

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
NOVEMBER 8, 2017  
MINUTES**

Chairperson Thompson called the meeting to order at 7:33 p.m.

**ROLL CALL:**

**Present:** Kelley, Atchinson, Budd, Boynton, Franzoi and Thompson.

**Excused:** None.

**Staff:** Director Akers and Secretary Harman.

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

**Audience:** Seventeen (17).

**APPROVAL OF AGENDA:**

**Motion Boynton, Kelley second to approve the amended agenda of November 8, 2017 correcting the description of New Business Item #2 from special use permit to preliminary site plan approval. Motion Carried.**

**APPROVAL OF MINUTES:**

**Motion Kelley, Boynton second to approve the regular meeting minutes of October 25, 2017 as presented. Motion Carried.**

**PUBLIC HEARING:**

**ITEM # 1                    17-030 ASHLEY CAPITAL, IS REQUESTING A SPECIAL LAND USE PERMIT TO CONSTRUCT A DISTRIBUTION CENTER. THE DISTRIBUTION CENTER IS PROPOSED TO CONSIST OF FOUR (4) BUILDINGS TOTALING 1,575,778 SQUARE FEET OF SPACE.**

**LOCATION:                    THE PROPOSED DEVELOPMENT IS LOCATED NEAR THE NORTHWESTERN INTERSECTION OF ECORSE ROAD AND HAGGERTY ROAD. PARCEL ID# V-125-83-005-99-0009-701 (APPROXIMATELY 158.5 ACRES).**

**Motion Franzoi, Boynton second to open the public hearing. Motion Carried.**

Ken Bowen gave the presentation for the applicant. The applicant is requesting special use approval to construct a distribution center consisting of four (4) buildings totaling approximately 1,575,778 square feet. Mr. Bowen gave a PowerPoint presentation displaying the south phase of the Ashley Capital distribution center. The applicant would like to break ground in the spring in order to complete the project by the end of the year. The project will take approximately 9-10 months to complete. The applicant has no tenants in mind at this time.

Two (2) Haggerty Road residents discussed traffic concerns, road conditions, car accidents and the need for a traffic study. The residents also discussed noise generated during construction and clearing of the existing Ashley Capital development, the decline in their property value and their desire to receive a buyout offer from Ashley Capital. Some of the owners stated they never received a buyout offer from Ashley Capital when they made their original offers twenty (20) years ago.

Commissioners discussed concern for the residential homes along both Haggerty and Ecorse Roads and the need to review the traffic study. Commissioners also requested that Ashley Capital look into the possibility of looking again at buyouts of the neighboring residential properties.

**Motion Boynton, Kelley second to close the public hearing. Motion Carried.**

**NEW BUSINESS:**

**ITEM # 1                    17-031 – SPECIAL LAND USE RECOMMENDATION ASHLEY CAPITAL CROSSROADS NORTH DISTRIBUTION CENTER.**

**TITLE:                        THE APPLICANT, ASHLEY CAPITAL, IS REQUESTING A SPECIAL USE PERMIT TO CONSTRUCT A DISTRIBUTION CENTER. THE DISTRIBUTION CENTER IS PROPOSED TO CONSIST OF FOUR (4) BUILDINGS TOTALING 1,575,778 SQUARE FEET OF SPACE.**

**LOCATION:                    THE PROPOSED DEVELOPMENT IS LOCATED NEAR THE NORTHWESTERN INTERSECTION OF ECORSE ROAD AND HAGGERTY ROAD. PARCEL ID# V-125-83-005-99-0009-701 (APPROXIMATELY 158.5 ACRES).**

No additional comments from the applicant.

Patrick Sloan of McKenna Associates presented his special use review letter dated 10-23-17 recommending the Planning Commission recommend special approval to the Township Board, subject to the following conditions:

1. Submission of a traffic impact study and implementation of its recommendations, as required by the Township and Wayne County.
2. That the proposed setback of 60 feet from the property lines abutting the R-1B zoned areas be approved on the preliminary site plan at this time, subject to a Zoning Ordinance amendment being adopted allowing the setback of a distribution center to be reduced from 80 feet to 60 feet. If the Zoning Ordinance is not adopted, the final site plan must show a setback of 80 feet.
3. That a performance guarantee be submitted by the applicant for planning a sufficient evergreen buffer between Buildings 4 and 6 in the event that building 6 is not constructed within a certain period of time.
4. That all of the conditions of preliminary site plan approval are met.
5. Final site plan approval.

Commissioners discussed the need to review the traffic study, the tree removal permit to be addressed at final site plan approval, the applicant to consider reaching out to neighboring residential homeowners to discuss remedies and staff to research remedies with the township attorney for assistance with major industrial rezoning. The Commissioners agreed not to take action on the special use permit until having time to review the traffic study and to invite Wayne County to the next meeting for discussion on the traffic study.

Resident discussed the detention pond on the property and drainage.  
Mr. Bowden gave Director Akers a copy of the traffic study for review.

**Motion Kelley, Boynton second to table the discussion until the Commission has reviewed the traffic study. Motion Carried.**

**ITEM # 2                    17-030 – PRELIMINARY SITE PLAN APPROVAL FOR ASHLEY CAPITAL CROSSROAD NORTH DISTRIBUTION CENTER.**

**TITLE:                      THE APPLICANT, ASHLEY CAPITAL, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL TO CONSTRUCT A DISTRIBUTION CENTER. THE DISTRIBUTION CENTER IS PROPOSED TO CONSIST OF FOUR (4) BUILDINGS TOTALING 1,575,778 SQUARE FEET OF SPACE.**

**LOCATION:                 THE PROPOSED DEVELOPMENT IS LOCATED NEAR THE NORTHWESTERN INTERSECTION OF ECORSE ROAD AND HAGGERTY ROAD. PARCEL ID# V-125-83-008-99-0002-703 & PARCEL ID V-125-83-005-99-0009-701 (APPROXIMATELY 158.5 ACRES).**

Ken Bowen gave the presentation, displaying a color rendering of the proposed buildings. The building design was changed to be more consistent with architectural requirements.

Patrick Sloan of McKenna Associates presented his preliminary site plan review letter dated 10-23-17 recommending preliminary site plan approval subject to the fifteen (15) conditions referenced in his review letter.

Fishbeck Associate, David Potter presented his review letter dated 10-23-17 recommending the Commission grant preliminary site plan approval subject to the comments noted in the review.

Director Akers presented the Fire Department review letter dated 11-1-17 recommending approval subject to the five (5) items addressed in the letter being completed during construction.

Two (2) Haggerty Road residents discussed concerns with the height of the light poles, the height of the berm and evergreen buffer, flooding and drainage from the site.

No comments from the audience.

Commissioners agreed to table preliminary site plan approval until considering their special use recommendation.

**Motion Kelley, Boynton second to table preliminary site plan approval to coincide with the special use approval. Motion Carried.**

**ITEM # 3                    16-037 – FINAL SITE PLAN APPROVAL**

**TITLE:                      THE APPLICANT, SPEEDWAY LLC/ANDREW SALD, IS REQUESTING FINAL SITE PLAN APPROVAL TO CONSTRUCT A GASOLINE FILLING STATION.**

**LOCATION: PARCEL ID# V-125-83-039-99-0009-721. THE SITE IS PROPOSED TO BE APPROXIMATELY 2.064 ACRES AND IS LOCATED AT THE NORTHEASTERN CORNER OF THE BELLEVILLE ROAD/TYLER ROAD INTERSECTION.**

Andrew Sald gave the presentation. Mr. Sald added revisions to the site plans based on staff reports including the sidewalk and additional shrubs. He displayed color renderings of the exterior façade, screening of mechanicals, two (2) signs and landscaping. The applicant is open to staff discussion on the light fixtures for the site.

Patrick Sloan of McKenna Associates presented his final site plan review letter dated 10-27-17 recommending the Planning Commission grant final site plan approval subject to the following conditions:

1. That all sidewalk connectors on the site that are proposed to connect off-site must be provided with a recorded access easement acceptable to the Township for reciprocal pedestrian access.
2. Addition of a few shrubs to the northwest corner landscape island.
3. That plan sheets for the lighting be included with the final site plan set and that the fixtures be decorative along the street frontage to be consistent with the Belleville Road Overlay District standards.
4. That the bench and trash can details are consistent with DDA design recommendations.

David Nummer of Wade Trim presented his final site plan review letter dated 10-13-17 recommending the Planning Commission grant preliminary site plan approval at this time.

Director Akers presented the Fire Department review letter 16-037 approving the plan.

No comments from Commissioners or the audience.

**Motion Boynton, Kelley second to grand Speedway LLC/Andrew Sald final site plan approval to construct a gasoline filling station on approximately 2.064 acres located at the northeastern corner of the Belleville Road/Tyler Road intersection, parcel number V-125-83-039-99-0009-721 subject to the recommendations in the McKenna Associates review letter dated 10-27-17 striking item #4, the Wade Trim review letter dated 10-13-17 and Fire Department review letter referencing case #16-037 and the amendment of the applicant to provide staff with an updated site plan. Motion Carried. (Letters Attached)**

**ITEM # 4 17-024 – MASTER PLAN AMENDMENT HAROLD SMITH FARM FUTURE LAND USE**

**TITLE: THE APPLICANT, BEN GRIFFIN, IS REQUESTING AN AMENDMENT TO THE TOWNSHIP'S FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION FROM LOW DENSITY SINGLE FAMILY B TO LIGHT INDUSTRIAL.**

**LOCATION: THE PROPERTY AT 50015 MICHIGAN AVENUE IS THE SUBJECT OF THIS REQUEST. THIS PROPERTY IS LOCATED ON THE SOUTH SIDE OF MICHIGAN**

**AVENUE, EAST OF ECORSE ROAD AND WEST OF DENTON ROAD.  
(APPROXIMATELY 75 ACRES).**

Director Akers presented his future land use update letter dated 11-3-17 along with the master plan amendment/future land use projected timeline. He discussed the next step in the process of amending the future land use plan is to recommend the amendment be submitted to the Township Board for approval and distribution to adjacent communities.

Patrick Sloan of McKenna Associates discussed his memorandum dated 11-8-17 recommending the proposed changes to the future land use plan be distributed to surrounding communities and required agencies for review pursuant to the Michigan Planning Enabling Act.

No comments from the Commission or the audience.

**Motion Kelley, Boynton second to recommend Township Board approval and distribution of the plan amendment to the adjacent communities as required by the Michigan Planning Enabling Act.**

**Roll Call:**

**Yeas: Kelly, Atchinson, Budd, Boynton, Franzoi and Thompson.**

**Nays: None.**

**Absent: None.**

**Motion Carried.**

**ITEM # 5                    17-034 – SITE PLAN AMENDMENT**

**TITLE:                    THE APPLICANT, GILBERT HOMES, IS REQUESTING AN AMENDMENT TO THE APPROVED ARLENE ARBORS SITE PLAN FOR REVISED SINGLE FAMILY ARCHITECTURAL ELEVATIONS.**

**LOCATION:                THE UNFINISHED ARLENE ARBORS SUBDIVISION IS THE SUBJECT OF THE REQUEST. THE DEVELOPMENT IS LOCATED ON THE SOUTH SIDE OF SAVAGE ROAD, EAST OF SHELDON ROAD.**

Applicant Bruce Gilbert gave the presentation. Gilbert Homes is looking to purchase the eight (8) remaining vacant lots in the Arlene Arbors subdivision. Mr. Gilbert displayed the eight (8) lots and the three (3) proposed home elevations. All elevations have brick to the belt core on all four sides, sump located in the side yard to the back and a bump out for the fireplace as homes in the neighborhood currently have. Four (4) of the lots will require a side entry garage to meet required setbacks. The applicant has received verbal architectural approval from the Homeowners Association of Arlene Arbors.

Director Akers discussed his staff memorandum dated 11-2-17 recommending the Planning Commission approve an amendment to the site plan for the Arlene Arbors development in order to allow Gilbert homes to construct homes consistent with the provided plans which depict elevations to be constructed on the remaining lots in the subdivision. This approval based upon the staff review letter dated 11-3-17 and conditioned on the following:

1. Township Planning Staff shall review each application for a new single family home in order to determine that the new homes meets the required setbacks and that the elevation meets the Township's "substantially different" architectural design standards set forth in the Zoning Ordinance.
2. The Planning Commission recommends that the applicant make efforts to obtain architectural approval from the Homeowners Association of Arlene Arbors.

Commissioners discussed the Homeowners Association approval; the applicant has received verbal approval and will be receiving an approval letter as well.

**Motion Atchinson, Budd second to grant Gilbert Homes an amendment to the approved Arlene Arbors site plan for revised single-family architectural elevations, subject to the conditions in the staff review letter dated 11-3-17. Motion Carried. (Letter attached)**

**GENERAL DISCUSSION:**

**ADJOURNMENT:**

**Motion Boynton, Atchinson second to adjourn at 9:35 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary



# WADE TRIM

October 13, 2017

Charter Township of Van Buren  
46425 Tyler Road  
Van Buren Township, MI 48111

Attention: Ms. Carol Thompson, Chairperson  
Van Buren Township Planning Commission

Re: Speedway  
Final Site Plan Approval

Dear Ms. Thompson:

At your request, we have reviewed the final site plan package received digitally by our office on September 29, 2017 for the proposed gas station located on Belleville and Tyler Road in Van Buren Township. The Project involves the construction of a 3,936 SF building and gas pumps with supplemental parking. We have approved the construction plans on behalf of the Township with the condition that a few small typos be corrected by the Designer. We have the following comments to offer in regard to the major engineering components of this project:

## General

It is our understanding that the construction of the Tyler Road drive approach will be implemented with all necessary easements and agreements for work being performed outside of the subject property. It is also our understanding that a portion of the DDA property along Belleville Road will be purchased by the Developer in order to satisfy Wayne County road right-of-way requirements.

## Water Main

The Developer is proposing a new hydrant on the east side of the proposed building to provide adequate fire coverage for the site. The ultimate water source for the site shall be from an existing 12-inch public water main along Tyler Road. The building will be serviced with a 2-inch domestic water service.

## Sanitary Sewer

Sanitary service for the building will ultimately outlet to an existing 12-inch sanitary sewer along Belleville Road.

**Wade Trim Associates, Inc.** 734.947.9700  
25251 Northline Road 800.482.2864  
P.O. Box 10 734.947.9726 fax  
Taylor, MI 48180 www.wadetrim.com



Storm Water Management

An underground detention system and mechanical pretreatment device have been proposed for site storm water management, sized in accordance with the Wayne County Storm Water Ordinance and Van Buren Township Storm Water Storage Standards.

Site Layout/Paving/Grading

Site access is provided from both Belleville Road and Tyler Road, with shared access drives provided to both the north and east property limits to accommodate future development in this area. The entire paved area is curbed and parking stalls double striped. Overall, the site layout is conducive to vehicular and pedestrian circulation.

Recommendation

We are recommending that the Planning Commission grant final site plan approval at this time. If you have any questions regarding this review, please contact our office at 734.947.2793.

Very truly yours,

Wade Trim Associates, Inc.

  
David M. Nummer, PE

DMN:jel  
VBN 2277-01T  
[20171013Thompson.docx](#)

cc: Mr. Ron Akers, Director of Planning and Economic Development  
Mr. Mathew Best, Deputy Director of Planning and Economic Development  
Mr. James Taylor, Director of Public Works

David C. McNally II  
Fire Marshal  
O: 734-699-8900 ext 9416

Van Buren Fire Department  
46425 Tyler Rd  
Belleville, MI 48111



Department Building and Planning  
46425 Tyler Road  
Belleville, MI 48111

Re: Speedway  
Belleville & Tyler Road

16-037

To whom it may concern:

I have reviewed a set of site plans drawn and submitted by WEIHE Engineer, 10505 N. College Avenue Indianapolis, Indiana 46280 on 10-19-2017

### **Project Overview:**

The proposal is to build a gas station at the corner of Belleville & Tyler Rd in Van Buren Township. The plan set was reviewed for Fire and Life Safety using the township adopted fire code NFPA 1 and NFPA 101 2012 editions.

Again, please note that **all** applicable **NFPA** codes and standards apply as adopted by the Township of Van Buren. These should be referenced before moving forward with this project.

- ~~1. Landscaping material such as trees and scrubs shall not be planted within 6ft. of the fire hydrant located on the south-east side of proposed building. This is to maintain a 36" clearance for future growth of such material.~~
2. Knox-Box will need to be ordered and installed by owner where fire department indicates prior to occupancy. [www.knoxbox.com](http://www.knoxbox.com)

**NFPA 1 16.3.4.3**

**Our Mission:** The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.

~~3. The building shall include the building address on the building or the road sign at the corner of Belleville and Tyler. The address shall be a **minimum of 6"** high letters of contrasting colors and be clearly visible. The location and size shall be verified prior to installation.~~

~~AHJ~~

4. **A digital site plan layout will be required at final inspection.**

AHJ

The fire department requires involvement in the continuing plan review, inspection, and Certificate of Occupancy process and will require various inspections during the construction phases and immediately prior to opening to verify compliance with the appropriate codes. One set of as built construction drawings, schedules, and details, as it relates to construction, fire protection and response, will be required, as well as **a digital cad layout** of the building by this department prior to our final C of O inspection.

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes.

If you have any questions about this plan review report, please feel free to contact me

Respectfully submitted,

David McNally

Fire Marshal  
Van Buren Fire Department

October 27, 2017

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

**Subject: VBT-16-037 SPR; Speedway at Belleville Road and Tyler Road; Final Site Plan Review #3;  
Revised Plans Dated October 13, 2017**

Dear Commissioners:

The applicant, Speedway LLC, proposes to construct a Speedway gas station and convenience store on a vacant site at the northeast corner of Belleville Road and Tyler Road. The applicant received preliminary site plan approval from the Planning Commission on April 26, 2017, subject to several conditions. Subsequently, the Township adopted a new Zoning Ordinance with updated many updated regulations in June 2017. At the time of review of the original site plan, the site was zoned C-1 (General Business District). While the site is still zoned C-1 under the current Zoning Ordinance, the site is now within the Belleville Road Overlay District and is subject to the standards of the M-U (Mixed-Use) District, which does not permit gas stations. ***Because the preliminary site plan was approved prior to the adoption of the new Zoning Ordinance, the applicants have the right to apply for final site plan review under the terms of the C-1 district.***

We have reviewed the revised site plan for compliance with the conditions of preliminary site plan approval and offer the following comments (any items that require changes or additional information are underlined):

#### COMMENTS

- 1. *Note location of any outdoor storage of materials (For example: propane, ice, and/or firewood).*** This condition has been met. The site plan shows the ice bins located on the northwest corner of the building (facing Belleville Road) and the propane tank enclosure on the north side of the building.
- 2. *Note information and plans for the storage, loading, disposal, and transfer of fuel, including specifications for the location, size, construction, and use of the fuel tanks. The specifications for the fuel tanks must be included.*** This condition has been met. The site plan shows the location of the 4 underground storage tanks: 2 with a capacity of 6,000 gallons each, 1 with capacity of 12,000 gallons, and 1 with a capacity of 20,000 gallons. The tanks are located at the north end of the canopy. Sheet CR includes a truck circulation plan for the site.
- 3. *Install a sidewalk along the west side of the stub road from Tyler Road to connect to the sidewalk on the south side of the building.*** This condition has been met. The site plan indicates a 5-foot wide concrete sidewalk extension and connector. All sidewalk connectors on the site that are proposed to connect off-site must be provided with a recorded access easement acceptable to the Township for reciprocal pedestrian access.

4. **Shorten striping between the parallel spaces along Belleville Road in order to make the spaces 23 feet long.** This condition has been met. The parallel parking spaces are shown on the revised site plan with a dimensions of 9 feet x 23 feet.
5. **Include additional shrubs along Belleville Road to create shrub rows except where there are sidewalk openings.** This condition has been met. The revised landscape plan proposes an uninterrupted row of shrubs including *Hummingbird Sweetspire* and *Cool Splashbulb Honeysuckle* along both street frontages except for the areas with driveway openings. We recommend that a few shrubs be added to the landscape island on the northwest corner of the site, which presently has only 1 tree on it. A few additional shrubs in this area would make the frontage consistent in appearance.
6. **Install of a single row of evergreen trees along the eastern lot line of the proposed parcel, with a planting height of 8 feet.** This condition has been met. The revised landscape plan indicates a row of 8-foot tall Black Hills Spruce trees placed 15 feet on center along the east property line behind the building. While we previously recommended a staggered double row of evergreen trees, the location of the building to the west and water main easement to the east made the planting area too narrow for a double row. Therefore, the proposed single row is acceptable.
7. **Provide underground irrigation system and screening of all mechanical equipment.** This condition has been met. The revised landscape plan notes that irrigation will be installed and operational prior to issuance of certificate of occupancy. Mechanical equipment on site is screened by proposed landscaping.
8. **Identify proposed trees which are required as replacement trees.** This condition has been met. The plan indicates 2 *honeylocust* trees on the north side of the building as proposed replacement trees.
9. **All light fixtures must be full cutoff and that the light fixtures near Belleville Road and Tyler Road must be changed to a more decorative fixture.** This condition can be met. While detailed lighting plans were submitted at preliminary site plan, they were not submitted in the final site plan set. The Planning Commission did not provide a conclusive comment on the decorative fixtures, but the fixtures previously proposed were generally acceptable; however, the applicant has stated their willingness to discuss the issue. We recommend that the light plan sheets be included with the final site plan set and that the fixtures be decorative along the street frontages to be consistent with the Belleville Road Overlay District standards (6.309(D)) of the Zoning Ordinance as well as the amenities and high quality site improvements proposed by the applicant.
10. **Include a reverse gable covered area over the building entrance, and provide a pad locked cover for securing the large ladder and staircase in the back to prevent trespassing.** A reverse gable roof has been added over the building entrance on the plans sheets (A-1.1, A-1.2, A-4.1, and A-4.2). We recommend that this reverse gable also be shown on the color elevation drawings. The pad locked cover for securing the ladder and staircase has been added to the plans.

- 11. Include materials recommended by DDA for the walls at the corner of Belleville Road and Tyler Road and include patio pavers or stamped concrete for the paved ground surface.** This condition has been met. The site plan and colored renderings indicate wall design consistent with the DDA's design recommendations and the paved ground surface to be constructed of stamped concrete.
- 12. Add benches and trash cans to the amenity area at the corner of Belleville Road and Tyler Road.** This condition has been met. The site plan indicates a bench and trash can on either side of the wall feature at the southwest corner of the site. The bench and trash can details must be consistent with DDA design recommendations.
- 13. Include conforming gates for dumpster enclosure.** This condition has been met. The revised plans indicate that the dumpster enclosure will be provided with steel reinforced wooden gates as required.
- 14. Increase monument base of the monument sign to 2 feet in height.** This condition has been met. The sign details are shown on Sheet SS in compliance with the condition.

## RECOMMENDATION

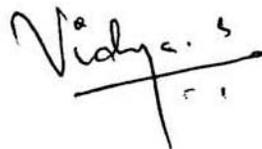
Most of the conditions of preliminary plan approval have been met at this time with a few exceptions. We recommend that the Planning Commission approve the Final Site Plan, subject to the following conditions:

1. That all sidewalk connectors on the site that are proposed to connect off-site must be provided with a recorded access easement acceptable to the Township for reciprocal pedestrian access.
2. Addition of few shrubs to the northwest corner landscape island.
3. That plan sheets for the lighting be included with the final site plan set and that the fixtures be decorative along the street frontages to be consistent with the Belleville Road Overlay District standards.
4. That the reverse gable façade on the front of the building also be shown on the color elevation sheets.
5. That the bench and trash can details are consistent with DDA design recommendations.

Respectfully submitted,  
**McKENNA ASSOCIATES**



Patrick J. Sloan, AICP  
Senior Principal Planner



Vidya Krishnan  
Senior Planner



# Memo

**DATE:** November 3, 2017  
**TO:** Planning Commission  
**FROM:** Ron Akers, AICP – Director of Planning & Economic Development  
**RE:** SPR 17-034 Site Plan Amendment for Gilbert Homes regarding Architectural Elevations in Arlene Arbors Subdivision.

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The applicant, Gilbert Homes, is requesting architectural approval for additional home plans and façade elevations for residential dwellings in the Arlene Arbors development. There is an existing Planned Residential Development (PRD) Agreement in place for the property which was approved in 1999.

These plans are subject to the PRD agreement, and the standards of the Zoning Ordinance, specifically section 5.115 which addresses specific development standards for single family dwellings in site condominiums and subdivisions.

The following is my review of the architectural plans based on the Zoning Ordinance and PRD agreement:

## **Comments**

### **1. Site Plan**

The setbacks, as described in the approved site plan for the Arlene Arbors development, depict a front yard setback of 25', a rear yard setback of 35', and a required side yard setback of 10'. The lots sizes in the development are approximately 70' in width and 120' in depth.

The submitted plans depict the widths of 41' and depths of 46' 4". Based on this the provided plans have sufficient width that will fit within the setbacks on the parcels in the Arlene Arbors development.

### **2. Floor Area**

The PRD agreement does not require dwelling square footages which are different from the Zoning Ordinance. Due to this the minimum required home square footage is 1,800 square feet per the R1-A zoning district requirements. The proposed floor plan for the home is 2,068 square feet. Based on this the standard in the Zoning Ordinance has been met.

### 3. Façade Elevations

The Zoning Ordinance requires that a property meet the substantially different standard from neighboring properties. The substantially different requirement can be achieved by varying three or more of the following criteria.

**(i) Roof style.** Roof style is determined by location and orientation of the principal ridge line and adjacent sloping sections. Different roof styles include but are not limited to gable, reverse gable, Cape Cod, gambrel, hip, mansard and flat, etc.

**(ii) Roof pitch.** Roof pitch is determined by measuring the ratio of vertical to horizontal units in the sloping segments of the principal section of the roof of a structure. Different roof pitches are three (3) or more vertical units in twelve (12) from each other including, for example, 6:12 and 9:12 or 8:12 and 11:12, etc.

**(iii) Exterior Material.** Exterior material describes the material present area of structure. Different exterior materials include but are not limited to horizontal siding, vertical siding, shingles/shakes, brick, stone and stucco, etc.

**(iv) Location of Major Design Features Relative to Main Mass.** Major design features include but are not limited to attached garages, porches, porticos, breeze-ways, gables, dormers and/or similar major features. Different locations of major design features relative to the main mass of a structure include but are not limited to in front of, beside, on top of, and/or in some other location relative to the main mass of the structure.

**(v) Location of Windows Doors Relative to Main Mass.** Windows and doors on a structure can take on various configurations. Different location of windows and doors relative to the main mass of a structure include but are not limited to center door, off-center door and no door, with windows on either or both sides of and/or above the door.

Based on the lots which are being purchased, the applicant can meet the substantially different requirement by providing three elevations which are different from one another. The applicant has provided this. Upon review of these three separate elevations, the applicant has met this standard by varying the location of major design features relative to main mass, the location of windows relative to main mass, and roof style. Below is a table which reflects the comparison analysis.

## Elevation Comparison Schedule for 17-034 Arlene Arbors Elevations by Gilbert Homes

	A	B	C
A	X	Y	Y
B	Y	X	Y
C	Y	Y	X

Y=Substantially Different  
 N= Not Substantially Different  
 X=Same Elevation

#### 4. **Building Materials**

The Zoning Ordinance requires that at least 50% of the total wall area of residential structures to be brick or stone. The elevations provide brick to the belt course on all four sides for elevation A, B, and C. On elevations B and C, the brick is also extended to the second story on the front façade of the building. Based on this, this requirement has been met.

#### 5. **Side Entry Garages**

The Zoning Ordinance requires that a minimum of 30% of all structures within a subdivision or site condominium development have a garage door oriented to an area other than the front lot. Based on this, a minimum of 11 of 38 lots in the subdivision will be required to have a side or rear entry garage. Currently 7 of the developed lots have side entry garages. This would mean that 4 additional lots will be required to have a side entry garage. The provided plans depict an option for a side entry garage, but do not provide the required elevations. Based on this the applicant will need to do the following:

- A. The applicant will need to construct at least 4 side entry garages on the remaining eight lots which are being purchased.
- B. The applicant will need to provide elevations for side entry garages.

I have verbally spoken to the applicant and they have indicated that these elevations will be provided prior to the meeting. If these elevations are provided this item will be adequately addressed.

## **6. Other Considerations**

The applicant will be required to obtain architectural approval from the Home Owners Association for the proposed elevations. The Township cannot withhold building permits until this is obtained, but it is still a required to construct homes in this subdivision.

### **Recommendation**

If the applicant can provide the requested information as we have discussed and it is compliant with the applicable standards, staff can make the following recommendation:

Based on the comments listed above and the additional requested documents, staff recommends that the Planning Commission approve an amendment to the site plan for the Arlene Arbors development in order to allow Gilbert Homes to construct homes consistent with the provided plans which depict elevations to be constructed on the remaining lots in the subdivision. This approval should be based upon the staff review letter dated November 3, 2017 and conditioned upon the following:

1. Township Planning Staff shall review each application for a new single family home in order to determine that the new home meets the required setbacks and that the elevation meets the Township's "Substantially Different" architectural design standards set forth in the Zoning Ordinance.
2. The Planning Commission recommends that the applicant make efforts to obtain architectural approval from the Home Owners Association of Arlene Arbors.

In the event the applicant fails to provide the elevations with the side entry garages, Staff will recommend that decision on the application be postponed until this item is provided.