

AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
TUESDAY, NOVEMBER 23, 2021
KENTWOOD COMMISSION CHAMBERS
4900 BRETON AVENUE
7:00 P.M.

- A. Call to Order
- B. Pledge of Allegiance (Holtrop)
- C. Roll Call
- D. Approval of the Minutes of November 9, 2021.
- E. Approval of the Agenda for November 23, 2021.
- F. Acknowledge visitors and those wishing to speak to non- agenda items.
- G. Old Business

There is no Old Business

- H. Public Meeting

Case#33-21 Master Plan Request - Change from Office to Low Density Residential Land
Use- located at 2802 44th Street

- I. Public Hearing

Case#34-21 – Union @ Silver Station – Site Plan Review for an Apartment Development
– located at 5844 Division Ave SE

- J. Work Session

There are no Work Sessions

- K. New Business

There is no New Business

- L. Other Business

- 1. Commissioners' Comments
 - 2. Staff's Comments

*Public Hearing Format:

1. Staff Presentation – Introduction of project, Staff Report and Recommendation
Introduction of project representative
2. Project Presentation – By project representative
3. Open Public Hearing (please state name, address and speak at podium. Comments are limited to five minutes per speaker; exceptions may be granted by the chair for representative speakers and applicants.)
4. Close Public Hearing
5. Commission Discussion – Requests for clarification to project representative, public or staff
6. Commission decision – Options
 - a. postpone decision – table to date certain
 - b. reject proposal
 - c. accept proposal
 - d. accept proposal with conditions.

PROPOSED MINUTES OF THE REGULAR MEETING
OF THE KENTWOOD PLANNING COMMISSION
NOVEMBER 9, 2021, 7:00 P.M.
COMMISSION CHAMBERS

- A. Chair Jones called the meeting to order at 7:00 p.m.
- B. The Pledge of Allegiance was led by Commissioner Pemberton .
- C. Roll Call:
Members Present: Bill Benoit, Catherine Brainerd, Dan Holtrop, Sandra Jones, Ray Poyner, Mike Pemberton, Darius Quinn
Members Absent: Ed Kape (with notification)
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier, the applicants and about 40 residents.

Motion by Holtrop, supported by Benoit, to excuse Kape from the meeting.

- Motion Carried (7-0) –
- Kape absent -

- D. Approval of the Minutes and Findings of Fact

Motion by Commissioner Holtrop, supported by Commissioner Poyner, to approve the Minutes of October 26, 2021 and the Findings of Fact for: Case#29-21 – Equine Assisted Development - Major Change to Site Plan – Located at 3220 32nd Street SE;Case#30-21- Zoning Ordinance Text Amendments Relating to: RPUD-1 & RPUD-2 Descriptions; Adult Foster Care Facilities and amendment to the variance request provision of the Subdivision Control Ordinance

- Motion Carried (7-0) –
- Kape absent -

- E. Approval of the Agenda

Motion by Commissioner Pemberton, supported by Commissioner Quinn, to approve the agenda for the November 9, 2021 meeting.

- Motion Carried (7-0) –
- Kape absent -

- F. Acknowledge visitors wishing to speak to non-agenda items.

There was no public comment.

There was no Old Business

H. Public Meeting

Case# 32-21 – Master Plan Amendment Request – Change from Institutional to Medium Density Residential Land Use Located at 2400 Forest Hill

Schweitzer stated 2400 Forest Hill Avenue is a 10.3 acre parcel currently the location for Christ Community Church. He stated the surrounding uses are low density residential, medium density residential and high density residential. He stated they would like to change the land use designation from institutional to medium density residential.

Schweitzer discussed the background of the property He stated it has been zoned RPUD-1 High Density Residential Planned Unit Development since 1992. The property is phase 2 of the 80-acre Embassy Park PUD located south of Burton Street and along the east side of Forest Hill Avenue. The original plan specified that the 10.3-acre property be developed into 37 condominium units made up of an assortment of 2, 3- and 4-unit buildings. The approval of the overall PUD plan included 182 attached condominium units as well as a plat with up to 64 single family detached homesites. The overall density of the project was less than 4 units per acre consistent with the low-density residential land use classification in 1992. Schweitzer stated in 1995, phase 2 of the PUD plan was changed to allow for the construction of the current place of worship. In that same year the 56 lot Forest Meadows single family detached subdivision to the east and the 32-unit Forest Meadows Condominium development to the south were initiated and both have developed largely consistent with the original PUD plan.

Schweitzer stated on the church site the main building is in the middle of the property. He stated the area to the north along Burton Street frontage is in a bowl. It is lower than the frontage on Burton and Forest Hill. As you go along the east edge of the site there is as much as a 30 foot drop from the top down to the backyards of the homes along the Forest Hills subdivision. Schweitzer stated as you look on the southern portion of the site, it is more a gradual slope down into the Forest Meadows condominium development.

Schweitzer stated Cypress Partners has come forward to the City to seek a change in the Master Plan for this property. He stated they would like to change the land use designation from institutional to medium density residential land use. The concept plan portrays 65 units of owner occupied senior independent living apartment housing consisting of 2, 3 and 4 unit buildings.

Schweitzer stated staff is seeking input from those that are present to get their comments about the change. He stated given the nature of this type of review State law requires that the Planning Commission take into account the comments, but also over the next 6 weeks we want to allow for anyone who has any concerns, questions or opinions that they have

the opportunity to share that feedback back to the Planning Commission. He stated after the 6 week period there will be a time set for a public hearing for review and formal action taken by the planning commission. He stated the hearing will be held on January 11, 2022.

Schweitzer stated the Planning Commission has really focused on what has taken place over the past 30 years. The plans and development of the properties on the west side of Forest Hill Avenue have changed more substantially since the original plan in terms of the types of housing and ownership. In 1995 the overall PUD was expanded by .97 acres to the northwest as part of the development of two 40-bed assisted living facilities (eventually licensed as adult foster care). In 2003 the overall PUD was expanded again by 1.17 acres to the southwest to accommodate 23 attached townhouse condominium units where two office buildings had originally been planned. In 2018 Clark at Keller Lake received approval to build 70 independent living units of which 52 have been constructed

Schweitzer stated this site is currently classified as an institutional use is now being considered to be reverted back to a residential use. He stated the other aspect deals with density, low density residential is 4 units per acre. What is being proposed now with the 65 housing units is medium density residential which can be anywhere from 4 up to 8 units per acre. He stated a lot of the conversation that has taken place with the Planning Commission and is there is some receptiveness to the reclassification of it from institutional to medium density residential provided that it be limited to no more than 6 units per acre, taking into account the surrounding development that has taken place in that area

Jones opened the public meeting.

Steven Lipnicki, 2519 Bluff Meadows was present. He stated he supports changing the classification from institutional to residential, but he does have some concerns of the density that is being proposed. He is also concerned about the buffer area as well as the homes that back up to where the new homes would be built. He is concerned about the grading. The homes would be higher and almost bedroom level of some of the homes that they live in as well as the condos. He stated he is concerned about greenspace as well he would like to see more greenspace. He stated he is in support of the low density housing.

Susan Post, 2455 Candlestick, was present. She stated her concern is that there is a columbarium located on the premises of the church yard. She has family members whose ashes are there. She was concerned about the fate of remains of the 23 individuals that are buried there close to Forest Hill and Burton.

Julie Dunakin, 2497 Bluff Meadows was present. She stated they live in a very sloped area and invite the commissioners to come out and look at their neighborhood. She stated she was told they own 1/3 of the hill. She stated the property is a large slope. She stated when the commissioners are considering the density of the property to keep in mind that

they are allowing possible walk outs looking down into their homes. She would like for it to be low density.

Benoit pointed out that we are only discussing the Master Plan change from Institutional to Medium density residential.

Marc Daneman, 2557 Forest Bluff Drive was present. He stated he is on the board for Forest Meadows Condominiums. He stated the commissioners need to look at what is appropriate in the surrounding area. He stated it is all low density residential. He stated he is fearful of a medium density approval with the suggestion of it being 6 units per acre because that is not enforceable to any future Planning Commission nor City Commission. He stated if they are going to change the land use designation it should be low density. He stated another concern is traffic. He stated concerns with any future developments that is going to increase the traffic. He stated this is premature to consider.

Lois Devries, 2504 Forest Bluff was present. She stated we should not be changing the Master Plan so that the church can sell its property. She stated it is odd to have 65 – 2 story buildings that are targeted towards 60-80 year olds. She stated she thinks there is a lot of complication. She encouraged the commissioners to come and look at that property. She stated it is on a very busy road.

Kathryn Lipnicki, 2519 Bluff Meadows Dr. was present. She stated she thinks that the concept of the Master Plan potentially going back to what it was before would be more feasible. She thinks the 37 units low density seems more reasonable. She would like the commissioners to go with the original 37 units as opposed to doubling it 65, that should not be on that 10.3 acre site.

Jim Vansolkema, 2552 Forest Bluff was present. He stated the traffic on Forest Hills and Burton is growing and to have medium density there will be a lot of traffic. He stated the low density seems better and not allowing the developer to go out on Burton. He stated to the south there is so much vacant land.

Mark Kirsch, representative from the church at 2400 Forest Hills was present. He stated they have been in the community since 1997. He stated over time it has been proven that the building is not something that can be sustained. He stated their initial approach was to look for another church that are more financially viable of taking it over and keeping the ministry moving forward. He stated the amount of cost that it takes to keep that building just sitting there is expensive. He stated there are people whose ashes are on the property and the church is the caretaker. He stated he will reach out to the families and they have been working with some area cemeteries to make arrangements for relocation. He stated when he saw the work of Cypress Partners he felt very comfortable working with them. He stated they looked at putting tiny houses on the property and staff let them know that would not be desirable, then they looked at apartments. He stated the property is under used and under developed and unfortunately a church cannot stay there, it is hard for

them. He stated the Board feels comfortable to use the property to develop homes for people.

Mike Parks representative of Cypress Partners was present. He stated medium density residential allows up to 8 units per acre. The way the City of Kentwood works in a PUD is on a net acreage basis. He stated it actually equates to 6 – 6 ¼ units. He stated he is asking for them to allow up to the medium density residential which allows 8 but when it works through the system you can only get 6 - 6 ¼. He stated they focused on this because of the demand in the market. He stated the traffic associated with this product is ½ of what it would be for a single family home. He stated they think it is a terrific fit for the property. He stated they will work through any and all issues with the neighbors and the Planning Commission. He stated homes are in huge demand when they ran their market studies and considered the demographics.

Dave Dunakin, 2497 Bluff Meadows was present. He stated he thinks they need to stick to low density residential because a lot of that land isn't buildable. There are going to be some challenges.

Sue Hamilton, 2502 Bluff Meadows Dr. was present She wanted clarification on what net density and intensity means. She stated her concern is they don't know what the end product might be. Schweitzer clarified that net density means you take away those things that have easements on it where you can't do anything else or the path in which the water or sewer comes into the property. Discussion ensued.

Schweitzer stated there was question about the next steps in the process. Schweitzer stated January 11, 2022 we will have a public hearing. He stated the residents will receive a notice. He stated they can provide any additional input prior to that meeting that they would like to share.

Case#30-21- Zoning Ordinance Text Amendment Relating to Athletic Training Facilities in Industrial Districts

Pung stated the amendments would make allowance for athletic training facilities but would prevent other indoor recreational use such as go cart tracks, trampoline parks, etc. from locating within industrial districts. The amendments would limit the size of such facilities in an industrial district to 25,000 square feet. Limitations on competitive spectator events would be imposed as part of the special land use review process

Golder stated the concern of the Right Place is that we don't have enough industrial land. For something to be built new they have to wait a year and a half to get the materials necessary to build. She stated there is a real concern that we don't have enough industrial property right now to support any growth that we might have.

Poyner stated he is not in favor of looking at it larger than 25,000 square feet. However he wonders if we should use industrial space for something like this. He stated he is not

even sure he is in favor of 25,000 square feet, but if he had to choose, definitely not being larger than 25,000 square feet.

Holtrop stated he is not sure if 25,000 square feet is enough. He stated if the sporting place is going to pay more than industrial the landlord is going to take it. He stated he is ok with that too. He stated he would love to see it larger.

Benoit stated he agrees that we are going to be taking up a bunch of industrial space. He supported starting at 25,000 square feet maximum. If they find out it is a problem then we go back and tweak it.

Quinn stated he is in support of the 25,000 square feet.

Pemberton stated he agrees 25,000 is a good start. He stated he thinks they need to get a start somewhere and it doesn't mean that the industrial space will disappear forever.

Jones stated she thinks 25,000 is a good start as well.

Case#33-21 Master Plan Request - Change from Office to Low Density Residential Land Use- located at 2802 44th Street

Schweitzer stated when looking at the history on this property, up until 2004 the area from 44th Street south to the Justice Center was master planned medium density residential. In 2004 the developer came forward and proposed to change it to low density residential with office use on the 44th Street frontage. It is split in that area because that is where the low lands and the wetlands are on the overall property. He stated in both the Kentwood Estates plat and the Woodhaven Condominiums further to the south there is a lot of wetlands in those properties as well. He stated wetlands has had a part in terms of how this has been parceled off. He stated the major reason they are going back to low density residential is that it would be more consistent with the use that is immediately to the south under development. Schweitzer stated the office market has disappeared, it has been zoned office since 2004 and no proposal for development on the property. He stated it was low density residential at one point now they are proposing to go back to low density residential again.

Schweitzer displayed a photo of the developers concept plan. They are proposing separate buildings with 20 bed adult foster care in each building. They are also looking at the concept of screening to the single family detached subdivision to the east.

Mike Maier, the applicant was present.

Pemberton stated he doesn't have a problem with the proposed change it has been master planned office for a long time with no development. He stated his only concern with the concept plan is the exit and entrance onto Walma. He surmised it is really close to 44th

Street and he can see where it will be difficult to turn right out of there at certain times of the day.

Quinn stated he has no issue with the use. Quinn wanted to know more about the living quarters. Mayer stated they will be 10 bedrooms shared by 2 people, single story buildings, residential in style.

Benoit stated he has no problem with conceptual plan, but the Master Plan discussion should not be focused on specific plan.. He stated he has no problem with the change in the Master Plan it is a good idea. He suggested if the applicant is going to provide the commissioners with drawing provide them with 2-3 different examples of what can be done there. Maier stated the language in zoning didn't cover the adult foster care language that the State used. Maier stated he agrees with Benoit, he wished there was a way they can parallel the approval of the site plan and the zoning and the master plan. The sequential way it is being processed is putting them out to March 1, 2022.

Holtrop stated he the can see the site for low density residential.

Brainerd stated she has no problem with low density residential. She stated we should address the 2004 covenant. Maier stated the covenant has to be dealt with because they are illegal and the seller knows that and he is working on that.

Poyner stated he doesn't have a problem with the change

Jones concurred. She had no concerns, it makes complete sense.

Case#34-21 – Union @ Silver Station – Site Plan Review for an Apartment Development – located at 5844 Division Ave SE

Golder introduced the request. She stated with this request is regulated by the Form Based Code, Corridor General. She stated this parcel is 6.7 acres it was part of a 7.8 acre property PUD that was approved in 1990's. She stated they suggested a retail building, a fast food with a drive-thru, and mobile home sales. The only thing that was built was the Family Dollar building. She stated when they approved the overall plan our City Engineering Department required all the detention to be in place; therefore we have a nice detention easement going right along the front and also a cross access easement that goes across the front as well. She stated that is going to need to be modified to allow this to happen.

The surrounding uses include Brentwood Mobile home park to the east about 10 homes are located up against this proposed development. To the south is the park and ride for the bus rapid transit a car dealership in Wyoming to the east and a car dealership to the north of Family Dollar.

Golder stated the applicant is requesting site plan review of a 152-unit apartment development located on 6.7 acres of property. Eight buildings are proposed; a community room is proposed in Building B, adjacent to Division Avenue. Of the 152 proposed apartments, 40 are one bedroom units, 84 are two bedroom units, and 28 are three bedroom units. The one bedroom units are 730 square feet in area, the two bedroom units are 950 square feet in area, and the three bedroom units are 1,127 square feet in area.

Golder stated the site is proposed to be developed at a density of 22.68 units per acre. By comparison, the Cityline apartments were developed at a density of 21 units per acre. Although there is no stated density maximum, if the development were as dense as Cityline, only 141 units would be permitted.

Golder stated the development is accessed from Division Avenue on the southern edge of the site. This driveway aligns with the auto sales drive driveway across Division Avenue (City of Wyoming). In addition, it is possible that the apartment development can be accessed through the Family Dollar parking lot. When the Family Dollar was developed in 2000, it was part of an overall PUD development that included the site for the proposed Union at Silver Station Apartments. Cross access between the two parcels was a condition of the approval of the original development; a cross access easement was recorded. The original cross access easement is located 60' from the proposed cross access for the apartment development. The easement will have to be amended in order to allow cross access between the uses.

Golder stated the detention is going to be moved over to the south side of the site. She stated sanitary sewer issues have to be addressed. They have to reroute some of the sewer to another sewer district. The applicant Engineers are working on that as well.

Golder stated in the FBC we have build- to zones. She stated in Corridor General for our Flex building the build to zone is between 5-20 feet, For a public road we take that setback from the ROW.

Golder stated for the private driveways and access that go through the parking lot what was done for City Line and what is proposed here is to take from the building to the start of the parking. She stated generally speaking all those also meet the build-to line except for building "E" they are a little too far. They measure to be about 27 feet, moving them 7 feet forward or closer would give more room along the edge. She stated that is a problem that needs to be addressed. There is only 15 feet between the property line and the buildings. She stated you will have the patios and air conditioners and then the entrance to the buildings and there is about 25-35 feet from the property line to the mobile homes.

Golder stated there is some existing vegetation and some good sized trees on both the apartment side and on the mobile home side. She stated we have asked the applicant to take a look at where those trees are. She stated because of the grading and how close they are to the lot line there will be no trees left on the property so that would all be just grass .

She suggested by moving the building forward and seeing what kind of trees remain on the mobile home site and look to see what areas they need to beef up the landscaping so that there is some privacy for the mobile home community adjacent.

Golder stated this is a flex building with a dooryard façade. Flex buildings required to be 150 foot maximum and 3 of the buildings are 160, therefore a variance would be required. She stated the floor height the 1st floor required to be 14feet high 2nd floor 8 feet high. These buildings are 10 foot, the 1st floor is 10 foot they need a variance for that as well.

Golder stated we need a little bit more information on the amount of transparency or glass on the 1st floor windows. The dooryard façade requires 20% clear glass on the first floor, and at least 15% on the upper floors. The applicant must provide this information on transparency to ensure compliance with is regulation.

Golder stated a horizontal expression line is required between the first and second floor. The expression line is required to be between 24” and 42” and extend the entire width of the façade. Trim board appears be used but does not meet the 24-42” requirement of the form based code. A variance is required.

Golder stated we also need additional information on the pole heights for the site lighting and verify compliance with lighting levels.

Golder stated with respect to parking you go back to the regular zoning ordinance and that would require 304 parking spaces and you can reduce that by 25% if there is adjacent availability of parking. She stated we have the Silverline parking. That would mean they need 288, they have provided those. They also have provided carports. She stated she doesn’t really like them on the front of the building. She is hoping they can move them to the side or elsewhere. She also suggested they move the dumpster back so it is not sitting out in the front.

Golder stated the one thing she questioned was the sufficiency of open space in the plan. The proposed development includes a clubhouse, a dog park, a playground, and an “amenity space”. The applicant must detail what is included in the amenity space and playground. She stated with 28 three bedroom apartments, there are likely to be a number of children living within the development; the location of play area/open space is limited within the development.

Tyler Knox, developer for the Annex Group 409, Massachusetts Ave Indianapolis, IN 46204 and Nicolas Fergatos, 9365 Counselors Row Suite 116 Indianapolis, IN 46240 engineer were present.

Fergatos stated this is a work force housing development very similar to CityLine Apartments. Fergatos stated they are going to make some changes that staff mentioned. They are going to move up the back buildings and look at the screening. He stated he

went to the site and looked at some of the tree locations that were mentioned. He stated there is a fence that runs on the property line and he would say the vast majority or almost all the large trees you see from Division are off of the property, they are on the other side of the fence and they will keep those. He stated leaving the property line allows them to put some buffering if they need to or a nice newer fence.

Fergatos stated as far as the amenity spaces they can provide in greater detail what MSHDA will require to be located on the grounds as well as certain sizing and different types of playground equipment that they will be providing for the tenants.

Poyner questioned if we will have a couple work session and get the word out to the neighbors particularly the ones in the mobile home park to make sure they have an opportunity to be part of this process. Golder stated we are going to get notices to the park management to make sure that the individuals are notified. Golder stated it depends on the commissioners if they want to have more than one hearing but there will also be City Commission level review regarding the financing of the community. Poyner stated it is important to take into consideration the buffer zone and fencing he thinks that is a good idea. He stated he isn't sure what the impact of lighting will be. Golder stated we have been provided a lighting plan, we can get that to the commissioner. Poyner questioned if there was a traffic assessment. Golder stated in the report there is a projection of what apartments will generally generate. She stated we asked the applicant to provide us an assessment of what reduction in vehicle count might happen given the fact that the project is located on the Silverline.

Brainard stated she did have concerns about the buffer and screening but it sounds like they will be getting us some revisions. She stated the density jumped out at her she had some concerns, however, there is a need for additional housing and being on the Silverline there are a lot of pros to the project overall.

Holtrop stated if we are following guidelines in the FBC he is good with the project. He stated he didn't know if there was a way to reduce density and add more amenities but that is his comment. He stated he noticed the bark park in the back corner. He stated if he lived next door to that he was wondering whether or not he would appreciate it and questioned if that could be moved. He stated Kelloggs Woods Parks about 4 blocks down the road has a dog park. He wondered if he could connect somehow walking out the north side of his parcel or not. Holtrop questioned the timeframe. Knox stated they plan to submit their loan application to MSHDA this coming December 16, 2021, with their pilot application 90 days after that with a potential closing date of October 1, 2022 and construction starting then as well.

Benoit stated we approved this FBC and haven't had a lot of bites except for apartments. Golder stated one of the things we thought made Division Ave unsuccessful is the lack of people living there so we were hoping for apartments. She stated we didn't think we would get a lot of mixed use and that was confirmed by the Division United Consultant. She stated she thinks if we get more residential, because we don't have any more big

lots, it will be more townhouse, duplexes and 4 unit type. Benoit questioned if we put a cap on apartments in the FBC. Golder stated no we didn't. She stated we could look at our Master Plan and be more specific in the FBC area. Benoit stated we have had two of these developments now and it sounds like both of them need a few variances. He questioned should we be tweaking the FBC. Golder stated the reason why we did what we did is because the flex building is the only building that allows for sloped roofs. She stated we discussed if we wanted something to be able to convert back to commercial and vice versa and we want to be as flexible as possible. She stated the consultant thought it was important to not have the buildings be too long. Benoit stated the biggest thing he sees with the lighting is that it is supposed to stop at the property line, but the problem is residents still see the light and those are the biggest complaints he hears, but he lets them know yes you are going to see the light.

Quinn he would like to see a buffer but noted they plan to address that.

Pemberton stated density jumped at him. He would like to see a few more onsite amenities. He stated they have some hurdles to get through, but he would like to see it happen. He stated he is excited to see this plan.

Jones questioned if Family Dollar is not amenable to using their parking lot what is their next plan. Fergatos stated they have had trouble getting in contact with them. Family Dollar and the Dollar store are now merging and the merger along with their legal counsel was just completed yesterday. They have been held up and supposed to reach out to him sometime this week. He stated they seemed like they are going to work with them it doesn't impact Family Dollar. Jones questioned the Silverline parking lot. Fergatos stated they have had conversations with them and they are open to it. He stated long term the developer can provide some type of connection across the ditch so residents don't have to walk along Division to get in there. Jones stated the open space and amenity space is also important. Jones also stated it would be her vote to relocate the carports. Know stated they have some other places they could put them and will be looking into that.

I. New Business

There was no New Business

J. Other Business

1. Commissioners' Comments

2. Staff's Comments

K. Adjournment

Motion by Commissioner Benoit, supported by Commissioner Poyner to adjourn the meeting.

- Motion Carried (7-0) –
- Kape absent -

Meeting adjourned at 9:15pm

Respectfully submitted,
Ed Kape, Secretary



Memorandum

TO: Planning Commission

FROM: Terry Schweitzer, Community Development Director

DATE: November 16, 2021

RE: Updated Master Plan Memo-2802 44th Street

During the November 9, 2021, work session there was good discussion concerning the master planning of 2802 44th Street, SE. It appeared the consensus of the commission was that it may be appropriate to change the Office land use designation to Low Density Residential like the residential development to the north, south and east.

The staff report and graphics provided to the Commission in advance of the meeting made note of the land use designations and development densities of the surrounding properties. The forms of the surrounding residential development include single family detached subdivisions, single family attached condominiums and attached apartments. The density of the detached single family developments are relatively lower than the density of the attached residential uses.

Another prominent factor in the land use planning discussion of this 4.7 acre site is its relationship with the 24 acre area south along the Walma Avenue frontage. In 2004 the 29-acre area on the southeast corner of 44th Street and Walma Avenue was zoned R1-C Single Family Residential and Master Planned for Medium Density Residential use. That summer the property owner sought and secured rezoning of the southernmost 24 acres to RPUD-1 to accommodate a plan for a low density attached condominium development at 4 units per acre. The northernmost balance of the site was rezoned to Office. The subsequent update of the city's Master Plan in 2005 reflected the changes in land use associated with the approved rezonings.

In the past two years the city has approved changes to the development plans for the RPUD-1 zoned properties. The northernmost 12.83 acres is being developed to accommodate the 38-lot Wildflower Estates single family detached plat. Along the north edge of the plat there is a designated wetland area common to the subject site. The southernmost 11.82 acres, Woodhaven Condominium, has received final site plan approval to construct 41 single family attached dwellings. However, the 4.7-acre subject site fronting on 44th Street is still zoned office and has not been developed over the past 17 years.

If the land use designation is changed to Low Density Residential the associated zoning districts would still make special land use allowance for clinical office use for the admittance and treatment of human patients by a professional, such as a physician, dentist, or the like, except, that under this provision, the patients are not lodged therein overnight.

Next Steps

On November 23, 2021, a public meeting will be held inviting residents residing within 300 feet of the property at 2802 44th Street to discuss the proposed change in the master planned land use designation of the site from Office to Low Density Residential. This meeting will initiate the minimum 42-day review period required under State Law to accept comment on the proposed master plan amendment. No action will be taken at this time.

On January 25, 2022, a public hearing will be held inviting residents residing within 300 feet of the property at 2802 44th Street as well as area transportation, railroad and land use agencies, adjoining communities and public utility providers. The Planning Commission can then take formal action on the request.

PLANNING STAFF RECOMMENDATION

Golder 11/17/2021

PROJECT: Union @ Silver Station Apartments

APPLICATION: 34-21

REQUEST: Site Plan Review for a 152-unit apartment development

LOCATION: 5844 Division Avenue

HEARING DATE: November 23, 2021

RECOMMENDATION: Recommend conditional approval for the site plan dated November 16, 2021 for Union and Silver Station Apartments as described in Case No. 34-2021. Approval is conditioned on the following:

CONDITIONS:

1. Approval by the Kentwood Zoning Board of Appeals of three variances to Chapter 23 of the Kentwood Zoning Ordinance Form Based Code, relating to: first floor building height, width of Buildings A, B, and D; and the requirement for a horizontal expression line.
2. Compliance with the City Engineer's memo dated October 29, 2021 and final approval of the site plan by the Kentwood City Engineer.
3. Compliance with the Fire Department memo dated October 21, 2021 and final approval of the site plan by the Kentwood Fire Marshal.
4. Applicant shall record revised easements for stormwater detention and cross access between the proposed apartments and the adjacent Family Dollar store to ensure that cross access is maintained and the stormwater detention can be relocated to the south side of the site. Easements must be reviewed and approved by the City.
5. Applicant shall provide additional detail regarding the trees on the mobile home property to the east to determine whether these adjacent trees provide adequate, year-round screening based on species and size. This

information will assist in providing adequate screening for between the apartments and the adjacent mobile home park property.

6. Staff approval of the transparency requirements for the secondary building wall for Building B.
7. Applicant shall extend the sidewalk from the lot near Building D to Division Avenue. Applicant shall provide an easement for future pedestrian access in this area to the Rapid Park and Ride facility to the south.
8. Applicant shall relocate some of the mechanical equipment to the side yard of the proposed buildings. The mechanical equipment for Buildings A and B must remain on the east side of these buildings.
9. Final approval of the landscaping and lighting plans. Landscaping is to be adequately maintained and replaced as needed.
10. Compliance with the signage provisions for the Corridor General District.
11. Final staff approval of the building elevations.

BASIS:

1. Section 23.04.10 of the Kentwood Zoning Ordinance Form Based Code requires the first floor of a flex building to be a minimum of 14 feet in height from finished floor to finished ceiling. The applicant is proposing the first floor to be 10' in height.

Section 23.05.12 requires the building widths to be 150 feet or less. Buildings A, B and D on Division Avenue are proposed to be between 158'-160'.

Section 23.05.12 C sets façade standards for dooryard buildings. A horizontal expression line of 24" to 42" is required.

2. The applicant has submitted new plans that address some of the concerns of the City Engineer. The final plans must be reviewed by the City Engineer.
3. There is currently an easement for stormwater detention that serves both the Family Dollar building and the proposed apartment development. The applicant is proposing the relocation of this easement and detention pond.

An access easement between the Family Dollar building and the proposed apartments is also proposed to be relocated. The applicant must also receive permission to extend pavement on the Family Dollar site to allow cross access between the uses.

The modification of both the stormwater easement and cross access easement must occur in order to allow for the apartment development as configured on the site plan.

4. The applicant has been asked to show the existing vegetation on the mobile home property in order to determine where additional landscaping should be provided along eastern edge of the apartment development. The plan does not indicate the species or size of the trees on the mobile home park property, making it difficult to determine the amount and type of landscaping needed for screening between the uses.
5. The sidewalk ends at the edge of the parking lot near Building D. It must be extended to provide another access to Division Avenue on the south side of the driveway.
6. The applicant has indicated a desire to provide a future connection to the Rapid Park and Ride lot, south of the proposed apartment development. An easement will ensure that future pedestrian access can be provided.
7. The applicant has shown mechanical equipment in both the front and the rear of the apartment units, with the exception of Buildings A and B (where the mechanical units are on back side). The Form Based Code states that mechanical equipment is not located in the front yard of any parcel. This would only apply to the Division Avenue frontage. Even though the mechanical units can be legally located on the front side of buildings C, D, E and F, staff recommends relocating as many units as possible to the sides of these buildings.
8. The proposed monument sign does not meet the Form Based Code requirements of Section 23.07.16. The sign will need to be changed, or a variance received to allow the sign as proposed.
9. Discussion during work session and public hearings.



9365 Counselors Row, Suite 116, Indianapolis, IN 46240

16 November 2021

Ms. Lisa Golder
City of Kentwood Planning Department
490 Breton Ave SE
Kentwood, MI 49508

Re: Union @ Silver Station Apartments
5844 Division Ave
Case#34-21

Dear Ms. Golder:

After the Work Session with the Planning Commissioners on November 9th and reviewing the Planning Staff Comments, Engineering Comments, and Fire Marshall Comments we have made changes to the site plans for consideration by the Planning Commission on November 23rd. A broad summary of the changes is as follows:

- Per comments from Planning staff and Commission members, the Building E buildings have been pushed as far to the west as possible away from the east property line that abuts with Brentwood Village. In addition, a 6ft tall wood shadow box fence has been added along the property line and landscaping has been added to help screen the buildings from the residential property. In addition, the a/c units have been moved to the west side of these buildings in order to minimize noise bleed over.
- Per comments from Planning staff and Commission members, the Building D located in the middle of the development has been cut in half in order to provide additional green space for the community and reduce the density of the development. This green space has been left relatively open to allow for flexibility of the resident's use. The southern Building D has been revised to be 3 stories to maintain the unit count.
- Per comments from Planning staff, the carports that were located in front of the buildings and patios have been relocated to areas away from the front of the buildings or moved to not be directly in front of the buildings.
- Per comments from Commission members, and due to the proximity of an existing dog park in the area, the bark park has been removed from the development. The area has been replaced with a "tot lot" with play equipment intended and designed to be used by younger children. In addition, the "amenity area" has also been replaced with a second "tot lot".
- Per comments from Engineering, we have revised the sanitary main layout to connect to the sanitary system to the east of the property.
- Per comments from Engineering, we have confirmed that the detention provided accounts for run-off from Family Dollar property and this proposed development. The release rate from the basin will not exceed the total existing run-off generated by the combined parcels.
- Trip generation for the development was calculated at 74-82 peak hour trips and 834 daily trips. In reviewing various sources on trip reduction for multi-family units adjacent to a BRT or light rail, we have found that a reduction in trips is experienced that is not reflected in the ITE trip generation metrics. An NITC (National Institute for Transportation and Communities) study found that a 46% reduction in trips was realized for developments adjacent to a light-rail corridor. Similarly, a study of Vehicle Trip Reduction Impacts of apartments adjacent to public transportation found that trips were reduced by an average of 44%. With these as a baseline, we feel that the reduction in trips puts the development below the threshold that requires a traffic impact assessment.

- Lighting levels have been reviewed and are within Kentwood requirements. All light poles are 20ft tall. The minimum footcandle reading within parking areas is 0.50 located at the proposed connection with the Family Dollar parking lot.
- We have provided a document that includes various samples of the kind of equipment that the development is considering installing at the playground and Tot Lot areas shown on the plans.
- Clarification on the transparency of the buildings that were mentioned in the staff report will be communicated to you under a separate cover. The architect is currently reviewing the elevations to confirm the transparency values.

The additional comments received from Planning, Fire Department, and Engineering will be addressed in the future when the plans are submitted for construction permitting in 2022 with individual detailed submittals to each department. The project is committed to addressing all of the comments received to date and any future comments that are received as part of the construction permitting process.

Please let me know if there are any questions or items I can clarify. I can be reached at nvergatos@jpsce.com or 317-315-0627.

Sincerely,

A handwritten signature in black ink that reads "Nicholas Vergatos". The signature is written in a cursive, flowing style.

Nicholas Vergatos



To: Kentwood Planning Staff
From: Brad Boomstra, P.E.
City Engineer
Date: October 29, 2021
Re: **Union @ Silver Station Apartments**
5844 Division Avenue
41-18-31-352-053
Review of Site Plans Received 10-25-2021

We have completed our preliminary review of the proposed site plans dated 10-13-2021 for the above referenced project. Kentwood Engineering has the following comments that will need to be addressed. Detailed review comments will be made after the plans have been submitted for site plan construction approval.

Miscellaneous Notes:

1. See the City of Kentwood's Engineering department website for additional requirements listed under "Engineering Site Plan Check List".
2. Provide a copy of any required EGLE permits.
3. Driveway permits will be required. Driveways shall be full depth concrete (6 inches) with sidewalks.
4. Verify that all turning radii will accommodate City of Kentwood fire vehicles.

Storm Sewer, Drainage, and Stormwater Detention:

5. Provide a tributary area map and calculations to verify the capacity of the proposed and existing storm pipes to carry a 10-year storm (or a 100-year event if no overland floodway is provided). Use the Kentwood Storm Sewer Design Standards available on the City's website; they contain a Kentwood-specific IDF curve and time of concentration (T_c) nomograph. Use a minimum initial T_c of 10 minutes. Maintain a minimum cleansing velocity of 2.5 ft/sec in the pipes. Calculations must be sealed by a registered engineer.
6. Storm sewer hydraulic grade line shall be calculated using a starting water surface elevation equal to the detention basin spillway elevation.
7. Provide information on the groundwater table, specifically around the proposed stormwater detention basin.
8. On-site stormwater detention will be required for this parcel. Section 78-123 of the City of Kentwood Ordinance requires that the new detention facility be sized for the

entire parcel in a *fully developed condition*. The detention volume must account for runoff from 5840 Division Avenue. We will need to see these calculations.

9. The detention basin will need to be placed in a drainage easement, as it will serve more than one parcel.
10. The amount of detention volume required may be based on an estimate of the percentage of impervious surface area based on the Kent County Subdivision Drainage Rules (short method #1), based on 0.1 acre-ft per acre for the entire parcel (short method #2) or, alternately, a tabulation of actual reservoir routing (long method). Routing calculations usually result in the lowest required volume. The detention sizing must be based on a 25-year storm. We will need to see detention sizing and release calculations.
11. Kentwood allows a maximum detention release rate of 0.33 cfs/acre, based on the total parcel size.
12. Provide flow calculations and water surface elevations for the stream/drain south of the development. Include 2-, 5-, 10-, 25-, 50-, and 100-year flows and water surface elevations. The elevation of the bottom of the proposed detention basin must be at or above the 10-year water surface elevation in the receiving stream/drain.
13. A 15-foot-wide flat maintenance shelf for vehicular access is required for the detention basin.
14. All developments must carry a floodway through the development to preclude property damage. Overland floodways for a 1% chance (100-year) storm event will need to be designated.
15. The natural stream must be protected by a 50 foot "do not disturb" zone, centered on the drain. Show this "do not disturb" zone on the plans.
16. Contact the Kent County Drain Commissioner's office to secure a permit to connect storm sewer outfalls to the county drain along the southern portion of the site. Provide a copy of the permit for our files.
17. Indicate and label the 1% chance (100-year) flood elevation on the site plan or add a note that none exists on this site.
18. Indicate and label the wetland delineation line or add a note that none exist on this site. Provide copies of any required EGLE permits.

Water and Sanitary Utilities:

19. The proposed water main and sanitary sewer will be public mains. Water main must be ductile iron and in a dedicated 20 ft easement. Use City of Kentwood standard specifications for water main.
20. Sanitary sewer shall be in a dedicated 20 ft easement. Sanitary sewer shall be minimum 8-inch diameter. Use City of Kentwood standard specifications for sanitary sewer. Specify EJIW Type 1040 castings. All main line sanitary sewer pipe shall be PVC composite pipe (truss pipe). PVC solid wall (SDR-26 or SDR-35) is not allowed. This is based on our experience with the performance of PVC solid wall pipe.

Soil Erosion and Sediment Control:

21. Place a note on the soil erosion control plan to indicate that existing and new catch basins shall be protected with an inlet filter drop (silt sack). Straw bales or fabric placed under the grate are NOT acceptable, and sediment traps alone are not sufficient to provide adequate sediment filtration. Such a note might read, "EXISTING AND NEW CATCH BASINS SHALL BE PROTECTED WITH AN INLET FABRIC DROP (SILT SACK)." Include a simple detail of the proposed silt sack on the Soil Erosion and Sediment Control plan. We can provide you with an acceptable CAD detail upon request.
22. Because this site has a point discharge to waters of the state, a Certified Storm Water Operator (CSWO) must be assigned to the site. The operator must inspect the site at least once per week and within 24 hours after a rain event. More information on the Certified Storm Water Operator program can be found on the MDEQ's website at http://www.michigan.gov/deq/0,4561,7-135-3311_4113-365584--,00.html.
23. Additional soil erosion and sediment control comments may be made by Kentwood staff upon further review.

Required Permits, Bonds, and Fees:

24. Because over one (1) acre is being disturbed, a Permit for an Earth Change (fee \$400) and a \$5,000 soil erosion control performance bond or an irrevocable letter of credit using the City of Kentwood format will be required through Kentwood Engineering. The Owner/Developer must sign the Permit for an Earth Change. Both the Owner/Developer and the Contractor must be named on the bond. Please contact us if you need a permit and/or a bond template form, or one can be accessed on the City's website. There is a 365-day limit to complete the work under this permit.
25. A \$30,000 Site Grading and Stormwater Management Bond or an irrevocable letter of credit using the City of Kentwood format and an administrative fee of \$600 will be required through Kentwood Engineering. This bond is posted to assure that the plan, once approved, is constructed in the field according to that plan. Both the Owner/Developer and the Contractor must be named on the bond. Let us know if you need our bond template, or it can be accessed on the City's website.
26. An NPDES Notice of Coverage will also be needed as the proposed area of disturbance exceeds 5 acres. At the time the Earth Change permit is issued by the Kentwood, your Notice of Coverage will immediately become effective as a "permit-by-rule" as soon as the NOC has been properly filed with the MDEQ and the appropriate fee is paid.
27. Per City Resolution 37-07, an escrow fund in the amount of \$10,000 plus 3% of the estimated construction cost of the proposed public improvements (excluding storm sewer in this case) will be required to pay for the costs incurred by the City relating to construction engineering, testing and inspection services. A construction agreement between the Developer and the City of Kentwood will be required. The engineering fees will be pro-rated based upon the oversizing calculations.
28. A \$20,000 Right of Way bond and a \$275 fee will be required.

Miscellaneous Reminders:

29. Please be advised that at the completion of construction, a civil engineer or surveyor will need to provide an as-built plan to the City of Kentwood with a certification by a

registered engineer stating that the site grading and the storm water system were constructed in accordance with the approved plans. A copy of the certification form is available upon request or on the City's website.

30. Remember that, in order for permits to be issued, other City departments (fire, assessor, treasurer, water, planning) may have comments regarding this plan. Contact Kentwood Inspections (Renee Hargrave, 554-0781) regarding permit application procedures, fees, plan requirements and approval status.

After the appropriate revisions have been made, revised drawings shall be submitted for additional review.

cc: Kentwood Engineering Permit Staff
Kent County Drain Commission
nvergatos@jpsconsultingengineers.com



City of Kentwood

Occupancy: **UNION @ SILVER STATION**
Occupancy ID: **23282**
Address: **5900 S Division AVE**
KENTWOOD MI 49548

Inspection Type: **SITE PLAN ONLY**

Inspection Date: **10/21/2021**

By: **QUICK, PATRICK A (0281)**

Time In: **09:41**

Time Out: **00:00**

Authorized Date: **10/21/2021**

By: **QUICK, PATRICK A (0281)**

Form: **PLAN REVIEW - IFC**
2015

Inspection Topics:

INTRODUCTION

REVIEW REQUIREMENTS.

We have reviewed your plans for the above facility. The following items are noted for compliance with code requirements. Code references to the International Fire Code 2015, as amended, are noted IFC; references to the Michigan/International Building Code are noted MBC; references to the City of Kentwood Code of Ordinances are noted KC; references to National Fire Protection Association codes and standards are noted NFPA. Please review the appropriate code for further details. All construction and processes must meet applicable code provisions.

Status: **PLAN REVIEW**

Notes: **Site plan review**

GENERAL; CONSTRUCTION AND DEMOLITION

SMOKING.

Smoking shall be prohibited except in approved areas. "No Smoking" signs shall be posted in a conspicuous location. In approved areas where smoking is permitted, approved noncombustible ashtrays shall be provided on each table and at other appropriate locations. (IFC 310; 3304.1)

Status: **PLAN REVIEW**

Notes:

WASTE DISPOSAL/WASTE ACCUMULATION.

All combustible debris, rubbish and waste material must be removed daily, and shall not be disposed of by burning. (IFC 304.1, 3304.2)

Status: **PLAN REVIEW**

Notes:

SPONTANEOUS IGNITION.

Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a listed disposal container. (IFC 3304.2.4)

Status: **PLAN REVIEW**

Notes:

REQUIRED ACCESS.

Approved vehicle access for fire fighting shall be provided to all construction or demolition sites prior to and during the time of construction. Access road(s) (20 feet wide, designed and maintained to support a vehicle weighing 20 tons on a single axle with dual wheels and standard road tires) shall be constructed as required. This road may be gravel, but vehicle access must be maintained and unobstructed at all times. (IFC 501.4, 503.1.1, 503.2.3, 503.4, 3310.1)

Status: **PLAN REVIEW**

Notes:

FIRE LANE(S).

Provide fire lane(s) on the _____ side(s) of the building. Each side of the building where a fire lane is required must have an entrance as close to the middle as possible. The fire lane must be a minimum of 10 feet and a maximum of 30 feet from the building, and within 100 feet of all fire department connections. (IFC 503.1.1)

Status: **PLAN REVIEW**

Notes: **Fire lanes shall accomodate a 20 ton dual wheel single axle vehicle with standard road tires, be paved and not less than 20ft in width.**

"NO PARKING - FIRE LANE" SIGNS.

"No Parking – Fire Lane" signs shall be placed no closer than 25 feet apart or further than 75 feet apart. (IFC 503.1.1) The bottom of the sign must be 6'4" from grade level.

Status: PLAN REVIEW

Notes:

ADDRESS NUMBERS.

Address numbers. Install _____ inch Arabic numerals on the front of the building in a color that contrasts with the immediate background on which the numerals are mounted and that will be readily visible during normal daylight. (IFC 505.1 – 505.1.7)

Status: PLAN REVIEW

Notes: 4 inch numbers on all buildings.

SUPPLEMENTAL ADDRESS NUMBERS.

Install supplementary _____ inch Arabic address numerals on a post or mailbox on the same side of the public road as, and directly in front of, the building in such a manner as to be readily visible to occupants of fire department vehicles on the public road. (IFC 505.1.2.4, 505.1.3)

Status: PLAN REVIEW

Notes: Provide temporary individual building addresses during construction that are easily identifiable.

HYDRANTS REQUIRED.

Construction involving combustible building materials shall not occur until operable fire hydrants are in place within 500 road feet of the furthest point of any building being constructed. (IFC 3312.1)

Status: PLAN REVIEW

Notes:

MAINTENANCE OF MEANS OF EGRESS.

Required means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building. (IFC 3311.2)

Status: PLAN REVIEW

Notes:

USE OF MOTORIZED CONSTRUCTION EQUIPMENT.

Internal-combustion-powered construction equipment shall be used in accordance with the following conditions: 1. Equipment shall be located so that exhausts do not discharge against combustible material. 2. Exhausts shall be piped to the outside of the building. 3. Equipment shall not be refueled while in operation. 4. Fuel for equipment shall be stored in an approved area outside of the building. (IFC 3316.1)

Status: PLAN REVIEW

Notes:

FIRE PROTECTION SYSTEMS

SPRINKLER SYSTEM REQUIRED.

An approved automatic sprinkler system shall be provided _____ throughout the entire building or in specific portion (s)/area(s) identified by the Fire Marshal in accordance with the code. (IFC 903; NFPA 13)

Status:

Notes: Sprinkler system for each building.

CLOSING

SUBJECT TO FIELD INSPECTION.

There may be additional requirements as a result of conditions found during inspections.

Status: PLAN REVIEW

Notes:

PLANS APPROVED AS SUBMITTED**PLANS APPROVED AS SUBMITTED.**

We have reviewed your plans for the above facility and approve them as submitted. Any changes must be reviewed and approved by the Kentwood Fire Prevention Bureau. All construction and processes must meet applicable codes and standards.

Status: **PLAN REVIEW**

Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
Notes: No Additional time recorded		

Total Additional Time: 0 minutes

Inspection Time: 0 minutes

Total Time: 0 minutes

Summary:

Overall Result: Plan Review

Plan Review Completed.

Inspector Notes:

Inspector:

Name: QUICK , PATRICK A
Rank: FM
Work Phone(s): (616) 915-4265
Email(s): quickp@kentwood.us

Signature

Date

UNION AT SILVER STATION

Division Ave S, Kentwood, MI 49548



DEVELOPER

THE ANNEX GROUP
409 MASSACHUSETTS AVE, SUITE 300
INDIANAPOLIS, IN 46204
WWW.THEANNEXGRP.COM
DIRECT: 317-607-4835

ARCHITECT

HOOKEr DEJONG, INC
316 MORRIS AVENUE / SUITE 410
MUSKEGON, MI 49440
231.722.3407 OFFICE

CONTRACTOR

THE ANNEX GROUP

MANAGEMENT

THE ANNEX GROUP

PROJECT INFORMATION

LIVING UNITS: 152 TOTAL

ZONING:
CURRENT: FORM BASED CODE
CG - CORRIDOR GENERAL
LARGE MULTI-FLEX BUILDING

UNIT BREAKDOWN

1 BEDROOM UNITS: 40 UNITS
2 BEDROOM UNITS: 84 UNITS
3 BEDROOM UNITS: 28 UNITS

TOTAL: 152 UNITS

SQ FT BREAKDOWN

BUILDING A1 29,742 SF
BUILDING A2 29,742 SF
BUILDING B1 27,015 SF
BUILDING C1 14,553 SF
BUILDING D1 12,749 SF
BUILDING E1 17,078 SF
BUILDING F1 21,777 SF

TOTAL 169,734 SF

SHEET INDEX

#	SHEET NAME	DESIGN REVIEW	CURRENT ISSUANCE DATE	CURRENT ISSUANCE DESCRIPTION
PR0.0	UNION AT SILVER STATION	X	2021.11.16	SITE PLAN APPROVAL - REVISION
C000	PROJECT INFORMATION SHEET	X	2021.11.16	SITE PLAN APPROVAL - REVISION
E01	EXISTING TOPOGRAPHIC SURVEY	X	2021.11.16	SITE PLAN APPROVAL - REVISION
C001	OVERALL SITE PLAN	X	2021.11.16	SITE PLAN APPROVAL - REVISION
C002	SITE PLAN- AREA A	X	2021.11.16	SITE PLAN APPROVAL - REVISION
C003	SITE PLAN- AREA B & C	X	2021.11.16	SITE PLAN APPROVAL - REVISION
U100	OVERALL STORMWATER POLLUTION PREVENTION PLAN	X	2021.11.16	SITE PLAN APPROVAL - REVISION
U101	STORMWATER POLLUTION PREVENTION PLAN- AREA A	X	2021.11.16	SITE PLAN APPROVAL - REVISION
U102	STORMWATER POLLUTION PREVENTION PLAN- AREA B & C	X	2021.11.16	SITE PLAN APPROVAL - REVISION
C110	STORMWATER POLLUTION PREVENTION DETAILS	X	2021.11.16	SITE PLAN APPROVAL - REVISION
C300	OVERALL SITE GRADING AND DRAINAGE PLAN	X	2021.11.16	SITE PLAN APPROVAL - REVISION
C301	SITE GRADING AND DRAINAGE PLAN- AREA A	X	2021.11.16	SITE PLAN APPROVAL - REVISION
C302	SITE GRADING AND DRAINAGE PLAN- AREA B & C	X	2021.11.16	SITE PLAN APPROVAL - REVISION
C400	OVERALL SITE UTILITY PLAN	X	2021.11.16	SITE PLAN APPROVAL - REVISION
C401	SITE UTILITY PLAN- AREA A	X	2021.11.16	SITE PLAN APPROVAL - REVISION
C402	SITE UTILITY PLAN- AREA B & C	X	2021.11.16	SITE PLAN APPROVAL - REVISION
C500	OVERALL SITE IMPROVEMENT PLAN	X	2021.11.16	SITE PLAN APPROVAL - REVISION
C501	SITE IMPROVEMENT PLAN- AREA A	X	2021.11.16	SITE PLAN APPROVAL - REVISION
C502	SITE IMPROVEMENT PLAN- AREA B & C	X	2021.11.16	SITE PLAN APPROVAL - REVISION
C610	OVERALL LANDSCAPE PLAN	X	2021.11.16	SITE PLAN APPROVAL - REVISION
C601	LANDSCAPE PLAN- AREA A	X	2021.11.16	SITE PLAN APPROVAL - REVISION
C602	LANDSCAPE PLAN- AREA B & C	X	2021.11.16	SITE PLAN APPROVAL - REVISION
C610	LANDSCAPE DETAILS	X	2021.11.16	SITE PLAN APPROVAL - REVISION
PR1.1	BUILDING (A) FLOOR PLAN	X	2021.11.16	SITE PLAN APPROVAL - REVISION
PR1.2	BUILDING (B) FLOOR PLAN	X	2021.11.16	SITE PLAN APPROVAL - REVISION
PR1.3	BUILDING (C) / BUILDING (F) FLOOR PLAN	X	2021.11.16	SITE PLAN APPROVAL - REVISION
PR1.5	BUILDING (E) FLOOR PLAN	X	2021.11.16	SITE PLAN APPROVAL - REVISION
PR2.1	EXTERIOR PERSPECTIVE	X	2021.11.16	SITE PLAN APPROVAL - REVISION
PR2.2	COLOR EXTERIOR ELEVATIONS	X	2021.11.16	SITE PLAN APPROVAL - REVISION
PR4.1	BUILDING (A) EXTERIOR ELEVATIONS	X	2021.11.16	SITE PLAN APPROVAL - REVISION
PR4.2	BUILDING (B) EXTERIOR ELEVATIONS	X	2021.11.16	SITE PLAN APPROVAL - REVISION
PR4.3	BUILDING (C) EXTERIOR ELEVATIONS	X	2021.11.16	SITE PLAN APPROVAL - REVISION
PR4.4	BUILDING (D) EXTERIOR ELEVATIONS	X	2021.11.16	SITE PLAN APPROVAL - REVISION
PR4.5	BUILDING (E) EXTERIOR ELEVATIONS	X	2021.11.16	SITE PLAN APPROVAL - REVISION
PR4.7	BUILDING (F) EXTERIOR ELEVATIONS	X	2021.11.16	SITE PLAN APPROVAL - REVISION
PR5.1	SITE SIGNAGE	X	2021.11.16	SITE PLAN APPROVAL - REVISION
E0.0	SITE PHOTOMETRIC	X	2021.11.16	SITE PLAN APPROVAL - REVISION
Grand total: 94				

Hooker DeJong Inc.
316 Morris Ave
Suite 410
Muskegon, MI 49440
hookerdejong.com
231.722.3407



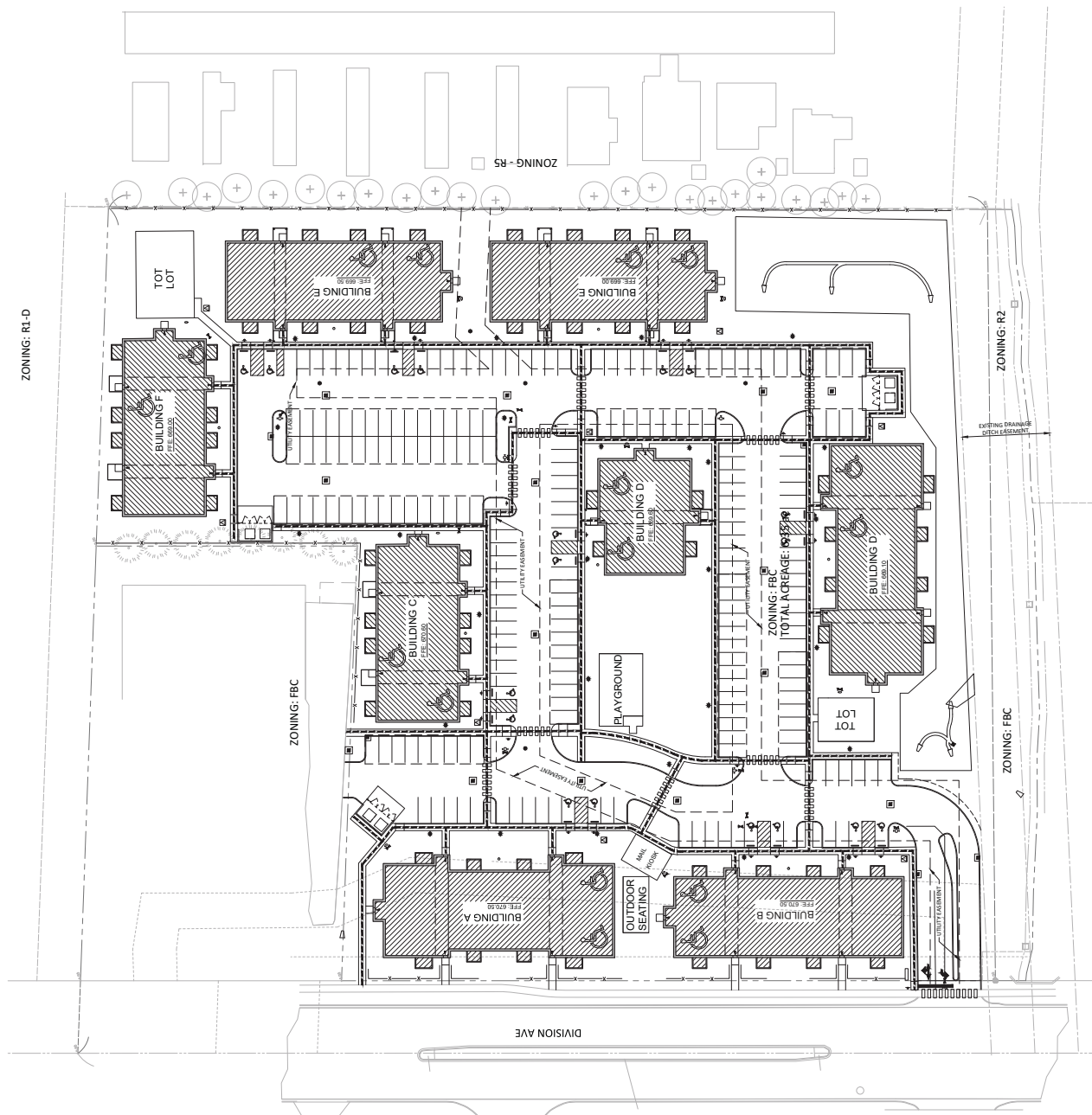
Union
@ Silver Station
Apartments
5844 Division Ave SE
Kentwood, MI 49548

SITE PLAN
APPROVAL -
REVISION

OVERALL
SITE PLAN

DATE:	1" = 30'
DATE:	16 NOV 2021
OBJECT #:	21PSC35
CAUSE:	NRS
ORD:	NBV
APPROVED:	NBV

C001

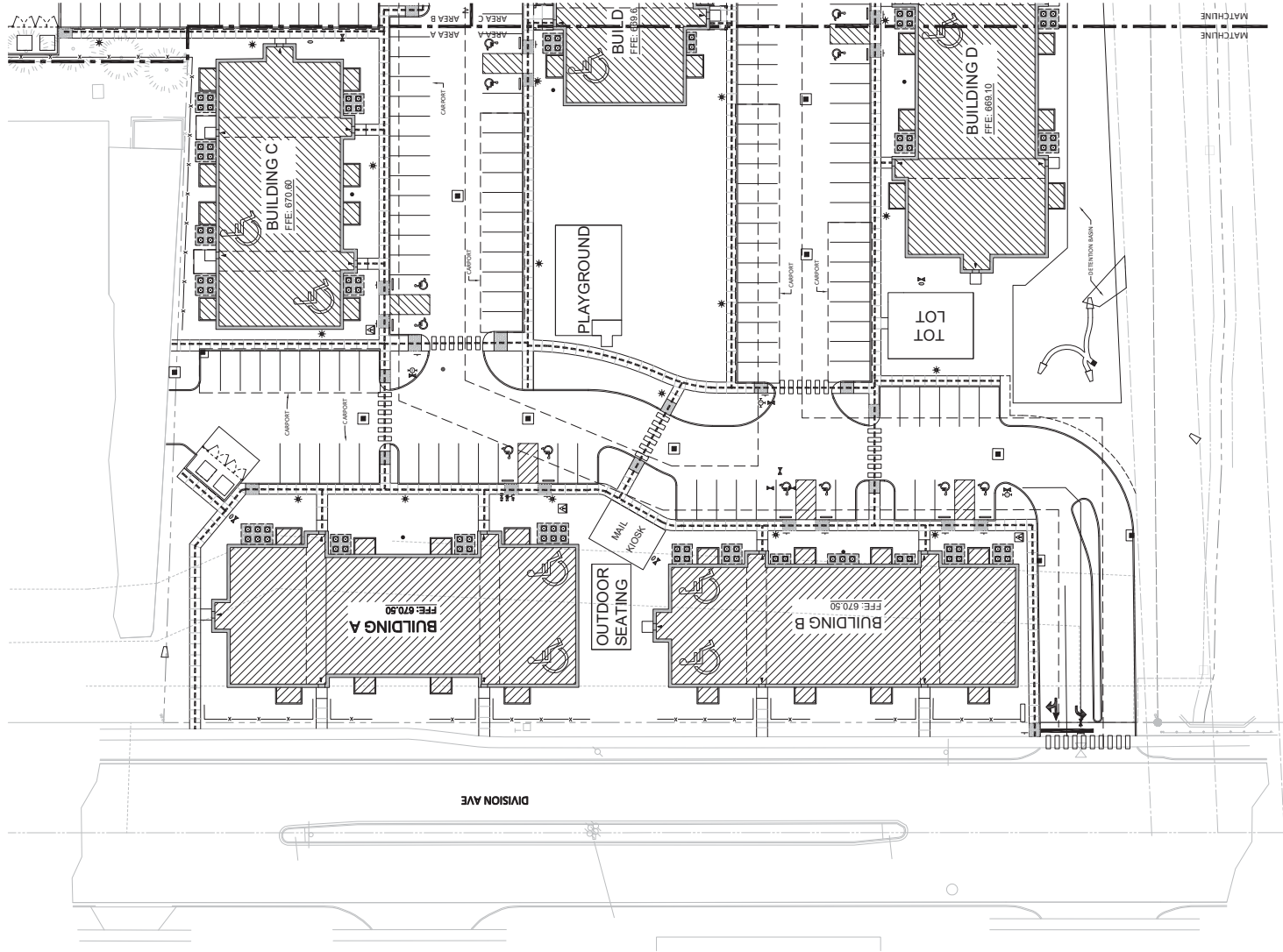


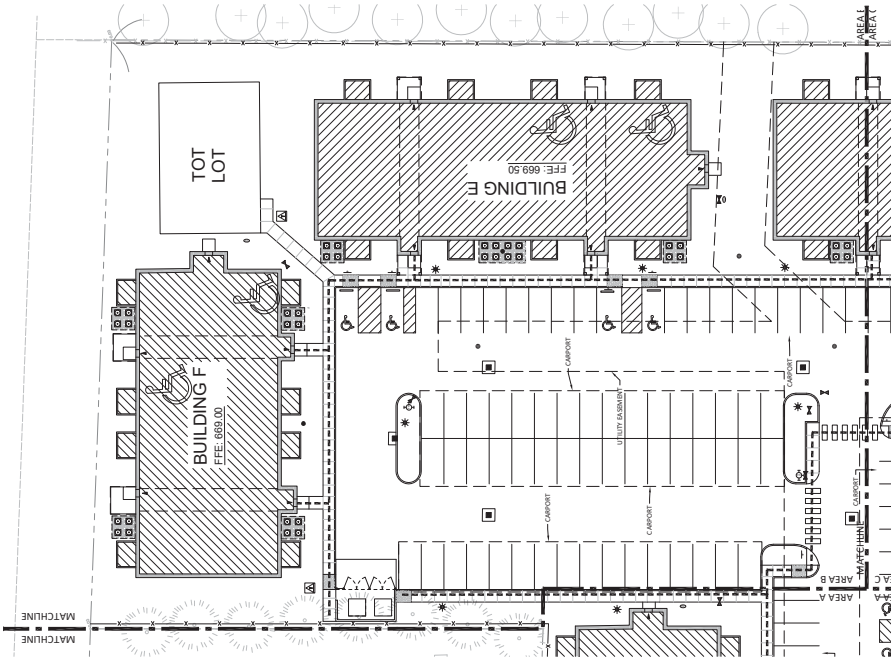
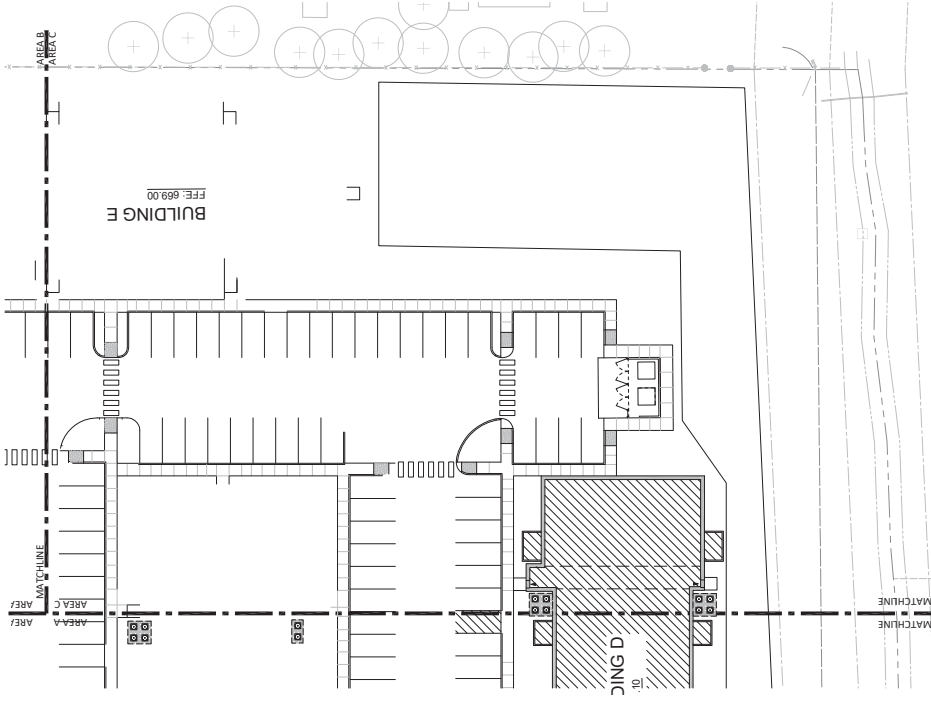
FLOOD ELEVATION

PLAN LEGEND

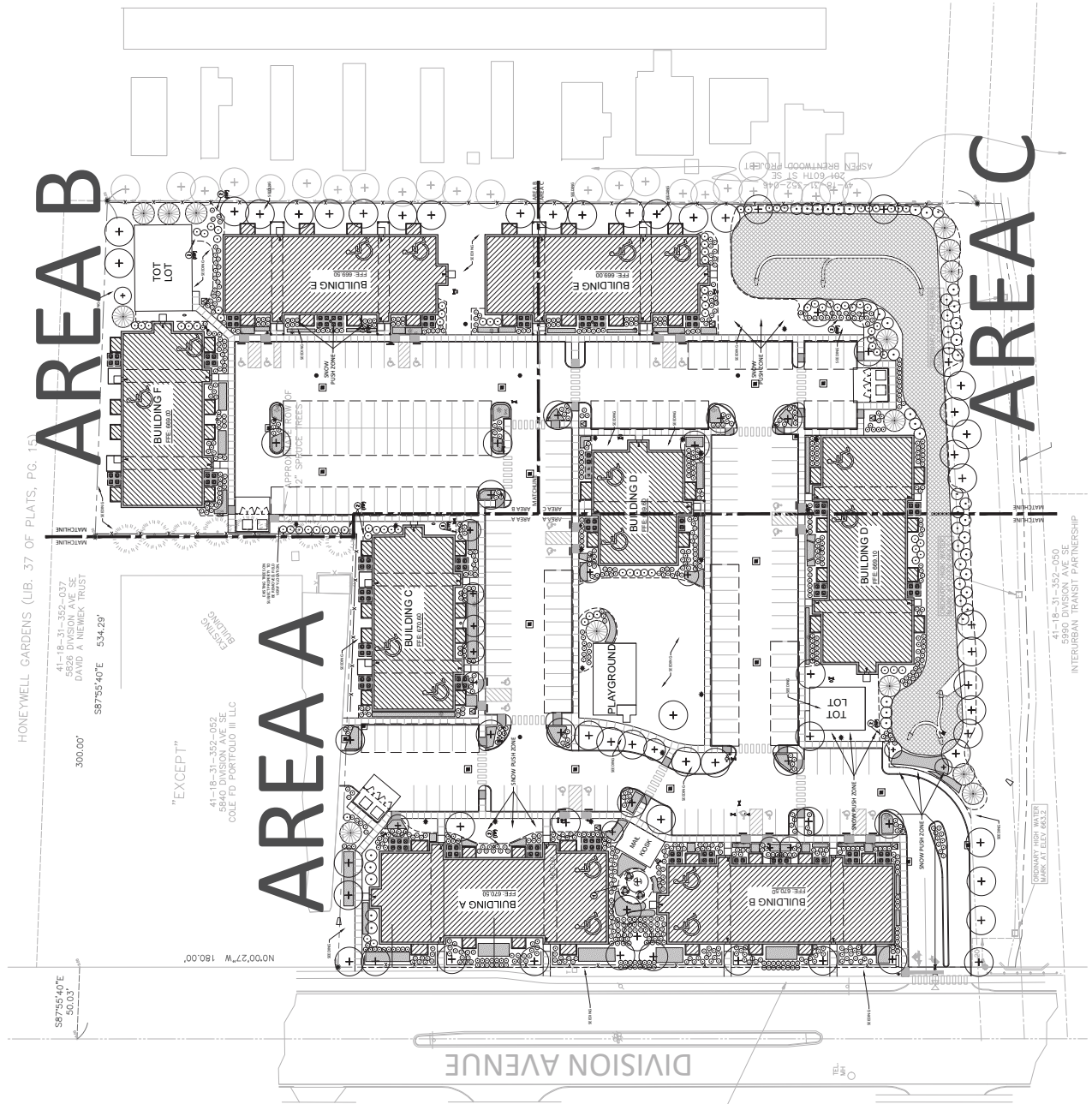
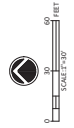
PARKING CALCULATION

PAIRING TYPE	# OF SPACES
QUERIED PARSING IN EACH 60 OF INTERVIEWED DOWNSIDE PERFORMANCE	2 SPACES PER UNIT
TOTAL NUMBER OF UNITS	1 BED ROOM 40 2 BED ROOM 30 3 BED ROOM 10 TOTAL UNITS 80
SPACES REQUIRED	$152 \times 2 = 304$
5% REDUCTION PER ROOM USED CODE FOR PROXIMITY TO TRANSIT FACILITIES	$304 \times 0.25 = 76$
TOTAL REQUIRED	$304 - 76 = 228$
TOTAL PROVIDED	228





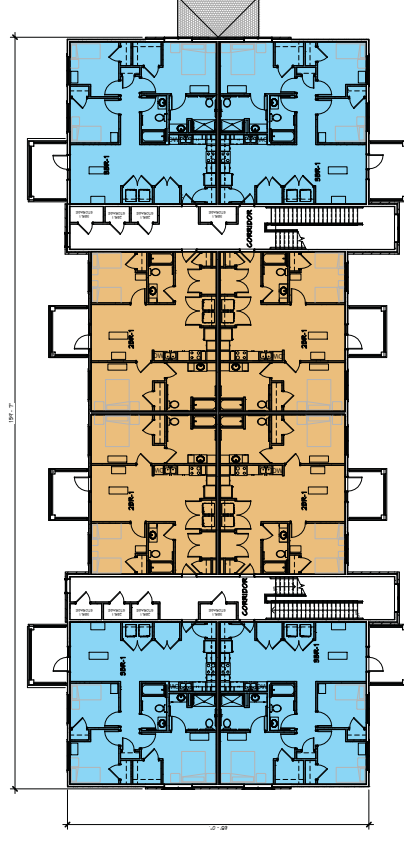
NUMBER	DATE	DESCRIPTION



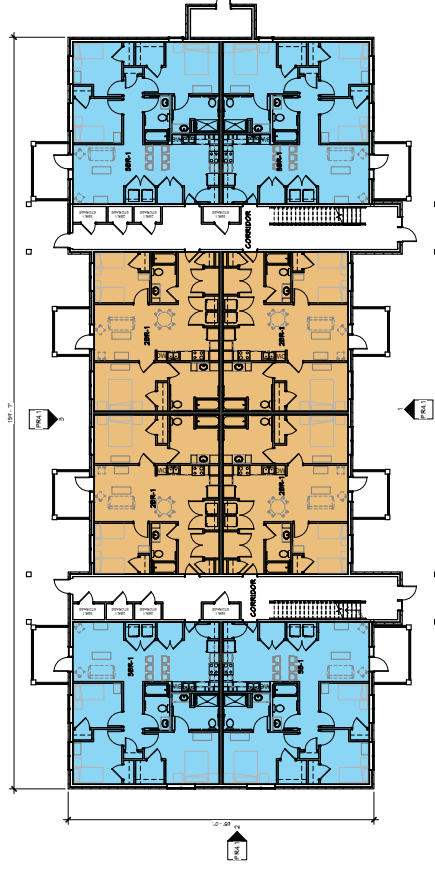
ORDINANCE ACTION	DESCRIPTION	MEASUREMENT	PLANTINGS PROVIDED
90.03.D	PARKING AREA LANDSCAPING SPACES	1,000 SF PANT 1,000 SF PANT 1,000 SF PANT 1,000 SF PANT	36 TREES 15 TREES 1400 SF PANT 1400 SF PANT
19.03.E	PERIMETER LANDSCAPING	1,000 LF	15 TREES 250 SHRUBS
23.03.D.C	LANDSCAPE FREE 90 LF OF ROW FRONTAGE	450 LF DIVISION AVE	9 TREES
21.03.1.C	PERIMETER LANDSCAPING WITH 10' MIN. HEIGHT	10' MIN. HEIGHT	FENCE ON HEDGE

[illegible]

<p>GENERAL NOTES</p> <ol style="list-style-type: none"> ALL DISTURBED LAWN AREAS TO BE SODDED UNLESS OTHERWISE NOTED. REFER TO G600 FOR UNITS OF IRRIGATION. DRAWINGS TO BE PROVIDED BY SUPPLIER/CONTRACTOR. 	<p>PLAN NOTES</p> <ol style="list-style-type: none"> CRUSHED STONE PATH WITH METAL EDGE SPADE EDGE
---	---



TYPICAL UPPER FLOOR PLAN
302'-7-1/2"



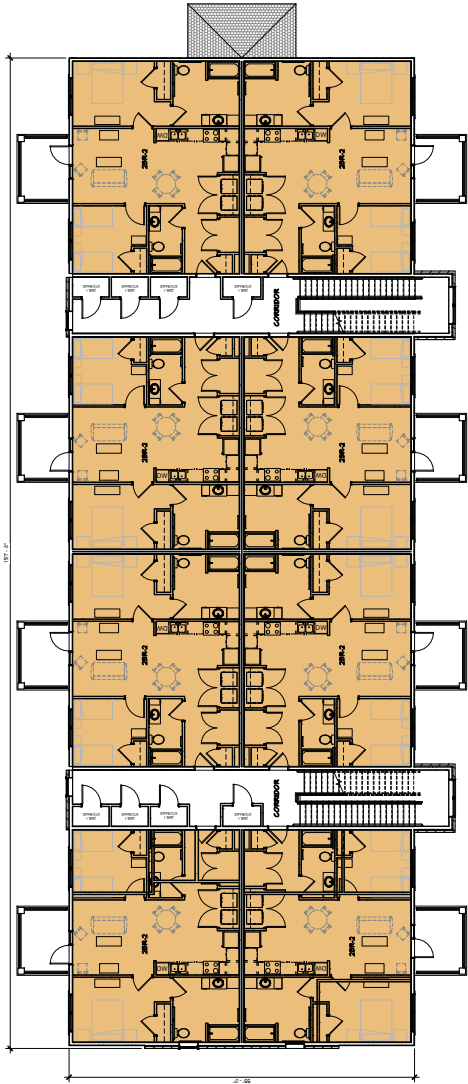
TYPICAL FIRST FLOOR PLAN
302'-7-1/2"

BUILDING (A1) DATA				
UNITS	FLOOR			TOTAL
	1ST	2ND	3RD	
1 BEDROOM	0	0	0	0
2 BEDROOM	4	4	4	12
3 BEDROOM	4	4	4	12
TOTAL	8	8	8	24

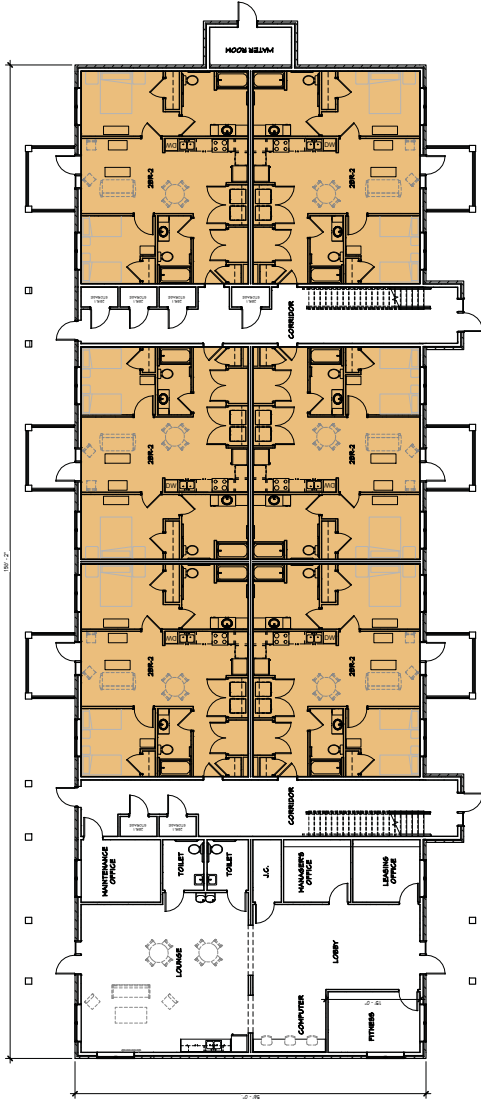
BUILDING (A2) DATA				
UNITS	FLOOR			TOTAL
	1ST	2ND	3RD	
1 BEDROOM	0	0	0	0
2 BEDROOM	4	4	4	12
3 BEDROOM	4	4	4	12
TOTAL	8	8	8	24

BUILDING AREA (GSF)				
1ST FLOOR	9,984			9,984
2ND FLOOR	9,879			9,879
3RD FLOOR	9,879			9,879
TOTAL	29,742			29,742

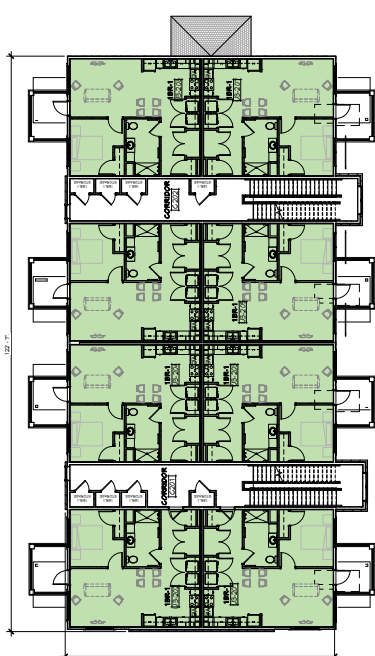
BUILDING (B1) DATA					
UNITS	FLOOR			TOTAL	
	1ST	2ND	3RD		
1 BEDROOM	0	0	0	0	
2 BEDROOM	6	8	8	22	
3 BEDROOM	0	0	0	0	
TOTAL	6	8	8	22	



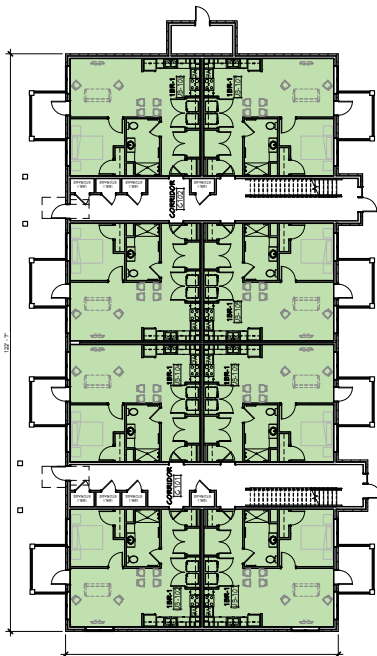
TYPICAL UPPER FLOOR PLAN



TYPICAL FIRST FLOOR PLAN



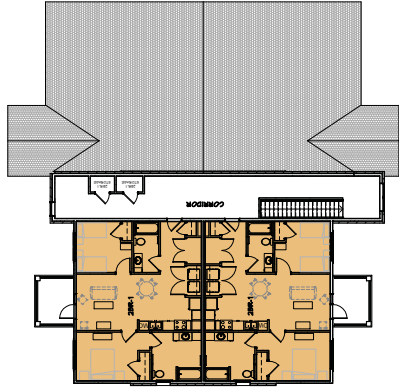
TYPICAL UPPER FLOOR PLAN
352'-4-1/2"



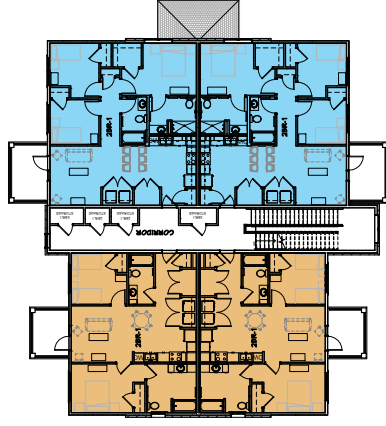
TYPICAL FIRST FLOOR PLAN
352'-4-1/2"

BUILDING (C1) DATA				
UNITS	FLOOR		TOTAL	
	1ST	2ND	8	16
1 BEDROOM	0	0	0	0
2 BEDROOM	0	0	0	0
3 BEDROOM	0	0	0	0
TOTAL	8	8	8	16
BUILDING AREA (GSF)				
1ST FLOOR			7,329	
2ND FLOOR			7,224	
TOTAL			14,553	

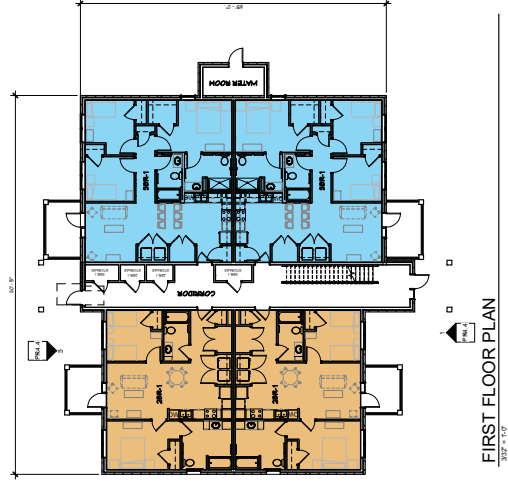
BUILDING (F1) DATA				
UNITS	FLOOR			TOTAL
	1ST	2ND	3RD	
1 BEDROOM	8	8	8	24
2 BEDROOM	0	0	0	0
3 BEDROOM	0	0	0	0
TOTAL	8	8	8	24
BUILDING AREA (GSF)				
1ST FLOOR				7,329
2ND FLOOR				7,224
3RD FLOOR				7,224
TOTAL				21,777



THIRD FLOOR PLAN
132' x 152'

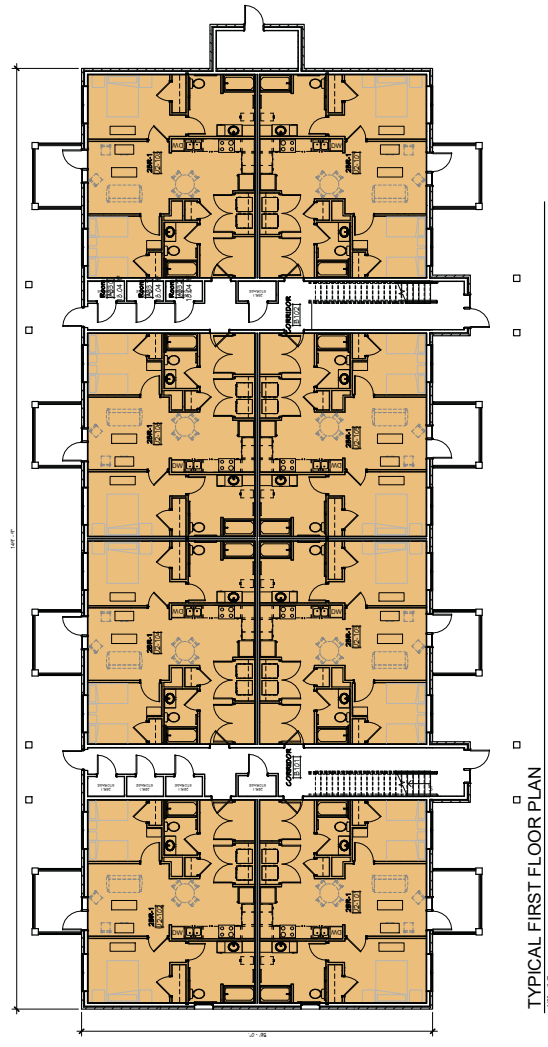
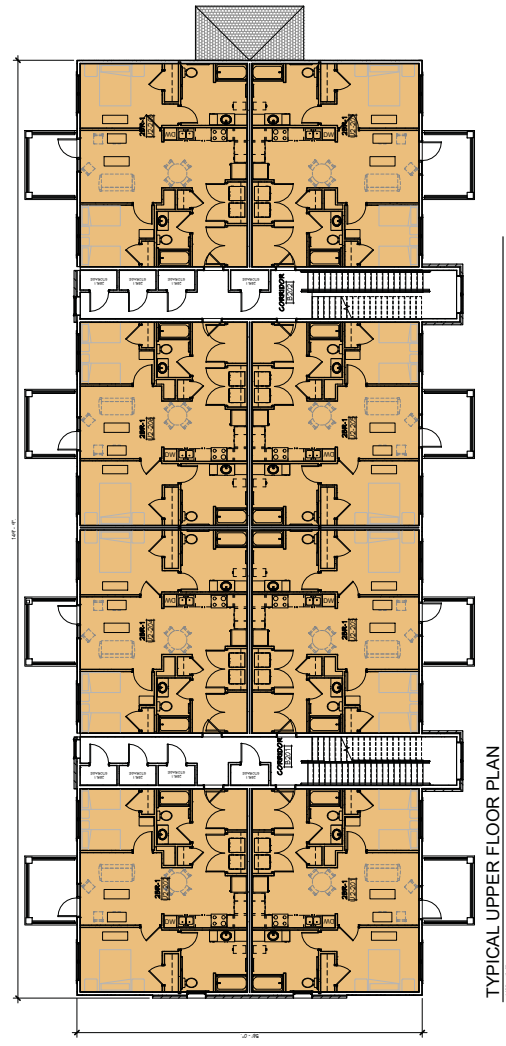


SECOND FLOOR PLAN
132' x 152'



FIRST FLOOR PLAN
132' x 152'

BUILDING (D1) DATA				
UNITS	FLOOR			TOTAL
	1ST	2ND	3RD	
1 BEDROOM	0	0	0	0
2 BEDROOM	2	2	2	6
3 BEDROOM	2	2	0	4
TOTAL	4	4	2	10
BUILDING AREA (GSF)				
1ST FLOOR	5,080			
2ND FLOOR	4,979			
3RD FLOOR	2,650			
TOTAL	12,749			



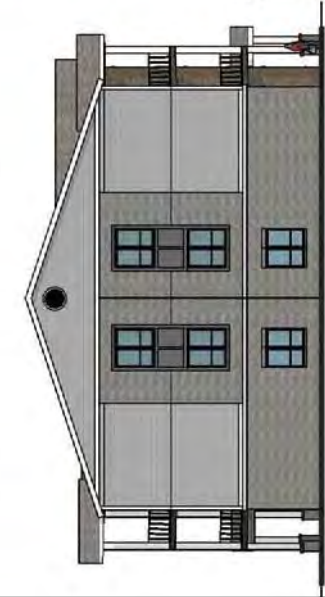
BUILDING (E1) DATA				
UNITS	FLOOR		TOTAL	
	1ST	2ND		
1 BEDROOM	0	0	0	
2 BEDROOM	8	8	16	
3 BEDROOM	0	0	0	
TOTAL	8	8	16	
BUILDING AREA (GSF)				
1ST FLOOR			8,593	
2ND FLOOR			8,485	
TOTAL			17,078	

BUILDING (E2) DATA				
UNITS	FLOOR		TOTAL	
	1ST	2ND		
1 BEDROOM	0	0	0	
2 BEDROOM	8	8	16	
3 BEDROOM	0	0	0	
TOTAL	8	8	16	
BUILDING AREA (GSF)				
1ST FLOOR			8,593	
2ND FLOOR			8,485	
TOTAL			17,078	

DESIGN REVIEW | EXTERIOR PERSPECTIVE



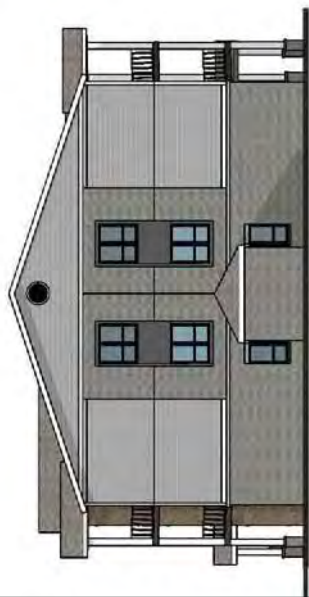
DESIGN REVIEW | TYP. EXTERIOR ELEVATIONS



SIDE ELEVATION



REAR ELEVATION



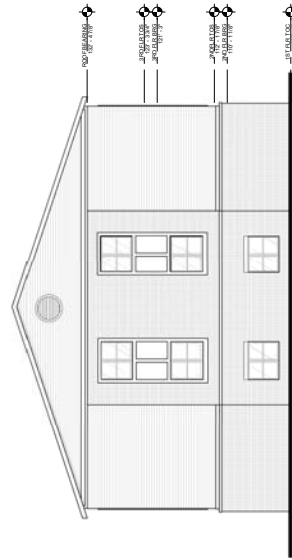
SIDE ELEVATION



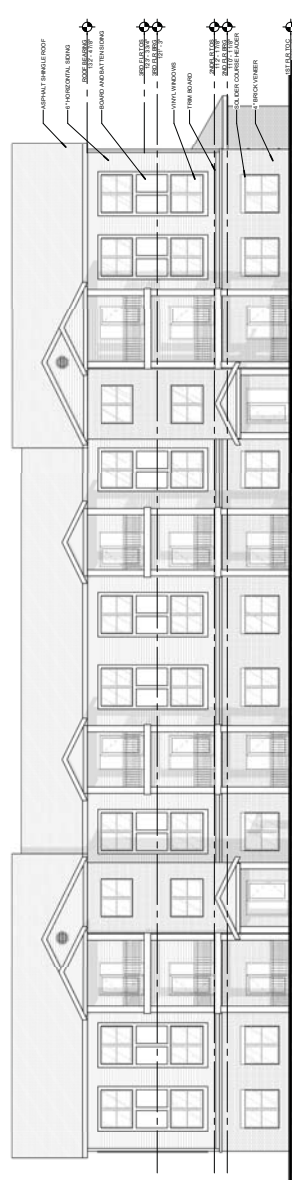
FRONT ELEVATION



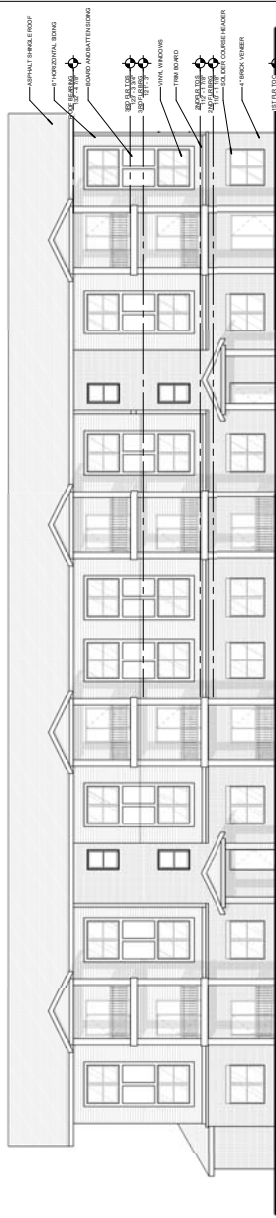
3 BUILDING (A) REAR ELEVATION
PR4.1 1/8" = 1'-0"



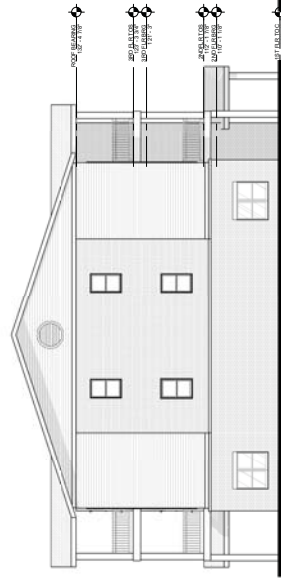
2 BUILDING (A) TYP. SIDE ELEVATION
PR4.1 1/8" = 1'-0"



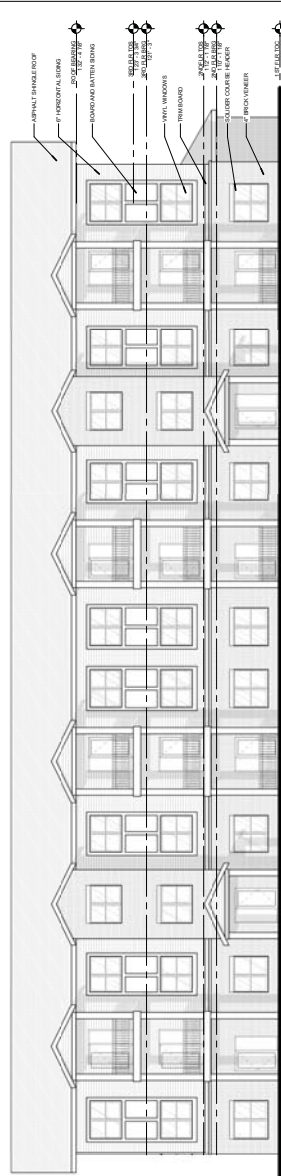
1 BUILDING (A) FRONT ELEVATION
PR4.1 1/8" = 1'-0"



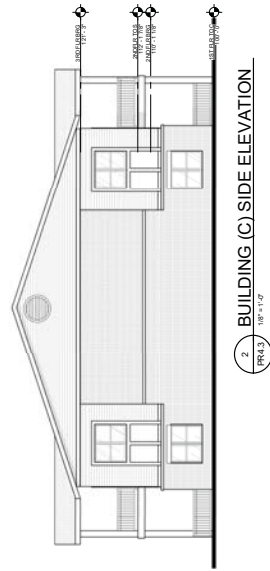
3 BUILDING (B) REAR ELEVATION
PR4.2 1/8" = 1'-0"



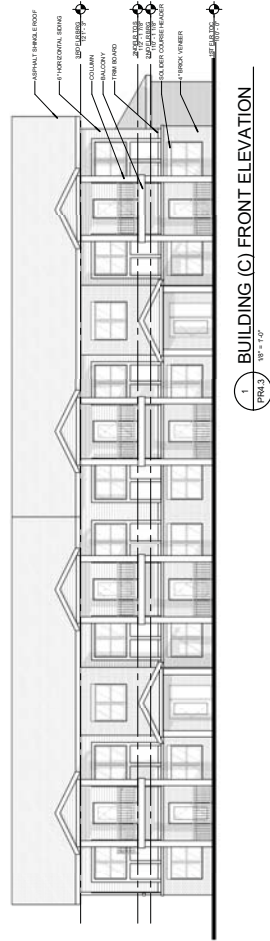
2 BUILDING (B) SIDE ELEVATION
PR4.2 1/8" = 1'-0"



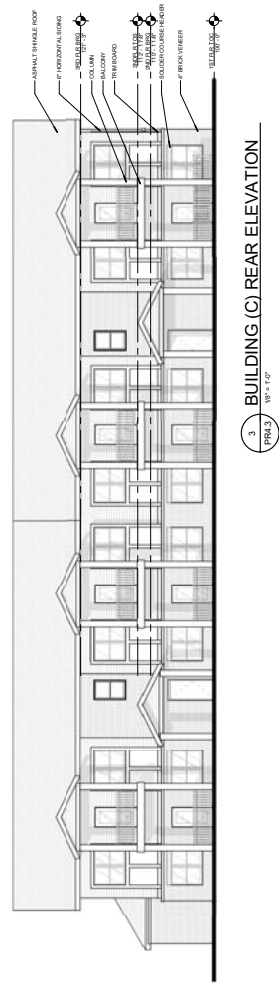
1 BUILDING (B) FRONT ELEVATION
PR4.2 1/8" = 1'-0"



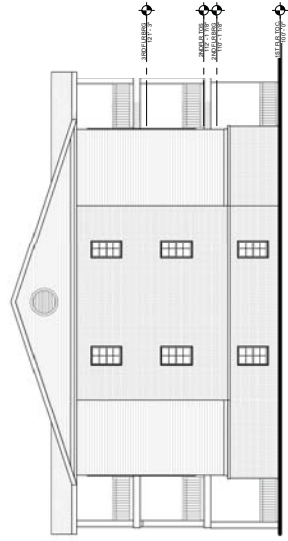
2 BUILDING (C) SIDE ELEVATION
PR4.3 18'0\"/>



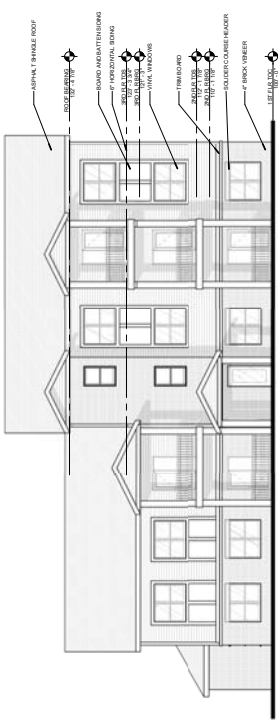
1 BUILDING (C) FRONT ELEVATION
PR4.3 18'0\"/>



3 BUILDING (C) REAR ELEVATION
PR4.3 18'0\"/>



2 BUILDING (D) TYP. SIDE ELEVATION
PR4.4 WP = 1/2"



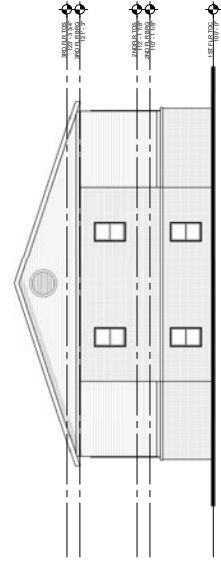
3 BUILDING (D) REAR ELEVATION
PR4.4 WP = 1/2"



1 BUILDING (D) FRONT ELEVATION
PR4.4 WP = 1/2"



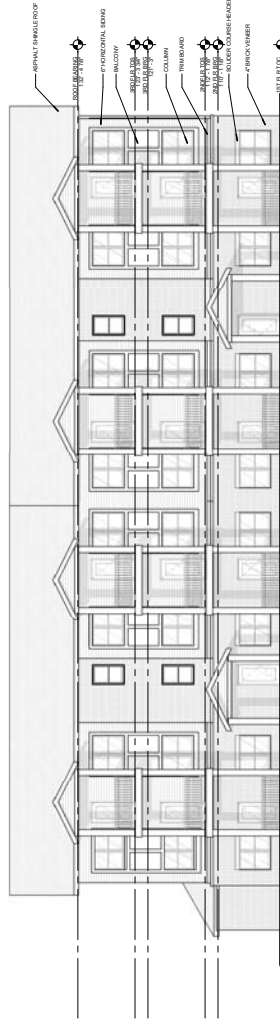
3 BUILDING (E) REAR ELEVATION
PR4.5 1/8" = 1'-0"



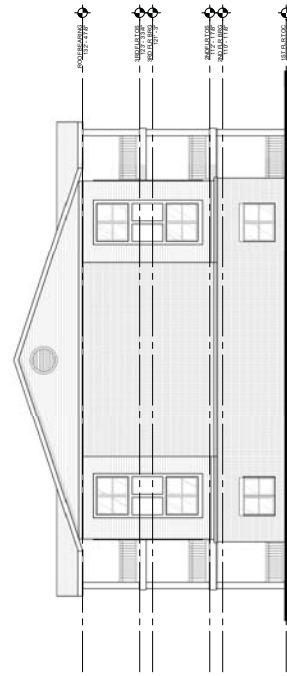
2 BUILDING (E) SIDE ELEVATION
PR4.5 1/8" = 1'-0"



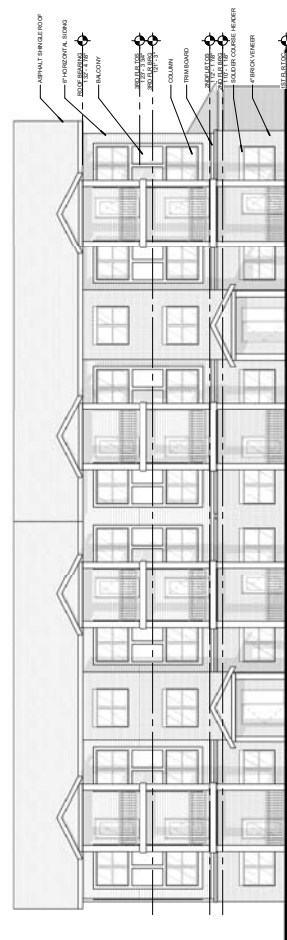
1 BUILDING (E) FRONT ELEVATION
PR4.5 1/8" = 1'-0"



3 BUILDING (F) REAR ELEVATION
PR4.7 1/8" = 1'-0"



2 BUILDING (F) SIDE ELEVATION
PR4.7 1/8" = 1'-0"



1 BUILDING (F) FRONT ELEVATION
PR4.7 1/8" = 1'-0"

The Annex Group

Presented by:

PlayPros

Justin Moos- Vice President

&

Max Schwalbach- Sales Consultant

PlayPros

4815 S CR 100 W
Kokomo, IN 46902

Playpros.com
866-959-7866



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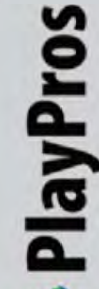
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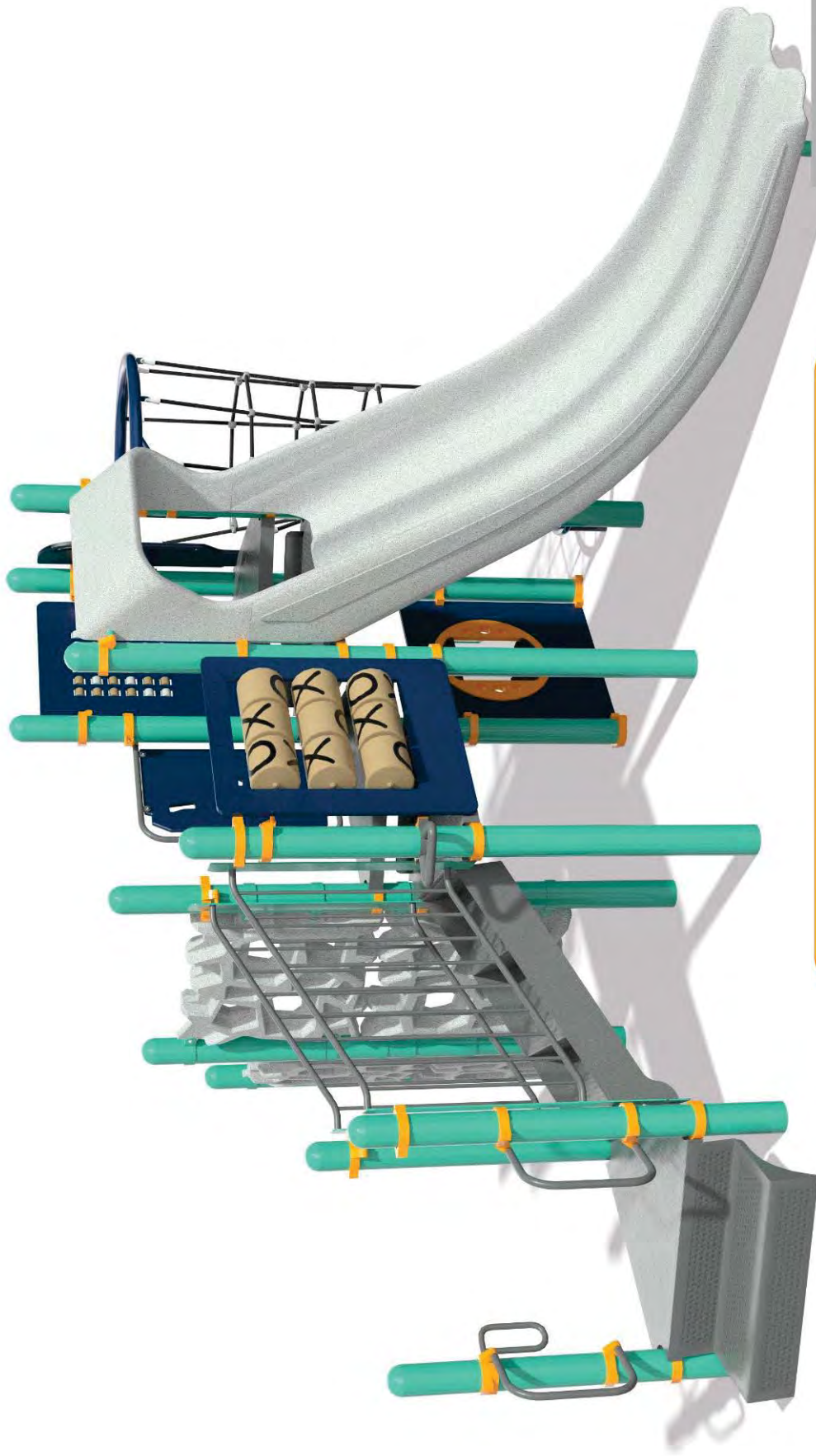


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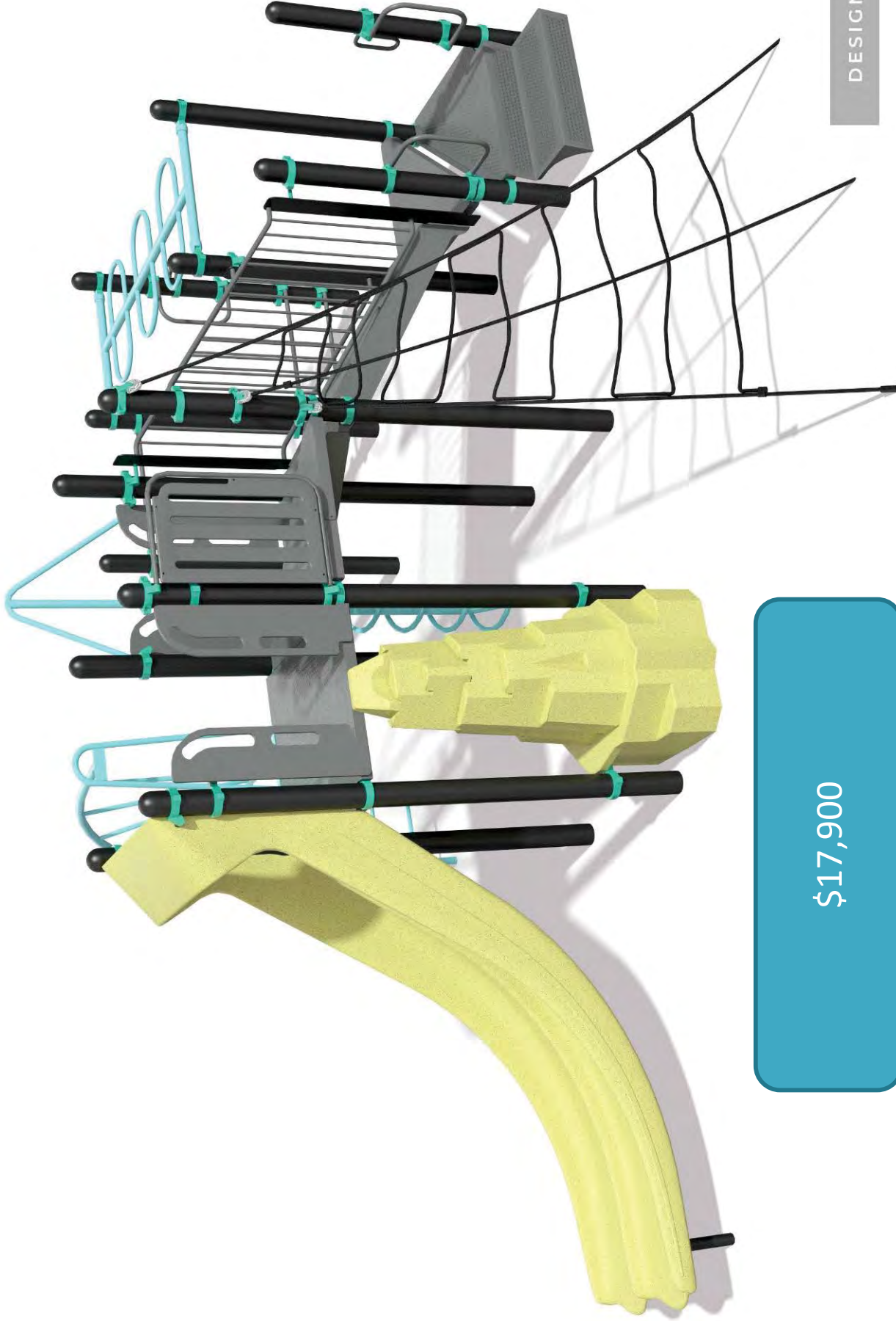


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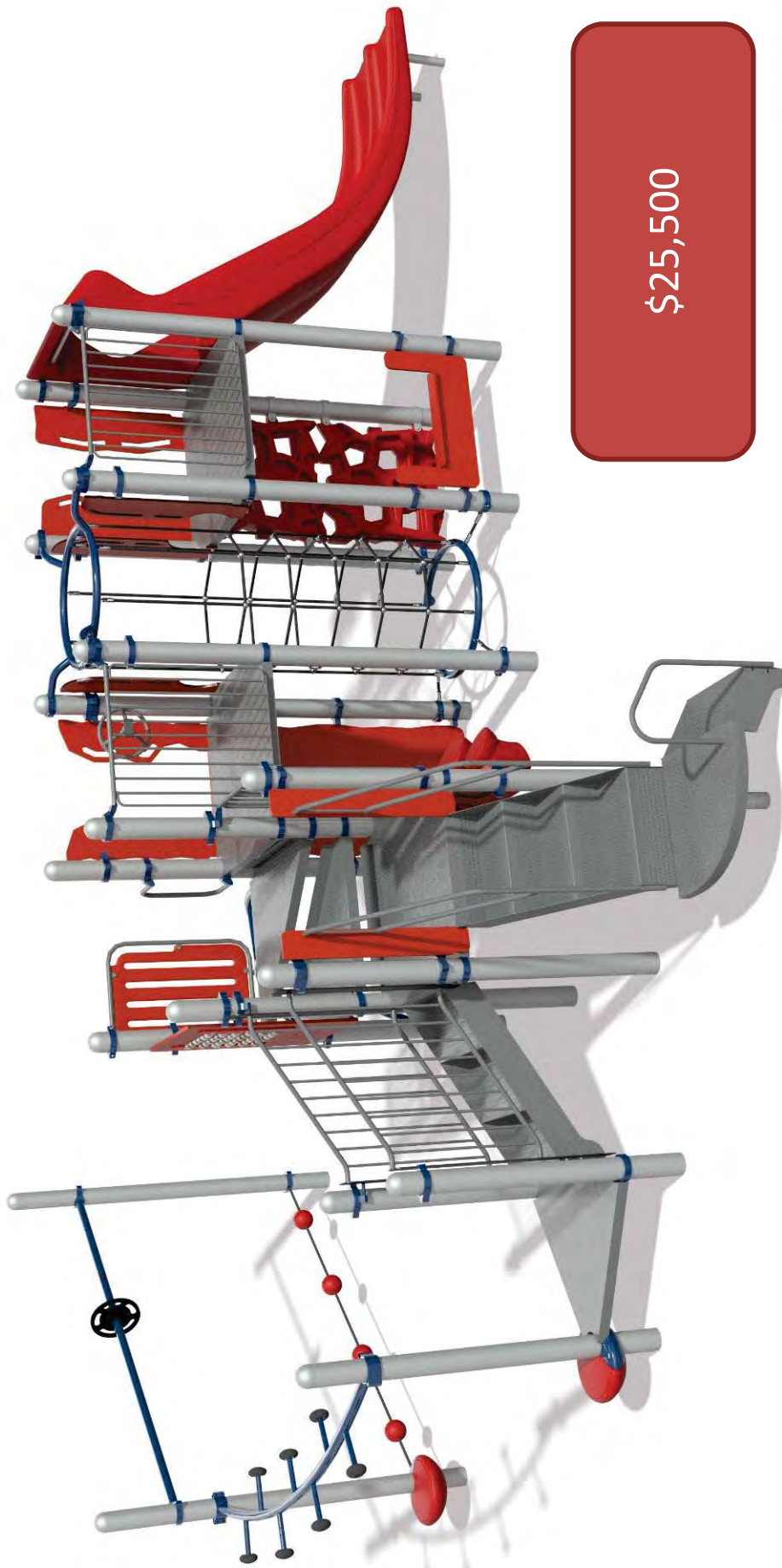


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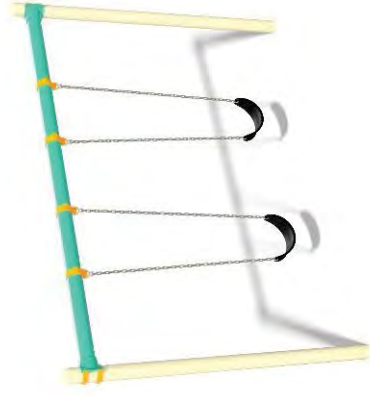
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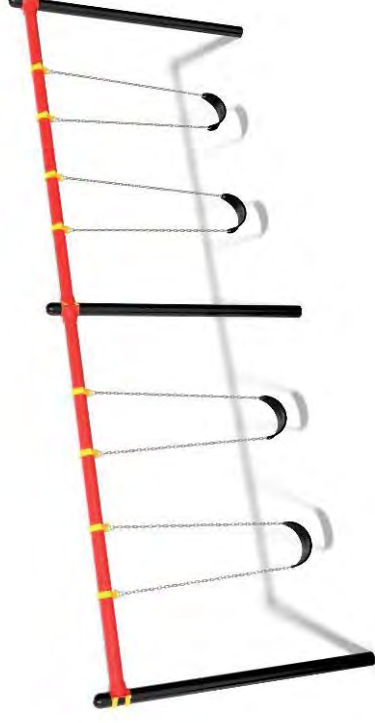
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Swings



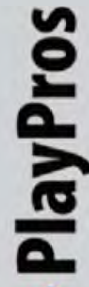
1 Bay Swing Set: \$1,580



2 Bay Swing Set: \$2,770

Poligon Shelter Options

All Pricing is Equipment Only
Freight, Tax, & Installation Not Included



Polygon Square 20': \$15,885



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Polygon Carnival 20':
\$17,815



Poligon RAM 12'x18': \$11,275
(Image Shows 16'x24')
This Option Also Available



Polygon REK 16'x24':

\$14,015

(Image Shows REK 30'x34')

This Option Also Available

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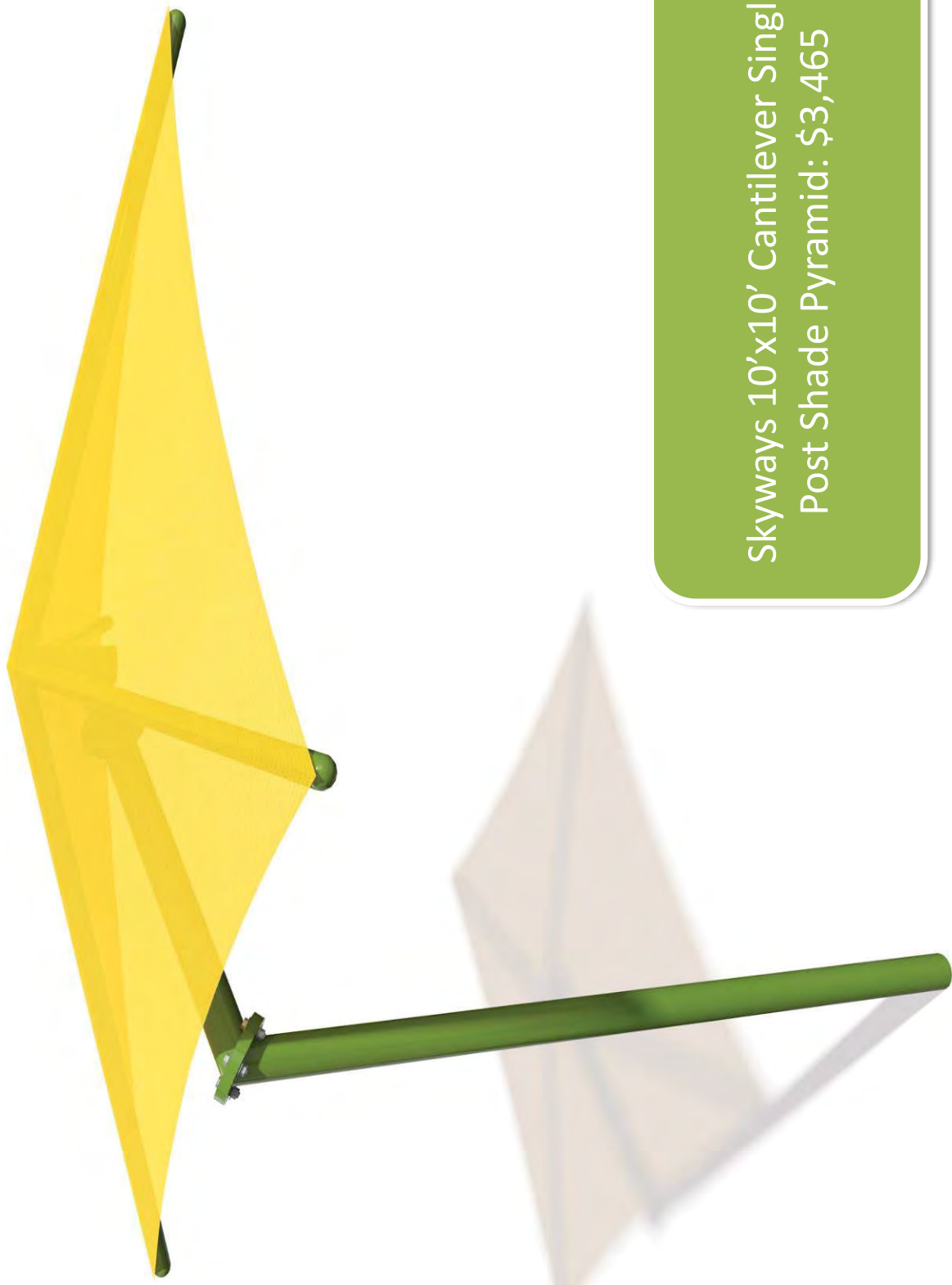


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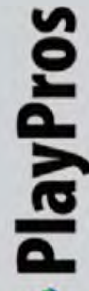
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Skyways 10'x10' Cantilever Single
Post Shade Pyramid: \$3,465

Premier Polysteel Site Furnishings

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Freight, Tax & Installation Not Included



Benches



6' Contour Bench- Laser
Cut Steel: \$1,104
(Available in Direct Bury & Surface
Mount)



6' Champion Bench-
Expanded Metal: \$536
(Available in Freestanding, Direct Bury or
Surface Mount)

Picnic Tables



4' Square Tables w/ Backrests:

\$1,527

(Freestanding, mounting kits available for
Surface Mount)



4' Square Table no Backrests:

\$1,126

(Freestanding, mounting kits available for
Surface Mount)

Tables also available in Round,
Rectangular, & Oval Shapes

Trash Receptacles

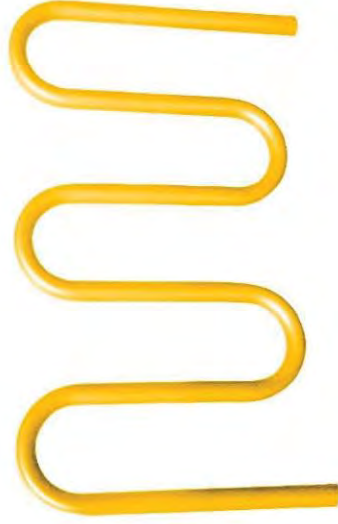


22 Gallon Trash Receptacle
w/ Liner & Flat Lid: \$438



32 Gallon Trash Receptacle w/
Liner & Flat Lid: \$558

Bike Racks



2 Loop Bike Rack- 5 Bikes: \$325
 3 Loop Bike Rack- 7 Bikes: \$460
 4 Loop Bike Rack- 9 Bikes: \$598
 Available in Direct Bury or Surface Mount



Double Sided Gate
 Style Bike Rack: \$1,425
 Available in Direct Bury or
 Surface Mount w/ Tabs

Planters



Round Planter: \$365



Square Planter
Expanded Metal: \$365
Laser Cut Steel: \$598

Fire Rings



Stationary Fire Ring: \$277
Tilt-Back Fire Ring: \$244
(Both Options Buried with Large Spades)

Park Grills



Pedestal Grill w/ Lid & Shelf
300 Sq. In. Cooking Area: \$651
500 Sq. In. Cooking Area: \$848



Pedestal Grill w/ Adjustable
Cooking Grate
Direct Bury: \$220
Surface Mount: \$246