

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
NOVEMBER 9, 2016
MINUTES**

Chairperson Thompson called the meeting to order at 7:31 p.m.

ROLL CALL:

Present: Franzoi, Jackson, Boynton, Kelley, Atchinson and Thompson.

Excused: Budd.

Staff: Director Akers, Deputy Director Best and Secretary Harman.

Planning Representatives: McKenna Associate, Patrick Sloan and Wade Trim Associate, David Nummer.

Audience: Seven (7).

APPROVAL OF AGENDA:

Motion Boynton, Kelley second to approve the revised agenda of November 9, 2016 as presented.

Motion Carried.

APPROVAL OF MINUTES:

Motion Kelley, Boynton second to approve the regular meeting minutes of October 26, 2016 as presented. Motion Carried.

NEW BUSINESS:

ITEM # 1 16-003 – SPECIAL LAND USE APPROVAL

TITLE: THE APPLICANT, JASON KISHMISH, IS REQUESTING A SPECIAL USE PERMIT TO OPERATE A DRIVE THRU RESTAURANT AT 10573 BELLEVILLE ROAD, VAN BUREN TOWNSHIP, MI 48111.

ITEM # 2 16-028 – PRELIMINARY SITE PLAN APPROVAL

TITLE: THE APPLICANT, JASON KISHMISH, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO OPERATE A DRIVE THRU RESTAURANT AT 10573 BELLEVILLE ROAD, VAN BUREN TOWNSHIP, MI 48111.

LOCATION: PARCEL NUMBER V-125-83-059-01-0020-000 (10573 BELLEVILLE ROAD). THE SITE IS APPROXIMATELY 0.862 ACRES. IT IS LOCATED IN THE C-1, GENERAL BUSINESS DISTRICT. THIS SITE IS LOCATED ON THE EAST SIDE OF BELLEVILLE ROAD BETWEEN I-94 AND TYLER ROAD.

Architect Ron Chiesa gave the presentation for the applicant. The applicant has been working with planning staff to revise and address site concerns and has submitted new site plans for review. Mr. Chiesa discussed; a letter provided for reduced parking to allow more circulation on site, two spaces for RV parking, parking space depth, the cross access agreement, landscape requirements, and the view of roof top mechanicals. He also displayed a color rendering of the building with the exterior façade being brick and faux stone and provided a full-scale brick sample.

Patrick Sloan of McKenna Associates presented his site plan review letter dated 11-4-16 and special land use review letter dated 11-4-16 recommending special land use approval, however, deferring preliminary site plan approval pending review of the revised plans and subject to the conditions referenced in the letter.

David Nummer of Wade Trim presented his review letter dated 11-4-16 which did not recommend approval until the stormwater management system has been added to the site plan and reviewed.

Director Akers presented the Fire Department review letter dated 11-4-16. The Fire Department portion of the review is approved with the exceptions listed in the review letter.

Commissioners discussed parking and usage for the site, the revised site plans being submitted by the applicant after the review letters, stacking spaces, potential tenants, striping of the parking lot, increased turn radius and the applicants need to have dimensions approved to design the storm water system and have included in the site plan.

Resident would like less stacking spaces on the site to provide more of a buffer behind the building.

Motion Boynton, Franzoi second to recommend to the Township Board of Trustees special land use approval for the applicant, Jason Kishmish, to operate a drive thru restaurant at 10573 Belleville Road, parcel number V-125-83-059-01-0020-000, an approximately 0.862 acre parcel zoned C-1 General Business District located on the east side of Belleville Road between I-94 and Tyler Road subject to the McKenna Associates review letter dated 11-4-16 specific to recommendations as noted:

1. Removing up to 4 spaces of the southern parking row;
2. Removing up to 2 spaces of the northern parking row;
3. Removing up to 2 of the easternmost stacking spaces and reducing the number of stacking spaces to no as low as 11;
4. Striping all parking spaces with four (4) inch wide double lines spaced 24 inches apart.
5. Lengthening angle spaces to allow a stall length of 20 feet on both sides of the stall, to allow a rectangular 9 ½ foot wide, 20 foot long stall;
6. Has been satisfied;
7. Making the aisle adjacent to the angled spaces 15 feet wide or the width required by the Fire Department, whichever is greater, provided the angels of the spaces do not exceed 74 degrees;
8. Calculating and labeling the area of each landscape island area, which must be at least 360 sq. ft. each;
9. Has been satisfied.

In addition, submitting the information required by the Township engineers.

ROLL CALL:

Yeas: Kelley, Atchinson, Boynton, Jackson, Franzoi and Thompson.

Nays: None.

Excused: Budd.

Motion Carried. (Letter Attached)

The Planning Commission will discuss preliminary site plan approval at their December meeting.

ITEM # 3 LAKESHORE ORDINANCE AMENDMENTS AND RECOMMENDATION

TITLE: THE BELLEVILLE LAKE SHORELINE DISTRICTS AMENDMENTS TO THE ZONING ORDINANCE AND ITS ASSOCIATED GENERAL ORDINANCE IS PRESENTED TO THE PLANNING COMMISSION FOR REVIEW AND RECOMMENDATION TO THE BOARD OF TRUSTEES.

INFORMATION: THESE DOCUMENTS WERE DEVELOPED BY THE SHORELINE MANAGEMENT WORK GROUP, REVIEWED BY TOWNSHIP STAFF AND ATTORNEY.

Director Akers and Will Hawley, a member of the Lakeshore Management Workgroup, gave the presentation for the lakeshore ordinance. The Lakeshore Management Workgroup, a group of 15-20 residents met a half dozen times with staff facilitation to review and make revisions to the shoreline ordinance. Staff and the Lakeshore Management Workgroup have produced a new draft of the Shoreline Zoning Ordinance addition and Shoreline General Ordinance. Deputy Director Best's memo dated 11-4-16 references some of the changes made in the new draft of the ordinance. Director Akers thanked Mr. Hawley and the Lakeshore Management Workgroup for their work and dedication.

Commissioners discussed the increase of personal watercraft from 6 to 10, maintenance of dilapidated docks, frontage coverage ratio, stairs permitted on lakefront properties, prohibited items for shallow shoreline abutting properties, boat hoist roof height and pitch, the grandfathering of existing structures and their repair, addresses on lakefront properties, having draft copies of the ordinance in the planning office for residents to review, the timeframe for the public hearing and notification methods to residents of the public hearing. Planning Commission members agreed to hold the public hearing at the January 25, 2017 Planning Commission meeting to provide enough time for residents to be notified and review the draft ordinance.

Motion Boynton, Atchinson second to hold a Public Hearing for the Lakeshore Ordinance amendments on January 25, 2017. Motion Carried.

ITEM # 4 ZONING ORDINANCE UPDATE

TITLE: THE VAN BUREN TOWNSHIP PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT HAS PROPOSED A COMPREHENSIVE UPDATE OF THE ZONING ORDINANCE. THE DEPARTMENT WILL EVENTUALLY ASK THE COMMISSION FOR A RECOMMENDATION FOR THE UPDATED ZONING ORDINANCE TO THE TOWNSHIP BOARD OF TRUSTEES.

INFORMATION: THE UPDATED ZONING ORDINANCE IS PRESENTED TO THE PLANNING COMMISSION FOR EVENTUAL REVIEW AND RECOMMENDATION TO THE TOWNSHIP BOARD OF TRUSTEES. THE ORDINANCE IS BEING PRESENTED IN MULTIPLE PARTS TO THE COMMISSION. AT THIS MEETING, THE DISCUSSION WILL FOCUS ON THE FOLLOWING SECTIONS:

A. ARTICLE 8 (ENVIRONMENTAL PERFORMANCE)
B. ARTICLE 10 (LANDSCAPING AND SCREENING)

Patrick Sloan of McKenna Associates presented the zoning ordinance update. Mr. Sloan handed out printouts of a PowerPoint presentation and discussed the changes to the following sections: Article 8 – Environmental Performance and Article 10 – Landscaping and Screening.

Commissioners discussed changes to the tree replacement standards, landscaping standards, ground cover for parking areas being rock, stone or pebbles versus mulch, the woodland ordinance and replacement size for trees. Commissioners like the tables and diagrams in the ordinance.

No comments from the audience.

GENERAL DISCUSSION:

Commissioners discussed businesses in Van Buren Township having LED lighting outlining storefront windows. Director Best asked members to notify himself or staff of any businesses with the lighting.

Motion Boynton, Kelley second to adjourn at 9:48 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

November 4, 2016

Planning Commission
Charter Township of Van Buren
46425 Tyler Road
Belleville, MI 48111

**Subject: VBT-16-003 SLU; Multi-Tenant Building at 10573 Belleville Road; SLU Review #4;
Plans Dated October 31, 2016; Received November 1, 2016**

Dear Commissioners:

The applicant proposes to demolish an existing house and shed at 10573 Belleville Road, and to build a multi-tenant commercial and retail use building on the site. The site is 0.86 acres in area. The building is proposed to be divided into three units: Unit A is 1,980 square feet, Unit B is 1,800 square feet, and Unit C is 1,170 square feet for a total of 4,950 square feet. There is a proposed drive-through restaurant use at the Unit A. The site is zoned C-1 General Business District, and drive-through uses require special use approval in the C-1 District.

COMMENTS

Special approval uses must meet both the specific non-discretionary standards of Section 12.03.d. and the discretionary standards listed in Section 18.08.f. of the Ordinance. We have reviewed the proposal and have the following comments based on the requirements of the Zoning Ordinance, observation of the site and surroundings and accepted principles of good planning and design. Our site plan review comments are in an accompanying letter.

1. General Standards for Special Approval.

- a. Promotes the use of land in a socially and economically desirable manner for those persons who will use the proposed land or activity; for those landowners and residents who are adjacent; and for the Township as a whole.** The site is on the east side of Belleville Road, just north of the I-94 North Service Drive. This road is characterized by a variety of commercial uses along the corridor. To the east is a residential neighborhood and to the north are other single-family residences. The demolition of the house (a non-conforming use) and construction of a commercial building is generally compatible with the surrounding uses. However, as stated in our accompanying site plan review letter dated November 4, 2016, the proposed development does not meet the requirements of the Zoning Ordinance. While we have made some recommendations to improve the site design and possibly make the proposed development compliant, the proposed design of the site is not socially or economically desirable at this time.

- b. Is necessary for the public convenience at that location.** Belleville Road is a major commercial thoroughfare and the site's location near I-94 makes a drive-through restaurant potentially convenient for consumers. The lot is very narrow, and an entrance from Belleville Road would be about 90 feet from the Belle Tire entrance. Section 12.04.a. of the Zoning Ordinance states that points of ingress and egress shall be placed no closer than 500 feet apart, and that the Planning Commission can recommend shared access drives. However, the Zoning Ordinance allows for 1 curb cut on Belleville Road and the applicant's proposed driveway is located on the

north side of the site as previously requested. While Belle Tire will not permit the applicant to access its driveway, Belle Tire has a recorded access easement on its site for future cross access. With the applicant's driveway located on the north part of the site and recorded access easements on both the north and south sides of the site, public convenience at the site will be achieved.

- c. Is compatible with adjacent uses of land.** The C-1 District permits a wide range of land uses, including drive-through uses by special approval. The site abuts R-1B Single-Family Residential land to the east, other C-1 uses to the south, sites zoned C-1 but used as single-family housing on the north, and C-2 Extensive Highway Business District to the west. Altering the use on the site from residential to commercial would fit with adjacent and surrounding land uses. Our accompanying site plan review letter dated November 4, 2016 includes several comments with respect to screening and setbacks requirements on the east side of the site that have not yet been met.
- d. Is designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected.** As stated in a previous version of this letter and in our accompanying site plan review letter dated November 4, 2016, the site design as currently proposed is overcrowded. The intensity of the uses and development exceeds the site's ability to accommodate them in a manner that protects the public health, safety, and welfare. We have made some recommendations in our site plan review letter to improve the site's ability to accommodate the proposed uses and development.
- e. Can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area.** The site's demand for public services and facilities will be commensurate with a commercially used site, and will not likely adversely affect public services to existing uses in the area. The truck turning radius at the rear of the site is tight and close to other site features, including the dumpster. This could negatively impact Fire Department's ability to maneuver a fire truck on the site, which could diminish the Fire Department's ability to provide timely emergency response to the site and within the site. We will defer to the Fire Department's recommendation on an adequate turning radius.
- f. Will not cause injury to other property in the neighborhood in which it is to be located.** Unless the recommended and required improvements are made to the site circulation and landscaping (see comments in this letter and our accompanying site plan review letter dated November 4, 2016), the site plan as it is currently designed may cause adverse effects to users of the site and adjacent properties.
- g. Considers the natural environment and helps conserve natural resources and energy.** There are no anticipated adverse effects on the area's natural resources. The site does not appear to be located near wetlands or other sensitive natural features.
- h. Is within the provisions of uses requiring special approval in the zoning district, is in harmony with the purposes and conforms to applicable regulations of the zoning district, and meets applicable site design standards for special approval uses.** The site plan has several major items that do not comply with the Zoning Ordinance and are unresolved (please refer to our

accompanying site plan review letter dated November 4, 2016), which is mostly a result of the applicant proposing more development on the site than can be accommodated under the requirements of the Zoning Ordinance.

- i. Is related to the valid exercise of the Township's police power and purposes which are affected by the proposed use or activity.** The Township has the authority to approve a drive-through special land use in the C-1 district, so this standard is met.
- 2. Specific Standards for Special Approval.** Section 12.03.d provides specific standards for drive-in uses in the C-1 District. The proposal's compliance with those standards is evaluated below.
 - a. Entrances and exits must be 100 feet from the intersection of any two streets.** There are no streets within 100 feet of this site, so this standard is met.
 - b. Must have direct access to a major thoroughfare.** The site has direct access to Belleville Road, which is a major thoroughfare.
 - c. No lighting or illuminated display shall reflect onto a residential zone.** The site abuts an R-1B residential zoning district to the east. The photometric plan shows that light trespass will not exceed 1.0 foot-candles into the residential district. The proposed screening for this site from the residential district is a 6-foot tall concrete wall with a simulated brick pattern. The applicant still must submit elevation details of this wall with the site plan.
 - d. Consideration must be given to proximity of existing places of congregation of children regarding traffic safety and sanitation.** The site is located near other similar commercial uses. Although there are single-family dwellings to the east and north, most of these do not directly connect to Belleville Road and those that do would not facilitate congregation of large number of children. There are no anticipated adverse effects regarding traffic safety and sanitation in relation to places of congregation for children.

RECOMMENDATION

Based on the above and our accompanying site plan review letter of November 4, 2016, we find the multi-tenant building does not yet meet the criteria for a special land use approval as currently proposed, based on the intensity of uses on the site and its impact on general site circulation. Our site plan review letter recommends site revisions that might address the concerns outlined in this letter. Therefore, we recommend that revised plans be submitted that are designed in accordance with the Zoning Ordinance based on the limited size of the site.

Respectfully submitted,

McKENNA ASSOCIATES



Patrick J. Sloan, AICP
Senior Principal Planner



Stephen Hannon
Assistant Planner

November 4, 2016

Planning Commission
Charter Township of Van Buren
46425 Tyler Road
Belleville, Michigan 48111

**Subject: VBT-16-003 SPR; Multi-Tenant Building at 10573 Belleville Road; Site Plan Review #4;
Plans Revision Dated October 31, 2016; Received November 1, 2016**

Dear Commissioners:

The applicant, RA Chiesa Architects, proposes to demolish an existing house and shed at 10573 Belleville Road, and build a multi-tenant commercial building. The building is proposed to be divided into three units: Unit A is 1,980 square feet, Unit B is 1,800 square feet, and Unit C is 1,170 square feet for a total of 4,950 square feet. There is a proposed unidentified drive-through use at Unit A. The site is zoned C-1 General Business District, which permits the drive-through use through Special Land Use approval. Our comments on the special land use application for the proposed drive-through are in a separate letter.

The site plans and a letter from Ronald Chiesa, the applicant's architect, is dated October 31, 2016. We have reviewed the site plan for compliance with the Township's Zoning Ordinance and sound planning and design principles, and we offer the following comments for your consideration:

COMMENTS

- 1. Use.** A variety of commercial uses are permitted in the C-1 District. Drive-through restaurants may be permitted subject to special use approval recommendation by the Planning Commission and approval of the Township Board. As discussed in our accompanying Special Use Review letter, all of the specific standards of Section 12.03.d of the Zoning Ordinance that apply to drive-through facilities must be met. Preliminary and final site plan approval by the Planning Commission is required as well. There is no written description provided of the proposed uses on this site plan because no leases for the spaces have been confirmed. While a conceptual floor plan is shown, a more refined floor plans for each of the tenant space and other similar information must be submitted with the final site plan application. This will effect the number of required parking spaces and, consequently, the final layout of the site.
- 2. Dimensional Requirements.** The building meets the required setbacks for the front yard (75 feet), side yards (15 feet), and rear yard (25 feet). The building height will be less than the maximum building height of 40 feet. There are no maximum lot coverage requirements in the C-1 district.
- 3. Specific Use Standards.** As discussed in our special use approval review, the specific standards of Section 12.03.d that apply to drive-through facilities have all been satisfied.

4. Site Layout and Circulation.

- a. Section 4.37 of the Zoning Ordinance requires safe and convenient vehicular and pedestrian traffic within the site. In previous versions of the site plan, we noted that the narrowness of the access aisles and the one-way circulation pattern proposed created the potential for conflicts between vehicles and pedestrians. This concern was also raised by the Fire Department, which had previously required a larger turn radius on the east side of the site for a fire truck to turn.

The current version of the site plan depicts a 40-foot outside turning radius on the east side of the site. The turning radius is still tight given the density of development on the site, though we will defer to the Fire Department regarding the adequacy of the proposed turning radius for a fire truck. The applicant has proposed removing 2 of the stacking spaces based on the anticipated demand for the use. As we note below, removing additional stacking spaces and some of the parking spaces will improve circulation on the east side of the site. Reconfiguring some of the parking spaces or moving the dumpster may also create more room for these vehicles.

- b. There is one access drive proposed at the north part of the site's frontage along Belleville Road. Section 12.04.a. limits sites in the C-1 District to no more than one point of ingress and egress per 500 feet. Additionally, the Planning Commission has a policy of reducing the number of curb cuts on Belleville Road, which has resulted in many sites using indirect access via shared drives. The proposed curb cut on Belleville Road is acceptable because it is the only curb cut on the lot.
- c. Consistent with Township policy and in satisfaction of Section 12.04.a. described above, the applicant must provide a cross access easement to the parcels on the north and south and allowing users to access Belleville Road through the site's driveway. This easement should align with Belle Tire's recorded cross access easement so that the traffic flow is direct, not offset. Easement documents and legal descriptions must be submitted in recordable form for Township review and approval prior to a final site plan approval, and must be recorded prior to permits being issued for the site.
- d. Sidewalks are proposed on the west, south, and east of the building, as well as a crosswalk to connect them to the public sidewalk along Belleville Road. The sidewalk in front of the building is 8 feet wide to account for vehicle overhang for those parking spaces. Details of the sidewalk ramps are also provided.
- e. The existing overhead electrical wires are proposed to be relocated in coordination with the utility company. The intended new locations of the utility poles are shown on the site plan pending coordination with the DTE service coordinator.

5. Parking and Loading. Parking and loading requirements are calculated as follows:

- a. **Retail Establishments.** *1 space per 200 square feet usable floor area.* Of the 2,970 sq. ft. of gross floor area of Units B and C, the site plan states that 2,400 sq. ft. (i.e., 80.81%) is usable

floor area. Thus, **12 spaces** are required and are included on the site plan. Conceptual floor plans have been submitted and are subject to change.

- b. Drive-Through Restaurant.** *22 spaces per 1,000 square feet of usable floor area, plus 5 stacking spaces between the pick-up window and order station, plus 10 stacking spaces that do not conflict with access to any required parking spaces, plus 1 space for each employee at the largest shift, plus two spaces for RVs or semi-trucks (because the site is within one half mile of I-94).*

The site plan states 30 spaces (22 for the restaurant, 6 for employees, and 2 RV spaces) are needed to meet these requirements, which implies the usable floor area is 1,000 square feet of the total area of 1,980 square feet in this unit. A total of 42 spaces and 15 stacking spaces are therefore required. There are 40 spaces (including 2 RV parking spaces) and 13 stacking spaces are proposed. Section 6.01(10) of the Zoning Ordinance permits the Planning Commission to modify the numerical requirements for off-street parking based on evidence that another standard would be more reasonable because of the level of current or future employment and/or level of current or future customer traffic. At this time, there is insufficient information regarding whether a modification in the numerical requirements can be considered.

In a letter dated October 31, 2016, the applicant claims that the proposed size of the drive-through restaurant would require only about 20 parking spaces. However, there was no parking study or data attached to the letter. To assist the applicant in this analysis, we researched the parking demand using the 3rd Edition of Parking Generation from the Institute of Transportation Engineers. The data for parking at fast-food drive-thru locations included 46 data points from 12:00-1:00 pm on a weekday, which was the peak demand for fast-food restaurants. The average peak period parking demand is 9.9 vehicles per 1,000 square feet of gross floor area, and the 85th percentile is 14.8 vehicles per 1,000 square feet of gross floor area. This implies that 20 to 30 spaces for this site, not including staff and RV spaces. We recommend that the number of parking spaces for the drive-through restaurant use (including parking for employees) be reduced to **20 spaces**, as there will other on-site uses to share parking during peak periods. We recommend maintaining the requirement for **2 RV parking spaces**.

With a requirement for 32 spaces (i.e., 20 parking spaces for the drive-through restaurant and 12 parking spaces for the retail uses) and 38 spaces proposed on the site plan, we recommend removing the easternmost 4 spaces of the southern parking row and the easternmost 2 spaces of the northern parking row. We also recommend removing 2 additional stacking spaces, and thus reducing the number of stacking spaces to 11. A drive-through use of this size and scale can function adequately with 11 stacking spaces. These reductions will allow additional room for a turning radius on the east side of the site and will allow the applicant to move the dumpster area to be at least 20 feet from the eastern lot line (see below). These reductions will also allow for more area for landscaping and required trees.

- c. Barrier Free Spaces.** Two (2) barrier free spaces are included, as the required barrier free spaces for a parking lot of 26-50 spaces.

- d. Parking Spaces.** All parking spaces must be clearly striped with four (4) inch wide double lines spaced 24 inches apart. This must be noted on the plan.

Upon closer review of the parking space dimensions, the angled spaces must be lengthened to allow a stall length of 20 feet on both sides of the stall. While the 20-foot dimensions are shown on one side of the stall, a 20-foot long vehicle will encroach into the aisle on the other side of the stall if the spaces are not lengthened to sufficiently hold a 20-foot long vehicle. Per Section 6.02(2) of the Zoning Ordinance, if the angle of these parking spaces is between 54-74 degrees, the minimum aisle width will be 15 feet. Therefore, the angles of these spaces must be shown. However, our understanding is that the Fire Department requires a minimum aisle width of 16.5 feet to allow sufficient room for a fire truck, so we will defer to the Fire Department on the minimum width of the aisle. If the aisle is less than 16.5 feet wide after the angled spaces are appropriately lengthened, the applicant should consider narrowing the landscaping area to the north of the northern angled parking row.

- e. Loading.** A 10' by 55' loading area is shown on the north side of the site next to the drive-through stacking lane.

- 6. Landscaping.** This site is located in Van Buren Township's signature Belleville Road corridor and "downtown," which is planned as a high-image attractive mixed use area. Considerable public and private investment has been made in streetscape plantings, decorative lighting, amenities and aesthetic improvements, and these characteristics have been successfully mirrored in the newer developments on the corridor. All sites are strongly encouraged to exceed the Ordinance minimums in landscaping, site design, building appearance, and access/cross access provisions, among others.

Landscape requirements must be met individually, so trees cannot be double counted to fulfill different requirements. We encourage the use of shrubs and perennials to add interest to the site. All ground cover must be identified. Our comments follow:

- a. Landscaping Adjacent to the Right-of-Way.** Section 4.40.3.b. requires a minimum of 1 tree per 50 feet of road frontage. Based on the site's 100-foot frontage, 2 trees are required and are shown on the plan. The parking lot must be screened from view from the right-of-way with a continuous landscape screen or a decorative wall at least 3 feet tall. A row of dense yews, planted at a height of 24"-30", is proposed to create the 3-foot high screen within 12 months of planting.
- b. Vehicular Surface Landscaping.** Section 4.40.3.d of the Zoning Ordinance requires internal landscaped area to be at least 5% of the paved area, which is calculated as 1,453 sq. ft. The plan states that there is 1,573 sq. ft. of landscaped area proposed. There must be 1 tree per 100 sq. ft. of proposed vehicular surface landscape area, and 16 trees are proposed. The area of each landscaped island must be identified, must be at least 360 sq. ft. each, and must have at least 1 tree.

- c. **General Landscaping.** Section 4.40.3.a.2 requires 1 tree per 3,000 sq. ft. of landscape open space. The applicant has indicated that there are no proposed open spaces, therefore this requirement may not be applicable.
- d. **Screening of Single-Family Residential Areas.** Section 4.40.3.c requires either a continuous masonry wall or chain link fence with dense landscaping 6 feet in height, or a continuous landscape buffer strip no less than 25 feet wide for nonresidential lots adjacent to single-family residential land uses. The lots to the east are zoned as R-1B; the site plan proposes a 6-foot tall concrete wall with brick stamping and 3 trees along the rear (east) lot line, and an elevation detail of the wall was submitted.

A 6-foot vinyl privacy fence is proposed between the site and the single-family dwelling to the north zoned C-1. While vinyl fence has not generally been approved as an acceptable screen, Section 4.40.3.a.4 allows the Planning Commission to modify screening standards provided that any modification is in keeping with the intent of the Zoning Ordinance. The applicant provided an elevation detail of the fence, and stated that it will easily be removed once the site to the north is redeveloped as a commercial use.

- e. **Other Requirements.** A statement regarding annual landscape material maintenance was included. Four (4) shrubs are proposed around the proposed transformer, and more detailed landscaping will be required on the final site plan.

7. Architecture and Façade Materials

- a. A color rendering of the building was submitted. A sheet with details of the materials shall be submitted to the Planning Commission at preliminary site plan review. The Planning Commission has consistently required new and renovated buildings along Belleville Road to reflect with the DDA's palette of red-brown brick, natural stone and limestone accents, and natural non-reflective façades. Samples of materials and colors must be presented to the Planning Commission for approval upon final site plan review, including a color rendering of all the elevations.
- b. Sheet A-3 shows that the parapet walls on the west, north, and south sides will be higher than the rooftop equipment. However, the means for screening rooftop equipment from view on the east side must be shown on the site plan, including raising the parapet on the east side or showing lines of sight from the perspective of people standing east of the site (e.g. from the residential district) as a condition of final site plan approval.
- c. All sites in commercial districts must provide on-site amenities, such as DDA-standard seating, bike racks, pedestrian plaza/respice areas, and similar features on the Belleville Road frontage to enhance the site for all future users. The site plan shows a bench and sitting area on the front lot line next to the crosswalk connection from the sidewalk on Belleville Road to the front of the building.
- d. Open space on the site must be provided, as required by Section 11.05(d)(i), at a rate of no less than 1 sq. ft. per 25 sq. ft. of the principal building or 250 sq. ft., whichever is greater. Required open space shall be independent of sidewalks, pedestrian circulation areas, and

required landscape areas, visible from the building and public right-of-way, and connected to the pedestrian system. The size of the building indicates that 250 sq. ft. of open space is required. The open space around the bench may meet this standard if it is not included as part of the landscaping requirement. The design of this open space must be submitted to determine compliance with the requirement and should be improved with features such as pavers, perennials, or other landscape elements.

8. **Lighting.** A photometric plan is included on Sheet A-1A with details of light poles and fixtures. The photometric plan shows that the light trespass does not exceed 1.0 foot-candles at the lot lines, and the fixtures are shielded.
9. **Trash Enclosure.** The proposed dumpster enclosure is concrete with a simulated brick pattern, and a gate with rough sawn wood or decorative slats. The Zoning Ordinance requires the gates to be steel-reinforced wood that is either pressure treated or wolmanized, and so the dumpster enclosure detail must be revised to meet this requirement.

Also, Section 4.14(D)(2)(c)(iii) of the Zoning Ordinance requires dumpster enclosures to be at least 20 feet from a residential district, and the proposed dumpster is only 10 feet from the boundary of the R-1B district to the east. Therefore, the dumpster must be relocated to meet this requirement. The applicant has stated that Section 4.40(3)(l)(3) of the Zoning Ordinance requires a 10-foot setback from any residential property line or zoning district, but whenever any provisions of the Zoning Ordinance conflict with each other, the most restrictive provision applies. The location of the dumpster will impact site circulation and the parking layout. However, as previously stated, with the recommended reduction of 6 parking spaces and 2 stacking spaces on the east side of the site, there is room to relocate the dumpster enclosure to be at least 20 feet from the eastern lot line.

10. **Signs.** Details must be given on the proposed monument sign including dimensions, material to be used, colors, and elevations. Even if exact signage will be determined later by tenants, an elevation of the monument sign showing dimensions and materials of the base of the structure must be submitted as a condition of preliminary site plan approval.
11. **Engineering.** The applicant has provided storm water calculations on sheet A-1. The applicant has proposed an underground pipe storage system in a letter dated August 11, 2016. Section 4.33 – Physical Features 8 of the Zoning Ordinance requires a description of a feasible storm water drainage system and any proposed storm sewer facilities including catch basins, outlets, enclosed or open ditches, and proposed swales. We defer comment to the Township Engineer regarding the appropriate level of information required to comply with this requirement and whether the site design is feasible.

RECOMMENDATION

Although the applicant has revised the plan and addressed some of our previous comments, several key issues remain unresolved. While many of the items noted can be deferred to final site plan review, we recommend that the Planning Commission defer action on the preliminary site plan pending the receipt of revised plans showing a revised layout that includes the following:

1. Removing the easternmost 4 spaces of the southern parking row;

2. Removing the easternmost 2 spaces of the northern parking row;
3. Removing the 2 easternmost stacking spaces and thus reducing the number of stacking spaces to 11.
4. Striping all parking spaces with four (4) inch wide double lines spaced 24 inches apart.
5. Lengthening the angles spaces to allow a stall length of 20 feet on both sides of the stall.
6. Showing the precise angles of the angled parking spaces.
7. Making the aisle adjacent to the angled spaces 15 feet wide or the width required by the Fire Department, whichever is greater, provided the angles of the spaces do not exceed 74 degrees.
8. Calculating and labeling the area of each landscape island area, which must be at least 360 sq. ft. each.
9. Relocating the dumpster enclosure to be at least 20 feet from the eastern lot line.

Respectfully submitted,

McKENNA ASSOCIATES



Patrick J. Sloan, AICP
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