planting is required, it shall be planted to completion within three months, and no later than November 30, from the date of issuance of a certificate of occupancy if such certificate is issued during the April 1 to September 30 period; if the certificate is issued during the October 1 to March 31 period, the planting shall be completed no later than the ensuing May 31; plantings shall thereafter be reasonably maintained, including permanence and health of plant materials, to provide a screen to abutting properties and including the absence of weeds and refuse. Spacing, as required by this Section, shall be provided in any greenbelt or planting. A permanent certificate of occupancy shall only be issued after inspection and approval of such planting by the city.

(1) *Plant material spacing and size.*

- a. Plant material shall not be located within four feet of the property line.
- b. Where plant materials are placed in two or more rows, plantings shall be staggered.
- c. Evergreen trees shall not be less than seven feet in height. When planted informally, they shall be spaced not more than 20 feet on centers. When planted in rows, they shall be spaced not more than 12 feet on centers.
- d. Narrow evergreen trees shall not be less than five feet in height. When planted informally, they shall be spaced not more than 20 feet on centers. When planted in rows, they shall be spaced not more than 12 feet on centers.
- e. Large shrubs shall not be less than 30 inches in height. When planted informally, they shall be spaced not more than six feet on centers. When planted in rows, they shall not be more than four feet on centers.
- f. Small shrubs shall not be less than 30 inches in spread. They shall be planted not more than four feet on centers.
- g. Large deciduous trees shall not be less than 2½ inches in caliper. When placed informally, they shall be planted not more than 30 feet on centers.
- h. Small deciduous trees shall not be less than 1½ inches in caliper. When planted informally, they shall be spaced not more than 15 feet on centers.

(2) *Mixture of materials.* A mixture of plant materials (evergreen and deciduous trees and shrubs) is required in all landscape plans as a protective measure against disease and insect infestation. Plant materials used together informally shall meet the on-center minimum spacing requirements:

Minimum Recommended Distances Between Plant Materials

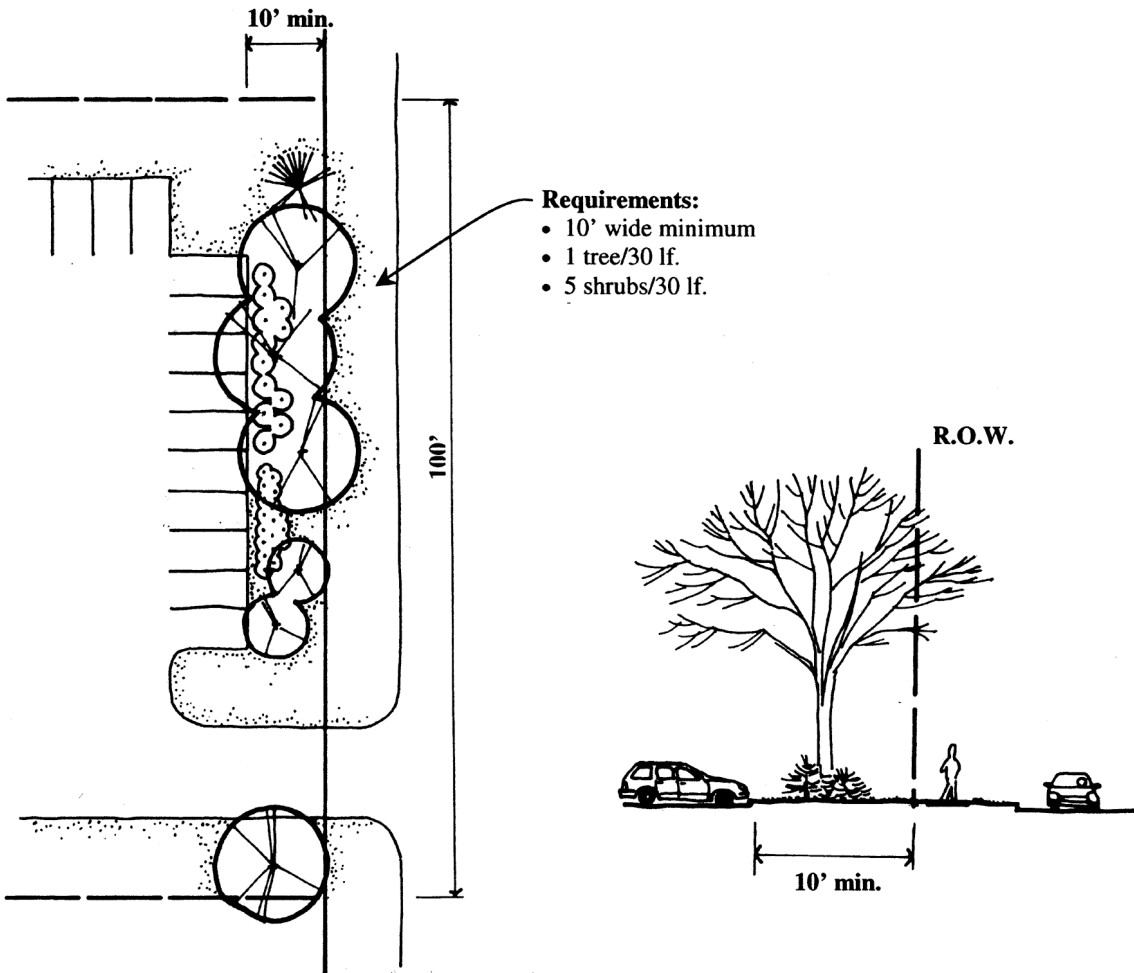
Plant Material Types	Evergreen Trees (Feet)	Narrow Evergreen Trees (Feet)	Large Deciduous Trees (Feet)	Small Deciduous Trees (Feet)	Large Shrubs (Feet)	Small Shrubs (Feet)
Evergreen Trees	Min. 10	Min. 12	Min. 20	Min. 12	Min. 6	Min. 5
Narrow Evergreen Trees	Min. 12	Min. 5	Min. 15	Min. 10	Min. 5	Min. 4

Large Deciduous Trees	Min. 20	Min. 15	Min. 20	Min. 15	Min. 5	Min. 3
Small Deciduous Trees	Min. 12	Min. 10	Min. 15	Min. 8	Min. 6	Min. 3
Large Shrubs	Min. 6	Min. 5	Min. 5	Min. 6	Min. 4 Max. 6	Min. 5
Small Shrubs	Min. 5	Min. 4	Min. 3	Min. 3	Min. 5	Min. 3

(3) *Parking lot landscaping and screening.*

- a. Parking lots which are visible from a public right-of-way (excluding a public alley) shall have the following landscaping between the parking lot and the right-of-way:
1. A landscaped strip at least ten feet in width or wider as may be required.
  2. One tree for every 30 feet or fraction thereof of street frontage of the parking lot.
  3. Five shrubs for every 30 feet or fraction thereof of street frontage of the parking lot.

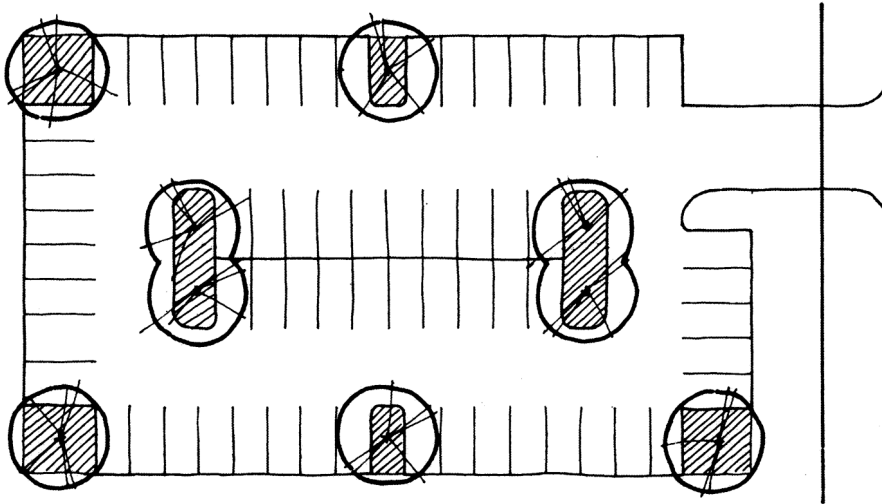
**Parking Lot Screening from Roadway**



Parking Lot Screening From Roadway

- b. Parking lots of greater than 5,000 square feet shall meet the following landscaping requirements for the interior of the parking lot:

1. Within the interior of the parking lot there shall be one square foot of landscaped area for each 15 square feet of the parking lot. Greenbelt areas, buffers or landscape strips required in other sections of this chapter shall not be counted towards the requirement of interior parking lot landscaping.
2. Each interior landscaped area shall have at least 150 square feet.
3. The landscaped areas shall be located in a manner that breaks up the expanse of paving throughout the parking lot. Parking lot islands shall be a minimum width of six feet in any direction.
4. There shall be at least one deciduous tree for each 300 square feet or fraction thereof of interior landscaped area. Each individual landscaped area shall contain at least one tree.



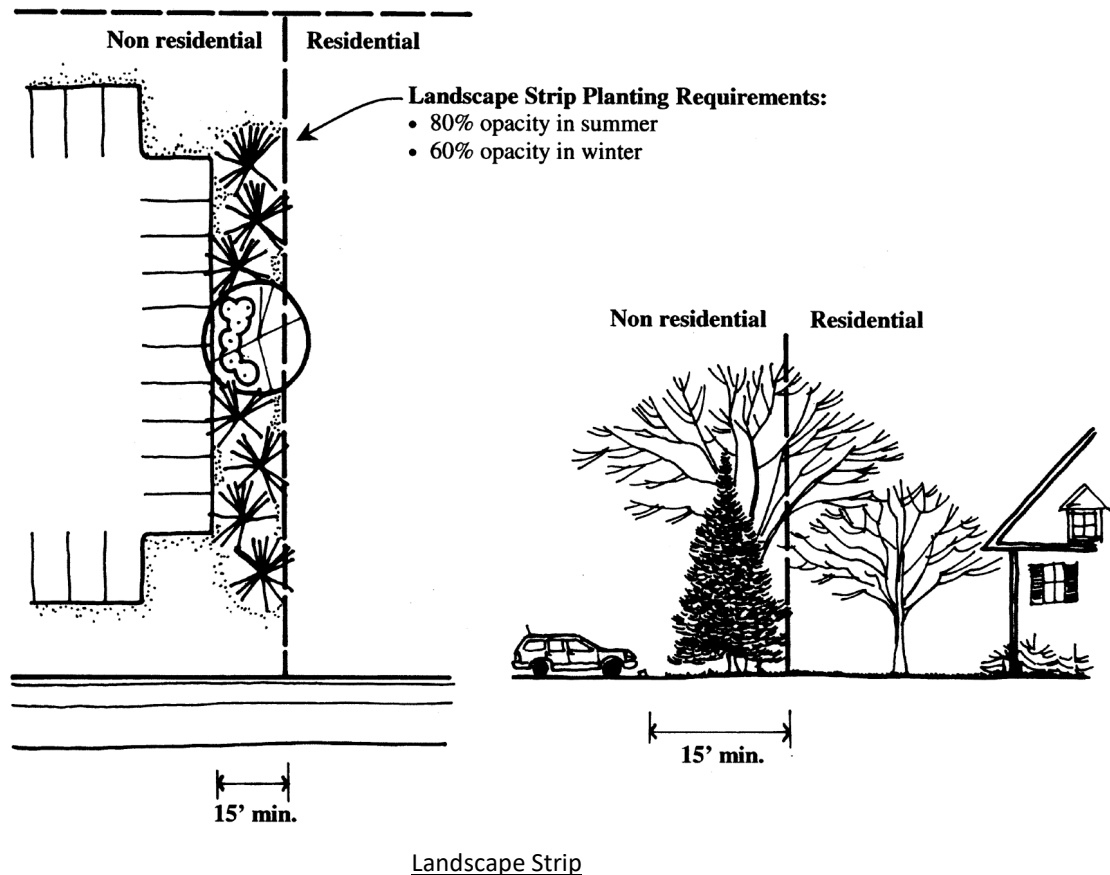
**Requirements:**

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

Interior Parking Lot Landscaping

- c. Parking lots of greater than 5,000 square feet, but less than 10,000 square feet, shall have interior landscaping located within the lot or around its perimeter. Perimeter landscaping shall follow the requirements of section 78-203.
- d. A parking lot of an office, commercial or industrial use adjacent to a public park facility or land principally used or zoned for residential purposes shall have a landscape strip at least 15 feet wide between it and all areas of such

park or residential land.



(4) *Landscape planting plan review and field inspection.*

- Whenever in this chapter plantings are required, a plan for planting and landscaping shall be provided showing materials, their location, spacing, size and number as required by this section and other sections of this chapter.
- In developments providing open space such as multiple housing developments, open space subdivisions, and cluster housing developments, a plan for landscaping shall include the development proposals for the open space as well as proposals for planting.
- Final landscaping and planting plans shall be submitted for review by the city within 60 days of the date of approval of the site plan for the proposed development. A building permit will not be issued until landscaping and planting plans are approved.
- Review fees for landscaping and planting plans shall be charged to the applicant in accord with fees established from time to time by resolution of the city commission.

(5) *Suggested plant materials.*

a. *Evergreen trees:*

Pine (white)  
Douglas fir  
Fir  
Hemlock  
Spruce

b. *Narrow evergreens:*

Red cedar  
Arborvitae  
Junipers

c. *Large deciduous trees:*

Zelkova  
Sycamore  
Tuliptree  
Kentucky coffeetree  
Blackgum  
Oaks  
Ginkgo (male)  
Birch  
Linden  
Beech  
Honey locust (seedless & thornless)

d. *Small deciduous trees:*

Hornbeam  
Hawthorn  
Magnolia  
Mountain ash  
Redbud  
Flowering dogwood  
Flowering crabapples (disease resistant varieties)

e. *Large shrubs:*

1. Deciduous:

Lilac  
Forsythia  
Staghorn sumac  
Pyracantha  
Flowering quince  
Sargent crabapple  
Dogwood (silky, red osier, grey)  
Cotoneaster (Pekin, spreading)  
Common witchhazel  
Blackhaw viburnum  
Highbush cranberry  
American elderberry

2. Evergreen:

Irish yew  
Hicks yew  
Mugo pine  
Pfitzer juniper  
Savin juniper

f. *Medium to small shrubs:*

1. Deciduous:

Fragrant sumac  
Japanese quince  
Potentilla  
Cotoneaster (cranberry, rockspray)  
Red chokeberry  
Michigan holly  
Common ninebark  
Arrowwood viburnum  
New Jersey tea  
Buttonbush

2. Evergreen:

Dwarf mugo pine  
Big leaf winter creeper  
Arborvitae  
Low spreading junipers (Andora, Hughes, tamarack, etc.)  
Spreading Yews (dense, Brown's, Ward, etc.)

g. *Trees not permitted:*

Box elder  
Ash trees  
Willows  
Maples  
Poplars  
Siberian elms  
Tree of heaven  
Russian olive

- (6) *Right-of-way landscaping requirements.* The right-of-way adjacent to residentially used properties shall be landscaped with live plant material such as turf grass, ground cover, trees, vines, flowers, and other live plant material. Exceptions are made for sidewalks, approaches to crosswalks, and approaches to driveways.

(Ord. of 10-6-03; Ord. No. 23-01, 1-17-23)

### **Sec. 78-206. Screening between non-residential and residential land uses.**

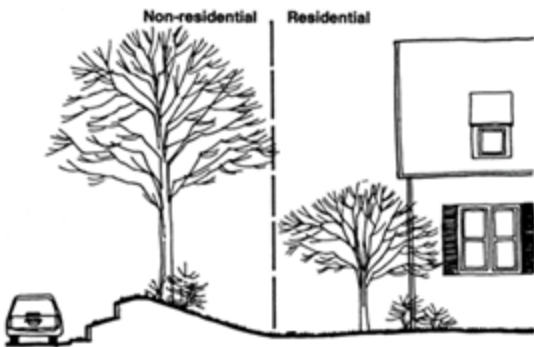
Whenever in this chapter screening between non-residential and residential land uses is required, the screening shall be constructed and installed according to these standards. Screening shall be an obscuring wall, an obscuring berm, a screening fence, or a landscape strip and are subject to the provisions in the following subsections (Figure 1). The screening shall be constructed of durable, weather resistant, rust-proof materials, and shall be reasonably maintained, including permanence and health of plant materials. The screening shall provide visual separation to abutting properties and shall be kept free from noxious weeds and refuse. The height of the screening shall be measured from the surface of the parking area or land on the non-residential property.

**Figure 1.**

### Obscuring Wall



### Obscuring Berm



### Screening Fence



### Landscape Strip



- (1) For the land uses and zoning districts listed below, screening shall be required on the sides abutting a residential district. In instances of variable allowable height, the planning commission shall determine the required height of the screening based on usage, but in no case shall the height be less than the minimum height listed.

	Land Uses and Zoning Districts	Height Requirements
(1)	Multi-family dwellings, RM-1 and RM-2 districts on those sides adjacent to one-family residential districts	4½ feet to 6½ feet
(2)	P-1 vehicular parking districts	4½ feet
(3)	Off-street parking area (other than vehicular parking districts)	4½ feet
(4)	O-1, O-2, B-1, B-2 and B-3 districts	4½ feet to 6½ feet
(5)	I-1 and I-2 districts	4½ feet to 8 feet
(6)	Utility buildings, stations and/or substations	6½ feet

- (2) Obscuring walls.

(a) Obscuring walls when chosen shall be located on the lot line except where underground utilities interfere and except in instances where this chapter requires conformance with yard setback lines. Obscuring walls may, upon approval of the planning commission, be located on the opposite side of an alley right-of-way from a non-residential land use that abuts a residential district when mutually agreeable to in writing by the affected property owners. The continuity of the obscuring wall on a given block will be a major consideration of the planning commission in reviewing such request.

(b) Obscuring walls shall have no openings for vehicular traffic or other purposes, except as otherwise provided in this chapter and except as may be approved by the planning commission. Obscuring walls shall be constructed of masonry face brick or comparable facing materials and shall be durable, weather resistant, rust-proof and easily maintainable.

(c) Plant materials required along an obscuring wall shall include at least one large tree for each 30 feet or fraction thereof.

- (3) Obscuring berms.

(a) Obscuring berms shall be constructed as landscaped earth mounds with a crest area at least two feet in width. The exterior face of the obscuring berm shall be constructed as an earthen slope. The interior face of the obscuring berm may be constructed as an earthen slope, or retained by means of a wall, terrace or other means acceptable to the building official. Whenever an earthen slope is provided, it shall be constructed with an incline not to exceed one foot of vertical rise to three feet of horizontal distance.

(b) Obscuring berm slopes shall be protected from erosion by sodding or seeding. If slopes are seeded, they shall be protected with erosion control methods until the seed germinates and a permanent lawn is established. The berm area shall be kept free from refuse and debris and shall be planted with shrubs, trees or lawn and shall be maintained in a healthy, growing condition.

(c) Plant materials required within the berm area shall include at least one large tree for each 30 feet or fraction thereof. A planting plan and grading plan shall be prepared for the obscuring berm and shall be reviewed by the planning commission.

(4) Screening fences.

(a) Screening fences may only be used in areas not adjoining parking lots or roadways so as not to be subject to damage from vehicular traffic. Screening fences shall be located on the lot line except where underground utilities interfere and except in instances where this chapter requires conformance with yard setback lines. Screening fences may, upon approval of the planning commission, be located on the opposite side of an alley right-of-way from a non-residential land use that abuts a residential district when mutually agreeable to in writing by the affected property owners. The continuity of the screening fence on a given block will be a major consideration of the planning commission in reviewing such request.

(b) Screening fences shall have no openings, except as otherwise provided in this chapter and except as may be approved by the planning commission. Screening fences shall be constructed of composite material or cedar, wolmanized, or treated wood and shall be durable, weather resistant, rust-proof and easily maintainable. Screening fences shall be shadow box style or a similar style where both sides of the screening fence are finished, and the support posts are integrated into the screening fence.

(c) Plant materials required along a screening fence shall include at least one large tree for each 30 feet or fraction thereof.

(5) Landscape strip.

(a) Landscape strips shall be at least ten (10) feet in depth. The landscape strip shall be planted with dense foliage in such manner to provide a minimum opacity of 80 percent in summer and 60 percent in winter and shall be reviewed by the planning commission.

(6) Modification to required screening.

(a) The planning commission may modify the foregoing requirements of section 78-206, where cause can be shown that no good purpose would be served and that the waiver or modification would neither be injurious to the surrounding neighborhood nor contrary to the spirit and purpose of this chapter. In no instance shall required screening be permitted to be less than four feet, six inches (4.5') in height.

In consideration of request to modify screening requirements between residential and non-residential land uses, or as otherwise required herein, the planning commission shall consider:

1. Whether or not the residential land use is considered to be an area in transition and will become non-residential in the future based on the adopted master plan.
2. Whether or not the existing use of land adjacent thereto is such that the obscuring effect of a wall or berm would achieve no substantial screening function.
3. Whether or not the ground elevation of the site in question and the land adjacent thereto is such that an obscuring wall or berm would not be required to provide the required obscuring effect.

(b) The planning commission may temporarily waive wall or berm requirements for an initial period not to exceed 12 months. Granting of subsequent waivers shall be permitted, provided that the planning commission shall make a determination as hereinbefore described for each subsequent waiver.

(7) The city may require that suitable maintenance guarantee be provided for the continued maintenance of walls required under this chapter.

(8) The requirement for screening between off-street parking areas, outdoor storage areas, and any abutting residential districts may not be required when such areas are located more than 200 feet from such abutting residential district.

(Ord. of 10-6-03; Ord. No. 2011-03, § 1, 1-17-11)

**Sec. 78-207. Corner clearance.**

- (1) A clear vision area shall be established within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between such right-of-way lines at a distance along each line of 25 feet from their point of intersection. Walls, fences, berms, shrubs, hedges or other plantings (excluding trees) and signs in this area shall not exceed 30 inches in height above the average gutter grade adjacent to this area. Trees planted or signs erected within this same area shall not have branches or portions of the sign area lower than eight feet above the average gutter grade. A clear vision area shall be required in the 15-foot corner triangle formed at the intersection of any driveway and alley or any driveway and street right-of-way line. See Figure 1.
- (2) The planning commission may require a clear vision area as outlined in 78-207 (a) to be established to provide adequate sight visibility, corner clearance, and building setback within the B-2 zoning district. On sites where strict compliance is impractical, the planning commission may modify the required clear vision area.

Figure 1.



(Ord. of 10-6-03; Ord. No. 2007-01, § 5, 5-21-07)

### **Sec. 78-208. Standards for trash dumpsters.**

- (1) A dumpster shall be required for establishments that generate four or more cubic yards of commercial solid waste per week.
- (2) Dumpsters shall be clearly accessible to servicing vehicles and should be located in the side or rear yards. If the front yard is the only location available for a dumpster, the location shall be at least ten (10) feet from any building, and it shall be located as far as practicable from any adjoining residential district and road rights-of-way. Parking shall not hinder access to empty the dumpster and in no instance shall parking be striped in front of an enclosure.
- (3) Dumpsters shall be placed on a concrete pad. The concrete pad should extend a minimum of three feet in front of the dumpster enclosure. Bollards (concrete-filled metal posts) or similar protective devices shall be installed at the opening to prevent damage to the dumpster enclosure.
- (4) Dumpsters shall be screened on three sides with a wall. The wall shall be split face block or an approved alternative that is similar and/or compatible in material and/or color to the main structure. The wall shall be not less than six feet in height or at least six inches above the height of the enclosed dumpster, whichever is taller. The fourth side of the dumpster screening shall be equipped with a wood, vinyl, or metal gate that is the same height as the other three sides of the enclosure. The gate shall be lockable and shall block the view of the dumpster. Commercial grade slats are required for a chain link gate. The gate shall remain closed and shall only be opened for the loading and unloading of the dumpster.
- (5) The location and method of screening of dumpsters shall be shown on all applications and sketch plans submitted for administrative approval or site plans submitted for approval by the Planning Commission.
- (6) The Planning Commission encourages the sharing of dumpsters by businesses. A written agreement shall be submitted and maintained on file.
- (7) The Planning Commission may consider waiving or modifying these requirements upon determination that the location, screening, or removal of refuse will be handled in an acceptable manner. The request to waive or modify these requirements shall be submitted in writing. The owner shall provide a list of all standards requiring a waiver or modification. Any waiver or modification granted shall be limited to the use of the property at the time the request is made and evaluated. Any change in use or development of the site upon which the dumpster is located may require compliance with all standards of this section. The Planning Commission may request a report from the Director of Public Safety and/or the Director of Municipal Services when determining the acceptability of the requested modification or waiver. The Planning Commission may require additional landscaping, screening or other site improvements as an alternative to adhering to the requirements of this section.

### **Sec. 78-209. Reserved.**

### **Sec. 78-336. – Reserved.**



# CITY OF PLYMOUTH

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## MEMORANDUM

To: Planning Commission  
From: Greta Bolhuis, AICP, Planning and Community Development Director  
Date: June 4, 2026  
Re: Sub-Committee One Year Check-in

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As you are aware, the Planning Commission established two sub-committees at the May 14, 2025 meeting. The first sub-committee is dedicated to advancing the efforts of the MSHDA grant related to housing ordinance amendments. The MSHDA sub-committee has been meeting every two to three weeks on Mondays at 4:30 p.m. The second sub-committee is dedicated to reviewing and drafting amendments to implement the “quick” zoning ordinance amendments for the zoning audit report. The Zoning Audit sub-committee has been meeting every three to four weeks on Mondays at 6:00 p.m.

Both sub-committees have been working diligently since their first meetings in June 2025. Since there has been some turnover in Planning Commission membership and it has been a year since we established the sub-committees, staff wanted to formally check-in and provide an opportunity to pivot if needed. We understand that life changes and external pressures can make another meeting difficult to attend. If there are Planning Commission members who are ready to step off a sub-committee, we wanted to provide that opportunity. Similarly, if there are members who are willing to sign up for a sub-committee, we also wanted to provide that opportunity. I’ve included current sub-committee members below:

### MSHDA

1. Hollie Sarawat
2. Joe Hawthorne
3. Sidney Filippis
4. Zach Funk

### Zoning Audit

1. Kyle Medaugh
2. Katie Rossie
3. Don Webb
4. Vacant

I look forward to discussing this with you. Should you have any questions, please don’t hesitate to contact me directly.