

AGENDA CITY OF KENTWOOD PLANNING COMMISSION TUESDAY, NOVEMBER 9, 2021 KENTWOOD COMMISSION CHAMBERS 4900 BRETON AVENUE 7:00 P.M.

- A. Call to Order
- B. Pledge of Allegiance (Mike Pemberton)
- C. Roll Call
- D. Approval of the Minutes of October 26, 2021 and Findings of Fact for: <u>Case#29-21</u> Equine Assisted Development Major Change to Site Plan Located at 3220 32nd Street SE;<u>Case#30-21</u>- Zoning Ordinance Text Amendments Relating to: RPUD-1 & RPUD-2 Descriptions; and amendment to the variance request provision of the Subdivision Control Ordinance; Adult Foster Care Facilities
- E. Approval of the Agenda for November 9, 2021
- F. Acknowledge visitors and those wishing to speak to non- agenda items.
- G. Old Business

There is no Old Business

H. Public Meeting

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

I. Work Session

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

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

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

J. New Business

4900 BRETON AVENUE SE, PO BOX 8848, KENTWOOD, MICHIGAN 49518-8848 • PHONE (616) 698-9610 Equal Opportunity Employer, Drug-Free Workplace www.kentwood.us Agenda - Planning Commission November 9, 2021 Page 2

Set public hearing date of , for:

- K. Other Business
 - 1. Commissioners' Comments
 - 2. Staff's Comments
- L. Adjournment

*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 OCTOBER 26, 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 Benoit.
- C. Roll Call:

Members Present: Bill Benoit, Dan Holtrop, Sandra Jones, Ed Kape, Clarkston Morgan, Ray Poyner, Mike Pemberton, Members Absent: Catherine Brainerd and Darius Quinn (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 9 citizens.

Motion by Kape, supported by Pemberton, to excuse Brainerd and Quinn from the meeting.

- Motion Carried (7-0) -
- Brainerd and Quinn absent -
- D. Approval of the Minutes and Findings of Fact

Motion by Commissioner Holtrop, supported by Commissioner Pemberton, Minutes of October 12, 2021.

- Motion Carried (7-0) –
- Brainerd and Quinn absent -
- E. Approval of the Agenda

Motion by Commissioner Holtrop, supported by Commissioner Poyner, to approve the agenda for the October 26, 2021 meeting.

- Motion Carried (7-0) –
- Brainerd and Quinn absent -

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

There was no public comment.

G. Old Business

<u>Case#28-21</u> – Kum & Go Store 2604 – Rezoning of 1.653 acres of land from C-4 Office to C-5 Neighborhood Commercial located at the southeast corner of 52nd Street and Kalamazoo Avenue (Tabled Indefinitely)

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Schweitzer stated the owner of the property expressed his desire to have the rezoning tabled until there is a consideration of an ordinance amendment and then he will come forward. Schweitzer stated that he recently communicated with the owner that the commissioners did not see making changes to the C-5 lighting or hours of operation zoning ordinance provisions to be desirable. He stated he also communicated that if there is a rezoning that comes forward; it is the desire of the planning commission that the prospective use and proposed rezoning be in the form of a conditional rezoning or a CPUD. Property owner stated they will hold off until they have a prospective use.

H. Public Hearing

<u>**Case#29-21**</u> – Equine Assisted Development (EAD)- Major Change to Site Plan – Located at 3220 32nd Street SE;

Golder introduced the request. She stated the site is 8 acres in area. She stated the site used to be 23 acres when the commissioners reviewed it in 2013. She stated 15 acres was split off for the Venue 3Two. It is owned by the same person but separate uses.

Golder stated the special land use was approved in 2015. She stated we need to make sure the elements of the new part of the plan are consistent with the previously approved special land use. She stated we are looking at the site plan as a major change. She stated EAD had a tragic fire and lost 10,000 square feet of the building that they used for the horse stable.

Golder stated at the work session we looked at a new 14,800 square foot building. This has been reduced in size to 12,800 square feet, (60x180) a little smaller to accommodate the parking that they have proposed as well as the fire lanes.

Golder stated EAD still has the same activities, team building, one on one counseling, midsize events and occasional large events. She stated the events might be 2-4 times per year.

Golder stated an issue discussed at the work session was that the stable part of the building has to at least be 60 feet away from the residential property immediately to the east. She stated with respect to the large event they said that the adjacent owner has allowed them to use that parking area for the larger events, they can share parking.

Golder noted another issue that came up was with the fire department fire lane requirements. She stated typically for a building this size we have two fire lanes along the long side of the building and the entre short side. Golder stated the applicant appealed that decision to the Fire Chief and he has approved that the proposed lane configuration on the site plan is acceptable to the fire department.

Golder stated she is recommending conditional approval as stated in her memo. She did indicate that she would like an additional letter from the 3 Two Ranch owner to indicate that the Equine Assisted Development can use that additional parking.

Jones opened the public hearing.

There was no public comment.

Motion by Kape, supported by Pemberton, to close the public hearing.

- Motion Carried (7-0) –
- Brainerd and Quinn absent -

The commissioners offered no additional comments and were ok with the request.

Motion by Benoit, supported by Holtrop, to grant conditional approval of the site plan dated October 20, 2021 for the Equine Assisted Development (EAD) as described in Case No. 29-21. Approval is conditioned upon conditions 1-6 and basis points 1-5 as described in Golder's memo dated October 21, 2021.

- Motion Carried (7-0) -
- Brainerd and Quinn absent -

<u>Case#30-21</u>- Zoning Ordinance Text Amendments Relating to: RPUD-1 & RPUD-2 Descriptions; Subdivision Control Ordinance Variance Requests; Adult Foster Care Facilities

Zoning Ordinance Update (Subdivision Control Ordinance Variance Requests)

Pung stated this recommendation is from the City Attorney just to clarify the standards for granting a variance and remove the restriction that any variances to the subdivision control ordinance must be filed at the same time as the preliminary plat application is filed.

Consensus of the commissioners were ok with the request.

Zoning Ordinance Update (RPUD-1 & RPUD-2 Descriptions)

The current residential planned unit development districts in Kentwood are:

- RPUD -1 High Density Residential
- RPUD-2 Single Family Residential.

Pung stated the proposal is to remove the terms "High Density" and "single family residential" and replace with RPUD-1 Attached Residential and RPUD2 Detached

residential. This is explaining more directly what is allowed under those zoning districts. He stated when you hear High Density residential, the first thing you think about are apartments, but the majority of the RPUD1 developments are attached condominiums

Consensus of the commissioners ok with the request.

Update (Adult Foster Care Facilities)

The State of Michigan defines Adult Foster Care (AFC) homes as licensed residential settings that provide 24-hour personal care, protection, and supervision for individuals who are developmentally disabled, mentally ill, physically handicapped or aged who cannot live alone but who do not need continuous nursing care.

AFC Homes are restricted to providing care to no more than 20 adults.

The State of Michigan currently identifies five (5) types of adult foster care homes:

• Adult Foster Care Family Home (Licensed for 3-6 residents/licensee must live in the home)

- Adult Foster Care Small Group Home (Licensed for 3-6)
- Adult Medium Group Home (Licensed for 7-12 residents)
- Adult Large Group Home (Licensed for 13-20 residents)
- Adult Congregate Facility (Capacity >20/per Public Act 218 the licensure of new AFC's for more than 20 persons is prohibited)

The Kentwood Zoning Ordinance currently makes allowance for adult foster care family homes and adult foster care small group homes, the ordinance does not currently make allowance for adult foster care medium and large group homes. The recommendation out of the Zoning Ordinance Subcommittee is to expand the use allowances to permit medium and large adult foster care group homes based on information on the Michigan Department of Licensing and Regulatory Affairs website.

Consensus of the commissioners ok with the request.

Jones opened the public hearing.

There was no public comment.

Motion by Poyner, supported by Benoit, to close the public hearing.

- Motion Carried (7-0) –
- Brainerd and Quinn absent -

> Motion by Holtrop, supported by Benoit, to recommend to the City Commission approval of the Subdivision Control Ordinance relating to Zoning Ordinance Update (Subdivision Control Ordinance Variance Requests)

- Motion Carried (7-0) -
- Brainerd and Quinn absent -

Motion by Holtrop, supported by Poyner, to recommend to the City Commission approval of the Zoning Ordinance No. 9-02 relating to Description of RPUD Districts

- Motion Carried (7-0) -
- Brainerd and Quinn absent -

Motion by Holtrop, supported by Benoit, to recommend to the City Commission to amend the Kentwood Zoning Ordinance No. 9-02 relating to Definition of Adult Care Facilities

- Motion Carried (7-0) -
- Brainerd and Quinn absent -

I. Work Session

<u>Case#31-21</u> Abra (Auto Body Repair of America) – Special Land Use Major Vehicle Repair Establishment and Site Plan Review Located at 3165 29th Street; (applicant has withdrawn their request)

Golder explained that the applicant is changing his plan to build a new building for a car audio installment use which does not require special land us approval. However, they do plan to set aside as many as 25parking spaces for the existing Abra building to the west.

<u>Case# 32-21</u> – 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 currently the location for Christ Community Church. He stated it appears that the church will no longer exist at this location and they have the property up for sale. For that reason Cypress Partners has come forward to the City to seek a change in the Master Plan for this property. 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 land use.

Schweitzer discussed the background of the property at 2400 Forest Hill Avenue, SE. 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 plan original 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.

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.

The 2012 update of the Kentwood Master Plan changed the land use designation for the Christ Community Church site from Low Density Residential to Institutional to reflect its projected long-term use.

On June 22, 2021, the Land Use and Zoning Committee reviewed a concept for the redevelopment of the Christ Community Church site. The concept consisted of 87 units of senior independent living apartment housing. The attached housing design involved two story dwellings. The Committee indicated that they desired that any residential use of the site should be for home ownership and they felt the plan was under parked. The developer is now seeking an amendment to the Master Plan land use designation of the site from Institutional to Medium Density Residential to accommodate an attached housing concept for senior home ownership. The dwellings would all be single story with pitched roofs.

Schweitzer stated in the packet was the 2020 Master Plan of the square mile section of Kentwood. Schweitzer stated most of the surrounding land area is master planned for Low Density Residential use.

Schweitzer stated at the conclusion of the September 28, 2021 Master Plan Committee meeting it was the consensus of the Committee to recommend to the full Planning Commission to amend the master planned designation of the 10.32 acre property at 2400 Forest Hill Avenue from Institutional to Medium Density Residential provided: the overall Embassy Park PUD area remains low density residential (no more than 4 units per acre net residential density); at least 25% of the 2400 Forest Hill Avenue site is dedicated open space; and its 10.32 acre area does not exceed a net residential density of 6 units per acre.

Schweitzer stated from a zoning perspective, residential condominium re-development of 2400 Forest Hill Avenue represents a major change to the Embassy Park PUD plan requiring Planning Commission review and recommendation to the City Commission for approval. Two central aspects of the original approval of the overall PUD were home ownership and consistency with Proposed Minutes Planning Commission October 26, 2021 Page 7 the city's master planned low density residential land use designation. The reclassification of the subject site from institutional to medium density residential can be consistent with the overall Embassy Park PUD provided the overall density does not exceed 4.5 units per acre.

The Master Plan Committee also expressed concern about the potential impact the redevelopment would have on the roadway network.

Mike Parks, Cypress Partners, 280 West Maple Suite 230 Birmingham, MI was present. He stated they listened to the needs of the community and they understood rental property was not desirable in Kentwood. Therefore, they immediately went back to the drawing board and came back with a product everyone can be very happy with which is a villa. He stated it is 1,800 square feet plus or minus of air conditioned space with a two car garage. It is marketed towards buyers ages 60-80. He stated these would be residents that do not require any assistance. He stated this would be a deeded property for sale involving homes with 3 bedrooms, $2\frac{1}{2}$ baths, master bedroom on the ground floor that will provide for a no step environment.

Parks stated these homes in particular, they are trying to accommodate seniors intending to move out of 2 story homes. He stated there is just not enough of this type of home anywhere. He stated his early demand studies in this area show that there is a demand for 500-700 buyers that are looking for this kind of product. Parks displayed the elevations of the street views. He stated the price points for these would be about \$450,000 dollars. He states these homes are a higher end product.

Parks stated they like the homes for the area because it provides a bit of a buffer to the adjoining neighborhoods. He stated the residents would be predominantly retirees that are not putting the strain on the streets during rush hour.

Parks stated the site plan has heavy topography. He noted on the east side of the property would be developed with walk outs. Parks stated Christ Community Church is not operating and the building is being rented out.

Marc Daneman, 2557 Forest Bluff Dr. SE, a board member of the Forest Meadows Condominium Association, was present. He displayed a graphic identifying the various density's for surrounding development. He suggested the commissioners look at the request from a Master Plan standpoint. He stated he thinks this is not the time to make a rush decision based on one initial request. He stated they would like to leave this as is. He stated he would like to not see it medium residential. He stated everything around there is low density residential.

Kape questioned sidewalks portrayed on the graphics. Schweitzer stated we are looking at the relative intent of the development as it fits in the surrounding area. Schweitzwer stated the advantage of the concept plan is just to give them a sense of what it might look like. Details like sidewalk would be addressed at a later stage in the development process.

Poyner questioned what is the estimated gross per density per acre. Schweitzer stated it would be around 8 units per acre. Poyner stated he is interested in the 2015 traffic study. He would like to see what the peak hour traffic looks like, that will be an important consideration. Schweitzer stated the intent of the 2015 study was to see what type of improvements were needed at the intersection of Forest Hills and Burton. Schweitzer stated options they were looking at were the prospect of putting a roundabout in there or to upgrade the intersection and still maintain a traffic signal. Schewitzer stated the recommendation that the consultants offered to the City was the that the single lane roundabout would not be sufficient to deal with the traffic projected 20 years forward. Instead the recommendation was to go with the traffic signal, but the design would incorporate a dedicated right run lane in each of the four quadrants. In 2015 there was not a dedicated right turn lane for the Forest Hill traffic approaching the intersection. Schweitzer stated in 2019 the City did improve the intersection to include right turn lanes in all four quadrants. It is a two phase signal to allow protected left turn movement on Burton. They also had upgrades to pedestrian crossing and more up to date traffic signals. He stated with those improvements it was projected to accommodate traffic 20 years forward. Discussion ensued. Schweitzer stated in this case an additional 65 dwelling units it doesn't qualify as needing a traffic impact analysis. Poyner stated he is concerned with the density of 8 units per acre.

Benoit stated this is a no brainer to him. He stated this should not be medium density it is completely surrounded by low density. He stated he doesn't see it. He stated it would make him feel better if the commissioners can regulate the density.

Holtrop stated he tried to take the view of the whole PUD and back in 1992 it was a 37 unit proposal. He stated at the conclusion of the September 28, 2021 Master Plan Committee meeting it was the consensus of the Committee to recommend to the full Planning Commission to amend the master planned designation of the 10.32 acre property at 2400 Forest Hill Avenue from Institutional to Medium Density Residential provided: the overall Embassy Park PUD area remains low density residential (no more than 4 units per acre net residential density); at least 25% of the 2400 Forest Hill Avenue site is dedicated open space; and its 10.32 acre area does not exceed a net residential density of 6 units per acre. He stated he is ok if this corner went up to 6. He stated it would be medium but maybe conditional medium and some open space. Holtrop stated he is in favor of it being residential as opposed to institutional but with some limitations Schweitzer stated the initial request was 73 units then the applicant came back with 65 hoping that would be a more acceptable range which is closer to the 8 units.

Morgan stated he would like to see low density.

Pemberton stated this is going to come down to the overall density he would lean to lower density but this site is going to take a lot of work. He noted the upgraded intersection accommodates traffic very well. He stated speed could be an issue adding more traffic could be a problem. He stated there is a demand in the community there just isn't enough housing and he thinks they are trying to service that demand.

Jones stated she echoes what has been said in particular relating to demand. She stated density is something that needs to be discussed but being a realist and knowing what our community is

experiencing, we need to be open to a higher level of density. There is a need, there is a demand and our community currently cannot meet it. She stated she would be hesitant to suggest that 8 units per acre is appropriate. She stated she is open to 6 units per acre and questioned if there is a way to change the Master Plan so that we could move from institutional to medium density for this land use and say that it could be no more than 6 units per acre. Schweitzer stated we could put it in the Master Plan text detailing the desire to have a good fit with the surrounding area.

Doug Todd with Brookshire Hathaway was present representing the church. He stated they have had this listed for 15 months and have heard zero inquires for a church or congregation or a non profit. He stated on hundred percent of the inquiries were for apartments rental property.

J. New Business

Motion by Holtrop, supported by Benoit, to set a public hearing date of November 23, 2021, for: <u>Case#33-21</u> Master Plan Request - Change from Institutional to Low Density Residential Land Use- located at 2802 44th Street; <u>Case#34-21</u> – Union @ Silver Station – Site Plan Review for an Apartment Development – located at 5844 Division Ave SE

- Motion Carried (7-0) -
- Brainerd and Quinn absent -

K. Other Business

1. Commissioners' Comments

Morgan stated he will follow up with staff regarding the information that he has regarding the AT&T boxes. He also stated the election will be November 2, 2021, encouraged everyone to vote.

Holtrop stated LUZ met there was a project on Burton and East Paris. He stated there is a very narrow parcel. The developer is the owner of the adjacent medical facility and they were wondering about putting some residential there. He stated a couple of years ago it was changed from residential to office. He stated with our current guidelines, residential does not fit unless you change the whole parcel to a mixed use PUD. Holtop encouraged the commissioners to go vote on Tuesday.

Kape encouraged everyone to get out and vote.

Pemberton, Poyner and Jones stated Kentwood is a very viable community and we want to make sure that others can move in Kentwood so we have to be mindful as we make decisions.

Jones questioned if Abra has a time frame for when they cleanup their site with the additional parking spaces from the car audio use. Golder stated they are looking at a new development on that corner which would be the Extreme Car audio and as part of that they would dedicate spaces

Proposed Minutes Planning Commission October 26, 2021 Page 10 for Abra. She stated we don't have a time frame, they indicated that it will be soon. Golder stated she will have an answer for them next time.

2. Staff's Comments

Pung stated we want further discussion on the Zoning ordinance text amendment relating to athletic training facilities. At the work session the current way would be to limit the use to just athletic training facilities with no competitive events and also limiting the size to 25,000 square feet. Pung stated some of the commissioners wanted to make it more open and allow for competitive events. Some wanted to allow more recreational type overall. He stated right now we are now proposing a limit of 25,000 square feet so you don't have large industrial buildings going to a commercial type recreation use.

Poyner stated allowing larger than 25,000 square foot building will take up industrial space that is currently in high demand.

Benoit stated he would think the times the facilities get used would be when the industrial facilities aren't working. He stated then he might feel comfortable saying this are okay because they are going to be used when the factories are typically closed and not a lot of traffic.

Holtrop stated he would be open to greater than 25,000 square feet.

Pung stated he would like to know if we should just limit it to athletic training or open up to all types of recreation.

Pemberton stated in order to make these work you have to have concessions and lots of bathrooms then it becomes commercial. It would be a tough squeeze to put into any vacant industrial building and make it work, doable but a stretch. He stated what uses need to do like this is figure out how to build their own maybe through some partnerships. But this is something this community could really use.

Schweitzer stated the owner of the property on the south east corner of 52nd and Kalamazoo has inquired whether a for vehicle repair establishment might be ab option to consider. The consensus of the commission was that it wouldn't be a good fit.

Holtrop stated he is not against that but we need to make them comply with our ordinances.

Poyner stated maybe traffic could be a concern.

L. Adjournment

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

- Motion Carried (7-0) -

- Brainerd and Quinn absent -

Meeting adjourned at 9:05pm

Respectfully submitted,

Ed Kape, Secretary



CITY OF KENTWOOD PLANNING COMMISSION PROPOSED FINDINGS OF FACT NOVEMBER 9, 2021

Golder	10/21/2021	
Golder	10/21/2021	

PROJECT:

Equine Assisted Development of the Great Lakes

Major Change to an Approved Site Plan

APPLICATION: 29-21

REQUEST:

LOCATION:

3220 32nd Street SE

HEARING DATE: October 26, 2021

MOTION:

Motion by Benoit, supported by Holtrop, to grant conditional approval of the site plan dated October 20, 2021 for the Equine Assisted Development (EAD) as described in Case No. 29-21. Approval is conditioned upon conditions 1-6 and basis points 1-5 as described in Golder's memo dated October 21, 2021.

- Motion Carried (7-0) -
- Brainerd and Quinn absent

CONDITIONS:

- 1. Compliance with the description of operation dated October 20, 2021 for the Equine Assisted Development.
- Applicant shall provide a letter from the owner of Venue3Two to memorialize the EAD use of the additional parking spaces on the Venue 3Two site for large events.
- 3. Approval of the site plan by the Kentwood Fire Marshal.
- 4. Approval of the site plan by the Kentwood City Engineer.
- 5. Final approval of the landscaping and lighting plan for the site.
- 6. Staff approval of building elevations for the proposed 12,588 square foot building.

BASIS:

- 1. The applicant's description of the operation details the representations made by the EAD with respect to the use of the proposed building and the therapy sessions/events offered. These details ensures that the use will remain appropriate for the area and will not have a negative effect on adjacent properties.
- 2. The applicant has submitted a site plan that shows the location of fire lanes for the proposed new EAD barn and associated uses. Fire lanes generally must extend the length of the building; the applicant is portraying a partial fire lane along the north side of the proposed building. The applicant is asking the Fire Department for an appeal of the fire lane requirement due to the proposed use and construction of the building.
- 3. The applicant has identified the location of parking that is adequate for the day-to-day operation of the EAD. Larger events (2-4 per year) are also identified in the description of operations dated October 20, 2021. The applicant has indicated that the owner of the Venue3Two would allow the EAD to park on the Venue3Two site for large events. A letter from the Venue 3Two must be provided to establish this commitment. If the ownership of the Venue3Two changes, the applicant will need to establish a new agreement to allow for large event parking.
- 4. The applicant has provided some detail on the location of light poles and landscaping. Additional information on height of poles, location of wall packs and species of landscape plantings will be required for building permit approval. The applicant must also provide elevations for the proposed building.
- 5. Discussion during the work session and public hearing.



CITY OF KENTWOOD PLANNING COMMISSON PROPOSED FINDINGS OF FACT NOVEMBER 9, 2021

Pung 10/21/21	
PROJECT:	Zoning Ordinance Text Amendments
APPLICATION:	30-21
HEARING DATE:	October 26, 2021
REVIEW TYPE:	Zoning Ordinance Amendments Relating to Adult Foster Care Facilities
MOTION:	Motion by Holtrop, supported by Benoit, to recommend to the City Commission to amend the Kentwood Zoning Ordinance No. 9-02 relating to Definition of Adult Care Facilities - Motion Carried (7-0) – - Brainerd and Quinn absent -

Amend Section 2.02 Definition of Adult Care Facilities to read as follows:

Adult Care Facilities: A facility for the care of adults, over eighteen (18) years of age, as licensed and regulated by the State under Michigan Public Act 218 of 1979, as amended, and rules promulgated by the State Department of Consumer and Industry Services. The organizations shall be defined as follows:

- 1. Adult foster care facility: A governmental or non-governmental establishment that provides foster care to adults. It includes facilities and foster care homes for adults who are aged, mentally ill, developmentally disabled, or physically handicapped who require supervision on an ongoing basis but who do not require continuous nursing care. An adult foster care facility does not include nursing homes, homes for the aged, hospitals, alcohol or substance abuse rehabilitation center, or a residential center for persons released from or assigned to a correctional facility.
- 2. Adult foster care small group home: A adult foster care facility with the approved capacity to receive six (6) or fewer adults who are provided supervision, personal care, and protection in addition to room and board, for twenty-four (24) hours a day, five (5) or more days a week and for two (2) or more consecutive weeks for compensation.
- 3. Adult foster care medium group home: A adult foster care facility with the approved capacity to receive seven (7) to twelve (12) adults who are provided supervision, personal care, and protection in addition to room and board, for twenty-four (24) hours a day, five (5) or more days a week and for two (2) or more consecutive weeks for compensation.

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Case 30-18 Findings of Fact (Adult Foster Care Facilities) Page 2

- 4. Adult foster care large group home: A adult foster care facility with the approved capacity to receive thirteen (13) to twenty (20) adults who are provided supervision, personal care, and protection in addition to room and board, for twenty-four (24) hours a day, five (5) or more days a week and for two (2) or more consecutive weeks for compensation.
- 5. Adult foster care family home: A private home with the approved-capacity to receive six (6) or fewer adults to be provided with foster care for five (5) or more days a week and for two (2) or more consecutive weeks. The adult foster care family home licensee must be a member of the household and an occupant of the residence.

(The proposed amendments modify the definition of small group home and add definitions for medium and large adult foster care group homes consistent with the State of Michigan classifications.)

Amend Section 3.20 to read as follows:

Section 3.20 Residential Child and Adult Care Facilities

As defined in Chapter 2 Definitions, the following uses are allowed only as provided for in the following Table of Facilities and Zoning Districts. Refer to Chapter 15 Approval Standards for Special Land Uses for applicable conditions.

- P: Land and/or buildings may be used for the purposes listed by right.
- SLU: Land and/or buildings may be permitted by obtaining Special Land Use approval when all applicable standards as cited in Chapter 15 and elsewhere are met:
- SLU as accessory: Land and/or buildings may only be allowed as an accessory to an approved use, such as a church, school, recreation facility, office or other similar use upon review and approval of a Special Land Use approval, in accordance with general and specific standards.

Type of Facility per District	R1-A, B, C, D	R-2, 3, 4, 5	C-2, 3, 4	OS	Form Based Code (FBC)	I-1, I-2
Adult foster care family home	Р	Р			Р	
Adult foster care small group home	Р	Р			Р	
Adult foster care medium group home	SLU	Р			Р	
Adult foster care large group home		SLU			SLU	
Adult day care facility		SLU	SLU	Bet Bar	SLU	
Foster family home	Р	P			Р	-
Foster family group home	SLU	Р		the pro	SLU	and gas

Case 30-18

Findings of Fact (Adult Foster Care Facilities) Page 3

Family child day care home	Р	Р	Bal Int	na ter	Р	
Group child day care home	Р	Р			SLU	
Child Care Center	SLU	SLU	Р		SLU	SLU as accessory and freestandi ng
Child Caring Institution		SLU			SLU	
Adult Caring Institution		SLU				

A. Requirements Pertaining to Group Child Day Care Homes

- 1. There shall be sufficient on-site outdoor play area to meet state regulations. All required outdoor play areas shall be fenced with a minimum of four (4) foot tall fence, provided that no such fence shall be located in the front yard.
- 2. Ingress and egress shall be provided as far as possible from two (2) intersecting streets and shall be at least one hundred (100) feet from two through streets.
- 3. A group child day care shall not be located within a twelve hundred (1,200) foot radius of any other group child day care.
- 4. For the purpose of this Section, the measurement of a radius shall be measured in a straight line from the actual location of the use to the nearest property line of the other group day care home.
- 5. An on-site drive shall be provided for drop offs/loading. This drive shall be arranged to allow maneuvers without creating a hazard to traffic flow on the public street.

(The proposed amendments make adult foster care small group homes a permitted use in all residential districts and the Form Based Code district. Classifications for medium and large adult foster care group homes have been added with medium group homes a special land use in R1 residential districts and a permitted use in all other residential districts and the Form Based Code district and large group homes not permitted in R1 residential districts and a special land use in all other residential districts and the Form Based Code district. Section 2.06 (1) of the Michigan Zoning Enabling Act states: Except as otherwise provided in subsection (2), a state licensed residential facility shall be considered a residential use of property for the purposes of zoning and a permitted use in all residential zones and is not subject to a special use or conditional use permit or procedure different from those required for other dwellings of similar density in the same zone.)

Amend Section 15.03.A to read as follows:

A. Adult Care. Adult foster care medium and large group homes.

Amend Section 15.04.A to read as follows:

Case 30-18 Findings of Fact (Adult Foster Care Facilities) Page 4 Section 15.04.A: Adult foster care medium and large group homes.

- 1. Non-residential parking setback and screening provisions shall apply.
- 2. The building shall have an appearance that is non-intrusive and consistent in color, materials, roofline, and architecture with the District and neighborhood in which it is located.

(Proposed amendments would only require use specific design criteria for medium and large group homes and remove two current requirements. The city has not enforced the requirement for continual documentation of a valid license nor documentation of compliance with the State Building and Fire Codes.)

Redline Versions

Section 2.02

Adult Care Facilities: A facility for the care of adults, over eighteen (18) years of age, as licensed and regulated by the State under Michigan Public Act 218 of 1979, as amended, and rules promulgated by the State Department of Consumer and Industry Services. The organizations shall be defined as follows:

- 1. Adult foster care facility: A governmental or non-governmental establishment that provides foster care to adults. It includes facilities and foster care homes for adults who are aged, mentally ill, developmentally disabled, or physically handicapped who require supervision on an ongoing basis but who do not require continuous nursing care. An adult foster care facility does not include nursing homes, homes for the aged, hospitals, alcohol or substance abuse rehabilitation center, or a residential center for persons released from or assigned to a correctional facility.
- Adult foster care small group home: A adult foster care facility private home with the approved capacity to receive twelve (12) six (6) or fewer adults who are provided supervision, personal care, and protection in addition to room and board, for twenty-four (24) hours a day, five (5) or more days a week and for two (2) or more consecutive weeks for compensation.
- 3. Adult foster care medium group home: A adult foster care facility with the approved capacity to receive seven (7) to twelve (12) adults who are provided supervision, personal care, and protection in addition to room and board, for twenty-four (24) hours a day, five (5) or more days a week and for two (2) or more consecutive weeks for compensation.
- 4. Adult foster care large group home: A adult foster care facility with the approved capacity to receive thirteen (13) to twenty (20) adults who are provided supervision, personal care, and protection in addition to room and board, for twenty-four (24) hours a day, five (5) or more days a week and for two (2) or more consecutive weeks for compensation.
- 5. Adult foster care family home: A private home with the approved capacity to receive six (6) or fewer adults to be provided with foster care for five (5) or more days a week

Case 30-18

Findings of Fact (Adult Foster Care Facilities)

Page 5

and for two (2) or more consecutive weeks. The adult foster care family home licensee must be a member of the household and an occupant of the residence.

Case 30-18 Findings of Fact (Adult Foster Care Facilities) Page 6

Section 3.20

Section 3.20 Residential Child and Adult Care Facilities

As defined in Chapter 2 Definitions, the following uses are allowed only as provided for in the following Table of Facilities and Zoning Districts. Refer to Chapter 15 Approval Standards for Special Land Uses for applicable conditions.

- P: Land and/or buildings may be used for the purposes listed by right.
- SLU: Land and/or buildings may be permitted by obtaining Special Land Use approval when all applicable standards as cited in Chapter 15 and elsewhere are met:
- SLU as accessory: Land and/or buildings may only be allowed as an accessory to an approved use, such as a church, school, recreation facility, office or other similar use upon review and approval of a Special Land Use approval, in accordance with general and specific standards.

Type of Facility per District	R1-A, B, C, D	R-2, 3, 4, 5	C-2, 3, 4	os	Form Based Code (FBC)	I-1, I-2
Adult foster care family home	Р	Р	τ÷.		Р	4
Adult foster care small group home	SLU P	SLU P			SLU P	
Adult foster care medium group home	SLU	Р			Р	
Adult foster care large group home		SLU			SLU	1
Adult day care facility		SLU	SLU	÷	SLU	
Foster family home	Р	Р			Р	
Foster family group home	SLU	Р			SLU	
Family child day care home	Р	Р	- 19 T	-	Р	-
Group child day care home	Р	Р		-	SLU	
Child Care Center	SLU	SLU	Р	÷	SLU	SLU as accessory and freestandi ng
Child Caring Institution	4	SLU		4	SLU	-22

Case 30-18 Findings of Fact (Adult Foster Care Facilities)

D	7
Page	1
I UBO	

Adult Caring Institution		SLU	4	4		22
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A. Requirements Pertaining to Group Child Day Care Homes

- 1. There shall be sufficient on-site outdoor play area to meet state regulations. All required outdoor play areas shall be fenced with a minimum of four (4) foot tall fence, provided that no such fence shall be located in the front yard.
- 2. Ingress and egress shall be provided as far as possible from two (2) intersecting streets and shall be at least one hundred (100) feet from two through streets.
- 3. A group child day care shall not be located within a twelve hundred (1,200) foot radius of any other group child day care.
- 4. For the purpose of this Section, the measurement of a radius shall be measured in a straight line from the actual location of the use to the nearest property line of the other group day care home.
- 5. An on-site drive shall be provided for drop offs/loading. This drive shall be arranged to allow maneuvers without creating a hazard to traffic flow on the public street.

Section 15.03.A

A. Adult Care. Adult foster care small group home medium and large group homes.

Section 15.04.A

Section 15.04.A: Adult foster care small medium and large group homes

- 1. The use shall be registered with the City and shall continually have on file with the City documentation of a valid license as required by the State.
- 2. The applicant shall submit documentation of compliance with State Building and Fire Codes.
- **3.** 1. Non-residential parking setback and screening provisions shall apply.
- 4. 2. The building shall have an appearance that is non-intrusive and consistent in color, materials, roofline, and architecture with the District and neighborhood in which it is located.

BASIS:

- 1. The proposed amendments bring the Zoning ordinance in alignment with the State of Michigan classifications and definitions for adult foster care group homes.
- 2. Existing facilities in Kentwood which are currently legal non-conforming uses would become allowed uses in their respective zoning district.
- 3. Discussion at the work session and public hearing.



CITY OF KENTWOOD PLANNING COMMISSON PROPOSED FINDINGS OF FACT NOVEMBER 9, 2021

Pung 10/21/21	
PROJECT:	Zoning Ordinance Text Amendments
APPLICATION:	30-21
HEARING DATE:	October 26, 2021
REVIEW TYPE:	Zoning Ordinance Amendment Relating to Variances Under the Subdivision Control Ordinance
MOTION:	Motion by Holtrop, supported by Benoit, to recommend to the City Commission approval of the Subdivision Control Ordinance relating to Zoning Ordinance Update (Subdivision Control Ordinance Variance Requests)
	- Motion Carried (7-0) –

- Brainerd and Quinn absent -

Amend Section 90-38 (b) to read as follows:

Section 90-38 (b)

- (b) Other subdivisions.
 - (1) Demonstration of need. If the proprietor can clearly demonstrate that literal enforcement of the terms of this article is impractical because of peculiar conditions pertaining to their land, the zoning board of appeals may at its discretion, permit such variances it finds reasonable and within the general policy and purpose of this article. No variance shall be granted unless the zoning board of appeals finds that
 - a. There are special circumstances or conditions affecting the property such that the strict application of the provisions of this article would deprive the proprietor of the reasonable use of his land.
 - b. The variance is necessary for the preservation and enjoyment of a substantial property right of the proprietor.
 - c. The granting of the variance will not be detrimental to the public welfare or be injurious to property in the area in which the property is situated.

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Findings of Fact (Subdivision Control Ordinance Variances) Page 2

- (2) *Conditions.* The zoning board of appeals, in granting approval of variances, may require such conditions as will secure substantially the objectives of the requirement varied or modified.
- (3) *Application.* An application for any such variance shall be submitted to the zoning board of appeal. The application shall fully state the grounds for such a variance.

Case 30-18 Findings of Fact (Subdivision Control Ordinance Variances) Page 3

Redline Version

- (b) Other subdivisions.
 - (1) Demonstration of need. If the proprietor can clearly demonstrate that literal enforcement of the terms of this article is impractical or will impose undue hardship in the use of his land because of peculiar conditions pertaining to his their land, the zoning board of appeals may at its discretion, permit such variances it finds reasonable and within the general policy and purpose of this article. No variance shall be granted unless the zoning board of appeals finds that
 - a. There are special circumstances or conditions affecting the property such that the strict application of the provisions of this article would deprive the proprietor of the reasonable use of his land.
 - b. The variance is necessary for the preservation and enjoyment of a substantial property right of the proprietor.
 - c. The granting of the variance will not be detrimental to the public welfare or be injurious to property in the area in which the property is situated.
 - (2) *Conditions.* The zoning board of appeals, in granting approval of variances, may require such conditions as will secure substantially the objectives of the requirement varied or modified.
 - (3) Application. An application for any such variance shall be submitted to the zoning board of at the time the preliminary plat is filed with the community development department. The application shall fully state the grounds for such a variance.

BASIS:

- 1. The proposed changes will clarify the standards for granting a variance and remove the restriction that any variances to the subdivision control ordinance must be filed at the same time as the preliminary plat application is filed.
- 2. Discussion at the work session and public hearing.



CITY OF KENTWOOD PLANNING COMMISSON PROPOSED FINDINGS OF FACT NOVEMBER 9, 2021

Pung 10/21/21	
PROJECT:	Zoning Ordinance Text Amendments
APPLICATION:	30-21
HEARING DATE:	October 26, 2021
REVIEW TYPE:	Zoning Ordinance Amendment Relating to Description of RPUD Districts
MOTION:	Motion by Holtrop, supported by Poyner, to recommend to the City Commission approval of the Zoning Ordinance No. 9-02 relating to Description of RPUD Districts - Motion Carried (7-0) – - Brainerd and Quinn absent -

Amend Section 1.08 to read as follows:

Section 1.08 DISTRICTS ESTABLISHED

For the purposes of this ordinance, the City of Kentwood is divided into the following Zoning Districts:

Zoning Di	Zoning District	
F-1	Floodplain	4
R1-A, B	Very Low Density Residential	5
R1-C, D	Low Density Residential	5
R-2,	Two Family Residential	6
R-3	Medium/High Density Residential	6
R-4	High Density Residential	6
R-5	Manufactured Housing	7
C-2	Community Commercial	8
C-3	Regional Commercial	8
C-4	Office/Business	8
C-5	Neighborhood Corridor Commercial	9

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I-1	Light Industrial	10
I-2	General Industrial	10
OS	Open Space, Public, Semi-Public	11
RPUD-1	Attached Residential PUD	12
RPUD-2	Detached Residential PUD	12
CPUD	Commercial PUD	12
MPUD	Mixed Use PUD	12
IPUD	Industrial PUD	12
OPUD	Office PUD	12
FBC	Form Based Code	23

Amend Section 12.02.C to read as follows:

C. The following minimum project sizes shall apply

- 1. RPUD-1 Attached Residential: Five (5) acres
- 2. RPUD-2 Detached Residential: Five (5) acres
- 3. Commercial PUD: Five (5) acres
- 4. Mix Use PUD: Five (5) acres
- 5. Office PUD: Five (5) acres
- 6. Industrial PUD: Ten (10) acres

Amend Section 12.03 to read as follows:

Section 12.03 RPUD-1 ATTACHED RESIDENTIAL PUD

Residential development under this category shall promote the high-quality character of the community and contribute to the variety of housing option for City residents. To ensure RPUD-1 projects meet this intent and the described intent of the PUD designation, the following design requirements shall apply in addition to all other regulations set forth in this Ordinance.

Amend Section 12.04 to read as follows:

Section 12.04 RPUD-2 DETACHED RESIDENTIAL PUD

Residential development under this category shall promote the high-quality character of the community and contribute to the variety of detached housing option for City residents. To ensure RPUD-2 projects meet this intent and the described intent of the PUD designation, the following design requirements shall apply in addition to all other regulations set forth in this Ordinance.

Redline Versions

Section 1.08

Section 1.08 DISTRICTS ESTABLISHED

For the purposes of this ordinance, the City of Kentwood is divided into the following Zoning Districts:

Zoning District		Chapter
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R-5	Manufactured Housing	7
C-2	Community Commercial	8
C-3	Regional Commercial	8
C-4	Office/Business	8
C-5	Neighborhood Corridor Commercial	9
I-1	Light Industrial	10
I-2	General Industrial	10
OS	Open Space, Public, Semi-Public	11
RPUD-1	High Density Residential PUD Attached Residential PUD	12
RPUD-2	Low Density Residential PUD Detached Residential PUD	12
CPUD	Commercial PUD	12
MPUD	Mixed Use PUD	12
IPUD	Industrial PUD	12
OPUD	Office PUD	12
FBC	Form Based Code	23

Section 12.02.C

- C. The following minimum project sizes shall apply
 - 1. RPUD-1 High Density Attached Residential: Five (5) acres
 - 2. RPUD-2 Single Family Detached Residential: Five (5) acres
 - 3. Commercial PUD: Five (5) acres

- 4. Mix Use PUD: Five (5) acres
- 5. Office PUD: Five (5) acres
- 6. Industrial PUD: Ten (10) acres

Section 12.03

Section 12.03 RPUD-1 HICH DENSITY ATTACHED RESIDENTIAL PUD-SPECIFIC REGULATIONS

High density rR esidential development under this category shall promote the high-quality character of the community and contribute to the variety of housing option for City residents. To ensure RPUD-1 projects meet this intent and the described intent of the PUD designation, the following design requirements shall apply in addition to all other regulations set forth in this Ordinance.

Section 12.04

Section 12.04 RPUD-2 SINGLE FAMILY DETACHED RESIDENTIAL PUD

Low density **F**Residential development under this category shall promote the high-quality character of the community and contribute to the variety of detached housing option for City residents. To ensure RPUD-2 projects meet this intent and the described intent of the PUD designation, the following design requirements shall apply in addition to all other regulations set forth in this Ordinance.

BASIS:

- 1. The proposed change would more accurately describe the type of housing intended for each RPUD district. Under the current RPUD-1 district title there is often the misunderstanding that apartments and other high-density development is intended/proposed. Although apartments are allowed under the RPUD-1 district, the primary intent has been to allow for attached condominium developments which are not permitted under the RPUD-2 district nor the R1 single family residential districts.
- 2. Discussion at the work session and public hearing.



CITY OF KENTWOOD PLANNING COMMISSON PROPOSED FINDINGS OF FACT NOVEMBER 9, 2021

Pung 10/21/21	
PROJECT:	Zoning Ordinance Text Amendments
APPLICATION:	30-21
HEARING DATE:	October 26, 2021
REVIEW TYPE:	Zoning Ordinance Amendment Relating to Description of RPUD Districts
MOTION:	Motion by Holtrop, supported by Poyner, to recommend to the City Commission approval of the Zoning Ordinance No. 9-02 relating to Description of RPUD Districts - Motion Carried (7-0) – - Brainerd and Quinn absent -

Amend Section 1.08 to read as follows:

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Zoning District		Chapter
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FBC	Form Based Code	23

Amend Section 12.02.C to read as follows:

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- 1. RPUD-1 Attached Residential: Five (5) acres
- 2. RPUD-2 Detached Residential: Five (5) acres
- 3. Commercial PUD: Five (5) acres
- 4. Mix Use PUD: Five (5) acres
- 5. Office PUD: Five (5) acres
- 6. Industrial PUD: Ten (10) acres

Amend Section 12.03 to read as follows:

Section 12.03 RPUD-1 ATTACHED RESIDENTIAL PUD

Residential development under this category shall promote the high-quality character of the community and contribute to the variety of housing option for City residents. To ensure RPUD-1 projects meet this intent and the described intent of the PUD designation, the following design requirements shall apply in addition to all other regulations set forth in this Ordinance.

Amend Section 12.04 to read as follows:

Section 12.04 RPUD-2 DETACHED RESIDENTIAL PUD

Residential development under this category shall promote the high-quality character of the community and contribute to the variety of detached housing option for City residents. To ensure RPUD-2 projects meet this intent and the described intent of the PUD designation, the following design requirements shall apply in addition to all other regulations set forth in this Ordinance.

Redline Versions

Section 1.08

Section 1.08 DISTRICTS ESTABLISHED

For the purposes of this ordinance, the City of Kentwood is divided into the following Zoning Districts:

Zoning District		Chapter
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R1-A, B	Very Low Density Residential	5
R1-C, D	Low Density Residential	5
R-2,	Two Family Residential	6
R-3	Medium/High Density Residential	6
R-4	High Density Residential	6
R-5	Manufactured Housing	7
C-2	Community Commercial	8
C-3	Regional Commercial	8
C-4	Office/Business	8
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I-1	Light Industrial	10
I-2	General Industrial	10
OS	Open Space, Public, Semi-Public	11
RPUD-1	High Density Residential PUD Attached Residential PUD	12
RPUD-2	Low Density Residential PUD Detached Residential PUD	12
CPUD	Commercial PUD	12
MPUD	Mixed Use PUD	12
IPUD	Industrial PUD	12
OPUD	Office PUD	12
FBC	Form Based Code	23

Section 12.02.C

- C. The following minimum project sizes shall apply
 - 1. RPUD-1 High Density Attached Residential: Five (5) acres
 - 2. RPUD-2 Single Family Detached Residential: Five (5) acres
 - 3. Commercial PUD: Five (5) acres

- 4. Mix Use PUD: Five (5) acres
- 5. Office PUD: Five (5) acres
- 6. Industrial PUD: Ten (10) acres

Section 12.03

Section 12.03 RPUD-1 HIGH DENSITY ATTACHED RESIDENTIAL PUD-SPECIFIC REGULATIONS

High density rResidential development under this category shall promote the high-quality character of the community and contribute to the variety of housing option for City residents. To ensure RPUD-1 projects meet this intent and the described intent of the PUD designation, the following design requirements shall apply in addition to all other regulations set forth in this Ordinance.

Section 12.04

Section 12.04 RPUD-2 SINGLE FAMILY DETACHED RESIDENTIAL PUD

Low density rResidential development under this category shall promote the high-quality character of the community and contribute to the variety of detached housing option for City residents. To ensure RPUD-2 projects meet this intent and the described intent of the PUD designation, the following design requirements shall apply in addition to all other regulations set forth in this Ordinance.

BASIS:

- 1. The proposed change would more accurately describe the type of housing intended for each RPUD district. Under the current RPUD-1 district title there is often the misunderstanding that apartments and other high-density development is intended/proposed. Although apartments are allowed under the RPUD-1 district, the primary intent has been to allow for attached condominium developments which are not permitted under the RPUD-2 district nor the R1 single family residential districts.
- 2. Discussion at the work session and public hearing.



Memorandum

TO: Planning Commission FROM: Terry Schweitzer, Community Development Director DATE: November 5, 2021 RE: Master Plan Amendment Process

As we continue the process of reviewing the request of Cypress Partners to consider an amendment to the master planned land use designation of 2400 Forest Hill Avenue, SE staff felt it would be beneficial to review the master planning process that was initiated back in July.

On July 27, 2021, the Planning Commission passed a motion to initiate: the Division Avenue sub area plan update to consider the recommendations from the Division United Study; the proposed change of the land use designation on the southeast corner of Burton Street and Forest Hill Avenue submitted by Cypress Partners; and the proposed change of the land use designation on the southeast corner of 44th Street and Walma Avenue submitted by the Wheeler Development Group.

On September 14 and September 28, the Master Plan Committee met to discuss the proposed master plan amendment submitted by Cypress Partners. The Committee recommended conditional consideration of the request to the full Planning Commission. On September 28 and October 14, the Master Plan Committee met to discuss the proposed master plan amendment submitted by Wheeler Development Group. The Committee recommended to the full Planning Commission conditional consideration of the request.

On November 9, 2021, a public meeting will be held inviting residents residing within 300 feet of the property at 2400 Forest Hill Avenue to view the proposed change in the master planned land use designation of the site from Institutional to Medium Density Residential. This meeting initiates the minimum 42 day review period to accept comment on the proposed master plan amendment. NO ACTION IS TO BE TAKEN BY THE PLANNING COMMISSION AT THIS TIME.

On January 14, 2022, a public hearing will be held inviting residents residing within 300 feet of the property at 2400 Forest Hill Avenue 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.



Memorandum

TO: Planning Commission FROM: Terry Schweitzer, Community Development Director DATE: November 5, 2021 RE: Master Plan Amendment Request-2400 Forest Hill Avenue

During the October 26 work session there was good discussion concerning the master planning of 2400 Forest Hill Avenue, SE. It appeared the consensus of the commission was that it may be appropriate to change the institutional land use designation to a residential land use classification similar to the residential development in the immediate area. Several commissioners clearly preferred the low-density residential classification (up to 4 units per acre) while several other commissioners expressed support for a medium density residential classification (between 6-8 units per acre) provided the site density could be specified not to exceed 6 units per acre to be consistent with the scale and character of the surrounding area.

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, large group adult foster care and attached apartments. The development 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 10.32 acre site is its inclusion and relationship with the balance of the Embassy Park PUD approved by the city in 1992. The property is phase 2 of the 80-acre area located south of Burton Street and along the east side of Forest Hill Avenue that was rezoned from R1-C Single Family Residential in 1992. The 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.

An accounting of the current density of the balance of the original PUD area (exclusive of 2400 Forest Hill Avenue) reveals that it is generally within 4 units per acre on both a gross and net units per acre basis. The current accounting of each of the "subareas" of the original PUD reveal that one area (Clark at Keller Lake) is over 4 units per acre while the remaining areas are less than 4 units per acre. Thus, as the Commission considers the land use designation of the 2400

Forest Hill site it is feasible to consider a medium density residential classification restricted to no more than 6 units per acre that when aggregated with the balance of the Embassy Park PUD is within 4.3 units per acre.

PUD Net Density Consideration

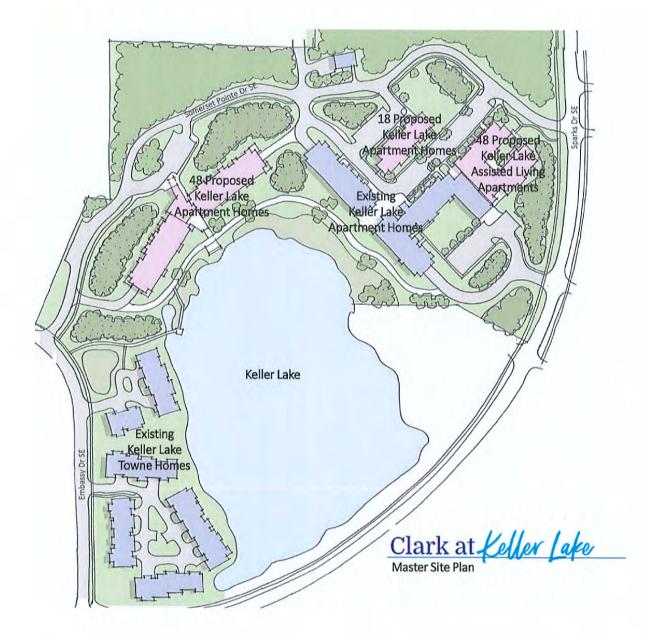
Section 12.03.C.1 of the Zoning Ordinance specifies that the "Allowable density for the RPUD-1 district shall be dictated by the city's master plan and shall be determined by the Planning Commission at the preliminary PUD plan stage. Net density shall be consistent with the definition in chapter 2 except that up to 25 percent of the acreage of preserved floodplain may be computed in the PUD zones." The definition of net density is as follows: "The numerical value obtained by dividing the total number of dwelling units in a development by the area of the actual tract of land (in acres) upon which the dwelling units are proposed to be located and including common open space and associated recreational facilities within the area; the result being the number of dwelling units per net residential acre of land. Net density calculations exclude rights-of-way of publicly dedicated streets and utilities, private road easements, and floodplain (see section 12.03.C.1 for the computation of up to 25 percent of preserved floodplain in PUD zones)."

Since 2400 Forest Hill Avenue is zoned RPUD, its ultimate development will be gauged according to the master planned density applied to the net size of the site. Currently the net size of the property is 10.09 acres due to a 10-foot-wide public utility easement along the Forest Hill Avenue frontage. While the site does not contain any designated floodplain on this site, we anticipate that there will be other public utility easements and either private street easement or public right-of-way that would be netted out of the site. We have included a conservative estimate of the net site in the attached table considering in part, the provision in the city's private street regulations that provide the Planning and City Commissions discretion regarding the specified dimension of the private street easement.

Traffic Considerations

The city hired a traffic consultant in 2015 to conduct a study to determine what type of improvements were needed at the intersection of Forest Hills and Burton. The options under consideration were a one lane roundabout or an upgrade to the intersection and traffic signal. The consultants indicated that the single lane roundabout would not be sufficient to deal with the traffic projected 20 years forward. Instead, the recommendation was to go with the traffic signal, but the design would incorporate a dedicated right run lane in each of the four quadrants of the intersection. In 2019 the City did improve the intersection to include right turn lanes in all four quadrants. It is a two-phase signal allowing protected left turn movements. The pedestrian crossing and traffic signals were also updated.

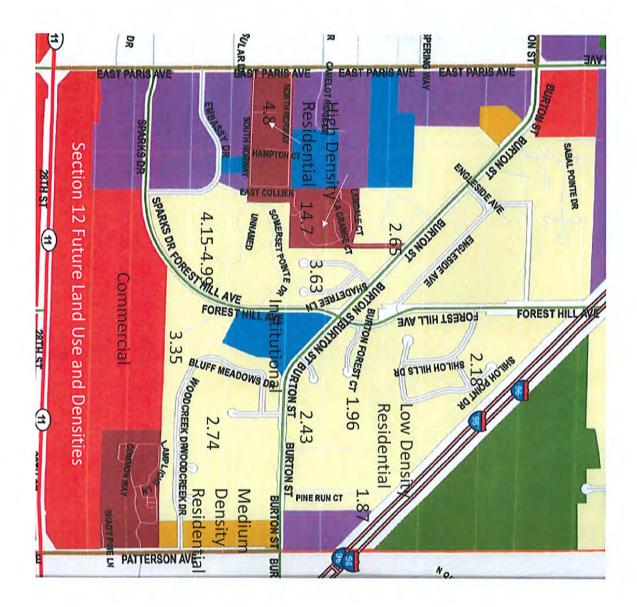
A review of the 1997 edition of the Institute of Transportation Engineers (ITE) Trip Generation report suggests that the Residential Condominium/Townhouse generate, on an average weekday, 5.86 trips per dwelling unit. The respective peak am and pm trip generation per dwelling unit project to be .44 and .54. Given these projections, development of 65 attached dwelling units on this 10.32 acre site would not be of sufficient number to require a traffic impact analysis.



2021 Subareas of Original	Gross	Net Site-	Open	#	Gross	Net
Embassy Park PUD	Site-	acres*	Space-	Dwelling	Density-	Density-
(11-4-2021)	acres		acres	Units	Units per	Units per
					acre	acre
Clark at Keller Lake	32.63	28.44	9.1	106 - 142	3.62-4.35	4.15-4.99
Forest Meadows Condos	10.18	9.54	4.7	32	3.14	3.35
2500 Forest Bluff Dr						
Forest Meadows Plat	25	20.4	2.42	56	2.24	2.74
Dentist Office Site	1.96	1.96	-	-	-	-
2565 Forest Hill Ave						
Sub Totals	69.77	60.34	16.22	194-230	2.78-3.3	3.22-3.81
Christ Community Church	10.32	7.75**	2.5	37-65	3.58-6.29	4.77-8.38
Grand Total	80.09	68.09	18.72	242-295	3.02-3.68	3.55-4.33

*Density, net. The numerical value obtained by dividing the total number of dwelling units in a development by the area of the actual tract of land (in acres) upon which the dwelling units are proposed to be located and including common open space and associated recreational facilities within the area; the result being the number of dwelling units per net residential acre of land. Net density calculations exclude rights-of-way of publicly dedicated streets and utilities, private road easements, and floodplain (see section 12.03.C.1 for the computation of up to 25 percent of preserved floodplain in PUD zones).

** Estimated net site



FOREST MEADOWS CONDOMINIUM

2576 FOREST BLUFF DR., SE · KENTWOOD, MI 49546 · (616) 914-6402

Ken Van Solkema, President Grandmark Property Management – (616) 365-5033

November 2, 2021

TO: Kentwood Planning Commission

FROM: Forest Meadows Condominium Association

RE: Cypress Partners LLC's Project, Case # 32-21 Christ Community Church Property (2400 Forest Hill) Master Plan Designation

On behalf of the Forest Meadows Condominium Association, we ask that the Planning Commission defer any further consideration of the Cypress Partners LLC's request to change the Kentwood Master Plan's designation of the Christ Community Church's property from Institutional to Medium Density Residential. We understand that your review at this point is for the Master Plan alone and will confine our comments to what the Master Plan calls for and not the likely zoning request that may follow (as shown on Cypress' proposals).

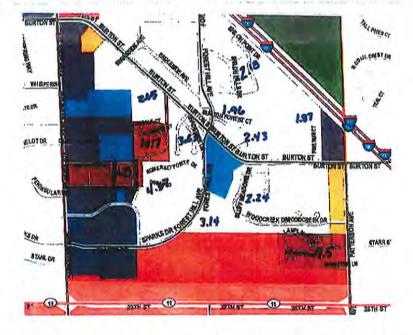
We believe the applicant's request is premature; and further, that if the Planning Commission is to review the property, that you look at the approximate 10 acres as if it were vacant -- not as proposed by Cypress Partners. Your role as a Planning Commission is to look at what is best for the entire area, not just what may benefit the current landowner.

Our question to you is – What would you do if you had a blank slate here? [Like what you did just a couple years ago with the property at Patterson and Burton.] As your staff has already indicated all the adjacent property surrounding the church are low density residential, in the two to three units per acre range (2.72 u/a overall). This includes all the surrounding subdivisions, our condo complex, and the residential uses along Burton, east and west. Even Clark's property, as currently developed, is just over 2.5 units per acre (see below). At most if the Master Plan designation is to change, it should be to Low Density. Your Master Plan also calls for maintaining strong home ownership for this area. If you were to approve a project with densities exceeding 4 units per acre it would be similar to what you find in rental situations. In addition, there needs to be adequate open space. Even the higher intensity Clark properties and our complex still have significant open spaces to insure the low density actual use. The Church, Clark, and our properties all have at least 40% open space. Allowing a Medium Density designation for that 10 acres would not provide the same open space that is found in adjacent properties. And even if the Planning Commission was to call for Medium Density, limited to 6 units per acre, there is no guarantee that a future Planning Commission or City Commission would hold to that figure. The Master Plan is not zoning and to plan for "Limited Medium Density" could be challenged as an arbitrary and capricious action just to serve a specific project and not the entire area (community).

Finally, do not let the existing 30-year-old Embassy PUD dictate how the uses should be developed now. That plan has changed radically since it was initially approved. Although parts of our condo complex and the Forest Meadows Plat (subdivision) have developed as planned, the rest of the properties have not. After 30 years, it would be better planning to look at the individual components and develop your plan based on what exists now. And even if you are considering that 1992 plan as a guide, the 10.3 acre Church property was scheduled for 37 units, still low density. We believe the best approach at this time would be to maintain the current designation, at least for a while. We recognize that the Church has been losing its congregation such that it does not need a facility of that size. And to maintain it over the long term is not functional for them now. But, the economic and social conditions that now exist under the COVID-19 pandemic has made conditions worse. They only put the Church up for sale after COVID hit. However they still have the building rented to a couple of parties and have had some other individual uses (a large wedding reception and community sale were held last month). We have heard that these activities have at times been enough to cover their expenses. If that is the case, with an improving economy and hopefully a little more activity it would it not be more appropriate to wait for a year or so. That would give time to see if another congregation could move into the facility or see if there is some other institutional organization that could take over and save the building. We feel there is no immediate need to rush into this request, especially when conditions are likely to improve for the community. Again, your role is look long term to the community as whole, and not to just satisfy a property owner's financial request.

Moving the designation to medium or even low density would deprive the community of a beautiful building, a community resource (and nice sledding hill), valuable woods and needed open space, force the move of a burial ground, and greatly change the local terrain. It would also significantly increase the traffic on both Forest Hill and Burton, especially with the recently opened Clark residences off of Forest Hill.

We respectfully requests you defer any further consideration for at least a year on changing the Kentwood Master Plan's use designation for the Christ Community Church property. Thank you.



Average Overall Density in the Master Plan's Low Density (white) areas below = 2.72 Units per Acre

PLEASE NOTE: The City has Clark's properties showing 4.37 u/a. But this is a little premature based on Clark's 2019 approved 1st Phase plans. <u>As currently developed</u> the 1st Phase has the Townhomes (23 units), two forty-bed Windsor/Oxford Assisted Living Buildings (=13 equivalent units), and three Condo Buildings (52 units). <u>Clark currently has (as built and approved) 88 units over 34.25 acres = 2.57 Units per Acre</u>.

And if a 1st Phase approved 4th Condo Building is added with its 18 units, the new total is 106 units = 3.09 Units per Acre.

However, Clark is also planning a 2nd Phase, which is not approved. If approved this could add two additional Condo Buildings with a total of 48 units, and a new forty-eight bed Assisted Living Building with 8 (equivalent) units; which would replace the two existing Assisted Living Buildings (-13 units) -- thus adding another 43 units for the 2nd Phase. This would result in a potential total of 149 units when added to the 1st Phase = 4.35 Units per Acre.



Memorandum

To:	Planning Commission
CC:	
From:	Joe Pung (616)554-0810 pungj@kentwood.us
Date:	November 4, 2021
Re:	Zoning Ordinance Update (Athletic Training Centers)

Based on discussion at the Planning Commission meetings on October 12th and 26th, staff has revised the proposed ordinance language relating to athletic training facilities in industrial districts.

Proposed Ordinance Language

Amend Chapter 2 Definitions to add the following:

Athletic training facility: A specialized indoor facility provided for the training needs and related activities of athletes. Unlike a health club, these facilities are primarily for the prearranged use of specific teams and programs, rather than for public walk-in use. This includes specialized sports facilities, such as ball courts, hockey rinks, gymnasiums, gymnastics, and pools, and may include weight rooms, classrooms, and meeting space. Activities may include training sessions, practices and competitive or spectator events.

Amened Section 10.2.A Table of Use to add the following:

Athletic Training Facility as a special land use in the I1 Light Industrial and I2 Heavy Industrial district.

Amend Section 15.03 Special Land Use Specific Approval Standards to add the following:

KK: Athletic Training Facility

Amend Section 15.04 Site Design Standards to add the following:

KK: Athletic Training Facility

1. Maximum area of 25,000 square feet.

- 2. The principal and accessory uses and buildings shall not be located within one hundred (100) feet of any residential district or use.
- 3. All uses shall be conducted completely within a fully enclosed building.

Comments

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

STAFF REPORT:	November 3, 2021
PREPARED FOR:	Kentwood Planning Commission
PREPARED BY:	Terry Schweitzer
CASE NO.:	33-21 Cardinal Senior Living

GENERAL INFORMATION

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APPLICANT: Wheeler Dev 32 Market Av Grand Rapids	ve, SW Suite 500 32 Market Ave, SW Suite 500
STATUS OF APPLICANT:	Buy and Sell Agreement
REQUESTED ACTION:	Change in Master Planned Land Use Designation from Office to Low Density Residential
EXISTING ZONING OF SUBJECT PARCEL:	C-4 Office
GENERAL LOCATION:	2802-44 th Street, SE, Southeast Corner of 44 th Street and Walma Avenue
PARCEL SIZEs:	4.72 acres
EXISTING LAND USE ON THE PARCEL:	Vacant
ADJACENT AREA LAND USES:	 N- Low Density Residential Attached Condominium Development (Cobblestone at the Ravines) and High-Density Residential Apartments (Hidden Lakes Apartments) S- Low Density Residential Single Family Detached Subdivision (Wildflower Estates Plat) E- Low Density Residential Single-Family Detached Subdivision (Kentwood Acres Plat) W- Medium Density Residential Apartments (Landing Place Apartments) and High Density Residential Apartments (Hunters Ridge Apartments)

ZONING ON ADJOINING PARCELS:

N- RPUD-1 High Density Residential Planned Unit Development and R-4 High Density Residential
S- RPUD-1 High Density Residential Planned Unit Development
E – R1-C Single Family Residential
W- R-3 Medium Density Residential

Compatibility with Master Plan:

The proposed Master Plan Land Use designation of Low Density Residential is consistent with the existing and developing Low Density Residential Developments to the north, south and east. However, the land use intensity designation on the west side of Walma Avenue is medium to high density residential.

Zoning and Land Use History:

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 (Exhibit 1). The subsequent update of the city's Master Plan in 2005 reflected the changes in land use associated with the approved rezonings.

While securing the rezoning of the 44th Street frontage property the developer was also granted site plan approval of a four-lot site condominium project (Exhibit 2). The developer subsequently recorded protective covenants, restrictions, and conditions to assure office use of the site with not more than 4 pitched roof single story office buildings. The exterior building materials were specified to be at least eighty percent brick, stone or decorative masonry on the fronts (side facing the parking lot) and the other sides were required to be at least twenty-five percent brick, stone or decorative masonry. The site condominium project plan was conditioned to provide a minimum 50-foot building setback and 30-foot greenbelt buffer along the east lot line of the site.

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 (Exhibit 3). 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 (Exhibit 4). However, the 4.7-acre subject site fronting on 44th Street is still zoned office and is vacant.

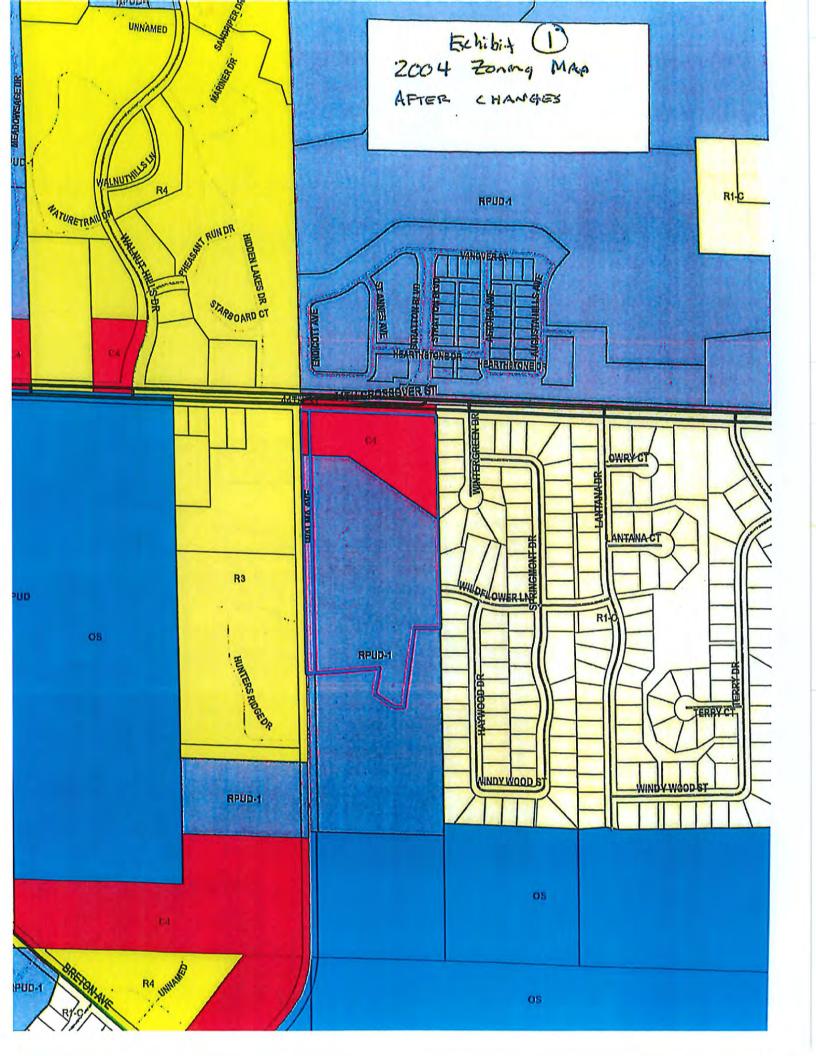
Staff Analysis:

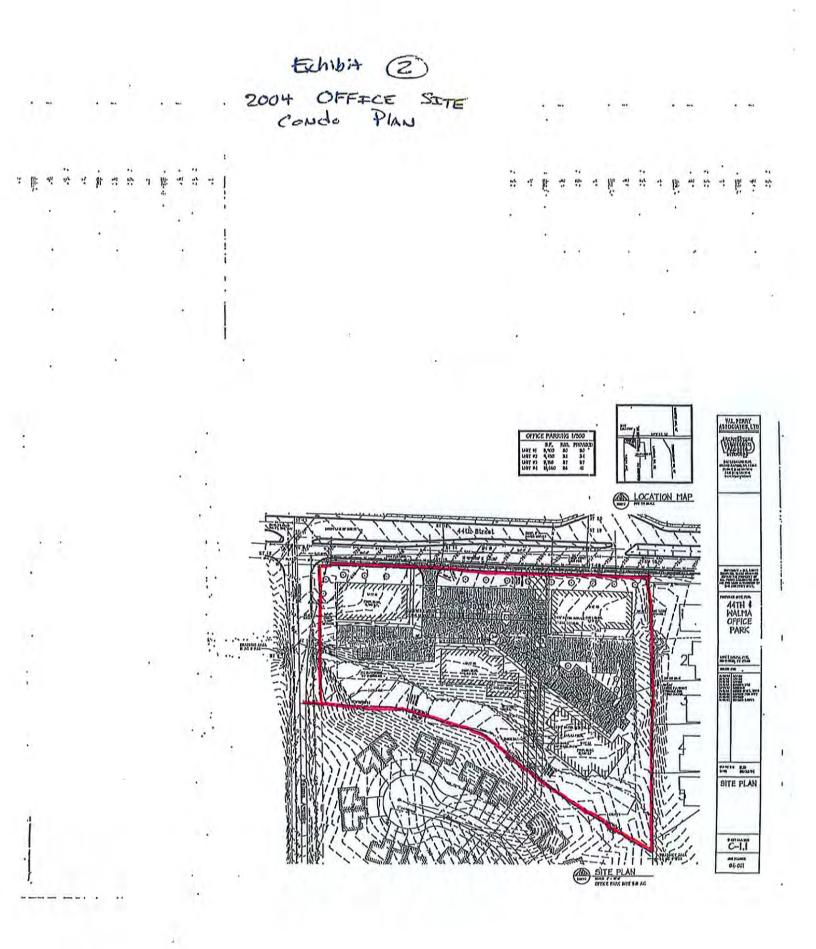
1. On June 8, 2021, the Land Use and Zoning Committee reviewed the adult foster care concept for the subject site. The proponents envisioned a two-phase development, each phase containing two buildings consisting of ten (10) 2-bed suites (Exhibit 6). Like the office site condominium concept, they planned single story, slab-on-grade construction with sloped shingled roofs (Exhibits 7, 8 and 9). Joe Pung had informed the Committee that he was working on zoning ordinance amendments with the intent to align our

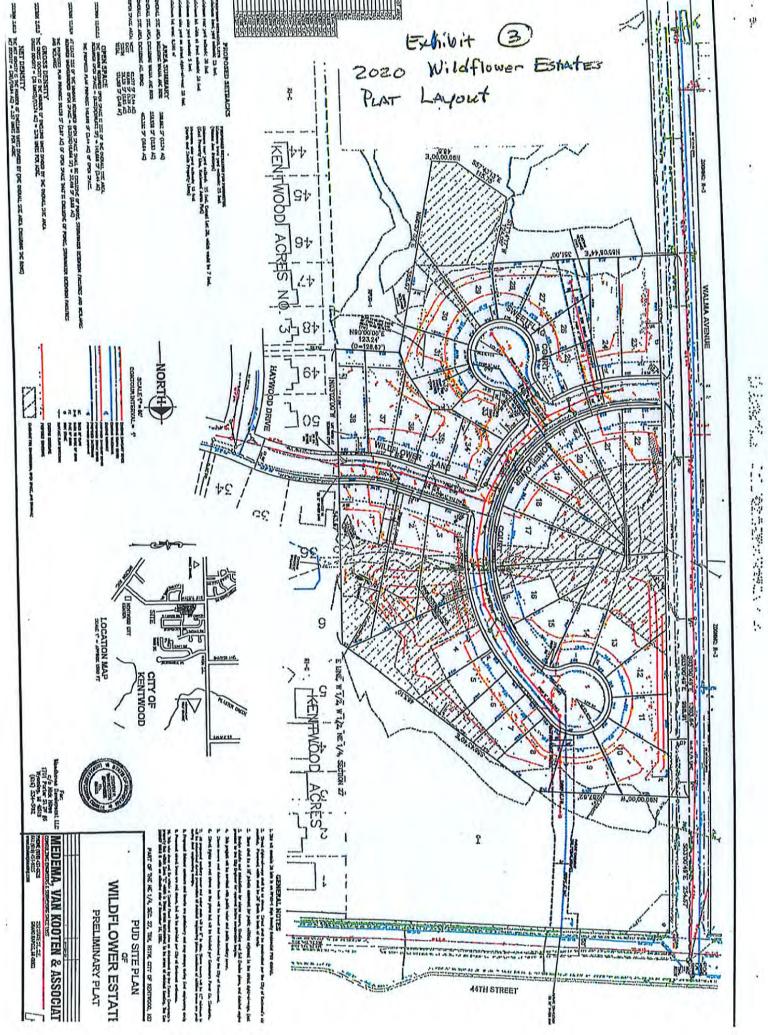
regulations with the State allowances for adult foster care facilities. These changes would benefit the adult foster care services envisioned by the developer.

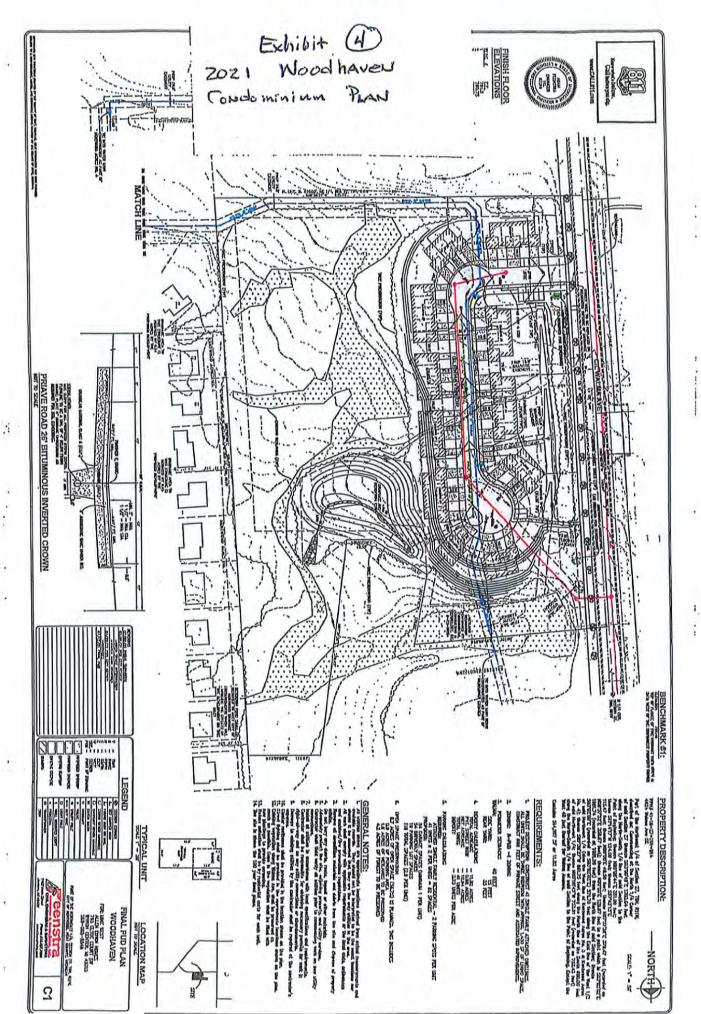
The consensus of the committee was that due to the lack of interest in office development of this site since the 2004 rezoning and the trend away from office development with the onset of COVID, low density residential use of the site was reasonable. There was also some conversation about the perceived benefits of accessing the site from Walma Avenue to take advantage of the signalized intersection.

- 2. At the conclusion of the October 8, 2021, Master Plan Committee meeting it was the consensus of the committee to recommend to the full Planning Commission to amend the master planned designation of the northernmost 4.7-acre property addressed 2802-44th Street, SE from Office to Low Density Residential. The committee asked staff to identify the availability of office zoned and/or developed properties in this area of the community.
- 3. In the Zoning Ordinance definition of dwelling unit, every six beds are considered equivalent to one dwelling unit in residential child or adult care facilities. Therefore the 80 total adult foster care beds associated with the concept plan equates to 13 dwelling units. On the 4.7-acre site this would yield an approximate net density of 2.9 units per acre which is within the Low Density Residential (0-4 units per acre) land use designation.
- 4. Since office uses are allowed by right in all the commercial zones as well as in the industrial zones, the conversion of this 4.7-acre site to a low-density residential land use designation still provides ample opportunity for continued office development within the remainder of the community.
- 5. The Zoning Plan portion of the city's overall Master Plan identifies the four R1 single family residential zone districts, the RPUD-2 Residential Planned Unit Development and the R-2 Single and Two Family Residential zones to be compatible with the Low Density Residential land use classification.
- 6. If the land use designation is changed to Low Density Residential and rezoned to a compatible zoning classification, it may be desirable to amend or delete the 2004 recorded protective covenants, restrictions, and conditions that assured office use of the site.
- 7. Exhibit 10 portrays the gross units per acre for developments in the immediate vicinity of the subject property. The Wildflower Estates Plat and Woodhaven Condominium numbers reflect their net units per acre.

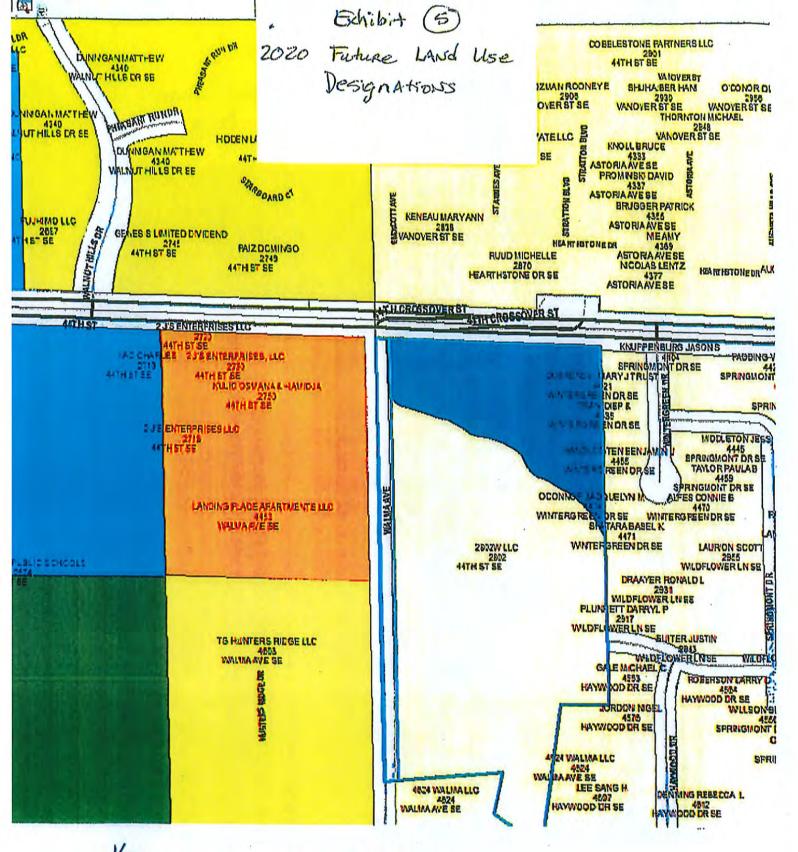






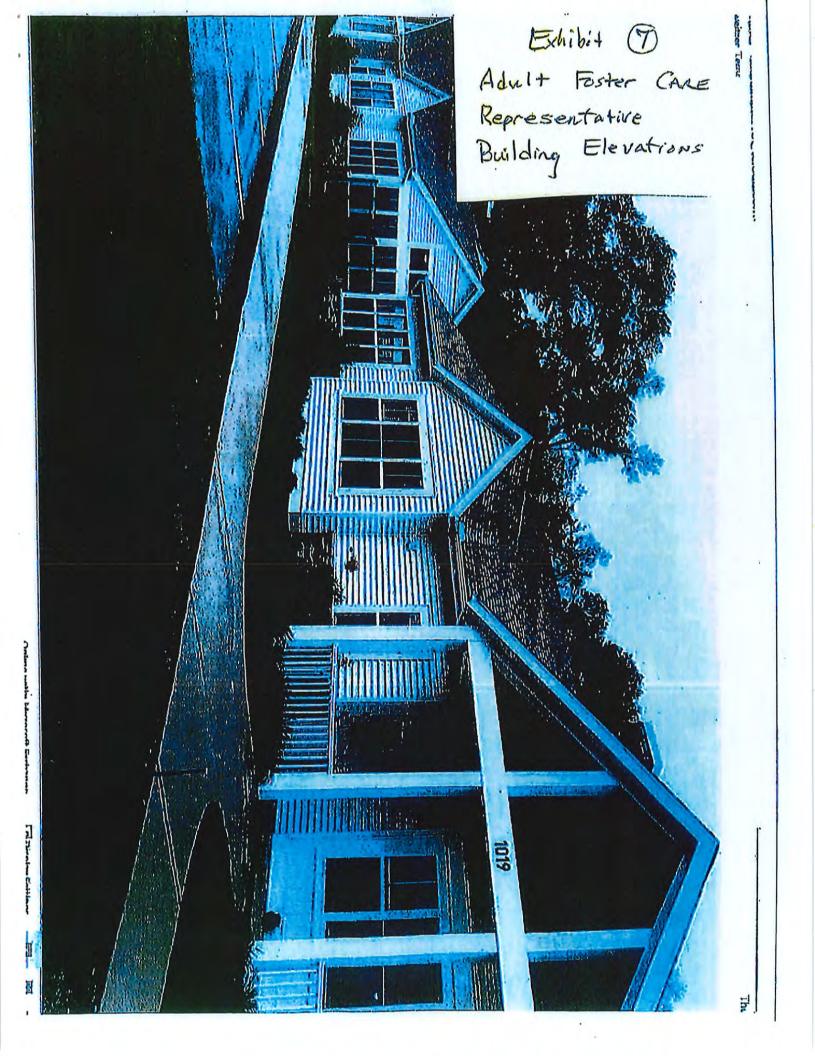


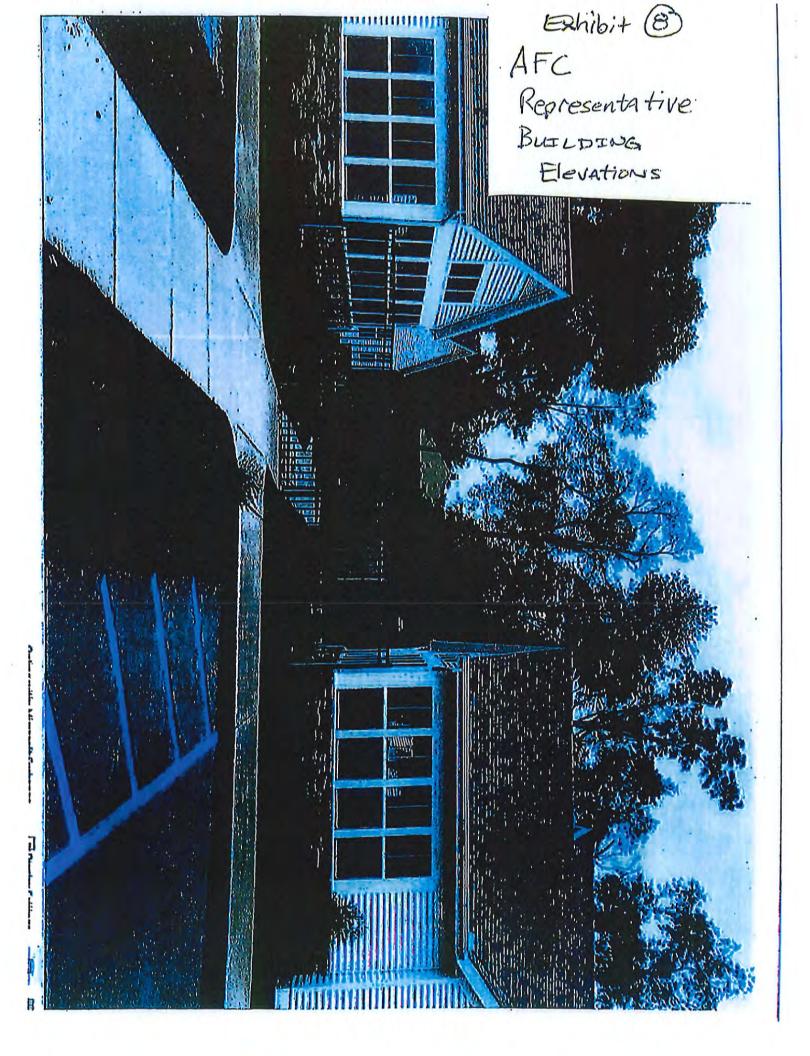
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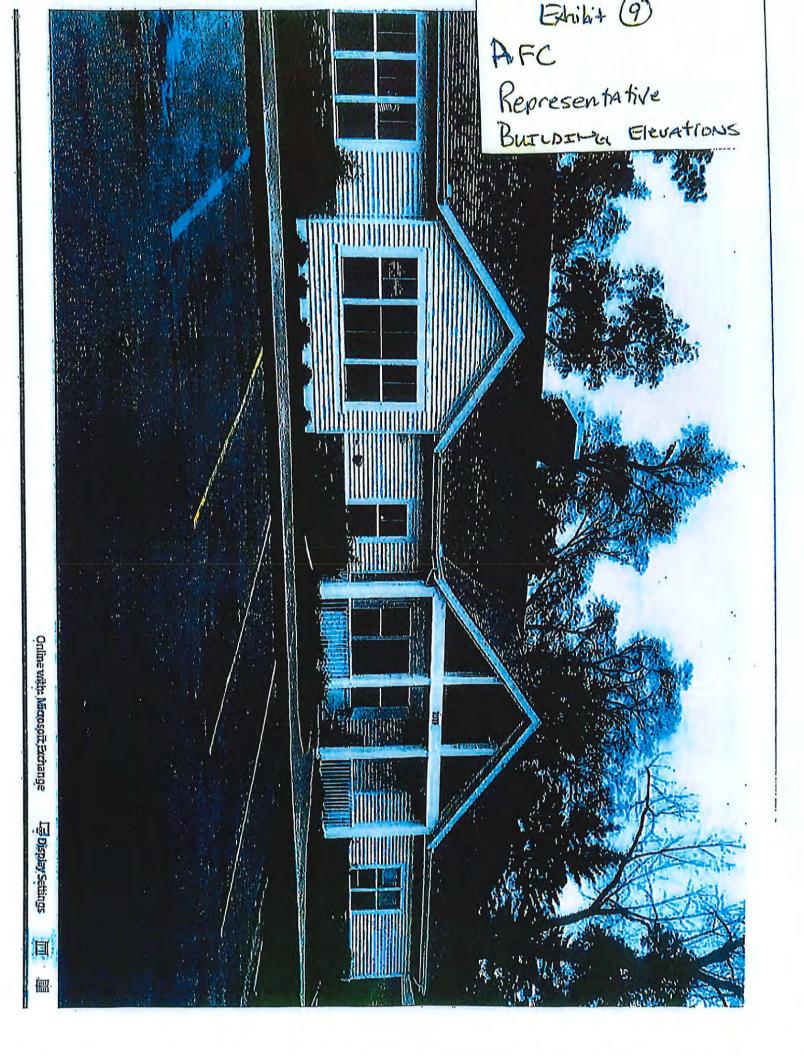


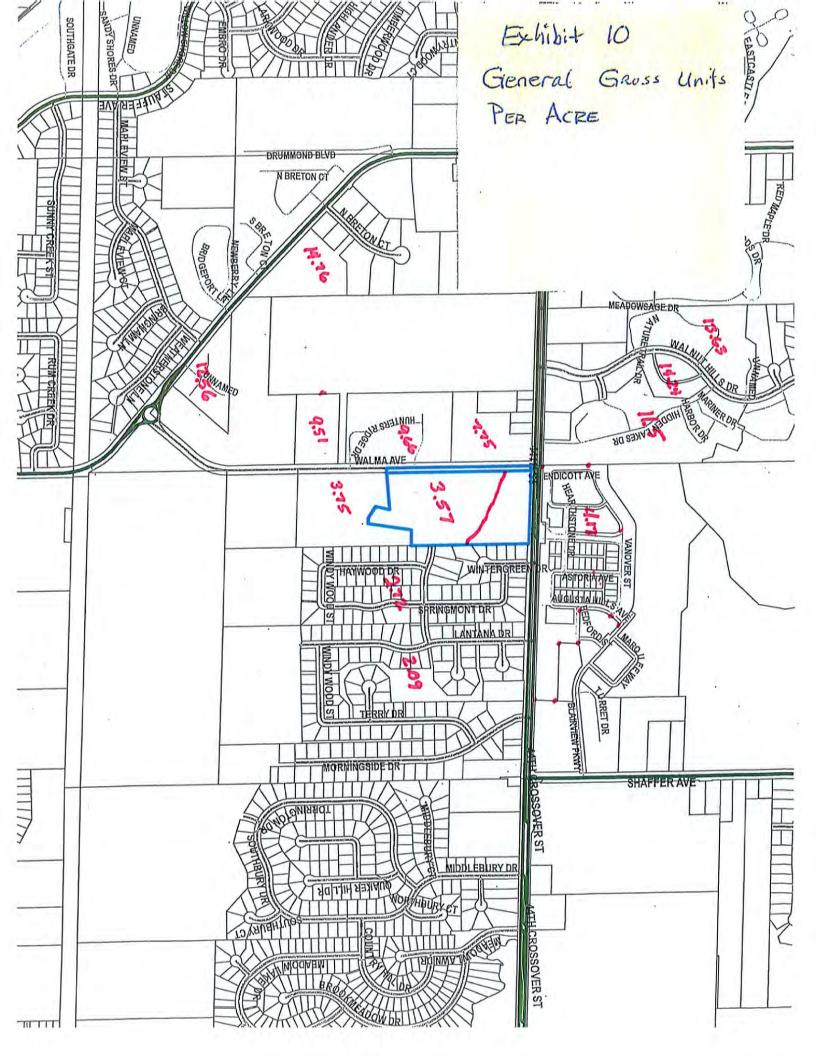
KEY Light Vellow - Low Density Residential Bright Yellow - High Density Residential ORANGE - Medium Density Residential DARK Blue - Office Light Blue - Institutional Greens - Park/Open Space

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STAFF REPORT:	October 22, 2021
PREPARED FOR:	Kentwood Planning Commission
PREPARED BY:	Lisa Golder
CASE NO.:	34-2021 Union at Silver Station Apartments Site Plan Review

GENERAL INFORMATION

APPLICANT:	Annex Group 409 Massachusetts Ave, Suite 300 Indianapolis, IN 46204
STATUS OF APPLICANT:	Option Holder
REQUESTED ACTION:	Site Plan Review
EXISTING ZONING OF SUBJECT PARCEL:	Form Based Code (FBC) Corridor General
GENERAL LOCATION:	5844 Division Avenue
PARCEL SIZE:	6.7 Acres
EXISTING LAND USE ON THE PARCEL:	Vacant
ADJACENT AREA LAND USE	N: Family Dollar and used car sales S: Silverline Park and Ride lot E: Brentwood Mobile Home Park W: Commercial (City of Wyoming)
ZONING ON ADJOINING PARCELS:	N, S: Form Based Code E: R-5 Manufactured Housing District W: Form Based Code (City of Wyoming)

Compatibility With Master Plan

The Master Plan recommends Form Based Code (FBC) along Division Avenue to include a mix of commercial and residential uses of varying intensities. Multifamily units (within a flex building) are permitted with Site Plan Review. While the Master Plan does not establish a density for the FBC, the density of 22.68 units per acre proposed seems somewhat dense considering the adjacent uses and the density permitted for the Cityline Apartments, also on Division Avenue. One distinction between the two apartments, however, is that the Cityline

Staff Report Case No. 34-2021 Union at Silver Station Apartments Page 2 Apartments were developed in the FBC Corridor Edge, and the proposed Union at Silver

Station Apartments are proposed in the Corridor General Context Zone.

Relevant Zoning Ordinance Sections

Chapter 23 contains the Form Based Code Regulations. The proposed Union at Silver Station Apartments are located in the *Corridor General Context Zone*. The building types proposed in the development are considered the *Flex Building Type*; the façade type is proposed is a *Dooryard Facade*.

General Standards for the Corridor General Context zone can be found in Section 23.04.09, Pages 4.6-4.12 of the FBC. This includes setbacks for each building type, including the Flex Building.

Standards for Building Site Placement, Off Street Parking Placement and Parking Access can be found in Section 23.04.09, Page 4.11.

Building Height Requirements are found in Section 23.04.09, Page 4.12.

Flex Building standards are found in Section 23.05.12, Pages 5.24-5.25. Flex Building standards for Dooryard Facades are found in Section 23.05.12 C, Pages 5.30-5.31.

Site Plan Review Standards can be found in Section 14.05 of the Zoning Ordinance.

SITE INFORMATION

Project Overview

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.

History of the Zoning Request

The City rezoned properties along Division Avenue from Commercial to Form Based Code in 2017. Properties fronting directly on Division Avenue and properties that were currently zoned for commercial use were rezoned. The Family Dollar building was permitted in 2000 as part of a CPUD development. See attached regarding the Family Dollar development.

Technical Information

Traffic:

Section 13.02 of the Zoning Ordinance requires a Traffic Impact Assessment if a project is expected to generate 50-99 directional trips during peak hour or up to 750 directional trips within a typical day. If traffic generated exceeds this amount, a more in-depth Traffic Impact Study is required. Using the Institute of Traffic Engineers trip generation data, a 152 unit

Staff Report

Case No. 34-2021 Union at Silver Station Apartments Page 3

apartment development generates 834 daily trips and 74-82 peak hour trips. However, this data does not take into account the existence and use of the Silverline BRT, which may reduce the number of trips generated by the development significantly. The most recent traffic count for this area totaled a daily count of 19,189 vehicle trips per day (2020). The applicant shall provide a best estimate of vehicle trips anticipated based on other locations in communities adjacent to a BRT line or to light rail.

Access

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 proposed Union at Silver Station Apartments. A mobile home sales lot, restaurant with drive through, and retail store were planned for the site. Only the retail store (Family Dollar) was developed. 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.

Internal driveways

Page 4.8 of the FBC details the setback requirements for Flex Building Types. Primary and secondary walls for Flex Buildings require a 5'-20' Build to Zone (BTZ). The build-to zone for a public street (Division Avenue) is measured from the edge of the street right-of-way and Buildings A and B meet the build-to requirement. The interior "roads" do not appear to be private roads but are driveways. Setbacks along the driveways should be measured from the edge of pavement. Given these parameters, several of the buildings in the interior of the development are setback slightly farther than 20'. The E Buildings toward the private drive will also increase the distance between these buildings and the mobile home community to the east.

Proximity of uses:

The site is located to the west of Brentwood Mobile Home Park. The mobile homes adjacent to the proposed development are within 21-35' of the common property line. The proposed apartments are two story buildings in this location and are setback approximately 10' from the common lot line. Therefore, the mobile homes near the apartment would be 31'-45' from the two story apartment buildings. There is a chain link fence along the property edge and some mature trees exist along the property line. It appears that some of the mature trees are located on the mobile home property and some are located on the apartment property. The site plan shows the removal of trees on the apartment property. The applicant shall provide detail on the actual location of significant vegetation along the common lot line to determine whether screening in this area is adequate, or whether additional screening will be required. No landscaping screening is being proposed by the developer along the common lot line.

On the southern end of the apartment property a detention pond is proposed. The developer will regrade the area to accommodate the detention pond and all vegetation would be

Staff Report Case No. 34-2021 Union at Silver Station Apartments

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removed. The proposed landscaping plan provides shrubs to replace the trees and other vegetation removed, offering very little screening.

Division United Plan:

The Division United Plan is a strategy that seeks to improve the economic vitality, quality of life, and long term character of the Division Avenue Corridor by leverage the Silverline Bus Rapid Transit (BRT) service as an agent for catalytic investment. A wide variety of strategies were developed for the corridor, including strategies and station plans for each of the eleven stations served by the BRT. The Station Plans identify recommendations for housing and development for these station areas and incorporate other recommendations for other parts of the Division United Study. The Station Plan for the 60th Street station includes recommendations for the acreage included in the Union at Silver Station Apartments site plan approval request. The recommendations from the Division United study include the following:

- Allow for shared parking with the ITP Park and Ride lot
- Provide amenities within the housing development and access to Buck Creek
- Provide a variety of multifamily options and increase housing density by adding options like townhomes, 3 flat style apartments, duplexes or triplexes.
- Provide a connection between the Park and Ride lot and the adjacent development. The Park and Ride lot is anticipated support a mix of uses such as a mobility hub, retail, etc.
- The example TOD (transit oriented development) plan for the BRT Station at 60th Street envisions mainly two story housing units.
- The plans for 60th Street also recommend amendments to the Zoning Ordinance in order to increase density around the BRT Stations.

The TOD Station Plan for the 60th Street BRT Station is attached.

Staff Review

1. Use and setback/build-to: Section 23.04.09 (Page 4.8)

The Corridor General Context Area makes provision for the Flex Building Type as a permitted use. The Context Area also makes provision for Large Multiplex Building types; however, the Multiplex requires a flat roof with a parapet and the developer prefers a sloped roof. The only other option to allow apartment-type buildings is the Flex Building type.

2. Building Site Placement, Off Street Parking: Section 23.04.09, Pages 4.10-4.11.

Side and rear yard setback appear to be met for all buildings. The 5' side yard setback for Building D on the southern portion of the site will bring the building to within 5' of parking spaces. The shifting of Buildings E will also allow a greater rear yard setback between the apartments and the mobile home community. It should be noted that all of the buildings, with the exception of Buildings A,B and F are two story buildings.

Parking requirements under the FBC refer back to Chapter 17 of the Zoning Ordinance. Multifamily developments require 2 parking spaces per unit, thereby

Staff Report

Case No. 34-2021 Union at Silver Station Apartments

Page 5

requiring 304 spaces outside of the FBC. However, the FBC allows for a 25% parking reduction under certain circumstances, thereby only requiring 288 spaces. The applicant has provided 288 spaces within the site.

The plan provides 90 degree parking along the driveways that serve the development. A total of 102 carports have also been shown. Some of the carports are located in front of buildings. This seems inappropriate given the proximity of the buildings to the parking area. The carports should be located in areas that are not immediately adjacent to the apartments.

3. Building Height: Section 23.04.09 (Pages 4.12 and 5.25)

The FBC specifies building height for the first floor based on the building type. For a Flex Building, the ground floor is required to be 14 feet from finished floor to finished ceiling. The other floor heights are a minimum of 8 feet. The proposed ground floor height is approximately 10', requiring a variance. The other floors meet the building height requirement. The proposed height of the three-story buildings is 37' 5". The proposed height for the two-story buildings is 26' 8".

4. *Flex Building standards: Section 23.05.12 (Pages 5.24-5.25)* Building Size and Massing:

The FBC requires that when the lot width is more than 50 feet, the primary building wall must be at least a minimum of 50% of the width of the primary street property line. The primary street is Division Avenue, and the proposed buildings span more than 50% of the width.

Section 23.05.12 restricts the building widths to 150 feet. Buildings A, B, and D are 160 feet each. A variance is required. The other buildings in the development meet the building width requirement.

The building meets the other building size and massing requirements.

<u>Ground Floor Pedestrian Access and Activation:</u> The proposed access doors into the building meet the requirements of this section.

5. Flex Building standards for Dooryard Facades: Section 23.05.12 C (Pages 5.30-5.31)

Dooryard Requirements:

The dooryard façade must be placed within the Build to Zone. The proposed façade generally meets this requirement throughout the development,

The entry door for the apartment units is at the elevation as the adjacent sidewalk.

Façade Composition Requirements, Section 23.05.12.C, Page 5.31

Staff Report Case No. 34-2021 Union at Silver Station Apartments Page 6

Section A allows a dooryard building to have a pitched roof or a flat roof with a cornice. A pitched roof is being provided for all of the buildings within the development.

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.

The entry door must be a minimum 50% transparency. It is not clear whether this standard has been met within the proposed development.

The entry door that face primary and secondary streets must have either a covered roof, a cantilevered canopy, be uncovered, or be recessed. A covered roof is provided. There are several buildings with secondary frontage (Buildings B, D, C). These secondary frontages are required to meet the dooryard façade requirements of Section 23.05 12 C (Page 5.31).

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" of the form based code. A variance is required.

A 16" to 32" inch pilaster or wall surface is required every 20 to 50 feet along the primary and secondary wall, beginning at the building corner. The building façade does appear to meet this requirement.

Section 23.05.12 C. Façade Location Requirements E sets the requirements for the ground area between the building façade and the public sidewalk, establishing landscaping requirements for the front yard area. If the distance between the ground area and the property line is greater than 15 feet, for example, the following options are available: a 24"-36" high garden wall, a decorative metal fence of 42" high maximum, or a contiguous hedge that is maintained at 42" maximum height. This requirement will apply to the Division Avenue frontage as well as to Buildings E.

Lesser standards are required if the distance is less between the front door and the property line.

6. Lighting Sections 23.03.09 (Page 3.4), and (Pages 20-4 and 20-5 Kentwood Zoning Ordinance)

The lighting requirements in Chapter 20 of the Zoning Ordinance shall apply. The light fixtures are limited to a 20' height within 150 feet of Division Avenue and a 25' fixture height limit beyond 150' of Division. The paved parking area of the site must be lit with a required Average to Minimum uniformity ratio of 4:1, and a minimum footcandle reading between 0.2 and 0.7. The proposed plan appears to meet the uniformity ratio on the site, but the minimum footcandle reading and the height of the light fixtures is unclear.

Staff Report Case No. 34-2021 Union at Silver Station Apartments Page 7 Additional Comments:

- 7. The proposed development includes 40 one bedroom units, 84 two bedroom units, and 28 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. It appears that there are 14 units proposed for people with disabilities.
- 8. The site is 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.
- 9. Although the density of the development is 22.68 units per acre, only three of the proposed eight buildings (Buildings A, B, and F) are three stories. The other buildings in the development are 2 stories.
- 10. A clubhouse for the development is located on the south side of Building B. The office for the manager is also in this building. Union at Silver Station will be staffed by a full-time Property Manager as well as Leasing Consultant. The property will have a full-time maintenance technician as well as a housekeeper. Outside of conventional office hours, the management and maintenance staff would be on-call and available to the residents as well as public safety officials. The developer/owner currently manages two other properties in Grand Rapids with similar staff positions. The company envisions having on-call pool of staffing for the three properties with 24-hour answering service dispatch.
- 11. The proposed driveway extending between Buildings A and C continues into the parking area for the Family Dollar Store. There appears to be a 4' gap between the proposed apartment driveway and the asphalt parking lot for Family Dollar.
- 12. The proposed development includes a clubhouse (within Building B), a dog park, a playground, and an "amenity space". The applicant shall detail what is included in the amenity space and playground. 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.
- 13. The applicant should relocate the dumpster that is in front of Building F.

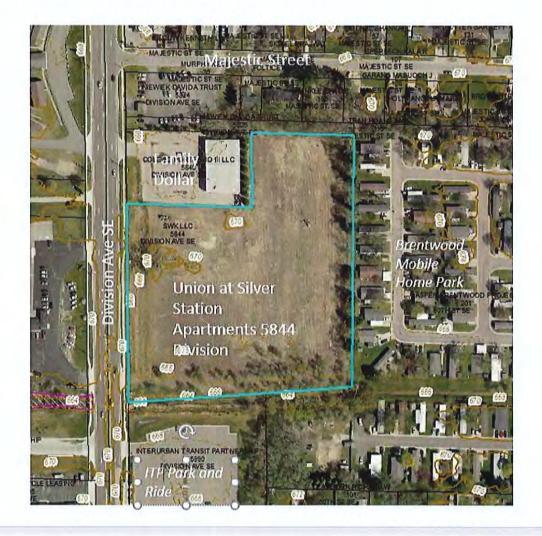
Attributes

- Plan in generally in conformance with the Corridor General Form Based Code
- Consistent with many aspects of the Division United Plan.
- Two story buildings adjacent to mobile home community

Staff Report Case No. 34-2021 Union at Silver Station Apartments Page 8

Issues

- Applicant needs to work with adjacent property owners to amend cross access and detention easements established with the Family Dollar development
- Units very close to common property line with mobile home community. Additional landscaping needed to screen on east property line
- Density higher than with other apartment development on Division Avenue
- Variance needed for horizontal expression line, building length, ground floor height
- Additional open space may be necessary for the number of units proposed





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 <u>PVC composite pipe (truss pipe)</u>. 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 <u>nvergatos@jpsconsultingengineers.com</u>



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.

Page 1 of 3

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)

"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 induvidual 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.

 throughout the entire building or in specific portion

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 Prevention Bureau. All construction and processes must meet applic Status: PLAN REVIEW Notes:	n as submitted. Any changes must be reviewed and able codes and standards.	approved by the Kentwood Fire
Additional Time Spent on Inspection		
Category	Start Date / Time	End Date / Time
Notes: No Additional time recorded		
		Additional Time: 0 minutes Inspection Time: 0 minutes Total Time: 0 minutes
Summary:		
Overall Result: Plan Review Plan Review Com	ppleted	
Inspector Notes:	ipiereu.	
Inspector:		
Name: QUICK , PATRICK A Rank: FM Work Phone(s): (616) 915-4265 Email(s): quickp@kentwood.us		
Signature	Date	



October 26, 2021

Mr. Tyler Knox The Annex Group 409 Massachusetts Ave Suite 300 Indianapolis, IN 46204

Re: Zoning Confirmation 5844 Division Avenue

Dear Tyler:

This is to advise you that the above-named property is zoned Form Based Code (Corridor General) which permits dwellings of up to 3 stories by right, with no variances required for the apartment use or the three-story height. The site plan must be reviewed and approved by the Planning Commission.

Sincerely,

Lisa Golder

Economic Development Planner City of Kentwood

4900 BRETON AVENUE SE, PO BOX 8848, KENTWOOD, MICHIGAN 49518-8848 • PHONE (616) 698-9610



KENTWOOD PLANNING COMMISSION APPROVED FINDINGS OF FACT JANUARY 23, 2001

PROJECT:	Family Dollar Store
APPLICATION:	53-00
LOCATION:	5832 and part of 5844 Division Avenue
HEARING DATE:	January 9, 2001
REVIEW TYPE:	Site plan review for a retail building within a Commercial Planned Unit Development

MOTION:

Motion by Tietz, supported by McIntyre-Evenocheck to conditionally approve the final site plan dated November 21, 2000, by Feller Finch and Associates, Inc., for a PUD Phase, as described in Case No. 53-00 for Family Dollar Store. Approval is conditioned on conditions 1 through 13 and basis points 1 through 11 of Schutt's memo dated 1-03-01 with the following amendments: Condition 1. Building elevation presented at this meeting designated Drawing #2 dated January 9, 2001, (depicting a six-foot high split face block running the entire length of the north and south sides of the building), is accepted by the Planning Commission and is approved, major changes to the colors or textures are subject to Planning Commission approval. Condition 3. Additional greenspace shall be added in front of the store either as landscape islands within the parking lot or between the parking lot and the common drive. Condition 6. Add: Sufficient landscape materials shall be added to the space East of the store to retain trash and debris from blowing off the site and the common drive and to the north property line which abuts residential homes per staff's approval. Add Condition 14. No outside storage of shopping carts. Condition 15. Applicant will add one additional barrier free parking space in front of the store to make a total of three spaces. Condition 16. Dumpster enclosure to be of block construction. Basis 12 Applicant's representation at work session and public hearings.

- Motion Carried (9-0) -

CONDIITIONS:

1.

Building elevation presented at this meeting designated Drawing #2 dated January 9, 2001, (depicting a six-foot high split face block running the entire length of the north and south sides of the

building), is accepted by the Planning Commission and is approved, major changes to the colors or textures are subject to Planning Commission approval.

- 2. The building shall be moved further east to the rear of the parcel, but no closer than fifteen (15) to twenty (20) feet to the rear to allow for conditions number 3 & 4.
- 3. Additional greenspace shall be added in front of the store either as landscape islands within the parking lot or between the parking lot and the common drive.
- 4. The strip of land labeled "4.00 foot concrete island" shall be relabeled "landscape island" and shall be increased in width. Appropriate landscaping shall be planted within.
- 5. The site plan must contain templates showing that delivery trucks will have enough room to maneuver within the site or the applicant must otherwise prove to staff that delivery trucks can safely maneuver within the site.
- 6. Staff review and approval of a landscaping plan prior to the issuance of any building permits. Sufficient landscape materials shall be added to the space East of the store to retain trash and debris from blowing off the site and to the North property line which abuts residential homes per staff's approval.
- 7. Landscaping shall be maintained and replaced as necessary to remain consistent with the approved landscape plan.
- 8. Submittal of a copy or copies of access agreements that allow users of future facilities to the south of Family Dollar to use the Family Dollar entrance and exit drive.
- 9. Drive access and curb cuts onto Division Avenue to be approved by the Kent County Road Commission.
- 10. Staff review and approval of a lighting photometrics plan, including manufacturers catalogue cuts prior to the issuance of any building permits.
- 11. Submittal of a revised site plan to the Planning Commission for signature that contains the applicable changes included within this approval.
- 12. Compliance with Fire Marshall's letter dated November 9, 2000.

	13.	Compliance with City Engineer's memo dated December 29, 2000.
	14.	No outside storage of shopping carts.
•	15.	Applicant will add one additional barrier free parking space in front of the store to make a total of three spaces.
	16.	Dumpster enclosure to be of block construction.
BASIS:	1.	Section 23.8.3.2 of the Zoning Ordinance and Condition number 2 of the approved Preliminary Site Plan Review for the Commercial Planned Unit Development (Planning Commission Case # 3-97) requires the PUD to be designed and developed with a unified architectural treatment. Basis point two (2) of the approved Preliminary Site Plan states that architectural treatments will be determined with the individual final site plan phase approvals.
	2.	There are multiple objectives of the PUD zoning districts, included among them is the objective: "To encourage creative and imaginative approaches in the development of commercial elements of the City." With the conditions placed upon this approval, the site plan should meet the general objectives of the PUD ordinance and the objectives of the C-PUD zoning district. Lacking the conditions, there are only limited features that may make the development creative and imaginative in its design.
	3.	The Master Plan includes the goal to "Provide a balance between development and open space preservation." Providing additional greenspace upon the site will help to meet this goal.
	4.	The Planning Commission Development Guidelines for landscaping state that one (1) landscaped island at least one hundred and eighty (180) square feet in area shall be provided for each ten (10) parking spaces. No more than ten (10) parking spaces shall be placed in a contiguous row without a landscaped island. In addition, required landscape islands shall be planted with at least one (1) tree and four (4) shrubs. Height of trees at maturity shall be a minimum of fifteen (15) feet and be of a minimum caliper of 1 ¼ inches at planting.
		Increasing the amount of greenspace as conditioned will help the site to be more in line with the intent of the guidelines.

.

Approved Findings of Fact Case #53-00 Page 4

5.

Within Section 23.8.5.3 of the Zoning Ordinance it states that yards and setback distances shall be at least equivalent to the minimum required by the zoning district from which the use comes from. The minimum can be reduced if "a better or more appropriate design can be achieved by not applying the provisions of the zoning district, and adherence to the requirements of the zoning district is not required in order to insure health, safety and welfare of the users of the development."

In this circumstance it is acceptable to allow the building to be placed closer to the rear than otherwise would be permitted because the use proposed behind the Family Dollar store is another commercial use. In the C-2 zoning district, currently no side yards are required when a commercial use abuts the property of another commercial use. In this situation, the site would have the benefit of a yard being in-between commercial uses and allow for the placement of the greenspace to the front of the building where it would be more useful.

Fifteen (15) to twenty (20) feet of green space to the rear should provide sufficient room for trees to be planted, which will help to hide the building for the property owners to the rear and also help to control the micro climate around the building.

- 6. Section 23.8.5.6 states that "All open space and landscaping shall be provided in conformity with an approved site plan to be included as a condition of the PUD."
- 7. Kent County Road Commission is the City's agent in approving curb cuts.
- 8. To implement the C-PUD plan and to meet goals and objectives of the Master Plan, the properties directly to the south of the proposed retail store must have the ability to enter and exit their site through the Family Dollar store property.
- 9. Section 20.11.3 of the Zoning Ordinance states that "special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of the proposed building and structures and the neighboring properties."
- 10. Discussion at work session and public hearing.

- 11. The site plan otherwise complies with the applicable standards of the City of Kentwood Zoning Ordinance.
- 12. Applicant's representation at work session and public hearings.



City of Kentwood - P.U.D. Narrative 5488+- S. Division Ave.

The general character of the P.U.D. is one of Convenient Commercial. The Traffic count on Division Avenue makes this parcel a natural location for Commercial uses that take advantage of visibility in a Commercial area. We have planned to be sensitive to this high volume of traffic by attempting to limit the ingress/egress locations to those that will be the most conducive to the flow of traffic in and out of our parcel(s) as well as the ingress/egresses across the street.

Our proposed P.U.D. is compatible with surrounding and abutting uses and provides suitable open spaces, landscaping and parking areas. We conserve the value of the property and use the property to its optimum potential while protecting the immediate environment. The two proposed outlots promote a more complete urban design which includes necessary community services and employment opportunities conveniently located and attractively designed. This project certainly is a creative and imaginative approach to the development of commercial elements in the City.

The front 250' feet of our parcel is already zoned commercial and an overall P.U.D. is an appropriate change in zoning. We are proposing that all buildings be designed and developed with a generally unified architectural treatment. Utilities, roads and other essential services are all available for immediate use by the proposed purchasers and/or tenants. The proposed uses are compatible with the surrounding residential area in that no unpleasant noise, fumes, odors, glare, vibration, smoke, vapors, gases, electrical emissions or industrial wastes will be produced or emitted into the community. Additionally the site has direct access to a major street.

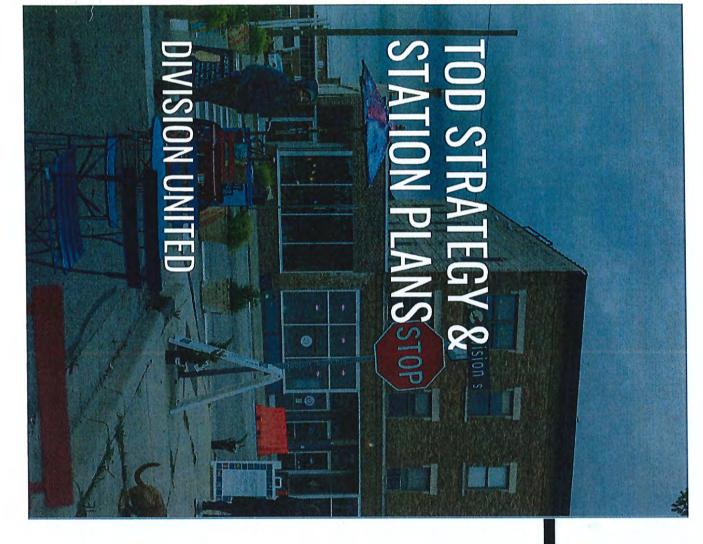
This plan meets the purpose and objectives of P.U.D.'s by allowing us as developer's to secure advantages which can be passed on to the general public. As proposed we are allowed some controlled flexibility on the eastern portion of the property. In exchange we will be sensitive to set-backs from 'the residential area and provide landscaped screening than required by the standard commercial zones. This will allow for greater property value, job opportunities and additional services to the community.

The appearance of the project will not only be harmonious with adjacent uses, but quite frankly will be a great improvement over the appearance of a couple. It would be of great interest to us if the City would do what it could to improve the appearance of the commercial property immediately north and the unscreened storage area of the Mobile Home Park adjacent the southeast portion of this property.

Unlike the existing uses adjacent to this property, we are proposing to feature appropriate landscape screening. We are also proposing to enclose the principal and accessory uses aside from vehicle parking or display. We will also conform with the appropriate sign control. Finally, the distances between all proposed uses and buildings are great enough to in fact constitute a buffer. Loading and maneuvering areas are removed from residential lot lines.

In closing, we believe the proposed zoning change to a commercial P.U.D. is consistent with the City's Masterplan because it is apparent that this general area of the City is primarily intended for commercial use. Our proposed commercial uses create a natural transition to the residential areas to the north and east. We have taken steps to insure the protection of the immediate environment by designing adequate storm water retention areas to restrict flow of storm water into the Crippen drain. We believe that the proposed P.U.D. creates an excellent service area and nice addition to the community. This addition will serve as a positively perceived point of entrance to the community for years to come.

😫 8305 Byron Center Avenue, S.W., Byron Center, MI 49315 Voice: 616-878-7170 Fax/Modem: 616-878-7199 🕮 🛲



INDEX

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01 TOD FRAMEWORK

02 HOW TO READ STATION PLANS

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06 APPENDIX A: TRANSIT ORIENTATION SCORE METHODOLOGY

07 APPENDIX B: TYPOLOGY ASSIGNMENT METHODOLOGY

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TRANSIT ORIENTATION SCORE & STATION TYPOLOGIES

WALKABLE URBAN TRANSITIONAL **DRIVEABLE SUBURBAN**

Number of residents and jobs are about **TOWN CENTER EMPLOYMENT GENTER**

NEIGHBORHOOD CENTER

Greater share of residents than jobs per

Creater share of jobs than residents per

ade.

 May have workforce housing in the 'a mile Major trip or employment generator within a tembe of the station.

Multi-family residential and/or

Vertical mixed-use is common.

 Medium to High density, 2 -4 stories typic building height of immediate station area need mix of multi-family residential lopment with office, retail,

Neighborhood commercial and model-use neighborhood-scale mixed-use with building height of immediate station area

is the dominant focus;

the 'main street'. Residential development density single or multi family away from intersection, with transition to lowerretail/restaurants & neighborhood services Medium to Low density: 1-2 stories typical

acre

the station zone. area, but must housing is located outside

 Printery uses within this district would (valies by station). Commerce-based uses spaces and office or commercial uses likely be industrial use or flex, incubator

street but into neighborhoods; no or

ent, or civic uses, not just on

are the dominant focus.

02 Tod Framework

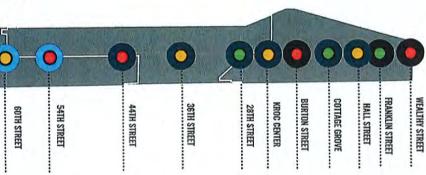
2.0 TOD FRAMEWORK: STATION ASSIGNMENT

The map to the right shows the Transit Orientation Score and Typology assignment of each station. The table on the following page shows how this plan uses Transit Orientation Score and Typology as a framework for station recommendations and strategies.

Transit Orientation Score sets the level of intervention prescribed at the station. Walkable urban stations need the least intensive intervention. Here the focus is on infill and small to medium sized projects. Transitional stations are more appropriate for medium to large projects and redevelopment. Finally, Driveable Suburban stations require the most aggressive interventions, including new street and block reconfiguration and large public-private projects.

Typology sets the focus of intervention at each station and the strategy that will be used to achieve greater intensity of activity (For more information on intensity, please see Appendix A, Section 5.6). Employment center stations focus on adding greater job density through commercial, office, and other employment generating development uses. Neighborhood Center stations focus on adding greater residential density through housing development. Finally, Town centers take a mixed approach, adding both job and residential density and ensuring a high standard for public realm and street experience.





ATION ASSIGNMI	ł	2	
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	ABLE URBAN-L1	WALKA	ANSITIONAL-L2	TR/	BLE SUBURBAN-L3	DRIVEAB
	Activate: Enhance connections between existing structures and amenities. Encourage stimilar or complimentary milia development on available land. Use strategic zoning	changes to support density	Catalyze: Strengthen incentives for new development, and introduce new builting types and builting types and uses in the quarter mile station area. Add greater support for innexity through	moderate zoning changes.	Transform: Skift stablion experience by encouraging large scale development through dedisated and large public private partnerships. Support new bailding types and s greate variev of uses in the variev of uses in the	variety of uses in the quarter mile station area.
EMPLOYMENT Focus on adding employment generating uses to increase job density	Infill of instead-use types that include office and commercial uses with housing above. Seek public sector, comprofile of local business terains to orany and activate these spaces.	FRANKLIN STREET	Madium to large developments of maked use office, commercial, and other types that support high job density, increases job diversity, and buffer current residential uses from existing industrial base. Supporting live-mark housing types.	COTTAGE GROVE 28TH STREET		NO STATIONS
TOWN Mixed approach-balance adding employment uses and housing units to increase job and residential density	Vertical mixed use ntill developments that add affordable units and commercial and office space. Priorities space for exiding businesses. Enforce high public realm, fundscoping, and ground floo design sandacts for realment and facade, but do not mandate use type.	WEALTHY STREET BURTON STREET	Medum to large scale development of employment generating uses in vertical invived use forms. Housing density supported by second floor units, as well as added residential density through accessory dwelling units in adjacent neighbothoods.	44TH STREET	Large-scale developments that add job and housing diversity for scising and new residents. Moliform block sides and new streets to create greater connectivity. Expand mixed use opportunities deeper into adjacent nelyblomhoods. Design createrists for ground floor level experience without mandating use.	SATHSTREET
NEIGHBORHOOD Focus on adding housing units to increase dendity and availability of housing		NO STATIONS	Mediam to large scale development of a mix of housing types on vacant and underulized parcels to increase housing density accessory dwalf unit construction in estating low dessity residentiat complimentary neighborhoot uses.	HALL STREET Kroc Center 36th Street	Large affordable housing development project (public / private pannership) in a range of sizes and ownership models near the station, to be made available to area residents as well available to area residents as well new tenants. Minimum Nook sizes. Add commentary regidiochood	60TH STREET

EMPLOYMENT

TOWN

NEIGHBORHDON

5

HOW TO READ STATION PLANS 8

3.0 STATION PLAN LAYOUT (1-7)

- -Station Area Map: existing conditions in the quarter mile station sites. Active edges (locations with walkable buildings close to the and churches are also noted. street edge) are identified. Community resources such as parks area. Vacant and underutilized sites are highlighted as opportunity
- 2 Transit Orientation Score: breakdown of score metrics and list of Appendix A, Section 5.1. individual station needs. For more on transit orientation score, see
- ω Station Intensity: maps of existing job density and housing density station. For more on intensity, see Appendix A, Section 5.6 within the quarter mile station area , and existing intensity for the
- 4 Typology: typology selected, aspirational intensity, building form, land use mix, and parking ratios for that station. For more on aspirational intensity, see Appendix A, Section 5.7.
- сл Development test: outcomes of a development test exercise in intensity score. For more on development test exercises, see which the station is redeveloped until it achieves its aspirational Appendix B, Section 6.8
- 6 Existing Zoning: Zoning in the quarter and half mile station area with zoning challenges identified.
- 7 Zoning Recommendations: suggested changes or updates to zoning categories in the station area.

-









6

3.1 STATION PLAN LAYOUT (8-12)

8 Short and Long Term Station Activation Plans: Recommendations to activate the immediate station area (300-500 ft) with building typology. are improvements specific to station context and separate from placement, landscaping, and public realm improvements. These

8

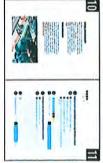
9

- 9 Building Types: Additional building types and where they are
- Special Interventions: 1-3 station specific projects or suggestions with the station 1/4 mile area that emerged through the public engagement process, such as a community development project

10

= Action Cards: connect station design recommendations to Division see the graphic below. United project objectives. For more detail on Action Card elements,







04 The speed of development

In our conversations with community members and project stakeholders, it is clear that there is significant concern about the potential long term equity impacts of new development on the corridor. While residents desire to see greater business density, more affordable housing, and improved public spaces in their neighborhoods, they are also concerned that in the process of making these improvements, the neighborhood will become an unaffordable and inhospitable place to its long standing members. This is a legitimate concern. Any new development will need to be capitalized, and providers of capital may expect returns on investment that drive up prices for existing residents.

Within the framework of a TOD strategy, the concern about neighborhood change catalyzed by development is even more salient. Transit oriented development requires minimum densities of people, jobs, and businesses in order for transit investments to pencil. This will necessitate adding both jobs and people where they will fit within the corridor. The speed, scale, and intensity by which new densities are achieved (and what form they take) will have an impact on other important elements of the strategy, such as the needs of existing residents. The urgency to add density exists in tension with the urgency to preserve affordability and neighborhood character.

In preventing displacement, gentrification, and overall exclusion from new economic development in a transitioning area, time is a key component. Residents and local businesses need time (as well as education, resources, mentor-ship and ongoing information and communication from city partners) to become full and willing participants in the Division United strategy for

> change in the corridor. They need time to learn what their options are, to finance their vision in creative ways, and to exercise the first right of refusal on potential projects in their area.

One way to ensure that an aggressive deluge of selfinterested capital does not crowd out a trickle of smaller, more community based and patient investors is to explicitly focus our first round of strategies on the latter, rather than the former.

For this reason, our master plans envision station development in two time frames: short term and long term. Short term strategies (as described in Section 4.1) focus on lower-cost, easier to implement solutions that are more achievable for first time or small developers, some of whom (hopefully) will emerge from engagement efforts related to incremental development. Short term strategies try to do a lor with a little; they envision targeted corridor projects that are sensitive to existing uses and implement changes in a tactical way.

Long term strategies focus on larger and potentially more complex projects, with the goal of maximizing urban densities around the station area. While projects in this phase may also include similar strategies and building types (Infill will be an important strategy particularly at the north end of the comidor) the goal is to visualize what form the station area could take if a more aggressive build out the station area cholocation.

> It should be noted that the interstitial space between short and long term projects is ripe for growth for those interested in increasing their capacity for equitable development projects. If project implementation remains focused on a strategy of education and commits to continuing to show people how to become developers, small scale and incremental development projects will be

possible and ongoing throughout the length of the project

Both short and long term strategies are focused narrowly on the properties within the immediate station area (about 300-500 feet of the BRT station) This is because these sites will define the overall station experience for years to come. It is also because it is hard to predict, or even direct, detailed urban design outcomes for incoming development projects. The configurations, building footprints, and parking and use arrangements shown represent one possible version of the station area that advances project goals, but not the only possible solution. Since previous endeavors such as the Fisher Station Plan and the South Division Area Specific Plan have already articulated massing strategies at the quarter mile or beyond, we are aiming to advance these visions with

4.1 SHORT TERM MASTER PLANS

additional specificity.

- A vision for the corridor in the next 5-10 years that imagines what is achievable from the ground up.
- Focused on small, lower-cost projects more accessible to first time developers

N

Priority on incremental development strategies: infill, adaptive reuse, and accessory commercial or dwelling

> units integrated into existing fabric, or selective new projects in undeveloped station areas (starting with small strategic sites).

- Easier to permit projects: Does not show developments that require the re-platting of lots; may
- require rezoning
 Leverage vacant or underutilized lots only (minimum disturbance of existing structures and businesses).

4.2 LONG TERM MASTER PLANS

- A vision for the corridor in the next 10-20 years that imagines what is possible if the densities needed to serve the TOD were to be achieved.
- Focus on larger projects with greater financial or technical complexity, and requiring an experienced or larger developer (such as the Catalytic site projects).
- Priority on transformative development strategies that achieve a full build out scenario and maximize station
- More challenging to permit projects: may require parcel aggregation and re-platting as well as rezoning

potential

Leverage public-private partnerships to enforce high quality development (included high standards for

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reduced vehicle miles traveled, share of public space added and dwelling unit densities).

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5.1 WHAT IS A TRANSIT ORIENTATION SCORE?

Transit Orientation Score is a quantitative way to understand and compare stations in the study area on the basis of their physical characteristics and level of activity, and to set goals regarding their performance. The Transit Orientation Score uses a variety of indicators to score station performance. The method for assessing the Transit Orientation Score for each station in the Division United study is described in the section below.

5.2 TRANSIT ORIENTATION KEY PERFORMANCE Indicators

In order to create a Transit Orientation Score method for this project, key performance indicators, or KPIs, were used. KPIs are a clear way of quantifying when an objective has been achieved. They can be used during the planning process, as well as in the future to evaluate whether or not the station area is on track to fulfill its role as a TOD location. KPIs thus allow a strategy or plan to be 'performance-based' and set a framework for accountability.

For this study, 9 key performance indicators (or KPIs) were used to classify stations. The KPIs used are as follows:

- Intensity (jobs + residents within the 1/4 mi area) Median lot size (within the 1/4 mi area)
- Intersection density (within the 1/4 mi area)
- Lot coverage (within the 1/4 mi area)
- Average building setback (within the 1/4 mi area)
 Average weekday boardings + alighting for the Silver
- Line at each station Sidewalk mileage (within the 1/2 mi area)

level.

13

Bicycle path mileage (within the 1/2 mi area) Percent of zero car households within a half mile

5.3 THRESHOLD VALUE

(within the 1/2 mi area)

For every KPI used in the scoring process, a threshold value was assigned. The threshold value represents the best possible value in each category. Threshold values were indexed to the highest performing station in each category. For example, Wealthy Street has the highest intersection density, this represents the threshold value.

5.4 STATION SCORING

the value of a station's indicator varied from the threshold a value of 'Transitional' or 'L2' in that category. Finally, if of a station's indicator fell within the next +/-50% of the orientation category. Stations were assigned to L1, L2, or the other 10 stations) as well as the station's final transit the transit orientation score and the value assigned each. assigned a value of 'Walkable Urban' or 'L1', If the value It also shows the final rank of the station (as compared to following page shows raw values for the 9 KPIs used in Suburban-Drivable or 'L3' in that category. The table on the value by +/- 75 % or greater, it was assigned a value of fell within +/-25% of the threshold value, the station was value in that category. If the value of a station's indicator value of a given stations variable came to the threshold each case, the score given was based on how close the Stations received a score for each of the nine variables. In L3 based on the highest number of metrics it had in each value of the maximum score, the station was assigned

60th Street	54th Sheet	44th Steet	35th Street	28th Street	Kroe Center	Burton	Cottage Grove		Franklin	Weathy	Station Name
-2427	1000	775465	72/11 5355	1000	5264 52%	5405 (04)	2021/202	5112 PEA	00001195	Sec. 2	Median lot size in 1/4 mi (st)
		ίπ.			3F			¥		-00	Intersection count in 144 mile
	- Star	11-12		12.54					5 K	JE 16	Jobs per acre + residents per ; acre (intensity)
95%	M2L.	18.91				212	350%	445	2274	1941	Lot coverage (for all parcets with buildings in 1/4 mi area)
100	1990	10.00	aue:	121	2.00	1222	2.5	16-52	2.0	14.45	Average Building Setback (II) in 1,4 mile area
ħ	240.	GUE	110	14		44	241	14	352	508	Average weekday SL boardings + alightings
124		442	205		19-01	14th		24.4			Sidewalk/Path Mileage (1/2 mi)
		1	0	ř						4	Biceway Mileage (1/2 ml)
		ľ		16				R.	đ		% zero car housholds within a 1/2 mile
		F	E	E.		=	£	12	5		TOO Orientation Final Assignment
8	1	00	9	G	7	-	01	ω	*	2	Station Overall Rank



5.5 SCORE IMPACT ON RECOMMENDATIONS

The Transit Orientation scoring process helped to pinpoint specific elements of station experience, particularly related to urban form, and clearly identify needed improvements. While each station has a custom set of issues as well as strengths, stations at the same level of urbanness often share similar characteristics and may need a similar level and style of intervention. As described in the Incremental Development workshop, the Center for Real Estate and Urban Analysis classifies developed urban space into three categories: Walkable Urban, Urban-Suburban Transitional, and Driveable Suburban. These categories roughly

correspond to the Transit Orientation Scores mentioned above. High-scoring stations (L1) in general correspond to an Walkable Urban Walkable' environment, Mediumscoring stations (L2) can be considered Transitional⁺, and low-scoring stations (L3) typically follow a 'Drivable Suburban' pattern.

WALKABLE URBAN

bike to fulfill most of their daily needs. They also have a uses situated close to the street edge. small block size, and a mix of residential and commercial have a network of interconnected and shaded streets, a compact form that easily supports public transit use. They Walkable Urban places are where residents can walk or

TRANSITIONAL

street. and one bay of parking between the building and the blocks, and a mix of residential and limited commercial. They may have a network of interconnected streets, longer and auto-dependent. They have some components of They may have a mix of setbacks sizes (large and small) both Walkable Urban and Drivable Suburban categories. Transitional places are places in a state between walkable

DRIVABLE SUBURBAN

are fronted by parking lots, and structures are set far back block lengths). Land uses are largely separated, parcels or other destinations. They typically have a lack of connectivity (expressed in cul-de-sac streets and/or large dependent on automobiles to travel to home, work, Drivable Suburban places are where residents are from the road.

5.6 THE IMPORTANCE OF INTENSITY

In their Guide to TOD classification, Reconnecting America

14

defines intensity in the following way:

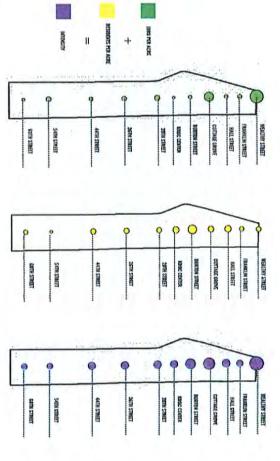
in a given area, divided by the total acres in that area. Intensity = the number of residents and number of workers

reasonable aspirational intensity score and then identifying is to improve the station's intensity score by setting a grows transit usage. Thus our purpose at each station have previously documented in the TOD Toolkit, adding don't work there (as well as those that do both). It is an what would need to change in the station area to meet it. people and jobs per acre to an existing station area for what ridership in an area could or should be. As we important metric for transit usage as it sets expectations study area, that takes into account both people who work has, taking into account people who live and work in a but don't live there, and as well as people who live but Intensity is a measure of how much activity a given area

5.7 MINIMUM VS ASPIRATIONAL INTENSITY

such as Metro Council's 2040 Transportation Policy Plan a best practice standard used across similar TOD plans, the minimum aspirational intensity score. This represents (light rail, commuter rail, bus-rapid transit). In our study, we (TPP) for Minneapolis and St. Paul, Minnesota. are suggesting an overall 20-25 jobs + people per acre as oriented development varies by region and by transit type The minimum intensity score needed to achieve transit

factors: Aspirational scores for station intensity are based on three



Station Name Weathy	Employment Density (Jobs per acre in 1/4 ml) 32.9	Residential Density (People per acre in 1/4 mi) 5.7	Existing Intensity 1/4 ml	Proposed Intensity
Wealthy	32.9	57	38.6	
Franklin	4.9	3.9	8.8	
Hall	2.7	10.6	13.3	
Cottage Grove	18.2	81	26.3	
Burton	2.5	17.9	20.4	
Kroc Center	17	9.4	11:1	
28th Street	5,1	6.3	12.4	
36th Street	4.8	7.0	11.8	
44th Street	3.5	8.0	11.6	
54th Street	51	21	7.2	
60th Street	2.2	4.8	7.0	

7.0	72	11.6	11.8	12.4	
20	53	52	20	30	
13.0	17.8	13.4	8.2	17.5	

APPENDIX B: TYPOLOGY 66

6.0 WHAT ARE STATION TYPOLOGIES?

oriented design. Typologies are a set of categories that defining feature of typology is land use mix. community envisions them to be. In this sense, station organizing and implementing best practices in transit-Station typologies are a commonly used strategy in TOD scenario desired in the future). In our plan, the key the now) and aspirational (based on a high-performance types are both descriptive (based on existing conditions in of places they are as well as what kind of places the allow for stations to be compared based on what kind

6.1 STATION TYPES

type, as well as its focus. built form, density, and other factors that constitute each In this study, three possible station types are envisioned: Center. The text below describes the balance of land use, Neighborhood Center, Town Center, and Employment

6.2 NEIGHBORHOOD CENTER

- Greater share of residents than jobs per acre (about 5 x as many residents as jobs)
- height in the immediate station area Medium to Low density; 1-3 stories typical building
- Multi-family residential and/or neighborhood-scale
- Neighborhood commercial and mixed-use at services. mixed-use with retail, restaurants and neighborhood
- multi-family away from the "main street". intersections, with transition to lower-density single- or

6.3 TOWN CENTER

- Number of residents and jobs are about even. (ratio of jobs to residents is about Jobs: residents have about a
- Medium to High density, 2 4 stories typical building 1:1, give or take 25% ratio, within +/-.25)
- on main street but into neighborhoods. Balanced mix of multi-family residential development with office, retail, entertainment, or civic uses, not just
- No one use type is dominant station intensity score is improved by adding a mix of jobs and housing.

6.4 EMPLOYMENT CENTER

- x as many jobs as residents) Greater share of jobs than residents per acre. (About 3
- Major trip or employment generator within a 3-mile of the station area.
- May have workforce housing in the 14- mile station area, but most housing is located outside the station
- Primary uses within this district would likely be industrial use or flex, incubator spaces and office or commercial uses; could also include institutional job
- adding jobs.
- Residential development is the dominant focus: station intensity score is improved by adding housing

16

- height in the immediate station area.
- Vertical mixed-use is common.

- zone (adjacent low-density residential housing)
- Commerce and employment-based uses are the dominant focus: station intensity score is improved by
- uses, such as campuses.

6.5 TYPOLOGY + ASPIRATIONAL INTENSITY

is a combination of job density and residential population jobs, or both achieve its aspirational intensity score by adding residents. intervention in each station area that will help each station density. In this study, typologies inform the focus of activity level. As previously mentioned, the intensity score assignments tell us what our strategy is for achieving that level of activity we desire to see at future stations, typology If the aspirational intensity score of a station tells us what

focus on supporting neighborhood commercial primarily focused on adding housing, with a secondary residential character that participants want to keep, are Neighborhood center stations, which have an existing

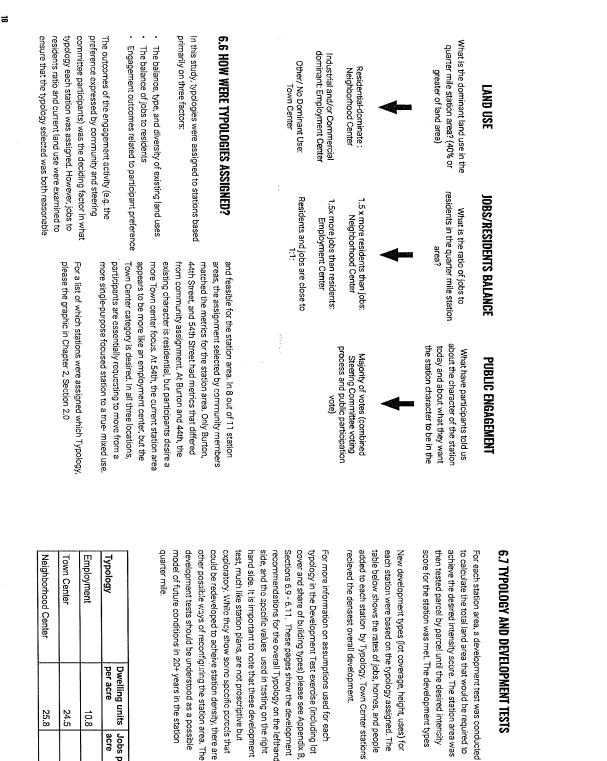
generating uses. balance between adding high- density housing to improve residential density and supporting and adding job-Town centers, which aspire to a mix of uses, strike a

capacity for jobs as well as job diversity in the station across several land categories, are focused on adding Employment centers, which have strong existing job uses housing opportunities. area, and secondarily on supporting some live/work and

It is worth mentioning here that employment centers are greater variety of shapes perhaps than housing takes) and uses require a wide range of built forms. For example, the most challenging category, for several reasons. The Thus the built form of employment takes many shapes (a conditions, and building types from office and commercial industrial facilities require different parcel sizes, access uses, from education to manufacturing to retail, and these first is that there are many categories of job- generating

> so requires flexibility in the range of buildings and layouts permitted in this category.

employers or create them in the study area in commercial storefronts, as well as future growth and the study area are needed to fill both existing vacancies as jobs created. Employers who will hire local residents in implications for many job-generating categories such and ongoing economic downturn, have had lasting said of new commercial, office, or retail square footage. and population growth in the area, the same cannot be is likely to be occupied, given the anticipated shortages while new housing constructed in the Grand Rapids region in particular is sensitive to opportunities to either add capacity added through development is the same thing as retail. For that reason, there is no guarantee that job The pandemic and lock-down as well as the corresponding The second reason this is a challenging category is that expansion of these types. Thus, this station area type



6.8 DEVELOPMENT TEST PROCESS

The following property categories were used in selecting development sites around the station area:

1. Vacant land

 Parking-only lots
 Existing low-density/underutilized commercial lots (low FAR, large areas of parking) directly along the corridor.
 Existing low-density residential

Not every station required redevelopment of every property category. In general, stations in the Grand Rapids portion of the corridor, which have relatively higher densities already and widely available vacant land at multiple parcel sizes, required only redevelopment of vacant land and parking lots. Most stations required redevelopment of vacant land, parking lots, and some underutilized commercial lots. Only Kroc Center and 60th Street-both stations that have topography issues and also tend towards larger parcel sizes-required the redevelopment of some existing low-density residential. In any case where redevelopment of lots with existing jobs or housing was required, every attempt was made to avoid sites with the highest job or housing density in that station area.

Туроlоду	Dwelling units Jobs per per acre acre	Jobs per acre	People per acre	Jobs/people People/jobs ratio ratio	People/jobs ratio
Employment	10.8	61.6	18.32	3.36	0.30
Town Center	24.5	48.5	41.91	1.16	0.86
Neighborhood Center	25.8	9.5	44.65	0.21	4.70

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Non-Residential Area	Residential Area	MIX OF USES	Building Height	Lot Size	Intersection Density (1/2 mile)	Building Setback	Lot Coverage	BUILT FORM*	Jobs & Residents per Acre	Jobs/Acre	Dwelling Units/Acre	Residents/ Acre	DENSITY & INTENSITY
84%	16%		1 - 6 Stories	See incremental development toolkit	300	5 ft - 25 ft	40% - 60%		19-21	3-7	6-9	13-17	
		YOUT	H CENT	ER	AF	I FORDA	BLE HO	USING	ACC	EESSOR	I Y DWEL		

NEIGHBORHOOD CENTER

6.9 NC DEVELOPMENT TEST ASSUMPTIONS

0, 10	570%			Average Area Cover:	Employment Density	Population Density	Residential Density	Average Floor Area Ratio	Development Test Values (per acre) :
	10.10	16%		over:	nsity	ity	ity	ea Ratio	st Values (p
area, unirrigated	Non-hardscape	and other)	Hardscape						er acre) :
Main Street Commercial/MU Low	Standard Podium Multifamily:	Suburban Townhome:	Net:	Building Type by Land Area:	9.5 emp/ac	44.65 pop/ac	25.83 du/acre	1.3 FAR	
18%	20%	30%	72.6%						

	Non-hardscape		10.0%
are	area, irrigated	Garden Apartment	9%
		Park	4%
Land Use Type:		School or Public Use	3.5%
Average Number of floors: 2.8	05		
Building Area/acre: 39,	39,400 sf		
Residential area: 85%	38		
Non-residential area: 15%	199		
Building Coverage: 33.3%	.3%		

210

* Refer to design guidelines for more detail

Parking Density

1.72 spcs/1000ft²

TOWN-HOMES

THE

PARKING

Parking Density 1.22 sp * Refer to design guidelines for more detail	PARKING	Non-Residential Area 47%	Residential Area 53%	MIX OF USES	Building Height 1 - 6 Stories	Lot Size development to	Intersection Density (1/2 mile) 400	Building Setback 5 ft - 25 ft	Lot Coverage 55% - 65%	BUILT FORM*	Jobs & Residents per Acre 25 - 40	Jobs/Acre 5-37	Dwelling Units/Acre 5-8	Residents/ Acre 9 - 20	DENSITY & INTENSITY		TOWN GENTER
1.22 spcs/1000ft*	HBORHO		TAIL	FLAT-S		PARTMENT			/ WOR	K		MIX	ED-USE	APARTM	IENTS	6.10 TC DESIGN STANDARDS	
			averpl A C E														

TOWN CENTER

6.10 TC DEVELOPMENT TEST ASSUMPTIONS

Employment Density	Population Density	Residential Density	Average Floor Area Ratio	Development Test Values (per acre) :
48.49 emp/ac	41.91 pop/ac	24.49 du/acre	1.65 FAR	

Building Coverage:	Non-residential area:	Residential area:	Building Area/acre:	Average Number of floors:	Land Use Type:				0, 00	630/n			Average Area Cover:
	9			f floors:				6º/₀		0	10%		ä
31.9%	46.7%	53.3%	46,918 sf	3.4			area, irrigated	Non-hardscape	area, unirrigated	Non-hardscape	and other)	Hardscape	
Standard Podium Multifamily	Hotel Low	Park	Main Street Commercial Low	Parking Structure/MU	School or Public Use	Main Street Commercial/MU High	Low-Rise Mixed Use	Main Street Commercial/MU Low	Suburban Townhome	Urban Townhome/Live-Work	Low-Rise Office:	Net	Building Type by Land Area:
2%	3%	4%	4%	4%	7.5%	10%	10%	10.59	12%	14%	15%	%89	

3

12

Control of the second secon	PARKING Parking Density	Non-Residential Area	Residential Area	MIX OF USES	Building Height	Lot Size	Intersection Density (1/2 mile)	Building Setback	Lot Coverage	BUILT FORM*	Jobs & Residents per Acre	Jobs/Acre	Dwelling Units/Acre	Residents/ Acre	DENSITY & INTENSITY	
	1.72 spcs/1000ft²	84%	16%		1 - 6 Stories	See incremental development toolkit	375	5 ft - 20 ft	50% - 65%		20-30	14-21	7-10	6-10	_	6.11 EC DESIG
	RETAIL & OFF	ICE SPA	CE	FOOD	& BEVE	RAGE	7		ISE WITI	H RETAIL		RET	AIL & OI	FICE SP	ACE	EN STANDARDS

EMPLOYMENT CENTER

6.11 EC DEVELOPMENT TEST ASSUMPTIONS

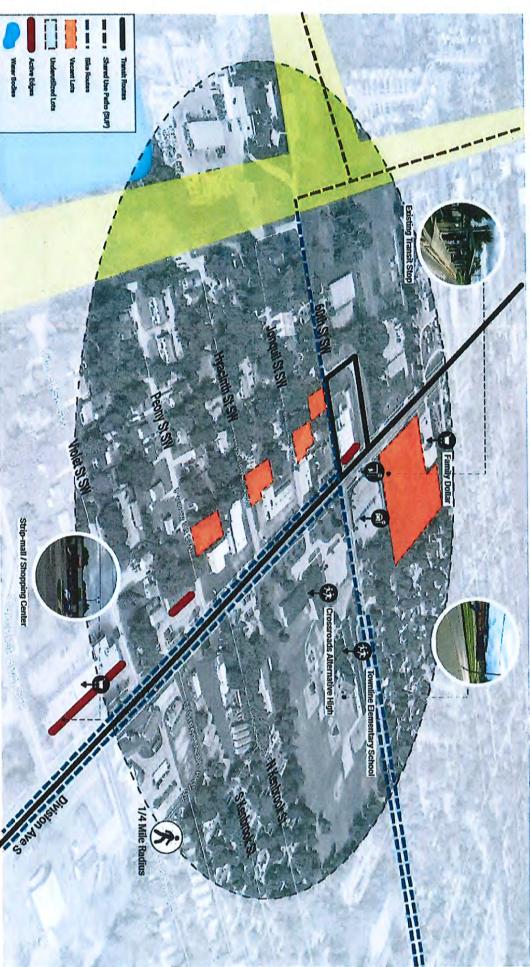
Average Number of floors:	Land Use Type:					7/0NT			Average Area Cover:	Employment Density	Population Density	Residential Density	Average Floor Area Ratio	Development Test Values (per acre) :
floors:				4%			4º%		a	Y			Ratio	Values (p
2.5			area, irrigated	Non-hardscape	area, unirrigated	Non-hardscape	(building, parking and other)	Hardscape						er acre) :
Medium Intensity Strip Commercial	Low-Rise Mixed Use	Park	Parking Structure+Ground Floor Retail 5%	Main Street Commercial/MU High	Low Rise Office	Main Street Commercial/MU Low	Main Street Commercial Low	Net	Building Type by Land Area:	61.64 emp/ac	18.32 pop/ac	10.83 du/acre	1.44 FAR	
2%	3.5%	4e	11 5%	7%	14%	16.5%	43%	%8 <u>3</u>						

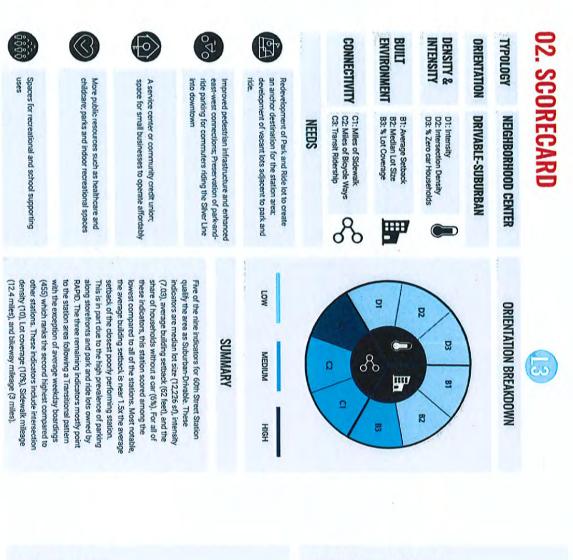
24

Building Area/acre: Residential area: Non-residential area: Building Coverage:

85 % 40.8% 40,900 sf 15%

60th STREET STATION AREA (CATALYTIC SITE)





HOUSING DENSITY

JOB DENSITY

184





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DENSITY & INTENSITY

Residents/ Acre Dwelling Units/Acre Jobs/Acre Jobs & Residents per Acre	13-17 6-9 3-7 19-21
Jobs/Acre	3-7
Jobs & Residents per Acre	19-21
BUILT FORM*	
Lot Coverage	40% - 60%
Building Setback	5ft-25ft
Intersection Density (1/2 mile)	300
Lot Size	See building type guidelines







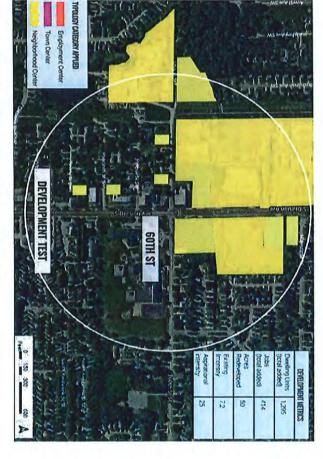
Buidling Height

1 - 6 Stories

MIX OF USES



NEIGHBORHOOD CENTER



60th street station is slightly balanced in favor of housing, with about 2.1 times as many residents as jobs. About 19.7% of the land area within the quarter mile is an employment generating type, including commercial and office, and 24.1% of the area is other uses (including institutional and civic, such as schools). 56.2% of the land area in the station is used for residential purposes.

When surveyed, 19.7 % of participants identified 60th Street as an Employment Center, 46.8 % of participants said Neighborhood center, and 34.4% said Town Center This suggests that a housing-focused approach to 36th street station is desired. The focus in this station area to primarily on adding higher density housing and secondarily on supporting and adding neighborhood supportive

employment uses.

60th Street station has a low intensity score of 7.0 people and jobs per acre. The minimum aspiration intensity score for TOD stations is 20 people and jobs per acre.

The development test above shows the acreage that would need to be developed using the Employment Center residential and job density rates in order to achieve an

intensity of 25.

186

Refer to design guidelines for more detail

Parking Density

1.72 spcs/1000ft2

PARKING

Non-Residential Area

84%

Residential Area

16%

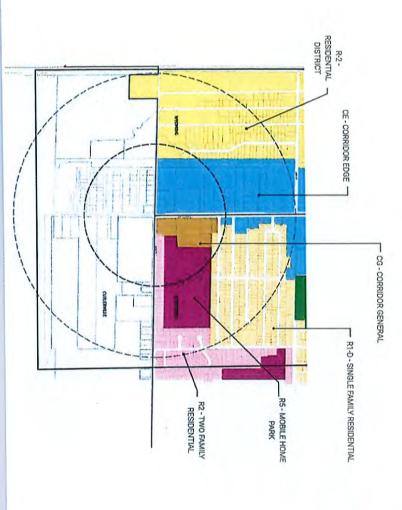
04. STATION ZONING

CURRENT ZONING CHALLENGES

The 60th street station area is predominantly zoned for Corridor Edge (CE) in the quarter mile area on the west side of Division avenue, with R-2 residential zoning west of this. Although CE zoning is only about a block deep, the large lot condition of any of these parcels creates a sizable area of CE.

On the eastern (Kentwood) side, only parcels directly along Division avenue are zoned Corridor Edge, with (RD-1) residential zoning immediately east of this block. Corridor General is the zoning immediately around S0th-street station on the Kentwood side, with (RS 1 Mobile home park and some R-2 Two family residential as you move east.

CURRENT ZONING



PROPOSED ZONING STRATEGIES

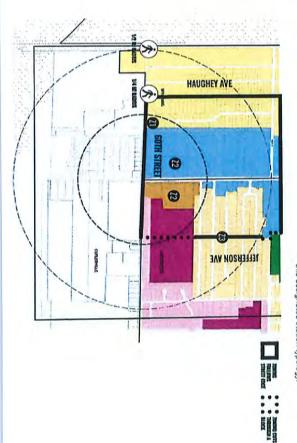
P:2 and R1-D Residential District(A)low for attached, detached, or internal accessory dwelling units. Parking ratios and lot minimums would need to accommodate the additional units without increasing the lot size, Eliminate minimum building areas per the lot size, Eliminate minimum building areas per unit. Outside the FBC districts, there is currently no zoning district that accommodates small multi-family housing options on a standard sized neighborhood lot.

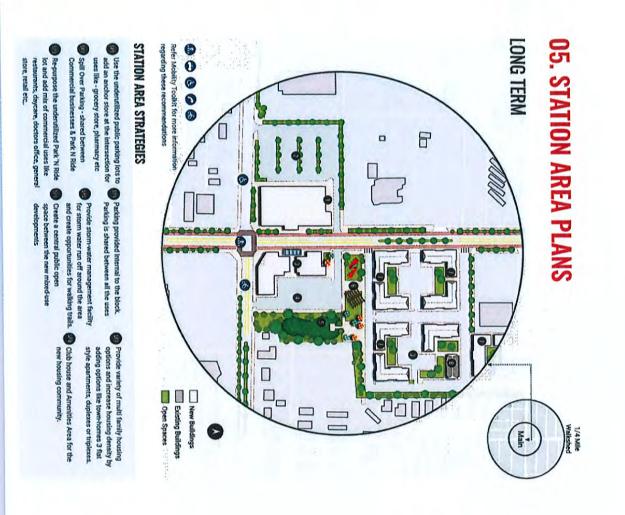
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Corridor General and Corridor Edge: Reduce parking requirements for housing and commercial types to support construction of desired building types and higher densities without relying on bonuses that only apply to a limited number of parcels. Expand application of FBC zoning districts to additional

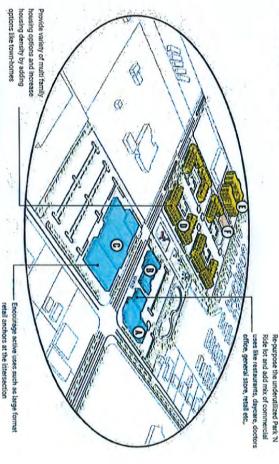
> parcels within ¼ mile of Division Avenue, especially at key intersections and along major east-west corridors. Use of CE or CG zoning districts in Wyoming and Kentwood should be coordinated to align expectations and regulations that are consistent on both sides of the corridor. There is a need for site design standards that show how large parcels can provide access and be subdivided into smaller parcels that better align with the desired building types within the FBC.

A ¼ mile station area overlay district could expedite projects that meet base requirements. This overlay area could create a more appropriate neighborhood density, reduced parking ratios, and simplified bonus standards that apply more equitably to all lots within this designated station typology.





BUILDING TYPES



PROPOSED ZONING STRATEGIES

B Retail Characteristics

C Anchor Stores - Grocery / Pharmacy

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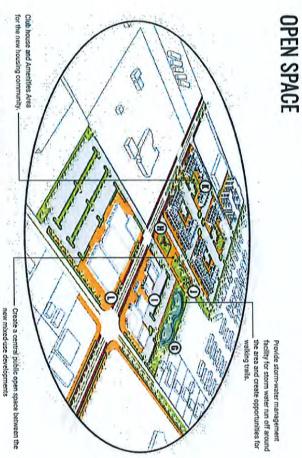












PROPOSED ZONING STRATEGIES













O Public Space

Residential Amenity Areas



PROPOSED DESIGN/SPECIAL INTERVENTIONS

LOW RISE, HIGH RISE DENSITY

60th street not only lacks high density, but any sort of density or build out near the station at all. For this reason, a tall solo apartment or mixed use building by itself would really stand out (The exception to this is the 3 story multifamily developments on the edge of the station area). This design imagines the introduction of denser, closer urban forms in more walkable environments, but at heights that are more consistent with the current types in the area.

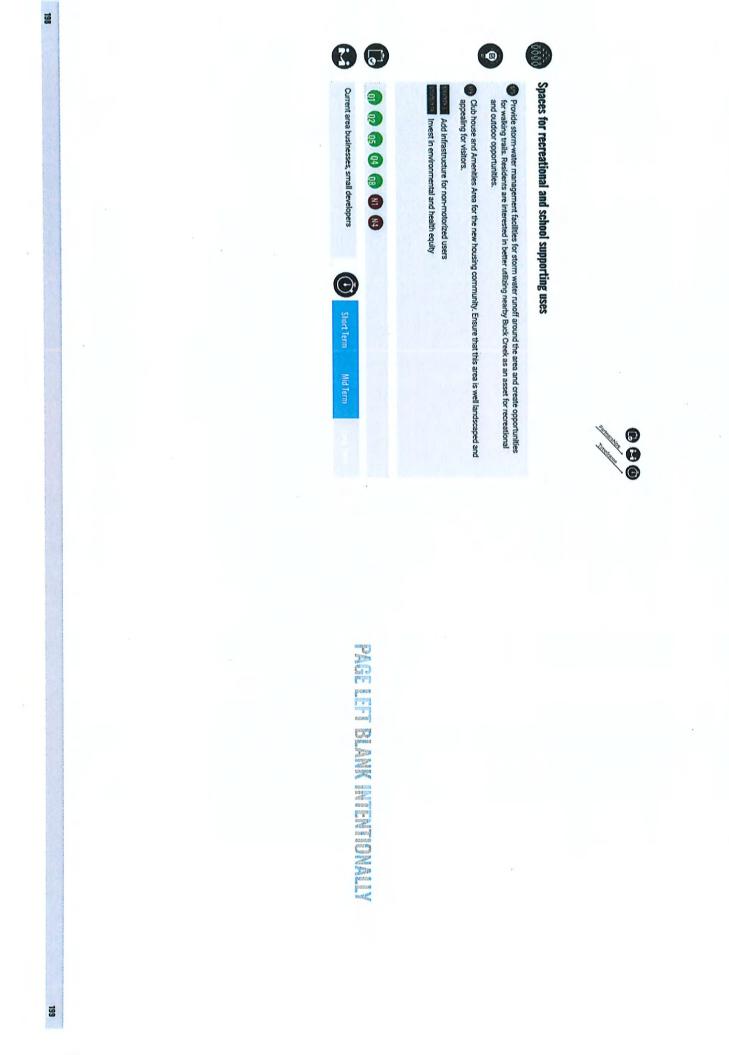
ADDING CIRCULATION

An advantage of both 54th and 60th street stations is that there is a lot of space to work with to reconfigure the parcels in the station area. A disadvantage is that almost everything needs to be built new, adding expense. This includes new local roads to access subdivided parcels (in the case of fee simple housing) or fire lanes/circulation for apartments and stores. While the creek imposes a barrier on the west, better circulation is imagined for large lots adjacent to Division Ave.



STREET VIEW (LOOKING NORTH ON DIVISION AVE)

	•		•	्रत्	•	•		•	F	06.
Existing businesses, new development. Shart Term Mid Term		Club house and Amenities Area for the new housing community. 60th street is very residential focused and more activity areas are needed for a diversity of community experiences. Ensure that it is a third place that is accessible to current residents and business owners. Add infrastructure for non-motorized users Example Resources for Residents and Local Business Owners.	Provide storm-water management facilities for storm water runoff around the area and create opportunities for walking trails. Trails should connect to other non-motorized facilities. Create a central public open space between the new mixed-use developments. Ensure that it is pedestrian friendly and publicly accessible.	Improved pedestrian infrastructure and enhanced east-west connections; Preservation of park-and-ride parking for commuters riding the Silver Line into downtown	Current area businesses, small developers 🚯 Short Term Mid Term Long Term		Provide variety of multi family housing options and increase housing density by adding options like town- homes 3 flat style apartments, duplexes or triplexes. Support Housing strategies to accommodate many users	 Use the underutilized public parking lots to add an anchor store at the intersection for uses like - grocery store, pharmacy etc,. Re-purpose the underutilized Park N Ride lot and add mix of commercial uses like restaurants, daycare, doctors office, general store, retail etc. 	Redevelopment of Park and Ride lot to create an anchor destination for the station area; development of vacant lots adjacent to park and ride.	06. ACTION CARDS
•			•	8	C		:		Ð	San Co
Existing businesses, new development Short Term Mid Term		Club house and Amentites Area for the new nousing community, our street is very residential rocused and more activity areas are needed for a diversity of community experiences. Ensure that it is a 'third place' that is accessible to current residents and business owners. Invest in environmental and health equity	Provide storm-water management facilities for storm water runoff around the area and create opportunities for walking trails. Trails should connect to other non-motorized facilities. Create a central public open space between the new mixed-use developments. Ensure that it is pedestrian friendly and publicly accessible.	More public resources such as healthcare and childcare; parks and indoor recreational spaces	Current area businesses, small developers		Resources for Residents and Local Business Owners first	Use the underutilized public parking lots to add an anchor store at the intersection for uses like-banks, grocery store, pharmacy etc A credit union is desired by residents on South Division and was requested as part of the Grand Rapids Area Specific Plan. (There was previously a credit Union at 43rd and Division). 60th street is one possible location for a credit union, which could also serve nearby students and school workers in Kentwood. It is also neighborhood commercial, which is consistent with the neighborhood typology.	A service center or community credit union; space for small businesses to operate affordably	California California California



06. APPENDIX - GOALS & OBJECTIVES

•	Walking and biking network better connected to and across South Division		
6	Transit and micro-transit connectivity to major employers and institutions (esp. outside a 10 minute walking distance)		
6	Support the creation or continued activation of a transit riders union or other community body to advocate for transit-reliant users.	surrounding neighborhoods.	
9	Improved routes to schools that prioritize walk/bike access.	Sustainable transportation options will be available for all ages to access	
(Update infrastructure that does not meet best practices for walk and wheelchair access.		
	Reduce number of driveways and curb cuts.		
	Add street trees and streetscaping		
9	Add (and maintain) mid-block pedestrian crossings and safer intersection crossings at strategic locations.	across South Division.	
6	Reduce speed of travel along Division Ave	People will be safe from physical or vehicular harm while walking along and	
5	Ensure equitable access to transit, in part by improving multi- lingual information on service.		
	Improved maintenance of Silver Line stations and all bus stops (in addition to SL stops) in the corridor.		
6	Painted, dedicated bus lane.		MOBILITY
6	Better access to connecting transit (e.g., at 28th, 44th)		000
3	Increased service levels and span, and improve schedule adherence and reduce travel times for transit service along the corridor.	Greater value and priority will be placed on transit service and facilities	
ICON	OBJECTIVES	GOALS	CATEGORY

	Programs will help long- standing residents and business owners generate local business ownership.	-	Grow job density on available development opportunity sites.	Funding resources available to repair and allow improvement of existing homes / businesses.	Public land and assets offered to local residents / businesses	Attract significant employers to the opportunity sites (esp. at south end of corridor) for mix of uses.	Recruit minority-owned or local bank / credit union	Poli-cies will encourage Attract significant employers to the opportunity sites (esp. at growth in a diverse set south end of corridor) for mix of uses.	connected to people living in Protect job-generating uses but better buffer them from the corridor.	Link school and job training centers to surrounding industrial employers.	Development processes will Better align building and zoning codes with likely smaller scale ensure that current residents and more flexible building types.	benefits of development. the general public the general public	ECONOMIC	Programs will help long- standing residents and business owners generate sustainable wealth. Sustainable wealth of jobs that are better of jobs that are better of jobs that are better omnected to people living in the corridor. Development processes will benchts of development.	
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CATEGORY
QUALITY OF LIFE

CATEGORY	GUALS	UBJECTIVES
	New development will foster variety, enhance cultural diversity and grow the	Identify development opportunities for vacant and underutilized parcels in the corridor.
Left	population.	Support for existing businesses and commercial properties through storefront improvements, especially minority-owned.
NEIGHBORHOOD & BUILT ENVIRONMENT		Add additional outreach programs for existing residents and businesses.
		Identify design guidelines that support the introduction of more walkable urban environments.
	The mix of land uses will continue to include residential, commercial.	Attract significant employers to the opportunity sites (esp. at south end of corridor) for mix of uses.
	office, retail and industrial.	Better align building and zoning codes with likely smaller scale and more flexible building types.
		Identify residential density targets needed to support corridor commercial and absorb housing demand at transit nodes.
	The housing mix will allow for people of all income levels and household sizes	Develop affordable housing programs to ensure delivery of a mix of affordable uses.
	to have options for renting or owning a home.	Add flexibility in code for additional housing types (missing middle housing).

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