



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, April 14, 2021 – 7:00 p.m.
ONLINE Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

Join the Webinar: <https://us02web.zoom.us/j/87444323008?pwd=UjcyQWR4WWUzSHNOZ1UrTWRYV3BnUT09>

Webinar ID: 874 4432 3008

Passcode: 965690

Statement of explanation of the reason why the public body is meeting electronically: On March 10, 2020, the Governor of the State of Michigan declared a State of Emergency across the State of Michigan under section 1 of Article 5 of the Michigan Constitution of 1963, the Emergency Management Act, 1976 PA 390, as amended, MCL 30.401 – 421, and the Emergency Powers of the Governor Act of 1945, 1945 PA 302, as amended, MCL 10.31 – 33. These sections provide the governor with broad powers and duties to cope with dangers to this state or to the people of the state.

As a part of the response to the emergency, the Governor has deemed it reasonable and necessary to temporarily suspend rules and procedures relating to physical presence at meetings and hearings of public bodies and other governmental entities in Michigan. These public bodies and entities must continue to conduct public business during this emergency. Due to the emergency situation and the request of the Governor to not gather in groups of 10 or more it is necessary for some public boards to meet electronically.

1. **CALL TO ORDER**
 - a) Roll Call
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MINUTES**
 - a) Approval of the March 10, 2021 regular meeting minutes and March 24, 2021 joint educational working session meeting minutes.
4. **APPROVAL OF THE AGENDA**
5. **COMMISSION COMMENTS**
6. **PUBLIC HEARING**

None
7. **OLD BUSINESS**
 - a) Multi-Use-High-Density Ordinance Language Discussion
8. **NEW BUSINESS**
 - a) PUD 15-01: 550 N. Holbrook, Starkweather Subdivision, (PUD Amendment)
9. **REPORTS AND CORRESPONDENCE**
10. **ADJOURNMENT**

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

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

GOAL I - QUALITY OF LIFE
<p>OBJECTIVES</p> <ul style="list-style-type: none"> Support the neighborhoods with high-quality customer service Engage in collaboration with private entities and surrounding municipalities to implement the Joint Recreation Master Plan Improve communication with the public across multiple platforms Maintain a high level of cleanliness throughout the City Support and host a diverse variety of events that foster community and placemaking

ONE-YEAR TASKS 2021

- Restore sports and recreational programs that were halted by COVID-19 as soon as possible
- Review and evaluate the special event policy with safety considerations
- Address challenges with the Kellogg Park improvements with safety considerations
- Move Kellogg Park Fountain project forward
- Continue to re-engage service clubs to help enhance parks and public properties
- Increase followers by 2,000 on all our communications platforms
- Develop an internal and external communications plan
- Upgrade City Hall facilities to accommodate remote meetings and remote participation
- Continue investigating multi-modal transportation opportunities
- Revisit noise ordinance

GOAL II - FINANCIAL STABILITY
<p>OBJECTIVES</p> <ul style="list-style-type: none"> Approve balanced budgets that maintain fiscal responsibility Advocate for increased revenue sharing with the State of Michigan Encourage and engage in partnerships, both public and private, to share costs of services and equipment Address the issue of legacy costs Seek out and implement efficient and effective inter-departmental collaboration Market our successes to attract new economic and investment opportunities

ONE-YEAR TASKS 2021

- Identify mechanisms for funding sources for capital improvement projects
- Increase funding to the Public Improvement Fund
- Create a potential package for financing emergency structural repairs
- Develop a comprehensive asset management plan that includes a review of the equipment fleet
- Search out other possible revenue streams through continued association with the CWW and the MML
- Develop a financial plan for public safety
- Continue to make extra payments towards legacy costs
- Monitor outside influences on our revenue sources, including unfunded mandates, the 35th District Court and the PCCS
- Negotiate three labor contracts

GOAL III - ECONOMIC VITALITY
<p>OBJECTIVES</p> <ul style="list-style-type: none"> Continue to support and improve active, vibrant downtown branding Support community and economic development projects and initiatives Support a mix of industrial, commercial and residential development Reference the Master Plan in economic decision-making

ONE-YEAR TASKS 2021

- Complete Saxton's development
- Develop municipal parking lot at Saxton's site
- Support development of 23 parcels adjacent to the Starkweather School property
- Continue to administer the grant and the brownfield plan to support the Pulte project's completion
- Finish Redevelopment Ready Community (RRC) certification by the end of 2021
- Develop an annual training calendar for the Planning Commission, the Historic District Commission, the Zoning Board of Appeals and the DDA, and identify a funding source
- Implement temporary plans to assist businesses in recovery efforts

GOAL IV - SERVICE AND INFRASTRUCTURE
<p>OBJECTIVES</p> <ul style="list-style-type: none"> Support administration and staff by providing professional development opportunities, supplying resources, and maintaining a commitment to recruitment, retention, succession planning Support and deliver safe and responsive emergency services Maintain a sophisticated and responsive technology to communicate and manage data Continually record, maintain, update, and improve City infrastructure

ONE-YEAR TASKS 2021

- Explore enhanced pedestrian safety opportunities into targeted intersections
- Research funding opportunities for ADA compliance at the PCC
- Implement 2021 infrastructure program
- Continue training for future career development and succession planning
- Conduct a traffic study to determine whether to make additional streets one way
- Update mapping resources including parcel data, completing 50% by the end of the year
- Update/replace current technology to ensure compliance with new regulations, rules, and operating systems
- Revisit paid parking

1. Focus on education by scheduling four educational, working sessions on the following dates: February 24, March 24, October 27, and November 17.
2. Draft a Form Based Code test case.
3. Approve a mixed use, high density zoning ordinance.
4. Review existing ordinances for amendments related to residential building heights and habitable space within accessory buildings.



Plymouth Planning Commission

Regular Meeting Minutes

Wednesday, March 10, 2021 - 7:00 p.m.

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

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

Online Zoom Meeting

1. CALL TO ORDER

Chair Karen Sisolak called the meeting to order at 7:00 p.m.

Present: Chair Sisolak, Commissioners Shannon Adams, Joe Hawthorne, Tim Joy, Adam Offerman, and Scott Silvers

Excused: Vice Chair Jennifer Kehoe and Commissioner Charles Myslinski and Hollie Saraswat

Also present: Community Development Director John Buzuvis, Assistant Community Development Director Greta Bolhuis and Planning Consultant Sally Elmiger and City Commission Liaison Kelly O'Donnell

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Sisolak asked that the minutes of the February 10 meeting reflect that the February 24 training session would include the process for determining building height. Joy offered a motion, seconded by Silvers, to approve the minutes as amended.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Offerman, Sisolak, Silvers

MOTION PASSED 6-0

4. APPROVAL OF THE AGENDA

Adams offered a motion, seconded by Offerman, to approve the agenda for Wednesday, March 10, 2021.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Offerman, Sisolak, Silvers

MOTION PASSED 6-0

5. COMMISSION COMMENTS

Silvers provided historical information about the Mansard roof in response to a discussion about measuring building heights at the February 24 training session.

Adams asked when meetings would return to in-person. Buzuvis said the City is awaiting guidance from the State of Michigan.

6. PUBLIC HEARING

There was no public hearing.

7. OLD BUSINESS

a. Mixed Use-High Density District Language Review

The group discussed changes made to the draft at the February 10 meeting, and recommended additional modifications for the next draft. Sisolak said she had a list of possible incentives that could be discussed at the April meeting.

b. March 24th PC Education Session/Training Update/Discussion

Buzuvis recommended a series of training videos offered by the Michigan Association of Planning that Commission members could watch prior to their training sessions to facilitate discussion. It was agreed that the group would view a module on Form Based Codes prior to the March 24 training session and modules on PUDs and Roles and Responsibilities prior to future sessions. The group also discussed free Redevelopment Ready Communities trainings that are available online. Bolhuis said she would email a link to Commission members. In addition, Commission members agreed to share relevant publications with the group.

9. NEW BUSINESS

There was no new business.

10. REPORTS AND CORRESPONDENCE

Buzuvis said he would begin sending monthly status reports to Commission members. The reports will include updates on projects as well as ordinance changes, including their publication and codification status.

11. ADJOURNMENT

Joy offered a motion, seconded by Adams to adjourn the meeting at 8:51 p.m.

There was a roll call vote.

Yes: Adams, Hawthorne, Joy, Offerman, Sisolak, Silvers

MOTION PASSED 6-0



Plymouth Planning Commission Educational Working Session Minutes Wednesday, March 24, 2021 - 7:00 p.m.

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

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

Online Zoom Webinar

1. CALL TO ORDER

Planning Commission Chair Karen Sisolak called the meeting to order at 7:00 p.m.

Members Present: Chair Sisolak, Shannon Adams, Joe Hawthorne (arrived at 7:39), Tim Joy, Jennifer Kehoe, Charles Myslinsk, Hollie Saraswat, Scott Silvers

Excused: Adam Offerman

Also present: Community Development Director John Buzuvis and Assistant Community Development Director Greta Bolhuis and City Commission Liaison Kelly O'Donnell

2. CITIZENS COMMENTS

There were no citizen comments.

3. EDUCATIONAL WORKING SESSION

a. Discussion of MAP Form Based Codes video

Commission members reviewed information in the video, with particular emphasis on how Form Based Codes can impact aesthetics and to what extent they might be helpful in Plymouth. It was agreed that the administration would prepare an outline of a viable process to introduce a test case in the City.

4. ADJOURNMENT

Myslinski offered a motion, seconded by Joy to adjourn the meeting at 8:33 p.m.

There was a roll call vote.

MOTION PASSED 8-0

ARTICLE XXXI (31). – MU-1 Mixed Use: High Density Districts

Section 78-440. - Intent

The Mixed Use High Density land use designation includes a mixture of retail, service, office, recreation, and residential uses. It is desirable in these areas to locate commercial uses on the ground floor of a building, with upper level office and/or residential uses. Ideally, properties within this land use category are compatible with abutting uses. The mixed use designation has been applied to larger tracts of land that can accommodate various uses in a harmonious design, offering unique benefits to the residents/tenants, such as live-work or home-based-business opportunities, and pedestrian access to work or commercial businesses. The Mixed Use designation has also been applied to single lots that could accommodate a single, mixed-use building. Generally, buildings in Mixed Use High Density have uniform setbacks which are zero-lot line, and match with the character of the buildings in Downtown. Parking should be located at the rear of the building or integrated and hidden with any new construction. Generally, this land use designation should not exceed 3 stories, with some locations along major streets potentially appropriate at 4 stories.

Section 78-441. – Land Uses

1. Any building shall include complementary uses within a single building, when possible.
2. This district shall have a development pattern where complementary uses of land are located within walking distance.
3. The following table indicates the permission of each general land use and any additional restrictions to be established (N=Not Permitted, R=Restricted, and P=Permitted):

MIXED USE: HIGH DENSITY DISTRICT USE TABLE		
Use	Permission	Restriction
Residential		
Single-family attached	N	
Duplex, triplex, quadplex	N	
Residential units	R	Only permitted when located on the second floor and above.
Care facilities	N	
Accessory dwelling units	N	
Public/Quasi Public		
Institutional	P	
Recreational facilities	R	Facilities must be less than 10,000 square feet.
Civic open space	N	
Playground	N	
Churches	R	Churches must be less than 10,000 square feet.
Private or parochial schools	R	Schools must be less than 10,000 square feet.
Utility and public service buildings	R	Public restrooms are permitted.
Commercial		
<i>Auto/Transportation</i>		
Auto or motorcycle sales	N	
Auto service	N	
Auto repair	N	
Gas service station	N	
Parking facilities except private lots	P	

<i>Food/Restaurants/Entertainment</i>		
Restaurant	P	
Bar/lounge	R	Only 10 seats are allowed at the bar.
Arcades	P	
Theaters	P	
<i>Office/Service</i>		
Hotel	R	Ingress and egress shall not conflict with adjacent business uses. Each unit shall be a minimum of 250 square feet in area.
Professional offices	P	
Showrooms for offices	P	
Medical or veterinary clinics	P	
Personal service establishments	P	
Business service establishments	P	
Banks or credit unions	P	
Business schools or private schools	P	
<i>Retail</i>		
Local retail	P	
Other retail	R	As approved by the Planning Commission.
Industrial		
Research and development	R	
Storage facilities	N	
Greenhouses	R	

Any use that is determined to be less intense or agreeable as determined by the Planning Commission.

Section 78-443. – Lots and Yards

1. Lot size
 - a. No minimum lot size is required.
 - b. Lots must not exceed 150 feet in width.
2. Front yard
 - a. A minimum 0-foot front yard setback is required.
 - b. A maximum 12-foot front yard setback is required.
3. Side yard
 - a. No side yards are required along the interior side lot lines, except as otherwise specified in the building code.
 - b. No side yards are required on a corner lot.
 - c. If a side yard is directly abutting a residential district, a side yard setback of 5 feet is required.
 - d. If walls of structures facing interior lot lines contain windows or other openings, side yard of not less than ten feet shall be provided.
 - e. The setback shall be measured from the nearest side of the existing and/or proposed right-of-way lines, whichever is greater.
4. Rear yard
 - a. No rear yard setback is required.

- b. One-half the width of active, public alleys at the rear of the lot may be considered in computing rear yard setbacks.
 - c. One off-street loading space shall be provided in the rear yard for each retail or restaurant establishment. The loading space shall be provided in addition to any required parking spaces. In those instances where properties abut an alley such alley may be substituted for off-street loading requirements in business districts.
5. Lot coverage
- a. No minimum lot coverage is required.

Section 78-444. – Site Development

1. Signage
- a. Signage shall meet the requirements of Article XIX. Where Article XIX and this section conflict, this section shall prevail.
 - b. Projecting signs may encroach into the right-of-way
 - i. Vertical clearance must be a minimum of 8 feet in height.
 - c. Sidewalk signs are permitted during open hours of the tenant.
 - d. The following signs are prohibited:
 - i. Off-premise business signs.
 - ii. Ground signs.
 - e. Signs are limited to 25 square feet in area.
 - f. A maximum of 2 signs are permitted per tenant.
2. Building height
- a. The maximum building height shall not exceed 40 feet or three stories.
 - b. A maximum building height of 50 feet or four stories may be approved by the planning commission, if one or more of the following criteria are met:
 - i. Two or more uses are presented within a single building. One use must be residential.
 - ii. A public sidewalk of at least 15 feet wide is provided. Public sidewalk may be accommodated partly on private property.
3. Building siting and entrances
- a. A minimum of 90% of the length of the front lot line shall be occupied by building.
 - b. At least one main entrance shall open directly onto or connect to the public sidewalk.
 - c. Primary building entrances shall be clearly defined. The building entrance shall be recessed or framed by a sheltering element like an awning, arcade, or portico.
 - d. Entrances to buildings shall match the grade of the public sidewalk.
 - e. The public sidewalk must be 8-feet wide. The public sidewalk may be accommodated partly on private property, if necessary.
4. Building façade regulations
- a. A minimum of 70% of the first-floor façade shall be transparent.
 - b. A minimum of 40% of each floor on the second floor and above shall be transparent.
 - c. The planning commission shall evaluate the architecture based upon its compatibility and relationship to the adjacent buildings and uses.
 - d. Flat roofs shall be enclosed by parapets to conceal mechanical equipment. Mechanical equipment shall not exceed a height of ten feet above the roof surface. Mechanical equipment shall occupy less than 15% of the total roof area.
5. Fences
- a. A maximum height of 6.5 feet is required for fences in a rear or interior lot side yard.
 - b. A maximum height of 2.5 feet is required for fences in a front yard.

- c. On corner lots where a rear yard abuts a side yard a maximum fence height of 4.5 feet is required. A fence must be setback a minimum of 8 feet from the property line abutting the street.
- d. On corner lots where a rear yard abuts a rear yard a maximum height of 6.5 feet is required.
- e. A maximum height of 8 feet is required for fences in a rear yard that abut a railroad or street that has a speed limit of 40 miles per hour or greater.

6. Density

- a. The maximum density shall be 20 units per 1 acre.
- b. No more than ten percent of the units on any given parcel may be of an efficiency apartment type.
- c. A density bonus allowing up to 27 units per 1 acre may be approved by the planning commission, if one or more of the following criteria are met:
 - i. Significant pedestrian amenities which may include streetscaping, street furniture, pedestrian oriented lighting, bike amenities, usable public space, etc.
 - ii. At least 10% of the residential units are rented at an affordable housing unit rate and that affordable rate is maintained through the duration of the existence of the unit. Affordable housing shall be determined by a rate that could be afforded by a household that makes 80% or less than the median household income for the City of Plymouth.
 - iii. At least 20% of the residential units are rented to households that are aged 60 year or older and the 60+ age of the household is maintained through the duration of the existence of the unit.
 - iv. Three or more uses are included within a single building. One of the uses must be residential.
 - v. Additional public realm or public common space which may include landscaping is provided.
 - vi. A public sidewalk of at least 15 feet wide is provided. Public sidewalk may be accommodated partly on private property.

Section 78-445. – Off-street Parking and Loading

- 1. Adequate off-street parking shall be provided at the time of erection or enlargement of any main building or structure. The number of off-street parking spaces shall be provided prior to the issuance of a certificate of occupancy.
- 2. The required number of off-street parking spaces shall be based upon a parking rate according to the following schedule:

One residential unit	Two spaces for each dwelling unit
Two or three units	One and a half spaces for each dwelling unit
Four units or greater	One space for each dwelling unit
Retail	One space for each 500 square feet of gross floor area
Office/Service	One space for each 500 square feet of gross floor area
Medical office	One space for each 250 square feet of gross floor area
Restaurant	One space for each 250 square feet of gross floor area
Industrial	One space for each 500 square feet of gross floor area
Public/Quasi-Public	One space for each 500 square feet of gross floor area

- a. Off-street parking must be located at the rear of buildings.
- b. Off-street parking and loading access is limited as follows:

- i. Parking and loading access must be from an alley where available.
 - ii. Parking and loading access may be from a side lot line.
 - iii. Where parking and loading access is not available from side lot line or alley, access may be provided by the front lot line. Driveway width is limited to 20 feet.
 - c. The provided number of off-street parking spaces may be modified by the planning commission or city commission, based on evidence provided by the applicant that indicates that another standard would be more reasonable.
 - d. If the required number of off-street parking spaces cannot be provided on the subject property, then the applicant may agree to share parking with an adjacent property owner within 300 feet. A shared parking agreement shall be recorded with the city.
 - e. If the required number of off-street parking spaces cannot be provided on the subject property, then the applicant can pay in-lieu of parking at a rate set by the city commission.
 - f. Required off-street parking may be achieved on-street with planning commission approval.
3. Off-street parking lots shall be configured according to the following standards:
 - a. When parking lots abut a side property line a landscaped area of at least 5 feet is required.
 - b. When parking lots abut a front property line a landscaped area of at least 10 feet is required.
 - c. Parking lots greater than 5,000 square feet be configured according to the following standards:
 - i. One square foot of landscaped area for each 15 square feet of parking lot shall be provided within the interior of the parking lot.
 - ii. Each interior landscaped area shall be at least 6 feet wide in any direction and 150 square feet.
 - iii. Each interior landscaped area shall include at least one tree.
 - iv. The interior landscaped area shall be located in a manner that breaks up the expanse of parking lot.
 - d. Parking lot light fixtures shall not exceed 25 feet in height.
 - e. Parking lots shall be illuminated at an average minimum light intensity of 0.5 foot-candles.
 - f. Parking lot lighting shall be directed away from neighboring properties.
 - g. Parking lot lighting shall be downward facing. Parking lot lighting facing the interior of the property may be angled downward at an angle not more than 45-degrees.
 - h. Parking lots dimensions shall be based upon the following requirements: 78-272 (2).
4. When landscaping is required it shall be completed according to the following standards:
 - a. One tree is required for every 30 linear feet or fraction thereof of parking lot.
 - b. Trees shall be planted in a manner that contributes to the city's tree canopy and meet Section 34-12 through 34-16.
 - c. Five shrubs are required for every 30 linear feet or fraction thereof.

Section 78-446. – Accessory structures

1. Setbacks

- a. A minimum 3-foot rear yard setback is required.
- b. A minimum 3-foot side yard setback is required.
- c. A minimum 10-foot distance from main buildings is required.
- d. A minimum 0-foot setback from dedicated easements is required.
- e. A minimum 1-foot setback from active, public alleys is required.
- f. On corner lots where a rear yard abuts a side yard a minimum side yard setback of 15 feet or 90% of the average existing front yard setbacks within 200 lateral feet, whichever is greater, is required.

- g. On corner lots where a rear yar abuts a rear yard a minimum side yard setback of 8 feet is required.
- 2. Height
 - a. A maximum 15-foot height is required.
 - b. A maximum one-and-one-half stories is required.
 - c. When dormers occupy more than 50% of the total roof area, the roof height shall be measured by measuring the average height between the eaves and the ridge of the dormer(s).
- 3. Lot coverage
 - a. No minimum rear yard lot coverage is required.
- 4. Use
 - a. Accessory structures shall only be used as occupiable space.
- 5. Other requirements
 - a. Accessory structures shall not be placed in the front yard.
 - b. Accessory structures may not be structurally attached to the main building unless the accessory structure meets all regulations applicable to the main building.
 - c. Attached decks or balconies shall not exceed 32 square feet.

Section 78-447 through 78-449 – Reserved

RECEIVED
 MAR 22 2021
 CITY OF PLYMOUTH
 COMMUNITY DEVELOPMENT

CITY OF PLYMOUTH
PLANNED UNIT DEVELOPMENT APPLICATION
 Community Development Department
 201 S. Main Street Plymouth, MI 48170
 Ph. 734-453-1234 ext. 232
 www.plymouthmi.gov

Starkweather
PUD 15-01 550 N. Holbrook
PUD Amendment Review
 PC Mtg 4/14/21

I. Site/Project Information

Site Address 550 N. Holbrook	Current Zoning Classification	Date of Application
--	-------------------------------	---------------------

Name of Property Owner CURTIS - PLYMOUTH LLC	Phone Number 248-722-2400	
Mailing Address 990 PIERCE	Email Address (Required) mark@curtisbuilding.com	
City BIRMINGHAM	State MI	Zip Code 48009

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	Lessee
Applicant/Company Name CURTIS - PLYMOUTH	Phone Number 248-730-0300			
Applicant/Company Address	City	State	Zip Code	
Email Address (Required)				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name NOWAK & FRAUS ENGINEERS	Phone Number 248-332		
Company Address 46777 WOODWARD	City PONTIAC	State MI	Zip Code 48342
Registration Number 54071	Expiration Date	Email Address (Required) BBRICKEL@NFE-ENGR.COM	

IV. Type of Project

Commercial
 Industrial
 Multi-Family
 Mixed Use
 Single Family

New
 Remodel
 Addition
 Interior Finish

V. Historic District

Is this project located in the Historic District?
 Yes
 No

VI. Description of Project

23 SINGLE FAMILY LOTS KNOWN AS "STARKWEATHER".

SEEKING AMENDMENT TO PUD FOR BUILDING + USE RESTRICTIONS

VII. Applicant Signature

Signature of Applicant 	Date 3-22-21
---	-----------------

VIII. Property Owner Signature

Signature of Property Owner 	Date 3-22-21
--	-----------------

Subscribed and sworn before me this _____ day of _____, 20_____.

Notary Public: _____

My Commission expires: _____

IX. PUD General Design Standards (from Sec. 78-313)

The PUD meets the following general design standards		YES	NO	N/A
1.	All regulations within the city zoning ordinance applicable to setback, parking and loading, general provisions, and other requirements shall be met in relation to each respective land use in the development based upon zoning districts in which the use is listed as a principal permitted use. In all cases, the strictest provisions shall apply.	[X]	[]	[]
2.	Notwithstanding (1) above, deviations with respect to such regulation may be granted as part of the overall approval of the planned unit development, provided there are features or elements demonstrated by the applicant and deemed adequate by the city commission upon the recommendation of the planning commission designed into the project plan for the purpose of achieving the objectives of this section.	[X]	[]	[]
3.	The uses proposed will have a beneficial effect, in terms of public health, safety, welfare, or convenience, on present and future potential surrounding land uses.	[X]	[]	[]
4.	The uses proposed will not adversely affect the public utility and circulation system, surrounding properties, or the environment.	[X]	[]	[]
5.	The public benefit shall be one which could not be achieved under the regulations of the underlying district alone, or that of any other zoning district.	[X]	[]	[]
6.	The number and dimensions of off-street parking shall be sufficient to meet the minimum required by the ordinances of the city. However, where warranted by overlapping or shared parking arrangements, the planning commission or city commission may reduce the required number of parking spaces.	[X]	[]	[X]
7.	All streets and parking areas within the planned unit development shall meet the minimum construction and other requirements of city ordinances, unless modified by city planning commission.	[]	[]	[X]
8.	Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.	[]	[]	[X]
9.	Effort shall be used to preserve significant natural, historical, and architectural features and the integrity of the land, including MDEQ regulated and non MDEQ regulated wetlands or floodplains.	[X]	[]	[]
10.	Thoroughfare, drainage, and utility design shall meet or exceed the standards otherwise applicable in connection with each of the respective types of uses served.	[]	[]	[X]
11.	There shall be underground installation of utilities, including electricity and telephone.	[]	[]	[X]

12.	The pedestrian circulation system, and its related walkways and safety paths, shall be separated from vehicular thoroughfares and ways.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.	Signage, lighting, landscaping, building materials for the exterior of all structure, and other features of the project, shall be designed and completed with the objective of achieving an integrated and controlled development, consistent with the character of the community, surrounding development or developments, and natural features of the area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	Where nonresidential uses adjoin off-site residentially zoned property, noise reduction and visual screening mechanisms such as earthen and/or landscape berms and/or decorative walls, shall be employed in accordance with section 78-206.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15.	The proposed density of the planned unit development shall be no greater than that which would be required for each of the component uses (measured by stated acreage allocated to each use) of the development by the district regulations of the underlying zoning district.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X. Requirements for Preliminary PUD Site Plan Review (from Sec. 78-314)

Applicant is requesting that the Planning Commission review the preliminary and final PUD plans concurrently, rather than as two separately phased applications.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
--	--	--------------------------------	---------------------------------

Please include the following applicable information on the site plan.		YES	NO	N/A
1.	The applicant's name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Name of the development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	The preparer's name and professional seal of architect, engineer, surveyor or landscape architect indicating license in the state	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Date of preparation and any revisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Property lines and dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Complete and current legal description and size of property in acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Small location sketch of the subject site and area within ½ mile; and scale of no less than one inch equals 1,000 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Zoning and current land use of applicant's property and all abutting properties and of properties across any public or private street from the PUD site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.	Lot lines and all structures on the property and within 100 feet of the PUD property lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11.	Location of any access points on both sides of the street within 100 feet of the PUD site along streets where access to the PUD is proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.	Existing locations of significant natural, historical, and architectural features, existing drainage patterns, surface water bodies, floodplain areas, MDEQ designated or regulated wetlands with supporting documentation and a tree survey indicating the location and diameter (in inches, measured four feet above grade) trees greater than 12 inches in diameter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.	Existing and proposed topography at five-foot contour intervals, or two-foot contour intervals (two-foot intervals required for final site plan), and a general description of grades within 100 feet of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14.	Dimensions of existing and proposed right-of-way lines, names of abutting public streets, proposed access driveways and parking areas, and existing and proposed pedestrian and/or bicycle paths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.	Existing buildings, utility services (with sizes), and any public or private easements, noting those which will remain and which are to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please include the following applicable information on the site plan.		YES	NO	N/A
16.	Layout and typical dimensions of proposed lots, footprints and dimensions of proposed buildings and structures; uses with the acreage allotted to each use. For residential developments: the number, type and density of proposed housing units	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17.	General location and type of landscaping proposed (evergreen, deciduous, berm, etc.) noting existing trees and landscaping to be retained	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18.	Size, type and location of proposed identification signs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19.	If a multiphase planned unit development is proposed, identification of the areas included in each phase. For residential uses identify the number, type, and density of proposed housing units within each phase	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20.	Any additional graphics or written materials requested by the planning commission or city commission to assist the city in determining the appropriateness of the PUD such as, but not limited to: aerial photography; market studies; impact on public primary and secondary schools and utilities; traffic impacts using trip generation rates recognized by the Institute of Transportation Engineers for an average day and peak hour of the affected roadways; impact on significant natural, historical, and architectural features and drainage; impact on the general area and adjacent property; description of how property could be developed under the regulations of the underlying district; preliminary architectural sketches; and estimated construction cost	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21.	An explanation of why the submitted planned unit development plan is superior to a plan which could have been prepared under strict adherence to related sections of this chapter.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22.	A narrative report shall accompany the site plan providing a description of the project, discussing the market concept of the project, and explaining the way the criteria set forth in the preceding design standards has been met.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XI. Requirements of the Final PUD Review Application

Please include the following applicable information on the site plan.		YES	NO	N/A
1.	Correct scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Name of person preparing plan – Where property line surveys, topography, sewer, water or storm drains are shown, the name of the registered engineer or land surveyor preparing such elements of the plan shall be indicated on the plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Date, north point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Property line dimension	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Street right-of-way widths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Existing utilities (sewer, water, gas, etc.) and easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Show adjacent property and buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Existing topography, trees and other features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Off-site ground, parking lot, roadway, driveway and/or structure elevations for minimum distance of 50 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.	On-site grid of maximum 100 feet intervals each way (closer where rolling terrain warrants) and minimum 2.0 feet contours	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11.	Location of new structures including side and front yard setbacks and building length and width (show a general floor plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Number of dwelling units per building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.	Height of structure	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please include the following applicable information on the site plan.		YES	NO	N/A
14.	Percent one room apartments (efficiencies)	[]	[]	<input checked="" type="checkbox"/>
15.	Total number of rooms if multiple-family	[]	[]	<input checked="" type="checkbox"/>
16.	Parking requirements met (See Section 78-720)	[]	[]	<input checked="" type="checkbox"/>
17.	Number of units and bedrooms each building	[]	[]	<input checked="" type="checkbox"/>
18.	Parking lot layout (showing paved area) including ingress and egress and service area	[]	[]	<input checked="" type="checkbox"/>
19.	Parking lot space dimensions	[]	[]	<input checked="" type="checkbox"/>
20.	Loading and unloading space	[]	[]	<input checked="" type="checkbox"/>
21.	Site grading and drainage plan (on-site elevations for pavements, drives, parking lots, curbs, sidewalks and finish grade at bldg.)	<input checked="" type="checkbox"/>	[]	[]
22.	Utility connections (sanitary sewer, water, storm sewers)	<input checked="" type="checkbox"/>	[]	[]
23.	On-site storm water retention	<input checked="" type="checkbox"/>	[]	[]
24.	Fire hydrants within 300 feet (on- and off-site)	<input checked="" type="checkbox"/>	[]	[]
25.	Sidewalks and elevations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	[]
26.	Sedimentation and erosion control plan	[]	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
27.	Landscape plan showing plant materials to be used	[]	<input checked="" type="checkbox"/>	[]
28.	Sign requirements met – proposed signage with height, dimensions, location, setbacks, etc.	[]	[]	<input checked="" type="checkbox"/>
29.	Require walls and fences or greenbelts	[]	[]	<input checked="" type="checkbox"/>
30.	Corner clearance	[]	[]	<input checked="" type="checkbox"/>
31.	Service drive needed	[]	[]	<input checked="" type="checkbox"/>
32.	Acceleration lanes and traffic pattern	[]	[]	<input checked="" type="checkbox"/>
33.	Trash receptacle locations including screening type and height	[]	[]	<input checked="" type="checkbox"/>
34.	Mailbox locations	[]	[]	<input checked="" type="checkbox"/>
35.	Air conditioner unit locations	[]	[]	<input checked="" type="checkbox"/>
36.	Special site features (play areas, pools, etc.)	[]	[]	<input checked="" type="checkbox"/>
37.	Handicapped facilities	[]	[]	<input checked="" type="checkbox"/>
38.	Building elevation drawings	[]	<input checked="" type="checkbox"/>	[]

Please include the following additional information for final PUD review		YES	NO	N/A
1.	A separately delineated specification of all deviations from this chapter which would otherwise be applicable to the uses and development proposed in the absence of this article	[]	<input checked="" type="checkbox"/>	[]
2.	A specific schedule of the intended development and construction details, including phasing or timing	[]	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3.	A specific schedule of the general improvements to constitute a part of the development, including, without limitation, lighting, signage, the mechanisms designed to reduce noise, utilities, and visual screening features	[]	[]	<input checked="" type="checkbox"/>
4.	A specification of the exterior building materials with respect to the structures proposed in the project	[]	<input checked="" type="checkbox"/>	[]
5.	Signatures of all parties having an interest in the property	<input checked="" type="checkbox"/>	[]	[]

For Office Use Only

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

**SUMMARY OF FACTS
STARKWEATHER SCHOOL PUD AMENDMENT REQUEST**

The Starkweather School PUD has been approved for the re-purposing of the existing 1927 schoolhouse in a historic manner into a 22-unit apartment building with the excess land to be developed into 23 single family homes.

The Planning Commission approved the plan, which was subsequently approved by the City Council.

Subsequent to the approval, we requested and received an amendment to the PUD for the benefit of additional parking for our neighbor (Parkview Properties, 409 Plymouth Road). Curtis-Plymouth and Parkview Properties provided reciprocal benefits to the community. These benefits were negotiated with the Planning Commission and include: a substantial increase in park area, park amenities, landscaping.

Curtis-Plymouth is now selling lots to individual builders, some of which having made application for building permits. All the applications are being denied due to the grade change affecting the average grade in relation to a typical house. The chart on Section 2.4 (single-family detached dwellings: Building Height) of the PUD does state that the proposed houses will have a 25 foot height, measured to the mid-point of the gable. The PUD is silent as to how the height is calculated. Without further detail on how to calculate the height, the plans are being reviewed by applying the City of Plymouth's ordinance on building height restrictions. The application of the City's height ordinance prevents the ability to build an otherwise allowable colonial home on these lots. Nearly every lot is impacted by this definition.

At the time that the building and use restrictions were contemplated under the PUD, the height of the finished building was never contemplated *as it relates to* the natural contours and substantial grade changes throughout the site. The grade change on this site is unique to Plymouth in that the majority of the City of Plymouth is more or less "flat". However, it was not contemplated that the calculation of the height of the homes would be determined by the "average grade".

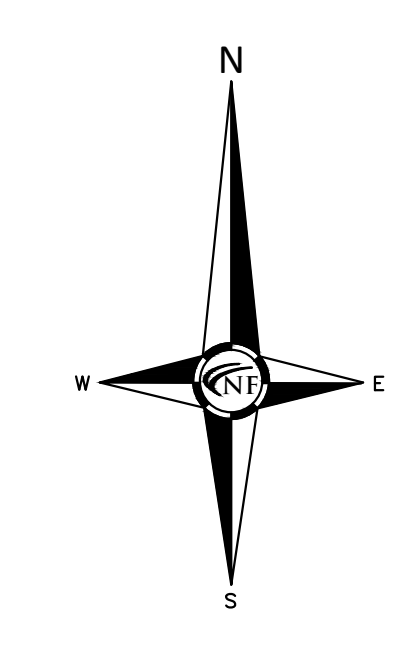
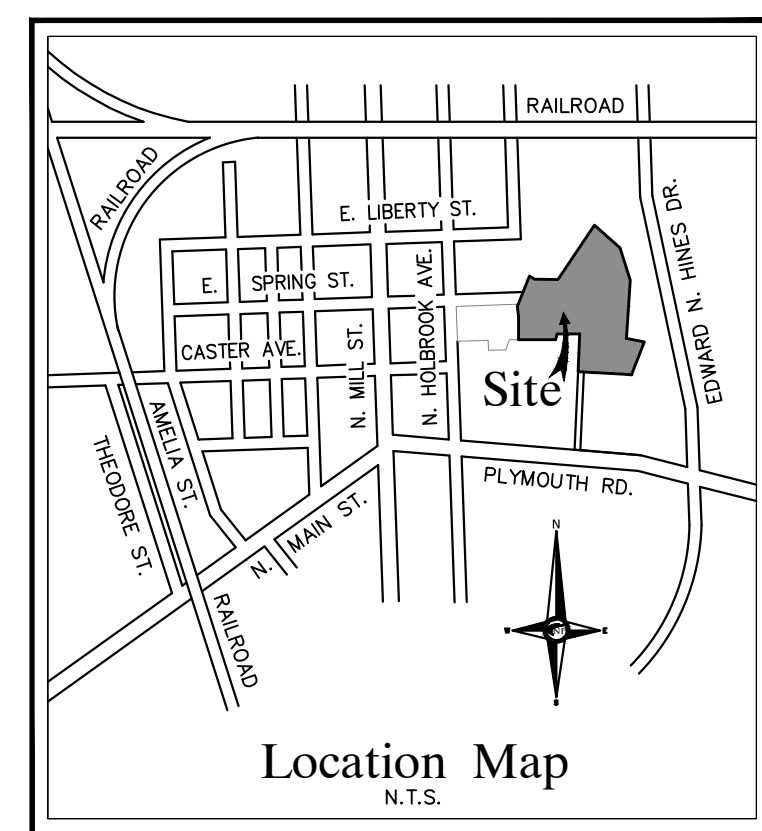
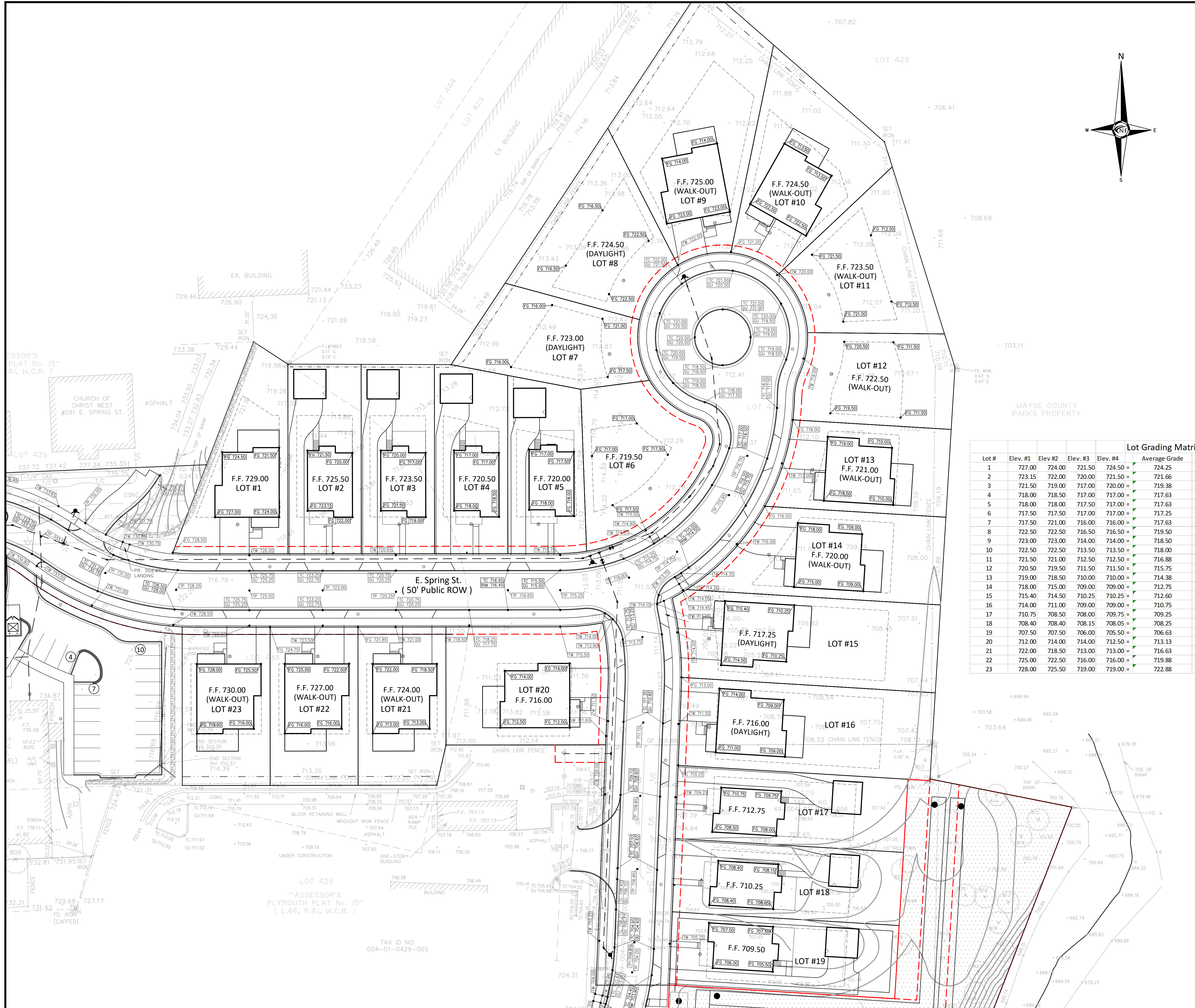
It is our intention to clarify how the height of the houses on the Starkweather lots is to be calculated. Curtis-Plymouth is planning to build houses that are otherwise in compliance with the City of Plymouth building ordinances, including the height. All other building uses are acceptable and we have no need to address any others. The natural landscape and average grade at Starkweather precludes us from building a typical 2-story colonial home that would otherwise be acceptable on any flat lot in the City. At the time the PUD was contemplated, the intention was to provide for homes consistent with what would be approved on lots anywhere else in downtown Plymouth, and that would improve and gentrify Historic Old Village. The intention was also to promote new families to the site and colonial homes, and specifically not an "active adult" community (i.e. ranch homes). If the contour of the land is not taken into consideration then the only options would be to build flat-roofed houses or ranch homes. Flat-roofed houses are not consistent with the aesthetic harmony of Historic Old Village. Again, not in the spirit of the future of the proposed development of the Starkweather single-family site.

We are respectfully requesting to have the definition of the building height clarified in the PUD to be either :

1. The midpoint of the gable measured from the front door grade only, and not the average grade, or
2. A unique assignment *per lot* on the additional height needed in order for an otherwise acceptable house to fit on each specific lot while accounting for the average grade.

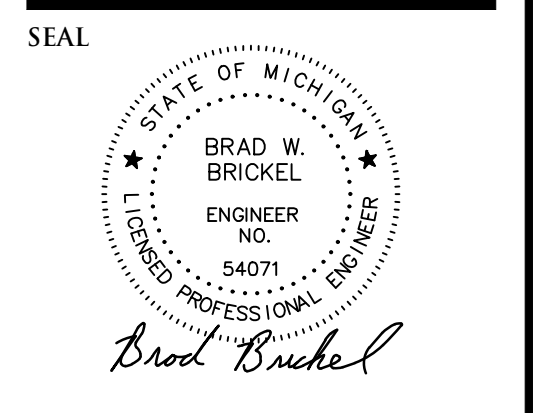
In option 2 above we have provided the *exact* height needed for a typical colonial to be approved on each site. This will not cause any hardship to any neighbor because currently there are none and any impact would be *within* the site and nowhere else. The unique height request will not set a precedent because it cannot be used on any "flat" lot. Without the clarification of the definition of roof height, there would be a hardship to Old Village by requiring the homes to be built as flat-roofed and by not allowing elegant new homes that would be a benefit to the character of the City and in particular to Historic Old Village.

We are open to further comment and suggestions to the Commission as it deems appropriate in an effort to accomplish this request.



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257



PROJECT
 Starkweather Residential
 Development Project

CLIENT
 Curtis - Plymouth LLC
 990 Pierce Street
 Birmingham, MI 48009

Contact: Mark Menuck
 248.730.0300 - Tel.

PROJECT LOCATION
 Part of the NE 1/4
 of Section 26
 T.1S., R.8E.
 City of Plymouth,
 Wayne County, Michigan

SHEET
 Overall Grading Matrix Plan

Lot #	Elev. #1	Elev. #2	Elev. #3	Elev. #4	Average Grade	Finish Floor	2' Below FF	Amended Height Restriction
1	727.00	724.00	721.50	724.50	724.25	729.00	727.00	3.25'
2	723.15	722.00	720.00	721.50	721.66	725.50	723.50	2.34'
3	721.50	719.00	717.00	720.00	719.38	723.50	721.50	2.63'
4	718.00	718.50	717.00	717.00	717.63	720.50	718.50	1.38'
5	718.00	718.00	717.50	717.00	717.63	720.00	718.00	0.88'
6	717.50	717.50	717.00	717.00	717.25	719.50	717.50	0.75'
7	717.50	721.00	716.00	716.00	717.63	723.00	721.00	3.88'
8	722.50	722.50	716.50	716.50	719.50	724.50	722.50	3.50'
9	723.00	723.00	714.00	714.00	718.50	725.00	723.00	5.00'
10	722.50	722.50	713.50	713.50	718.00	724.50	722.50	5.00'
11	721.50	721.00	712.50	712.50	716.88	723.50	721.50	5.13'
12	720.50	719.50	711.50	711.50	715.75	722.50	720.50	5.25'
13	719.00	718.50	710.00	710.00	714.38	721.00	719.00	5.13'
14	718.00	718.00	709.00	709.00	712.75	720.00	718.00	5.75'
15	715.40	714.50	710.25	710.25	712.60	717.25	715.25	3.15'
16	714.00	711.00	709.00	709.00	710.75	716.00	714.00	3.75'
17	710.75	708.50	708.00	709.75	709.25	712.75	710.75	2.00'
18	708.40	708.40	708.15	708.05	708.25	710.25	708.25	0.00'
19	707.50	707.50	706.00	705.50	706.63	709.50	707.50	1.38'
20	712.00	714.00	714.00	712.50	713.13	716.00	714.00	1.38'
21	722.00	718.50	713.00	713.00	716.63	724.00	722.00	5.88'
22	725.00	722.50	716.00	716.00	719.88	727.00	725.00	5.63'
23	728.00	725.50	719.00	719.00	722.88	730.00	728.00	5.63'

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	MANHOLE CATCH BASIN		EXISTING WATERMAIN
	UTILITY POLE		EXISTING STORM SEWER
	GATE VALVE		EX. R. Y. CATCH BASIN
	GUY POLE		EXISTING BURIED CABLES
	OVERHEAD LINES		LIGHT POLE
	SIGN		EXISTING GAS MAIN
	C.O. MANHOLE		PR. SANITARY SEWER
	INLET		PR. WATER MAIN
	PROPOSED LIGHT POLE		PR. STORM SEWER
			PR. R. Y. CATCH BASIN

DRAWN BY:
 R. Johnson

DESIGNED BY:
 B. Brickel

APPROVED BY:
 B. Brickel

DATE:
 March 18, 2021

SCALE: 1" = 30'

NFE JOB NO. H145-02 SHEET NO. 1 of 1



Carlisle | Wortman
ASSOCIATES, INC.

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

MEMORANDUM

TO: City of Plymouth Planning Commission

FROM: Sally M. Elmiger, AICP, LEED AP

DATE: April 8, 2021

RE: Starkweather School PUD – Proposed Amendment to Maximum Building Height

The Starkweather School Planned Unit Development was approved in 2016, and contains three public benefits in exchange for flexibility in application of the zoning requirements. The benefits include preservation of Starkweather School, a small park, and an easement for future access to Hines Drive in the small park.

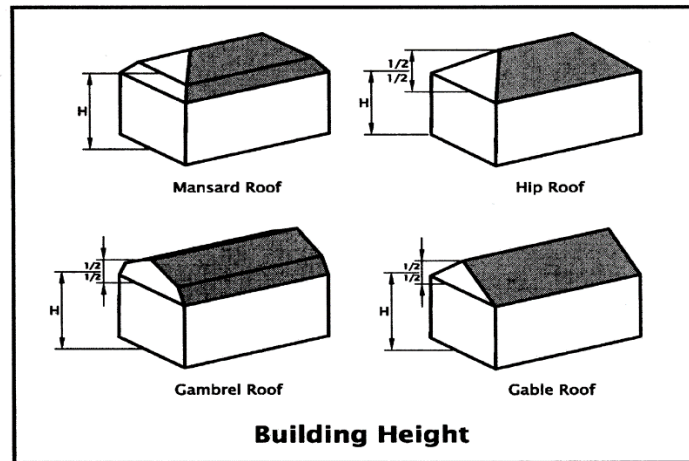
In 2020, the applicant requested a PUD Amendment that allowed construction of eight parking spaces in the small park. The Planning Commission recommended approval of this change, but the City Commission has not yet approved this change.

The applicant is now requesting an additional PUD amendment to allow construction of homes that are between 0.75 and 5.88 feet taller than permitted by the ordinance. This amendment would affect 22 of the 23 homesites. The maximum building height permitted is 25 feet/2 stories. The request constitutes an additional deviation from the zoning requirements for this project. Deviations that were permitted with the original approval include the following:

1. Single-family Residential use on land zoned for Office use.
2. Lot size (less than 7,200 s.f.) on 10 lots
3. Lot width (less than 60 feet) on 12 lots
4. Front porches may extend into the front yard setback by up to 7 feet, while steps may project an additional 2 feet further.
5. Rear yard setback (less than 35 feet) on 3 lots
6. Units 1, 6-16 and 20-23, are allowed to have a front facing, attached garage along the front facade, under the following requirements:
 - 6.3 .1 The front plane of the garage shall be set back an additional 5 feet from the front setback (for a minimum of 30 feet from the front setback) for attached garages;
 - 6.3.2 The garage width shall be less than 50% of the overall width of the house;
 - 6.3.3 There shall be two (2) single-car doors instead of one (1) two-car door;
 - 6.3.4 At least one architectural feature shall include a) pillars/posts on each side of the garage; b) a trellis in front of, and over, the garage; or c) dormers over the garage, if there is living space over the garage.

Building height and Average Grade Plane are defined in the Zoning Ordinance as follows:

Building height means the vertical distance measured from the average grade plane (based on existing grades) to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip, and gambrel roofs. Where a building is located on sloping terrain, the height shall be measured from the average ground level of the grade plane.



Grade plane means a reference plane representing the average of the existing grades or ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet from the building, between the building and a point six feet from the building.

Carlisle/Wortman Comments

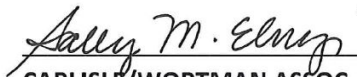
We have the following comments and questions regarding this request:

1. To evaluate this proposal, the applicant should provide building elevations showing proposed residential structures that are taller than permitted. We understand that the applicant supplied the Building Official with plans for approximately 4-5 homes; these elevations/plans could be used as the requested examples.
2. The approved grading plans for this project show most finished floor elevations 2-3 feet below the proposed finished floor elevations on the current set of plans. It doesn't appear that the grades on the roadway or sidewalk have changed as much.

Higher finished first floor elevations mean that the house is further out of the ground than previously proposed. Also, 9 lots are now shown as "walk-outs" and 4 lots are shown as "daylight" (or "view-outs"). It appears that the change in the elevation of the first floor is to accommodate walk-out and view-out homes. This configuration will allow for an accessible "basement" that doesn't count toward Floor Area Ratio (FAR) requirement, thus increasing the usable square footage of the home. This approach also increases the height of the building.

3. What happens to the building height if the structure doesn't have a walk out or view out basement?
4. Could the first floor elevations be lowered to reduce the height of the structures? While a 36" average foundation height is permitted, it doesn't mean that a lower foundation height isn't allowed.
5. How tall are the proposed ceiling heights in the basement, first floor, and second floor? Is it possible to lower them the amount necessary to meet the building height maximum?
6. The building height difference on seven (7) lots is 2-feet or less. Won't a slight change in the slope of the roof lower the building height in these cases so that they conform with the ordinance?
7. This property is a vacant site, and the approved grading plans show that the applicant was going to mass grade the entire property to accommodate the homesites and road/sidewalk. We don't agree with the argument that "existing grades" are causing a problem with building height.

In our view, there are many modifications that can be made to the building design that could bring the building heights down to meet ordinance requirements. There is no reason to permit taller buildings as an acceptable deviation of the PUD when the applicant completely controls this entire site, and they are not trying to work around existing buildings. It is our opinion that the desire to have walk out/view out basements is driving the need to bring the homes higher out of the ground, exceeding the maximum permitted height, and not the topographic variations of the property. We would also ask that the Building Official be consulted about possible building modifications that could lower the building heights to conform with the ordinance.



CARLISLE/WORTMAN ASSOC., INC.

Sally M. Elmiger, AICP, LEED AP

Principal