



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, March 9, 2022 – 7:00 p.m.
City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

<https://us02web.zoom.us/j/83622142310>

Passcode: 581253

Webinar ID: 836 2214 2310

1. **CALL TO ORDER**
 - a) Roll Call
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MINUTES**
 - a) Approval of the February 9, 2022, regular meeting minutes
4. **APPROVAL OF THE AGENDA**
5. **COMMISSION COMMENTS**
6. **PUBLIC HEARINGS**
 - a) **SP22-01:** 306 S. Main, Special Land Use and Site Plan Review
7. **OLD BUSINESS**
 - a) **PUD22-01:** 100 S. Mill, Preliminary Plan for a PUD/PUD Amendment
8. **NEW BUSINESS**
9. **REPORTS AND CORRESPONDENCE**
10. **ADJOURNMENT**

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

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

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE – SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

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

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

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

GOAL AREA THREE – COMMUNITY CONNECTIVITY

OBJECTIVES

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

GOAL AREA FOUR – ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

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

Planning Commission 2022 Goals

1. Address ordinances pertaining to R-1 fences and height of residential structures
2. Begin the preliminary process for the 2023 master plan revision in Q4
3. Explore an impervious surface ordinance
4. Audit the current zoning ordinance and identify an approach for implementing form-based codes



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, February 9, 2022 - 7:00 p.m.
Plymouth City Hall

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

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

1. CALL TO ORDER

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

Present: Chair Sisolak, Commissioners Shannon Adams, Tim Joy, Kyle Medaugh, Jennifer Mariucci, Hollie Saraswat, Scott Silvers and Eric Stalter
Excused: Commissioner Joseph Hawthorne

Also present: City Commissioner Kelly O'Donnell, Assistant Community Development Director Greta Bolhuis and Planning Consultant Sally Elmiger.

2. CITIZENS COMMENTS

There were no citizen comments

3. APPROVAL OF MEETING MINUTES

Joy offered a motion, seconded by Silvers, to approve the minutes for the January 12, 2022 meeting.

There was a roll call vote.

Yes: Adams, Joy, Mariucci, Saraswat, Silvers, Stalter, Sisolak

Abstain: Medaugh

MOTION PASSED 7-0

4. APPROVAL OF THE AGENDA

Joy offered a motion, seconded by Adams, to approve the amended agenda for February 9, 2022. The agenda was amended to address items in the following order: 7.a, 8.a, 7.b, 8.b.

There was a roll call vote.

YES: Yes: Adams, Joy, Mariucci, Medaugh, Saraswat, Silvers, Stalter, Sisolak

MOTION PASSED 8-0

5. COMMISSION COMMENTS

Sisolak introduced and welcomed Kyle Medaugh to the Planning Commission.

6. PUBLIC HEARINGS

There were no public hearings.

7. OLD BUSINESS

a. SP21-08: 885 Fralick: Westborn Market, Revised Site Plan Review for Parking Lot Expansion/Reconfiguration, Sidewalk and Landscaping

Elmiger reviewed her report on the revised site plan and the project engineer expressed agreement with conditions brought forth. Commission members asked for clarification on the landscaping plan.

Silvers offered a motion, seconded by Joy, to approve SP21-08 with the following stipulations recommended in the Carlisle Wortman report:

- Applicant is to submit paperwork to combine the parcels
- The building official is to determine barrier-free spaces behind the building in the second lot
- The building official is to determine if additional light propagation measures are required
- Eliminate tree #1MA on the landscape plan.

There was a roll call vote.

YES: Adams, Joy, Mariucci, Medaugh, Saraswat, Silvers, Stalter, Sisolak

MOTION PASSED 8-0

b. 2021 Planning Commission Annual Report

Joy offered a motion, seconded by Adams, to accept the 2021 Planning Commission Annual Report as presented.

There was a roll call vote.

YES: Yes: Adams, Joy, Mariucci, Medaugh, Saraswat, Silvers, Stalter, Sisolak

MOTION PASSED 8-0

8. NEW BUSINESS

a. PUD22-01: 100 S. Mill, Preliminary Plan for a PUD/PUD Amendment

Elmiger presented her review. Pulte representatives Joe Skore and Matthew Bush provided an overview of the preliminary plan.

Medaugh asked about the proposed landscape plan, vegetation, and if the proposed fence was intended to keep people out of the area.

Bush responded that the plan was to propose a nice-looking barrier to keep general people out of the contaminated area.

Skore clarified that it was not a barrier, but the intent was to gently dissuade foot traffic.

Medaugh asked what if any remediation was completed on the affected parcel as part of the phase 1 development.

Skore explained that the original development and brownfield agreements did not include that parcel. He

explained the brownfield funds have been used, but the TIF funds might be able to be used for this parcel.

Medaugh asked to clarify if a berm was proposed against the railroad tracks.

Bush explained that a dense landscaping screen is proposed, but that the wavering sidewalk prevents a significant berm from being established.

Saraswat asked for clarification on the proposed location of the sidewalk on the affected parcel along Mill Street.

She wanted to see the sidewalk pulled back away from the street and aligned with the new sidewalk completed as part of phase 1.

Sisolak agreed with Comm. Saraswat that she preferred the sidewalk away from the roadway.

Saraswat asked for a review of the contamination that was remediated as part of phase 1 and a description/clarification of the contamination and what remediation will occur as part of phase 2.

Skore explained that this parcel was more heavily contaminated than the phase 1 parcel, specifically the northeast portion of the parcel along Mill Street. He explained they will install vapor barriers in the units which is consistent with the construction and development of phase 1 and that if there is any excavation there would be remediation involved with that. He explained the vapor barriers and remediation of excavation was the extent of the remediation that was being proposed.

Silvers asked about the location of the detention basin in the contaminated zone and what affect that might have on birds and local animals. He asked what the nature of the contamination was.

Skore was unable to provide a detailed description of the contamination and remediation activities, but he understood the contamination to be a solvent degreaser. He did not expect any harmful impact to wildlife.

Bush explained that the detention basin location was selected intentionally away from the "hot zone" along Mill Street.

Silvers asked if the city had been made aware of the environmental impact studies conducted.

Skore explained that environmental reports have not been submitted for phase 2, but he could not speak for what was submitted during phase 1.

Bush explained that the environment reports that were done as part of the original development included the exception parcel (phase 2 parcel).

Skore explained the brownfield was approved through the city's brownfield authority.

Silvers asked that the submission to the brownfield authority be submitted as part of the site plan approval.

Sisolak asked if the contamination mitigation only included the parcel that was part of phase 1 or if it included the entire site. She asked what has been completed on this parcel to mitigate contamination.

Skore did not believe any mitigation or remediation happened on the remaining parcel as Pulte Group was not the owner of the parcel.

Sisolak asked how the Planning Commission knows that additional remediation is not required, besides the vapor barriers.

Adams agreed with Chair Sisolak and did not believe the Planning Commission had gotten the level of confidence needed that proves the site has been properly evaluated so that it does not cause harm in the future.

Silvers felt that the Commission had two choices: allow the contamination to remain forever or it becomes remediated as part of the public benefit of the PUD approval.

Adams believed that the remediation of the hazard should be part of the public benefit, but he did not believe any remediation was going to be done other than use a blighted site.

Sisolak asked if the study said no remediation was required, she wanted to see that study.

Skore clarified that remediation would be conducted in conjunction with the environmental consultant's recommendations. He explained that most of the contamination that will be left in place is the groundwater contamination, which is not inconsistent with the entire site. He stated that further information on exactly what they plan to do could be provided to the Planning Commission.

Adams explained the Commission wants to know what the hazards to people living there and what the possible effects those hazards may have on health.

Elmiger explained that when a brownfield is requested the city has its own environmental consultants reviewing the information and the burden is not entirely on the Planning Commission's shoulders. She suggested that any information that can be provided to the Planning Commission to allay their concerns should be provided.

Skore stated it was his understanding that the approved brownfield plan did not include the phase 2 parcel, but that they do intend to request TIF funds be transferred to the phase 2 project for remediation efforts. He stated they do not intend to go through the brownfield process again for phase 2.

Sisolak asked if there would be enough room for the end unit (#94) to back out and turn around if snow is piled up in the dead end.

Silvers offered a motion, seconded by Adams, to table the preliminary site plan review process until the issue regarding the environmental aspect is resolved or further information is offered.

There was a roll call vote.

YES: Yes: Adams, Joy, Mariucci, Medaugh, Saraswat, Silvers, Stalter, Sisolak

MOTION PASSED 8-0

b. 2022 Annual Goals

City Commissioner Kelly O'Donnell reviewed the recently adopted five-year strategic plan. There was a discussion about items in the strategic plan that could be addressed by the Planning Commission.

Saraswat offered a motion, seconded by Silvers, to establish the following goals for 2022:

- Address ordinances pertaining to R-1 fences and the height of residential structures
- Begin the preliminary process for the 2023 master plan revision in the fourth quarter

Joy requested the following friendly amendment to the list:

- Explore an impervious surface ordinance

Silvers requested the following friendly amendment to the list:

- Audit the current zoning ordinance and identify an approach for implementing form-based codes.

Saraswat accepted both friendly amendments.

There was a roll call vote.

YES: Yes: Adams, Joy, Mariucci, Medaugh, Saraswat, Silvers, Stalter, Sisolak

MOTION PASSED 8-0

9. REPORTS AND CORRESPONDENCE

O'Donnell gave a report on the February 7, 2022, City Commission meeting. She invited members to a joint study session on parklets on Tuesday, February 15, 2022.

Bolhuis said there would be a Redevelopment Ready Communities (RRC) presentation at the April 7, 2022, City Commission meeting.

10. ADJOURNMENT

Joy offered a motion, seconded by Adams, to adjourn the meeting at 9:01 p.m.

There was a roll call vote.

YES: Yes: Adams, Joy, Mariucci, Medaugh, Saraswat, Silvers, Stalter, Sisolak

MOTION PASSED 8-0

February 11, 2022

City of Plymouth
Community Development Department
Planning Commission
201 South Main Street
Plymouth, Michigan 48170

Ref: Site Plan Review (Special Land Use) Application

Address: 306 S. Main Street
Plymouth, Michigan 48170

Business: Urban Restaurant / Lounge

Dear Planning Commission,

Please find this letter outlining the alterations to the Existing Building located at 306 S. Main Street requiring Special Land Use Approval (Corner of S. Main St. & Penniman - Restaurant). The Existing Building is a key building in the City of Plymouth's commercial district and it currently operates as The Greek Islands Eatery which has been open since 2012 and they are looking to alter their operations to an Urban Restaurant / Lounge setting. The Existing Building is located within the City of Plymouth Historic District and is classified as B-2 Central Business Districts existing zoning with the adjacent businesses also being classified as B-2 and P-1 respectively. The existing area of the Main Level consists of 4,158 Sq. Ft. of space to be renovated. Additionally, a proposed New Mezzanine consisting of an addition of 810 Sq. Ft. in floor area will be incorporated (see attached drawings).

Basis of Determinations

1. Harmonious with City of Plymouth Master Plan

The proposed Urban Restaurant / Lounge will adhere to the City of Plymouth Master Plan and promote its long-term goals by enriching economic stability and encouraging a welcoming environment for visitors.

2. Appearance with character of general vicinity

The proposed Urban Restaurant / Lounge will follow all recommended guidelines set forth by the City of Plymouth to preserve its historical character and enhance the public atmosphere.

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

The proposed Urban Restaurant / Lounge will create a public setting that will not be distressing to local land uses and will be a promoter of social responsibility within the community.

4. Compatible with adjacent uses of land

The proposed Urban Restaurant / Lounge will complement the adjacent land uses by providing amenities for small private social events.

5. Served adequately by essential public services

The proposed Urban Restaurant / Lounge will be adequately served and accessible for all essential public serves and will consistently be available if any issues need to be addressed.

6. Will not create public costs and will not decrease local property values

The proposed Urban Restaurant / Lounge will attract visitors as a key building in the commercial district and will also create economic opportunities for nearby businesses.

7. Will meet all standards and regulations.

The proposed Urban Restaurant / Lounge is committed in following all regulations set forth by local, state, and federal authorities concerning its construction and business operation.

See the items listed below regarding the alterations:

1. Addition of New Mezzanine Space (Sheets A-02 & A-03)

We are proposing to add a New Mezzanine space 10'-0" above the Main Level Finish Floor to enhance the seating experience in the Urban Restaurant / Lounge. The existing seating capacity of The Greek Islands Eatery is 148 occupants. The proposed seating will be 89 occupants on the Existing Main Level with 38 occupants located on the New Mezzanine Level (see attached drawings). The determination of the area of the New Mezzanine is based off the Michigan Building Code Section 1104.4 (1) where "*an accessible route is not required to stories and mezzanines that have an aggregate area of not more than 3,000 square feet and are located above and below accessible levels*", and the Michigan Building Code Section 1108.2.9.(2) where "*an accessible route to dining and drinking areas in a mezzanine is not required, provided that the mezzanine contains less than 25 percent of the total combined area for dining and drinking and the same services, and décor provided in the accessible area*". The area provided for dining and drinking at the Urban Restaurant / Lounge will be 1,759 square feet (Existing Main Level) and combined with 574 square feet of the New Mezzanine above and divided by 25%, the maximum area allowable for New Mezzanine is 584 square feet (see attached drawings). This meets the allowable area where an accessible route is not required and no elevator is needed as per all applicable codes (see attached drawings).

2. Reduction in Seating Occupancy from Existing Use (Sheet A-02)

The total proposed seating occupancy (89 Main Level Occupants + 38 New Mezzanine Occupants) for the Urban Restaurant / Lounge represents a 14% reduction in seating capacity from the existing 148 seating occupancy at the existing Greek Islands Eatery (see attached drawings).

3. Seating at Liquid Bar (Sheets A-02 & A-03)

The proposed seating at the Liquid Bar area shall consist of ten (10) seats in compliance with City of Plymouth Zoning Ordinance Sec. 78-102(2)a (see attached drawings).

4. Standing Area Adjacent to Liquid Bar (Sheets A-02 & A-03)

The Urban Restaurant / Lounge shall only serve alcohol to seated patrons or persons standing in the designated standing area located adjacent to the Liquid Bar. The proposed designated standing area located directly adjacent to the Liquid Bar shall consist an area of 131 Sq. Ft. in compliance with City of Plymouth Zoning Ordinance Sec. 78-102(2)c (see attached drawings). There shall be no dancing floor or dancing area incorporated at the Urban Restaurant / Lounge in compliance with City of Plymouth Zoning Ordinance Sec. 78-102(2)d.

5. Exterior Lighting (Sheet A-03)

New Exterior Lighting will be provided to illuminate the exterior areas for security. The New Lighting at the exterior will consist of two light fixtures at each existing window which will direct light up and down onto the walls at each end of the frames. Additionally, there will be two light fixtures above the main entry directing light up and down onto the walls as well as lighting above the door header. No light fixture shall have exposed conduit. All lighting will comply with lighting ordinances as required (see attached drawings).

6. Exterior Signage (Sheet A-03)

New Exterior Signage shall consist of aluminum lettering secured to an aluminum tube with stainless steel (non-corrosive) fasteners. These stainless steel (non-corrosive) fasteners shall be secured to the existing mortar joints (verified-in-field) of the existing limestone wall (see attached drawings). New Exterior Sign shall be 25 square feet in area per City of Plymouth Zoning Ordinance 78-225-C.

We trust that this letter addresses the items of the proposed alterations to the Existing Building located at 306 Main Street requiring Special Land Use Approval (Corner of S. Main St. & Penniman - Restaurant). If you have any questions or require further clarification, please feel free to contact our office.

Sincerely,



Constantine George Pappas, FAIA
Constantine George Pappas Architecture / Planning
248.629.8998

CITY OF PLYMOUTH
SITE PLAN REVIEW APPLICATION

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

I. Site/Project Information

Site Address 306 S. Main St., Plymouth, MI 48170	Current Zoning Classification B-2	Date of Application 2022/02/11
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Name of Property Owner 306 S. Main	Phone Number 248-790-0837	
Mailing Address 306 S. Main St.	Email Address (Required) stefanakis329@gmail.com	
City Plymouth	State Michigan	Zip Code 48170

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III. <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Developer <input type="checkbox"/> Engineer <input type="checkbox"/> Lessee				
Applicant/Company Name Constantine George Pappas AIA Architecture/Planning		Phone Number 248-629-8998		
Applicant/Company Address 1025 S. Washington		City Royal Oak	State MI	Zip Code 48067
Email Address (Required) cgpappas@cgp-architecture.com epcaruso@cgp-architecture.com				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name Constantine George Pappas AIA Architecture/Planning		Phone Number 248-629-8998		
Company Address 1025 S. Washington		City Royal Oak	State MI	Zip Code 48067
Registration Number State of Michigan 1301029063	Expiration Date May 11, 2023	Email Address (Required) cgpappas@cgp-architecture.com epcaruso@cgp-architecture.com		

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


V. Historic District

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

VI. Description of Work

The owner is proposing on adding a New Mezzanine space for private social events with added seating area of 574 square feet.
The existing seating capacity of the Greek Islands Eatery is 148 occupants. The new seating occupancy of the Proposed Main Level will be
89 occupants and the seating for the New Mezzanine will be 38 occupants. The total new seating occupancy represents a decrease from
148 to 127. This represents a 14% reduction in seating from existing conditions.

VII. Applicant Signature

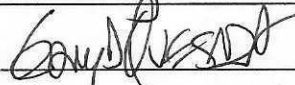
Signature of Applicant 	Date 2/10/22
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VIII. Property Owner Signature

Signature of Property Owner 	Date 2/10/22
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Subscribed and sworn before me this 10th day of FEBRUARY, 2022.

GARY D. QUESADA
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Apr 30, 2027
ACTING IN COUNTY OF OAKLAND

Notary Public:  GARY D QUESADA
My Commission expires: APRIL 30, 2027

IX. Site Plan Review Checklist

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*	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.	Show adjacent property and buildings, including zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Existing topography, trees and other features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.	Off-site ground, parking lot, roadway, driveway and/or structure elevations for minimum distance of 50 feet	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	Percent one room apartments (efficiencies)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15.	Total number of rooms if multiple-family	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16.	Parking requirements met (See Section 78-720)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17.	Number of units and bedrooms each building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18.	Parking lot layout (showing paved area) including ingress and egress and service area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19.	Parking lot space dimensions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20.	Loading and unloading space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21.	Site grading and drainage plan (on-site elevations for pavements, drives, parking lots, curbs, sidewalks and finish grade at bldg.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22.	Utility connections (sanitary sewer, water, storm sewers)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please include the following applicable information on the site plan.		YES	NO	N/A
23.	On-site storm water retention	[]	[]	[✓]
24.	Fire hydrants within 300 feet (on- and off-site)	[]	[]	[✓]
25.	Sidewalks and elevations	[✓]	[]	[]
26.	Sedimentation and erosion control plan	[]	[]	[✓]
27.	Landscape plan showing plant materials to be used	[]	[]	[✓]
28.	Sign requirements met	[✓]	[]	[]
29.	Require walls and fences or greenbelts	[]	[]	[✓]
30.	Corner clearance	[]	[]	[✓]
31.	Service drive needed	[]	[]	[✓]
32.	Acceleration lanes and traffic pattern	[]	[]	[✓]
33.	Trash receptacle locations including screening type and height	[✓]	[]	[]
34.	Mail box locations	[]	[]	[✓]
35.	Air conditioner unit locations	[]	[]	[✓]
36.	Special site features (play areas, pools, etc.)	[]	[]	[✓]
37.	Handicapped facilities	[]	[]	[✓]
38.	Building elevation drawings	[✓]	[]	[]

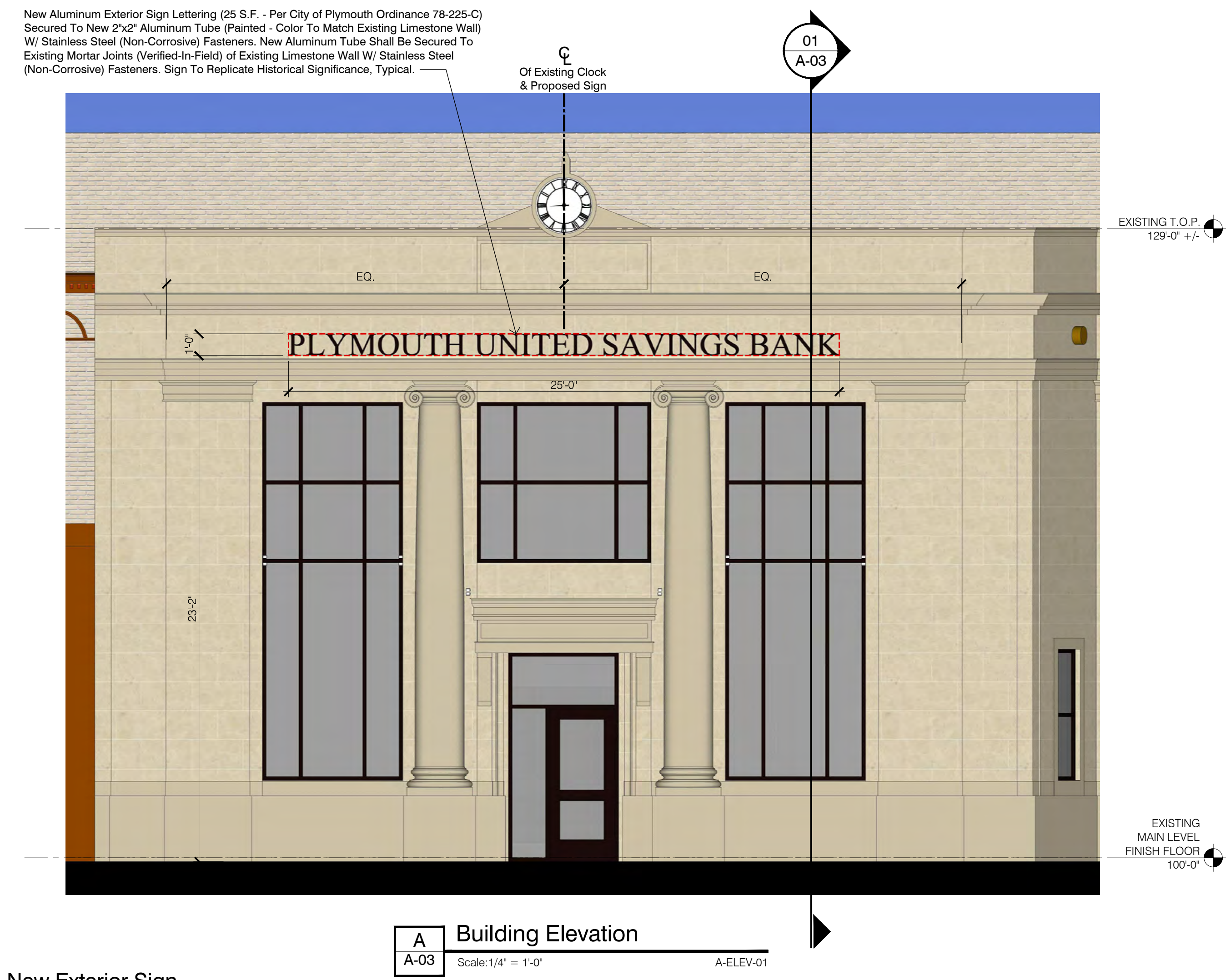
*Where property line surveys, topography, sewer, water or storm drains are shown, the name of the registered engineer or land surveyor preparing such elements of the plan shall be indicated on the plan.

For Office Use Only

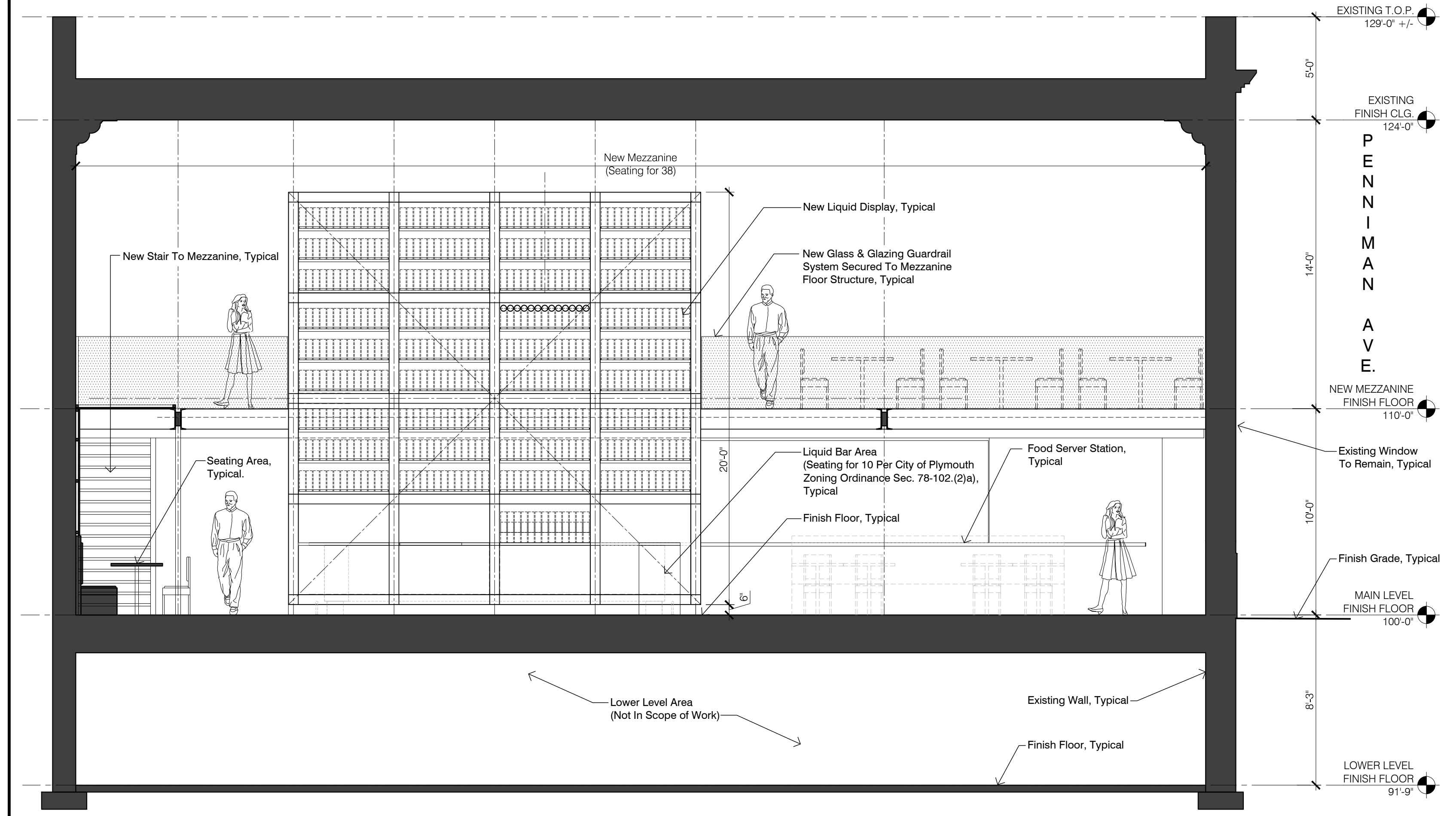
		YES/DATE	NO	N/A
1.	Pre-Application Meeting			
2.	Digital Copy of Application Package			
3.	Public Hearing Notice			
4.	CWA Review			
5.	Municipal Services Review			
6.	Fire Department Review			
7.	Engineering Review			



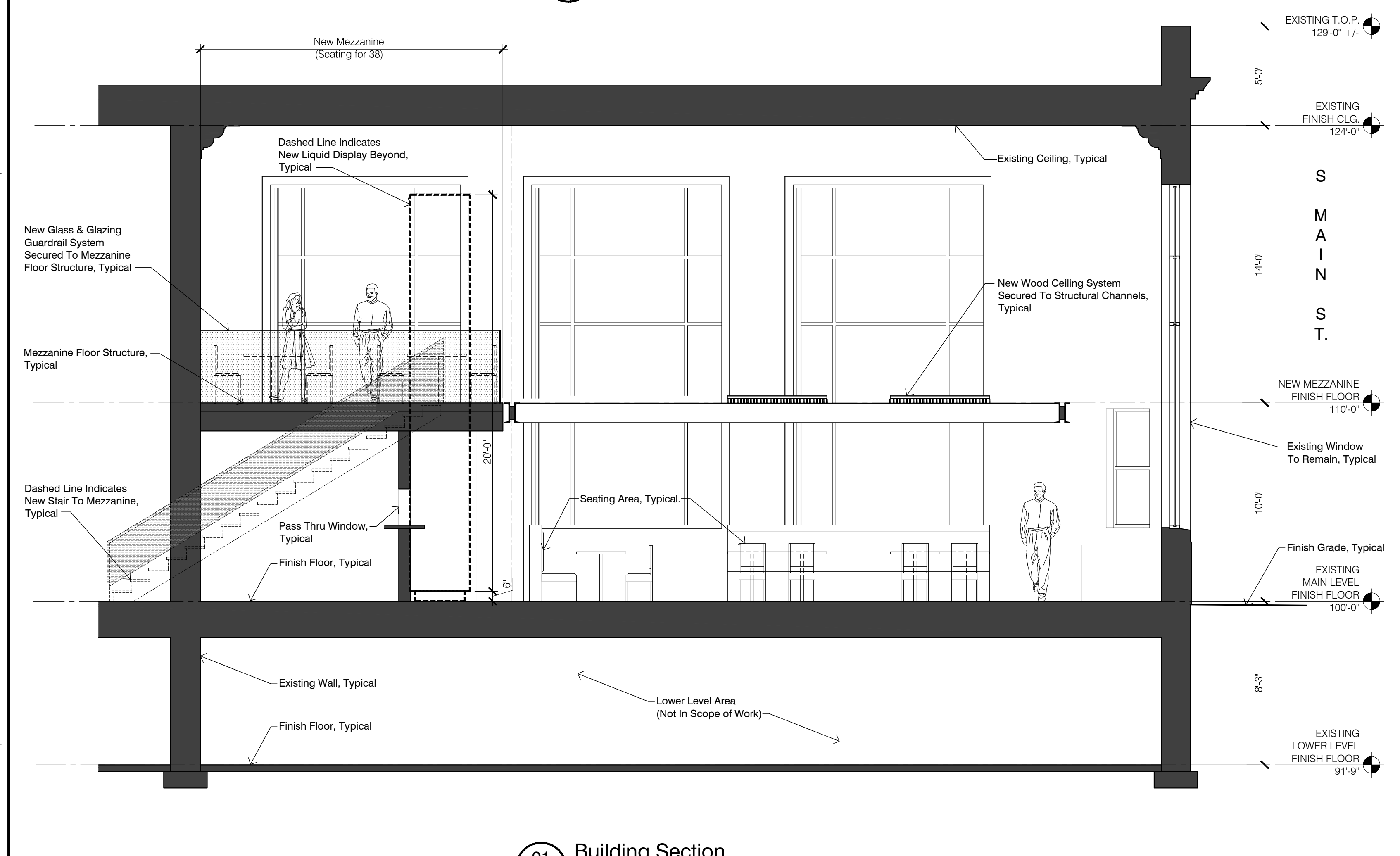
New Exterior Lighting



New Exterior Sign



02 Building Section



01 Building Section

Revisions

City of Plymouth Special Land Use Submittal - February 11, 2022

Architect's Seal

THIS REGISTRATION SEAL IS FOR THE DRAWINGS ONLY AND DOES NOT SATISFY ANY INDIVIDUAL REQUIREMENTS NEEDED FOR EACH ENGINEER DISCIPLINE

Project

Urban Restaurant & Lounge

Project No. 202111

Sheet Title

Building Sections, Building Elevation, Exterior Lighting

Drawn / Checked E.P.C. / C.G.P.

Approved: C.G.P.

Date: February 11, 2022

SLU Submittal

Sheet No. A-03

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Carlisle | Wortman
ASSOCIATES, INC.

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

Date: February 22, 2022

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

Applicant:	Constantine George Pappas, Architect 1025 S. Washington Royal Oak, MI 48067
Project Name:	Greek Islands Interior Renovation (Renamed “Urban Restaurant and Lounge”)
Plan Date:	February 11, 2022
Location:	306 S. Main St.
Zoning:	B-2 – Central Business District
Action Requested:	Special Land Use and Site Plan Approval
Required Information:	Any deficiencies are noted in the report.

PROJECT AND SITE DESCRIPTION

The applicant is proposing to renovate the Greek Islands restaurant, and add a mezzanine level. The restaurant currently serves alcohol, but opened before alcohol sales were considered a “Special Land Use” in the B-2 District. Therefore, they have not received Special Land Use approval for this use to date (as it wasn’t required). Since they are proposing to renovate the restaurant and add square footage on a new mezzanine level, the Special Land Use provisions for alcohol sales apply to this proposal, per Sec. 78-102(2)(e).

For a Special Land Use in the B-2, Central Business District, the Planning Commission will hold a Public Hearing, and then make a decision on the Special Land Use and site plan.

An aerial of the subject site is shown in **Figure 1** below.

Figure 1. Subject Site



The restaurant/bar use must meet the special land use standards in Section 78-281.

These standards are as follows. Our comments regarding each are provided below:

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

CWA Comment: This property is identified in the 2018 Master Plan as “Central Business - Retail.” This designation states that the following are appropriate uses:

“The Central Business-Retail District (CBD) land use designation provides the central gathering place and commercial area of the City, accommodating pedestrian access to local businesses, restaurants, and entertainment, as well as office and upper-level residential uses....Most of the CBD area is served by centralized parking under the City’s control. The CBD area also coincides with the City of Plymouth Downtown Development Authority.”

This section of the City is also discussed in the Downtown Sub Area Plan in the Master Plan. The Sub Area Plan identifies the City of Plymouth’s downtown as a vibrant, pedestrian-friendly environment characterized by an attractive collection of retail shops, restaurants, offices, residences, parks, and public amenities. From the information provided, it appears that the exterior of the building is not being changed, except for the addition of lights and signage (see

zoning requirements regarding lighting below). The project received approval for these changes from the Historic District at their February, 2022 meeting.

This new restaurant will maintain its access from Main Street. It will also continue the connection to the Ebenezer on the lower level. These two businesses share a liquor license.

In our opinion, this proposed use is consistent with the Master Plan, as the Plan strives to create a new restaurant, with bar facilities.

This use will require renewal of the current liquor license. Note that at their June 21, 2021 meeting, the City Commission did not make a recommendation on the renewal of the Greek Islands/Ebenezer license to the Michigan Liquor Control Commission due to the fact that they were still awaiting adjudication on previously issued MLCC violations. We were unable to find any updates on this situation. The applicant should provide an update, if available.

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

CWA Comment: From the information provided, the only changes proposed for the exterior of the building are to add lighting on the façade, and the addition of signage for “Plymouth United Savings Bank” to replicate the historical significance of the building.

Therefore, the main issue with this proposed use would be their operation. It appears that the majority of sales for the new restaurant is food (vs. liquor). The applicant should confirm this.

The following table compares the hours of operation for other bars and restaurants in the near vicinity:

Table 2: Hours of Operation Comparison

	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.	Sun.
Greek Islands (Current)	8am – 9pm	8am – 9pm	8am – 9pm	8am – 9pm	8am – 9pm	8am – 9pm	8am – 8pm
Urban Restaurant & Lounge (Proposed)*	11am – 10pm	11am – 10pm	11am – 10pm	11am – 10pm	11am – 10pm	11am – 10pm	11am – 10pm
The Ebenezer	--	4pm-Mid.	4pm-Mid.	4pm-Mid.	4pm-2am	4pm – 2am	--
Sean O’Callaghan’s	11am– 10pm	11am– 10pm	11am– 10pm	11am– 11:30pm	11am- 12:30pm	11am – 12:30pm	11am – 10pm
The Post	3pm-2am	3pm-2am	3pm-2am	3pm-Mid.	12pm-2am	12pm-2am	12pm-9pm
Penn Bar & Grill	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2am
Sardine Room	4pm-9pm	4pm-9pm	4pm-9pm	4pm-9pm	4pm-10pm	4pm-10pm	10am-3pm 4pm-9pm
Compari’s	11am-9pm	11am-9pm	11am-9pm	11am- 10pm	11am- 11pm	11am- 11pm	2pm-9pm

*Provided at pre-application conference.

The proposed hours of operation for the new restaurant are not included in the site plan submission. The applicant should provide proposed hours of operation.

From the hours provided at the pre-application conference, it appears that the new restaurant will not be open for breakfast (as Greek Islands is currently), but will serve lunch and dinner 7-days a week. The new restaurant's hours of operation will overlap more with the Ebenezer, as the new restaurant will be open one hour later into the evening than Greek Islands. In comparison, the new restaurant's closing times are similar to other restaurants in the vicinity (9-10pm). Establishments that are more "drinks" oriented (The Post, Penn Bar & Grill, and the Ebenezer) are all open later than the proposed restaurant. In our opinion, if the hours of operation illustrated above are accurate, closing at 10pm makes this proposal more compliant with the Special Land Use criterion.

The same question regarding the status of the liquor license applies to this criterion.

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

CWA Comment: See our comments above.

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

CWA Comment: This area of the City is a mix of commercial uses, including retail shops, restaurants, and bars. Therefore, we would consider a new restaurant/bar to fit into this mix.

Regarding promoting the use of the land in an economically desirable manner, the previous restaurant type (family-oriented Greek) was unique along this street; the proposed restaurant type is similar to other restaurants along Main Street that appears to be targeted to a younger "date-night" crowd. The applicant should discuss their market studies supporting an additional restaurant similar to others along the street.

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

CWA Comment: The City's existing utilities will serve the proposed use.

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

CWA Comment: Based on our assumption that this use is principally a "restaurant" with an associated bar (vs. principally a "bar" that serves food), we don't expect the proposal to create excessive additional public costs as long as it is managed appropriately.

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

CWA Comment: The submitted plans are reviewed later in this report for conformance with the Zoning Ordinance. The main issue with the Site Plan is parking, as described further in the review.

In addition to the criteria for Special Land Use, Sec. 78-102 includes the following restrictions for establishments serving alcohol:

1. No more than ten seats shall be allowed at the bar. CWA Comment: Requirement met.
2. Alcohol shall be served only to seated patrons or persons standing in the designated standing area as outlined in subsection 78-102(2)(c). CWA Comment: This is an operational requirement that can't be illustrated on the site plan. However, the memo accompanying the site plan (dated February 11, 2022) states that the establishment will only serve alcohol to seated patrons or persons standing in the designated standing area located adjacent to the Liquid Bar.
3. The standing area adjacent to the bar shall not exceed 150 square feet. CWA Comment: Requirement met. The "standing area" located next to the bar is 131 square feet in size.
4. No dance floor or dancing area allowed. CWA Comment: The site plan does not illustrate a designated "dancing area." In addition, a note on Sheet A-02 states that that the establishment will not have a dance floor or dancing area.
5. The bar, lounge, or restaurant serving alcohol shall be restricted to a specific size and square footage. Any increase in square footage or expansion of restaurant operations which serve alcoholic beverages shall be subject to a new or amended special use permit. CWA Comment: Per this site plan, the area which serves alcoholic beverages has been increased by 574 square feet through the addition of the mezzanine. Therefore, the applicant is applying for a special use permit.
6. The community development director shall request a report from the city's director of public safety regarding the possible impacts of the establishment serving alcoholic beverages. The planning commission shall consider this report in their evaluation of the request for special land use approval. CWA Comment: The Community Development Director has requested a report.

In summary, we consider the proposed use to meet many of the criteria for Special Land Use approval. However, the applicant should address the following questions:

1. Applicant to provide an update on the current status of their liquor license for this site.
2. Applicant to provide proposed hours of operation for the new restaurant.
3. Applicant to confirm that the majority of sales from the new business will be food (vs. alcohol).
4. Applicant to discuss their market studies supporting similar business format to other restaurants in the vicinity.

Items to be Addressed: 1) Community Development Director obtain report from the City's director of public safety regarding possible impacts of the establishment serving alcoholic beverages. 2) Applicant to address questions identified above.

REQUIRED INFORMATION

Per Section 78-247 lists the requirements for a site plan. We have the following comments:

The site plan doesn't show a number of items, including:

- The street right-of-way widths
- Location of existing utilities, and utility connections.
- Existing and proposed topography, including spot elevations
- Information on proposed residential units
- Height of structure
- Parking requirements, parking lot layout and space dimensions
- Stormwater management, sedimentation control
- Landscape plan
- Trash receptable locations
- Handicapped facilities

As mentioned previously, it appears that there will be no changes to the exterior of the building, and no changes to the site. Therefore, most of the items listed above will not change from existing conditions, and identifying them on a plan will have no purpose.

Items to be Addressed: None.

PARKING, LOADING

At the time that the Ebenezer was reviewed by the Planning Commission, the existing building was occupied by a hair salon on the top floor, the Greek Islands restaurant on the main level, and the new Ebenezer bar/lounge on the lower level. At that time, we calculated "shared parking" among these uses. This calculation resulted in the requirement the applicant purchase 3.5 parking credits. The Planning Commission approved the Ebenezer Special Land Use, conditioned upon the City Commission's approval regarding purchase of 3.5 parking credits, and that any intensification of use come back to the Planning Commission to revise the site plan. The City Commission approved the purchase of 3.5 parking credits, and the applicant has paid for the parking credits.

The applicant is now returning to the Planning Commission with the proposed renovations to the Greek Islands restaurant. Part of the renovations include adding 810 square feet of "gross floor area" as a mezzanine. The B-2 parking requirements will require 4 additional spaces ($810 \text{ s.f.} / 250 = 3.2$ spaces; fractional spaces shall require one parking space) to accommodate the new mezzanine.

As mentioned, the Ebenezer met its parking requirements by making a payment in lieu of actually constructing new parking spaces. If the Planning Commission is in support of the Special Land Use and

the site is found to be deficient in parking, any approval could be conditioned upon the City Commission approving the “payment in lieu of” request for the four additional parking spaces.

The Planning Commission also has the ability, at their discretion, to modify the numerical requirements for off-street parking, based on evidence provided by the applicant that indicates that another standard would be more reasonable because of the level of current or future employment and/or the level of current or future customer traffic.

The site map on Sheet A-01 shows a loading zone along the north side of Fleet Street. Fleet Street serves as the loading/unloading area for all of the buildings that front it. We consider this a logical location for loading/unloading for the renovated restaurant.

Items to be Addressed: 1. Applicant provides additional evidence that another parking standard would be more reasonable because of current/future employment and/or level of current/future customer traffic. 2. Planning Commission conditions any Special Land Use approval on City Commission approval of “payment in lieu of” request for parking space deficiency.

SITE ACCESS AND CIRCULATION

This site does not have any direct vehicular access on site, except for the public “Fleet Street,” which will be used for loading/unloading for both the new restaurant and the Ebenezer.

Pedestrian access is provided via the front door along Main St., and through the Ebenezer.

Items to be Addressed: None.

LIGHTING

The plans indicate that the applicant is proposing to place light fixtures in the window/door recesses on the building facade. The ordinance states that building mounted lighting intended to attract attention to the building and/or use and not strictly designed for security purposes shall not be permitted. The lighting highlights the building’s architecture, and is not necessary for security purposes. Also, there is a street light directly in front of this building on Main St., and another along Penniman. These lights are not permitted by the ordinance, and should be removed.

If a light is desired at the front door, in our opinion, this could be considered for “security purposes.” However, the fixture needs to be downward facing and, if necessary, shielded to meet ordinance requirements.

Items to be Addressed: Light fixtures as proposed not permitted by the ordinance. Alternative fixture at front door could be considered “security lighting,” but to meet ordinance requirements needs to be changed to downward facing and, if necessary, shielded to meet ordinance requirements.

DUMPSTER/REFUSE

The plans do not specify how trash is handled. We assume that they use the existing municipal dumpsters, but this should be confirmed.

Items to be Addressed: *Confirm how trash is handled.*

SIGNS

A wall sign is shown on the site plans. The ordinance permits one wall sign per business site that is no greater than 25-square feet in area.

The plans show signage along the top of the building stating: "Plymouth United Savings Bank." Is this the actual text of the proposed signage? If not, the proposed signage should be shown on the site plan to confirm that it meets size requirements.

The proposed sign is 25 square feet in size (lettering encompassing an area that is 1-foot tall x 25-feet long), which meets the maximum permitted by the ordinance.

Items to be Addressed: *Show proposed signage on site plan to confirm it meets size requirements.*

FLOOR PLAN AND ELEVATIONS

Floor plans of the proposed restaurant and mezzanine have been provided. In addition, elevations of the Main St. façade have also been provided.

Items to be Addressed: *None.*

RECOMMENDATIONS

Special Land Use

Regarding the Special Land Use request, it is our opinion that the proposal meets most of the criteria in the ordinance. However, the following information should be provided:

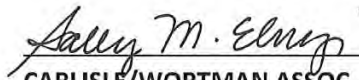
- 1) Community Development Director obtain report from the City's director of public safety regarding possible impacts of the establishment serving alcoholic beverages.
- 2) Applicant to address the following questions:
 - a. Provide an update on the current status of their liquor license for this site.
 - b. Provide proposed hours of operation for the new restaurant.
 - c. Confirm that the majority of sales from the new business will be food (vs. alcohol).

- d. Discuss their market studies supporting similar business format to other restaurants in the vicinity.

Site Plan

Regarding the Site Plan, there are several outstanding items:

1. **Parking:** 1. Applicant provides additional evidence that another parking standard would be more reasonable because of current/future employment and/or level of current/future customer traffic. 2. Planning Commission conditions any Special Land Use approval on City Commission approval of "payment in lieu of" request for parking space deficiency.
2. Light fixtures as proposed not permitted by the ordinance. Alternative fixture at front door could be considered "security lighting," but to meet ordinance requirements needs to be changed to downward facing and, if necessary, shielded to meet ordinance requirements.
3. Confirm how trash is handled.
4. Show proposed signage on site plan to confirm it meets size requirements.


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

152-2104

c: John Buzuvis
Marleta Barr
Constantine George Pappas, AIA (cgpappas@cgp-architecture.com)

PLYMOUTH POLICE DEPARTMENT MEMORANDUM

TO: JOHN BUZUVIS, COMMUNITY DEVELOPMENT DIRECTOR
FROM: A.L. COX, DIRECTOR OF PUBLIC SAFETY
SUBJECT: PLANNED EXPANSION OF G.I. POROS, INC; DBA THE GREEK ISLANDS CONEY
DATE: 3/7/2022

Per City Ordinance 78-92(4)(b), you requested that I review the planned expansion of G.I. Poros, Inc, currently doing business as The Greek Islands Coney. The review was narrowly focused on the impact to public safety only.

G.I. Poros, Inc. currently operates under a Class C license with the following permits: Sunday Sales (AM)(PM), Outdoor Service, Direct-Connection, Additional Bar, and Entertainment. Their license type provides for the service of beer, wine, spirits, and mixed drinks. The licensee is requesting approval to add 574 square feet of space to their current establishment in the form of a (to be constructed) mezzanine which will overlook the first-floor dining and bar areas. According to the licensee, this addition would be used for the seating of 38 patrons.

While this proposed addition of space will provide for the seating of 38 patrons in an area that does not currently exist, the licensee advises that the Main Level seating of the establishment will be reduced to 89 occupants. This would result in total occupancy being reduced from the current 148 patrons to only 127 patrons. Even though this reduction in overall occupancy seems more manageable, the fact that the mezzanine is on an upper level and only accessible by one stairwell can provide challenges to monitoring patrons' behavior. Ownership/management must recognize this and ensure that they maintain proper oversight of both the Main Level and the Mezzanine as it is their responsibility to know and abide by the Michigan Liquor Control Commission (MLCC) rules and regulations. This is worth mentioning since the licensee is just coming off of a three-day mandatory suspension and the payment of significant fines related to four different MLCC complaints consisting of 25 counts/violations.

It should also be noted that this proposed area will require notification to the MLCC by the licensee. In order to comply with MLCC rules and regulations, additional permits to the license, inspection by the MLCC Enforcement division, and ultimate approval by the Commission will be required.

In reference to parking, the current establishment does not have its own parking lot but rather relies on the public parking system. Based on the increase in square footage, the establishment's parking requirements would require review, but I do not believe the parking inventory would be negatively impacted.

Based on the provided plans, input from the licensee to date, and a strict compliance with the MLCC liquor code, rules, and regulations, I see no negative impact on public safety. Should alterations or amendments to plans be made, the changes should be reviewed specifically with an eye toward any potential increase in customer capacity, management's ability to observe patrons, and any affect on the parking inventory around the establishment.

If you have any questions or concerns, please let me know. Thank you for your time and attention.



Northville City Fire Department

Serving the cities of Northville and Plymouth

Station 1

215 W. Main St
Northville, MI 48167

Station 2

201 S. Main St
Plymouth, MI 48170

248-449-9920

2/24/2022

Address:

Urban Restaurant & Lounge
306 S Main St
Plymouth, MI

Contractor:

Constantine George Pappas
Architecture/Planning
248-629-8998
cgpappas@cgp-architecture.com

Inspection Type:

Internal Site Plan Review - New business adding mezzanine

Remarks:

Corrections Needed

Second means of egress needed from the mezzanine (IFC 1006.2)

Building will need sprinkler system throughout (IFC 903.2.1.2)

Reviewer: *M. Samhat*

RECEIVED

MAR 2 2022

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

February 28,2022

Mr. John Buzuvis
City of Plymouth
201 S. Main Street
Plymouth, Michigan 48170

Ref: Greek Islands Interior Renovation
306 S. Main Street
Plymouth, Michigan

Dear Mr. Buzuvis,

Please find enclosed our response to the questions from the Carlisle/ Wortman Special Land Use and Site Plan Approval Review Letter dated February 22,2022.

Page 3 Section No. 1

All violations have been completed and Payments for the Violations are in the process of being made.

Page 3 Section 2

The majority of sales for the new restaurant will be food.

Page 3 Section 2 Table 2

The Hours of Operation as indicated in Table 2 are correct. This includes for both the Special Land Use and Site Plan Approval.

Page 5 Section 7 (2)

This is a correct statement.

Page 5 Section 7 (6) (4)

The Owner is changing the current operation into a Restaurant/ Bar Venue that is more Marketable with the City's current Restaurant/ Bar Business format. The purpose of the change is to allow for a sustainable solution to operation's employee problem, food cost increases, and limited menu selections based on the Breakfast / Lunch establishment.

Page 6 Parking.

The Owner has been at this location since 2012. The new Business Venue will **reduce** the total employees by 15 (35 now, 20 when the renovation is complete.

The existing Restaurant has a Licensed Occupancy of 148 persons. The new Business Venue, after the renovation and IF the Mezzanine is constructed, will **reduce** the seating capacity by 21 persons to 127 persons. The current private Back Private Room area will be eliminated and replaced with a much needed Storage/ Office Area. The total reduction of people working and patronizing the facility will be **reduced by 36 total people**. Averaging 2 persons per car would reduce the amount of parking spaces by 18 cars. In addition, much needed Storage to operate the facility will be planned. This also contributes to non-usable square footage. While we understand that Parking is determined by Gross Square Footage and NOT by occupancy, we request that the Planning Commission understand our situation and allow for NO additional Off -Street Parking.

Page 7 Lighting .

The concept of the lighting has been reviewed and approved from the City of Plymouth Historic District Commission. The placement of the light fixtures as shown will be used for Security Lighting by bouncing light off the building as positioned. The proposed lighting fixture placement allows for easy maintenance of replacing light bulbs. We cannot find the definition of Security Lighting in your Zoning Ordinance and have successfully used the reflecting concept of bouncing light off a surface to enhance safety issues. This concept reduces the nuisance of direct down lighting.

Page 8 Dumpster/ Refuge

The Owner will throw away garbage and refuge in the same way as they currently do now.

Page 8 Signs.

The Owner will be re-utilizing the name of the original Bank Building from the 1920's. The new name of the Restaurant has not been determined but will probably be branded from the new signage " Plymouth United Savings Bank ". The proposed signage meets Ordinance size and will be shown on the Site Plan.

Feel free to call us if you have any additional questions.

Sincerely,



Constantine George Pappas FAIA

Cc: Mr. George Stefanakis
Mr. Stefan Stefanakis



February 18, 2022

Mr. John Buzuvis
Community Development Director
City of Plymouth
201 S. Main
Plymouth, MI 48170

RE: *Mill Street Towns Expansion*
PUD Amendment
Project Narrative

Pulte Homes of Michigan, the developer of the successful Mill Street Townes residential community within the downtown core of the City of Plymouth, is very pleased to present to you a proposal for an expansion of the existing Mill Street Townes Planned Unit Development (PUD) on the adjacent vacant property directly to the north. Please accept this letter document, accompanying plans, and supplemental information for distribution to assist the members of the Planning Commission in their review and continued consideration of this exciting opportunity in development for the City of Plymouth.

PROJECT TEAM

Pulte Homes of Michigan – Developer
Atwell – Land Planning, Engineering and Landscaping
PM Environmental – Environmental Consultant
Umlor Group – Surveyor
Flies and Vanderbrink – Traffic Consultant

PROJECT OVERVIEW

Existing Mill Street Townes PUD Development

Background. The Mill Street Townes is a high-quality residential community located in the core downtown district of the City of Plymouth at 100 South Mill Street. The community consists of 76 “for sale” attached townhomes of high-quality and architectural interest on the southern 10-acre portion of the former Bathey Manufacturing Company property, which closed its doors in the late 1980s. The project utilized the City's Planned Unit Development (PUD) development option to allow for the redevelopment of the blighted industrial zoned property to be more in line with the City’s mixed-use designation for the area as referenced in the City’s Master Plan and Future Land Use Maps. The development also provided for a number of significant benefits for the residents and City community, including clean-up and redevelopment of an environmentally contaminated and neglected site, providing the City with much needed variety of housing in the core downtown area, providing for additional open space areas than are required, implementation of pedestrian node amenities and bicycle parking facilities throughout the development for use of the public, and offering a key offsite pedestrian connection which involved the design, county jurisdictional approvals and construction of an expensive high-intensity activated crosswalk (HAWK) signal system across Mill Street to connect pedestrians west of the city park Plymouth Riverside Recreation Area to the west. The Mill Street Townes development was well received

by the Planning Commission and City Council during the original entitlement process. In April of 2019, based on the recommendation of approval issued by the Planning Commission the month prior, the City Council approved the Mill Street Townes Development and construction was started in May of 2019.

Due to the former use of the site, there was known subsurface contamination related to the site. Soil conditions in areas of the site were impacted along with subsurface groundwater. Given the nature of the contaminants, these conditions could not be removed but they can be mitigated by utilizing proper development practices and controls.

Pulte Homes engaged, PM Environmental, a professionally licensed environmental engineering firm, to complete extensive testing across the site, prepare the necessary baseline environmental assessments, and development of a Due Care Plan. The Due Care Plan outlines the development of the site and the mitigating controls for each residential unit. All testing, documentation, and conclusions were approved by EGLE (Michigan's Department of Environment, Great Lakes, and Energy) prior to Pulte starting development of the site. The total redevelopment and mitigation cost of the project was estimated to be approximately \$3M.

The project became viable through a public-private partnership between the developer, City and the State of Michigan. EGLE's strong support of the project was evidenced by their award of a \$1M redevelopment Grant. In May of 2019, the City Council approved the Brownfield Development plan in conjunction with the State approvals for the redevelopment and remediation of the parcel. Procedures and compliance plans were diligently followed during construction under supervision of SME, the City's third-party Environmental Consultant.

The entire infrastructure, including utilities and roads, have already been installed, approximately two-thirds of the proposed townhomes are sold or have pending sales commitments, and all foundations are installed. The developer anticipates the completion of the vertical construction of all the townhome buildings by the end of the 2022 calendar year. When complete, this redevelopment will increase the overall taxable value of the property to over \$17M from the current value of approximately \$0.5M.

Proposed Mill Street Townes Expansion PUD Amendment

Overview. Given how well received the existing Mill Street Townes development was by the local community and municipally alike, Pulte Homes of Michigan is excited to present a proposal to amend the existing PUD to allow for the expansion of the Mill Street Townes community to include the redevelopment of the remaining vacant portion of the property, directly adjacent to the northside of the development. The expansion plan proposes an additional 29 high-quality townhome residences on this vacant parcel of land. The additional townhomes being proposed on this remaining portion of the property are of the exact same style and quality as original development and there are no additional deviations being requested with this PUD amendment. Similar to the existing development sidewalk system, the extended sidewalk system for the expansion area will also be available for public use, and the entire existing PUD development and the proposed expansion area will ultimately be owned under a single, common homeowner's association ownership entity. Utility services for the additional homes will be provided by connections to the City utilities previously constructed and internal to the existing development. Stormwater management for the expansion area will be collected, conveyed to and treated in a detention basin designed in accordance with county standards and wholly contained to manage the runoff of the expansion area only. Additional guest parking, pedestrian connections and open space areas are also being provided as a part of the proposed expansion plan.

Entitlement Process. As this approximately 5-acre portion of land was originally “exempted” from the approved PUD, the approval process for the expansion area is following the same process and extensive entitlement review as outlined in the ordinance for a complete PUD approval process. This procedure includes a pre-application conference, a preliminary plan and public hearing, a final plan approval, and then City Commission review and approvals of the project. A pre-application conference was held in July of 2021. Discussions during this meeting did not yield any significant issues and additional amenities and guess parking was implemented into the expansion area as suggestion by the Township in this meeting. We look forward to continuing down this process into the preliminary plan and public hearing approvals.

Environmental. Similar with the original Mill Street Townes development, there is known subsurface contamination on the expansion area parcel resulting from the former use, in particular within the area of this property directly adjacent to Mill Street. The developer plans to follow any recommendations or standard procedures made in a specific Due Care compliance plan developed by a licensed professional environmental engineering firm, including necessary remediation, groundwater handling procedures, implementation of vapor barriers with the proposed homes and prospective buyer noticing. The developer will retain PM Environmental to compile said environmental reports, and compliance approvals. The layout plan for the expansion area has also been specifically sited, using guidance given by the environmental engineering firm, to accommodate the known contamination areas. In particular, the stormwater management basin has been located in an area and at an elevation that will not interfere with the existing contamination and the developer is not proposing to develop infrastructure on the lower area adjacent to Mill Street. This area will be landscaped to improve aesthetic value and be left vacant, effectively providing for additional open space area associated with the development.

Market Feasibility. For the reasons mentioned above, the existing approved Mill Street Townes development has proven to be highly successful from a marketing feasibility standpoint and the developer anticipates the completion of the vertical construction of all the townhome buildings of the existing development by the end of the 2022 calendar year. Given these straightforward and directly relatable metrics, we do not foresee any issues with the marketing of the additional 29 townhome expansion area being proposed with this Mill Street Townes expansion PUD amendment. The expansion area currently sits vacant. Due to current contamination and odd parcel shape, we do not anticipate that an alternate proposal meeting the City’s Master Plan for this parcel could easily be implemented into this area and believe an expansion of the existing Mill Street Townes community to be the best use and viable option for re-development of the remaining 5-acres.

COMMUNITY BENIFITS

The Mill Street Townes PUD development as a whole proposes the following recognizable and material benefits to the ultimate users of the project and to the community, in particular to the core City downtown development area:

1. New Downtown Housing Options: The project proposes 105 new owner-occupied housing units within the downtown area. These are in compliance with the future master plan designating this area for mixed use and would help provided the city with a needed variety of housing in the core downtown area.

2. Clean Up and Development of a Contaminated and Neglected Site: The project proposes to clean up and redevelop an old and neglected industrial site located in the City Downtown area that has been derelict since the late 1980's. A Brownfield plan for the redevelopment was approved by the City Council in May of 2019.
3. Additional Common Open Space: The development provides for approximately 8 acres of common area open space, which greatly exceeds the required 1.08 acres that would be required in accordance with the City's RM-2 ordinance. The expansion area along Mill Street will be landscaped and remain undeveloped.
4. Pedestrian Node Amenities & Bike Parking Facilities: The development provides for large open space areas integrated into the development. At each of the open space corridors, a pedestrian node with seating benches and a landscaping pergola feature or other item of interest is proposed for common use. The open space area at the front entrance approach proposes additional bike parking facilities to promote multi-modal transportation for residents of the development and nearby neighbors.
5. Architectural Design: The development proposes interesting architectural features and accents with the buildings that result in the creation of a sense of place and community within the development.
6. Offsite Pedestrian Connections and Amenities: The project proposes a pedestrian nodal feature along Lilley Road complete with seating area benches and bike parking facilities providing addition interest and pedestrian usability of this corridor. The project also proposes a 5' wide sidewalk extension to the north property line.
7. Offsite Pedestrian HAWK Signal Crossing: The project involved the design, county approvals and construction of a key offsite pedestrian connection an expensive HAWK signal system crossing Mill Street to connect City residents in the area west of Mill Street out to the Plymouth Riverside Recreation Area City park to the east.

COMPLIANCE AND LIMITED PUD DEVEATIONS

The PUD development as a whole is compliant with the City's RM-1 zoning, which is a comparable zoning for the proposed residential housing type and use. As noted in the recent planner review, the proposed amendment generally meets the PUD criteria, density compliance, schedule or regulations, and parking requirements. The development expansion proposes a single deviation from the City's RM-2 zoning of a similar use, which is as follows:

<u>Deviation</u>	<u>Required (RM-2)</u>	<u>Proposed (PUD)</u>
Rear to Rear Setback	70' (min)	66' (min)

This requested deviation is minor and has already been approved with the original Mill Street Townes PUD. It should be noted that **no additional deviations** are being requested with the proposed PUD amendment for the expansion area.

CONCLUSION

We understand and believe that this proposed PUD amendment is the most viable option for the re-development of this remaining 5-acre parcel, which meets the City's mater plans and is backed by the proven results of the original Mill Street Townes development in both the marketing feasibility and contaminant due care compliance processes. We truly believe that at the end of this entitlement review process, the City and their consultants will agree. In the meantime, we look forward to your continued review and constructive feedback during the entitlement process and working with you and you consultants on this project. Thank you for your assistance and cooperation with respect to this proposal. Should you have any questions or need any additional information, please do not hesitate to contact us.

Sincerely,

ATWELL, LLC



Matthew W. Bush, P.E.

Team Leader – Land Development



**CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNED UNIT DEVELOPMENT (PUD) APPLICATION**
201 S. Main Street
Plymouth, MI 48170
Phone (734) 453-1234
www.plymouthmi.gov

General Information:

Sites that are developed as a Planned Unit Development (PUD) offer a public benefit in exchange for deviations from the requirements of a specific zoning district. Put simply, a PUD is a rezoning with a formal agreement to the conditions. As such, it must also be approved by the City Commission. Applicants seeking a PUD and site plan approval are encouraged to familiarize themselves with the City of Plymouth Zoning Ordinance, Zoning Map, and Master Plan in order to assure that the proposed PUD considers the use proposed for development of the site and the building height, bulk, density, area, off-street parking, landscaping and screening requirements of the zoning ordinance. Copies of the Zoning Ordinance, Zoning Maps and Master Plans may be obtained online or from the Community Development Department.

Site plans must be reviewed and approved by the City of Plymouth Planning Commission before building permits may be issued.

Applicants must have a pre-application meeting prior to submittal unless waived by the Community Development Director. Pre-application meeting fee is \$325.

PUD Review Fee:

PUD Preliminary Plan (initial review and one revision).....\$2,000 + \$50/acre or fraction thereof
PUD Final Plan (includes initial review and one revision) \$1,750
Subsequent PUD Review (beyond initial and one revision)..... \$750
Final Site Conformance Review (Multi-Family and Non-Residential) \$50/acre, \$200 Min.

Review Process:

Submit 15 copies of the PUD Application and 15 copies of the site plan drawings and any supplemental information folded and stapled to the Community Development Department before the review process can begin. Site plan drawings shall be on a sheet size that is at least 24 inches by 36 inches, with graphics and scale. Submit one digital copy of the entire submission package (application, site plan drawings, supplemental information, etc.) via email to plans@plymouthmi.gov or by document sharing application. Site plans submitted for review must be in the hands of the City **by 12:00 PM on the third Monday of the month** in order to be on the following month's agenda. Deadlines and meeting dates can be found on the Planning Commission's page on the City's website. Fees shall be provided at the time of submittal.

This application will be initially reviewed for completeness by the Community Development Department. Incomplete applications will be returned for modification. Following receipt, applications are distributed to the City's Planning Consultant, Fire Marshall, applicable department heads, and Planning Commissioners for review to ensure compliance with all applicable codes and ordinances.

The applicant will be provided with the Planning Consultant's comments and recommendations concerning the application in advance of the meeting.

The Planning Commission meets on the second Wednesday of the month in the City of Plymouth Commission Chambers (second floor), 201 S. Main Street, Plymouth, MI at 7:00 PM.

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

I. Site/Project Information

Site Address 100 South Mill Street	Current Zoning Classification I-2	Date of Application 12/16/2021
---------------------------------------	--------------------------------------	-----------------------------------

Name of Property Owner	Phone Number	
Mailing Address	Email Address (Required)	
City	State	Zip Code

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	Lessee
Applicant/Company Name Pulte Homes of Michigan LLC	Phone Number (248) 330-3069			
Applicant/Company Address 2800 Livernois Road, Building D, Suite 320	City Troy	State MI	Zip Code 48083	
Email Address (Required) joe.skore@pultegroup.com				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name Atwell, LLC	Phone Number (810) 923-6878			
Company Address 311 N. Main St.	City Ann Arbor	State MI	Zip Code 48104	
Registration Number 58580	Expiration Date	Email Address (Required) mbush@atwell-group.com		


IV. Type of Project

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

VI. Description of Project

Addition of 29 multi-family townhome units to the previously approved PUD plan at 100 South Mill St.
These additional units will bring the total development to 105 units.

VII. Applicant Signature

Signature of Applicant 	Date 12/22/21
---	------------------

VIII. Property Owner Signature

Signature of Property Owner DocuSigned by:  9715A0393AB5414...	Date 12/22/2021
--	--------------------

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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	The uses proposed will not adversely affect the public utility and circulation system, surrounding properties, or the environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	There shall be underground installation of utilities, including electricity and telephone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12.	The pedestrian circulation system, and its related walkways and safety paths, shall be separated from vehicular thoroughfares and ways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Lot lines and all structures on the property and within 100 feet of the PUD property lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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 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"/>	[]	[]
17.	General location and type of landscaping proposed (evergreen, deciduous, berm, etc.) noting existing trees and landscaping to be retained	<input checked="" type="checkbox"/>	[]	[]
18.	Size, type and location of proposed identification signs	<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 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 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"/>	[]	[]
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"/>	[]	[]

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	[]	[]	[]
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	[]	[]	[]
3.	Date, north point	[]	[]	[]
4.	Property line dimension	[]	[]	[]
5.	Street right-of-way widths	[]	[]	[]
6.	Existing utilities (sewer, water, gas, etc.) and easements	[]	[]	[]
7.	Show adjacent property and buildings	[]	[]	[]
8.	Existing topography, trees and other features	[]	[]	[]
9.	Off-site ground, parking lot, roadway, driveway and/or structure elevations for minimum distance of 50 feet	[]	[]	[]
10.	On-site grid of maximum 100 feet intervals each way (closer where rolling terrain warrants) and minimum 2.0 feet contours	[]	[]	[]
11.	Location of new structures including side and front yard setbacks and building length and width (show a general floor plan)	[]	[]	[]
12.	Number of dwelling units per building	[]	[]	[]
13.	Height of structure	[]	[]	[]

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

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	[]	[]	[]
2.	A specific schedule of the intended development and construction details, including phasing or timing	[]	[]	[]
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	[]	[]	[]
4.	A specification of the exterior building materials with respect to the structures proposed in the project	[]	[]	[]
5.	Signatures of all parties having an interest in the property	[]	[]	[]

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			



AMENDED PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN

MILL STREET TOWNS

A MULTI-FAMILY SITE CONDOMINIUM COMMUNITY

100 SOUTH MILL STREET, CITY OF PLYMOUTH, WAYNE COUNTY

DEVELOPMENT TEAM

APPLICANT / DEVELOPER
 PULTE HOMES OF MICHIGAN, LLC
 2800 LIVERMORE ROAD
 BUILDING D, SUITE 330
 TROY, MI 48063
 PHONE: 248.330.3069
 CONTACT: JOE SCORE
 EMAIL: JOE.SCORE@PULTEGROUP.COM

PLANNER / ENGINEER
 ATWELL LLC
 311 N. MAIN STREET
 ANN ARBOR MICHIGAN 48104
 PHONE: 810.923.0878
 CONTACT: MATTHEW W. BUSH, P.E.
 EMAIL: MBUSH@ATWELL-GROUP.COM

LEGAL DESCRIPTION

TAX ID: 008-09-0843-300

TAX DESCRIPTION:

LOTS 443 TO 443 INCL ALSO PART OF LOT 654 DESC AS BEG AT THE NE COR OF LOT 654 TH S 070.20M 485 E 658 FT TH N 170.99M W 220.03 FT TH N 170.30M 145 W 460.45 FT TH N 880.20M 205 E 119.97 FT TO POB ASSESSORS PLYMOUTH PLAT NO 18 THS RRE L67 P27 WR ALSO SLY 25 FT OF LOT 363 ALSO SE 791 PART OF LOT 364 MEAS 109.78 FT ON S LOT LINE AND 80 FT OF LOT 402 ALSO PART OF LOT 402 BEG AT SE COR OF LOT 363 TH S 880.20M 205 W 317.89 FT TH N 170.40M 505 W 240.05 FT TH N 720.10M 105 E 129.81 FT TH N 530.32M 125 E 40 FT TH N 170.40M 505 W 240.05 FT TO POB ASSESSORS PLYMOUTH PLAT NO 14 THS RRE L66 P80 WR

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CITY OF PLYMOUTH CURRENT STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR MUST OBTAIN PERMITS FROM WOODS FOR ANY WORK WITHIN THE RIGHT-OF-WAY OF LILLY ROAD.
3. ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, INVERTS AND GRADES PRIOR TO START OF WORK.
5. THE 8" SANITARY SEWER AND 8" WATER MAIN WILL BE INSTALLED IN ACCORDANCE WITH STATE AND LOCAL STANDARDS AND PROVISIONS PRIOR TO ACCEPTANCE AS PUBLIC UTILITIES.

PARKING

1. 4 PARKING SPACES PER UNIT (2 IN DRIVEWAY / 2 IN GARAGE)
2. 3 ADDITIONAL ON STREET QUE PARKING SPACES PROVIDED

PROPOSED PUBLIC BENEFITS

THE DEVELOPMENT PROPOSES THE FOLLOWING COMMUNITY BENEFITS:

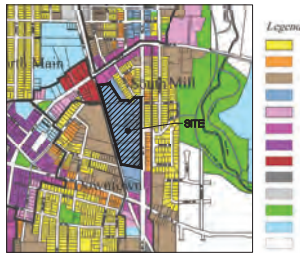
1. **NEW DOWNTOWN HOUSING:** THE PROJECT PROPOSES 105 NEW OWNER OCCUPIED HOUSING UNITS WITHIN THE DOWNTOWN AREA. BE IN COMPLIANCE WITH THE FUTURE MASTER PLAN DESIGNATING THIS AREA FOR MIXED USE AND WOULD HELP PROVIDED THE CITY WITH A NEEDED VARIETY OF HOUSING IN THE CORE DOWNTOWN AREA.
2. **CLEAN UP OF A NEGLECTED SITE:** THE PROJECT PROPOSES TO CLEANING UP AN OLD AND NEGLECTED INDUSTRIAL SITE LOCATED IN THE CITY DOWNTOWN AREA.
3. **ADDITIONAL OPEN SPACE PROVIDED:** THE DEVELOPMENT PROVIDES FOR APPROXIMATELY 8 ACRES OF COMMON AREA OPEN SPACE, WHICH GREATLY EXCEEDS THE REQUIRED 1.08 ACRES THAT WOULD BE REQUIRED IN ACCORDANCE WITH THE CITY'S RM-2 ORDINANCE.
4. **PEDESTRIAN NODE AMENITIES & BIKE PARKING FACILITIES:** THE DEVELOPMENT PROVIDES FOR LARGE OPEN SPACE AREAS INTEGRATED INTO THE DEVELOPMENT. AT EACH OF THE OPEN SPACE CORRIDORS, A PEDESTRIAN NODE WITH SEATING BENCHES AND A LANDSCAPING PENNSOLA FEATURE OR OTHER ITEM OF INTEREST IS PROPOSED FOR COMMON USE. THE OPEN SPACE AREA AT THE FRONT ENTRANCE APPROACH PROVIDES ADDITIONAL BIKE PARKING FACILITIES TO PROMOTE MULTI-MODAL TRANSPORTATION FOR THE RESIDENTS ART THE DEVELOPMENT.
5. **ARCHITECTURAL DESIGN:** THE DEVELOPMENT PROPOSES INTERESTING ARCHITECTURAL FEATURES AND ACCENTS WITH THE BUILDINGS THAT RESULT IN THE CREATION OF A SENSE OF PLACE AND COMMUNITY WITHIN THE DEVELOPMENT.
6. **OFFSITE PEDESTRIAN CONNECTIONS AND AMENITIES:** THE PROJECT PROPOSES A PEDESTRIAN NODAL FEATURE ALONG LILLY ROAD COMPLETE WITH SEATING AREA BENCHES AND BIKE PARKING FACILITIES. PEDESTRIAN INTEREST AND PEDESTRIAN USABILITY OF THIS CORRIDOR. THE PROJECT IS ALSO EVALUATING THE POTENTIAL FOR A 550 LINEAR FOOT 5' WIDE SIDEWALK EXTENSION TO THE NORTH WITHIN THE EXCEPTION PARCEL.
7. **OFFSITE PEDESTRIAN MARK SIGNALS:** THE PROJECT PROPOSES A PEDESTRIAN CROSSING H.A.W.K. SIGNAL ACROSS LILLY ROAD TO CONNECT THE CITY PARK TO THE WEST.

PROPOSED PUD LIMITED DEVIATIONS

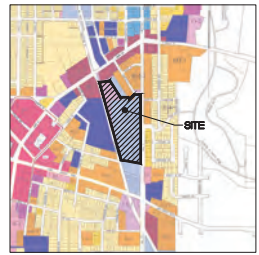
DEVIATION REQUESTED	REQUIRED (EM-2)	PROPOSED (PUD)
1. REAR TO REAR SETBACK	70' (MIN)	66' (MIN)



OVERALL DEVELOPMENT MAP
 1" = 150 FEET



CITY OF PLYMOUTH - FUTURE LAND USE MAP
 APPROXIMATE SCALE: 1" = 1500'



CITY OF PLYMOUTH - ZONING DESIGNATION MAP
 APPROXIMATE SCALE: 1" = 1500'

Legend

RM-1	Single-Family Residential
RM-1.5	Two-Family Residential
RM-2	Multiple-Family Residential
RM-2.5	Multiple-Family Residential
MI	Mixed Use
O-1	Office
O-2	Office
L-1	Local Business
C-1	Central Business
C-2	Central Business
ABC	Ann Arbor Road Corridor
L-1	Light Industrial
L-2	Heavy Industrial
P-1	Volunteer Parking
PUBA	Public Use Development
C-3	Central Business District

SHEET INDEX

- 01 COVER SHEET
- 02 ORIGINAL CONDITIONS
- 03 LAYOUT PLAN
- 04 UTILITY AND GRADING PLAN
- 05 STORMWATER MANAGEMENT PLAN
- 06 LANDSCAPE PLAN
- 07 DETAIL SHEETS
- 08 ILLUSTRATIVE ELEVATIONS

SITE DATA TABLE

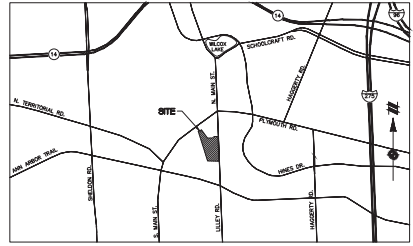
PROPOSED P.U.D. AREA:	40.5 AC
ORIGINAL PUD SITE AREA:	49.9 AC
AMENDED PUD SITE AREA:	44.6 AC
TOTAL PUD SITE AREA:	115.2 AC
ORIGINAL PUD UNITS:	76 UNITS
AMENDED PUD UNITS:	22 UNITS
TOTAL UNITS:	105 UNITS
EXISTING ZONING:	I-2 HEAVY INDUSTRIAL
PROPOSED ZONING:	PUD (RM-2.5 MULTIPLE FAMILY RESIDENTIAL)
SETBACKS:	REQUIRED PROVIDED
FRONT:	25' 25'
FRONT TO REAR:	70' 92'
REAR TO REAR:	70' 86'
END TO END:	25' 25'
END TO FRONT:	50' N/A
END TO REAR:	50' 61'
OPEN SPACE:	REQUIRED PROVIDED
	1.1 AC 8.1 AC

• 150 SF/BEDROOM X 3 BEDROOMS/UNIT X 105 UNITS = 1.1 AC

PROJECT NARRATIVE

PULTE HOMES OF MICHIGAN, THE DEVELOPER OF THE MILL STREET TOWNS RESIDENTIAL COMMUNITY ON 100 SOUTH MILL STREET, IS RESPECTFULLY REQUESTING AN AMENDMENT TO THE MILL STREET TOWNS PUD TO INCLUDE AN ADDITIONAL 29 HIGH-QUALITY TOWNHOME RESIDENCES LOCATED ON THE ADJACENT 4.6-ACRE PARCELS TO THE NORTH. THIS PARCEL IS CURRENTLY VACANT AND WAS FORMERLY LISTED AS THE "EXCEPTION" AREA ON THE INITIAL MILL STREET TOWNS PUD. THE ADDITIONAL TOWNHOMES BEING PROPOSED WITH THE AMENDMENT ARE THE SAME AS THE TOWNHOMES PROPOSED AND CONSTRUCTED UNDER THE CURRENT MILL STREET TOWNS PUD AND THERE ARE NO ADDITIONAL DEVIATIONS BEING REQUESTED WITH THE AMENDMENT. UTILITIES WILL BE PROVIDED VIA CONNECTIONS TO THE CITY SYSTEMS. CONSTRUCTION OF A SEPARATE PROPOSED DETENTION BASIN, DESIGNED IN ACCORDANCE WITH STORMWATER MANAGEMENT FOR THE AMENDMENT EXPANSION AREA (PHASE 2) WILL BE COUNTY STANDARDS. ADDITIONAL GUEST PARKING, PEDESTRIAN CONNECTIONS AND OPEN SPACE AREAS ARE BEING PROVIDED WITH THE AMENDED PUD PLAN EXPANSION.

MILL STREET TOWNS PUD ENTITLEMENT HISTORY:
 • PRELIMINARY PUD APPROVED JULY 2010
 • FINAL PUD PLAN APPROVED - APRIL OF 2019
 • ENGINEERING PLAN APPROVALS AND A PRE-CONSTRUCTION MEETING HELD - MAY OF 2019



VICINITY MAP
 SCALE: 1" = 2500'

811
 Know what's below.
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THE LOCATION OF EXISTING UTILITY LINES, INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION, IS NOT GUARANTEED BY THE CITY OF PLYMOUTH. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE REPAIRED BY THE CONTRACTOR IN THE WORK OF EXCAVATING IN THE WORK OF ANY STREET STRUCTURES OR ANY OTHER REPAIRS.

NOTICE: OVERSTRESSING OR EXCESSIVE VIBRATION MAY OCCUR DURING THE CONSTRUCTION OF THIS PROJECT. THE ENGINEER SHALL BE RESPONSIBLE FOR MONITORING THE WORK OF EXCAVATING IN THE WORK OF ANY STREET STRUCTURES OR ANY OTHER REPAIRS.

ATWELL LLC
 311 N. MAIN STREET
 ANN ARBOR, MICHIGAN 48104
 TEL: 810.923.0878
 FAX: 810.923.0879

SECTION 26
 TOWN 01 SOUTH, RANGE 08 EAST
 CITY OF PLYMOUTH
 WAYNE COUNTY, MICHIGAN

PULTE HOMES OF MICHIGAN, LLC
 PLYMOUTH MULTI-FAMILY
 AMENDED PRELIMINARY PUD PLAN
 COVER SHEET

DATE: DECEMBER 16, 2021

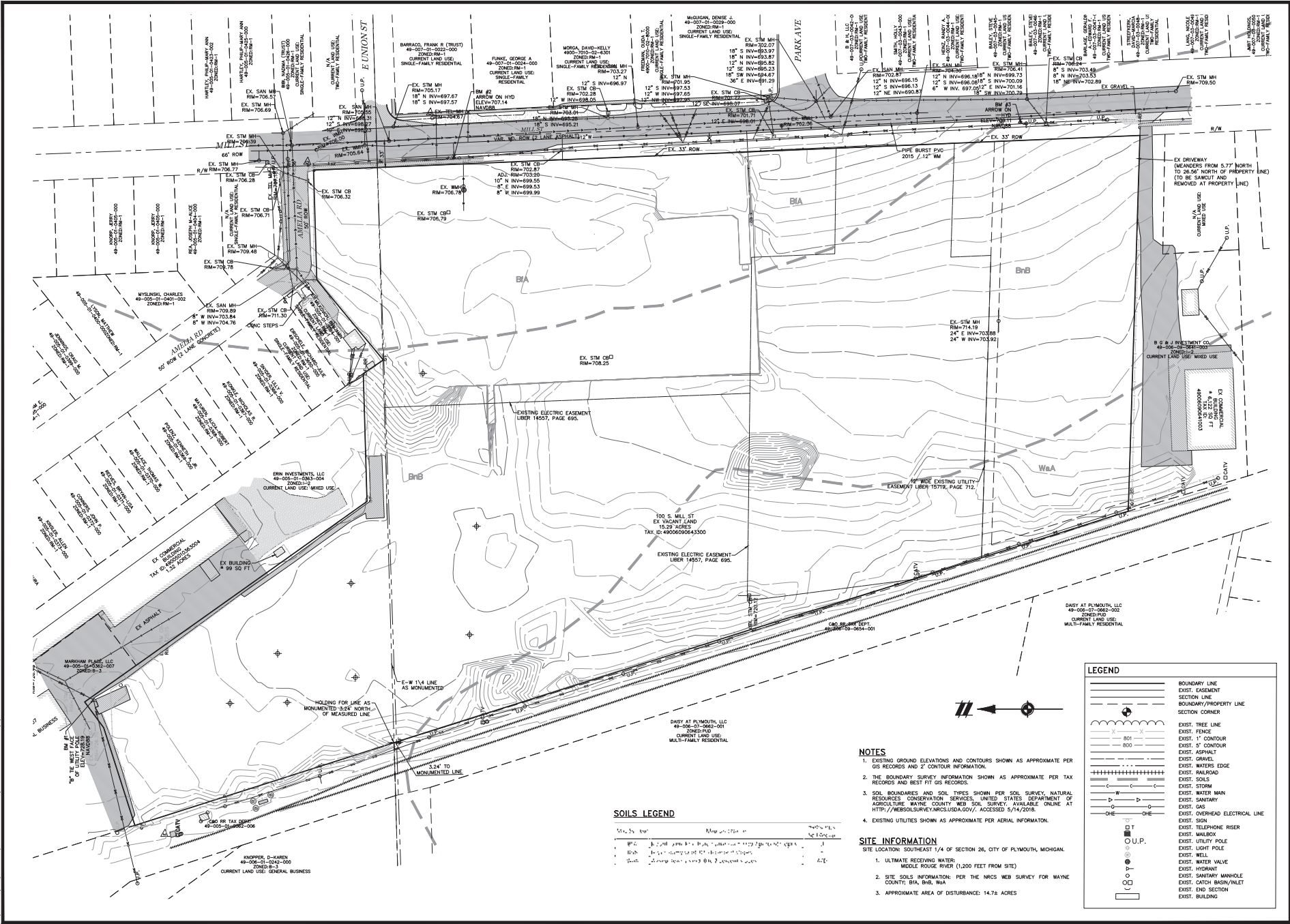
REVISIONS

SCALE: 0 75 150
 1" = 150 FEET

DRAWN BY: CR
 CHECKED BY: MR
 P.L.M.: M. BUSH
 JOB #: 17002512
 FILE CODE: -
 SHEET NO. 01

W:\17002512\DWG\PLAN SETS\AMENDED-PRELIMINARY-17002512-PUD-26-COVER-17-2021.dwg PLN: M. BUSH, 12/16/2021 10:35 AM

15/1/2022 10:58 AM SETS MARKED - PRELIMINARY/ISSUED FOR PERMITS - 11/2/2022 10:58 AM ALEXANDER WOODLAGE



SOILS LEGEND

Symbol	Soil Type	Approx. Area (Acres)
BIA	BIA	14.78
BnB	BnB	1.20
WaA	WaA	0.02

- NOTES**
- EXISTING GROUND ELEVATIONS AND CONTOURS SHOWN AS APPROXIMATE PER GIS RECORDS AND 2' CONTOUR INFORMATION.
 - THE BOUNDARY SURVEY INFORMATION SHOWN AS APPROXIMATE PER TAX RECORDS AND BEST FIT GIS RECORDS.
 - SOIL BOUNDARIES AND SOIL TYPES SHOWN PER SOIL SURVEY, NATURAL RESOURCES CONSERVATION SERVICES, UNITED STATES DEPARTMENT OF AGRICULTURE, WAYNE COUNTY WEB SURVEY, AVAILABLE ONLINE AT [HTTP://WEBSOILSURVEY.NRC.USDA.GOV/](http://websoilsurvey.nrc.usda.gov/), ACCESSED 5/14/2018.
 - EXISTING UTILITIES SHOWN AS APPROXIMATE PER AERIAL INFORMATION.

- SITE INFORMATION**
- SITE LOCATION: SOUTHEAST 1/4 OF SECTION 26, CITY OF PLYMOUTH, MICHIGAN.
- ULTIMATE RECEIVING WATER: MIDDLE ROUSE RIVER (1,200 FEET FROM SITE)
 - SITE SOILS INFORMATION: PER THE NRCS WEB SURVEY FOR WAYNE COUNTY; BIA, BnB, WaA
 - APPROXIMATE AREA OF DISTURBANCE: 14.78 ACRES

LEGEND

	BOUNDARY LINE
	EXIST. EASEMENT
	SECTION LINE
	BOUNDARY/PROPERTY LINE
	SECTION CORNER
	EXIST. TREE LINE
	EXIST. FENCE
	EXIST. 1' CONTOUR
	EXIST. ASPHALT
	EXIST. GRAVEL
	EXIST. WATER EDGE
	EXIST. RAILROAD
	EXIST. STORM
	EXIST. WATER MAN
	EXIST. SANITARY
	EXIST. GAS
	EXIST. OVERHEAD ELECTRICAL LINE
	EXIST. SEWER
	EXIST. TELEPHONE RISER
	EXIST. WATER BOX
	EXIST. UTILITY POLE
	EXIST. LIGHT POLE
	EXIST. WELL
	EXIST. WATER VALVE
	EXIST. HYDRANT
	EXIST. SANITARY MANHOLE
	EXIST. CATCH BASIN/INLET
	EXIST. END SECTION
	EXIST. BUILDING

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THE LOCATION OF EXISTING UTILITIES AND STRUCTURES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND STRUCTURES TO BE EXCAVATED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES AND STRUCTURES.

ATWELL
CONSTRUCTION & SURVEYING
1000 W. WYOMING ST. #100
ANN ARBOR, MI 48106
734.994.0000

SECTION 26
TOWN 01 SOUTH, RANGE 08 EAST
CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

PULTE HOMES OF MICHIGAN, LLC
PLYMOUTH MULTI-FAMILY
AMENDED PRELIMINARY PUD PLAN
ORIGINAL CONDITIONS

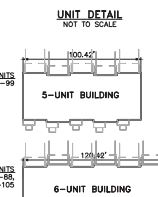
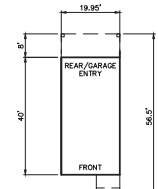
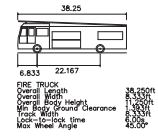
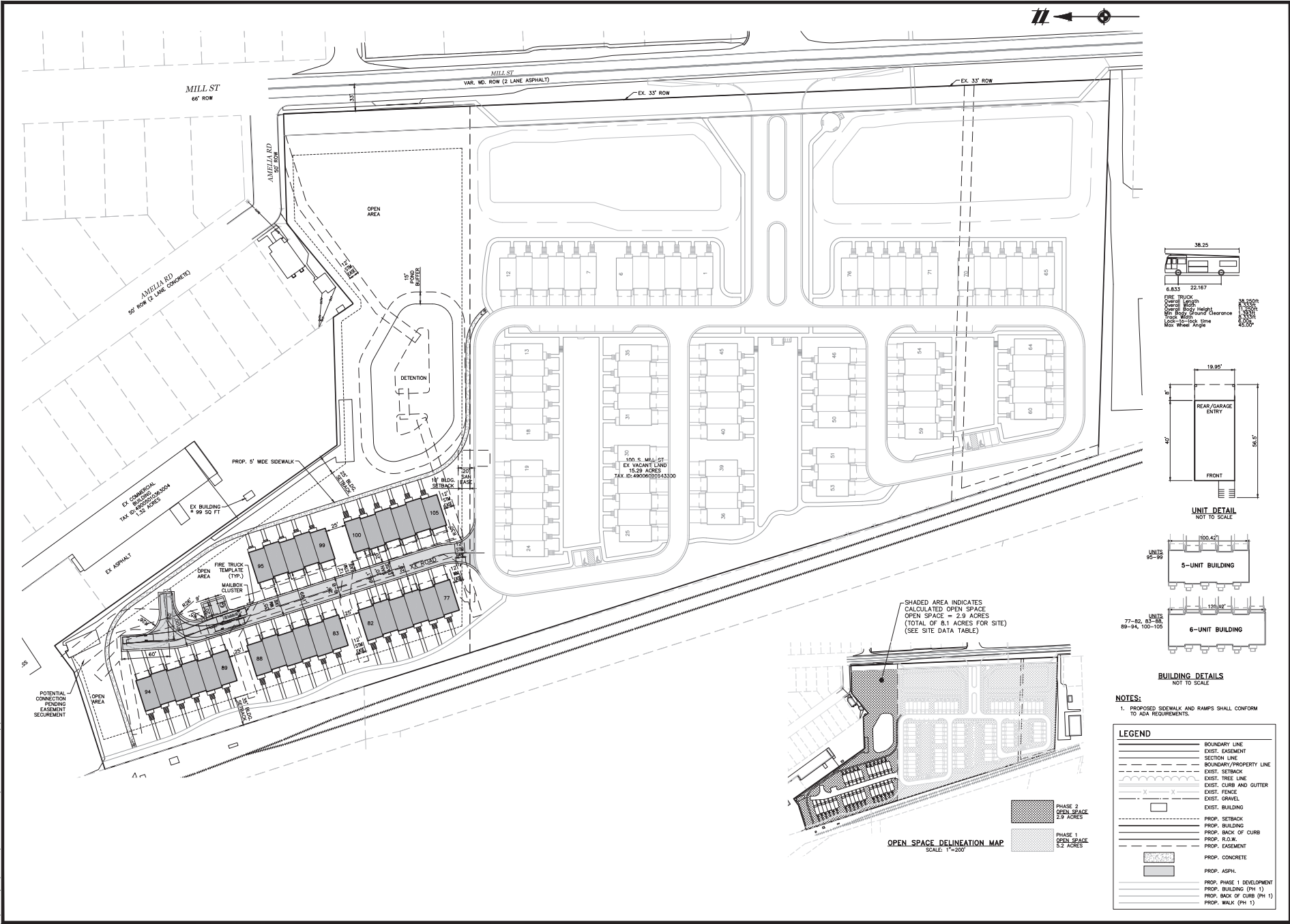
DATE: DECEMBER 16, 2021

REVISIONS

SCALE: 0 25 50
1" = 50 FEET

DRAWN BY: CR
CHECKED BY: MR
P.M.: M. BUSH
JOB #: 17002512
FILE CODE: -
SHEET NO. 02

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BUILDING DETAILS
NOT TO SCALE

NOTES:
1. PROPOSED SIDEWALK AND RAMPS SHALL CONFORM TO ADA REQUIREMENTS.

LEGEND	
	BOUNDARY LINE
	EXIST. EASEMENT
	SECTION LINE
	BOUNDARY/PROPERTY LINE
	EXIST. SETBACK
	EXIST. TREE LINE
	EXIST. CURB AND GUTTER
	EXIST. FENCE
	EXIST. GRAVEL
	EXIST. BUILDING
	PROP. SETBACK
	PROP. BACK OF CURB
	PROP. R.O.W.
	PROP. EASEMENT
	PROP. CONCRETE
	PROP. ASPH.
	PROP. PHASE 1 DEVELOPMENT
	PROP. BUILDING (PH 1)
	PROP. BACK OF CURB (PH 1)
	PROP. WALK (PH 1)

SHADE AREA INDICATES CALCULATED OPEN SPACE
OPEN SPACE = 2.9 ACRES
(TOTAL OF 8.1 ACRES FOR SITE)
(SEE SITE DATA TABLE)

OPEN SPACE DELINEATION MAP
SCALE: 1"=200'

Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN IS FOR INFORMATION ONLY AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ANY OTHER MEANS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND BE FULLY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. ALL DAMAGES MUST BE REPAIRED BY THE CONTRACTOR AT HIS OWN RISK AND ALL UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS.

NOTICE: CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER SHALL BE ADVISED TO CORRECT ANY ERRORS IN THE WORK OF RECORD DURING THE WORK OF ANY NEARBY STRUCTURES AND ANY OTHER PERSONS.

CONTRACTOR: ATWELL LLC
1700 S. MILL ST
ANN ARBOR, MI 48106
734.994.4000

ATWELL
ANN ARBOR, MI 48106
734.994.4000

SECTION 26
TOWN 01 SOUTH, RANGE 08 EAST
CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

PULTE HOMES OF MICHIGAN, LLC
PLYMOUTH MULTI-FAMILY
AMENDED PRELIMINARY PUD PLAN
LAYOUT PLAN

DATE: DECEMBER 16, 2021

REVISIONS

NO.	DATE	DESCRIPTION
0	25	50

SCALE: 0 25 50
1" = 50 FEET

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SHEET NO. 03

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STORMWATER MANAGEMENT CALCULATIONS

1. See Section 1011 - Storm Management Standards and 1012A - Stormwater Management Standards

Total Volume of Detention Area: 100 Impervious

Surface Area (Sq. Ft.)	Runoff Coefficient (C)	Weighted C
Impervious	0.9	90.0
Grass	0.3	30.0
Asphalt	0.8	80.0
Concrete	0.9	90.0
Driveway	0.9	90.0
Roof	0.9	90.0
Other	0.3	30.0
Total		310

Phase	Area (Acres)	Volume (cu ft)
Phase 1	0.18	342
Phase 2	0.18	342
Total	0.36	684

Storage Volume (cu ft)	Volume (cu ft)
1. Storage Volume to Detain 100 Year Flood (Based on 200 Year Flood)	3863
2. Storage Volume to Detain 100 Year Flood (Based on 200 Year Flood)	3863
Total	7726

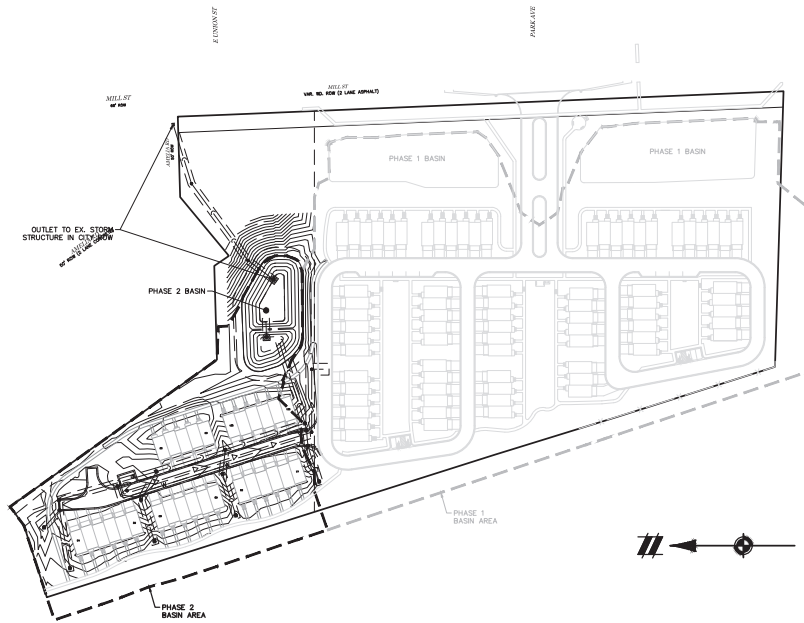
Storage Volume (cu ft)	Volume (cu ft)
3. Storage Volume to Detain 100 Year Flood (Based on 5 Year Flood)	15324
4. Storage Volume to Detain 100 Year Flood (Based on 5 Year Flood)	15324
Total	30648

Storage Volume (cu ft)	Volume (cu ft)
5. Storage Volume to Detain 100 Year Flood (Based on 1 Year Flood)	7262
6. Storage Volume to Detain 100 Year Flood (Based on 1 Year Flood)	7262
Total	14524

Storage Provided (Cubic Feet)	Volume (cu ft)	Volume (cu ft)	Volume (cu ft)	Volume (cu ft)	Volume (cu ft)
7. Storage Provided (Cubic Feet)	14524	14524	14524	14524	14524
8. Storage Provided (Cubic Feet)	14524	14524	14524	14524	14524
9. Storage Provided (Cubic Feet)	14524	14524	14524	14524	14524
10. Storage Provided (Cubic Feet)	14524	14524	14524	14524	14524
Total	58096	58096	58096	58096	58096

Storage Provided (Cubic Feet)	Volume (cu ft)	Volume (cu ft)	Volume (cu ft)	Volume (cu ft)	Volume (cu ft)
11. Storage Provided (Cubic Feet)	14524	14524	14524	14524	14524
12. Storage Provided (Cubic Feet)	14524	14524	14524	14524	14524
13. Storage Provided (Cubic Feet)	14524	14524	14524	14524	14524
14. Storage Provided (Cubic Feet)	14524	14524	14524	14524	14524
Total	58096	58096	58096	58096	58096

Storage Exports	Volume (cu ft)	Volume (cu ft)	Volume (cu ft)
15. Storage Exports	14524	14524	14524
16. Storage Exports	14524	14524	14524
17. Storage Exports	14524	14524	14524
Total	43572	43572	43572



- #### STORMWATER NOTES
- STORM PIPE SIZES APPROXIMATE FOR PRELIMINARY PUD. SIZES TO BE CONFIRMED DURING FINAL DESIGN.
 - OUTLET TO BE CONFIRMED.

LEGEND	
[Symbol]	BOUNDARY LINE
[Symbol]	EXIST. CONTOUR
[Symbol]	EXIST. EASEMENT
[Symbol]	SECTION LINE
[Symbol]	BOUNDARY/PROPERTY LINE
[Symbol]	EXIST. SETBACK
[Symbol]	EXIST. TREE LINE
[Symbol]	EXIST. CURB AND GUTTER
[Symbol]	EXIST. FENCE
[Symbol]	EXIST. GRAVEL
[Symbol]	EXIST. WATERS EDGE
[Symbol]	EXIST. BUILDING
[Symbol]	PROP. CONTOUR
[Symbol]	PROP. SETBACK
[Symbol]	PROP. BUILDING
[Symbol]	PROP. R.O.W.
[Symbol]	PROP. STORM SEWER
[Symbol]	PROP. CATCH BASIN/INLET
[Symbol]	PROP. OUTLET
[Symbol]	PROP. CONCRETE SIDEWALK
[Symbol]	PROP. ASPHALT
[Symbol]	PROP. DRAINAGE AREA LINE
[Symbol]	PROP. PHASE 1 DEVELOPMENT
[Symbol]	PROP. BUILDING (PH 1)
[Symbol]	PROP. BACK OF CURB (PH 1)
[Symbol]	PROP. WALK (PH 1)

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NOTICE: OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER SHALL BE RESPONSIBLE TO VERIFY ANY THE WORK OF RECORD SHOWN IN THE WORK OF ANY UNDERGROUND UTILITIES OR ANY OTHER RECORDS.

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ATWELL
PULTE HOMES OF MICHIGAN, LLC
PLYMOUTH MULTI-FAMILY
AMENDED PRELIMINARY PUD PLAN
STORMWATER MANAGEMENT PLAN

SECTION 26
TOWN 01 SOUTH, RANGE 08 EAST
CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

PULTE HOMES OF MICHIGAN, LLC
PLYMOUTH MULTI-FAMILY
AMENDED PRELIMINARY PUD PLAN
STORMWATER MANAGEMENT PLAN

DATE: DECEMBER 16, 2021

REVISIONS

SCALE 0 50 100
1" = 100 FEET

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CHECKED BY: MR
P.M.: M. BUSH
JOB #: 17002512
FILE CODE: -
SHEET NO. **05**



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: February 4, 2022

**Planned Unit Development
For
City of Plymouth, Michigan**

GENERAL INFORMATION

Applicant: Pulte Homes of Michigan, LLC
2800 Livernois Road, Building D, Suite 320
Troy, MI 48083

Project Name: Mill Street Towns PUD Amendment

Plan Date: December 16, 2021

Location: 100 S. Mill St.

Zoning: I-1, Light Industrial (in northwest corner)
I-2, Heavy Industrial (remainder of site)

Action Requested: Preliminary PUD Approval

PROJECT DESCRIPTION

The Mill Street Towns PUD project was approved by the City Commission in April, 2019. The approval included the southern portion of the project, and “excepted” the northern portion (as identified in the aerial photo on the next page). The applicant is now returning to develop the northern portion of the site, which is currently vacant and was previously used for industrial purposes.

The project will be an amendment to the PUD, which will rezone the northern portion from I-1 and I-2 to PUD. The northern portion contains 4.8-acres of land, and the proposal will locate an additional 29 townhouse units that are the same size and design as the units located on the southern portion of the site. The northern portion will also continue the existing roadway network from the southern portion, and will accommodate the pedestrian pathway leading from the southern portion to Main St.

An aerial of the proposed project area is shown on the next page.



Google Maps

The Planning Commission recommended approval of the original PUD in October 2018, and the City Commission approved the PUD in April, 2019.

PUD PROCESS AND PLAN REQUIREMENTS

Because this portion of land was “exempted” from the original PUD, we are following the same process outlined in the PUD ordinance (Section 78-314) to evaluate the proposed development on the northern portion of land. This includes a pre-application conference, a preliminary plan and public hearing, a final plan, and then City Commission review of the project.

As required, the applicant attended a pre-application conference with City staff in July, 2021. A formal application has been submitted and includes the transmittal of preliminary PUD plans.

The ordinance requires specific information be included in a Preliminary Site Plan submission that accompany a PUD. We have reviewed the submission, and the following information needs to be provided:

1. Narrative report providing a description of the project, discussing the market concept of the project, and explaining the manner in which the criteria set forth in the design standards has been met.
2. Sheet 2, Existing Conditions, needs to be amended to show the following:
 - a. Current zoning of site (PUD) showing “exempted” area.

- b. Surveyed property lines, and dimensions. A note on this sheet states that the property boundaries are approximate per tax records, and “best fit” GIS records. The ordinance requires accurate information, not approximations.
 - c. Actual topography on the northern portion. Again, the plans show “estimated” topography. The ordinance requires accurate information.
 - d. Actual existing conditions on the southern portion. This sheet shows the southern portion before it was developed. Since this request is amending an existing PUD, accurate information that illustrates the current development, including building locations, roads, sidewalks, and topography, needs to be shown on this sheet to understand the relationship of the current conditions on each portion of the site. Showing it on the grading plan is not sufficient.
 - e. Areas along the north property line of the northern portion are identified with a hatch pattern but are not labeled, and need to be. They appear to be remaining in the proposed layout. Their purpose should also be described.
3. Tree survey indicating location and diameter of trees greater than 12 inches in diameter.

Items to be Addressed: *Provide Preliminary site plan and PUD informational requirements.*

PUD CRITERIA

Section 78-311(c) of the City of Plymouth Zoning Ordinance establishes PUD criteria which determine the overall eligibility for a Planned Unit Development. While the Planning Commission and City Commission agreed that the original PUD met these criteria, we have evaluated the added townhouse units against the same criteria below.

(1) Grant of the planned unit development will result in one (1) 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;***

CWA Comment: The public benefits, in our opinion, include the following:

Environmental Remediation

This site is a vacant, environmentally contaminated site. During the original PUD process, the applicant stated (in the October 10, 2018 minutes) that this site contains groundwater contamination. At that time, the developer, “...decided to change the construction standards adding vapor barriers to all units and disclose this to the buyers at the time of sale.”

Any redevelopment of this property will require significant efforts to clean it up. We consider the environmental remediation proposed by this project to be a public benefit to the users of the site and the overall community.

We also believe that this public benefit could not be achieved without application of the PUD process. To build a residential project on this industrially-zoned site, and realize the proposed environmental remediation, the applicant could either use the PUD process to build something other than industrial, or re-zone the property to a multi-family residential zoning district. We consider the PUD process more appropriate, as the ultimate use and

site design is more predictable than if the property were simply re-zoned. A re-zoning could result in a number of permitted uses, which the City would have to accept. Therefore, we think the benefit of environmental remediation is best accomplished through the PUD process.

Common Open Space

The applicant's description of open space (Sheet 3) states that this portion of the site will offer an additional 2.9 acres of open space, in addition to the 5.2 acres on the southern portion of the site.

To assess the open space in this project, we've looked at other zoning districts that have a similar building type. The RT-1, Two-Family Residential District, allows for attached single-family units. The RM-1, Multi-Family Residential District, also allows for attached units. We consider the project to be a hybrid of the two since the largest proposed buildings will contain up to six units.

The RT-1, Two-Family Residential District does not have any open space requirements. However, the RM-1, Multi-Family Residential District requires at least 150 square feet of "usable" open space for each bedroom. If all the new 29 units were built out at the maximum 5-bedroom option, then 0.6 acres of "usable" open space would be required. Counting all of the "usable" open space (space that a person could walk on) on the northern portion, we calculate that the project offers approximately 1 acre. (Note that this figure does not include the detention basin.)

The southern portion (without detention basins) offers 1.21 acres of open space (with a 1.3-acre requirement). Usable open space across both portions is 2.21 acres, exceeding the ordinance requirement of 1.8 acres of "usable" open space for the whole project.

On-Site Pedestrian Amenities

1. Sidewalks

The site design shows the existing pedestrian connection to Main Street (across the adjacent parcel's parking lot to the north). We assume that an access easement to this adjacent parcel has been secured, but this should be confirmed. We ask because Sheet 3 includes a note: "Potential connection pending easement securement."

A second pathway is shown on the northeast boundary of the northern portion, connecting the front sidewalks of the units facing east with the existing pathway to Main St., and pathway system in the southern portion of the project.

The Planning Commission conditioned their PUD recommendation to City Commission on allowing public use of the sidewalk system on site in perpetuity. The applicant should confirm that this condition was included in the PUD agreement.

2. Seating/Bicycle parking:

The Cover Sheet describes other on-site pedestrian amenities. A "pedestrian node" with benches and bicycle parking, is located along the S. Mill St. sidewalk. The concrete paving, benches, and bike loops for this area have been installed

There are no additional benches/bicycle parking proposed on the northern portion.

3. Mini-park

We would assume that the open space along S. Mill St. (on the northern portion) will be used by residents as a “mini-park,” at least to walk dogs. We would suggest some type of loop pathway (could be “informal” surface such as wood chips or crushed gravel) so that residents can use this area.

Off-Site Pedestrian Amenities

The original PUD also proposed “Hawk Signal” and cross walk across S. Mill St. at the boulevard entrance. This has also been installed.

These plans show that the Mill St. right-of-way will be widened, occupying approximately 230 lineal feet across the northern portion of the site. The plans show that the new sidewalk on the southern portion will connect with the existing sidewalk in the existing right-of-way across the northern portion. However, this existing sidewalk is located approximately 4-feet from the edge of Mill St. travel lanes. The applicant should describe why a new sidewalk further from the travel lanes is not being proposed within the new right-of-way?

- b. *Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations;***

CWA Comment. No natural features exist on the project site.

- c. *Long-term protection of historic structures or significant architecture worthy of historic preservation; or***

CWA Comment. There are no existing buildings on site.

- d. *A nonconforming use shall, to a material extent, be rendered more conforming, or less offensive, to the zoning district in which it is situated.***

CWA Comment: There are no existing uses on site.

- (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.***

CWA Comment: This project is proposing 29 townhomes, in addition to the existing 76 townhomes on the southern portion. Density is calculated by dividing the “net” area of the site by 900; the resulting figure represents the number of “rooms” permitted. Rooms are defined as bedrooms, den, library, or other extra room. Site area used in the calculation is the “net” area, defined as follows:

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.

As mentioned above, additional Mill St. right-of-way will extend across the northern portion of the site. The plans show that 0.5-acres of the site will be within the “proposed” right-of-way, creating a “net” area for the site at 14.7 acres.

One hundred and five townhomes on this site equates to approximately 7 dwelling units to the acre. Calculating the “permitted” density shows that the site could accommodate 118 units, or 8 dwelling units to the acre. The proposed density is less than what would be permitted if the site were zoned for two-family or multi-family residential purposes.

We assume that the City’s water and sewer system has additional capacity to handle these added townhomes. This needs to be confirmed by the City’s Engineer.

Regarding traffic, the additional units proposed will increase traffic on S. Mill Street. Traffic generation rates provided by the *Trip Generation Manual* of the Institute of Transportation Engineers estimates that the additional 29 units in this project would generate approximately 15 vehicle trips during the peak morning and evening hours, the same time road traffic is at its peak. We don’t think this will be an issue.

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

CWA Comment: We consider this project to be, in general, consistent with the public health, safety and welfare of the City.

However, we recommend that the site design be reviewed by the City’s Fire Chief to confirm that the limited access via the one roadway from Mill St. is adequate to serve these units. The note: “Potential connection pending easement securement” may apply to an emergency access to the parking lot to the north. This should be confirmed.

- (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.***

CWA Comment: Given the proposed environmental remediation, this project will improve the environmental conditions on this site.

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

CWA Comment: Redevelopment of this site will benefit the property values of nearby properties, as it is redeveloping a vacant, blighted site to a residential use that is consistent with the adjoining uses to the north.

- (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.***

CWA Comment: The applicant confirmed during the original PUD process that the PUD will be under single-ownership and/or control. They should confirm that this is still the case.

(7) The proposed planned unit development shall be consistent with the goals and policies of the City Master Plan.

CWA Comment: The City’s Master Plan designates the future land use of this property as Mixed Use High Density. The intent of this future land use category is described in the Master Plan document:

- *Mixed Use: High Density* 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. Properties within this land use category should be 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 within any new construction. Generally, this land use designation should not exceed 3 stories, with some locations along major streets potentially appropriate at 4 stories.

All the commercial uses along S. Mill (south of Amelia) are located at the intersection of S. Mill St. and Ann Arbor Trail. We wouldn’t consider commercial uses all along S. Mill St. appropriate. In our opinion, the northern portion of this mixed-use area is more appropriate for residential uses, and the southern portion more appropriate for commercial uses. In this way, the mixed-use vision will be accomplished, but by strategically locating each use to coordinate with existing surrounding uses. The Planning Commission will need to determine if this is the vision for this property.

We consider the residential proposal to be consistent with the surrounding land uses, particularly since the developed portion of the site is separated from the single-family residential uses by the intervening property.

(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.

CWA Comment: The PUD process will rezone this site to PUD. The underlying zoning will not be continued, and the Master Plan indicates that this is the City’s desire.

In evaluating the size and character of the proposed residential units, we have compared the proposal to the standards for multi-family residential uses, and the surrounding neighborhood.

The information provided with the previous PUD application (in 2018-19) stated that the proposed townhouse units are between 1,500 and 2,300 square feet in size, and 3-3.5 stories tall. The elevations provided in this set of plans appears to be identical to what was previously proposed. The applicant should confirm that the unit design proposed to the Planning Commission were not changed later in the approval process, and represent what was actually constructed on site.

Assuming that is the case, the height dimensions provided in the previous set of plans showed that the units without the optional loft are 34'-10" in height; and units with the optional loft are 36'-7" in height. During discussion of the original PUD, the Commissioners discussed the proposed heights of the buildings, and in general, thought the proposed heights were acceptable.

The additional 29 units will not be visible from Mill St., as the landscape plan shows a number of proposed trees in front of the proposed detention basin, similar to the treatment in the southern portion of the project.

We consider the character that the townhomes provide (vs. traditional apartment-type building) to coordinate with the surrounding area.

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

CWA Comment: Given that the proposal is limited in the number of units, and that they have incorporated green space and pedestrian amenities across the site, we don't think the PUD is proposed to circumvent the zoning standards. The main deviation of this project is the proposed use on this site, given the underlying industrial zoning. The plans also propose a 66-foot distance between the rear of the new buildings, while the ordinance requires 70-feet of separation.

In summary, we consider this amendment to generally meet the PUD criteria. The questions/concepts listed in this part of the review should be addressed by the applicant.

Items to be Addressed: 1. Applicant to confirm that access easement for existing sidewalk leading from southern portion, across northern portion, to Main St. has been obtained. 2. Applicant to confirm that Planning Commission recommendation that sidewalk system is available to the public has been included in the PUD agreement. 3. Applicant to consider informal looped pathway through mini-park (northern portion). 4. Applicant to describe why new sidewalk isn't proposed in new Mill St. right-of-way on the northern portion, similar to the southern portion. 5. City Engineer to confirm capacity in City water and sewer systems to accommodate this development. 6. Recommend City's Fire Chief review the plans and single entrance to this part of the site. 7. Applicant confirm if they are seeking emergency access via the adjacent parking lot to the north. 8. Applicant to confirm that entire PUD project will be under single ownership. 9. Applicant to confirm that the unit design proposed to the Planning Commission were not changed later in the approval process, and represent what was actually constructed on site.

DENSITY ANALYSIS

As mentioned above, we have used assumptions from the original PUD materials (i.e., possibility of 5 bedrooms/ or 6 "rooms" per unit) to calculate the proposed density of this portion of the project, as well as the project overall.

The northern portion of the site is 4.8 "net" acres, with 29 townhome units. Assuming the possibility for 5 bedrooms (or s "rooms") per unit, this site would be permitted 38 townhome units. The proposal for the northern section is well within the ordinance allowance.

The permitted density for the entire site is 118, 5-bedroom units. The full project is proposing 13 fewer units.

Items to be Addressed: None.

SCHEDULE OF REGULATIONS

Section 78-313 states that the schedule of regulations for each respective land use must be met, unless the Planning Commission and City Commission approve deviations that advance the objectives of the Zoning Ordinance. We have applied the schedule of regulations to the multi-family uses in the table below.

Multi-Family Residential Schedule of Regulations Requirements

RM-2 Multi-Family Residential		Required	Provided (Northern Portion)
Minimum lot size		10,000 s.f.	4.8 ac.
Height of buildings		2 – 4 stories maximum	3-3.5 stories, 34'=10" to 36'-7"
Minimum yard setback	Front	25 feet, or height of building, or 60 feet (half of ROW)	This portion of the site does not have any "front" yard.
	Sides	Total of 2 13.75 feet / 27.5 feet	46-70 feet / total of 2 N.A.
	Rear		
Min. Usable Open Space		150 s.f. x No. of bedrooms (174) = .60 ac.	1 acre (see above)
Minimum distance between buildings	Front to rear	70 feet	N.A.
	Front to front	70 feet	N.A.
	Rear to rear	70 feet	66.1 feet
	End to end	25 feet	N.A.
	End to front	50 feet	N.A.
	End to rear	50 feet	N.A.

Rear to Rear Distance Between Buildings: The plans deviate from the required 70 foot distance between the rears of buildings by 3.9 feet. This deviation is minimal, in our opinion.

Items to be Addressed: None.

PARKING, LOADING

The table below shows the required parking for the northern portion of this project, as well as the parking proposed on the site plan:

Parking Requirements

	Parking Required	Parking Provided
Multiple-Family Use - 29 units	2.5 spaces per 5-bedroom unit, or 2.5 spaces x 29 units = 73	58 garage spaces 58 driveway spaces <u>3 visitor spaces</u> 119 total spaces
Barrier-Free Spaces	1 barrier-free space (One in visitor parking area)	0 spaces

Number & Size of Parking Spaces

Each unit will have at least a two-car garage on the ground level. The driveways are all a minimum of 20-foot long, enabling two cars to park on each driveway as well. The site plan also shows 3 visitor parking spaces.

One barrier-free parking space is required in the visitor parking area. One barrier-free space needs to be designated in the visitor parking area.

The size of the visitor and driveway parking spaces and maneuvering lanes meet ordinance requirements.

Screening of Parking Areas

Section 78-270 requires a minimum five-foot wide landscape strip to screen all parking from adjoining lots. The visitor parking will be screened from view of the commercial neighbor to the east by a landscape buffer. The maneuvering lanes will be screened from view of the neighbors by the townhome units themselves.

Items to be Addressed: 1. Add one barrier-free space in visitor parking area.

CIRCULATION

Access to and from the northern part of this project is from the existing maneuvering lanes located on the southern part of the project.

Based on the average traffic generation estimates provided by the Institute of Transportation Engineers, the project as proposed will not generate enough traffic during peak hours to warrant a traffic study.

The roadway system in the development provides adequate access to the buildings and garages. We also believe that it will accommodate van-style delivery trucks.

As mentioned above, the Fire Chief should evaluate the plans to ensure the road system can accommodate the City’s fire equipment, and that access via one point is acceptable.

Items to be Addressed: None.

SIDEWALKS/PEDESTRIAN AMENITIES

Under the PUD Criteria section of this review, we provided the following comments and/or questions:

1. The note: “Pending connection pending easement procurement” begged the question of whether the existing pathway that ends at the northern property line (and adjacent property parking lot) received an access easement. Please confirm.
2. As part of the original PUD approval, the Planning Commission recommendation that the sidewalk system be available to the public, in perpetuity. The applicant should confirm that this condition was included in the PUD agreement.
3. Assuming that residents will want to use the open space on the northern portion, we suggested that they applicant consider installing an informal looped pathway through this “mini-park.”
4. We also asked if the applicant could describe why new sidewalk isn’t proposed in new Mill St. right-of-way on the northern portion of the site, similar to the southern portion.

Items to be Addressed: *See comments above.*

PUD AGREEMENT / PHASING

The PUD Agreement will need to be amended prior to final approval. The agreement will specify performance guarantees and conditions of approval, if any.

Items to be Addressed: *Amend PUD Agreement with performance guarantees for public amenities, and conditions of approval, if any.*

ARCHITECTURAL ELEVATIONS

The applicant has provided renderings of the building facades in the submission. They are proposing to build more of the same townhomes as were constructed on the southern portion of the site.

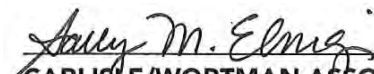
Items to be Addressed: *None.*

RECOMMENDATIONS

In our opinion, the “approximate” property boundaries and estimated topography does not provide the required confidence in this information. A survey needs to be conducted and grades shot in the field to ensure that the proposal coordinates with the existing conditions on site, particularly given the relatively close proximity of commercial and residential buildings. Also, the development constructed on the southern portion of the property is not illustrated on the existing conditions sheet.

While we consider the amended PUD to generally meet the standards of Section 78-311 in the Zoning Ordinance, we would recommend that the Planning Commission give the applicant more time to amend the plans given the number of outstanding items in the Preliminary Site Plan:

- A. Provide Preliminary site plan and PUD informational requirements.
- B. Applicant to confirm that access easement for existing sidewalk leading from southern portion, across northern portion, to Main St. has been obtained.
- C. Applicant to confirm that Planning Commission recommendation that sidewalk system is available to the public, in perpetuity, has been included in the PUD agreement.
- D. Applicant to consider informal looped pathway through mini-park (northern portion).
- E. Applicant to describe why new a sidewalk is not proposed in the new Mill St. right-of-way on the northern portion, similar to the southern portion.
- F. City Engineer to confirm capacity in City water and sewer systems to accommodate this development.
- G. Recommend City's Fire Chief review the plans and single entrance to this part of the site.
- H. Applicant to confirm if they are seeking emergency access via the adjacent parking lot to the north.
- I. Applicant to confirm that entire PUD project will be under single ownership.
- J. Applicant to confirm that the unit design originally proposed to the Planning Commission in 2018 were not changed later in the approval process, and the drawings represent what was actually constructed on site.
- K. Add one barrier-free space in visitor parking area.
- L. Amend PUD Agreement with performance guarantees for public amenities, and conditions of approval, if any.



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cc: John Buzuvis
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