

AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
TUESDAY, JULY 26, 2022
KENTWOOD COMMISSION CHAMBERS
4900 BRETON AVENUE
7:00 P.M.

- A. Call to Order
- B. Pledge of Allegiance (Bill Benoit)
- C. Roll Call
- D. Approval of the Minutes of July 12, 2022
- E. Approval of the Agenda for July 26, 2022
- F. Acknowledge visitors and those wishing to speak to non- agenda items.
- G. Old Business
- H. Public Hearing

Case#16-22 - Kum & Go Major Change to the PUD located at 1570 52nd Street, 5215 Kalamazoo and 5249 Kalamazoo (**Tabled from July 12, 2022**)

Case #17-22 – Kum & Go - Special Land Use and Site Plan Review for a gas station located at 1570 52nd Street, 5215 Kalamazoo and 5249 Kalamazoo (**Tabled from July 12, 2022**)

Case#18-22 – Union @ Silver Station – Major Change to an Approved Site Plan Located at 5844 Division Ave SE

- I. Work Session

Case#19-22 – Windy North – Rezone 18 acres of land from R1-A Estate Residential to R1-B Single Family Residential Located at 3463 52nd Street

Ordinance Amendment Discussion

- J. New Business

There is no New Business

Agenda - Planning Commission

July 26, 2022

Page 2

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
JULY 12, 2022, 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 Quinn.
- C. Roll Call:
Members Present: Bill Benoit, Dan Holtrop, Sandra Jones, Ray Poyner, Mike Pemberton, Darius Quinn
Members Absent: Ed Kape (with notification)
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier, the applicants and about 40 citizens.

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

- Motion Carried (6-0) –
- Kape absent -

- D. Approval of the Minutes and Findings of Fact

Holtrop stated staff needs to modify the motion made for Bretonfield Findings of Fact to reflect that he made the motion and it was supported by Benoit.

Motion by Commissioner Holtrop, supported by Commissioner Pemberton, to approve the Minutes of June 12, 2022 and the Findings of Fact for: Case#7-22 – GRR Ancillary M/U Requested Master Plan Amendment from Industrial to Commercial - Located at the NW Corner of Patterson Avenue and 36th Street SE; Case#14-22 - Bretonfield Preserve Phase 6 –Final Site Plan Review of a PUD Phase Located at 5735 Breton Ave SE; Case# 15-22 – Bretonfield Preserve Phase 6 – Preliminary Plat Review located at 5735 Breton Ave SE with change noted.

- Motion Carried (6-0) –
- Kape absent -

- E. Approval of the Agenda

Schweitzer stated under staff comments, staff will provide an update on the progression of the ordinance amendments relating to the series of joint meeting between the planning and city commissions.

Motion by Commissioner Poyner, supported by Commissioner Benoit, to approve the agenda for the July 12, 2022 meeting with change noted.

- Motion Carried (6-0) –
- Kape absent -

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

There was no public comment.

G. Old Business

There was no Old Business

H. Public Hearing

Case#16-22 - Kum & Go Major Change to the PUD located at 1570 52nd Street, 5215 Kalamazoo and 5249 Kalamazoo

Case #17-22 – Kum & Go - Special Land Use and Site Plan Review for a gas station located at 1570 52nd Street, 5215 Kalamazoo and 5249 Kalamazoo

Golder introduced the request. She stated the request is a major change to a CPUD for a 3 parcel development on 2.28 acres. Golder stated the property is master planned and zoned for commercial use. She stated in the 2003 PUD Statement it specified a preference for Permitted or Special Land Uses that would not generate significant traffic in the peak hours of operation for the intersection.

Golder stated that Kum and Go has a lot of pass by traffic that is already on the road, therefore, it is not projected to generate a lot of additional vehicle trips. The CPUD also specifies that the hours of operation for any use be compatible with residential uses, from approximately 7:00AM-10:00PM with service of the site being from 9:00AM-3:00PM. The PUD called for any building on the site to be low profile with a peaked roof and one driveway on 52nd Street and one driveway on to Kalamazoo Avenue.

The 2020 Master Plan also establishes some development concepts for the intersection of 52nd Street and Kalamazoo Avenue, as follows:

- Establish opens space (green or hardscape plaza) at the intersection corners
- Provide parking behind buildings, if possible
- No expansion of commercial or office
- Landscaped buffers/screens for residential uses adjacent to commercial or office uses
- Area must be walkable
- Shared access must be provided between buildings
- Ensure that access to public streets works with boulevard design of Kalamazoo Avenue.
- A traffic analysis will be required as part of the development review.
- Commercial uses to serve the immediate area or commuters

- Plan is long term and marketable.

Golder stated Kum and Go submitted a PUD statement that discusses how it will differ from the original 2003 PUD and how it is similar.

Golder stated what is being proposed is a convenience store/gas station consisting of a 5,620 square foot store, 6 gas pumps with 12 pumping positions on the site. There will be a food prep area in the building, convenience sales, a seating area and they are also going to be selling beer and wine. She stated the building is 87 feet from the back lot line and there is a 40 foot landscape buffer. Golder stated that the storm water detention is proposed to be underground.

Golder stated two driveways are being proposed. Because of the median the Kalamazoo Avenue driveway will be right in, right out. She stated what is being proposed along 52nd Street is a full service driveway both left in and left out. Golder stated part of the recommendation is to restrict the 52nd Street driveway to right in, right out only. She stated we are recommending restricting them to right in, right out because there is a lot going on at this intersection and a lot of traffic. She stated there are two lanes of traffic that transitions down to one on the westbound side. There is stacking for left turns because you can make a direct left turn from 52nd Street onto Kalamazoo Avenue. She stated and then you also have to accommodate traffic movements in the New Castle Drive intersection just to the west. She stated the speed limit is 35 miles per hour. The City's traffic consultant Spaulding DeDekker, is also making recommendations as to how those driveways should look and staff will include that in the recommendation.

Golder stated Kum and Go is asking for a 24 hour operation. They also request the servicing to be between 8am -8pm. They propose a low profile building that is 18 foot in height. She stated in the front it is taller because they have a wall that is 21 feet in height. The canopy over the pump range between 17 feet and 21 feet in height. Golder stated Kum & Go is proposing to sell ice, firewood, packaged water in front of the building, and if this were approved one of the recommendations would be to limit that to something less than what they are currently asking for.

Golder stated when you look at a CPUD there are standards in the ordinance, one being there should be an extensive greenbelt that is an average of 30 feet in width anytime it abuts a public street. She stated the minimum would be 20 feet, but the average has to be 30 feet. Golder stated this does not meet that. However, our ordinance allows for City and Planning Commission to consider waivers to that requirement.

Golder stated another criteria is to diminish the appearance of parking lots. This doesn't have much of a parking lot, however, they have done a pretty good job of landscaping around the edges.

Golder stated another criteria is to provide pedestrian access and bike racks. There is access for pedestrians to go from both the streets but there isn't a bike rack proposed on the site.

Golder stated they need to maintain 30% open space. She stated that she didn't get the exact numbers on the percentage of open space, but the applicant indicated they are able to meet that.

Golder stated another criteria for the building itself is that our ordinance requires that it be primarily brick. She stated this is not primarily brick, therefore they will have to ask for a waiver on that as well.

Golder stated in Section 7 of our PUD ordinance, there are PUD standards. Golder stated we require compatibility with nearby residential areas. She stated the idea is that with this PUD there is not going to be a negative impact on noise, glare, odors and that there is a low profile building. She stated the concern here is lighting and screening. We don't want the residents to have glare from this development into their homes. But, also we want light on the site because if there is a dark spot, it might be a place for people who aren't supposed to be there gather. Golder stated staff did look at their lighting plan and under the canopy it meets our ordinance. She stated with the recessed light into the canopy it will be lower than the building.

Golder stated after a closer review of the landscaping plan she found that it could use some more evergreen trees along the west lot line common to the Newcastle Drive neighbors. She stated otherwise there will be incomplete screening during the the winter months. People would be able to see through and get that glare or get more of the noise. Therefore, the applicant needs to add more landscaping to have year round screening as required by our ordinance. She stated the back side by the dumpster, we are looking for landscaping in front of that to help hide it. The dumpster is 25 feet wide and 7 feet wide.

Golder stated the commissioners will be taking action on the major change to the PUD, Special Land Use and Site Plan Review.

Golder stated with the special land use, there are specific criteria for gas stations. She stated it meets the 50 foot setback, it has to have a solid fence around what abuts residential and there is a solid wood fence that goes all the way around the property.

Golder stated there is also criteria for the type of landscaping. She stated it meets that criteria, but again we want to make sure that there is no negative impact on the residents therefore we are asking them to bump it up to go over and above the ordinance.

Golder stated the PUD standards require that material and merchandise and equipment is stored within the building. There are a lot of things the applicant wants to sell in front of the building. She stated we are going regulate that from a staff perspective drawing upon a zoning interpretation relating to limited outside display in commercial retail areas.

Golder stated there are also general standards that are similar to the PUD standards. She stated they look to make sure the surrounding so the development won't be a detriment by excess traffic, noise, smoke, fumes, glare etc. She stated these items can be addressed by screening around the building and also lighting control.

Golder stated she is recommending to the city commission condition approval of the major change to the approved PUD development. She is also recommending conditional approval for the special land use and site plan review. Adding a "c" to condition 1 on the major change,

special land use and site plan review recommendations to read as follows: c. approval of the driveway width by the Kentwood Engineering Department.

Mike McPhearson with Atwell for Kum & Go was present. He stated they do believe this fits with the Master Plan. They have taken into account the residential to the west and to the south and really tried to enhance those buffers more than required. He stated they have no problem with adding more evergreen trees and well as the landscaping behind the dumpster.

McPhearson stated they understand the staff suggestion of right in, right out for the 52nd Street driveway. He stated they will agree to that and work with the Engineering Department on the geometry.

McPhearson stated they were provided a copy of the letter from the City's traffic consultant. He stated they will review and work with them to make sure they are coordinated on the final driveway design. McPhearson stated they believe this is in the low traffic generation category, 75% are pass by trips.

McPhearson stated their elevations have cast stone fiber cement, pre finished aluminum which is more modern type durable materials. He stated they tried to go low profile as much as possible to be consistent with the surrounding neighborhood. He stated they would like the waiver for the building materials.

McPhearson stated the buffer is a minimum of 20 feet. They tried to enhance the buffer adjacent to the residential which they gave the minimal buffer along the frontage and more buffer to the other side. He stated the site greenspace requirement is 25% and they are at 48% greenspace.

McPhearson stated in the 2003 CPUD the concept plan accounted for up to 17,000 square feet of building potentially and they are only asking for a 5,600 square foot building, a significant reduction of the maximum that can potentially be placed on that site.

Jones opened the public hearing.

Scott Urbanowski, 5093 Blaine Ave; Mohammad, owner of gas station at 5185 Kalamazoo Ave.; Donna Powell, 5264 New Castle; Jeff Louch, 5344 Newcastle; Dr. Andrea Toth, dentist/owner across Kalamazoo; Wendy Everett, 5550 Brattleboro; Thomas Thompson, 5905 Kalamazoo Ave.; Steven Berry, Bunker Hill Ct.; Stephanie Fongers, 1492 52nd Street; Pagle Fricky, 887 60th; Mohamad Rumeson, son of the owners partner who owns the gas at 5185 Kalamazoo Ave. SE; Brady, 5685 Burgis; Nathaniel Fricky, 887 60th St SE; Olivia Douglas, 4687 N. Breton; Jada Clark, 5685 Burgis Ave SE; Robert Elzinga, 1885 Lockmere Dr.; were present.

They were concerned about:

- *traffic and the accidents
- *the viability of a gas station on that corner and will it do well
- *gas stations on every corner
- *gas only no hybrid
- *higher crime rate

*lighting

*Trash

*harm the businesses that are currently there

*west bound traffic on 52nd Street

*visibility

*property values

*The trucks that will be coming to the site

*hours of operation

*the service of beer and wine

*toxicity from the gas

*the look of a gas station

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

- Motion Carried (6-0) –
- Kape absent -

Pemberton thanked the citizens for coming out. He suggested putting in a curved median in the 52nd Street entrance that would require a right turn in and inhibit anybody's notion of turning left. It would force people to turn right instead of attempting to turn left. He stated he hears the concerns regarding the added traffic, but he is inclined to believe that this is not a destination that people are coming to from a distance away. He thinks they will be passing by for a quick snack or gas. He doesn't think this is going to add traffic to this intersection. He stated regarding the concerns of whether or not the business is viable; we have to trust in the developers. He stated it isn't our position to judge or if the market can support. He stated it is up to the developers to do their homework and do their due diligence and to see whether or not the market place will support their business. Pemberton stated he thinks that it would improve that corner and the area. He stated it is also walkable and bikeable.

Poyner stated regarding the traffic there was a statement from the Police Department that recommended not to have left in, left out and he thinks that is important. He stated he doesn't think it is going to bring in a lot of traffic. He stated he is unclear on how much traffic there is going to be at peak time therefore unclear as far as the traffic volume. Golder stated in the traffic report for the peak hours they are reporting that the level of service hasn't changed. Poyner agreed with Pemberton stating that it isn't our prerogative to question viability. He stated he believes it will be a viable enterprise coming to that area. Poyner questioned if there will be any lighting on the building and how high/height of the sign lighting relative to the residential border. McPhearson stated they updated the lighting plan and reduced the intensity especially underneath the canopy to comply with the City requirements. McPhearson stated that under the canopy will always be flushed and recessed into the canopy and will be in the 15-17 foot candles range. McPhearson stated the poles on the site are 18 ½ feet tall from ground to the fixture 1 ½ less than the 20 foot maximum requirement. McPhearson stated they will also be LED low profile.

Poyner stated with the border on the trees he is assuming the height of the trees will be over time. McPhearson stated the photometric plan doesn't take into account any of the trees or the 6 foot

tall fence. McPhearson stated if it did, it would reduce the impact on the property line even further. He stated as the trees grow you are going to get more and more screening. The wall packs on the building are at about 16 feet. Golder stated if the commissioners are inclined to approve this she can see them dropping the wallpacks down because if they are on the back that is the closest thing to the residents. Golder stated with respect to the sign, the sign does not meet our code. She stated this is an administrative review. Golder stated the tall monument sign is not something that we allow. McPhearson stated they understand that is a separate process and will submit for a permit and at that time if it doesn't meet the City's requirements, they would revise it to comply.

Poyner questioned the height of the wood fence. McPhearson stated it will be 6 feet tall. Poyner stated the PUD mentioned the hours of operation. Golder stated the 2003 PUD had the hours of operation from 7:00am-10:00pm and service from 8:00am-8:00pm. Poyner stated he has a concern with the hours of operation as well as concerns about serving alcohol at night. Golder stated it is within the commissioner's authority to recommend change to the hours of operation. Discussion ensued.

Holtrop stated he is onboard with his fellow commissioners. He stated in many cases we also have to look at the owner who would like to do something with the property that they own. He stated when you have a PUD, there are tradeoffs. He stated sometimes when we give waivers we get something else in return.

Holtrop stated he is curious how the trash hauler is going to fit into the dumpster enclosure. Golder stated they would come in from Kalamazoo Avenue because 52nd is not a truck route. McPhearson stated he will come off of Kalamazoo Avenue and come around the building head in pick up, back up and then leave. McPhearson stated there is enough room. McPhearson stated they have run auto turn on that for it to work. Holtrop questioned where the semi traffic will be going. McPhearson stated it would be the same. Holtrop stated that would appear to mean once they enter the property they will proceed in front of the building, behind the parked cars, circle around and this will all be done between the hours of 8am-8pm. McPhearson stated that is correct. Discussion ensued regarding scenarios of moving building back to the west but came to the conclusion that the applicant did not want that. Holtrop stated he isn't concerned with the truck traffic hours if operation hours are 8am-8pm, it is normal business hours.

Holtrop questioned if they would be ok with limiting exterior sale products outside. McPhearson stated they will work with staff to make sure there is an appropriate list as to what is acceptable. McPhearson stated typically there is ice, propane cage, seasonal firewood, salt etc.

Holtrop questioned the signs that have been put up there by KBL in the past years and will they still be able to do that. Schweitzer stated there are provisions in our sign ordinance for sign display. McPhearson stated Kum & Go will be approachable for those types of things.

Holtrop questioned if they would be willing to trade off hours of operation. Dave Lemmons stated they are open to a conversation about a change in the hours. He stated 8am -10pm is a bit of a challenge, 5am-12am is a functional operating store. He stated 95% of their stores are open

24 hours. Holtrop questioned what happens to the lighting when the store is closed at midnight. McPheason stated the majority of the lights will be shut off, but there will be security lighting that will be kept on and much less intense.

Benoit stated as far as the lighting the applicant did a photometric survey and they can tell when they get to the property lines they are at about zero. He explained to the resident to remember that doesn't mean that they won't see the light. It just means the light itself is not coming across their property line. He stated if you look out your window or if you look up, you will see light.

Benoit stated also this is zoned CPUD. He stated the PUD gives us the ability for trade off and to be able to go back and forth with the developer.

Benoit stated as far as property values, it is going to look a lot better than what is there now. He stated their houses were built next to a commercial piece of property. Benoit stated the way you control property is by buying it and that way you know as a property owner what's going to go there.

Benoit stated as far as viability, the developers aren't going to come in spend millions of dollars to build a building if they don't think they are going to make money. He stated as far as the competition he understands it will encourage a little bit of competition but it will get people to step up their game in that area.

Benoit stated as far as traffic the professionals have done studies. He stated we can design it and hope that it works the way it is supposed to work and hopefully everybody follows the rules.

Quinn encouraged the applicant to work with the community. He stated we need to do everything possible to make sure it is safe. Quinn stated he would like to better digest and understand the traffic flow. He stated he has a concern with the traffic coming from the east on 52nd Street.

Jones thanked everyone who came out. She stated she agrees with Benoit and Pemberton. A developer isn't going to come here without doing a market study. They won't invest if they don't think they are going to make their money back. She stated this is going to look nice, there will probably be no more ordinance violations.

Jones questioned if the wall packs are lowered in the back are if there are any safety concerns. Golder stated we would have to look into that. Jones stated she doesn't want that area to be a place where teenagers congregate because this is a dark corner behind the building. Golder stated that will be in the final approval of the lighting plan.

Jones explained to the residents that the commissioners are vested to make sure we have a safe community and to take into consideration the needs of the whole community. She stated the commissioners want to make the best decision as it relates to the quality of life in the community.

Pemberton stated there are a lot of things going on and maybe it is premature to approve right now. He stated we have lighting issues, traffic flow issues, hours of operation that need to be addressed. He suggested the applicant rework some of the concerns to address these issues before we come up with an approval.

Benoit stated they need to check on lighting, make sure it is right turn only in and out off 52nd Street, address screening. He also suggested the applicant to do an isometric view so the residents know what they are going to see.

Quinn stated that the early 5am start at the gas station isn't a problem for him. He stated he thinks it is the late night beer and wine is a greater concern.

Benoit, Holtrop, Poyner agreed with Quinn. Pemberton suggested 5am-11pm. Jones stated she is fine with the 24 hours, however, if there needs to be restrictions her preference would be 5am-12am. Lemons stated his preference would be 5am-12am.

Lemons stated regarding the lighting there are house shields that can be installed on down light that can create a visual that block it from the view of whatever direction you want to block it from. McPhearson stated there can be a shield attached to the lights. McPhearson stated regarding the traffic and to be clear they are definitely going to accept the right in, right out on 52nd Street. McPhearson stated they will have a curb island to deter people from making the left turns in either direction

Motion by Benoit, supported by Holtrop, to table the public hearing to July 26, 2022

- Motion Carried (6-0) –
- Kape absent -

I. Work Session

Case#18-22 – Union @ Silver Station – Major Change to an Approved Site Plan Located at 5844 Division Ave SE

Golder stated the applicant received approval in 2021 for a 152-unit apartment development. Crippen Drain exists on the south side of the development. She stated in the course of reviewing the plan, the Michigan Department of Environment, Great Lakes and Energy (EGLE) determined that a portion of the site near the Crippen Drain must remain undeveloped, which would impact the building proposed on the south side of the development, adjacent to the drain. She stated as a result, Building 4 is proposed to be changed from a two story building to a three story building. She stated in addition, the building near Crippen Drain was moved to the center of the site. The mail kiosk, playground, and one of the tot lots were relocated to utilize the additional green space.

Golder stated all of the buildings are 3 stories with the exception of the 2 adjacent to the mobile home park are 2 story. There are 2 fewer apartment units. She also noted the bedroom counts also changed.

<u>2021 Plan</u>	<u>2022 Plan</u>
40 one bedroom	48 one bedroom
84 two bedroom	78 two bedroom
28 three bedroom	24 three bedroom
152 total units	150 total units

Golder stated the applicant will let the commissioners know where they are with the traffic study that we asked them to do to make sure there is enough stacking room in the center turn lane on Division Avenue to accommodate left turns into this development. She stated we had a citizen come in and say there isn't enough stacking.

Golder stated the other thing that helped make this project work was getting a connection to the north because that will be a second right in over to the Family Dollar building and they have made progress on the negotiations as well.

Golder stated this is no longer going to be a work force housing project. It is going to be a market rate housing development.

Tyler Knox, Annex Group, 409 Massachusetts Ave. Indianapolis, IN was present. He stated they are switching from an affordable housing development to a market rate development which was not their intent when they first purchased the site. He stated a variety of reason have caused this largely due to their over gap in their project which is caused by rising interest rates, increased construction cost, they have gained about \$40,000 per unit. He stated the State Housing Authority switched the sources of gap financing before they were able to submit their application for the previous source of financing. He stated the new source has incorporated deeper affordability components. This means less income coming into the development and this increased their gap further and the operating budget for their project therefore it was no longer viable. He stated the PILOT amount that was negotiated for the project was not what they were initially expecting to get and that also further increased their budget as well.

Knox stated they do have a market study being conducted it should be completed within the next 2 weeks. He stated their rent prices are less than what the market stands at today. He stated a 1-bedroom is \$1,372, a 2- bedroom is \$1,623 and the 3- bedroom is \$1,866. He stated the comps they used were Kellogg Cove Apartments and the Reserve at Oxford.

Quinn stated he is disappointed they had to move from the workforce to market rate, however he understands why. He stated he has concerns about the stacking at that intersection. He questioned if the playground was in the detention areas. Knox stated it is not in the detention area the detention is otherwise a dry basin. He stated there is a buffer that would separate the two and they would also plant the edges up.

Holtrop questioned if the tot lot was fenced. Knox stated that it is. Holtrop stated the traffic is from the north to turn left into the property and questioned whether we can remove some of the median and put a lane in there instead of grass and concrete. Golder stated we fought hard to get that median. She commented that we should want to look at the traffic study to see what it needed. She stated the traffic study is saying given the fact that this will be a second entry that they only need one stacking space to get the traffic into there. Holtrop stated he would suggest shortening the median. Holtrop questioned if they still had the dog park that was approved by the commissioners. Knox stated they initially came with the dog park and there was a comment to get rid of it because there is one north of the site.

Pemberton stated it is disappointing that they had to move from the workforce market place. He stated some of the factors that are driving the cost today are hard to understand and now we are in a situation to try to cool the economy but doing it in an extremely inflationary way. He stated it is disappointing, but they have to do what they have to do to make it viable he understands. He stated he agrees with Holtrop they need to lose a little bit of that median maybe about 30-40 feet.

Jones questioned what the update is on the cross access easement. Knox stated they got their approvals from Family Dollar. They approved the cross access easement as well as the drainage area to the south. He stated they are also waiting on their legal entity for the final say and he has a call with them next week to get those approvals. He stated he has been emailing with them for the past few months. They are on board, just working out the language. Jones stated she anticipates once this projects gets underway they are going to have a waitlist even at the market rental rates.

J. New Business

Motion by Holtrop, supported by Poyner, to set a public hearing date of August 9, 2022, for: Case#19-22 – Windy North – Rezone 18 acres of land from R1-A Estate Residential to R1-B Single Family Residential Located at 3463 52nd Street

- Motion Carried (6-0) –
- Kape absent -

K. Other Business

1. Commissioners' Comments

Pemberton stated he will not be at the next meeting on July 26.

Holtrop stated that his first grandchild is expected to be here next week and after which he is flying to Seattle. He plans to be at the meeting but he doesn't know for sure

Jones questioned when we will be getting 2 more Planning Commissioners and stated she will reach out to the Mayor.

Jones questioned if there was any discussion with Lowe's yet about their outside storage. Golder stated not yet. She stated they are cleaning up some areas and some are getting worse.

Jones questioned if Whole Foods has a grand opening date yet. Benoit stated in August.

2. Staff's Comments

Update on ordinance amendments.

Schweitzer stated June 2 was the last joint City/Planning Commission meeting. He stated the consultant is expected to come up with draft ordinance amendments. The initial schedule would involve two work sessions with that Planning Commission before a public hearing. He stated we are on schedule with the focus group and HBA builders July 20 the idea is on July 26 have that first work session. Benoit suggested making sure the agenda is light when we have this discussion.

Poyner questioned the timeframe the proposed amendments will be in the ordinance. Schweitzer stated by the end of September or early October.

Schweitzer stated we are also dealing with short term rentals and as a result the City Commission is looking at an initial amendment to our regulatory rental registration ordinance. It would be to confirm our current interpretation which is 6 months or more, less than 6 months is not allowed. This is to address AirBnB's. Jones suggested working with City Attorney Sluggett's office because the State legislators has had a lot of discussion lately and a lot of those discussions take it out of the hands of the local community. Schweitzer stated staff is well aware and will be looking at it in a thoughtful manner.

Schweitzer also commended the commission on how they are a great group and their deliberations are what the Planning Commission is all about and to keep up the great work!

L. Adjournment

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

- Motion Carried (6-0) –
- Kape absent -

Meeting adjourned at 9:40p.m.

Respectfully submitted,

Ed Kape, Secretary

PLANNING STAFF RECOMMENDATION

Golder 7/20/22

PROJECT: Kum and Go Major Change to an Approved PUD Site Plan

APPLICATION: 16-22

REQUEST: Major Change to an Approved PUD

LOCATION: SW corner of 52nd Street and Kalamazoo Avenue SE
(5215 Kalamazoo Avenue, 1570 52nd Street Avenue, and 5249
Kalamazoo Avenue (Part of))

HEARING DATE: July 12, 2022

RECOMMENDATION: Recommend to the City Commission Conditional Approval of the
Major Change to an Approved Site Plan for Kum and Go as
described in Case No. 16-22. Approval is conditioned on the
following:

CONDITIONS:

1. Compliance with the memo dated July 19, 2022 from Atwell Group regarding the proposed CPUD and the development of the site, with the following amendments:
 - a. The extent and nature of exterior sales shall be approved by Planning staff.
 - b. Approval by the Kentwood Engineering Department of the width for both the 52nd Street and Kalamazoo driveways.
2. Review and approval by staff and the Kentwood City Attorney of the final PUD Statement and Development Agreement.
3. Compliance with the City Engineer's memo dated June 20, 2022 and the Kentwood Fire Marshal memo dated June 8, 2022.
4. Staff approval of a revised landscape plan. Landscape plan shall increase the number of evergreen trees on the site. Taller evergreen trees may be required to screen the residential uses to the west.

5. Approval by Planning and City Commission of a waiver of the requirements for Section 12.05 5a of the Zoning Ordinance requiring a 30' average width greenbelt along public streets.
6. Approval by Planning and City Commissions of a waiver of requirements of Section 12.05 7 regarding building materials.
7. Staff approval of the lighting plan.
8. Approval of the Special Land Use for a Vehicle Fueling Station.

BASIS:

1. The Kum and Go development is proposed on a property with an existing CPUD Plan and associated PUD Statement approved in 2003. The applicant's memo describes the standards established for the 2003 plan and indicates how the proposed plan for Kum and Go varies from those standards. The applicant must amend the PUD Statement to clarify that Kentwood Planning staff must review and approve the type and extent of exterior sales on the site. In addition, the PUD Statement must be amended to indicate that Kentwood Engineering must approve the final width of the 52nd Street and Kalamazoo Avenue driveway curb cuts, as the developer is proposing widths that exceed city standards.
2. The landscaping plan does not provide adequate, year-round screening for the residences on Newcastle Drive.
3. The 52nd Street drive curb cut width does not meet city standards; reduced curb cut widths will improve pedestrian safety on 52nd Street. The city's traffic consultant will review the truck turning radius provided by the applicant to determine whether the Kalamazoo curb cut should also be reduced.
4. Section 12.05 5a requires a 30' average greenbelt along public streets. The proposed PUD only provides a 20' greenbelt along 52nd Street and Kalamazoo Avenue.
5. Section 12.05 7 requires architectural standards for buildings within PUDs. Section 12.05 7f requires that brick should be used predominantly for façades that are visible from the parking lot or rights-of-way. The proposed Kum and Go does not use brick as the predominant material.
6. The lighting plan will provide information on lighting levels on the site as well as the type of fixtures proposed for the development. Canopy lighting should be recessed to minimize glare to the public streets and adjacent properties.
7. Discussion at the work session and public hearing.

PLANNING STAFF RECOMMENDATION

Golder 7/20/22

PROJECT: Kum and Go Special Land Use for a Vehicle Fuel Station

APPLICATION: 17-22

REQUEST: Special Land Use for a Vehicle Fuel Station

LOCATION: SW corner of 52nd Street and Kalamazoo Avenue SE
(5215 Kalamazoo Avenue, 1570 52nd Street Avenue, and 5249 Kalamazoo Avenue (Part of))

HEARING DATE: July 12, 2022

RECOMMENDATION: Recommend Conditional Approval for a Vehicle Fuel Station as for Kum and Go as described in Case No. 17-22. Approval is conditioned on the following:

CONDITIONS:

1. Compliance with the memo dated July 19, 2022 from Atwell Group regarding the proposed operation as described in the memo, with the following amendments:
 - a. The extent and nature of exterior sales shall be approved by Planning staff.
 - b. Approval by the Kentwood Engineering Department of the width for both the 52nd Street and Kalamazoo Avenue driveways.
2. Compliance with the City Engineer's memo dated June 20, 2022 and the Kentwood Fire Marshal memo dated June 8, 2022.
3. Staff approval of a revised landscape plan. Landscape plan shall increase the number of evergreen trees on the site. Taller evergreens may be required to screen the residential uses to the west.
4. Final staff approval of the proposed building materials.
5. Staff approval of the lighting plan.

6. City Commission approval of the Major Change to the approved CPUD.

BASIS:

1. The Kum and Go development is proposed on a property with an existing CPUD Plan and associated PUD Statement approved in 2003. The applicant's memo describes the operation of the development and describes how the proposed plan for Kum and Go varies from these standards. The applicant must amend the PUD Statement to clarify that Kentwood Planning staff must review and approve the type and extent of exterior sales on the site in order to ensure that it is consistent with similar uses and product will not be placed in front of windows. In addition, the PUD Statement must be amended to indicate that Kentwood Engineering must approve the final width of the 52nd Street and Kalamazoo Avenue driveway curb cuts, as the developer is proposing widths that exceed city standards.
2. The landscaping plan does not provide adequate, year-round screening for the residences on Newcastle Drive. The section drawing provided by the applicant shows that taller evergreens on the site will effectively screen the residents to the west.
3. The 52nd Street drive curb cut width does not meet city standards; reduced curb cut widths will improve pedestrian safety on 52nd Street. The city's traffic consultant will review the truck turning radius provided by the applicant to determine whether the Kalamazoo curb cut should also be reduced.
4. The lighting plan will provide information on lighting levels on the site as well as the type of fixtures proposed for the development. Canopy lighting should be recessed to minimize glare to the public streets and adjacent properties.
5. Discussion at the work session and public hearing.



To: Kentwood Planning Department
From: Brad Boomstra, P.E.
City Engineer
Date: June 20, 2022
Re: **Kum & Go**
5215 Kalamazoo Avenue SE
41-18-32-229-042 (Also 41-18-32-229-040 & 41-18-229-022)
Review of Site Plan Received 5-19-2022

We have completed our review of the proposed site plans dated 5-19-2022 and received in our office on 6-1-2022 for the above referenced project.

Kentwood Engineering has the following comments that will need to be addressed before this office can grant site plan / construction plan approval:

Overall Plan Comments:

1. The multiple parcels at this site must be combined into a single parcel. This is required whenever new development spans across adjacent parcels. Please contact the Kentwood Assessor, regarding this procedure.

Street / Sidewalk / Parking Lot:

1. A pavement section details/cross sections must be shown on the plan for all paving types proposed.
2. Concrete curb and gutter per MDOT standard plan R-30 series (Detail F4, as modified for the tilt of the gutter pan), and a commercial drive opening per MDOT standard plan R-29 series (Detail M) are required for the proposed drive approach or the private street entrance within the 52nd Street and Kalamazoo Avenue right-of-way. Let us know if you need these details. They must be referenced in the plan notes or included on your detail sheet.
3. The pavement within the commercial drive approach between the sidewalk and the gutter pan must be concrete at least 6 inches thick.
4. No single curb cut shall be less than 10 feet in width, nor more than thirty (30) feet in width.
5. For any curb cut which terminates less than five (5) feet from a construction joint, the contractor shall remove and replace the existing curb to the next joint.
6. The sidewalk must be carried across the commercial drive. Where it crosses, it must be at least 6" thick.

7. Include the City of Kentwood General Notes on the plan(s). These notes are required for the work being performed in the 52nd Street and Kalamazoo Avenue right-of-way. Highway permit conditions, specifications and required general plan notes are posted on the City's website, and can be accessed at <http://www.ci.kentwood.mi.us> (hover over "CITY SERVICES" and "DEPARTMENTS" then click "ENGINEERING", then click the "RIGHT-OF-WAY" link near the top of the page).
8. Additional comments regarding the street and/or sidewalk may be made upon receipt of construction plans.

Grading:

1. Indicate and label the 1% chance (100-year) flood elevation on the site plan or add a note that none exists on this site.
2. Indicate and label the wetland delineation line or add a note that none exist on this site.
3. In the area of the former building, there may be disturbed/loose soil remaining from the previous construction. Be sure the specifications require that an independent testing laboratory be on site to perform compaction testing during site grading. We want to be sure that all backfill soils are properly placed and compacted prior to new foundation construction.
4. Show storm sewers, pipe sizes, pipe slopes, invert elevations and rim elevations on the grading plan.
5. Additional comments regarding grading will be made upon receipt of construction plans.

Storm Sewer / Drainage:

1. 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.
2. Please indicate the type of material being used for the storm pipe in various areas (i.e., under the roadway, under lawn areas, etc).
3. For each of the storm pipes, indicate the size, slope, length and invert elevations.
4. Additional comments regarding drainage will be made upon receipt of construction plans.

Detention Basin:

1. 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*. We will need to see these calculations.

2. 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), on the basis of 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.
3. Kentwood allows a maximum detention release rate of 0.33 cfs/acre, based on the total parcel size.

Soil Erosion and Sediment Control:

1. We will need to see some additional soil erosion control measures as part of the plan review. Section 78-62 of the City of Kentwood Ordinance (posted on the City's website) contains minimum requirements for information that shall be included on the plan. Go to: <http://www.ci.kentwood.mi.us> (hover over "CITY SERVICES" and "DEPARTMENTS" then click "ENGINEERING", then click the "SOIL EROSION AND STORMWATER" link near the top of the page). Please review this ordinance carefully.
2. Per the requirements of Part 91 of Public Act 451, all proposed grading and soil erosion controls must be shown on a sheet(s) titled, at least in part, "SOIL EROSION AND SEDIMENTATION CONTROL PLAN". This plan should show surface features related to grading and soil erosion and sediment control. The SESC Plan may be combined with other plans and improvements as long as clarity is retained. Two (2) copies of this sheet, once approved, will need to accompany the application for an earth change.
3. Include a written description of the soil types of the exposed land area contemplated for an earth change.
4. 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.
5. Place the following notes on the soil erosion control plan:
 - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL COMPLY WITH ARTICLE 2 OF CITY OF KENTWOOD ORDINANCE 78 AND PART 91 OF PUBLIC ACT 451.
 - ALL SOIL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
 - ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE. OTHERWISE, STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
 - EXCESS DIRT IS NOT TO BE PLACED ON ANY AREAS ON OR ADJACENT TO THE SITE WHERE THE PLAN DOES NOT SHOW THE AREA BEING DISTURBED. (This area of disturbance, or grading limits, must be clearly shown on the site plan.)

- SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED. THE SILT FENCE MUST BE TOED IN A MINIMUM OF 6 INCHES ALONG ITS BASE. (Remember that silt fences are intended to intercept *sheet flow* only and must always be installed *parallel* with the ground contours. Silt fences must not cross ravines, overland floodways, ditches, swales, etc. where concentrated flows occur.)
 - ALL DISTURBED BANKS EQUAL TO OR GREATER THAN 4:1 AND THE DETENTION BASIN BANKS AND BOTTOM MUST BE COVERED WITH TOPSOIL, SEED AND NORTH AMERICAN GREEN S-150 (OR APPROVED EQUAL) EROSION CONTROL BLANKET. THIS BLANKET, ALONG WITH THE NECESSARY STAPLES OR WOOD PEGS, SHALL BE PLACED PER MANUFACTURER'S RECOMMENDATIONS. SEAMS SHALL BE PLACED PARALLEL TO THE DIRECTION OF SURFACE RUNOFF. (Indicate such areas with shading or hatching on the plan.)
 - ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS AND SHALL BE MAINTAINED UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED AND THE SITE IS PERMANENTLY STABILIZED.
 - NO SEDIMENT SHALL BE TRACKED ONTO THE ADJACENT PUBLIC STREET AND IF IT DOES OCCUR, IT SHALL BE CLEANED DAILY.
 - THE STORMWATER DETENTION BASIN IS TO BE THE FIRST ITEM OF EARTH MOVING AND SHALL BE CONSTRUCTED IN CONJUNCTION WITH THE INSTALLATION OF SOIL EROSION CONTROL MEASURES.
6. Per the requirements of Part 91 of P.A. 451, place on the soil erosion control plan a bar graph or chart showing the proposed timing and sequence of each proposed earth change. It must include the installation of both permanent and temporary soil erosion and sedimentation controls, as well as the removal of temporary controls. It must also show the sequence of any construction phases.
7. A stone construction exit must also be included as part of the soil erosion control plan. Indicate the location of this exit on the plan, along with a detail. The length of the rock construction exit shall be at least 50 feet and shall consist of a 6-inch minimum layer crushed rock or stone on top of non-woven geosynthetic fabric (MDOT "Heavy Geotextile Liner"). The size of the stone shall be selected so that it cannot get caught between dual truck tires.
8. Additional soil erosion and sediment control comments may be made by Kentwood staff upon further review.

Utilities (Sanitary & Water):

1. A cleanout will be needed along the sanitary lateral, as the proposed lead is longer than 100 feet (BOCA requirement).
2. The fire hydrants should be moved so that they are in line with the property lines and therefore should not interfere with future driveways.
3. Sanitary sewer, sanitary manhole and watermain construction shall follow the City of Kentwood specifications. Specify EJIW Type 1040 castings. All main line sanitary sewer pipe shall be PVC composite pipe (truss pipe). PVC solid wall (SDR-26 or SDR-

- 35) is not allowed. This is based on our experience with the performance of PVC solid wall pipe.
4. Show the grade and the material of the proposed sanitary lateral. The Michigan Plumbing Code requires 1/8" per foot (or 1%) slope for both 6-inch and 4-inch service laterals.
 5. Additional comments regarding utilities will be made upon receipt of construction plans.

Required Permits, Bonds, Fees [and Escrow]:

1. Because this parcel is adjacent to a public street, over one (1) acre is being disturbed, or is within 500 feet of a lake or stream, 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 at <http://www.ci.kentwood.mi.us> (hover over "CITY SERVICES" and "DEPARTMENTS" then click "ENGINEERING", then click the "SOIL EROSION AND STORM WATER" link near the top of the page). There is a 365-day limit to complete the work under this permit.
2. Your contractor will need a Drive Permit from Kentwood Engineering for the proposed commercial drive into the 52nd Street and Kalamazoo Avenue right-of-way. A \$10,000 annual ROW bond or an irrevocable letter of credit using the City of Kentwood format and a certificate of insurance (with the City of Kentwood named as additional insured) will also be required. We will need to see a plan of the proposed commercial driveway at a plan scale no greater than 1" = 50'. Contact us if you need a permit and/or bond form, or they can be accessed on the City's website. Highway specifications, general conditions and required plan notes are also posted on the City's website.
3. A highway permit (\$800) may also be needed for any utility work in the 52nd Street and Kalamazoo Avenue right-of-way. A \$20,000 right-of-way bond or an irrevocable letter of credit using the City of Kentwood format and a certificate of insurance (with the City of Kentwood named as additional insured) will also be required. We will also require that a traffic plans be submitted to us for road closure, signage and detours. Kentwood Engineering must be notified at least two (2) working days prior to making the open street cut so that Kentwood Police and the Kentwood Public Schools can be properly notified.
4. 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.

Kum & Go

5215 Kalamazoo Avenue

Page 6 of 6

5. Please note that all required bonds and permit applications and fees must be submitted to, and accepted by, Kentwood Engineering *before any permits can be issued!* There will be no "partial" or "conditional" permits issued.

Miscellaneous / Reminders:

1. 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 stormwater 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.
2. Remember that, for a Building Permit 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 building permit application procedures, fees, plan requirements and approval status.
3. Once final approval by all departments has been granted, make sure the contractor has the latest approved set of plans before beginning construction!

Should you have any questions regarding this department's review, please feel free to contact our office.

cc: Kentwood Engineering Permit Staff

City of Kentwood



Occupancy: **KUM & GO**
Occupancy ID: **23333**
Address: **5215 Kalamazoo AVE SE**
KENTWOOD MI 49508

Inspection Type: **BUILDING PLAN-NEW BUILDING**

Inspection Date: **6/8/2022**

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

Time In: **09:36**

Time Out: **00:00**

Authorized Date: **06/08/2022**

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

Form: PLAN REVIEW - IFC
2015

Inspection Topics:

INTRODUCTION

REVIEW REQUIREMENTS.

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

Status: **PLAN REVIEW**

Notes: **Preliminary Plan review for new building on existing site.**

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: **One side of building required.**

"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: **6 inch numbers on address side of building**

GAS METERS/IMPACT PROTECTION.

Gas meters, regulators and piping shall not be placed where they will be subjected to damage, or shall be protected by approved physical barriers. (IFC 603.9, 312; NFPA 54)

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 AND UTILITY EQUIPMENT IDENTIFICATION AND ACCESS

LOCK BOX/KEY BOX REQUIRED.

Install a Knox Box in a location approved by the Fire Marshal. (IFC 506.1, 506.7)

Status: **PLAN REVIEW**

Notes: **Knox Box can be ordered at knoxbox.com**

Provide keys at completion of project

ROOM/EQUIPMENT IDENTIFICATION.

Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible. (IFC 509.1)

Status: **PLAN REVIEW**

Notes:

ELECTRICAL EQUIPMENT, WIRING AND HAZARDS

LABELING.

Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign stating ELECTRICAL ROOM or similar approved wording. The disconnecting means for each service, feeder or branch circuit originating on a switchboard or panel-board shall be legibly and durably marked to indicate its purpose unless such purpose is clearly evident. (IFC 605.3.1)

Status: **PLAN REVIEW**

Notes:

MECHANICAL REFRIGERATION

DOCUMENTATION OF MECHANICAL REFRIGERATION COMPLIANCE.

Provide documentation that mechanical refrigeration units and systems comply with the requirements of Section 606 of the International Fire Code.

Status: **PLAN REVIEW**

Notes:

PENETRATIONS.

FIRE-RESISTANCE RATED WALLS.

Penetrations into or through fire walls, fire barriers, smoke barrier walls and fire partitions shall comply with Sections 714.3.1 through 714.3.3. Penetrations in smoke barrier walls shall also comply with Section 714.4.4 of the Michigan Building Code. (MBC 714.3)

Status: **PLAN REVIEW**

Notes:

FIRE PROTECTION SYSTEMS

FIRE PROTECTION CONSTRUCTION DOCUMENTS.

Construction documents and calculations for fire protection systems shall be submitted for review and approval prior to system installation. (IFC 901.2)

Status: **PLAN REVIEW**

Notes:

FIRE PROTECTION INSTALLATION ACCEPTANCE TESTING.

Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. (IFC 901.5)

Status: **PLAN REVIEW**

Notes:

OCCUPANCY AFTER REQUIRED TESTS.

It shall be unlawful to occupy any portion of a building or structure until the required fire detection, alarm and suppression systems have been tested and approved. (IFC 901.5.1)

Status: **PLAN REVIEW**

Notes:

PORTABLE FIRE EXTINGUISHERS (3A:40BC).

Install fire extinguishers rated 3A:40BC so there is no more than 75 feet of travel to any extinguisher. (IFC 906; NFPA 10)

Status: **PLAN REVIEW**

Notes:

FIRE ALARM AND DETECTION SYSTEM DOCUMENTS.

Construction documents and shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation. (IFC 907.1.1, 907.1.2)

Status: **PLAN REVIEW**

Notes:

GROUP M FIRE ALARM SYSTEM.

Install a manual fire alarm system that activates the occupant notification system. (IFC 907.2.7)

Status: **PLAN REVIEW**

Notes:

OCCUPANT NOTIFICATION SYSTEMS.

A fire alarm system shall annunciate at the fire alarm control unit and shall initiate occupant notification upon activation, in accordance with Sections 907.5.1 through 907.5.2.3.3. Where a fire alarm system is required by another section of the code, it shall be activated by: 1. Automatic fire detectors. 2. Automatic sprinkler system waterflow devices. 3. Manual fire alarm boxes. 4. Automatic fire-extinguishing systems. (IFC 907.5)

Status: **PLAN REVIEW**

Notes:

AUDIBLE ALARM APPLIANCE SILENCING.

Provide a means at the fire alarm control panel to silence audible alarm devices without resetting the panel. Where audible alarm devices are provided in connection with visual alarm devices, there shall be a means provided to silence the audible alarm devices without disabling the visual alarm devices or resetting the panel. (IFC 907.5.2.1.3)

Status: **PLAN REVIEW**

Notes:

SIGNS.

Where fire alarm systems are not monitored by a supervising station, an approved permanent sign shall be installed adjacent to each manual fire alarm box that reads: WHEN ALARM SOUNDS—DIAL 9-1-1. (IFC 907.5.2.4)

Status: **PLAN REVIEW**

Notes:

SPRINKLER PLANS/HYDROSTATIC TEST.

Before any sprinkler work is begun, plans must be approved by the Kentwood Fire Department. Hydrostatic test must be witnessed by the Kentwood Fire Department. (NFPA 13)

Status: **PLAN REVIEW**

Notes:

LOCATION OF FIRE DEPARTMENT CONNECTIONS.

With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of the fire department connections shall be approved by the fire code official. (IFC 912.2)

Status: **PLAN REVIEW**

Notes:

VISIBLE LOCATION OF FIRE DEPARTMENT CONNECTIONS.

Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire code official. (IFC 912.2.1)

Status: **PLAN REVIEW**

Notes:

MEANS OF EGRESS

HEADROOM.

Protruding objects are permitted to extend below the minimum ceiling height required provided a minimum headroom of 80 inches shall be provided for any walking surface, including walks, corridors, aisles and passageways. Not more than 50 percent of the ceiling area of a means of egress shall be reduced in height by protruding objects. Exception: Door closers and stops shall not reduce headroom to less than 78 inches. A barrier shall be provided where the vertical clearance is less than 80 inches high. The leading edge of such a barrier shall be located 27 inches maximum above the floor. (IFC 1003.3.1)

Status: **PLAN REVIEW**

Notes:

FLOOR SURFACE.

Walking surfaces of the means of egress shall have a slip-resistant surface and be securely attached. (IFC 1003.4)

Status: **PLAN REVIEW**

Notes:

OUTDOOR AREAS.

Outdoor areas, yards, patios, courts and similar outdoor areas accessible to and usable by the building occupants shall be provided with means of egress. The occupant load of such outdoor areas shall be assigned by the fire code official in accordance with the anticipated use. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, means of egress requirements for the building shall be based on the sum of the occupant loads of the building plus the outdoor areas. (IFC 1004.5)

Status: **PLAN REVIEW**

Notes:

ILLUMINATION REQUIRED.

Install sufficient emergency lights to illuminate all means of egress whenever the building is occupied. (MBC 1008.1, 1008.2)

Status: **PLAN REVIEW**

Notes:

EMERGENCY POWER FOR ILLUMINATION.

Provide an emergency power system to illuminate all means of egress for at least 90 minutes in the event of a power failure. (MBC 1008.3.4)

Status: **PLAN REVIEW**

Notes:

DIRECTIONAL SIGNAGE.

Directional signage indicating the location of all other means of egress and which are accessible means of egress shall be provided at the following: 1. At exits serving a required accessible space but not providing an approved accessible means of egress. 2. At elevator landings. 3. Within areas of refuge. (IFC 1009.10)

Status: **PLAN REVIEW**

Notes:

DOOR SWING.

Egress doors shall be of the pivoted or side-hinged swinging type and shall swing in the direction of egress travel where serving a room a room or area containing an occupant load of 50 or more persons or a Group H occupancy. (IFC 1010.1.2, 1010.1.2.1)

Status: **PLAN REVIEW**

Notes:

DOOR SWING FORCE.

The force for pushing or pulling open interior swinging egress doors, other than fire doors, shall not exceed 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the doors in a closed position. For other swinging doors, as well as sliding and folding doors, the door latch shall release when subjected to a 15-pound force. The door shall be set in motion when subjected to a 30-pound force. The door shall swing to a full-open position when subjected to a 15-pound force. (IFC 1010.1.3)

Status: **PLAN REVIEW**

Notes:

POWER OPERATED DOORS.

Where means of egress doors are operated or assisted by power, the design shall be such that in the event of power failure, the door is capable of being opened manually to permit means of egress travel or closed where necessary to safeguard means of egress. The forces required to open these doors manually shall not exceed those specified in Section 1010.1.3, except that the force to set the door in motion shall not exceed 50 pounds. The door shall be capable of swinging from any position to the full width of the opening in which such door is installed when a force is applied to the door on the side from which egress is made. (IFC 1010.1.4.2)

Status: **PLAN REVIEW**

Notes:

DOOR OPERATIONS HARDWARE.

Door handles, pulls, latches, locks and other operating devices on doors required to be accessible shall not require tight grasping, tight pinching or twisting of the wrist to operate. (MBC 1010.1.9.1)

Status: **PLAN REVIEW**

Notes:

EXIT SIGNS REQUIRED.

Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. (IFC 1013.1)

Status: **PLAN REVIEW**

Notes:

EGRESS THROUGH INTERVENING SPACES.

Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes. (IFC 1016.2)

Status: **PLAN REVIEW**

Notes:

EGRESS THROUGH STOCKROOMS IN GROUP M OCCUPANCIES.

Means of egress are not prohibited through stockrooms in Group M occupancies when all of the following are met: 1. The stock is of the same hazard classification as that found in the main retail area; 2. Not more than 50% of the exit access is through the stockroom; 3. The stockroom is not subject to locking from the egress side; and 4. There is a demarcated, minimum 44-inch-wide aisle defined by similar construction that will maintain the required width and lead directly from the retail area to the exit without obstructions. (IFC 1016.2)

Status: **PLAN REVIEW**

Notes:

NONEXIT IDENTIFICATION.

Where a door is adjacent to, constructed similar to and can be confused with a means of egress door, that door shall be identified with an approved sign that identifies the room name or use of the room. (IFC 1031.5)

Status: **PLAN REVIEW**

Notes:

FLAMMABLE AND COMBUSTIBLE LIQUIDS

LABELING AND SIGNAGE FOR FLAMMABLE LIQUIDS.

Provide warning signs for the purpose of identifying the hazards of storing or using flammable liquids. Signage for identification and warning such as for the inherent hazard of flammable liquids or smoking shall be provided in accordance with this chapter and Sections 5003.5 and 5003.6. (IFC 5703.5)

Status: **PLAN REVIEW**

Notes:

STYLE OF FLAMMABLE LIQUIDS WARNING SIGNS.

Warning signs shall be of a durable material. Signs warning of the hazard of flammable liquids shall have white lettering on a red background and shall read: DANGER – FLAMMABLE LIQUIDS. Letters shall not be less than 3 inches in height and ½ inch in stroke. (IFC 5703.5.1)

Status: **PLAN REVIEW**

Notes:

FLAMMABLE LIQUID SIGN LOCATION.

Signs shall be posted in locations as required by the fire code official. Piping containing flammable liquids shall be identified in accordance with ASME A13.1. (IFC 5703.5.2)

Status: **PLAN REVIEW**

Notes:

FLAMMABLE/COMBUSTIBLE LIQUID WARNING LABELS.

Individual containers, packages and cartons shall be identified, marked, labeled and placarded in accordance with federal regulations and applicable state laws. (IFC 5703.5.3)

Status: **PLAN REVIEW**

Notes:

PROTECTION FROM VEHICLES.

Provide guard posts or other approved means to protect piping, valves or fittings subject to vehicular damage in accordance with Section 312. (IFC 5703.6.4)

Status: **PLAN REVIEW**

Notes:

SMOKING AND OPEN FLAME FOR FLAMMABLE/COMBUSTIBLE LIQUIDS STORAGE.

Signs shall be posted in storage areas prohibiting open flames and smoking. Signs shall comply with Section 5703.5. (IFC 5704.2.3.1)

Status: **PLAN REVIEW**

Notes:

VEHICLE IMPACT PROTECTION.

Where protected above-ground tanks, piping, electrical conduit or dispensers are subject to vehicular impact, they shall be protected therefrom, either by having the impact protection incorporated into the system design in compliance with the impact test protocol of UL 2085, or by meeting the provisions of Section 312, or where necessary, a combination of both. Where guard posts or other approved barriers are provided, they shall be independent of each above-ground tank. (IFC 5704.2.9.7.4)

Status: PLAN REVIEW**Notes:****CLOSING****SUBJECT TO FIELD INSPECTION.**

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

Status: PLAN REVIEW**Notes:****OCCUPANCY PROHIBITED BEFORE APPROVAL.**

The building or structure shall not be occupied prior to inspection and approval by the fire code official and issuance of a certificate of occupancy. (IFC 105.3.3) Stock and supplies shall not be moved in without approval of the fire department. Call the City of Kentwood Fire Prevention Bureau at 616/554-0797 at least 24 hours in advance to schedule inspections.

Status: PLAN REVIEW**Notes:****PLANS APPROVED AS SUBMITTED****PLANS APPROVED AS SUBMITTED.**

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

Status: PLAN REVIEW**Notes:****Additional Time Spent on Inspection:****Category****Start Date / Time****End Date / Time****Notes:** No Additional time recorded**Total Additional Time: 0 minutes****Inspection Time: 0 minutes****Total Time: 0 minutes****Summary:****Overall Result:** Plan Review

Plan Review Completed.

Inspector Notes:**Inspector:**

Name: QUICK, PATRICK A

Rank: FM

Work Phone(s): (616) 915-4265

Email(s): quickp@kentwood.us

*Signature**Date*



CONSULTING. ENGINEERING. CONSTRUCTION.

July 19, 2022

City of Kentwood
4900 Breton Ave SE
Kentwood, MI 49508

Subject: Site Plan Review
Applicant: Kum & Go, L.C.

INTRODUCTION

Kum & Go, L.C. (The developer) has an option to purchase a +/-2.52-acre property at the southwest corner of 52nd Street SE and Kalamazoo Avenue. The developer proposes to construct a convenience store with vehicle fueling to include alcohol sales. The parcels are within a Commercial Planned Unit Development (CPUD) that is further described in a PUD Statement memo dated February 6, 2003. The following is a written description to be included as part of the supporting application materials for the development including commentary on standards outlined in the PUD memo.

NATURE OF PROPOSED USE

The proposed development will include the sale of typical package convenience store items, preparation and sale of food, and alcohol sales. Exterior sales may include ice, propane, firewood, packaged water, road salt, and other similar items typical of exterior sales at a convenience store with vehicle fueling. The vehicle fueling is proposed with six fuel dispensers that can accommodate up to twelve vehicles. The development is proposed to have hours of operations from 5:00 AM to 12:00 AM (midnight). Up to five employees may occupy the facility. Vehicular traffic will consist of typical passenger traffic with corresponding peaks during morning, lunch, and afternoon commutes.

SITE AND BUILDING LAYOUT

The proposed development sites the convenience store building on the western-central portion of the property. Six fuel dispensers under a canopy will be centrally located to the east of the building. Parking is located to the north and east of the building. Driveway entrances are proposed along 52nd Street SE and Kalamazoo Avenue.

The proposed floor plan includes food preparation and sales, a seating area, and retail area for typical convenience store items in the front of the building. Storage areas are located in the rear of the building.

Landscaped areas are proposed along each of the street frontages and along property boundaries abutting residential zoning. The dumpster area will be screened in accordance with applicable ordinances. Six foot vertical screening fence is proposed along the property boundaries adjacent to residential zoning.

Adjacent property uses include a gasoline dispensing station to the north and residential use to the northwest, beyond 52nd Street SE, vacant land, and a medical office to the east, beyond Kalamazoo Avenue, and residential use to the south and west.

SITE PLANS, BUILDING ELEVATIONS AND FLOOR PLAN

Please refer to the enclosed site plan set. This set contains all the information required per the City site plan review information requests within the zoning ordinance (Section 14.04).

CPUD STANDARDS

The following provides a summary and responses to the items outlined in the February 6, 2003 PUD Statement for the Southwest Corner of 52nd Street and Kalamazoo Avenue from Lisa Golder, Economic Development Planner to the Kentwood Planning Commission.

Standard #1. Compliance with the Master Plan.

Master Plan recommends commercial and office use for the site. The proposed CPUD zoning permits uses in both the C-4 Office Zones as well as the C-2 Community Commercial zone. The Master Plan also recommends neighborhood commercial uses that are walkable for the surrounding residences.

The zoning ordinance for Commercial PUD further states that any “permitted use” within C-2 and C-4 districts and customary accessory uses as permitted in the C-2 or C-4 districts are permitted uses within a CPUD. Further, uses permitted by Special Land Use in the C-2 and C-4 districts may be permitted when all applicable standards as cited in Chapter 15 are met. The proposed convenience store is a permitted use under C-2 and vehicle fuel stations are permitted under C-2 with a Special Land Use determination. The site plan layout is designed for pedestrian access from each of the street frontages.

Standard #2. Use Restrictions.

It is the intent of the City of Kentwood to exercise flexibility in the review and analysis of any proposed use of the property. The uses proposed for the CPUD should be permitted or Special Land Uses that are mid to low traffic generators that do not create high traffic volumes during peak hours for the road system (7:00-8:30 AM and 4:00-6:00 PM). The City will require a traffic analysis to determine the impact of the use on the surrounding road system, to evaluate traffic flow, and to determine the changes to the intersection that may be required to accommodate the use.

The proposed use is anticipated to support, but not significantly increase, existing traffic patterns. As noted in the Traffic Impact Study, a majority of the traffic that will visit the property will be generated by “pass-by” trips that do not add new traffic to the area. A review of proposed site conditions and existing road and intersection conditions indicated that no modifications are required to maintain the existing acceptable operation.

Standard #3. Site Requirements.

All three parcels must be combined into one parcel under a single ownership. The westerly portion of the southernmost parcel shall be split and combined with the small residential lot on Newcastle to create a usable residential lot on that street.

The parcels will be split and combined as required and depicted on the site plans. The lot split/combination is to be conducted concurrently with the site plan submittal.

Standard #4. Driveways.

All existing driveway on Kalamazoo and 52nd Street will be removed. One driveway will be permitted on Kalamazoo and one driveway will be permitted on 52nd Street. The driveway on 52nd Street shall be located on the westernmost side of the development and is anticipated to allow both left and right turns in and out of the driveway. The driveway on Kalamazoo shall either align with the driveway to the east, or shall be located further south than the driveway to the east. A traffic impact analysis will be required in accordance with Section 13.02 of the Kentwood Zoning Ordinance to evaluate traffic flow and final driveway location/alignment.

The proposed layout follows the requirements to remove all existing driveways and place driveways as described at the westernmost area along 52nd Street and the southeastern portion along Kalamazoo. As described in the Traffic Impact Study, a review of proposed site conditions including driveway locations, and existing road and intersection conditions, indicated that no modifications are required to maintain the existing acceptable operation. Upon further review and discussion, the drive along 52nd Street was made to be right in/right out.

Standard #5. Architectural Features.

Building roof elevation shall be in a low profile residential style with peaked roof or another roof style approved by the Planning and City Commissions. The buildings shall not overpower the residential uses to the south and west. The building shall be primarily of brick on all sides, with architectural features that create interest and break up large expanses of wall area.

The proposed building height is consistent with a single-story commercial building with a top of parapet height of 18 feet with architectural features at the entrance extending to 21' and a feature wall up to a height of 22'-8". The proposed features and windows break up large expanses of wall area. Refer to the included color elevation in the site plan for additional information

Standard #6. Site Design.

The building(s) shall be designed to avoid the appearance of overcrowding on the site and the adjoining homes. At least 25% green space shall be provided on the site, but less green space will be considered if other site amenities area provided. The main building shall be limited to approximately 11,000 square feet in area, with an additional 6,000 square foot office building permitted along the south side of the site. The Police and Fire Departments must review and approve the building location for the safety and security of the building occupants and area residents.

The building must be residential in scale and design. Parking shall be held to a minimum for the planned and potential uses; deferred parking shall be encouraged as long as it can be shown that the deferred parking can be provided at a later date on site needed without impacting the total required green space. Servicing/loading within the buildings shall occur between the hours of 9:00 AM to 3:00 PM. Circulation around the site shall ensure separation of pedestrian and service vehicles, and shall provide easy access to sidewalks on Kalamazoo Avenue and 52nd Street. The site will allow for bicycle access and parking. Service traffic shall be kept as far away from residential uses as possible.

The proposed development requested an extension of the servicing/loading hours to 8:00 AM to 8:00 PM based on the additional landscape buffering and screening to be installed.

Sidewalks shall be constructed on the subject property outside the public right-of-way and public easements will be provided to allow public access to the sidewalks.

The proposed 5,620 square foot building is centrally located with landscaping around the perimeter. At least 25% of green space is provided with the proposed layout. The proposed building is consistent in size and scale for a single-story commercial building and is further depicted in the included building elevations. Sidewalks provided access from 52nd Street SE and Kalamazoo to the proposed building with designated crosswalks when crossing internal driving lanes. A bicycle rack is provided near the proposed building.

Standard #7: Hours of Operations.

The hours of operation for the businesses within the PUD shall be limited time that are compatible with residential uses, from approximately 7:00 AM to 10:00 PM.

The proposed development requests approval for hours of operation from 5:00 AM to 12:00 AM (midnight). The proposed layout includes landscape and fence screening along the property boundaries that abut residential use. Proposed lighting will include shielding and placement to control light intrusion to adjacent residential properties.

Standard #8: Lighting Standards.

The site lighting shall be in compliance with Chapter 20 of the Kentwood Zoning Ordinance. After the businesses are closed daily, the lighting for the site shall be reduced to serve for security purposes only.

The proposed site design shall comply with the requirements of the Kentwood Zoning Ordinance. Lighting design includes consideration for control of light intrusion to adjacent properties with the installation of shields on lighting along the western portion of the property adjacent to residential property use and the dimming or shutting off of lights when not in operation.

Standard #9: Landscaping/Parking

Landscaping shall be designed to provide a pleasing, permanent look for this corner. Parking shall be limited in the front setback area along the 52nd and Kalamazoo rights of way. Parking shall be screened by landscaping and berming. The landscaping shall be low enough to provide visibility from the street for both customers and employees. Landscaping shall meet or exceed Zoning Ordinance standards along the western and southern property lines. Landscaping shall be maintained at all times, including replacement of dead and damaged plants and regular to maintain proper plant heights.

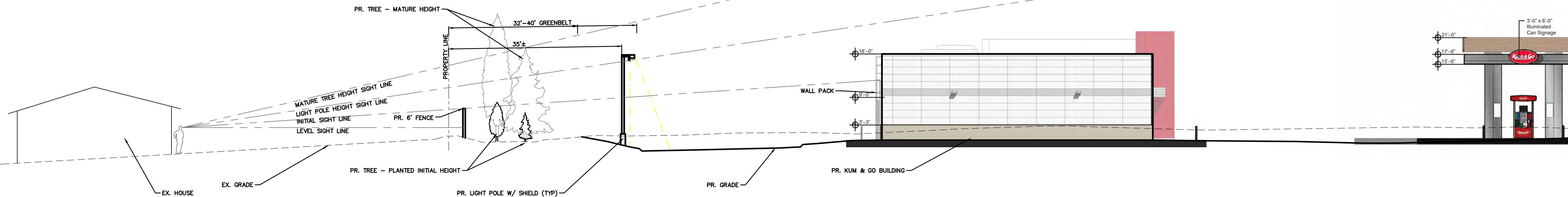
The proposed landscaping adheres to the requirements of this section and comply with buffer requirements for commercial properties. Refer to the included landscape plan and details for additional information.

Standard #10: Adjacent uses.

The site shall be designed with the clear intention that commercial uses will not be extended further south and west of the parcel.

The proposed layout includes perimeter landscaping and screening along with curb surround the developed area in a manner with a clear intention the site will not be extended further than proposed.

NEWCASTLE DR SE FROM



NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES.

ATWELL
888.850.4200 www.atwell-group.com
12745 23 MILE ROAD, SUITE 200
SPRINGFIELD, ILLINOIS 62776
(588) 788-5800

P.M.: MMC DRAWN BY: JA JOB #: 22000815



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

2614 - KENTWOOD, MI
SWC OF 52ND ST SE & KALAMAZOO AVE SE

SIGHT LINE EXHIBIT

KG PROJECT TEAM:
RDM: DAVE LEMONS
SDM: RYAN HALDER
CPM: SCOTT NEWBURY

△	DATE	REVISION DESCRIPTION
REVISIONS		

DATE: 07-18-2022

SHEET NUMBER:

1 OF 1

PROJECT TEAM:

DEVELOPER

KUM & GO
1459 GRAND AVE.
DES MOINES, IA 50309
CONTACT: RYAN HALDER
PHONE: 515-457-6232
EMAIL: ryan.halder@kumandgo.com

ARCHITECT

BRR ARCHITECTURE, INC.
8131 METCALF AVE., SUITE 300
OVERLAND PARK, KS 66204
PHONE: (913) 262-9095

CIVIL ENGINEER

ATWELL, LLC
12745 23 MILE ROAD, SUITE 200
SHELBY TOWNSHIP, MI 48315
CONTACT: MICHAEL McPHERSON
PHONE: (586) 786-9800
EMAIL: mmcpherson@atwell-group.com

PLANNING

KENTWOOD PLANNING COMMISSION
4900 BRETON AVE SE
KENTWOOD, MI 49508
CONTACT: TERRY SCHWEITZER
PHONE: 616-554-0710
EMAIL: schweitt@kentwood.us

BUILDING

KENTWOOD
4900 BRETON AVE SE
KENTWOOD, MI 49508
CONTACT: TERRY SCHWEITZER
PHONE: 616-554-0710
schweitt@kentwood.us

WATER

CITY OF WYOMING PUBLIC WORKS
2660 BURLINGAME AVE SW
WYOMING, MI 49509
CONTACT: KARI MINKUS
PHONE: 616-530-7260
EMAIL: minkusk@wyomingmi.gov

STORMWATER

CITY OF KENTWOOD
1300 MARKET AVE SW
GRAND RAPIDS, MI 49503
CONTACT: JIM KIRKWOOD, P.E.
PHONE: 616-554-0739
EMAIL: kirkwoodj@kentwood.us

ACCESS & ROAD

KENTWOOD PUBLIC WORKS
5068 BRETON RD SE
GRAND RAPIDS, MI 49508
CONTACT: CHAD GRIFFIN
PHONE: 616-554-0825
EMAIL: griffinc@kentwood.us

GAS

DTE
4100 DOERR ROAD
CASS CITY, MI 48726
CONTACT: LISA GREMEL
PHONE: 989-670-4460
EMAIL: lisa.gremel@tteenergy.com

ELECTRIC

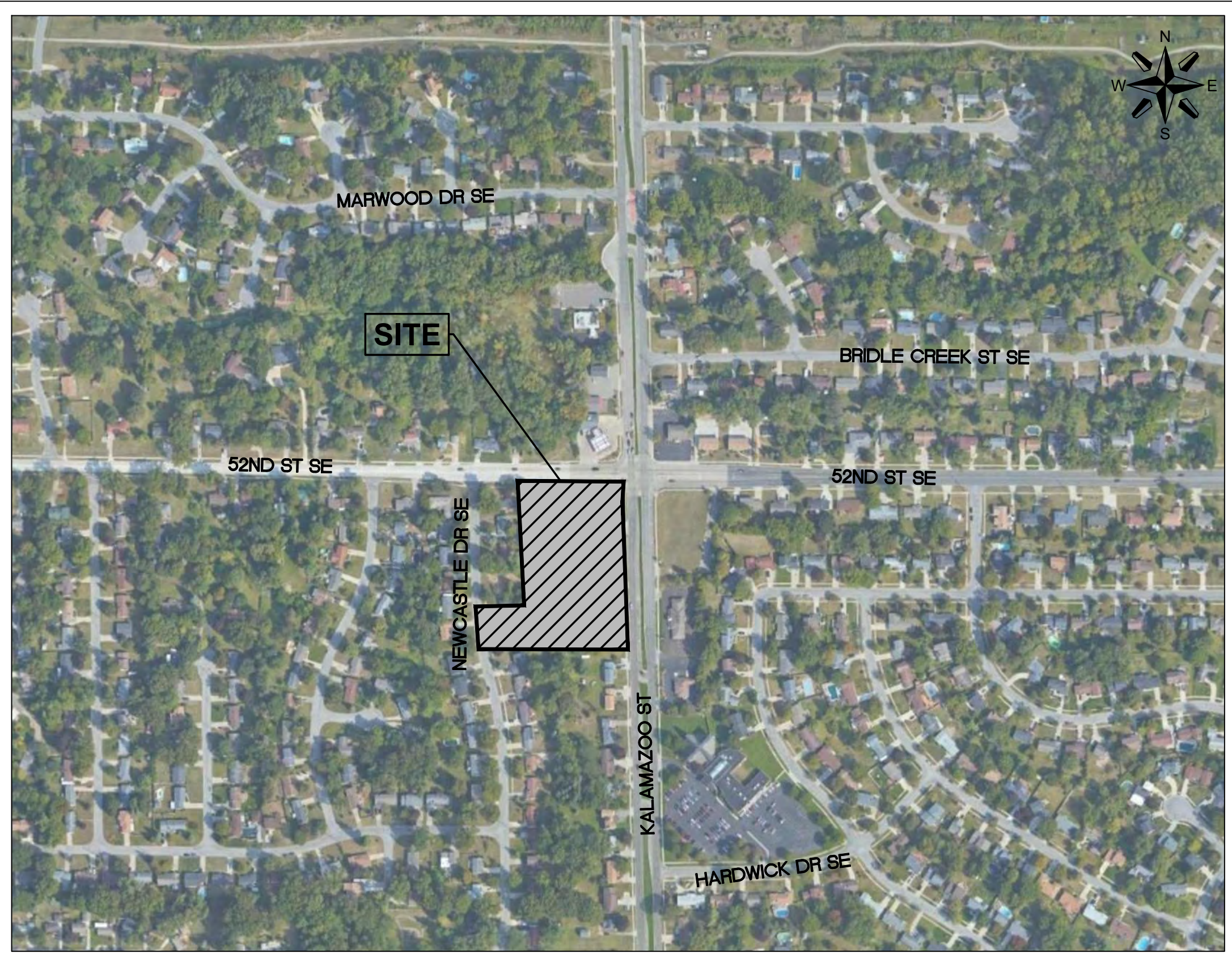
CONSUMERS ELECTRIC
CONTACT: TANYA GILROY
PHONE: 616-251-0574
EMAIL: tanya.gilroy@cmsenergy.com

SIGNAGE

CITY OF KENTWOOD
1300 MARKET AVE SW
GRAND RAPIDS, MI 49503
CONTACT: JIM KIRKWOOD, P.E.
PHONE: 616-554-0739
EMAIL: kirkwoodj@kentwood.us



WHERE MEANS MORE!



VICINITY MAP

NOT TO SCALE

BENCHMARKS

BENCHMARK #1:
THE NORTHWEST FLANGE ON THE FIRE HYDRANT LOCATED ON THE SOUTHEAST CORNER OF THE PARCEL. WEST SIDE OF KALAMAZOO AVENUE.
ELEVATION = 742.34' (NAVD88)

BENCHMARK #2:
THE X LOCATED ON THE NORTHEAST BOLT OF THE LIGHTPOST BASE (NO LIGHTPOST CURRENTLY ATTACHED). LOCATED JUST SOUTH OF THE SWC OF KALAMAZOO AVE AND 52ND ST.
ELEVATION = 740.27' (NAVD88)

LEGAL DESCRIPTION

LAND IN THE CITY OF KENTWOOD, KENT COUNTY, MI, DESCRIBED AS FOLLOWS:

PLEASE SEE PAGES 3 (ALTA SURVEY) FOR LEGAL DESCRIPTIONS OF ALL FOUR PARCELS THAT CONSTITUTE THE PROPOSED SITE.

FLOOD ZONE:

PROPOSED LOCATION DOES NOT LIE WITHIN A FLOODPLAIN (AREA NOT MAPPED).

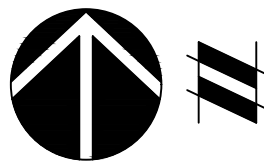
WETLANDS

NO WETLANDS IDENTIFIED ON THE SITE.

SITE BENCHMARKS

BENCHMARK #1:
NORTHWEST FLANGE BOLT ON FIRE HYDRANT
ELEVATION: 742.34 (NAVD88)

BENCHMARK #2:
"X" ON NORTHEAST BOLT ON CONCRETE
LIGHT POLE BASE, NO POLE ON BASE
ELEVATION: 740.27 (NAVD88)



0 15' 30'
SCALE: 1"=30'

PRELIM. SITE PLAN DRAWINGS
K&G STORE #2614
5215 KALAMAZOO AVE SE
KENTWOOD, MICHIGAN 49508

SHEET INDEX	
REV	
01	COVER
02	LAYOUT PLAN
03	TRUCK TURN EXHIBIT
04	ALTA SURVEY
05	ALTA SURVEY
06	DEMOLITION PLAN
07	PRELIMINARY GRADING PLAN
08	PRELIMINARY UTILITY PLAN
09	PRELIMINARY LANDSCAPE PLAN
10	LANDSCAPE DETAILS
11	PHOTOMETRIC PLAN
12	SIGN DETAILS
13	EXTERIOR ELEVATIONS
14	TRASH ENCLOSURE ELEVATIONS
15	CANOPY ELEVATIONS
16	FLOOR PLAN
17	ROOF PLAN

SITE DATA		
STORE TYPE		MARKET
CANOPY / DISPENSER ARRANGEMENT		6 DISPENSERS (SINGLE)
TYPE OF USE		CONVENIENCE STORE WITH FUEL
HEIGHT	BUILDING	18'-0"
	TOP OF BLADE WALL	22'-8"
	CANOPY	21'-10" (MIN.)
GROSS FLOOR AREA		5,620 S.F.
GROSS CANOPY AREA		3,936 S.F.
GROSS LOT AREA		±109,760 S.F. ±2.519 ACRES
KUM & GO PARCEL		±96,660 S.F. ±2.219 ACRES
EXCEPTED PARCEL		±13,100 S.F. ±0.30 ACRES
FAR (INCLUDING CANOPY)		N/A
BUILDING COVERAGE		5,620 S.F. (5.12%)
LANDSCAPE COVERAGE		53,190 S.F. (48.5%)
PARKING/DRIVE/SIDEWALK COVERAGE		50,950 S.F. (46.4%)
BICYCLE PARKING		2 SPACES
REQUIRED PARKING	STANDARD	23
	ADA	1
	TOTAL	24
	PARKING RATIO = 1 CAR/250 S.F.	
PROVIDED PARKING	STANDARD	24
	ADA	2
	TOTAL	26
	PARKING RATIO = 1.16 CARS/250 S.F.	

ZONING INFORMATION	
ZONE	C-PUD
MINIMUM LOT AREA	NA
MINIMUM LOT WIDTH (FEET)	100'
SITE AREA PER UNIT (SQUARE FEET)	N/A
FRONT YARD SETBACK (FEET) (NORTH)	
FRONT YARD SETBACK (FEET) (EAST)	
FRONT YARD SETBACK (FEET) (WEST)	
REAR YARD SETBACK (FEET) (NORTH)	
MAXIMUM HEIGHT (FEET)	
MAXIMUM BUILDING COVERAGE	N/A
MAXIMUM IMPERVIOUS COVERAGE	N/A
MAXIMUM FLOOR AREA	N/A



Know what's below.
Call before you dig.

CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CONFIDENTIAL DOCUMENT.
INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY TO KUM & GO, L.C. AND SHALL NOT BE DISTRIBUTED.

ATWELL
866.850.4200 www.atwell-group.com
12745 23 MILE ROAD, SUITE 200
SHELBY TOWNSHIP, MI 48315
(586) 786-9800



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

2614 - KENTWOOD, MI
SWC OF 52ND ST SE & KALAMAZOO AVE SE

COVER

KG PROJECT TEAM:
RDM: DAVE LEMONS
SDM: RYAN HALDER
CPM: SCOTT NEWBURY

REVISION DESCRIPTION	DATE	BY

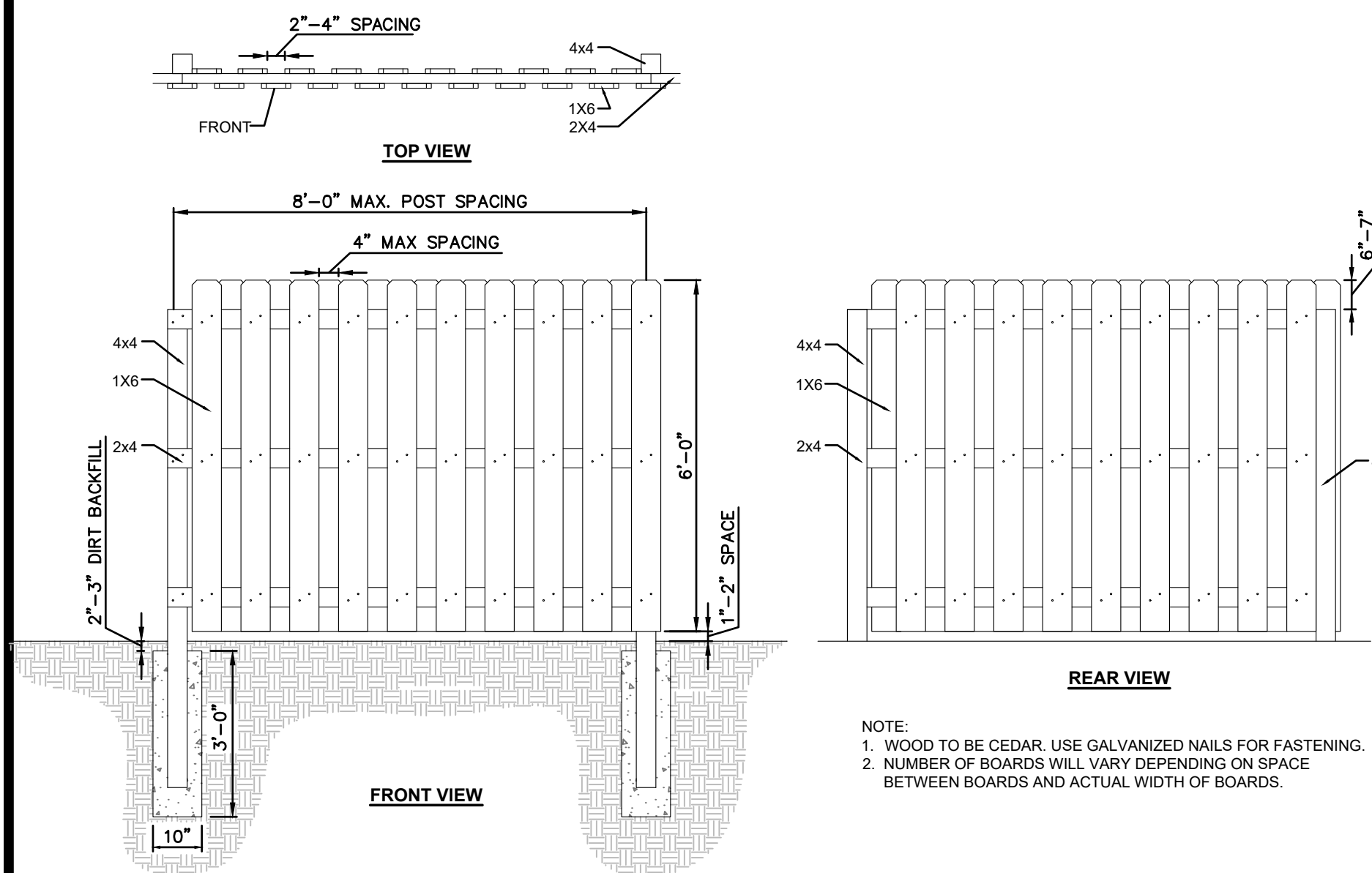
DATE: 07-18-2022

SHEET NUMBER:

01
01 OF 17

LEGEND

	PROPERTY LINE		PAVEMENT MARKINGS
	PROPOSED CURB & GUTTER		STOP BAR & SIGN
	EXISTING CURB & GUTTER		PROPOSED SIGN
	CONCRETE SIDEWALK		ACCESSIBLE PARKING SPACE
	CONCRETE		EX / PR LIGHT POLE
	CONCRETE ROLLOVER CURB		EXISTING UTILITY POLE
	COLORLED CONCRETE		
	OVERHEAD ELECTRIC		

PRIVACY FENCE DETAIL
NOT TO SCALE

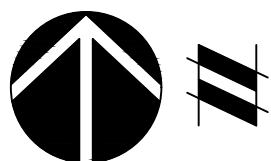
SITE DATA

STORE TYPE		MARKET
CANOPY / DISPENSER ARRANGEMENT		6 DISPENSERS (SINGLE)
TYPE OF USE		CONVENIENCE STORE WITH FUEL
HEIGHT	BUILDING	18'-0"
	TOP OF BLADE WALL	22'-8"
	CANOPY	21'-10" (MIN.)
GROSS FLOOR AREA		5,620 S.F.
GROSS CANOPY AREA		3,936 S.F.
GROSS LOT AREA		±109,760 S.F. ±2,519 ACRES
KUM & GO PARCEL		±96,660 S.F. ±2,219 ACRES
EXCEPTED PARCEL		±13,100 S.F. ±0.30 ACRES
FAR (INCLUDING CANOPY)		N/A
BUILDING COVERAGE		5,620 S.F. (5.12%)
LANDSCAPE COVERAGE		53,190 S.F. (48.5%)
PARKING/DRIVE/SIDEWALK COVERAGE		50,950 S.F. (46.4%)
BICYCLE PARKING		2 SPACES
REQUIRED PARKING	STANDARD	23
	ADA	1
	TOTAL	24
PARKING RATIO = 1 CAR/250 S.F.		
PROVIDED PARKING	STANDARD	24
	ADA	2
	TOTAL	26
PARKING RATIO = 1.16 CARS/250 S.F.		

SITE BENCHMARKS

BENCHMARK #1:
NORTHWEST FLANGE BOLT ON FIRE HYDRANT
ELEVATION: 742.34 (NAVD88)

BENCHMARK #2:
"X" ON NORTHEAST BOLT ON CONCRETE
LIGHT POLE BASE, NO POLE ON BASE
ELEVATION: 740.27 (NAVD88)

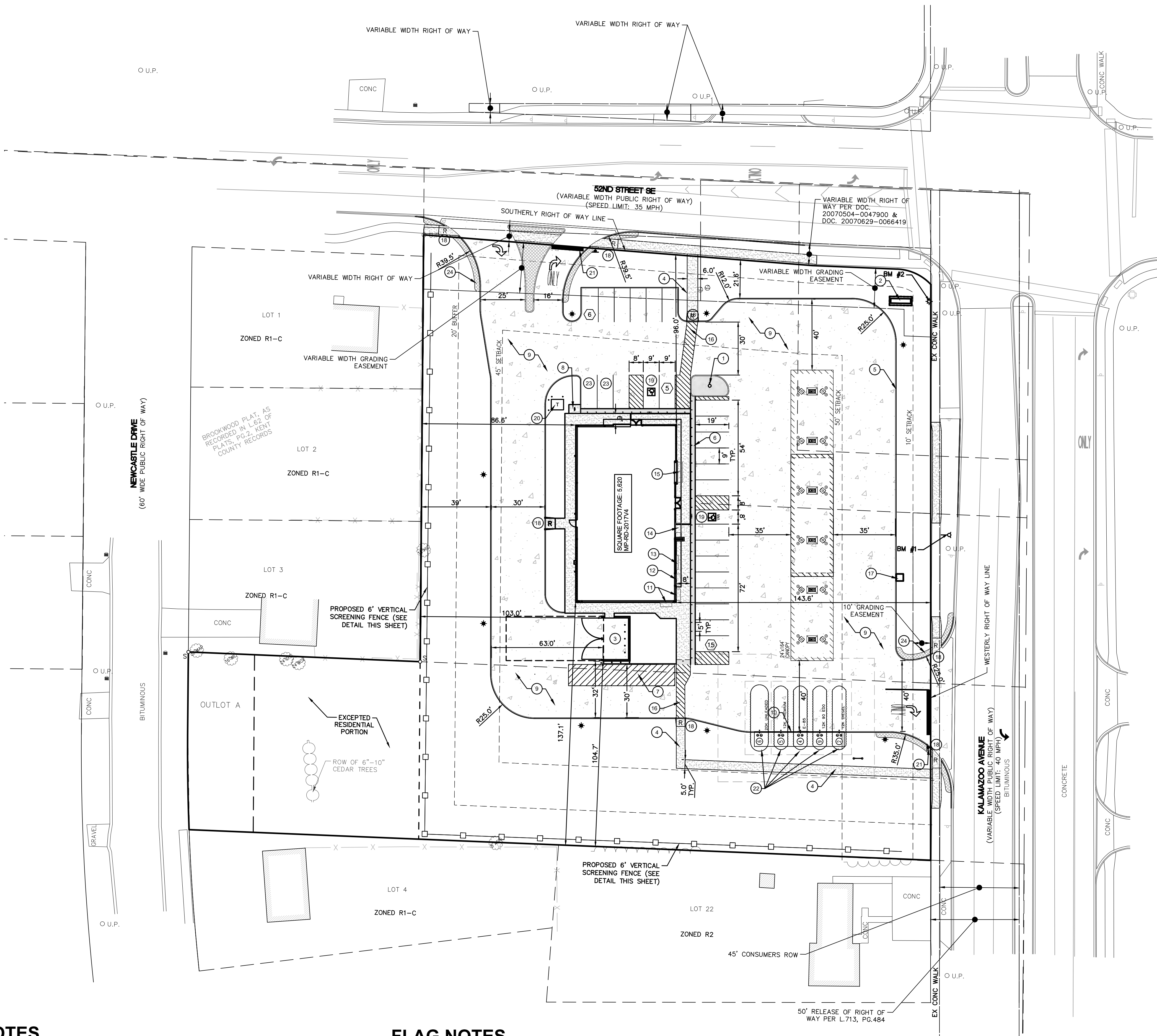


NOTES

- REFER TO THE ALTA/ACSM LAND TITLE SURVEY FOR ADDITIONAL EXISTING FEATURES AND PROPERTY BOUNDARY INFORMATION.
- ALL DIMENSIONS ARE TO EDGE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL / FOUNDATION PLANS FOR BUILDING DIMENSIONS.
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED. ALL RADII ARE DIMENSIONED FROM BACK OF CURB.
- A SEPARATE SIGN APPLICATION TO THE CITY OF KENTWOOD IS REQUIRED FOR ALL SIGNS.
- HOURS OF OPERATIONS TO BE 5:00 AM TO 12:00 AM (MIDNIGHT) WITH DELIVERY HOURS FROM 8:00 AM TO 8:00 PM.

FLAG NOTES

- | | | | | | |
|---|---|----|--|----|--|
| 1 | PROPOSED 40' FLAGPOLE | 10 | PAINT CURB YELLOW ALONG FRONT OF TANKS | 19 | ACCESSIBLE PARKING SPACE WITH BOLLARD MOUNTED ADA SIGN |
| 2 | PROPOSED 25' MONUMENT SIGN | 11 | PROPANE CAGE | 20 | PAD-MOUNTED TRANSFORMER |
| 3 | 14'-8" X 24'-8" TRASH ENCLOSURE WITH NICHIA | 12 | ICE MERCHANDISE | 21 | STOP SIGN |
| 4 | PROPOSED SITE SIDEWALK | 13 | FIREWOOD | 22 | UNDERGROUND FUEL STORAGE TANKS |
| 5 | PROPOSED INTEGRAL CURB | 14 | MISC. MERCHANDISE | 23 | DESIGNATED FUTURE EV STALLS |
| 6 | PROPOSED ZERO CURB WITH BOLLARDS | 15 | REDBOXE(S) | 24 | ROLL OVER CURB |
| 7 | PROPOSED LOADING ZONE | 16 | PROPOSED CROSSWALK | 25 | STANDALONE VENT RACK |
| 8 | PROPOSED BIKE RACK - WAVE STYLE | 17 | PROPOSED AIR MACHINE ON 4'X4' PAD | | |
| 9 | PROPOSED CONCRETE PAVEMENT | 18 | PROPOSED ADA RAMP | | |



REVISION DESCRIPTION	
DATE	
△	
DATE: 07-18-2022	
SHEET NUMBER: 02	
02 OF 17	

LEGEND

-
- PROPERTY LINE

PROPOSED CURB & GUTTER

EXISTING CURB & GUTTER

CONCRETE SIDEWALK

CONCRETE

CONCRETE ROLLOVER CURB

COLOR CONCRETE

OVERHEAD ELECTRIC
-
- PAVEMENT MARKINGS

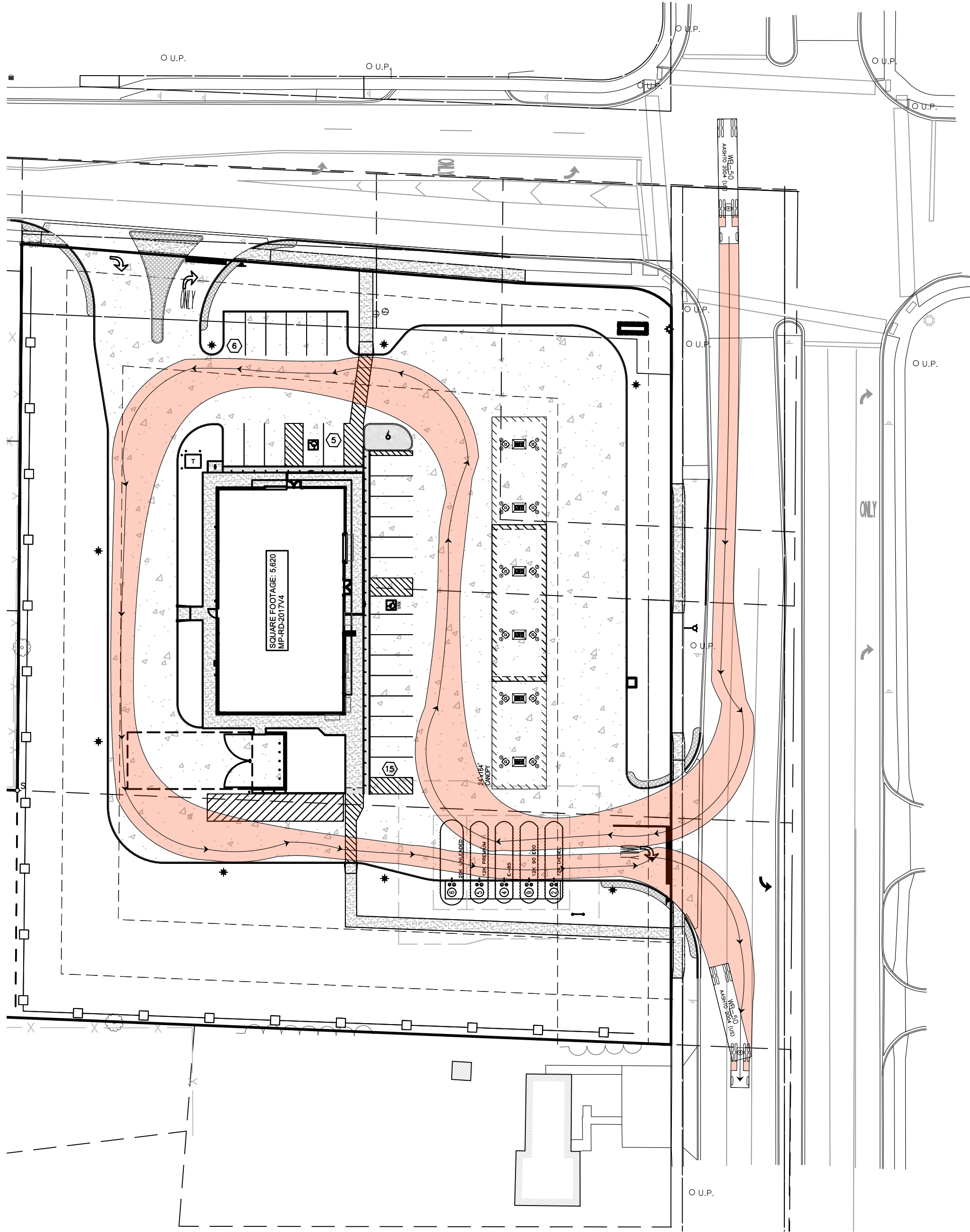
STOP BAR & SIGN

PROPOSED SIGN

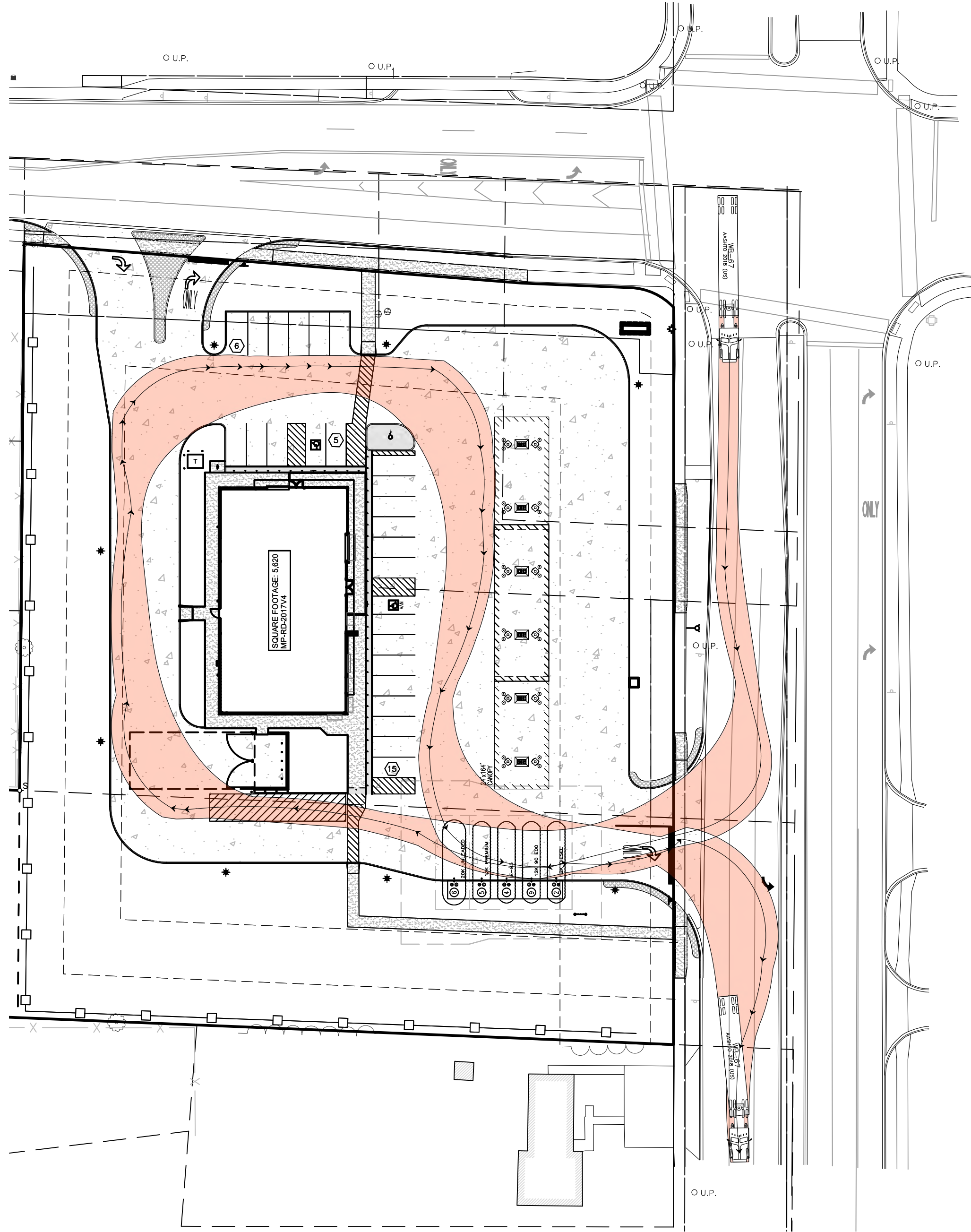
ACCESSIBLE PARKING SPACE

EX / PR LIGHT POLE

EXISTING UTILITY POLE



TRUCK ACCESS (WB-50)
SCALE: 1"=40'

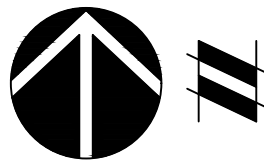


TRUCK ACCESS (WB-67)
SCALE: 1"=40'

SITE BENCHMARKS

BENCHMARK #1:
NORTHWEST FLANGE BOLT ON FIRE HYDRANT
ELEVATION: 742.34 (NAVD88)

BENCHMARK #2:
"X" ON NORTHEAST BOLT ON CONCRETE
LIGHT POLE BASE, NO POLE ON BASE
ELEVATION: 740.27 (NAVD88)



ATWELL

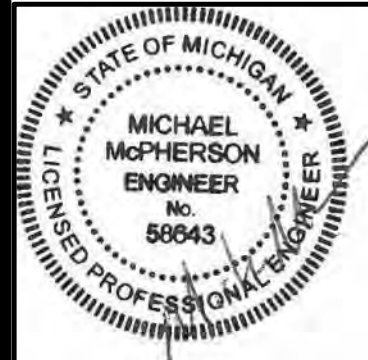
866.850.4200 www.atwell-group.com

12745 23 MILE ROAD, SUITE 200
SHELTON, CT 06484-4915
(860) 788-5800

P.M.: MMC

DRAWN BY: JA

JOB #: 22000815



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

2614 - KENTWOOD, MI
SWC OF 52ND ST SE & KALAMAZOO AVE SE
TRUCK TURN EXHIBIT

KG PROJECT TEAM:
RDM: DAVE LEMONS
SDM: RYAN HALDER
CPM: SCOTT NEWBURY

REVISIONS	
DATE	REVISION DESCRIPTION

DATE: 07-18-2022
SHEET NUMBER:
03
03 OF 17

ALTA/NSPS LAND TITLE SURVEY

SITE BENCHMARKS

BENCHMARK #1:
NORTHWEST FLANGE BOLT ON FIRE HYDRANT
ELEVATION: 742.34 (NAVD88)

BENCHMARK #2:
"X" ON NORTHEAST BOLT ON CONCRETE
LIGHT POLE BASE, NO POLE ON BASE
ELEVATION: 740.27 (NAVD88)



0 15' 30'
SCALE: 1"=30'

LEGEND

⊕	SECTION CORNER
⊗	FOUND MONUMENT
×	FOUND MAG NAIL
○	FOUND IRON ROD
○	FOUND CAPPED IRON ROD
○	FOUND IRON PIPE
○	SET CAPPED IRON ROD
—	BOUNDARY LINE
- - -	EASEMENT LINE
- - -	SECTION LINE
- - -	BOUNDARY ADJACENT LINE
13	SCHEDULE B, PART II EXCEPTION
(M)	MEASURED
(R)	RECORDED
(P)	PLATTED
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	PLACE OF BEGINNING

SCHEDULE C DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-1111238-OMHA, COMMITMENT DATE: JANUARY 21, 2022:

LAND IN THE CITY OF KENTWOOD, KENT COUNTY, MI, DESCRIBED AS FOLLOWS:

PARCEL 1:
THE NORTH 279 FEET OF THE EAST 342 FEET OF THE NORTHEAST 1/4, EXCEPT COMMENCING AT THE NORTHEAST CORNER OF SECTION; THENCE WEST ALONG THE NORTH SECTION LINE 185.93 FEET; THENCE SOUTHERLY PARALLEL WITH CENTERLINE OF KALAMAZOO AVENUE 183.02 FEET; THENCE EAST PARALLEL WITH THE NORTH SECTION LINE 184.32 FEET TO THE EAST SECTION LINE; THENCE NORTH 183.02 FEET TO BEGINNING AND EXCEPT COMMENCING 185.93 FEET, 90 DEGREES, 0 MINUTES, 0 SECONDS WEST ALONG THE NORTH SECTION LINE FROM THE NORTHEAST CORNER OF THE SECTION; THENCE SOUTH 2 DEGREES, 25 MINUTES, 54 SECONDS EAST 43.21 FEET; THENCE NORTH 87 DEGREES, 53 MINUTES, 40 SECONDS WEST 156.75 FEET; THENCE NORTH 1 DEGREE, 55 MINUTES, 34 SECONDS WEST TO THE NORTH SECTION LINE; THENCE EAST ALONG THE NORTH SECTION LINE TO BEGINNING, SECTION 32, TOWN 6 NORTH, RANGE 11 WEST, CITY OF KENTWOOD, KENT COUNTY, STATE OF MICHIGAN.

PARCEL 2:
PART OF THE NORTHEAST 1/4 COMMENCING AT THE NORTHEAST CORNER OF SECTION; THENCE 90 DEGREES, 0 MINUTES, 0 SECONDS WEST ALONG THE NORTH SECTION LINE 55.96 FEET; THENCE SOUTH 2 DEGREES, 25 MINUTES, 54 SECONDS EAST 53.35 FEET; THENCE NORTHWESTERLY 21.25 FEET ALONG A 27.50 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 67 DEGREES, 52 MINUTES, 0 SECONDS WEST 20.72 FEET); THENCE 90 DEGREES, 0 MINUTES, 0 SECONDS WEST 47.93 FEET; THENCE NORTH 87 DEGREES, 53 MINUTES, 40 SECONDS WEST 63.33 FEET; THENCE SOUTHERLY PARALLEL WITH THE CENTERLINE OF KALAMAZOO AVENUE 106.79 FEET; THENCE EAST PARALLEL WITH THE NORTH SECTION LINE 184.32 FEET TO THE EAST SECTION LINE; THENCE NORTH 183.02 FEET TO BEGINNING, SECTION 32, TOWN 6 NORTH, RANGE 11 WEST, CITY OF KENTWOOD, KENT COUNTY, STATE OF MICHIGAN.

PARCEL 3:
THE EAST 435.6 FEET OF THE SOUTH 100 FEET OF THE NORTH 379 FEET OF THE NORTHEAST 1/4 OF SECTION 32, TOWN 5 NORTH, RANGE 21 WEST, CITY OF KENTWOOD, KENT COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 00 DEGREES 00 MINUTES WEST ALONG THE EAST LINE OF SAID SECTION 279.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88 DEGREES 10 MINUTES WEST ALONG THE NORTH LINE OF SAID SOUTH 100 FEET 341.98 FEET; THENCE NORTH 00 DEGREES 00 MINUTES EAST 0.83 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF BROOKWOOD PLAT, AS RECORDED IN LIBER 62 OF PLATS ON PAGE 2; THENCE NORTH 88 DEGREES 04 MINUTES WEST ALONG THE SOUTH LINE OF SAID LOT 93.60 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES ALONG THE EAST LINE OF OUTLOT A OF SAID PLAT 100.00 FEET; THENCE SOUTH 88 DEGREES 04 MINUTES EAST ALONG THE NORTH LINE OF LOTS 4 AND 22 OF SAID PLAT 435.60 FEET TO THE EAST LINE OF SAID SECTION 32; THENCE NORTH 00 DEGREES 00 MINUTES EAST ALONG THE EAST LINE OF SAID SECTION 99.79 FEET TO THE POINT OF BEGINNING.

PARCEL 4
OUTLOT A, BROOKWOOD PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 62 OF PLATS, ON PAGE 2, KENT COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

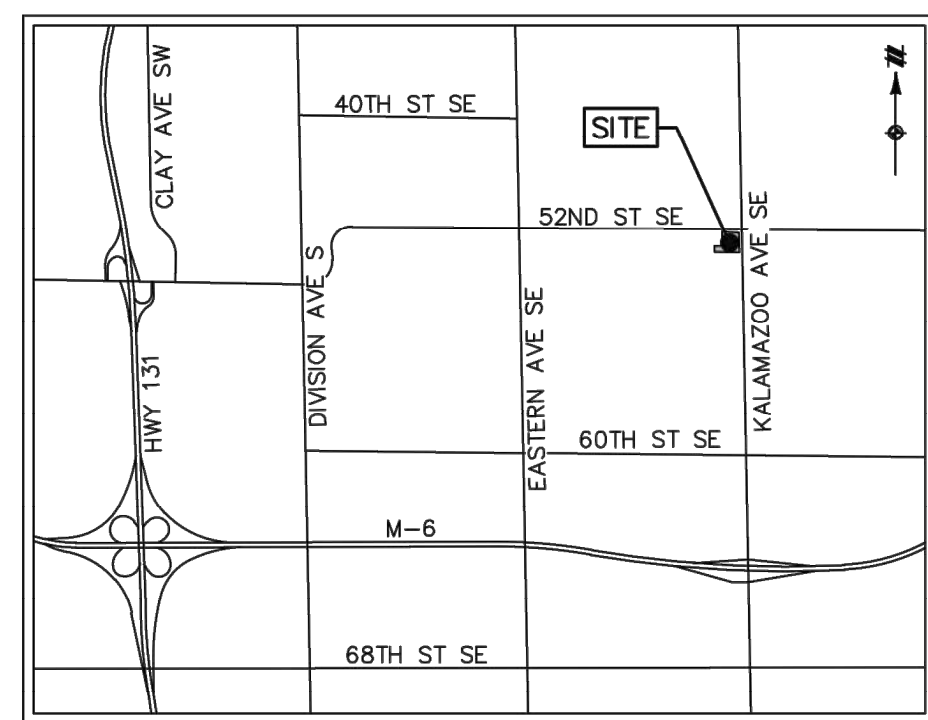
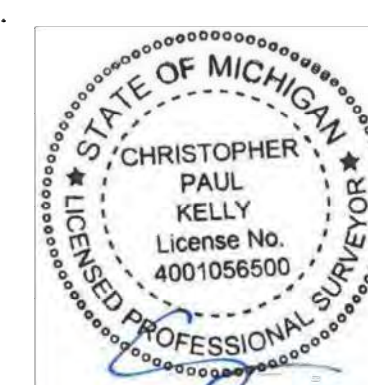
TO: -FIRST AMERICAN TITLE INSURANCE COMPANY
-KUM & GO, L.C., AN IOWA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a)(b), 13, 16, 17, 19, 20(a)(WETLANDS) AND 20(b)(SPEED LIMIT) OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED ON FEBRUARY 25, 2022.

CHRISTOPHER P. KELLY
PROFESSIONAL SURVEYOR NO. 4001056500
CKELLY@ATWELL-GROUP.COM
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076
248.447.2000

DATE: 03/07/2022



VICINITY MAP
NOT TO SCALE

ZONING:

THE SUBJECT PROPERTY IS CURRENTLY ZONED CPUD (COMMERCIAL PLANNED UNIT DEVELOPMENT) PER CITY OF KENTWOOD ZONING REPORT LETTER DATED FEBRUARY 6, 2003. BUILDING SETBACKS ARE TO BE DETERMINED AT THE TIME OF CITY ENTITLEMENT APPROVAL.

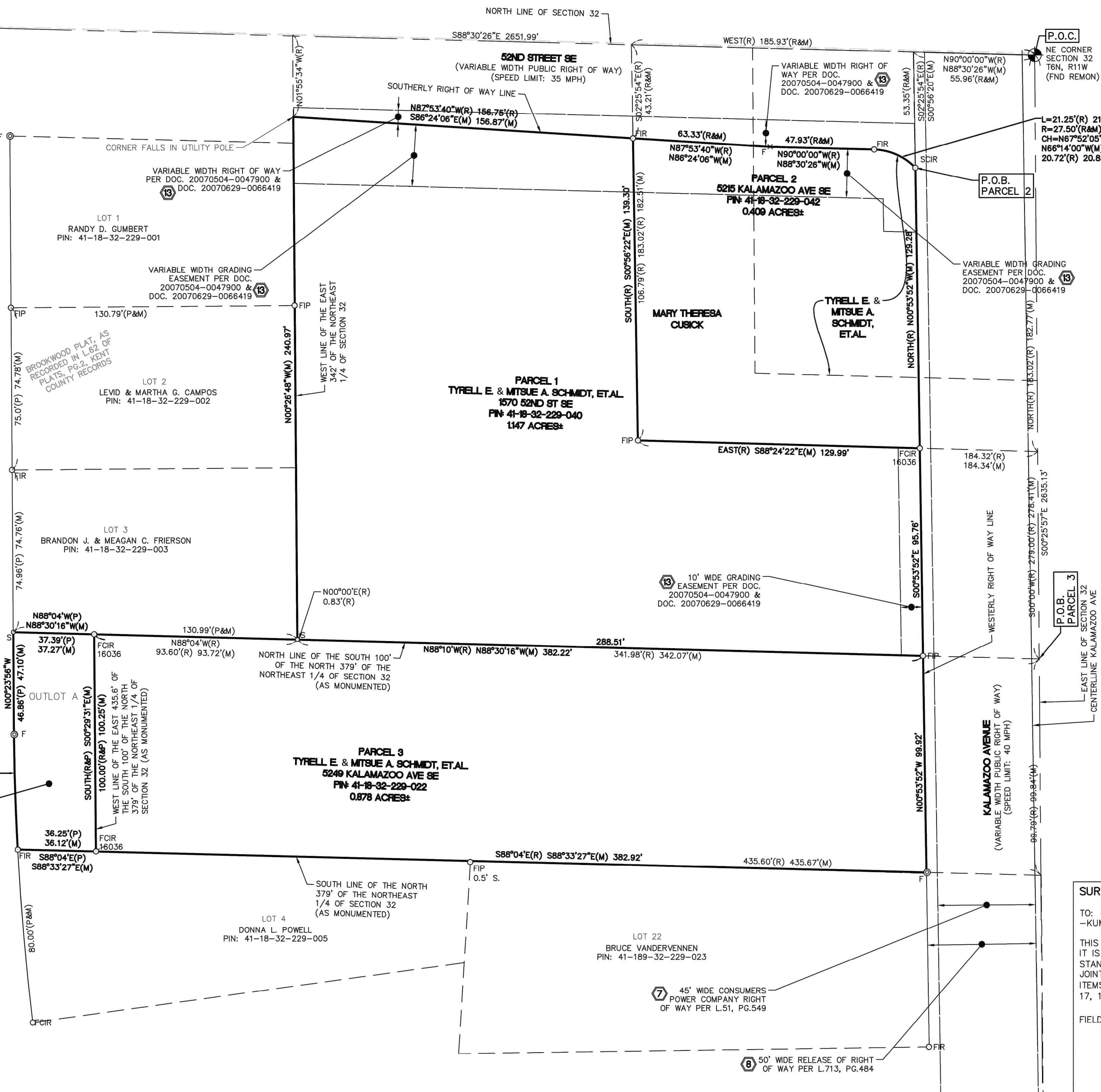
SCHEDULE B, PART II EXCEPTIONS PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-1111238-OMHA, COMMITMENT DATE: JANUARY 21, 2022:

- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RIGHT OF WAY" RECORDED AUGUST 14, 1930 AS LIBER 51, PAGE 549 OF OFFICIAL RECORDS. (AFFECTS PARCELS 1, 2 AND 3)
RESPONSE: COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, EASEMENT AS SHOWN HEREON.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RELEASE OF RIGHT OF WAY" RECORDED AS LIBER 713, PAGE 484 OF OFFICIAL RECORDS. (AFFECTS PARCELS 1, 2 AND 3)
RESPONSE: COVERS KALAMAZOO AVENUE, AS SHOWN HEREON.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE AGREEMENT" RECORDED MAY 16, 1962 AS LIBER 935, PAGE 145 OF OFFICIAL RECORDS. (AFFECTS PARCEL 2)
RESPONSE: COVERS PARCEL 2.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEED" RECORDED MAY 4, 1976 AS LIBER 2215, PAGE 692 OF OFFICIAL RECORDS. (AFFECTS PARCEL 4)
RESPONSE: COVERS PARCEL 4 AND ADDITIONAL LAND.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT" RECORDED OCTOBER 20, 1998 AS LIBER 4509, PAGE 45 OF OFFICIAL RECORDS. (AFFECTS PARCEL 2)
RESPONSE: COVERS PARCEL 2, CONTAINS USE RESTRICTIONS.
- THE FACT, AS DISCLOSED BY THAT CERTAIN DOCUMENT OR DOCUMENTS RECORDED OCTOBER 20, 1998 AS LIBER 4509, PAGE 45 OF OFFICIAL RECORDS, THAT SOME VIOLATION OF ENVIRONMENTAL PROTECTION LAWS MAY HAVE OCCURRED WHICH MAY AFFECT THE LAND.
RESPONSE: COVERS PARCEL 2, CONTAINS USE RESTRICTIONS.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF TAKING" RECORDED MAY 4, 2007 AS INSTRUMENT NO. 20070504-0047900 OF OFFICIAL RECORDS. (AFFECTS PARCELS 1 AND 2)
RESPONSE: EASEMENTS AS SHOWN HEREON.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "ORDER VESTING TITLE AND POSSESSION" RECORDED JUNE 29, 2007 AS INSTRUMENT NO. 20070629-0066419 OF OFFICIAL RECORDS. (AFFECTS PARCELS 1 AND 2)
RESPONSE: EASEMENTS AS SHOWN HEREON.

L=53.18'(P) 53.24'(M)
R=1200.00'
D=232'32"
CH=501'48'55"E
53.24'

PARCEL 4
TYRELL E. & MITSUE A. SCHMIDT, ETAL
5250 NEWCASTLE DRIVE SE
PIN: 41-18-32-229-004
0.085 ACRES

NEWCASTLE DRIVE
(60' WIDE PUBLIC RIGHT OF WAY)



E. 1/4 CORNER
SECTION 32
T6N, R11W
(FND REMON)

866.850.4200 www.atwell-group.com
12745 23 MILE ROAD, SUITE 200
SHELBY TOWNSHIP, MI 48315
(248) 768-9800

P.M.: CPK DRAWN BY: JR. JOB #: 22000815

1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

2614 - KENTWOOD, MI
SEC OF 52ND ST. SE & KALAMAZOO AVE SE

REVISION DESCRIPTION	DATE

DATE: 02-28-2022

SHEET NUMBER: 04
04 OF 17

KG PROJECT TEAM:
RDM: DAVE LEMONS
SDM: RYAN HALDER
CPM: SCOTT NEWBURY

REVISIONS

FILE: I:\22000815\DWG\SURVEY\22000815.DWG

SITE BENCHMARKS

BENCHMARK #2:
"X" ON NORTHEAST BOLT ON CONCRETE
LIGHT POLE BASE, NO POLE ON BASE
ELEVATION: 740.27 (NAVD88)



 **ATWELL**
866.850.4200 www.atwell-group.com
12745 23 MILE ROAD, SUITE 200
SHELBY TOWNSHIP, MI 48315
(586) 786-9800

CPK	DRAWN BY: JR	JOB #: 22000815
-----	--------------	-----------------



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

2614 - KENTWOOD, MI

SECT. 10, T4N, R6E, WOOD, MI.
SECT. OF 52ND ST. SE & KALAMAZOO AVE SE

KG PROJECT TEAM:
RDM: DAVE LEMONS
SDM: RYAN HALDER
CPM: SCOTT NEWBURY

REVISION DESCRIPTION

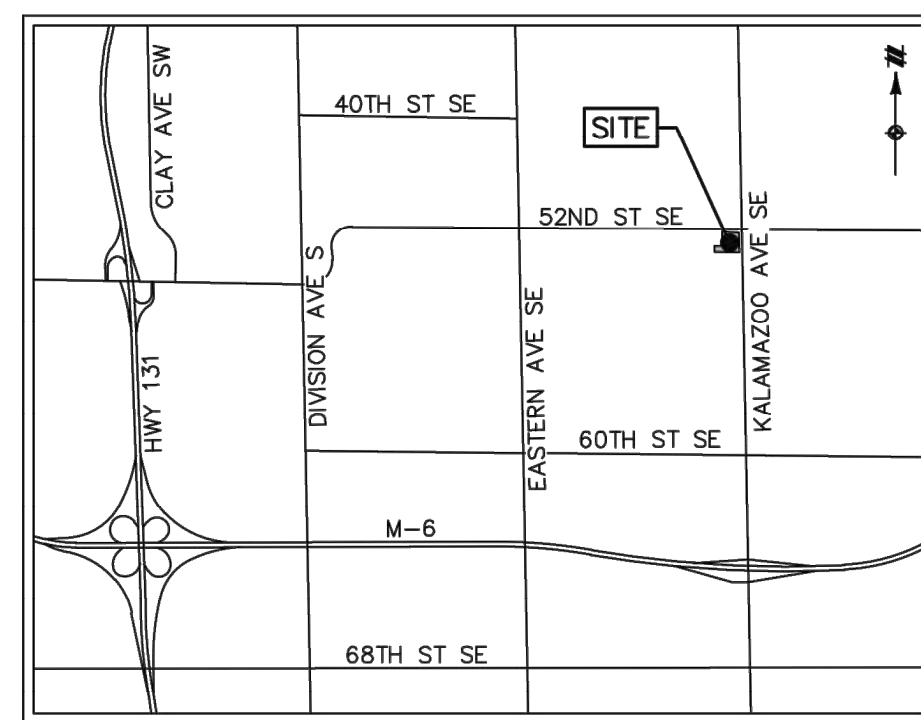
DATE

DATE: 02-28-2022

SHEET NUMBER:

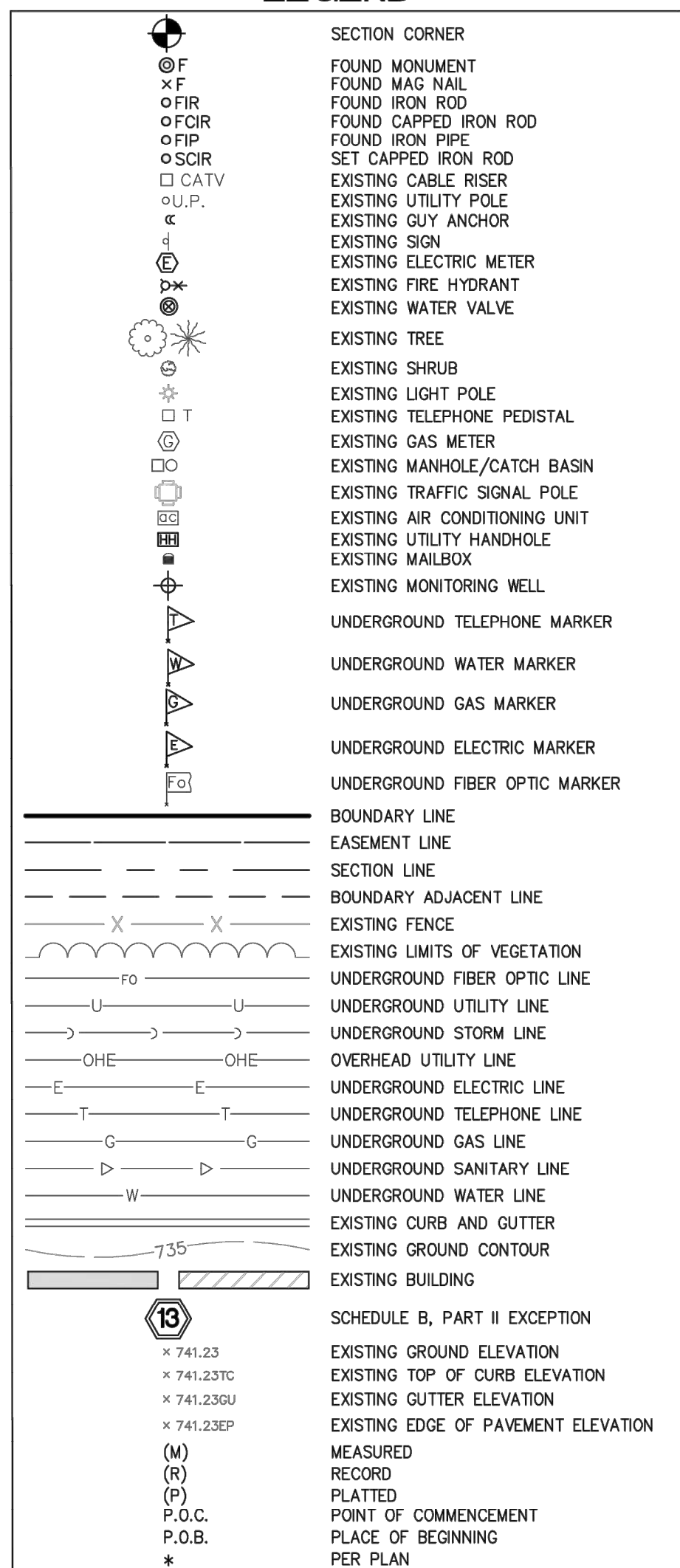
05
05 OF 17

REVISIONS

[illegible]

VICINITY MAP

LEGEND



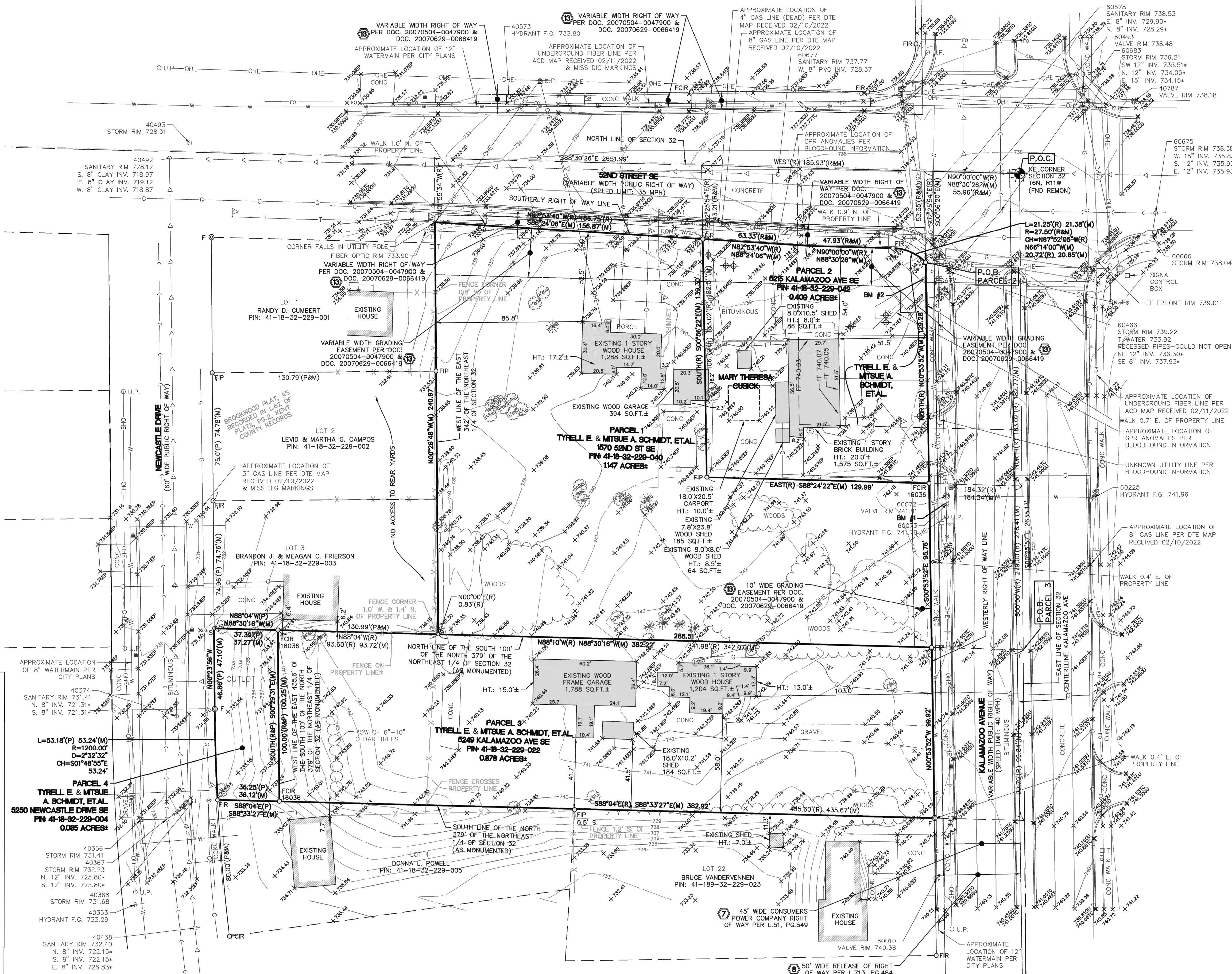
NOTES:

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH ZONE INTERNATIONAL FEET, GROUND DISTANCES. MEASURED BEARINGS DIFFER FROM TITLE. VERTICAL DATUM IS BASED ON NAVD88.
2. THE SITE SHOWN HEREON FALL ON PANEL 2601070005B OF THE FLOOD INSURANCE RATE MAP EFFECTIVE 11/18/1981, PANEL NOT PRINTED, AREA OF MINIMAL FLOOD HAZARDS.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN

NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

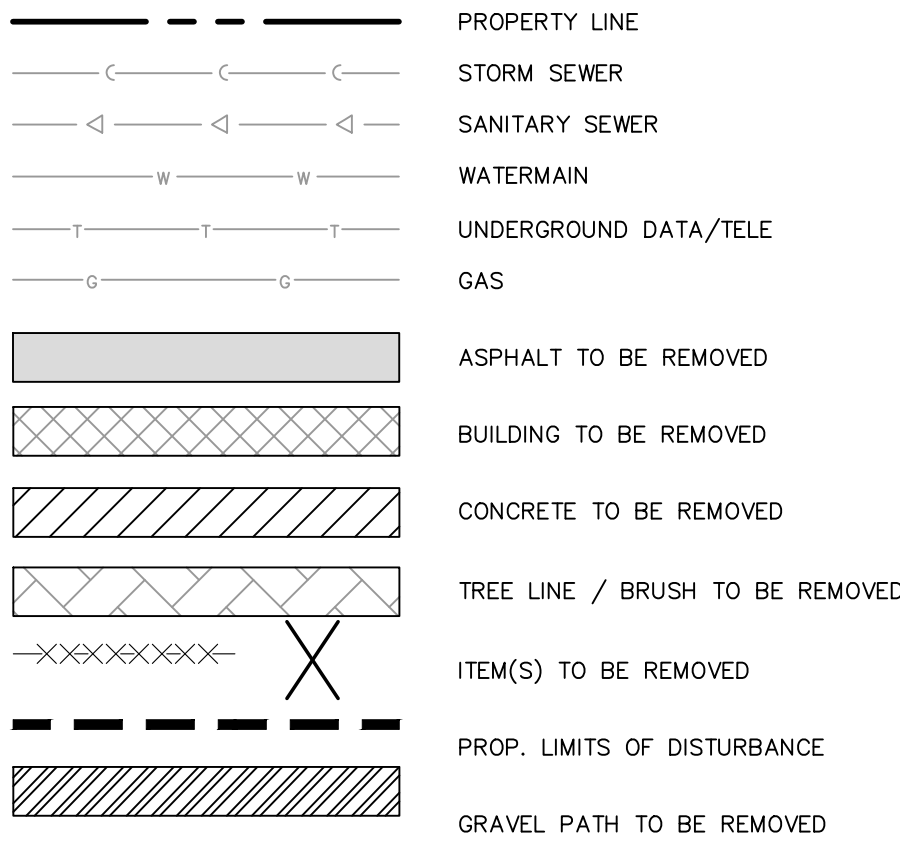
NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 1, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DETERMINED. THEREFORE, THE INFORMATION PRESENTED HEREIN IS BASED ON THE AVAILABLE UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE INFORMATION IS AVAILABLE, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

4. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
6. THE SURVEYED PROPERTY CONTAINS NO OBSERVED PARKING STALLS AT THE DATE OF THE FIELDWORK.
7. NO UNDEVELOPED WETLANDS WERE OBSERVED AT THE DATE OF THE FIELDWORK. ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAPPER, THE SUBJECT PROPERTY CONTAINS NO WETLANDS.
8. SNOW AND ICE CONDITIONS EXISTED IN THE FIELD THAT MAY RESULT IN SOME PHYSICAL IMPROVEMENTS NOT BEING VISIBLE AND THEREFORE MAY NOT BE LOCATED AS PART OF THIS SURVEY.



22000815\DWG\SURVEY\22000815TP-01.DWG 3/9/2022 9:55 AM JULE RENCKE

LEGEND



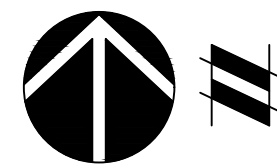
NOTES

1. ANY ITEM NOT INDICATED AS BEING REMOVED SHALL REMAIN.
2. FOR ADDITIONAL INFORMATION REFERENCE THE STANDARD NOTES SHEET, STANDARD DETAILS SHEET(S), AND ANY MUNICIPALITY AND/OR JURISDICTIONAL DETAILS ATTACHED TO THIS PLAN SET.
3. CONTRACTOR SHALL CALL "MISS DIG" AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION/DEMOLITION.
4. CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVAL AND ABANDONMENT ACTIVITIES WITH LOCAL GOVERNING AGENCY OR UTILITY COMPANY PRIOR TO STARTING DEMOLITION TO INSURE COMPLIANCE WITH GOVERNING AGENCY AND UTILITY COMPANY REMOVAL AND ABANDONMENT STANDARDS.
5. CONTRACTOR RESPONSIBLE FOR COORDINATING UTILITY TERMINATIONS & OBTAINING DEMOLITION PERMIT FROM THE CITY OF PORTAGE PRIOR TO BEGINNING CONSTRUCTION.
6. CONTRACTOR SHALL COMPLY AND ADHERE TO, AS APPLICABLE, ANY REQUIREMENTS RELATED TO INTERACTING WITH OR MANAGING ENVIRONMENTAL CONTAMINATION THAT MAY COINCIDE WITH DEMOLITION ACTIVITIES.

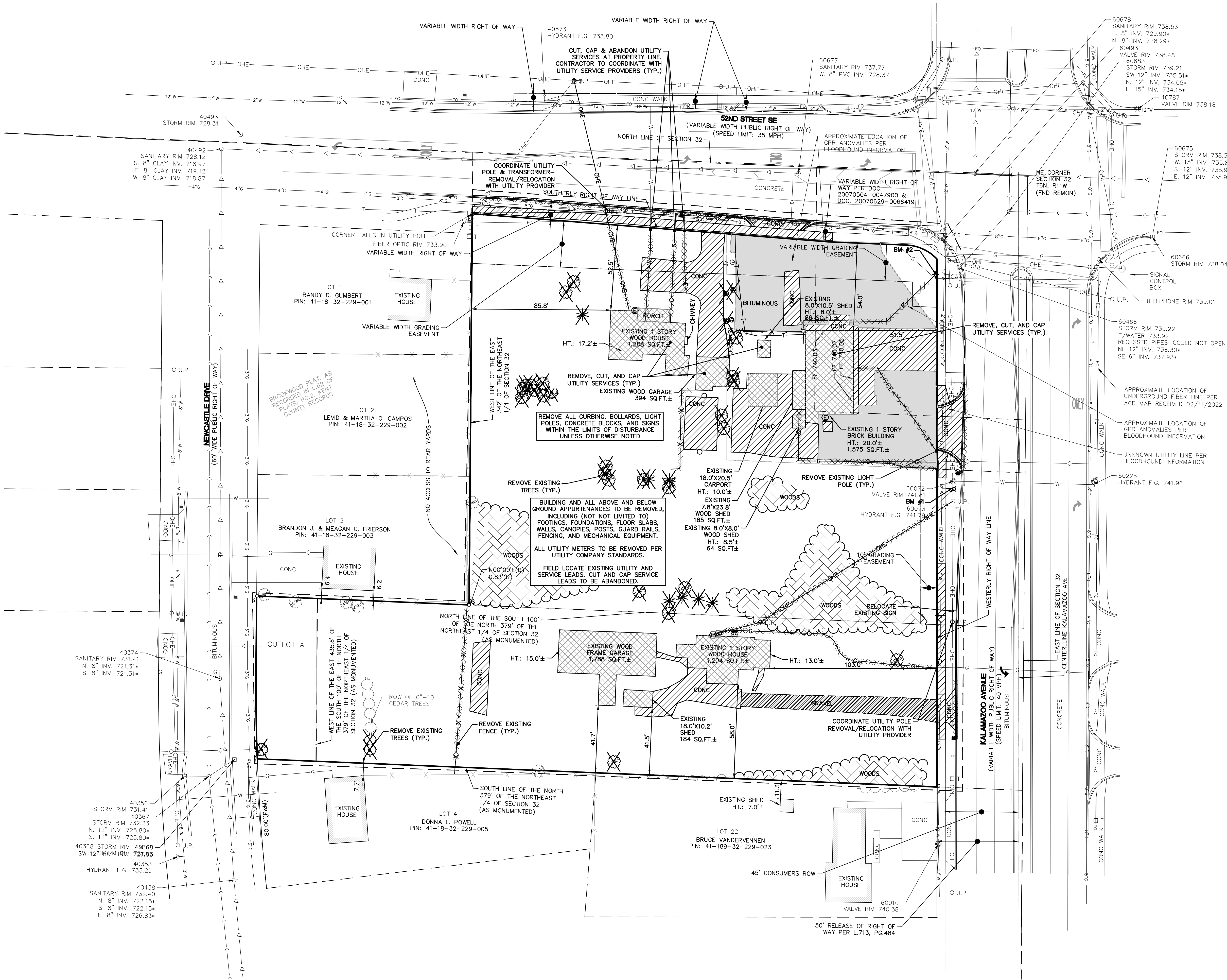
SITE BENCHMARKS

BENCHMARK #1:
NORTHWEST FLANGE BOLT ON FIRE HYDRANT
ELEVATION: 742.34 (NAVD88)

BENCHMARK #2:
"X" ON NORTHEAST BOLT ON CONCRETE
LIGHT POLE BASE, NO POLE ON BASE
ELEVATION: 740.27 (NAVD88)



0 15' 30'
SCALE: 1"=30'



REVISION DESCRIPTION	DATE

DATE: 07-18-2022

SHEET NUMBER:
06

06 OF 17

LEGEND

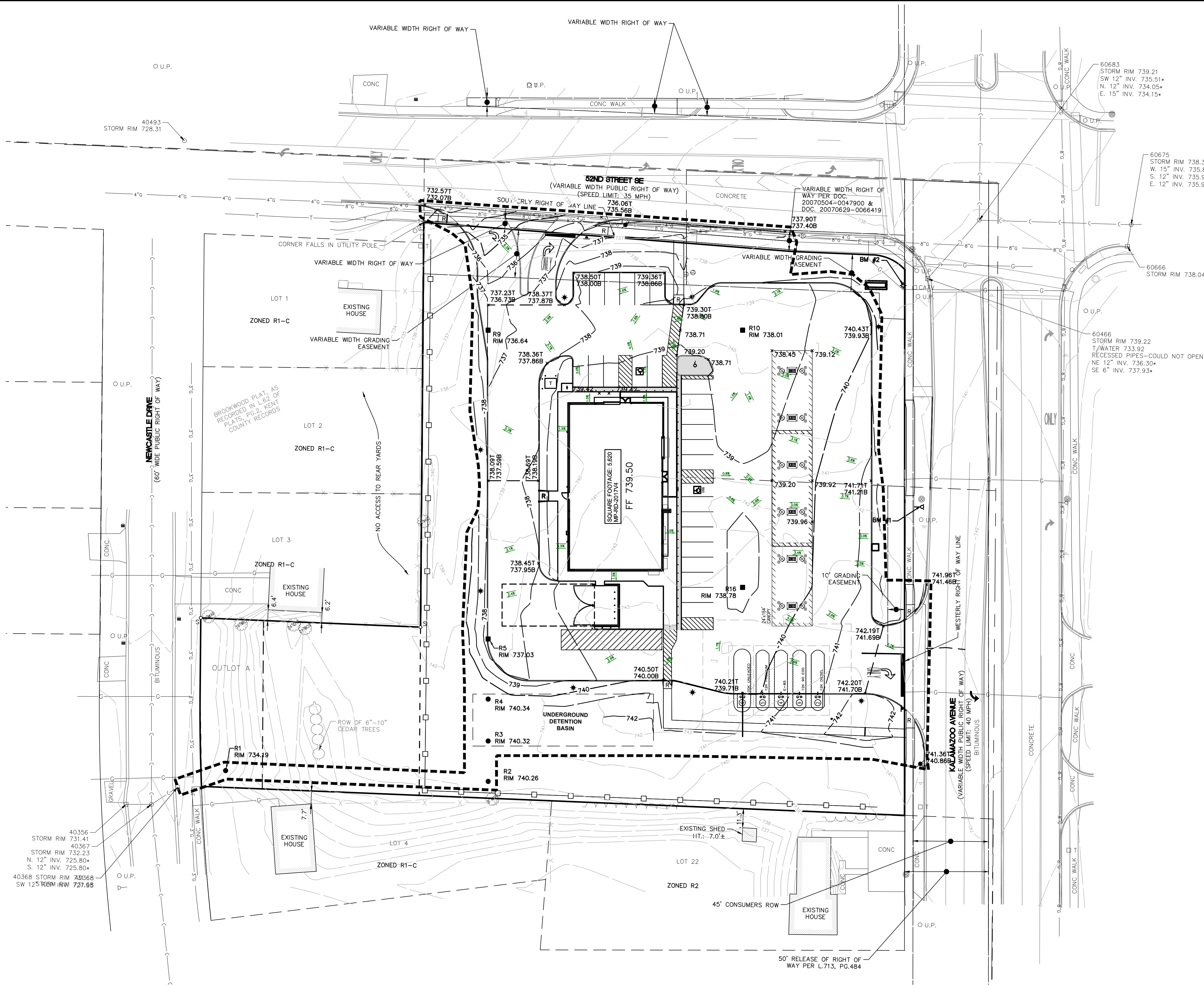
- PROPERTY LINE
---900--- EXISTING CONTOUR
---900--- PROPOSED CONTOUR
- - - - - LIMIT OF DISTURBANCE
- □ EXISTING MANHOLE/CATCH BASIN
● ■ PROPOSED MANHOLE/CATCH BASIN

NOTES

1. ALL ELEVATIONS SHOWN ARE TOP OF PAVEMENT/FINISH GRADE UNLESS OTHERWISE NOTED.

STORMWATER NARRATIVE

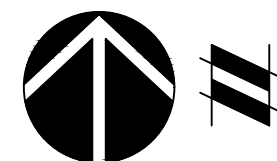
ON-SITE STORMWATER WILL GENERALLY SHEET FLOW TO A SERIES OF CATCH BASINS WHERE IT WILL BE CONVEYED TO THE ON-SITE UNDERGROUND DETENTION BASIN WHICH OUTLETS TO THE CITY STORM SYSTEM VIA A CONNECTION TO AN EXISTING CATCH BASIN TO THE WEST OF THE PROPERTY. THE PROPOSED PAVED AREA IS EQUIVALENT OR LESS THAN THE CURRENT PAVED AREA. STORMWATER FROM THE ROOF TOP AND CANOPY WILL BE CONVEYED TO VIA DOWNSPOUTS TO THE STORMWATER SEWER SYSTEM.



SITE BENCHMARKS

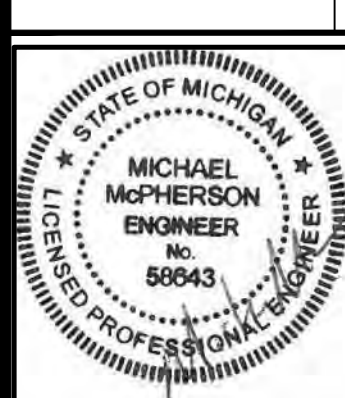
BENCHMARK #1:
NORTHWEST FLANGE BOLT ON FIRE HYDRANT
ELEVATION: 742.34 (NAVD88)

BENCHMARK #2:
"X" ON NORTHEAST BOLT ON CONCRETE
LIGHT POLE BASE, NO POLE ON BASE
ELEVATION: 740.27 (NAVD88)



0 15' 30'
SCALE: 1"=30'

ATWELL
888.850.4200 www.atwell-group.com
12745 23 MILE ROAD, SUITE 200
SHELLEYSBURG, MO 64683
(586) 788-5800



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

2614 - KENTWOOD, MI
SWC OF 52ND ST SE & KALAMAZOO AVE SE

PRELIMINARY GRADING PLAN

KG PROJECT TEAM:
RDM: DAVE LEMONS
SDM: RYAN HALDER
CPM: SCOTT NEWBURY

REVISIONS

REVISION DESCRIPTION

DATE

DATE

SHEET NUMBER:

07
07 OF 17

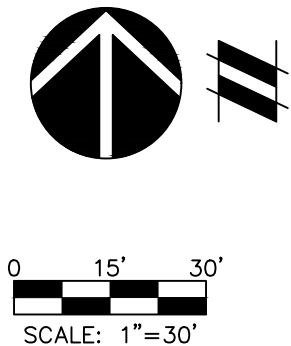
CAD FILE: K:\2200815\DWG\PLAN SETS\SITE-PRELIMINARY\2200815-06-0

	PROPERTY LINE		EXISTING / PROPOSED MANHOLE
	EXISTING OVERHEAD LINES		EXISTING / PROPOSED HYDRANT
	STORM SEWER		EXISTING / PROPOSED VALVE OR STOP BOX
	EXISTING SANITARY SEWER		EXISTING / PROPOSED LIGHT POLE
	EXISTING WATER		EXISTING / PROPOSED CATCH BASIN
	PROPOSED SANITARY SEWER		PROPOSED CLEANOUT
	PROPOSED WATER		EXISTING UTILITY POLE
	UNDERGROUND ELECTRIC		PROPOSED TRANSFORMER
	GAS		
	UNDERGROUND TELEPHONE/DATA		
	PROPOSED SAND BACKFILL		

1. FOR ADDITIONAL INFORMATION REFERENCE THE STANDARD NOTES SHEET, STANDARD DETAILS SHEET(S), AND ANY MUNICIPALITY AND/OR JURISDICTIONAL NOTES/DETAILS INCLUDED WITH THIS PLAN SET.
2. ALL 6" DIAMETER SANITARY SEWER SHALL BE PVC SDR 23.5.
3. NO FOOTING DRAINS SHALL BE CONNECTED TO THE BUILDING SEWER.
4. NO CONNECTION RECEIVING STORM SEWER, SURFACE WATER OR GROUND WATER SHALL BE MADE TO THE SANITARY SEWER.
5. ELECTRIC, TELEPHONE, AND DATA CONDUIT SHALL BE SCHEDULE 40 PVC OR TYPE DB DIRECT BURY TELEPHONE DUCT.
6. A GALVANIZED PULL WIRE OR PURPLE POLYPROPYLENE/ETHYLENE ROPED WITH A MINIMUM PULLING TENSION OF 100 POUNDS SHALL BE INSTALLED IN THE CONDUIT.
7. PULL BOX SIZE SHALL BE 17"x30"x28" QUAZITE" OR APPROVED EQUAL.
8. THE MINIMUM CONDUIT BURIAL DEPTH SHALL BE 24".
9. AN ORANGE DETECTABLE HAZARD TAPE WITH INTEGRAL "BURIED CABLE" WORDING, SHALL BE INSTALLED 12" ABOVE CONDUIT.




THE PROPOSED DEVELOPMENT WILL CONNECT TO AN EXISTING SANITARY LOCATED NORTH OF THE PROPERTY. ON-SITE SANITARY WILL CONSIST OF A 1,000 GALLON GREASE INTERCEPTOR AND 6" PVC SDR23.5 PIPE. CLEANOUTS WILL BE INSTALLED AT ALL CHANGES IN DIRECTION & ON RUNS OVER 100'.

ON-SITE WATER SERVICE WILL BE SUPPLIED VIA 2" TYPE 'K' COPPER LEAD CONNECTED TO THE NEAREST ALLOWED TAP LOCATION. THE TAP IS CURRENTLY PROPOSED TO A WATER LINE TO THE EAST OF THE PROPERTY.



BENCHMARK #1:
NORTHWEST FLANGE BOLT ON FIRE HYDRANT
ELEVATION: 742.34 (NAVD88)

BENCHMARK #2:
"X" ON NORTHEAST BOLT ON CONCRETE
LIGHT POLE BASE, NO POLE ON BASE
ELEVATION: 740.27 (NAVD88)

 ATWELL 866.850.4200 www.atwell-group.com 12745 23 MILE ROAD, SUITE 200 SHELLEY, IDAHO 83435 (208) 786-4820		P.M.: MMC	DRAWN BY: JA	JOB #: 22000815
				
				
1459 Grand Ave Des Moines, IA 50309 P: 888-458-6646				
2614 - KENTWOOD, MI SWC OF 52ND ST SE & KALAMAZOO AVE SE			PRELIMINARY UTILITY PLAN	
KG PROJECT TEAM: RDM: DAVE LEMONS SDM: RYAN HALDER CPM: SCOTT NEWBURY				
REVISION DESCRIPTION DATE △				
DATE: 07-18-2022				
SHEET NUMBER:		08 08 OF 17		
REVISIONS				

1. LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTINGS AND RELATED WORK. LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON PROPERTY WITH THE GENERAL CONTRACTOR AND BY CALLING 811 PRIOR TO STAKING PLANT LOCATIONS. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES CONTACT LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WITH ANY CONCERNS. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.

2. PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE PERIMETER OF ALL AREAS WHERE TREES ARE TO BE MAINTAINED AS APPROVED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS.
3. LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
4. WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUBS MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWING OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRUBBED OR DESTROYED FOR CONSTRUCTION. OTHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
5. ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
6. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT AND OWNER BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.
7. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND RECOMMENDATIONS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WIDE FREED CONDITION

1. PROVIDE PLANTS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY SHOWN AND SCHEDULED AND IN CONFORMANCE WITH THE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANTS SHALL HAVE BEEN GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE.
2. ALL PLANTS SHALL BE FULL, WELL-BRANCHED PLANTS CHARACTERISTIC OF THE SPECIES. PLANTS SHALL BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND

3. PLANT STOCK SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO CONDITIONS IN THE LOCALITY OF THE PROJECT.
4. LABEL AT LEAST ONE PLANT OF EACH KIND WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
5. PROVIDE FRESHLY DUG BALLED & BURLAPPED PLANT MATERIALS. DO NOT DROP BALLED & BURLAPPED STOCK DURING DELIVERY.
6. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

1. INSTALL TREES AND SHRUBS ACCORDING TO STANDARD DETAILS SHOWN ON THE PLAN.
2. ALL TREE SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.

3. ALL TREE SAUCERS AND SHRUB BEDS SHALL BE MULCHED WITH A 3-INCH LAYER OF ORGANIC TRIPLE SHREDDED HARDWOOD BARK MULCH. NON-ORGANIC MULCHES SUCH AS GRAVEL, CRUSHED BRICK, LAVA ROCK, ETC. ARE UNACCEPTABLE.
4. TREE GUYSING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
5. APPLY 12 CUBIC FEET OF PEAT MOSS PER 100 SQUARE FEET AND 20 POUNDS OF 8-8-8 FERTILIZER PER 100 SQUARE FEET OF GROUND COVER PLANTING BEDS. ROTOTILL THE BEDS TO A DEPTH OF 6 INCHES AND SMOOTH TO AN EVEN AND UNIFORM SURFACE. PLANT GROUND COVER MATERIALS. APPLY 2 INCHES OF ORGANIC MULCH, AND WATER.

1. NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. SEE CIVIL/SITE PLAN FOR ALL SITE DIMENSIONS, SQUARE FOOTAGES, PARKING CALCULATIONS, AND DETAILS OF ALL SITE IMPROVEMENTS.

3. IF THE LANDSCAPE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES AND SHRUBS (TO BE PROTECTED) ACCORDING TO THE TREE PROTECTION DETAIL AND MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT. NO TRAFFIC, EQUIPMENT, OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS WITHOUT APPROVAL.

5. ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. PLANT MATERIALS ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. IF WET, CLAY SOILS OR POOR DRAINING SOILS ARE EVIDENT, PLANT HIGHER. REMOVE ALL TWINE, WIRE AND BURLAP FROM TOP 1/3 OF ROOT BALL AND FROM TREE TRUNKS.
6. ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
7. SEED AND/OR SOD ALL AREAS DISTURBED DUE TO GRADING AND CONSTRUCTION

MANUFACTURER'S INSTRUCTIONS UNLESS NOTED OTHERWISE.

- MULCH MATERIAL: ALL MULCH TO BE 4"-6" ROUNDED BROWN BIRD GRAVEL, WITH 8" MIN. DEPTH WITH WEED PREVENTION FABRIC, MULCH ALL PLANTING BEDS, 2'-0" STRIP ADJACENT TO LANDSCAPED AREA AROUND BUILDING AND TRASH ENCLOSURE. EXCEPT FOR WEEDS AND DECIDUOUS TREES TO RECEIVE 8" DEEP STONE MULCH WITH NO STONE IN DIRECT CONTACT WITH TREE TRUNK. EXTENT OF MULCH TO BE 4'-0" DIA. AT TREES.
5. TREE STAKING: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREE ACCORDING TO THE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SURROUNDING SOIL THROUGHOUT THE PERIOD OF GUARANTEE PERIOD. AT THE END OF THE PLANT GUARANTEE PERIOD ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM, AT END OF GUARANTEE PERIOD ALL STAKES SHALL BE REMOVED AND ANY REMAINING AND DECIDUOUS TREES SHALL BE STAKED. THESE SUPPORTS SHALL POINT AWAY FROM ANY AND ALL CIRCULATION ROUTES.
6. TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1-20 AND REMOVE ALL WRAPPING AFTER 5-1.
7. EDGING: EDGING SHALL BE METAL OR SPADE EDGED. REFER TO KJM & GO SPECIFICATION SECTION 32300.
8. FERTILIZER: JUMP-SHOT ROOT STIMULATOR AS MANUFACTURED BY ACME, OR APPROVED EQUIV. SHALL BE APPLIED TO THE SOIL BACKFILL OF EACH PLANT DURING INSTALLATION.
9. PLANT SIZING: MEASURE TREES AND SHRUBS ACCORDING TO ANSI Z60.1 STANDARDS. TAKE CALIPER MEASUREMENTS 6 INCHES ABOVE GROUND FOR TREES AND 4 INCHES ABOVE GROUND FOR SHRUBS. SPECIFICATION TAKE PRECEDENCE OVER QUANTITIES. RESPECT STATED DIMENSIONS, DO NOT SCALE DRAWINGS.
10. PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. PLANT TAKES PRECEDENCE OVER PLANT SCHEDULE IF UNRESOLVED QUANTITIES EXIST. SPECIFICATION TAKE PRECEDENCE OVER QUANTITIES. RESPECT STATED DIMENSIONS, DO NOT SCALE DRAWINGS.

1. MAINTENANCE OF PLANT MATERIALS AND LAWN AREAS SHALL BEGIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE, BUT IN NO CASE, LESS THAN THE PERIOD STATED IN KUM & GO SPECIFICATION SECTION 329200:

2. AFTER REQUIRED MAINTENANCE PERIOD, THE OWNER, UPON REQUEST, WILL MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY. UNACCEPTABLE WORK SHALL BE REPAIRED OR REPLACED AND NOT REPEATED BEFORE FINAL ACCEPTANCE IS GRANTED.
3. A WRITTEN WARRANTY SHALL BE PROVIDED TO THE OWNER GUARANTEEING THAT ALL PLANT MATERIALS SOUGHT AFTER FOR SEEDED AREAS WILL BE THURING FOR THE FOLLOWING STATED PERIODS: TREES, SHRUBS, AND GROUND COVERS - ONE YEAR AFTER FINAL ACCEPTANCE. SOIL AND SEEDED AREAS - 90 DAYS AFTER FINAL ACCEPTANCE PERMANALS - 90 DAYS AFTER FINAL ACCEPTANCE.
4. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS REGARDING MAINTENANCE OF EACH TYPE OF VEGETATION. THE OWNER IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE VEGETATION. THE CONTRACTOR SHALL AS OUTLINED IN THE MAINTENANCE INSTRUCTIONS. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE SITE AND WILL INFORM THE OWNER OF ANY LACK OF PROPER MAINTENANCE IN WRITING. OWNER'S FAILURE TO COMPLY WITH THE MAINTENANCE PROGRAM SHALL RENDER THE WARRANTY NULL AND VOID.
5. THE CONTRACTOR IS NOT RESPONSIBLE FOR ACTS OF NATURE INCLUDING ABNORMAL WEATHER CONDITIONS, EROSION, DRAINAGE, NOR DAMAGES BY OTHERS; IF ANY CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR SHOULD OCCUR, THE MATERIALS AFFECTED WILL NO LONGER BE COVERED BY THE WARRANTY.

1. LAWN AREAS SHALL BE PREPARED ACCORDING TO THE SECTION BELOW ENTITLED "SEEDBED PREPARATION".

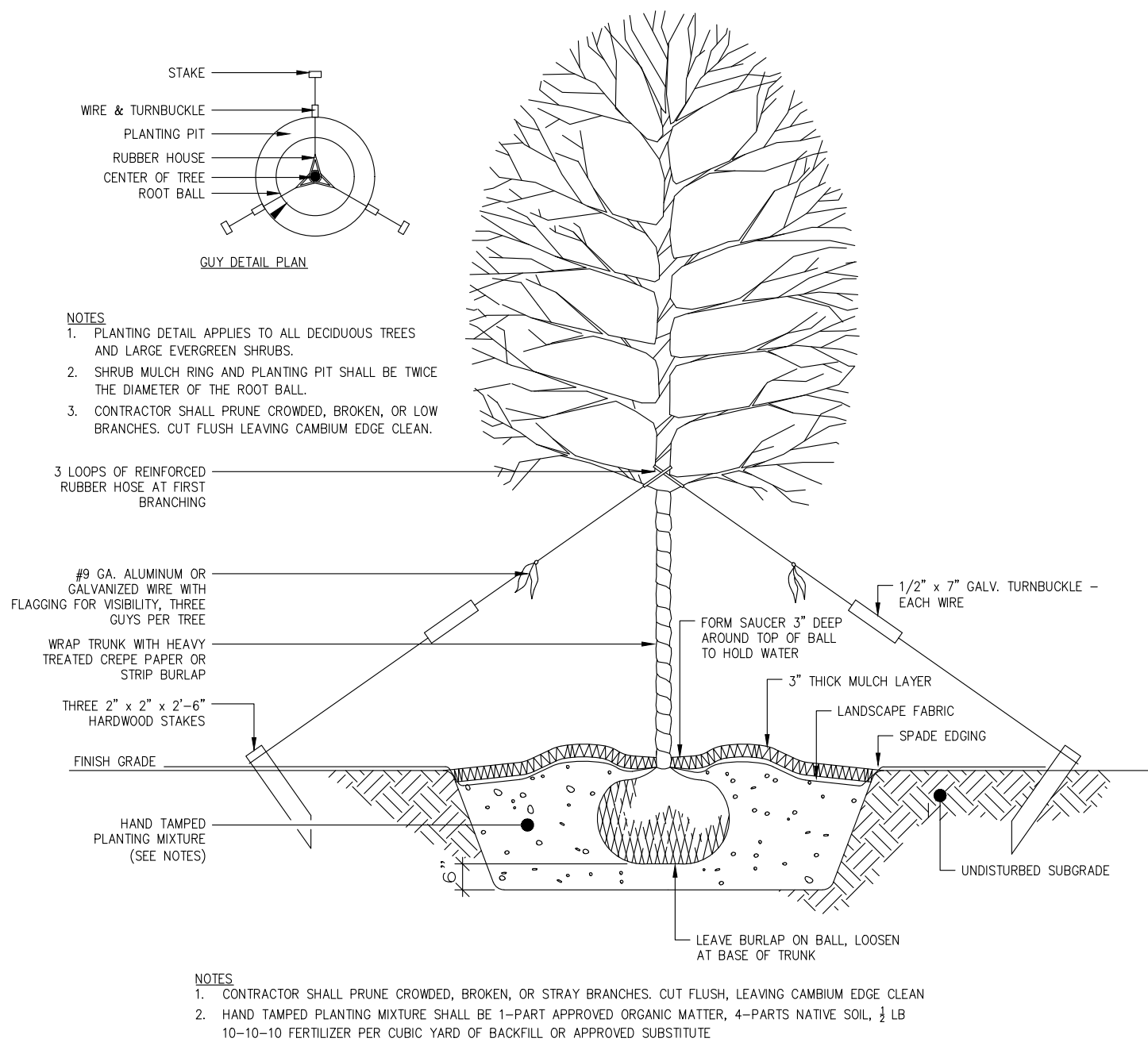
2. LOCALLY-GROWN SOD SHALL BE PROVIDED IN AREAS WHERE SEEDING IS NORMALLY UNSUCCESSFUL OR WILL BE UNSUCCESSFUL DUE TO CLIMATE, SEASON, OR OTHER TEMPORARY CONSTRAINT. SOD SHALL BE STRONGLY ROOTED, FREE OF WEEDS, AND OF UNIFORM THICKNESS WITH NO MORE THAN 1.5 INCHES OR LESS THAN 1 INCH OF SOIL.
3. SOD SHALL BE TIGHTLY-FITTED TOGETHER. ENDS AND EDGES SHALL MEET WITHOUT OVERLAP AND JOINTS SHALL BE STAGGERED WITH ADJACENT ROWS. AFTER INSTALLATION, SOD SHALL BE THOROUGHLY WATERED. ON SLOPES STEEPER THAN 3:1, SOD SHALL BE HELD IN PLACE WITH WOODEN STAKES MEASURING 1 INCH SQUARE BY 6 INCHES LONG. STAKES SHALL BE DRIVEN FLUSH WITH THE TOP OF THE SOD'S SOIL LAYER.

4. PROVIDE GRASS SEED THAT IS FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSTS OF NORTH AMERICA. PROVIDE SEED TYPE OR SEED MIX WITH BEST RECORD OF SUCCESS IN LOCALITY OF PROJECT OR PER PROJECT SPECIFICATIONS. REFER TO PLAN

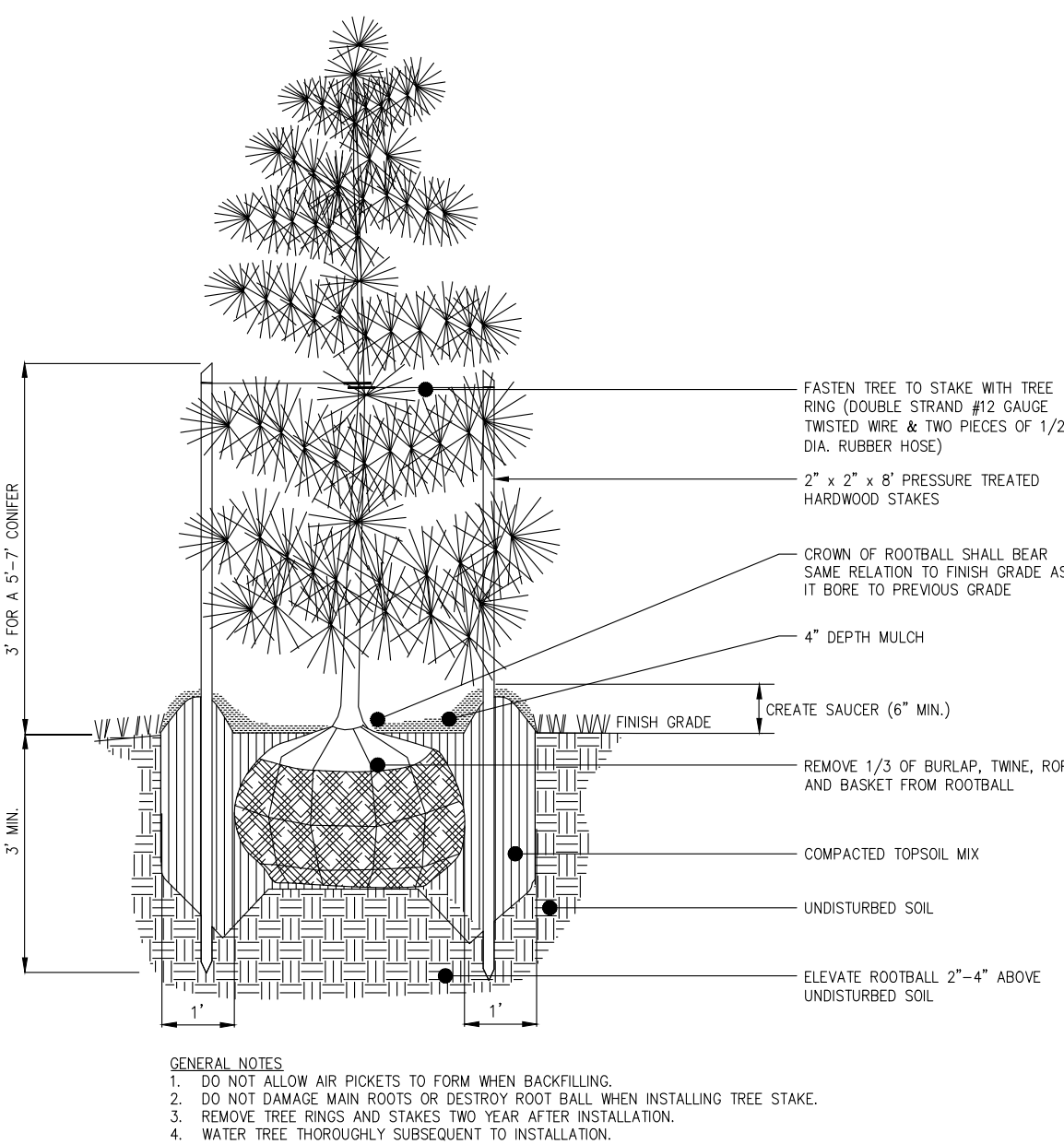
5. APPLY SEED AT THE APPROPRIATE RATE, PER M.D.O.T. SPECIFICATIONS, FOR ESTABLISHING A NEW LAWN. SOW SEED USING A SPREADER OR SEEDING MACHINE. DISTRIBUTE SEED EVENLY OVER ENTIRE AREA BY SOWING EQUAL QUANTITY IN DIRECTIONS AT RIGHT ANGLES TO EACH OTHER. RAKE SEED LIGHTLY INTO TOP 1/8-INCH OF SOIL. ROLL LIGHTLY, AND WATER WITH A FINE SPRAY.
6. PROTECT ALL SEEDED AREAS AGAINST EROSION BY SPREADING A CLEAN, SEED FREE SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY. SPREAD UNIFORMLY TO FORM A CRUST. CRUST SHOULD BE NOT LESS THAN 1.5 INCHES THICK. MEASUREMENT OVER SEEDED AREA.
7. TREATMENTS SUCH AS JETS, MUCK, EXCLOSURE BLANKING, OR FIBERGLASS ROVING SHALL BE USED TO STABILIZE DITCHES OR STEEP SLOPES SUSCEPTIBLE TO EROSION. THE TREATMENT SHALL BE INSTALLED PRIOR TO THE MULCHING OPERATION.

1. ALL DISTURBED AREAS SHALL BE DRESSED TO THE TYPICAL SECTIONS AND/OR GRADES SHOWN AND PLOWED TO A DEPTH OF 5 INCHES. THE TOP 2 INCHES SHALL BE PULVERIZED TO PROVIDE A UNIFORM SEEDBED.

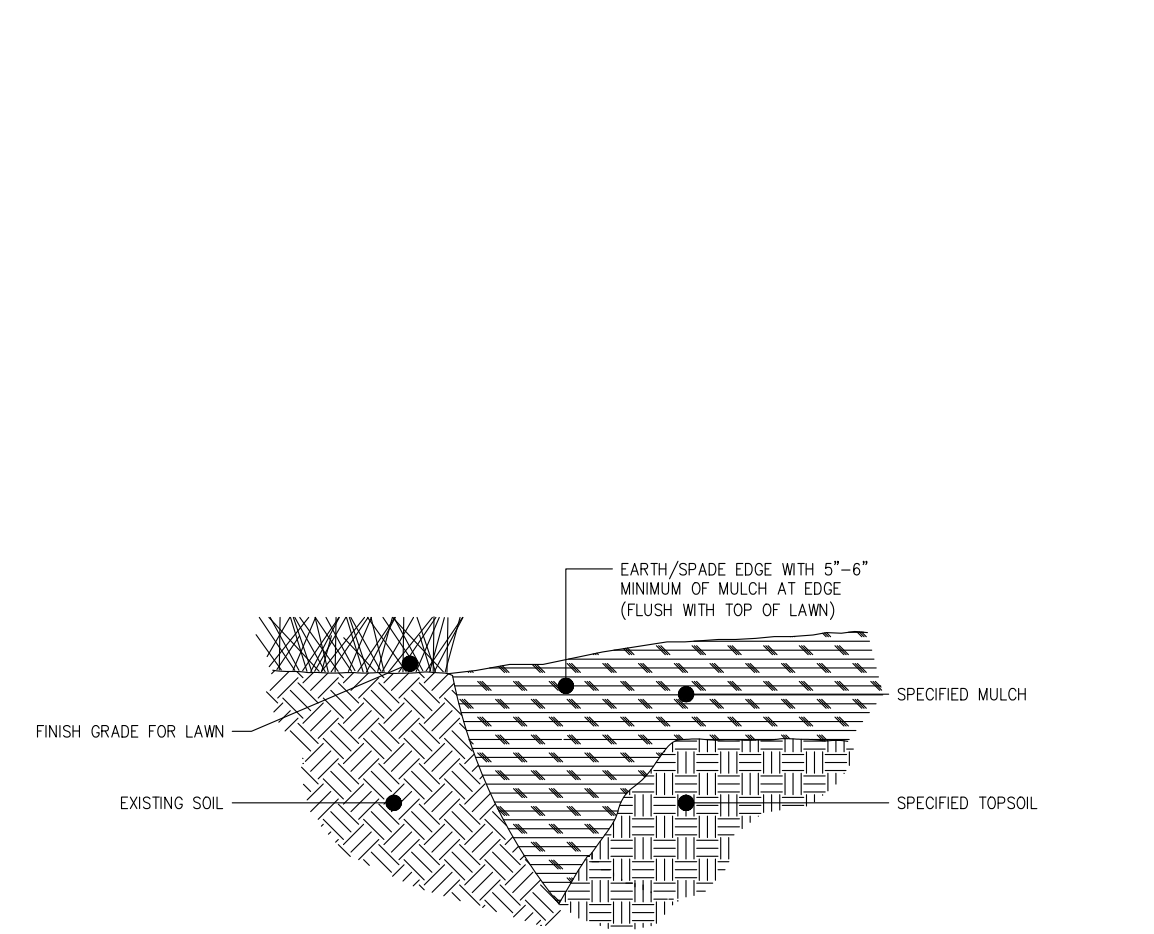
2. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER DEBRIS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM. SOIL LEVEL SHALL BE APPROXIMATELY 1 INCH BELOW ALL TYPES OF CURBS AND WALKWAYS.
3. APPLY LIME AND FERTILIZER WITH NECESSARY EQUIPMENT TO ENSURE UNIFORM DISTRIBUTION OF THE MATERIALS. THE TROWEL/BLAST METHOD IS NOT ACCEPTABLE. THE RATES AND TYPES OF MATERIALS TO BE APPLIED ARE AS FOLLOWS:
TURFGRASS FERTILIZER WITH SLOW RELEASE NITROGEN (E.G. 18-24-0) -
RATE THAT WILL PROVIDE 5 LBS. OF PHOSPHORUS PER 1000 SQUARE FEET
LIMESTONE - 75 LBS. PER 1000 SQUARE FEET
(LIMESTONE MAY BE WAIVED IF EXISTING PH IS GREATER THAN 5.5.)
4. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL COMPACTION.



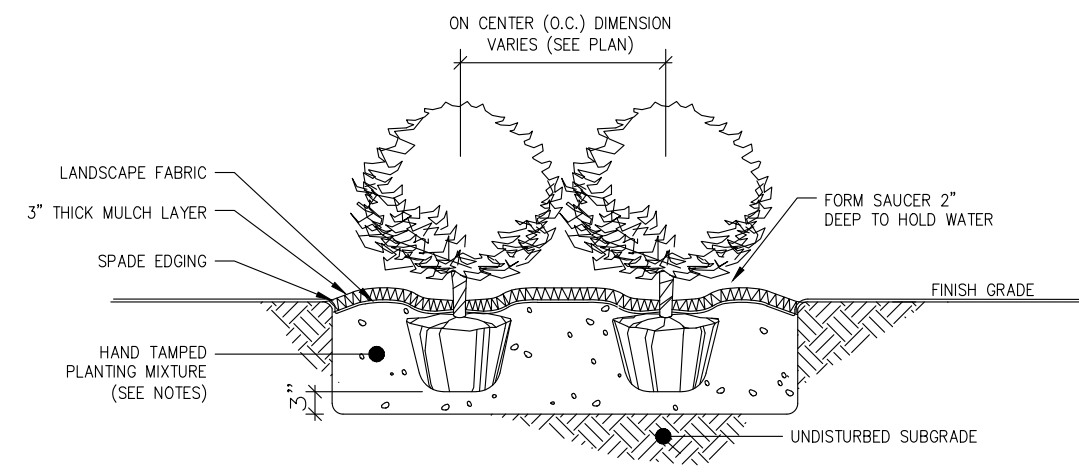
NOT TO SCALE



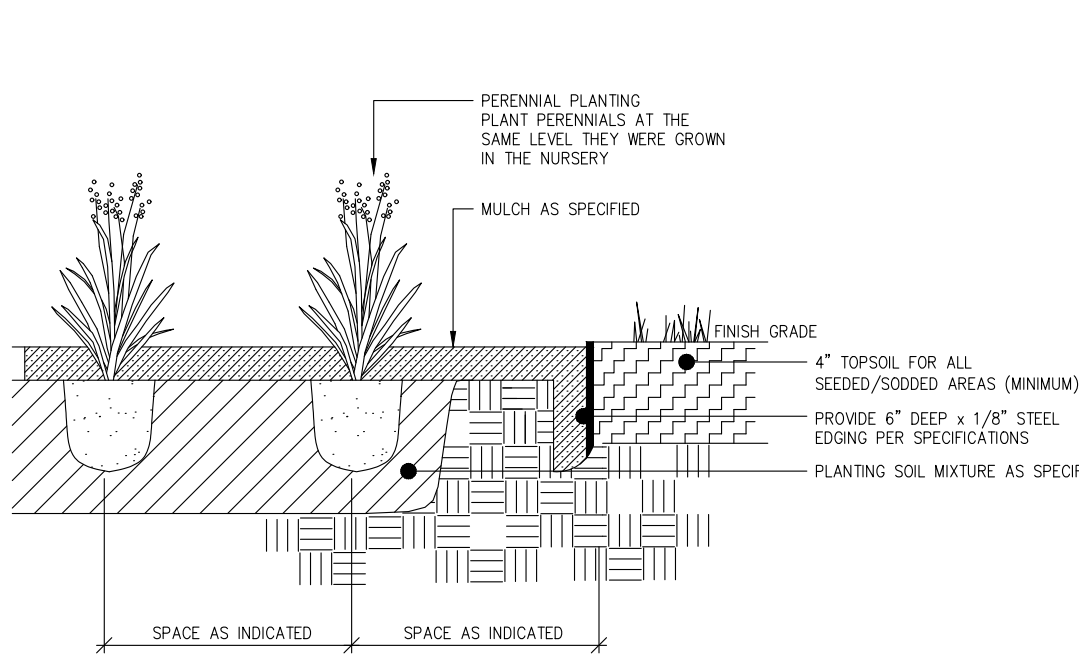
NOT TO SCALE



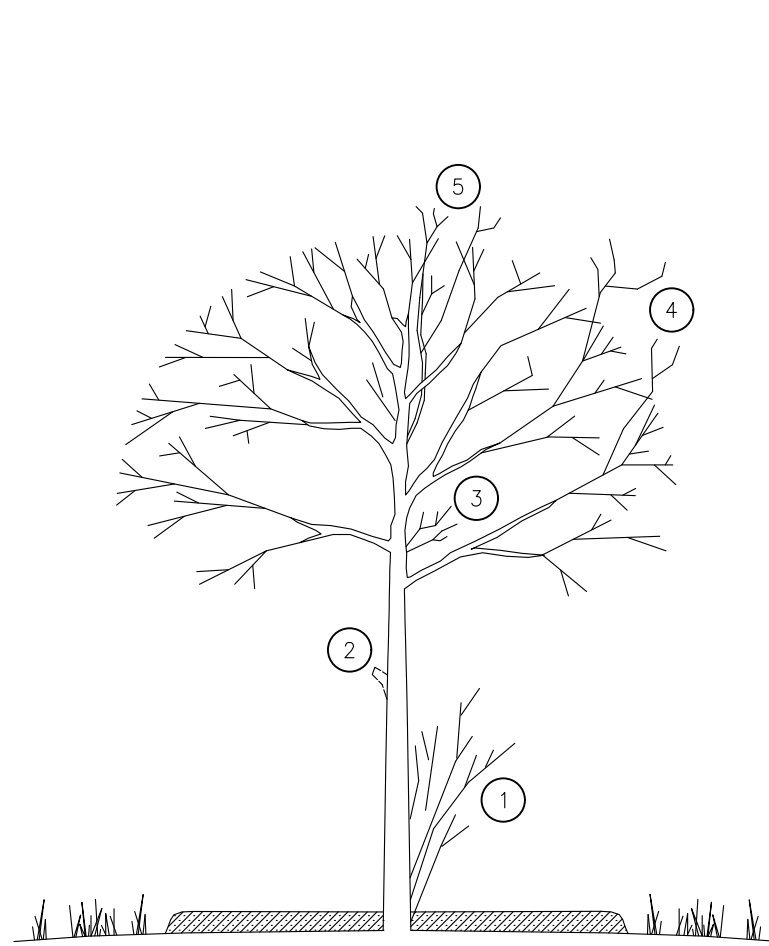
NOT TO SCALE



NOT TO SCALE



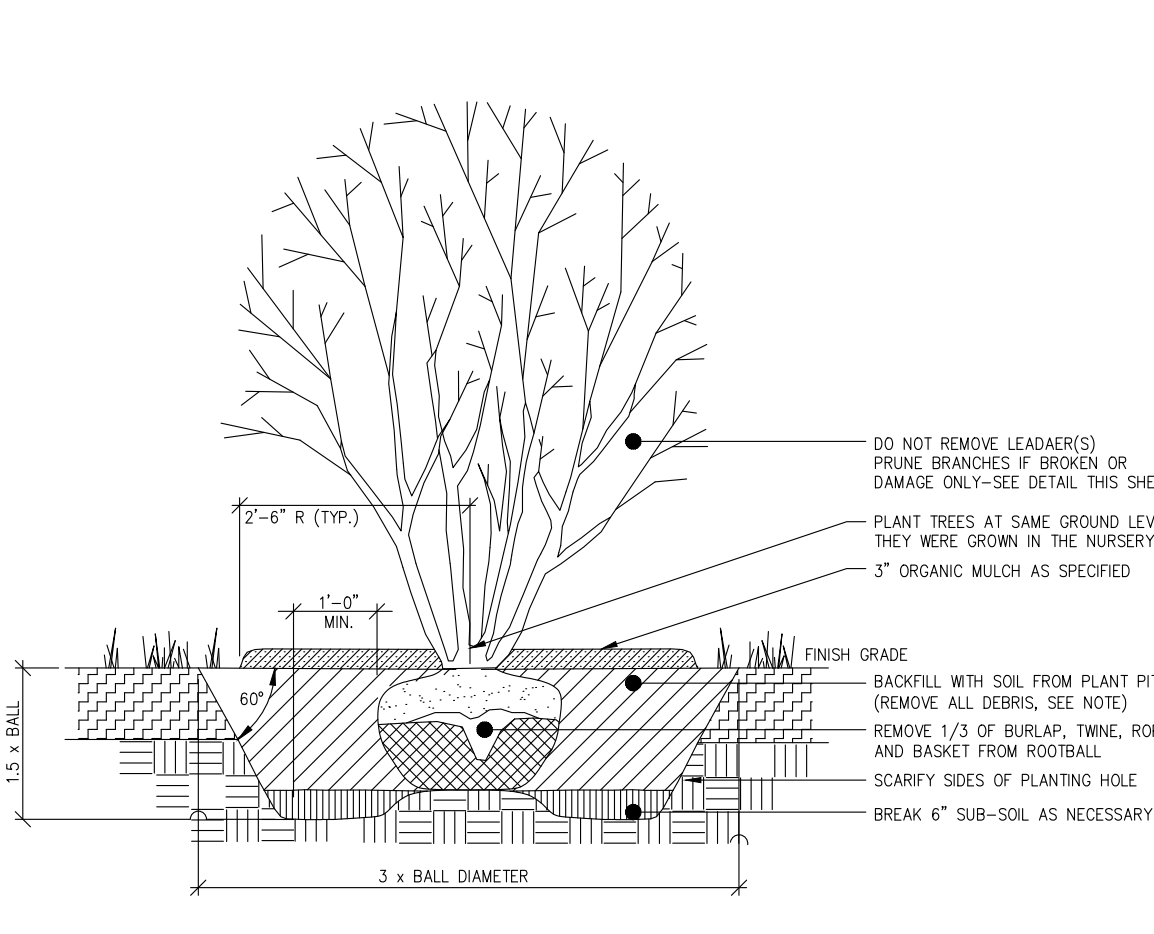
NOT TO SCALE



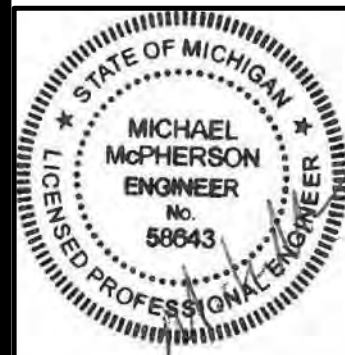
- NOTES
1. DASHED LINES ILLUSTRATE BRANCHES AND STUMPS THAT ARE TO BE REMOVED.
 2. DO NOT REMOVE THE LEADER.

- 1 REMOVE SUCKERS & SHOOTS ARE BASE OF TREE
- 2 MAKE CLEAN CUTS ON OLD STUBS, IF PRESENT
- 3 REMOVE ENTIRE SUPPLY OF TWIG & BUDS ON TRUNK
- 4 SHAPE TREE BY REMOVING DAMAGED & MISAPEN BRANCHES
- 5 REMOVE CROSS BRANCHES & THOSE DEVELOPING INTO SECONDARY LEADERS

NOT TO SCALE



NOT TO SCALE



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

2614 - KENTWOOD, MI
SWC OF 52ND ST SE & KALAMAZOO AVE SE

LANDSCAPE DETAILS

KG PROJECT TEAM:
RDM: DAVE LEMONS
SDM: RYAN HALDER
CPM: SCOTT NEWBU

[illegible]



SCV



TLFL

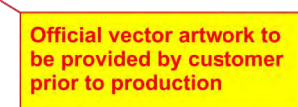
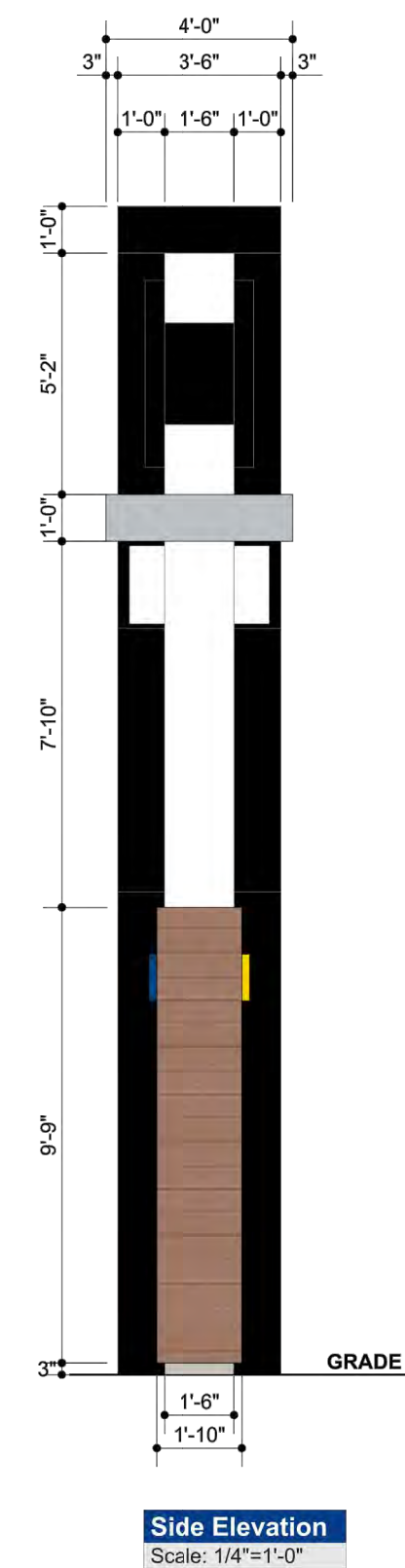


SLM

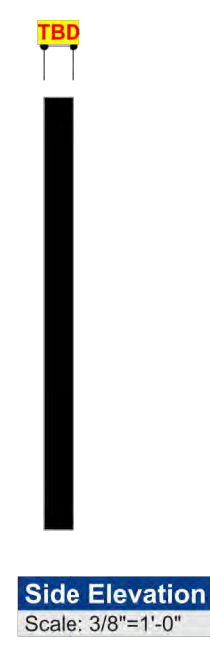
Photometric data for fixture types "B & D" are based upon another manufacturer's test and as a result can not be verified by LSI Industries for this calculation.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	L.L.D	L.D.D	LLF	Arr. Lum. Lumens	Arr. Watts
	12	A	SINGLE	SCV-LED-23L-SCFT-50-15.5' MT HGT TURNED OFF	1.000	1.000	1.000	23101	188
	5	A1	SINGLE	SCV-LED-23L-SCFT-50-17.5' MT HGT TURNED OFF	1.000	1.000	1.000	23101	188
	7	B	SINGLE	WST LED P2 40K VW MVOLT - 11' MH - FIXTURE BY LITHONIA LIGHTING	1.000	1.000	1.000	3512	25
	1	C	SINGLE	TLFL-LED-20L- 4' MH	1.000	1.000	1.000	18768	187.91
	17	D	SINGLE	DNR52609 LED6-40K - 9' MH - FIXTURE BY ATLANTIC LIGHTING	1.000	1.000	1.000	1579	23.8
	2	G	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-SINGLE-16'POLE+2.5'BASE DIM 50%	1.000	1.000	0.500	18904	135
	2	G1	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-SINGLE-16'POLE+2.5'BASE TURNED OFF	1.000	1.000	1.000	18904	135
	2	H	D180	SLM-LED-18L-SIL-FT-50-70CRI-BLK-D180-16'POLE+2.5'BASE DIM 50%	1.000	1.000	0.500	37808	270
	2	J	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-EHS-SLM-B-BLK-60-SINGLE-16'POLE+2.5'BASE DIM 50%	1.000	1.000	0.500	18717	135

This lighting plan represents Illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, trees, overhanging, or other architectural elements unless noted. Fixture manufacturer data does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.



18 Sq Ft

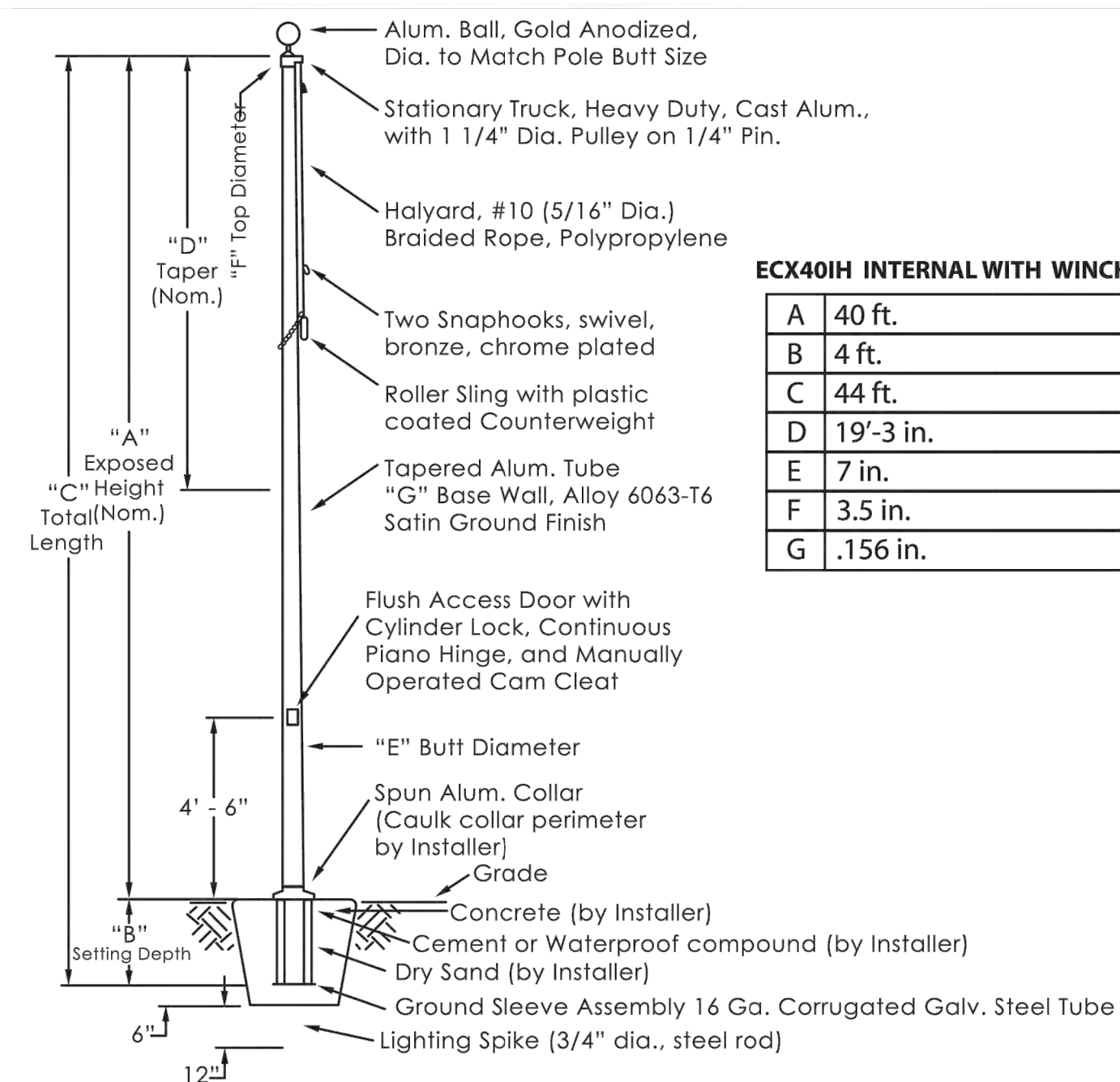


72 Sq Ft



Side Elevation

NOTE:
FLAG POLE IS OWNER SUPPLIED - OWNER INSTALLED



CUSTOMER NAME: Kum & Go DATE: _____
POLE SECTIONS: 2 QUANTITY 1 FINISH Satin Finish



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

2614 - KENTWOOD, MI
SWC OF 52ND ST SE & KALAMAZOO AVE SE

SIGN DETAILS

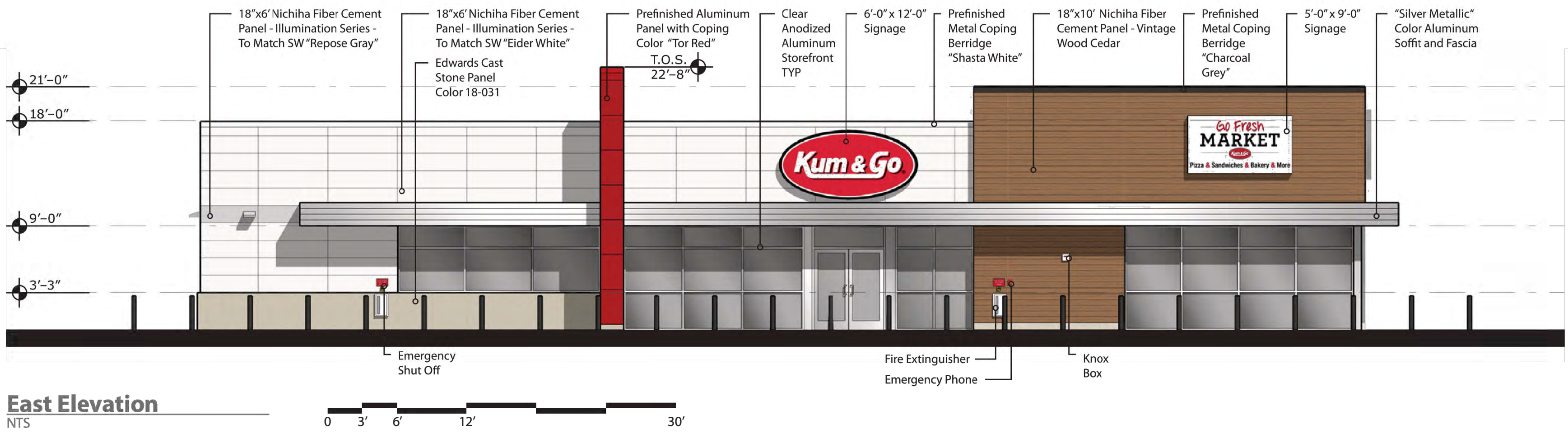
KG PROJECT TEAM:
RDM: DAVE LEMONS
SDM: RYAN HALDER
CPM: SCOTT NEWBURY

[illegible]

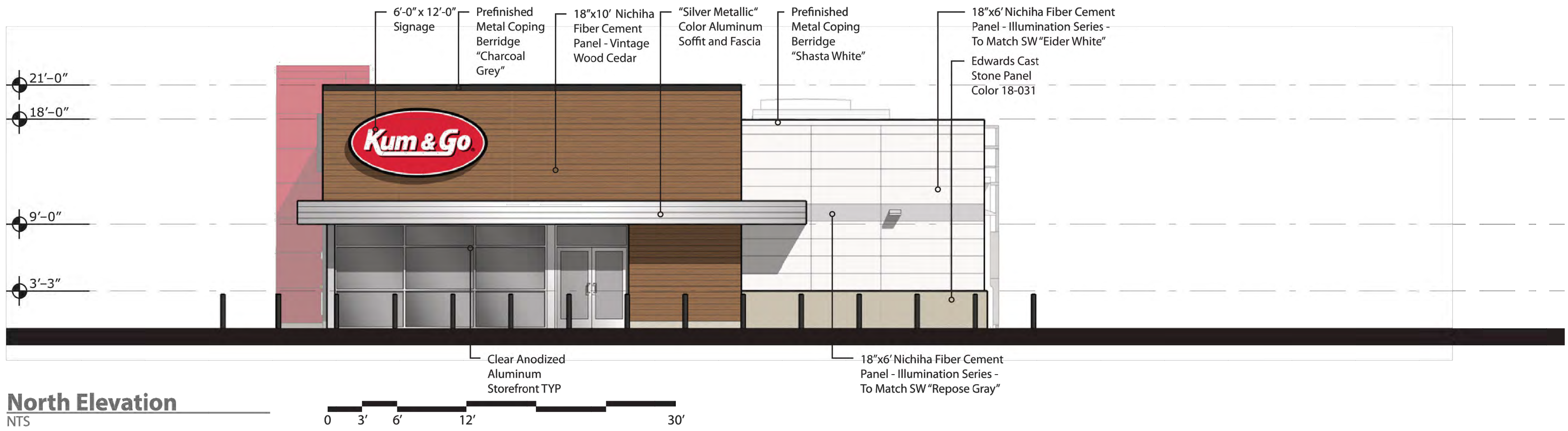
DATE: 07-18-2022

SHEET NUMBER:
12
12 OF 17

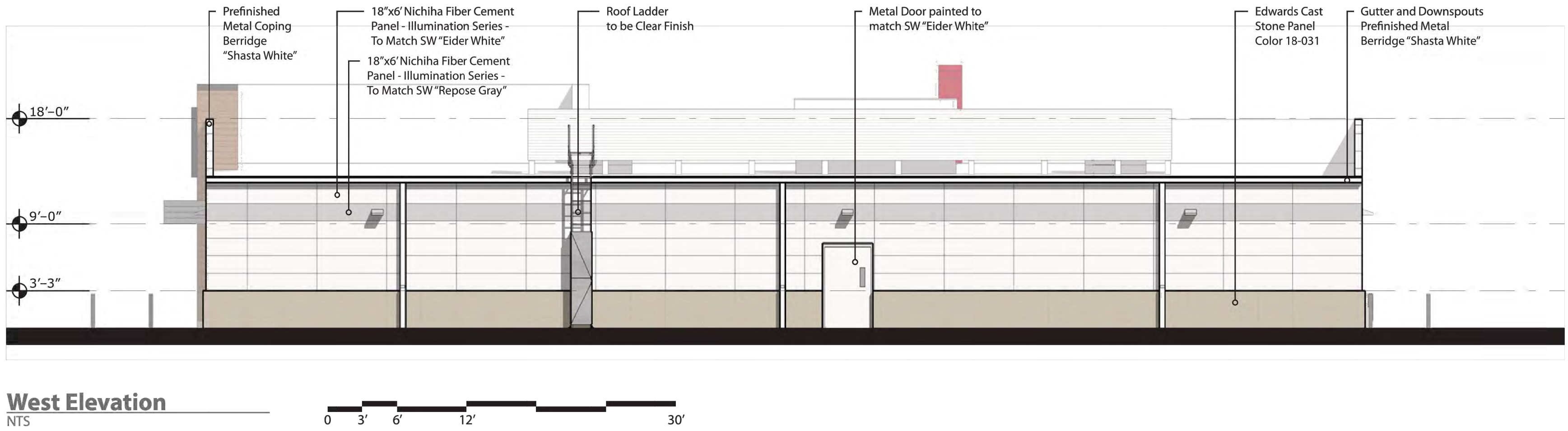
Proposed Building Signage			
Location	Sign	Size	Area
East Elevation	"Kum & Go" Sign	6' x 12'	72 SF
	"Go Fresh Market" Sign	5' x 9'	45 SF
North Elevation	"Kum & Go" Sign	6' x 12'	72 SF
West Elevation	No Signage	---	0 SF
South Elevation	No Signage	---	0 SF
Total			189 SF



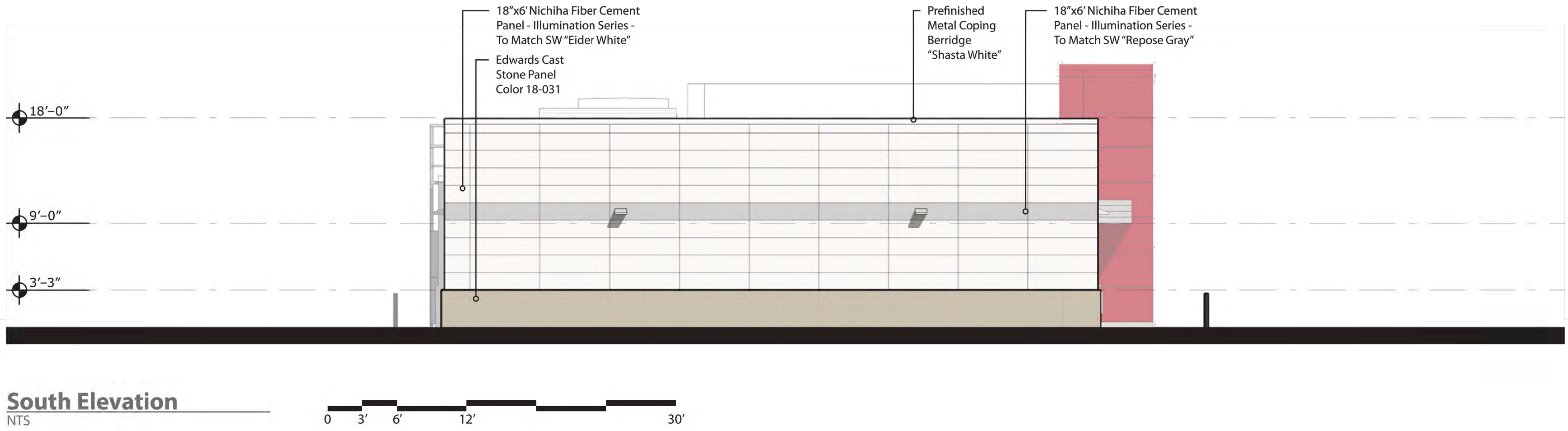
East Elevation
NTS



North Elevation
NTS



West Elevation
NTS

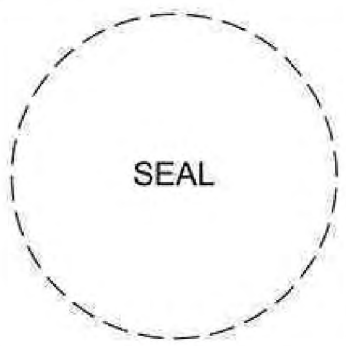


South Elevation
NTS



ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
8131 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204

www.brrarch.com
TEL: 913-262-9095
FAX: 913-262-9044



1459 Grand Avenue
Des Moines, Iowa
50309
P:515-457-6247

2614 - KENTWOOD, MI
SWC OF 52ND ST SE & KALAMAZOO AVE SE

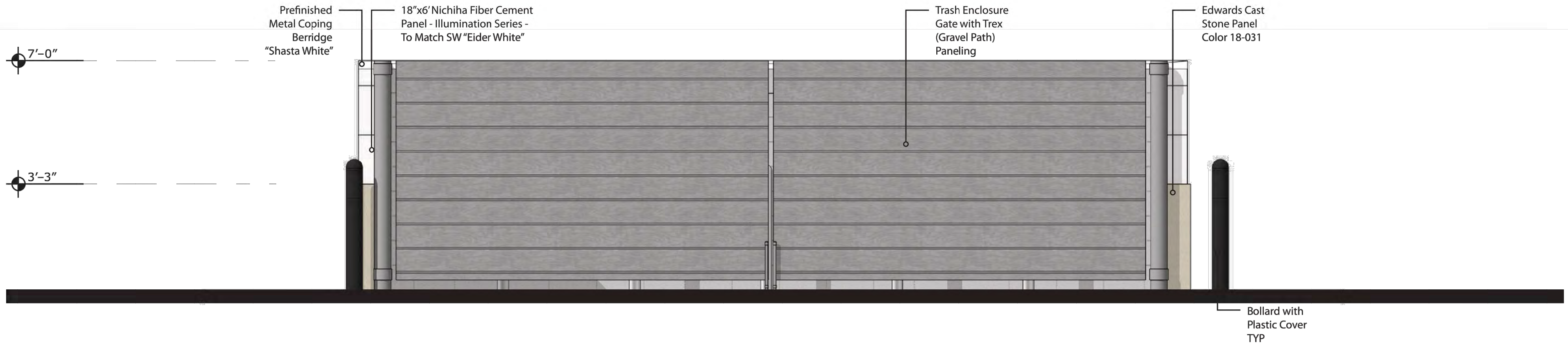
EXTERIOR ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISIONS	REVISION DESCRIPTION	DATE

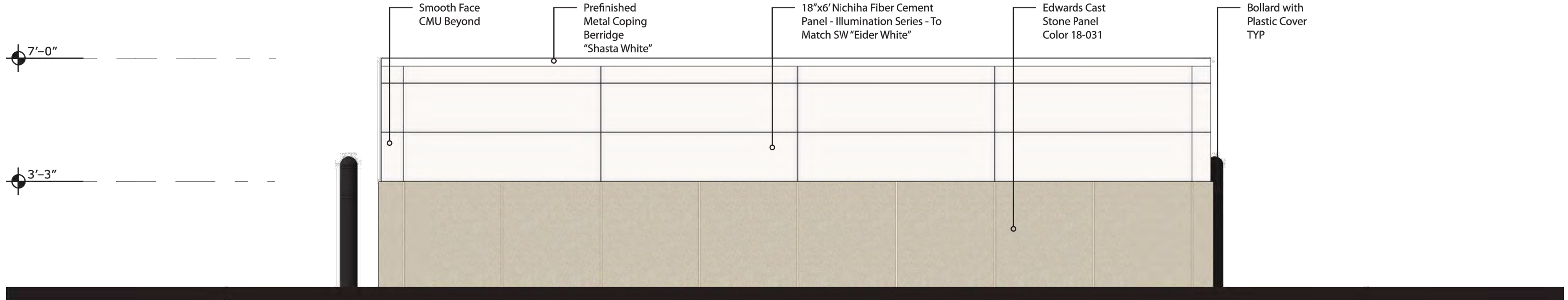
DATE: 04/28/2022

SHEET NUMBER:



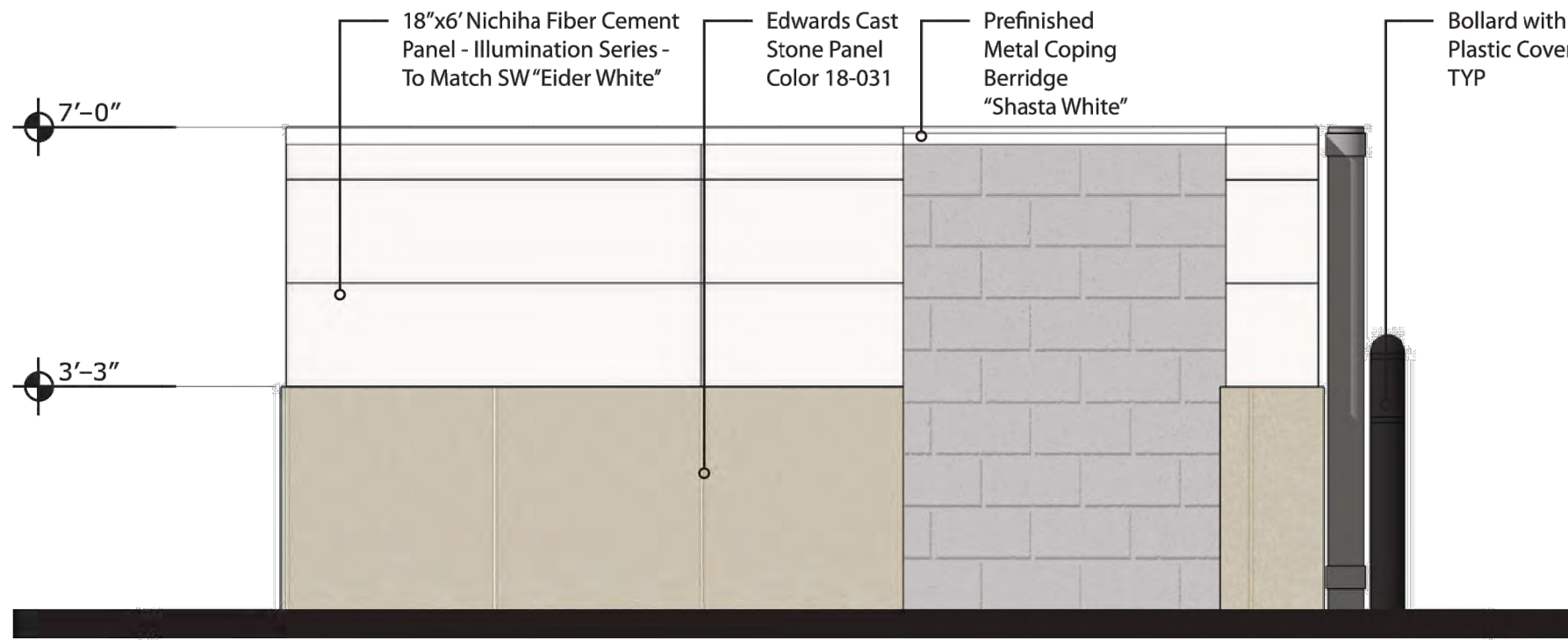
West Elevation

NTS



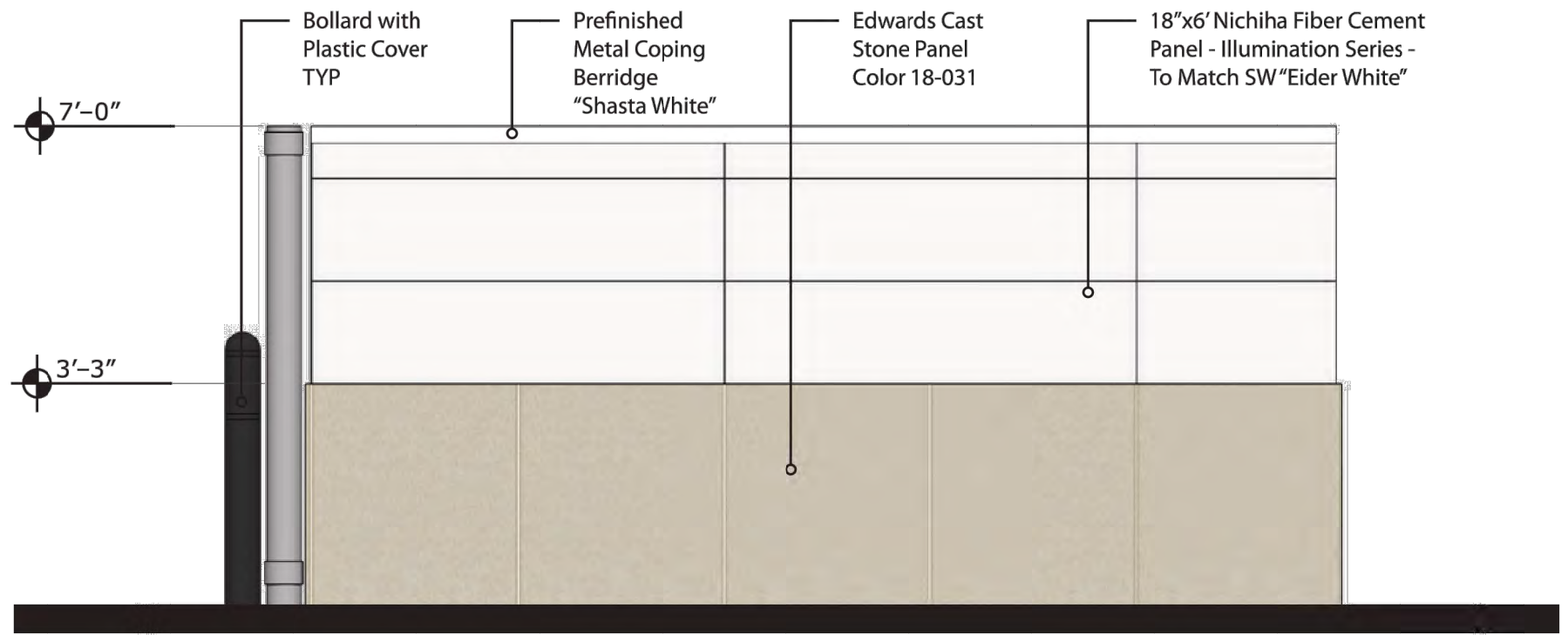
East Elevation

NTS



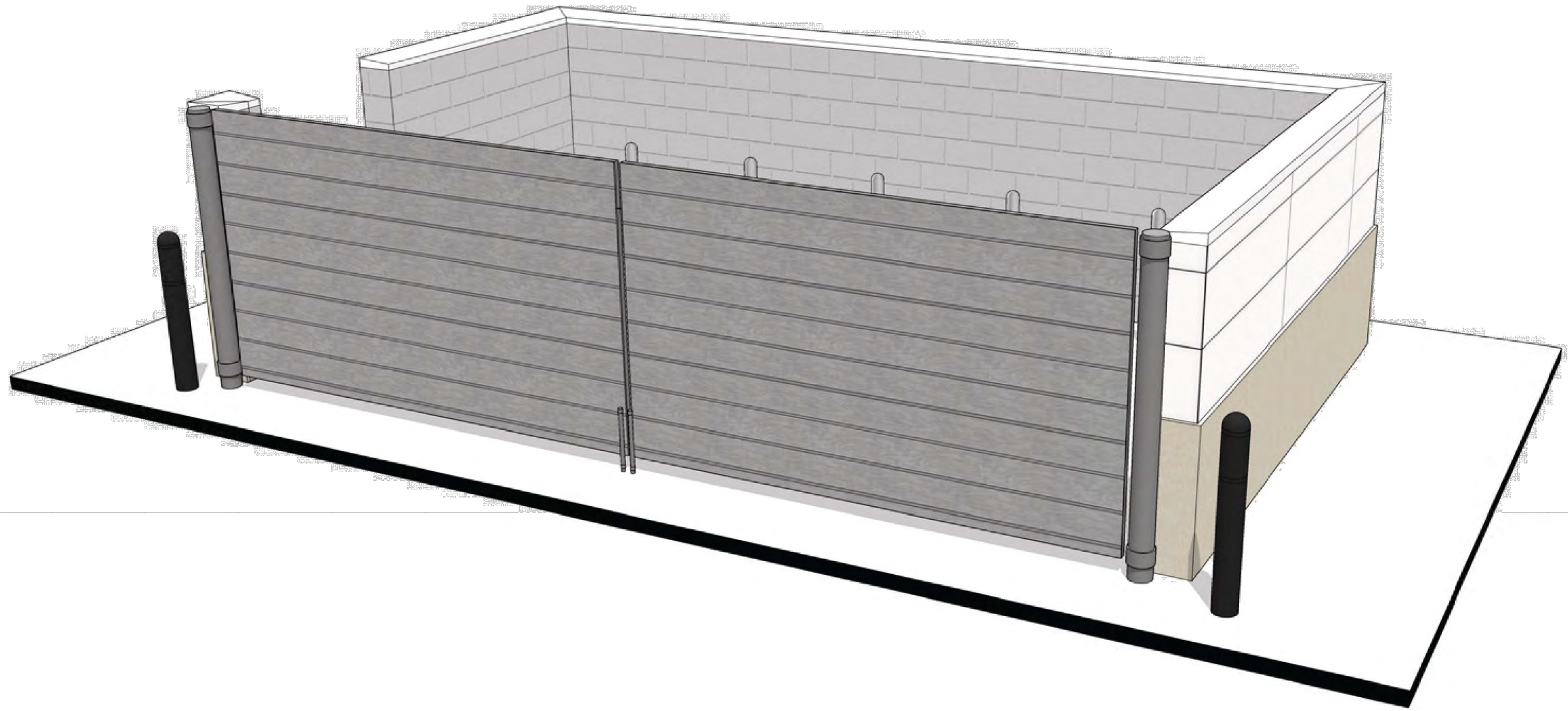
North Elevation

NTS



South Elevation

NTS

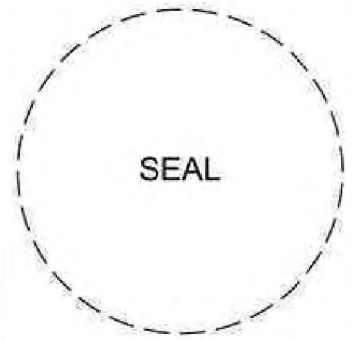


Perspective

NTS



ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
8131 MITCHELL AVENUE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com
TEL: 913-262-9095
FAX: 913-262-9044



1459 Grand Avenue
Des Moines, Iowa
50309
P:515-457-6247

2614 - KENTWOOD, MI
SWC OF 52ND ST SE & KALAMAZOO AVE SE
TRASH ENCLOSURE ELEVATIONS

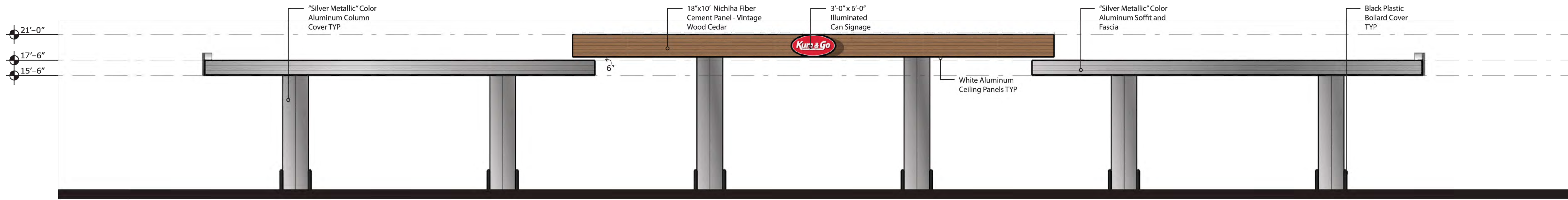
KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE	REVISIONS

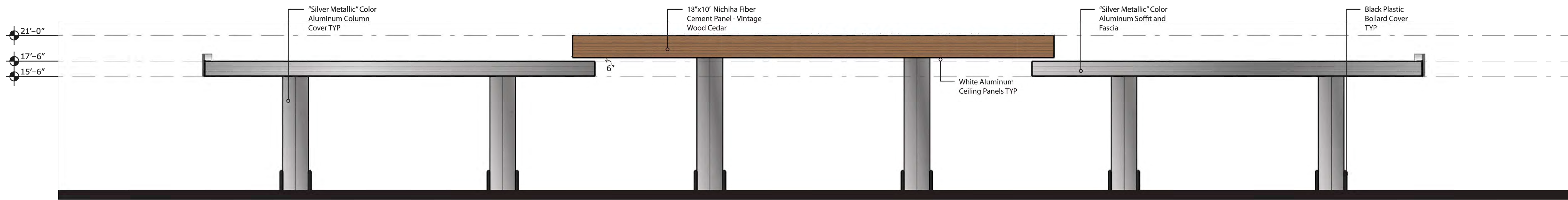
DATE: 04/28/2022

SHEET NUMBER:
14
14 OF 17

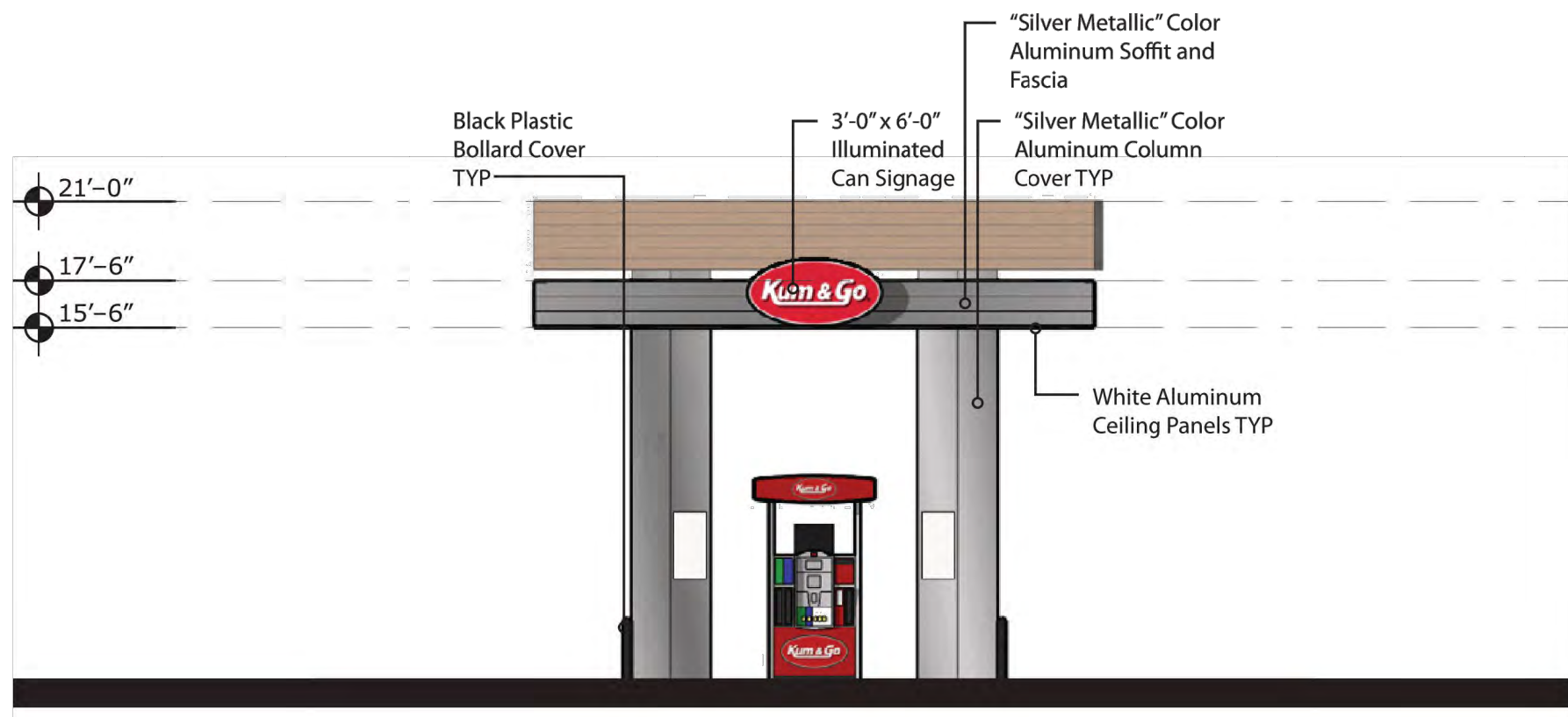
Proposed Canopy Signage			
Location	Sign	Size	Area
East Elevation	"Kum & Go" Sign	3'x 6'	18 SF
West Elevation	No Signage	---	0 SF
South Elevation	"Kum & Go" Sign	3'x 6'	18 SF
North Elevation	"Kum & Go" Sign	3'x 6'	18 SF
Total			54 SF



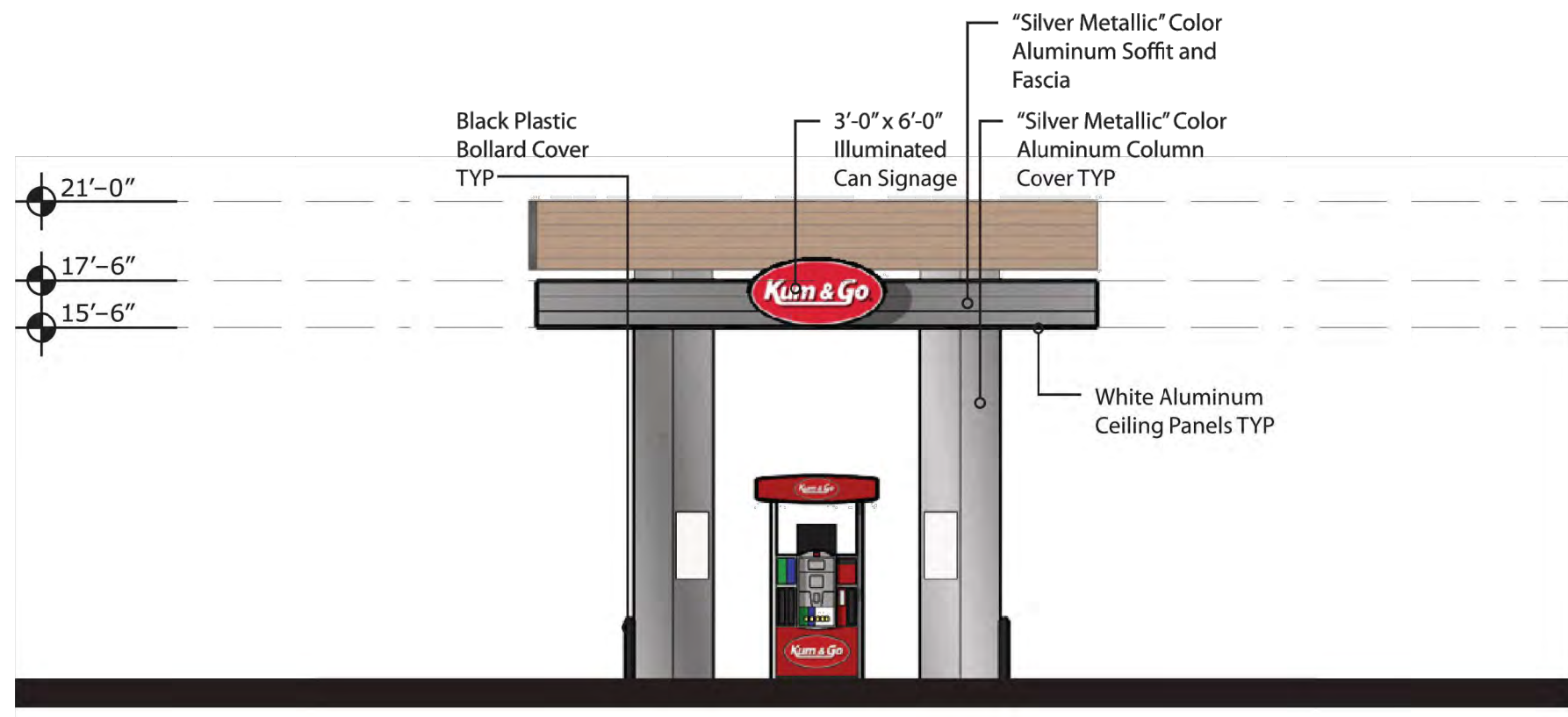
East Elevation
NTS



West Elevation
NTS



South Elevation
NTS



North Elevation
NTS



brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
813 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com
TEL: 913-262-9095
FAX: 913-262-9044

SEAL

1459 Grand Avenue
Des Moines, Iowa
50309
P:515-457-6247

2614 - KENTWOOD, MI
SWC OF 52ND ST SE & KALAMAZOO AVE SE

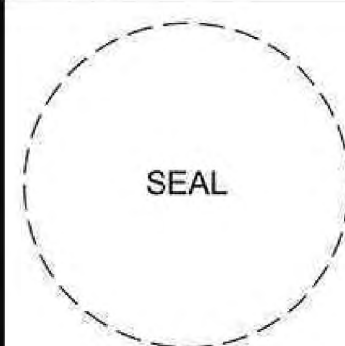
CANOPY ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE				

DATE: 04/28/2022

SHEET NUMBER:
15
15 OF 17

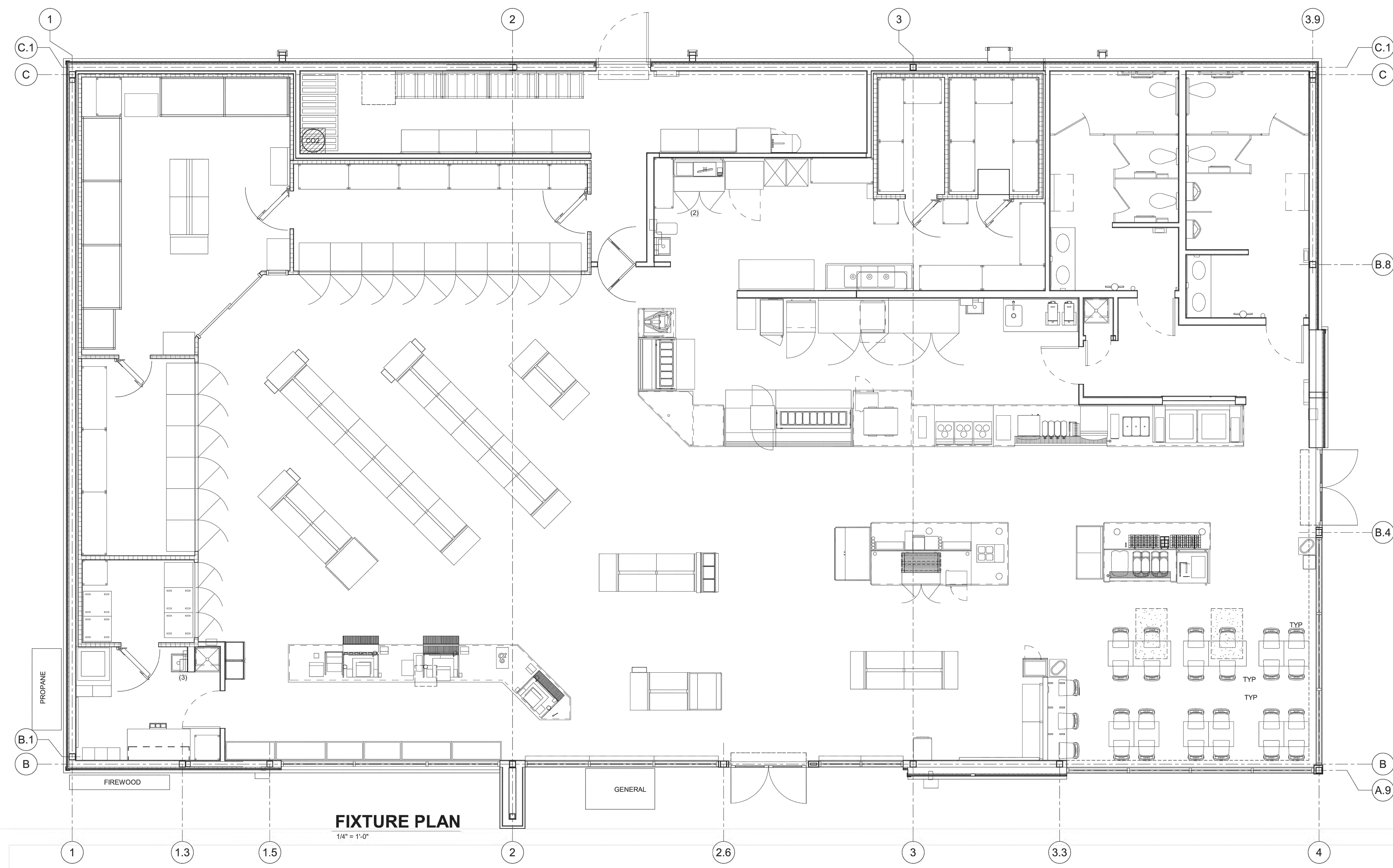


1459 Grand Avenue
Des Moines, Iowa
50309
P:515-457-6247

2614 - KENTWOOD, MI
SWC OF 52ND ST SE & KALAMAZOO AVE SE
FLOOR PLAN

KG PROJECT TEAM:
RDM:
SDM:
CPM:

DATE	REVISION DESCRIPTION



FIXTURE PLAN
1/4" = 1'-0"



59 Grand Avenue
Des Moines, Iowa
50309
P:515-457-6247

2011 KENTWOOD, MI
SWC OF 52ND ST SE & KALAMAZOO AVE SE

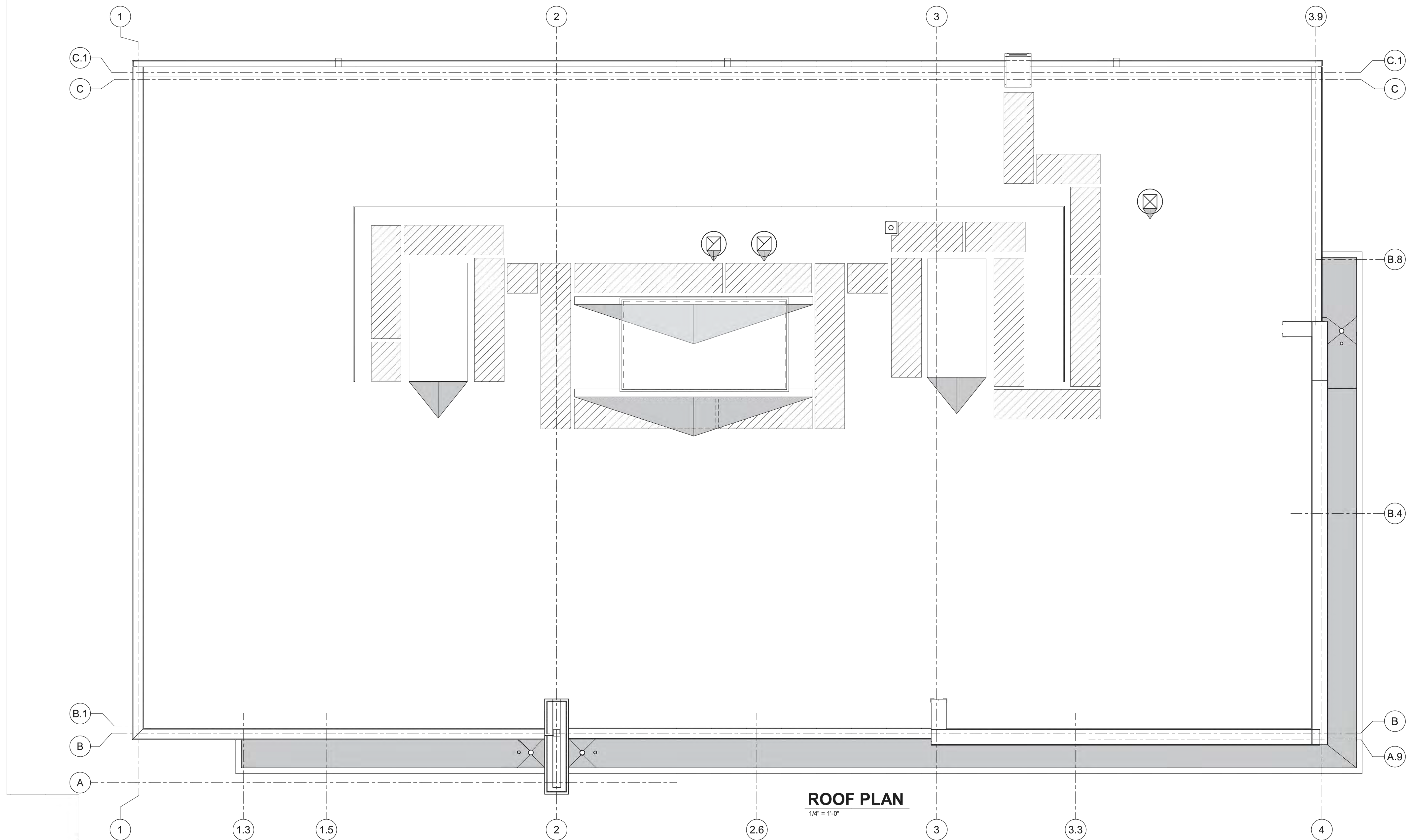
ROOF PLAN

PROJECT TEAM:

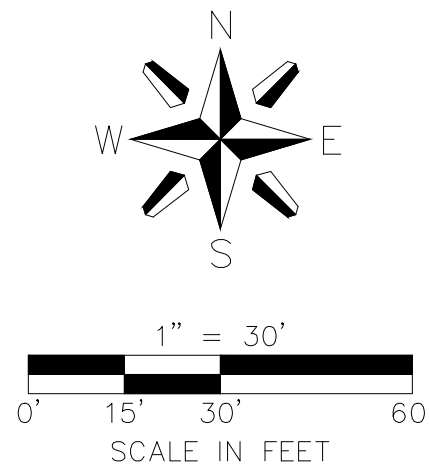
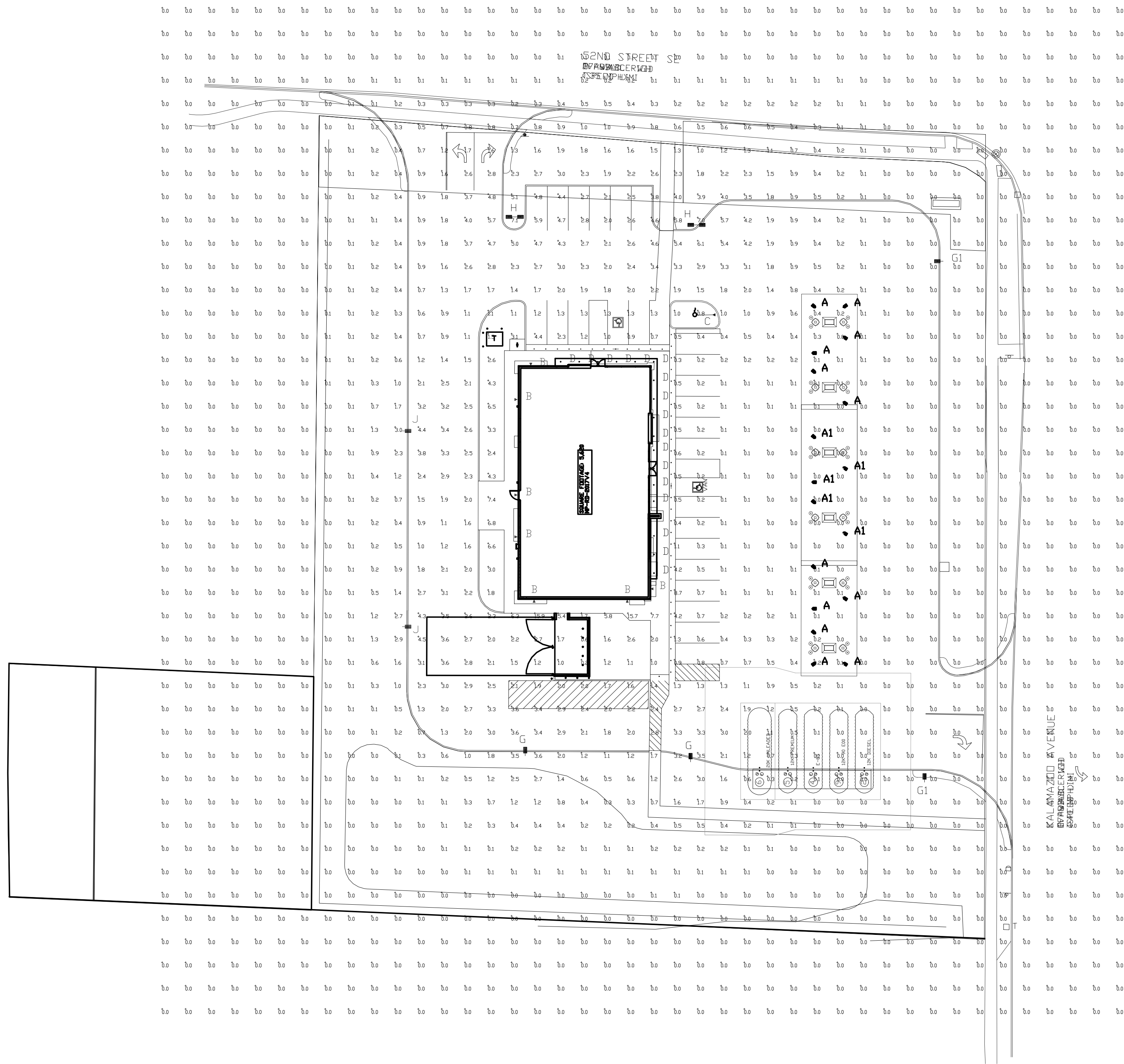
[illegible]

04/28/2022

NUMBER:
17
17 OF 17



SCOTT W. KENTWOOD, P.E.



SCV



TLFL



EHS



SLM

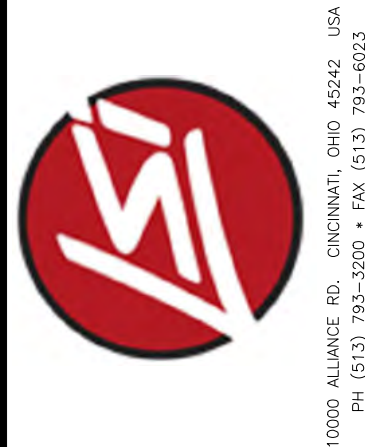
PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
	12	A	SINGLE	SCV-LED-23L-SCFT-50-15.5' MT HGT TURNED OFF	1.000	1.000	1.000	23101	188
	5	A1	SINGLE	SCV-LED-23L-SCFT-50-17.5' MT HGT TURNED OFF	1.000	1.000	1.000	23101	188
	7	B	SINGLE	WST LED P2 40K VW MVOLT - 11' MH - FIXTURE BY LITHONIA LIGHTING	1.000	1.000	1.000	3512	25
	1	C	SINGLE	TLFL-LED-20L- 4' MH	1.000	1.000	1.000	18768	187.91
	17	D	SINGLE	DNR52609 LED6-40K - 9' MH - FIXTURE BY ATLANTIC LIGHTING	1.000	1.000	1.000	1579	23.8
	2	G	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-SINGLE-16'POLE+2.5'BASE DIM 50%	1.000	1.000	0.500	18904	135
	2	G1	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-SINGLE-16'POLE+2.5'BASE TURNED OFF	1.000	1.000	1.000	18904	135
	2	H	D180	SLM-LED-18L-SIL-FT-50-70CRI-BLK-D180-16'POLE+2.5'BASE DIM 50%	1.000	1.000	0.500	37808	270
	2	J	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-EHS-SLM-B-BLK-60-SINGLE-16'POLE+2.5'BASE DIM 50%	1.000	1.000	0.500	18717	135

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	0.49	15.9	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	0.06	0.4	0.0	N.A.	N.A.
INSIDE CURB	Illuminance	Fc	1.30	6.1	0.0	N.A.	N.A.



6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128
F: 515-223-9873

#2614 - KENTWOOD, MI
ADDRESS OR INTERSECTION
OVERNIGHT PHOTOMETRIC PLAN

KG PROJECT TEAM:
RDR:
SDM:
CPM:

DATE	REVISION DESCRIPTION	REVISIONS			

DATE: 07-15-22

SHEET NUMBER:

PLANNING STAFF RECOMMENDATION

Golder 7/21/22

PROJECT: Union @ Silver Station Apartments

APPLICATION: 18-22

REQUEST: Major Change to an Approved Site Plan for a 150-unit apartment development

LOCATION: 5844 Division Avenue

HEARING DATE: July 26, 2022

RECOMMENDATION: Recommend conditional approval for the site plan dated June 30, 2022 for a Major Change to an Approved Site Plan for Union and Silver Station Apartments as described in Case No. 18-2022. Approval is conditioned on the following:

CONDITIONS:

1. Compliance with the City Engineer's memo dated October 29, 2021 and final approval of the site plan by the Kentwood City Engineer.
2. Compliance with the Fire Department memo dated June 11, 2022 and final approval of the site plan by the Kentwood Fire Marshal.
3. Applicant shall record revised easements for stormwater detention and cross access between the proposed apartments and the adjacent Family Dollar store to ensure that cross access is maintained and the stormwater detention can be relocated to the south side of the site. Easements must be reviewed and approved by the City.
4. Applicant shall provide additional detail regarding the trees on the mobile home property to the east to determine whether these adjacent trees provide adequate, year-round screening based on species and size. This information will assist in providing adequate screening for between the apartments and the adjacent mobile home park property.

5. Staff approval of the transparency requirements for the secondary building wall for Building 2.
6. Applicant shall extend the sidewalk from the Playground area to Division Avenue. Applicant shall provide an easement for future pedestrian access in this area to the Rapid Park and Ride facility to the south.
7. Applicant shall relocate some of the mechanical equipment to the side yard of the proposed buildings. The mechanical equipment for Buildings 6 and 7 must remain on the east side of these buildings.
8. Final approval of the landscaping and lighting plans. Landscaping is to be adequately maintained and replaced as needed.
9. Compliance with the signage provisions for the Corridor General District.
10. Final staff approval of the building elevations.
11. Applicant shall conduct a traffic analysis to determine whether there is adequate stacking for left turn movement into the development. The developer shall be responsible for the cost of any measures required to ensure safe ingress and egress into the development.

BASIS:

1. The applicant has submitted new plans that address some of the concerns of the City Engineer. The final plans must be reviewed by the City Engineer.
2. The proposed buildings in the revised plans do not meet the Fire Department requirements for turning movement. The final plans must be approved by the Fire Marshal to ensure compliance with turning radius requirements.
3. There is currently an easement for stormwater detention that serves both the Family Dollar building and the proposed apartment development. The applicant is proposing the relocation of this easement and detention pond.

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

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

4. The applicant has been asked to show the existing vegetation on the mobile home property in order to determine where additional landscaping should be provided along eastern edge of the apartment development. The plan does not indicate the species or size of the trees on the mobile home park property, making it difficult to determine the amount and type of landscaping needed for screening between the uses.
5. The sidewalk ends at the edge of the parking area near the playground. It must be extended to provide another access to Division Avenue on the south side of the driveway.
6. The applicant has indicated a desire to provide a future connection to the Rapid Park and Ride lot, south of the proposed apartment development. An easement will ensure that future pedestrian access can be provided.
7. The applicant has shown mechanical equipment in both the front and the rear of the apartment units, with the exception of Buildings 1 and 2 (where the mechanical units are on back side). The Form Based Code states that mechanical equipment is not located in the front yard of any parcel. This would only apply to the Division Avenue frontage. Even though the mechanical units can be legally located on the front side of the other Buildings, staff recommends relocating as many units as possible to the sides of these buildings.
8. The proposed monument sign does not meet the Form Based Code requirements of Section 23.07.16. The sign will need to be changed, or a variance received to allow the sign as proposed.
9. A question has been raised as to whether there is adequate stacking for left turn movements into the development, especially into the south driveway, as area residents indicate that there may be inadequate stacking in the center turn lane at 60th Street. The applicant's traffic engineer must provide information on the stacking at 60th Street. The city shall determine whether mitigation is needed to ensure that there is adequate stacking and safe ingress/egress at all driveways.
10. Discussion during work session and public hearings.



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

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

Miscellaneous Notes:

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

Storm Sewer, Drainage, and Stormwater Detention:

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

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

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

Water and Sanitary Utilities:

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

Soil Erosion and Sediment Control:

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

Required Permits, Bonds, and Fees:

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

Miscellaneous Reminders:

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

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

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

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

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

Traffic



TRAFFICENGINEERING.COM
BY CHET SKWARCAN

Traffic Engineering Analysis

Union at Silver Station Apartments Kentwood, Michigan

Submitted by:

Chet M. Skwarcan, President
Traffic Engineering, Inc.
1965 E. Main Street, Suite 555
Danville, Indiana 46122
July 14, 2022

Table of Contents

Executive Summary.....	3
Existing Traffic Information	4
Study Locations Map	4
Turning Movements for All Vehicles (Non-trucks plus Trucks).....	5
Proposed Development.....	7
Development and Land Use Details	7
Site Traffic Distribution – New Site Traffic.....	8
Turning Movements – Summary	9
AM Peak Hour – 2024 with Site Traffic.....	9
PM Peak Hour – 2024 with Site Traffic.....	9
Turn Lane Warrants – Summary	10
Division Avenue at Northernmost Driveway	10
Division Avenue at Southernmost Driveway.....	11
Level of Service – Summary.....	12
Preliminary Site Plan	13

Executive Summary

The proposed development is situated on the east side of Division Avenue between Majestic Street and 60th Street in Kentwood, Michigan (see graphics, pages 4 and 7). The proposed development consists of 154 apartment units. Two full access driveways are proposed, one is an existing driveway servicing the adjacent Family Dollar and one new driveway south of the existing driveway.

Study scenarios for the AM and PM peak hours include:

- Existing Traffic (2022)
- Existing Traffic plus Background Growth (2024)
- Existing Traffic plus Background Growth plus Projected Site Traffic (2024)

Division Avenue at Northernmost Driveway (existing)

A northbound right-turn lane is not warranted (see page 10). Note that local ordinances may require minimum tapers or deceleration lanes for commercial driveways (regardless of turn lane warrants).

A southbound left-turn lane already exists in the form of a two-way left-turn lane (see page 10).

A single exit lane is adequate in terms of level of service and peak hour queueing (see page 12); however, dual exit lanes are often included to allow right turning vehicles to exit without delay behind a vehicle waiting to turn left.

Division Avenue at Southernmost Driveway (proposed)

A northbound right-turn lane is not warranted (see page 11). Again, note that local ordinances may require minimum tapers or deceleration lanes for commercial driveways (regardless of turn lane warrants).

A southbound left-turn lane *is* warranted for site traffic entering the development from Division Avenue (see page 11). Based on analysis herein, the projected maximum queue is calculated to be one (1) vehicle during the AM and PM peak hours.

Again, a single exit lane is adequate in terms of level of service and peak hour queueing (see page 12); however, dual exit lanes are often included to allow right turning vehicles to exit without delay behind a vehicle waiting to turn left.

Existing Traffic Information

Study Locations Map

As part of this analysis, existing traffic data was collected at the following locations in Kentwood, Michigan¹:



¹ Data includes individual turning movements by time of day and truck percentages. Note that bi-directional volumes for Location #20 are derived from turning movements at Location #10.

Existing Traffic Information (continued)

Turning Movements for All Vehicles (Non-trucks plus Trucks)

The following traffic data was collected during the week of January 10, 2022:

24 Hour Traffic Data - Hourly Division Avenue at Northernmost Driveway Week of January 10, 2022													
Time	SBR	SBT	SBL	WBR	WBT	WBL	NBR	NBT	NBL	EBR	EBT	EBL	Total
0 - 1	0	74	0	0	0	0	0	70	0	0	0	0	144
1 - 2	0	56	0	0	0	0	0	61	0	0	0	0	117
2 - 3	0	47	0	0	0	0	0	35	0	0	0	0	82
3 - 4	0	48	0	0	0	0	0	52	0	0	0	0	100
4 - 5	0	57	0	0	0	0	0	91	0	0	0	0	148
5 - 6	0	134	0	0	0	0	0	183	0	0	0	2	319
6 - 7	0	216	0	0	0	0	0	306	0	1	0	1	524
7 - 8	1	410	0	0	0	0	0	492	1	0	0	1	905
8 - 9	2	454	3	4	0	0	5	511	1	2	0	2	984
9 - 10	1	408	5	7	0	6	6	511	3	2	0	2	951
10 - 11	1	502	3	3	0	10	11	547	3	2	0	5	1087
11 - 12	1	547	5	13	0	5	12	541	2	4	0	0	1130
12 - 13	0	699	8	5	0	12	8	590	5	5	0	1	1333
13 - 14	2	581	10	13	0	13	14	538	2	3	0	3	1179
14 - 15	1	742	7	9	0	4	5	683	1	4	0	1	1457
15 - 16	3	934	13	8	0	13	8	747	3	7	0	4	1740
16 - 17	2	822	17	13	0	11	8	735	2	5	0	1	1616
17 - 18	0	891	14	14	0	16	13	637	3	5	0	1	1594
18 - 19	0	623	17	13	0	15	11	469	0	0	0	2	1150
19 - 20	0	478	6	4	0	6	1	344	0	0	0	0	839
20 - 21	0	327	2	4	0	6	5	280	0	0	0	0	624
21 - 22	0	268	1	1	0	0	1	193	0	0	0	1	465
22 - 23	0	212	0	2	0	0	1	154	0	0	0	0	369
23 - 24	0	144	1	1	0	0	0	117	0	0	0	0	263
Totals	14	9674	112	114	0	117	109	8887	26	40	0	27	19120
% Trucks	36%	3%	1%	5%	0%	0%	1%	4%	27%	15%	0%	19%	3%

AM & PM Peak Hours Division Avenue at Northernmost Driveway Week of January 10, 2022													
Total Vehicles - AM Peak Hour													
Time	SBR	SBT	SBL	WBR	WBT	WBL	NBR	NBT	NBL	EBR	EBT	EBL	Total
0815 - 0830	0	96	0	0	0	0	0	144	1	0	0	0	241
0830 - 0845	0	116	2	2	0	0	1	100	0	0	0	0	221
0845 - 0900	2	143	0	2	0	0	4	141	0	0	0	2	294
0900 - 0915	0	112	3	4	0	3	2	149	0	0	0	1	274
Totals	2	467	5	8	0	3	7	534	1	0	0	3	1030
PHF	0.25	0.82	0.42	0.50	0.00	0.25	0.44	0.90	0.25	0.00	0.00	0.38	0.88
% Trucks	0%	5%	0%	0%	0%	0%	0%	5%	100%	0%	0%	0%	5%
Total Vehicles - PM Peak Hour													
Time	SBR	SBT	SBL	WBR	WBT	WBL	NBR	NBT	NBL	EBR	EBT	EBL	Total
1530 - 1545	0	230	2	3	0	4	2	166	2	1	0	1	411
1545 - 1600	1	267	3	1	0	2	1	190	1	2	0	1	469
1600 - 1615	1	194	3	2	0	3	2	230	0	0	0	1	436
1615 - 1630	1	198	7	6	0	3	2	161	1	0	0	0	379
Totals	3	889	15	12	0	12	7	747	4	3	0	3	1695
PHF	0.75	0.83	0.54	0.50	0.00	0.75	0.88	0.81	0.50	0.38	0.00	0.75	0.90
% Trucks	100%	2%	0%	8%	0%	0%	0%	3%	0%	67%	0%	33%	3%

Existing Traffic Information (continued)

Turning Movements for All Vehicles (Non-trucks plus Trucks)

The following traffic data was collected during the week of January 10, 2022:

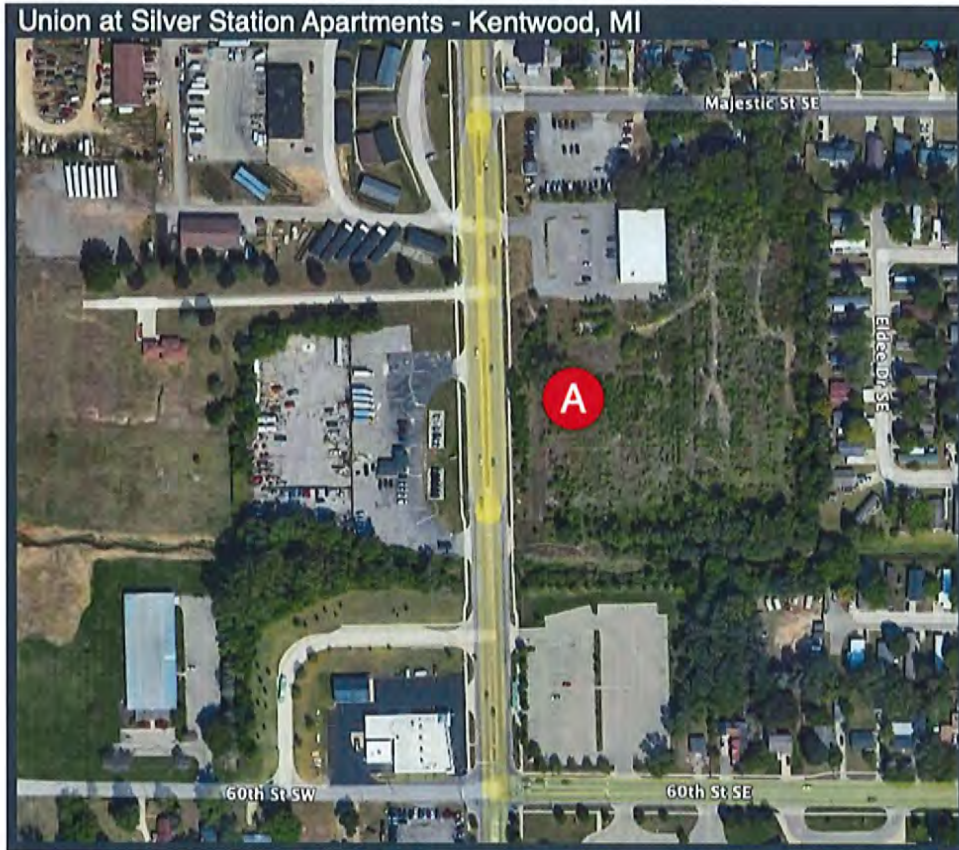
24 Hour Traffic Data - Hourly Division Avenue at Southernmost Driveway Week of January 10, 2022													
Time	SBR	SBT	SBL	WBR	WBT	WBL	NBR	NBT	NBL	EBR	EBT	EBL	Total
0 - 1	0	74	0	0	0	0	0	70	0	0	0	0	144
1 - 2	0	56	0	0	0	0	0	61	0	0	0	0	117
2 - 3	0	47	0	0	0	0	0	35	0	0	0	0	82
3 - 4	0	48	0	0	0	0	0	52	0	0	0	0	100
4 - 5	0	57	0	0	0	0	0	91	0	0	0	0	148
5 - 6	0	134	0	0	0	0	0	183	0	0	0	0	317
6 - 7	0	217	0	0	0	0	0	306	0	0	0	0	523
7 - 8	0	410	0	0	0	0	0	493	0	0	0	0	903
8 - 9	0	456	0	0	0	0	0	517	0	0	0	0	973
9 - 10	0	416	0	0	0	0	0	520	0	0	0	0	936
10 - 11	0	514	0	0	0	0	0	561	0	0	0	0	1075
11 - 12	0	556	0	0	0	0	0	555	0	0	0	0	1111
12 - 13	0	716	0	0	0	0	0	603	0	0	0	0	1319
13 - 14	0	597	0	0	0	0	0	554	0	0	0	0	1151
14 - 15	0	750	0	0	0	0	0	689	0	0	0	0	1439
15 - 16	0	954	0	0	0	0	0	758	0	0	0	0	1712
16 - 17	0	838	0	0	0	0	0	745	0	0	0	0	1583
17 - 18	0	912	0	0	0	0	0	653	0	0	0	0	1565
18 - 19	0	638	0	0	0	0	0	480	0	0	0	0	1118
19 - 20	0	484	0	0	0	0	0	345	0	0	0	0	829
20 - 21	0	333	0	0	0	0	0	285	0	0	0	0	618
21 - 22	0	268	0	0	0	0	0	194	0	0	0	0	462
22 - 23	0	212	0	0	0	0	0	155	0	0	0	0	367
23 - 24	0	144	0	0	0	0	0	117	0	0	0	0	261
Totals	0	9831	0	0	0	0	0	9022	0	0	0	0	18853
% Trucks	0%	3%	0%	0%	0%	0%	0%	4%	0%	0%	0%	0%	3%

AM & PM Peak Hours Division Avenue at Southernmost Driveway Week of January 10, 2022													
Total Vehicles - AM Peak Hour													
Time	SBR	SBT	SBL	WBR	WBT	WBL	NBR	NBT	NBL	EBR	EBT	EBL	Total
0815 - 0830	0	96	0	0	0	0	0	145	0	0	0	0	241
0830 - 0845	0	116	0	0	0	0	0	101	0	0	0	0	217
0845 - 0900	0	143	0	0	0	0	0	145	0	0	0	0	288
0900 - 0915	0	115	0	0	0	0	0	151	0	0	0	0	266
Totals	0	470	0	0	0	0	0	542	0	0	0	0	1012
PHF	0.00	0.82	0.00	0.00	0.00	0.00	0.00	0.90	0.00	0.00	0.00	0.00	0.88
% Trucks	0%	5%	0%	0%	0%	0%	0%	5%	0%	0%	0%	0%	5%
Total Vehicles - PM Peak Hour													
Time	SBR	SBT	SBL	WBR	WBT	WBL	NBR	NBT	NBL	EBR	EBT	EBL	Total
1530 - 1545	0	235	0	0	0	0	0	170	0	0	0	0	405
1545 - 1600	0	271	0	0	0	0	0	192	0	0	0	0	463
1600 - 1615	0	197	0	0	0	0	0	232	0	0	0	0	429
1615 - 1630	0	201	0	0	0	0	0	164	0	0	0	0	365
Totals	0	904	0	0	0	0	0	758	0	0	0	0	1662
PHF	0.00	0.83	0.00	0.00	0.00	0.00	0.00	0.82	0.00	0.00	0.00	0.00	0.90
% Trucks	0%	2%	0%	0%	0%	0%	0%	3%	0%	0%	0%	0%	3%

Proposed Development

Development and Land Use Details

The proposed development is situated on the east side of Division Avenue between Majestic Street and 60th Street in Kentwood, Michigan:



Based on the proposed land use, the projected AM and PM peak hour trips² at full build-out are tabulated below:

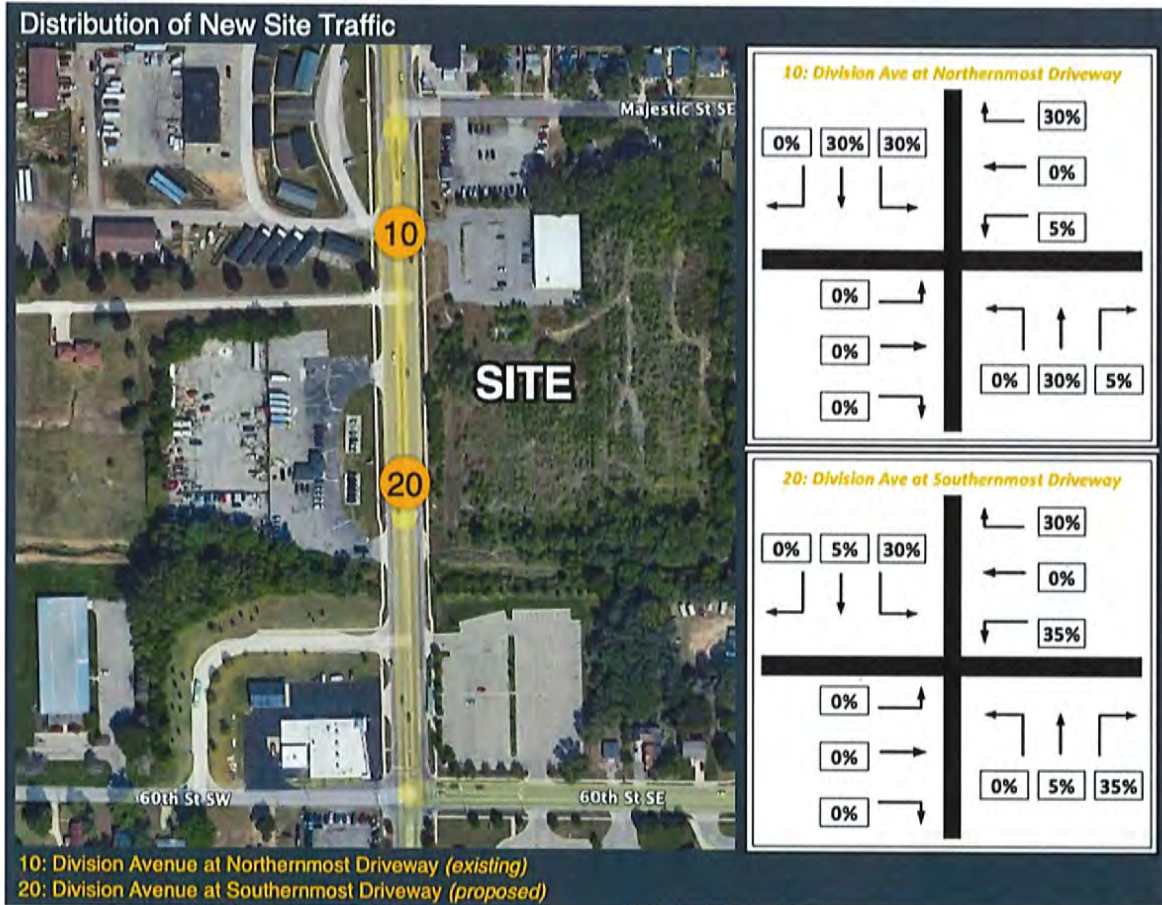
Union at Silver Station Apartments - Land Use Information				Trip Generation			
Map ID	Land Use	Land Use Code	Size	AM Peak Hour		PM Peak Hour	
				Entry	Exit	Entry	Exit
A	Multifamily Housing (Low-Rise)	220	154	17	54	55	32

² Institute of Transportation Engineers, Trip Generation Manual, 11th Edition

Proposed Development (continued)

Site Traffic Distribution – New Site Traffic

The distribution of new site traffic is based on the nature of the proposed development and proximity to population centers. The graphic below depicts the portion of traffic whose destination is the proposed development (i.e., non-pass-by):



Turning Movements – Summary

The following tables summarize the derivation of AM and PM peak hour turning movements (existing/final base traffic, growth factor – background growth³, net new trips – new site traffic, future total – existing/final base traffic plus background growth plus new site traffic):



AM Peak Hour – 2024 with Site Traffic

ID	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
10	Final Base	1	534	7	5	467	2	3	0	0	3	0	8	1030
	Growth Factor	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	-
	Net New Trips	0	16	1	5	5	0	0	0	0	3	0	16	46
	Future Total	1	583	8	10	500	2	3	0	0	6	0	24	1137

ID	Volume Type	Northbound		Southbound		Westbound		Total Volume
		Thru	Right	Left	Thru	Left	Right	
20	Final Base	542	0	0	470	0	0	1012
	Growth Factor	1.06	1.06	1.06	1.06	1.06	1.06	-
	Net New Trips	1	6	5	3	19	16	50
	Future Total	576	6	5	502	19	16	1124

PM Peak Hour – 2024 with Site Traffic

ID	Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
10	Final Base	4	747	7	15	889	3	3	0	3	12	0	12	1695
	Growth Factor	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	-
	Net New Trips	0	10	3	17	17	0	0	0	0	2	0	10	59
	Future Total	4	802	10	33	960	3	3	0	3	15	0	23	1856

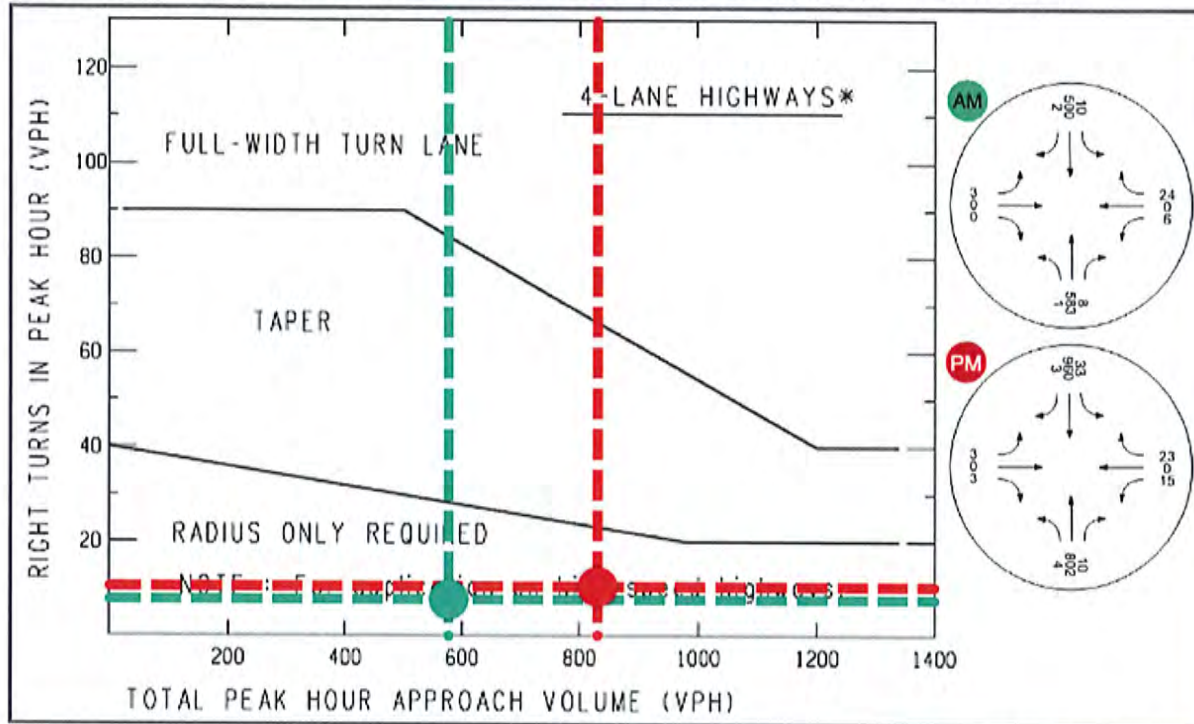
ID	Volume Type	Northbound		Southbound		Westbound		Total Volume
		Thru	Right	Left	Thru	Left	Right	
20	Final Base	758	0	0	904	0	0	1662
	Growth Factor	1.06	1.06	1.06	1.06	1.06	1.06	-
	Net New Trips	3	19	17	2	11	10	62
	Future Total	807	19	17	961	11	10	1825

³ Study year of 2024, background growth at an annual growth rate of 3%

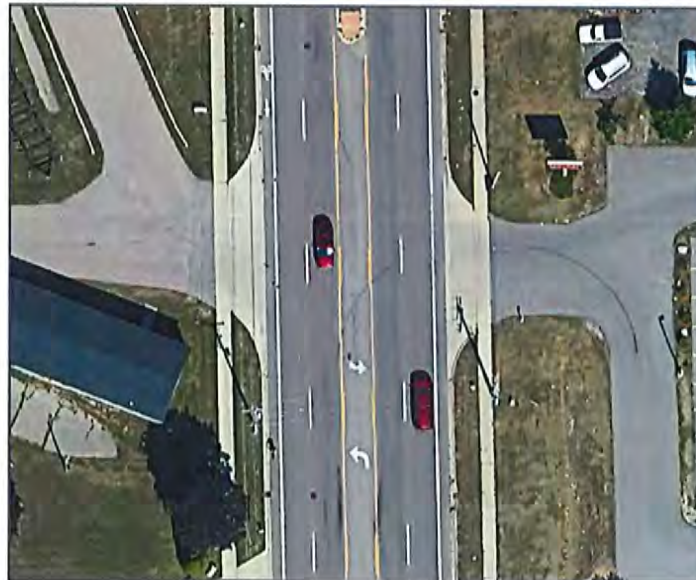
Turn Lane Warrants – Summary

Division Avenue at Northernmost Driveway

A northbound right-turn lane is not recommended⁴ based on MDOT⁵ guidelines below.



There is an existing two-way left-turn lane at the northernmost driveway that also provides access to the Family Dollar:



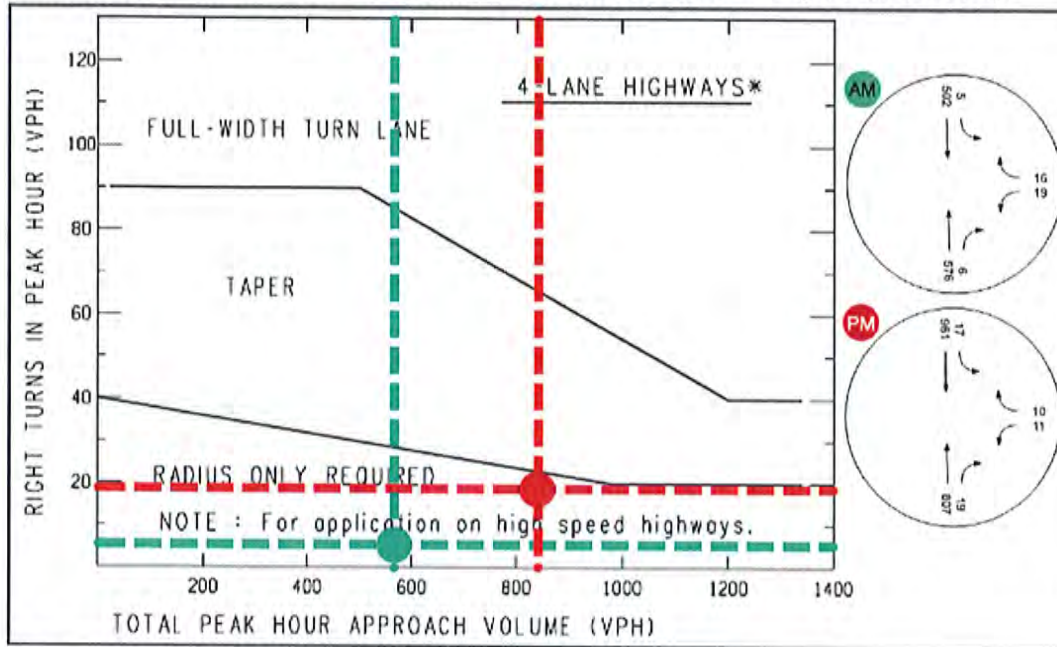
⁴ Using projected 2024 turning movements (existing traffic plus background growth plus site traffic)

⁵ Michigan Department of Transportation (MDOT) – *Geometric Design Guidance* (September 2017)

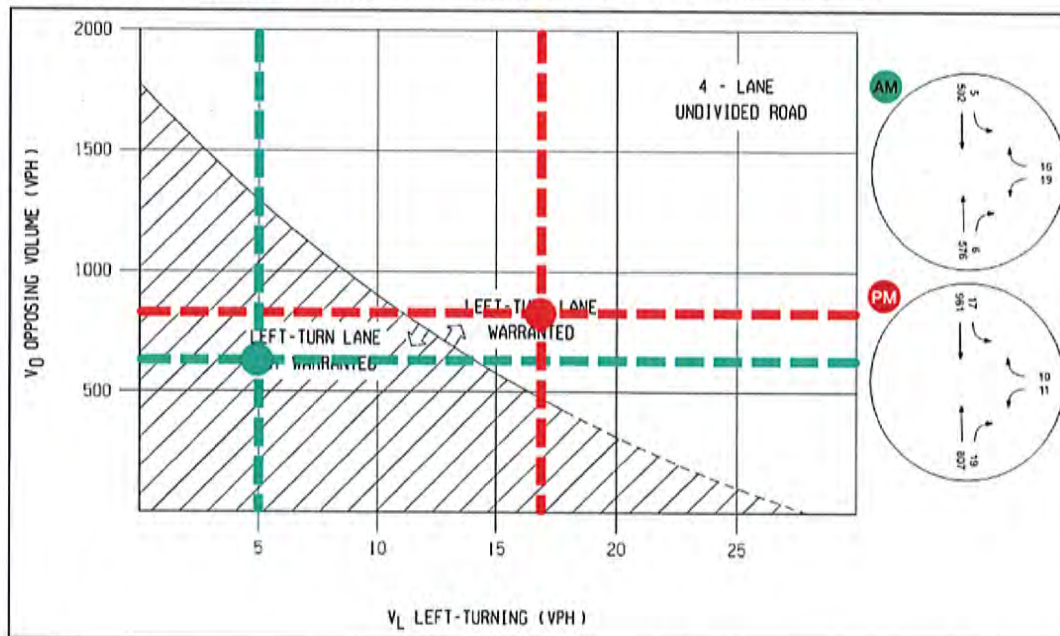
Turn Lane Warrants – Summary (continued)

Division Avenue at Southernmost Driveway

A northbound right-turn lane is not recommended⁶ based on MDOT⁷ guidelines below.



A southbound left-turn lane is warranted⁶ based on MDOT⁷ guidelines below.



⁶ Using projected 2024 turning movements (existing traffic plus background growth plus site traffic). The projected maximum queue is calculated to be one (1) vehicle during the AM and PM peak hours. Note that local ordinances may require minimum tapers or deceleration lanes for residential development (regardless of projected vehicle queuing).

⁷ Michigan Department of Transportation (MDOT) – *Geometric Design Guidance* (September 2017)

Level of Service – Summary

Results are provided for each approach at the study intersections (see below). The individual movements are provided in terms of Level of Service (LOS). In general, LOS D is considered acceptable while LOS E/F suggest volume exceeding the capacity of the intersection, approach, or turning movement - see table below:

Level of Service vs. Delay:

LOS	Signalized Intersection	Unsignalized Intersection
A	≤10 sec	≤10 sec
B	10–20 sec	10–15 sec
C	20–35 sec	15–25 sec
D	35–55 sec	25–35 sec
E	55–80 sec	35–50 sec
F	>80 sec	>50 sec

Division Avenue at Northernmost Driveway:

The eastbound approach currently has a failing LOS during the PM peak hour. However, the maximum queue is project to be one (1) vehicle which is considered reasonable.

The westbound approach/northernmost driveway is projected⁸ to have an acceptable LOS of “D” with a maximum vehicle queue of two (2) or less which is considered reasonable.

The Division Avenue approaches are projected to perform at a LOS “A” during the AM and PM peak hours using the projected 2024 full build-out⁸ traffic volumes.

Division Avenue at Northernmost Driveway:

The proposed site driveway operates at a LOS “D” or better during the AM and PM peak hours using projected 2024 full build-out⁸ traffic volumes. The projected maximum queue is one (1) vehicle with a single exiting lane onto Division Avenue. The Division Avenue approaches are projected to perform at a LOS “A”.

LOS Summary Union at Silver Station Kentwood, MI			Existing 2022			Existing plus Background Growth (BG) 2024			Existing plus BG plus Site 2024		
			Approach			Approach			Approach		
			LOS	Delay (s/vec)	Max. Queue (vehicles)	LOS	Delay (s/vec)	Max. Queue (vehicles)	LOS	Delay (s/vec)	Max. Queue (vehicles)
AM Peak Hour	Division Avenue at Northernmost Driveway	Northbound	A	1	1*	A	1	1*	A	1	1*
		Southbound	A	1	1*	A	1	1*	A	1	1*
		Eastbound	C	20	1	C	21	1	C	23	1
		Westbound	B	13	1	B	14	1	B	14	1
	Division Avenue at Southernmost Driveway	Northbound	-	-	-	-	-	-	A	0	0
		Southbound	-	-	-	-	-	-	A	1	1*
		Westbound	-	-	-	-	-	-	C	17	1
		Westbound	-	-	-	-	-	-	C	17	1
PM Peak Hour	Division Avenue at Northernmost Driveway	Northbound	A	1	1	A	1	1	A	1	1
		Southbound	A	1	1*	A	1	1*	A	1	1*
		Eastbound	E	39	1	E	45	1	F	51	1
		Westbound	D	30	1	D	34	1	D	35	2
	Division Avenue at Southernmost Driveway	Northbound	-	-	-	-	-	-	A	0	0
		Southbound	-	-	-	-	-	-	A	1	1*
		Westbound	-	-	-	-	-	-	D	28	1
		Westbound	-	-	-	-	-	-	D	28	1

*Projected queuing for turn lane is displayed -- no projected queuing for thru lane

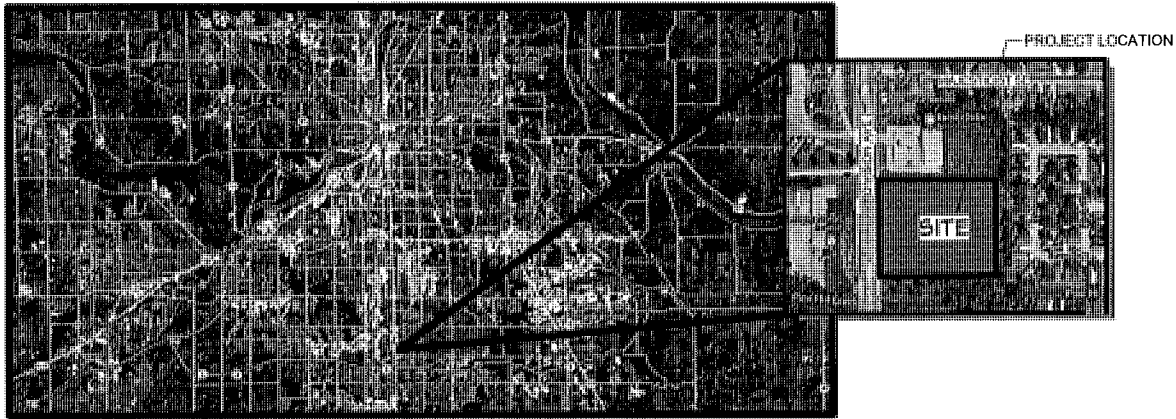
⁸ Using projected 2024 turning movements (existing traffic plus background growth plus nearby warehousing developments plus site traffic)

Preliminary Site Plan

[to be submitted separately by the owner]

UNION AT SILVER STATION

5844 DIVISION AVE SE, KENTWOOD, MI 49548



DEVELOPER

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

ARCHITECT

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

CONTRACTOR

THE ANNEX GROUP

MANAGEMENT

THE ANNEX GROUP

PROJECT INFORMATION

LIVING UNITS: 150 TOTAL

ZONING:

CURRENT- FORM BASED CODE
CG - CORRIDOR GENERAL
LARGE MULTI-PLEX BUILDING

UNIT BREAKDOWN

1 BEDROOM UNITS: 48 UNITS
2 BEDROOM UNITS: 78 UNITS
3 BEDROOM UNITS: 24 UNITS

TOTAL: 150 UNITS

SQ FT BREAKDOWN

BUILDING 1: 29,091 SF
BUILDING 2: 26,412 SF
BUILDING 3: 29,091 SF
BUILDING 4: 21,318 SF
BUILDING 5: 21,318 SF
BUILDING 6: 16,671 SF
BUILDING 7: 16,671 SF

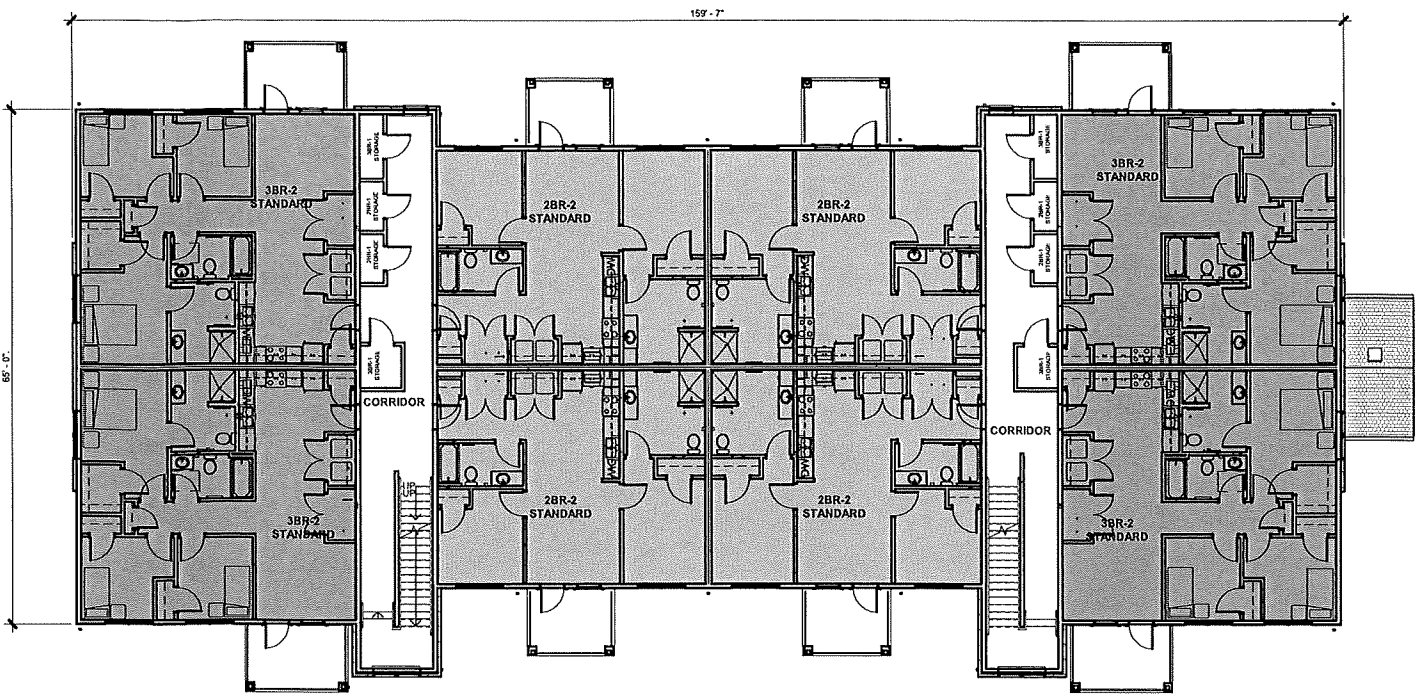
TOTAL 160,572 SF

SHEET INDEX

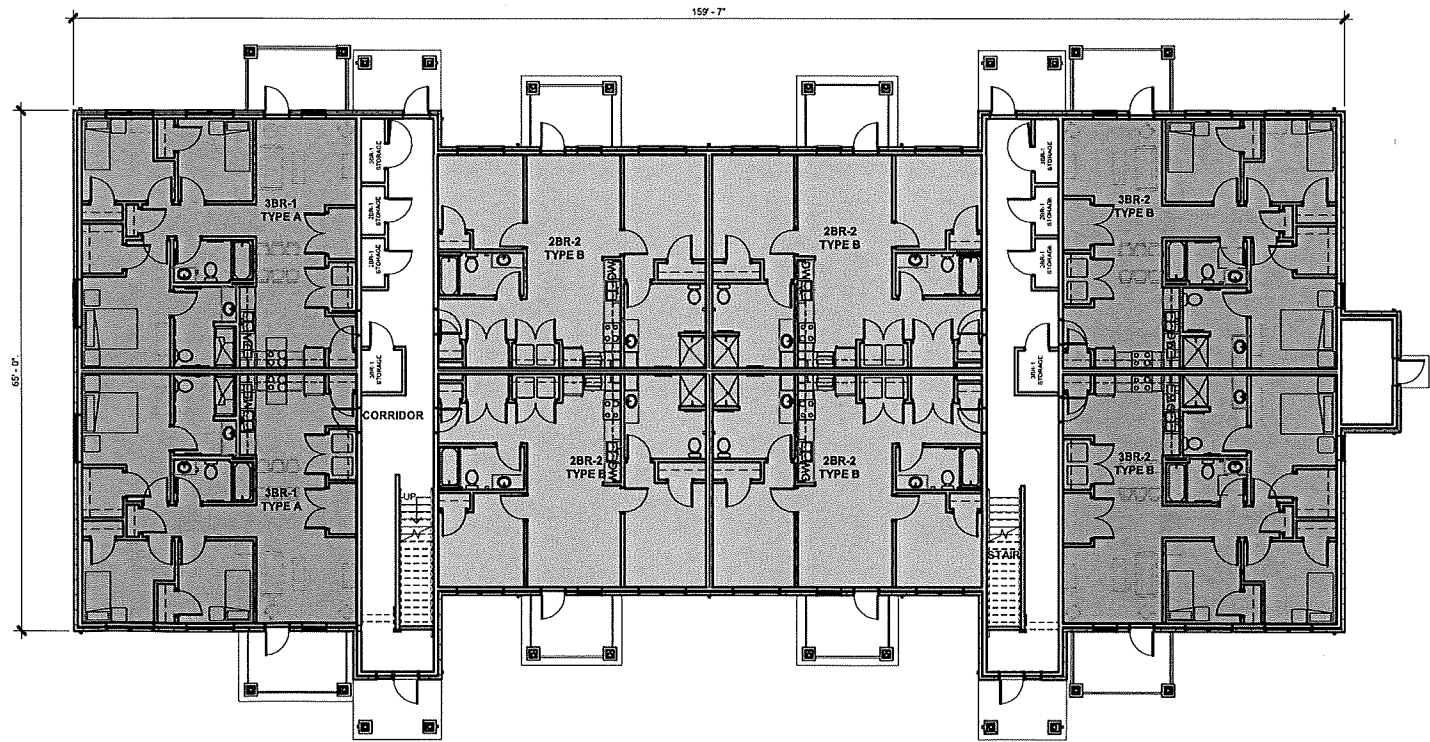
SHEET #	SHEET NAME	DESIGN REVIEW	CURRENT ISSUANCE DATE	CURRENT ISSUANCE DESCRIPTION
PR0.0	UNION AT SILVER STATION	X	2022.06.30	PLANNING REVIEW
PR1.1	BUILDING 1 & 3 FLOOR PLAN	X	2022.06.30	PLANNING REVIEW
PR1.2	BUILDING 2 FLOOR PLAN	X	2022.06.30	PLANNING REVIEW
PR1.3	BUILDING 4 & 5 FLOOR PLAN	X	2022.06.30	PLANNING REVIEW
PR1.4	BUILDING 6 & 7 FLOOR PLAN	X	2022.06.30	PLANNING REVIEW
PR2.1	EXTERIOR PERSPECTIVE	X	2022.06.30	PLANNING REVIEW
PR2.2	TYPICAL COLORED EXTERIOR ELEVATIONS	X	2022.06.30	PLANNING REVIEW
PR4.1	BUILDING 1 & 3 EXTERIOR ELEVATIONS	X	2022.06.30	PLANNING REVIEW
PR4.2	BUILDING 2 EXTERIOR ELEVATIONS	X	2022.06.30	PLANNING REVIEW
PR4.3	BUILDING 4 & 5 EXTERIOR ELEVATIONS	X	2022.06.30	PLANNING REVIEW
PR4.4	BUILDING 7 & 8 EXTERIOR ELEVATIONS	X	2022.06.30	PLANNING REVIEW
PR5.1	SITE SIGNAGE	X	2022.06.30	PLANNING REVIEW
Grand total: 12				

BUILDING (1) DATA				
UNITS	FLOOR			TOTAL
	1ST	2ND	3RD	
1 BEDROOM	0	0	0	0
2 BEDROOM	4	4	4	12
3 BEDROOM	4	4	4	12
TOTAL	8	8	8	24
BUILDING AREA (GSF)				
1ST FLOOR	9,763			
2ND FLOOR	9,664			
3RD FLOOR	9,664			
TOTAL	29,091			

BUILDING (3) DATA				
UNITS	FLOOR			TOTAL
	1ST	2ND	3RD	
1 BEDROOM	0	0	0	0
2 BEDROOM	4	4	4	12
3 BEDROOM	4	4	4	12
TOTAL	8	8	8	24
BUILDING AREA (GSF)				
1ST FLOOR	9,763			
2ND FLOOR	9,664			
3RD FLOOR	9,664			
TOTAL	29,091			



TYPICAL UPPER FLOOR PLAN
3/32" = 1'-0"



TYPICAL FIRST FLOOR PLAN
3/32" = 1'-0"

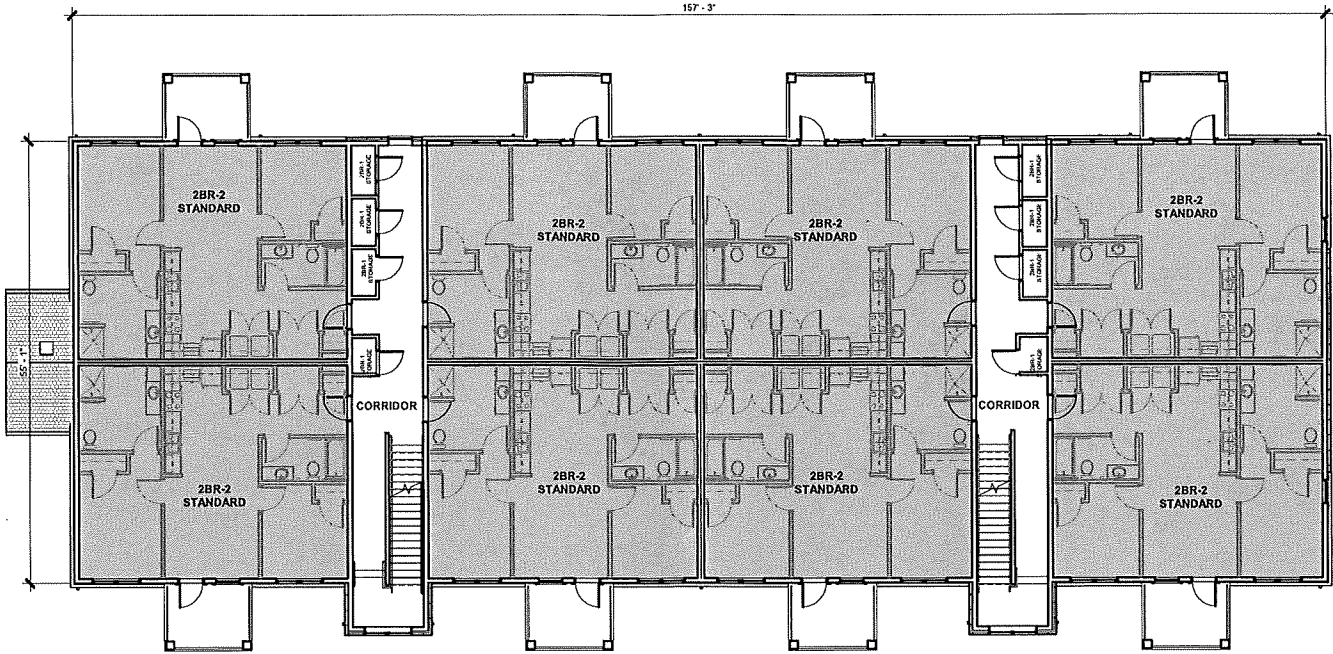
BUILDING 1 & 3 FLOOR PLAN | PR1.1

UNION AT SILVER STATION

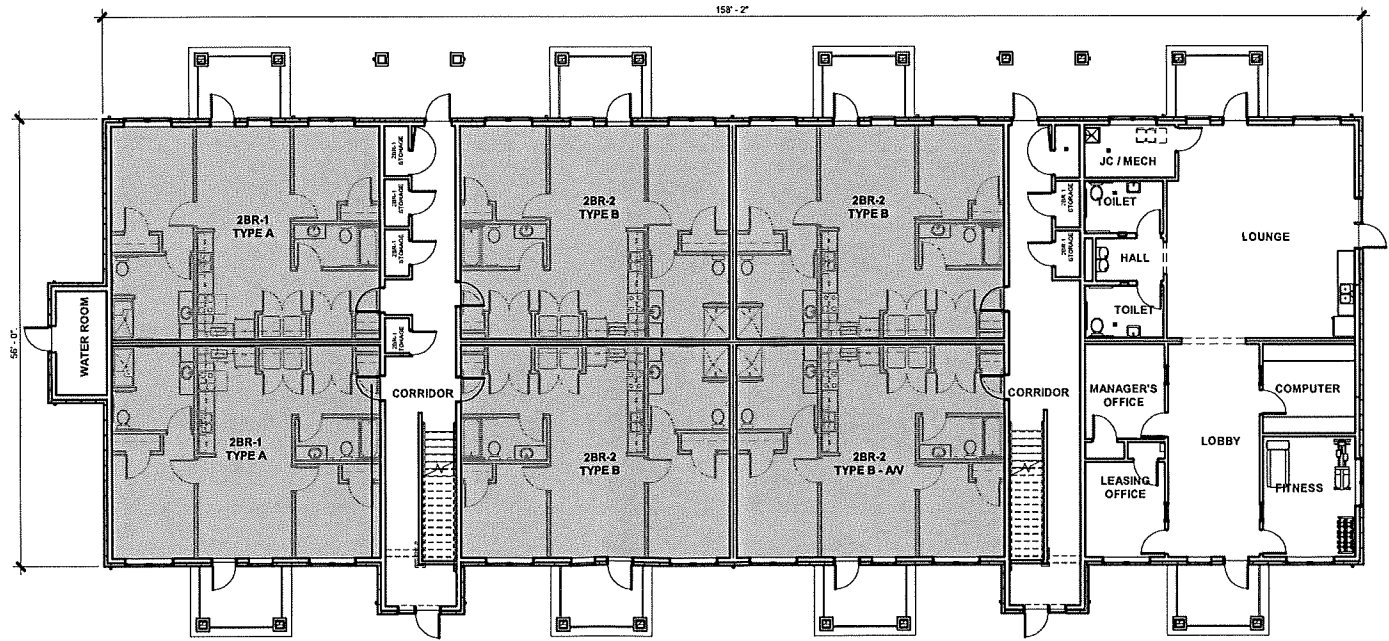
5844 DIVISION AVE SE, KENTWOOD, MI 49548

2022.06.30

BUILDING (2) DATA				
UNITS	FLOOR			TOTAL
	1ST	2ND	3RD	
1 BEDROOM	0	0	0	0
2 BEDROOM	6	8	8	22
3 BEDROOM	0	0	0	0
TOTAL	6	8	8	22
BUILDING AREA (GSF)				
1ST FLOOR	8,870			
2ND FLOOR	8,771			
3RD FLOOR	8,771			
TOTAL	26,412			



TYPICAL UPPER FLOOR PLAN
3/32" = 1'-0"



TYPICAL FIRST FLOOR PLAN
3/32" = 1'-0"

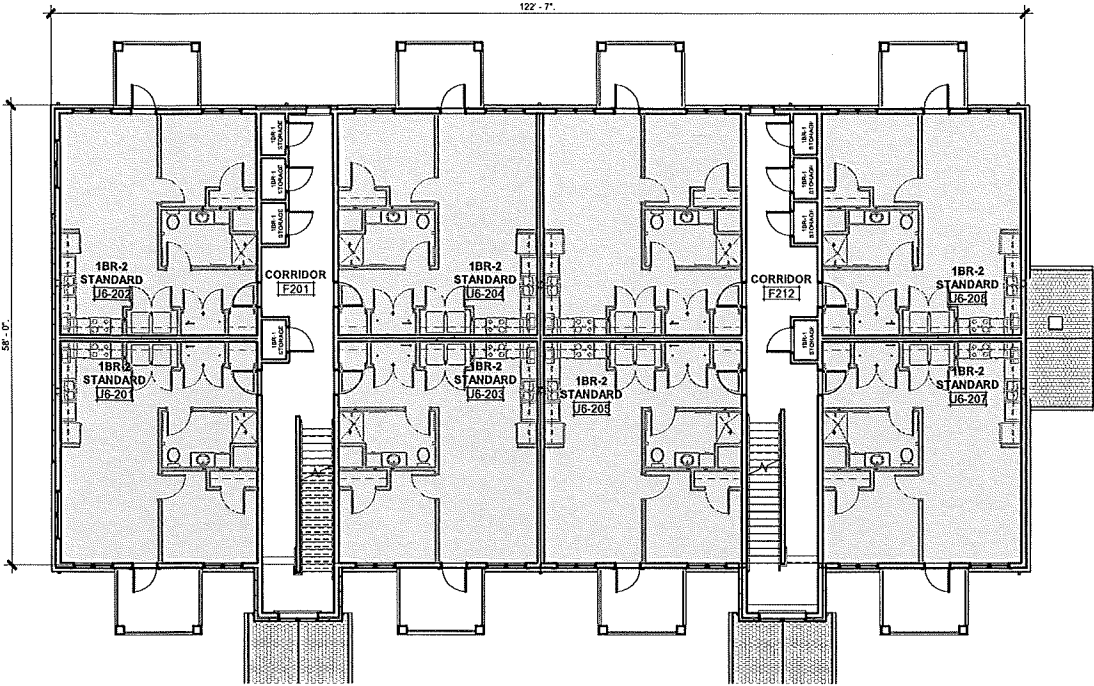
BUILDING 2 FLOOR PLAN | PR1.2

UNION AT SILVER STATION
5844 DIVISION AVE SE, KENTWOOD, MI 49548

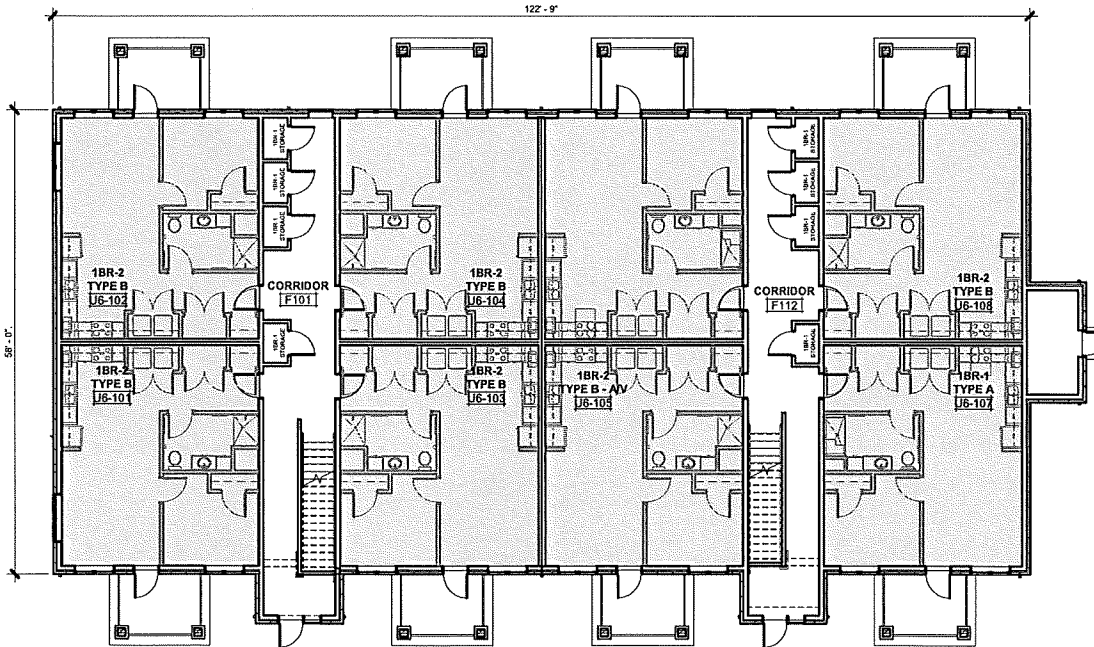
2022.06.30

BUILDING (4) DATA				
UNITS	FLOOR			TOTAL
	1ST	2ND	3RD	
1 BEDROOM	8	8	8	24
2 BEDROOM	0	0	0	0
3 BEDROOM	0	0	0	0
TOTAL	8	8	8	24
BUILDING AREA (GSF)				
1ST FLOOR	7,172			
2ND FLOOR	7,073			
3RD FLOOR	7,073			
TOTAL	21,318			

BUILDING (5) DATA				
UNITS	FLOOR			TOTAL
	1ST	2ND	3RD	
1 BEDROOM	8	8	8	24
2 BEDROOM	0	0	0	0
3 BEDROOM	0	0	0	0
TOTAL	8	8	8	24
BUILDING AREA (GSF)				
1ST FLOOR	7,172			
2ND FLOOR	7,073			
3RD FLOOR	7,073			
TOTAL	21,318			



TYPICAL UPPER FLOOR PLAN



TYPICAL FIRST FLOOR PLAN

BUILDING 4 & 5 FLOOR PLAN | PR1.3

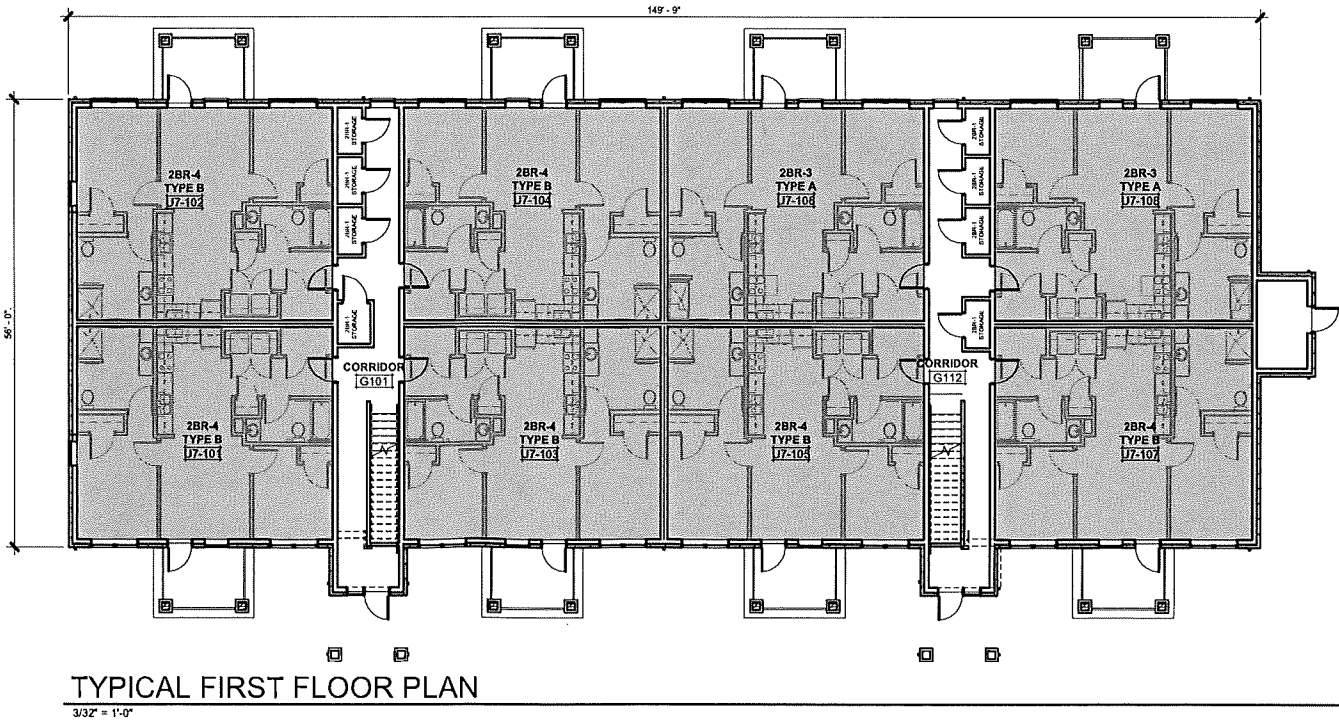
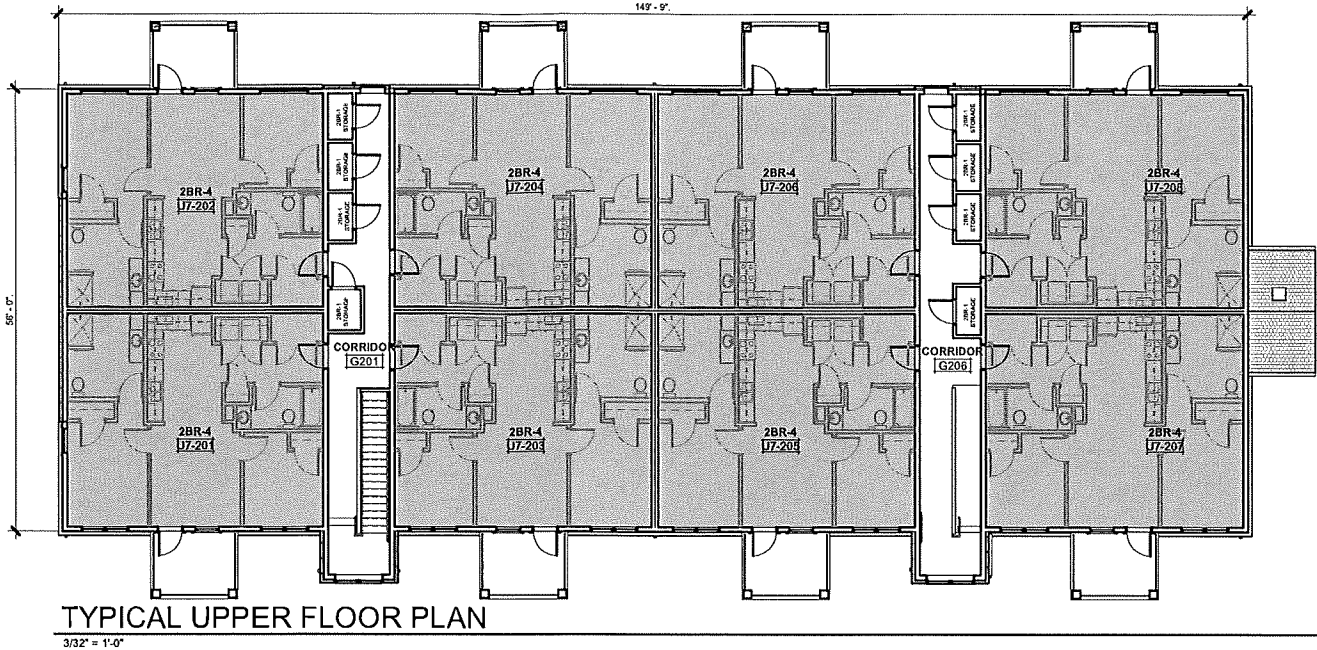
UNION AT SILVER STATION

5844 DIVISION AVE SE, KENTWOOD, MI 49548

2022.06.30

BUILDING (6) DATA			
UNITS	FLOOR		TOTAL
	1ST	2ND	
1 BEDROOM	0	0	0
2 BEDROOM	8	8	16
3 BEDROOM	0	0	0
TOTAL	8	8	16
BUILDING AREA (GSF)			
1ST FLOOR	8,378		
2ND FLOOR	8,293		
TOTAL	16,671		

BUILDING (7) DATA			
UNITS	FLOOR		TOTAL
	1ST	2ND	
1 BEDROOM	0	0	0
2 BEDROOM	8	8	16
3 BEDROOM	0	0	0
TOTAL	8	8	16
BUILDING AREA (GSF)			
1ST FLOOR	8,378		
2ND FLOOR	8,293		
TOTAL	16,671		



BUILDING 6 & 7 FLOOR PLAN

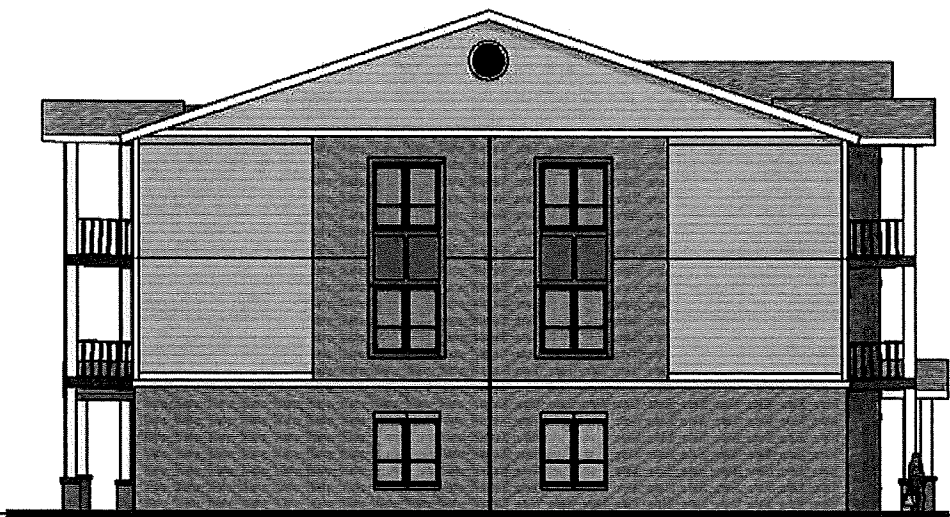
PR1.4

DESIGN REVIEW | EXTERIOR PERSPECTIVE

- 6" CEMENT BOARD SIDING
- VINYL WINDOWS
- BOARD BATTEN PANELS
- TRIM BOARD
- SOLDER COURSE HEADER
- COLUMN
- 4" BRICK VENEER



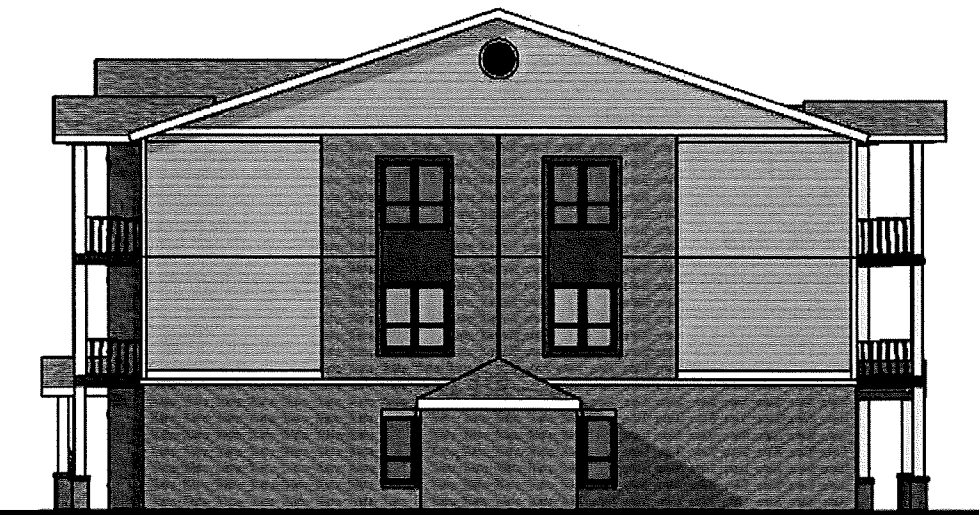
DESIGN REVIEW | TYP. EXTERIOR ELEVATIONS



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



3 BUILDING 1 & 3 REAR ELEVATION
PR4.1 1/8" = 1'-0"



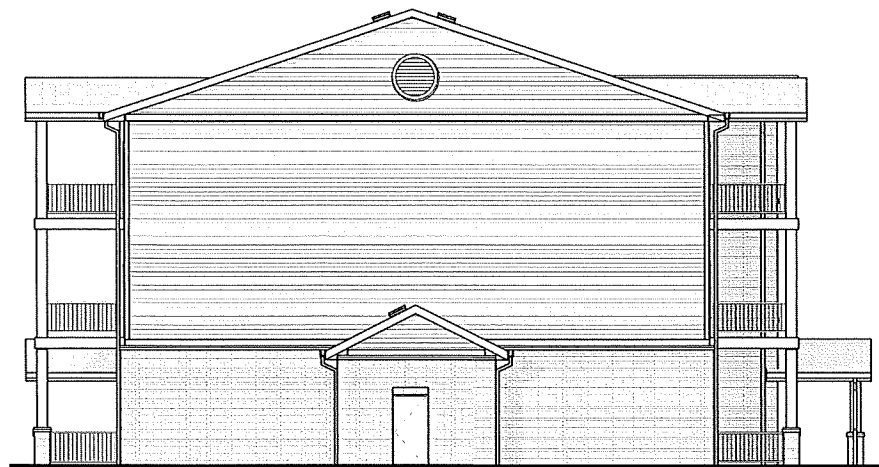
2 BUILDING 1 & 3 TYP. SIDE ELEVATION
PR4.1 1/8" = 1'-0"



1 BUILDING 1 & 3 FRONT ELEVATION
PR4.1 1/8" = 1'-0"



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



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



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

BUILDING 2 EXTERIOR ELEVATIONS | PR4.2

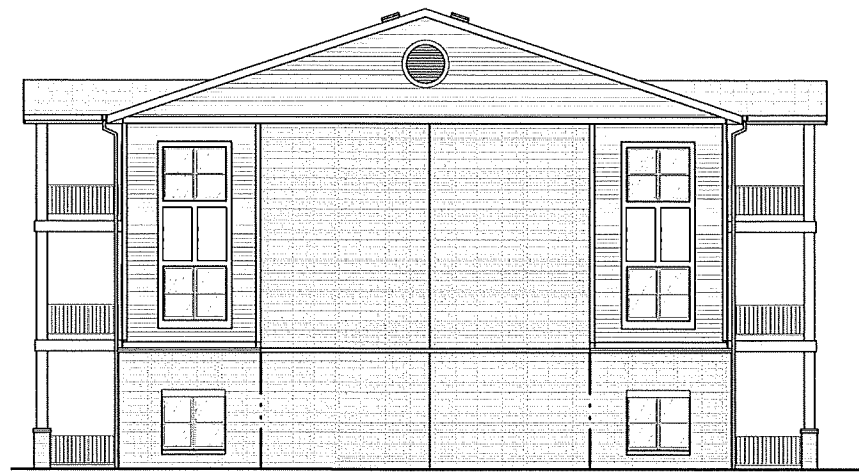
UNION AT SILVER STATION

5844 DIVISION AVE SE, KENTWOOD, MI 49548

2022.06.30



1 BUILDING 4 & 5 REAR ELEVATION
PR4.3 1/8" = 1'-0"



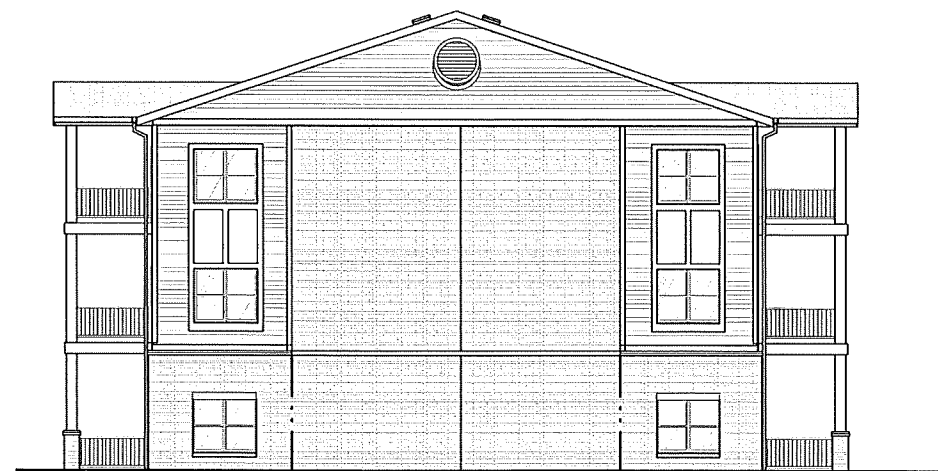
2 BUILDING 4 & 5 SIDE ELEVATION
PR4.3 1/8" = 1'-0"



3 BUILDING 4 & 5 FRONT ELEVATION
PR4.3 1/8" = 1'-0"



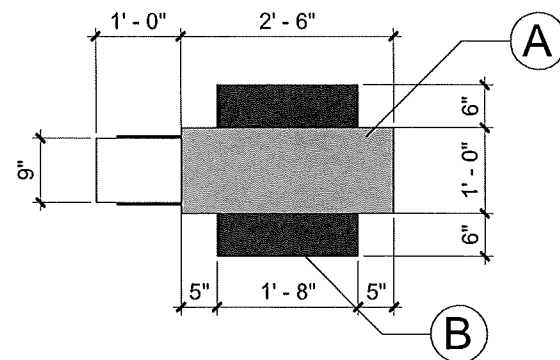
3 BUILDING 6 & 7 REAR ELEVATION
PR4.4 1/8" = 1'-0"



2 BUILDING 6 & 7 SIDE ELEVATION
PR4.4 1/8" = 1'-0"



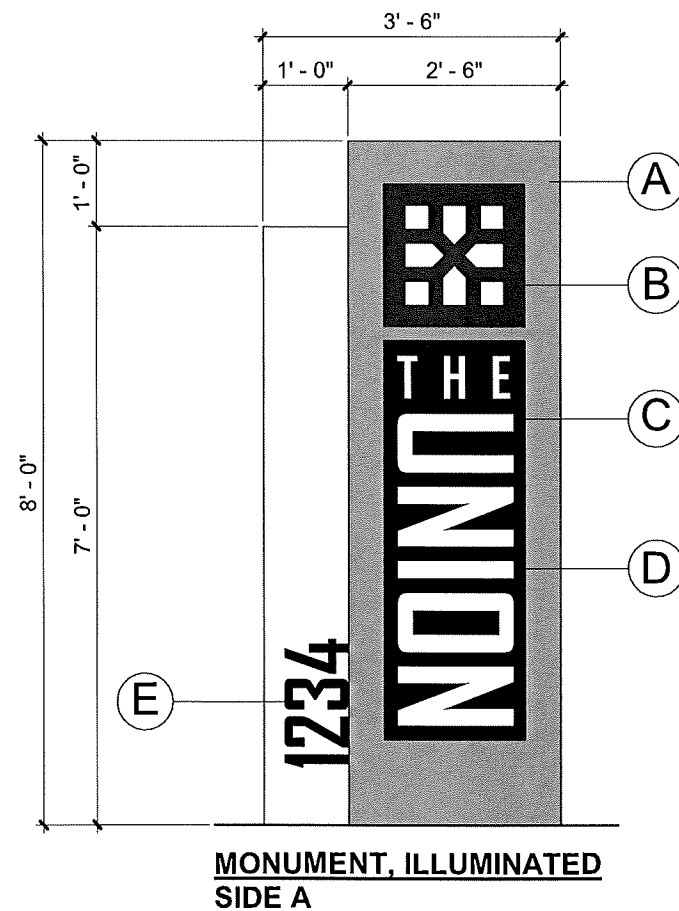
1 BUILDING 6 & 7 FRONT ELEVATION
PR4.4 1/8" = 1'-0"



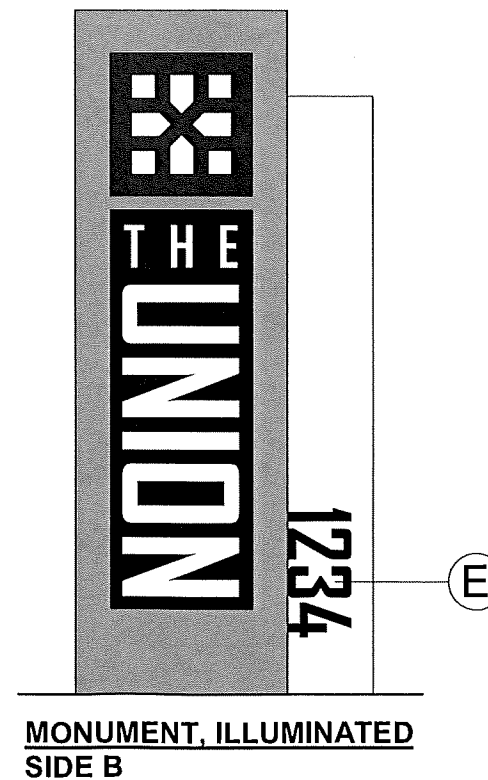
**MONUMENT, ILLUMINATED
TOP**

SPECIFICATIONS:

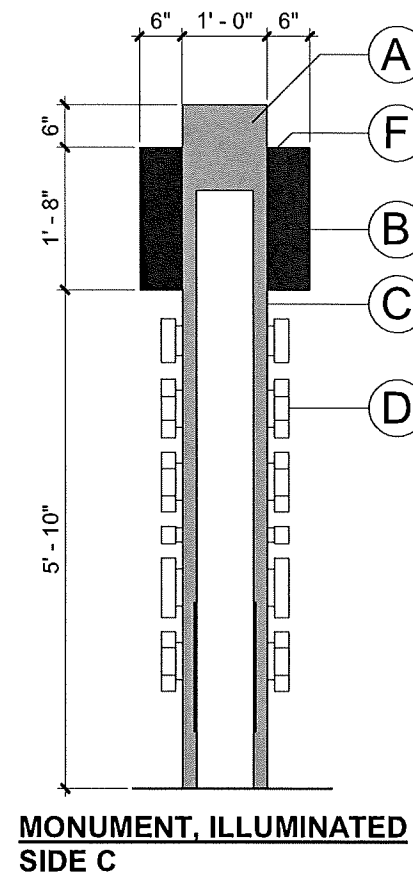
- A. .125" ALUMINUM
- B. .6" DEEP FRONT LIT LOGO TO BE PAINTED. FACE FROM 3/16" WHITE TRANSLUCENT ACRYLIC WITH DIGITALLY PRINTED VINYL OVERLAY TO MATCH. WHITE PORTION OF LOGO TO BE BLOCKED OUT WITH WHITE BLACKOUT VINYL. 1" TYIM CAP TO BE PAINTED. ILLUMINATION FROM WHITE LEDS.
- C. PAINTED RECTANGLE ON CABINET BEHIND CHANNEL LETTERS.
- D. 5" DEEP FRONT AND HALO ILLUMINATED LETTERS FROM STANDARD WHITE COIL. 1" STANDARD WHITE TRIM CAP. WHITE LED ILLUMINATION. 2" WHITE SPACERS. BACK OF LETTERS FROM 3/16" CLEAR POLYCARBONATE.
- E. 3/8" FLAT CUT OUT LETTERS APPLIED TO INNER PANEL. ADDRESS TBD.
- F. PHOTOCELL.



**MONUMENT, ILLUMINATED
SIDE A**

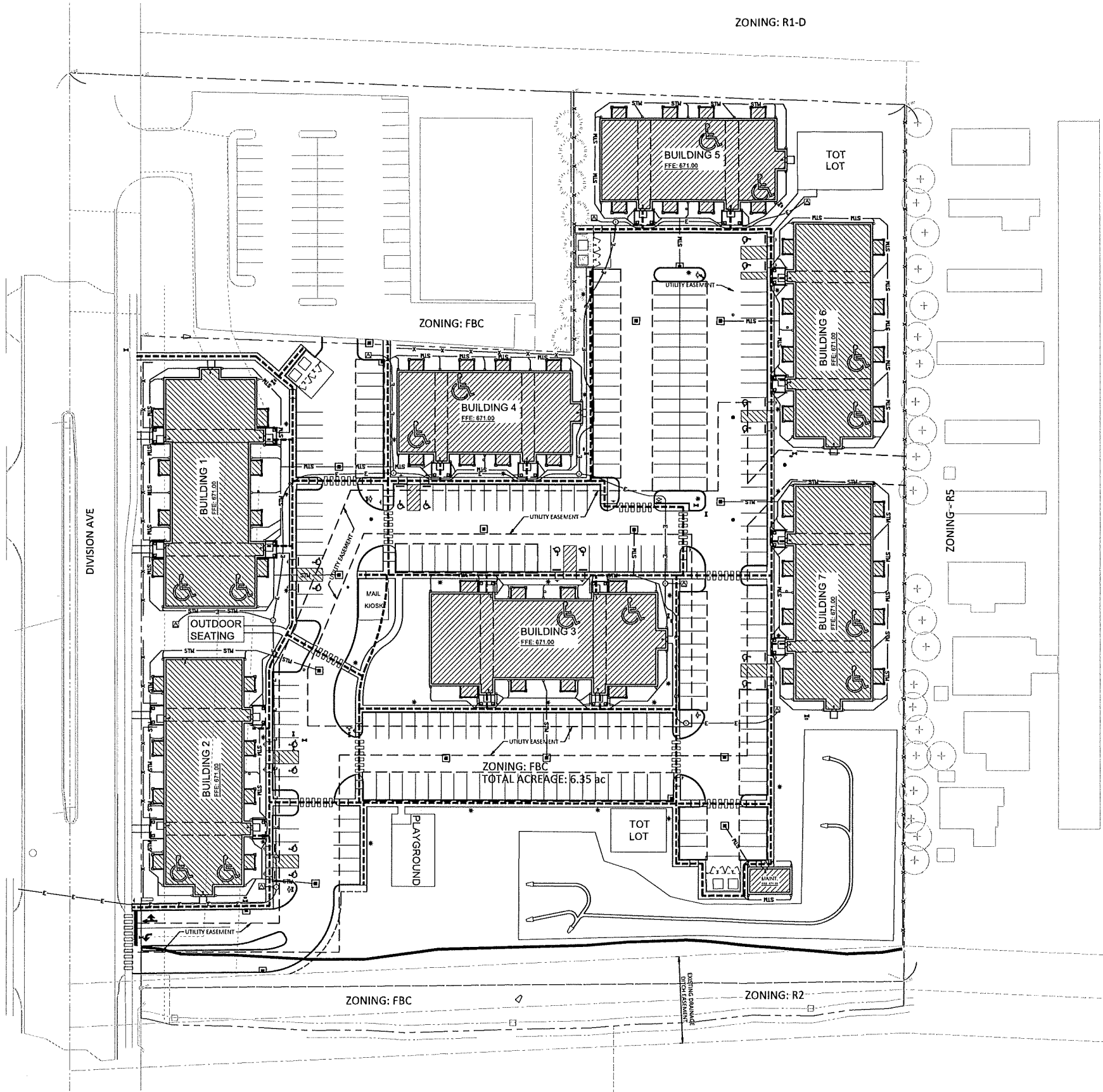


**MONUMENT, ILLUMINATED
SIDE B**



**MONUMENT, ILLUMINATED
SIDE C**

JPS Consulting Engineers - K:\Civil Projects\21PSC35 Kentwood Annex Group\Drawings\CD01.dwg July 1, 2022 - 12:22 PM NShannon

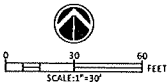


FLOOD ELEVATION
NO 100YR FLOOD ELEVATION CURRENTLY
EXISTS FOR THE SITE. BASED ON AVAILABLE
FEMA FIRM MAP PANELS NO FLOOD
ELEVATION IS PRESENT.

PLAN LEGEND
--- ACCESSIBLE ROUTE

PARKING CALCULATION

PARKING TYPE	# OF SPACES
REQUIRED PARKING PER CH. 6 OF KENTWOOD ZONING ORDINANCE	7 SPACES PER UNIT
TOTAL NUMBER OF UNITS	11 BEDROOM 40 2 BEDROOM 44 3 BEDROOM 18 TOTAL UNITS 102
SPACES REQUIRED	152 x 2 = 304
25% REDUCTION PER FORM BASED CODE FOR PROXIMITY TO TRANSIT FACILITIES	304 x 0.25 = 76
TOTAL REQUIRED	304 - 76 = 228
TOTAL PROVIDED	228



JPS CONSULTING ENGINEERS, LLC
9365 Counselors Row, Suite 116
Indianapolis, IN 46240
ph 317.617.4270
www.jpsconsultingengineers.com

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

THE ANNEX

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

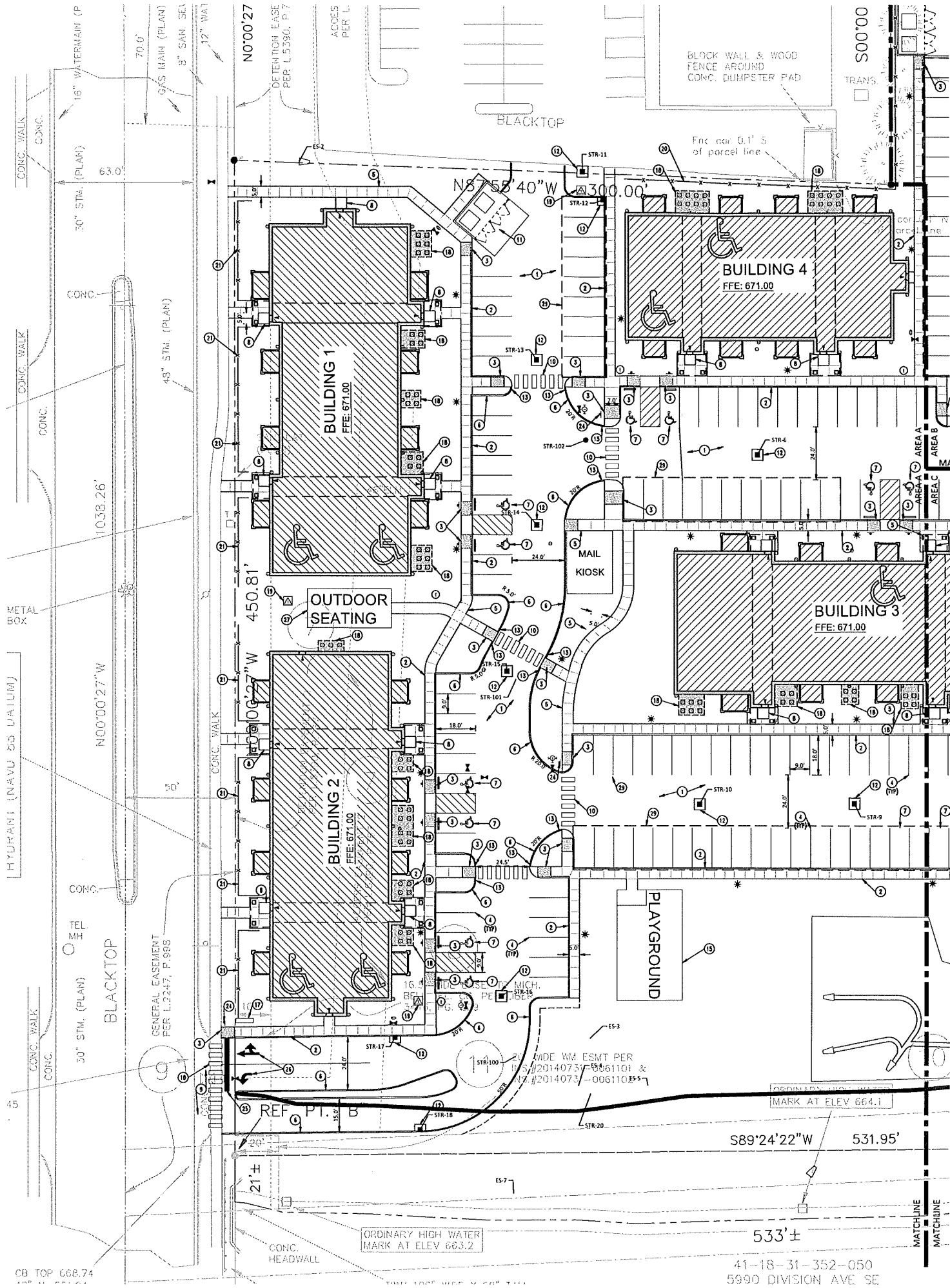
QA/QC SET

NUMBER	DATE	DESCRIPTION

**OVERALL
SITE PLAN**

SCALE: 1" = 30'
DATE: 3 MAR 2022
PROJECT #: 21PSC35
DRAWN: NRS
COORD: NBV
APPROVED: NBV

C001



- GENERAL NOTES**
- A. REFER TO IMPROVEMENT DETAILS FOR NOTE REFERENCES.
B. ALL CURB RADI TO BE 5' UNLESS NOTED OTHERWISE.
- PLAN NOTES**
1. ASPHALT PAVEMENT: REFER TO ASPHALT PAVEMENT PLAN FOR LAYOUTS OF LIGHT DUTY ASPHALT. ALL OTHER AREAS TO BE REGULAR DUTY ASPHALT.
 2. CONCRETE CURB AND WALK.
 3. ACCESSIBLE RAMAP.
 4. 4" WIDE PAINTED PARKING STRIPE.
 5. CONCRETE WALK.
 6. CONCRETE CURB.
 7. ACCESSIBLE PARKING SPACE.
 8. CONCRETE STOOP, SIZE TO BE 5'x5' UNLESS NOTED OTHERWISE. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
 9. 6" THICK CONCRETE ENTRY APRON.
 10. PAINTED CROSSWALK STRIPING.
 11. WASTE CONTAINER PAD AND ENCLOSURE. REFER TO ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.
 12. CONCRETE INLET COLLAR.
 13. 2" CURB TAPER.
 14. MAIL KIOSK. REFER TO ARCHITECTURAL DRAWINGS.
 15. PLAYGROUND. REFER TO ARCHITECTURAL DRAWINGS.
 16. TOT LOT. REFER TO ARCHITECTURAL DRAWINGS.
 17. MONUMENTAL SIGN. REFER TO ARCHITECTURAL DRAWINGS.
 18. AIR CONDITIONING UNIT EQUIPMENT PAD. REFER TO MECHANICAL DRAWINGS.
 19. TRANSFORMER PAD BY UTILITY COMPANY. COORDINATE FINAL SIZE AND LOCATION WITH UTILITY COMPANY.
 20. 6' TALL WOOD SHADOWBOX FENCE.
 21. 3.5' TALL SHANTAGE PLUS FENCE AS MANUFACTURED BY AMERISTAR FENCE. 2 RAIL MAVERICK STYLE III BLACK FINISH WITH STANDARD 4" PICKET SPACING.
 22. CONCRETE STORMWATER DETENTION BASIN EMERGENCY SPILLWAY.
 23. 4" THICK CONCRETE LOW FLOW CHANNEL FROM END SECTIONS TO OUTLET OF DETENTION BASIN.
 24. NEW STOP SIGN.
 25. 2' WIDE PAINTED STOP BAR.
 26. PAINTED TRAFFIC MARKINGS.
 27. OUTDOOR SEATING AREA. REFER TO LANDSCAPE PLANS.
 28. NOT USED.
 29. SINGLE POST FLAT CARPORT AS MANUFACTURED BY USA EAGLE CARPORTS.

JPS CONSULTING ENGINEERS, LLC
9365 Counselors Row, Suite 116
Indianapolis, IN 46240
ph 317.617.4270
www.jpsconsultingengineers.com

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

THE ANNEX BRAND

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

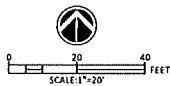
QAQC SET

NUMBER	DATE	DESCRIPTION

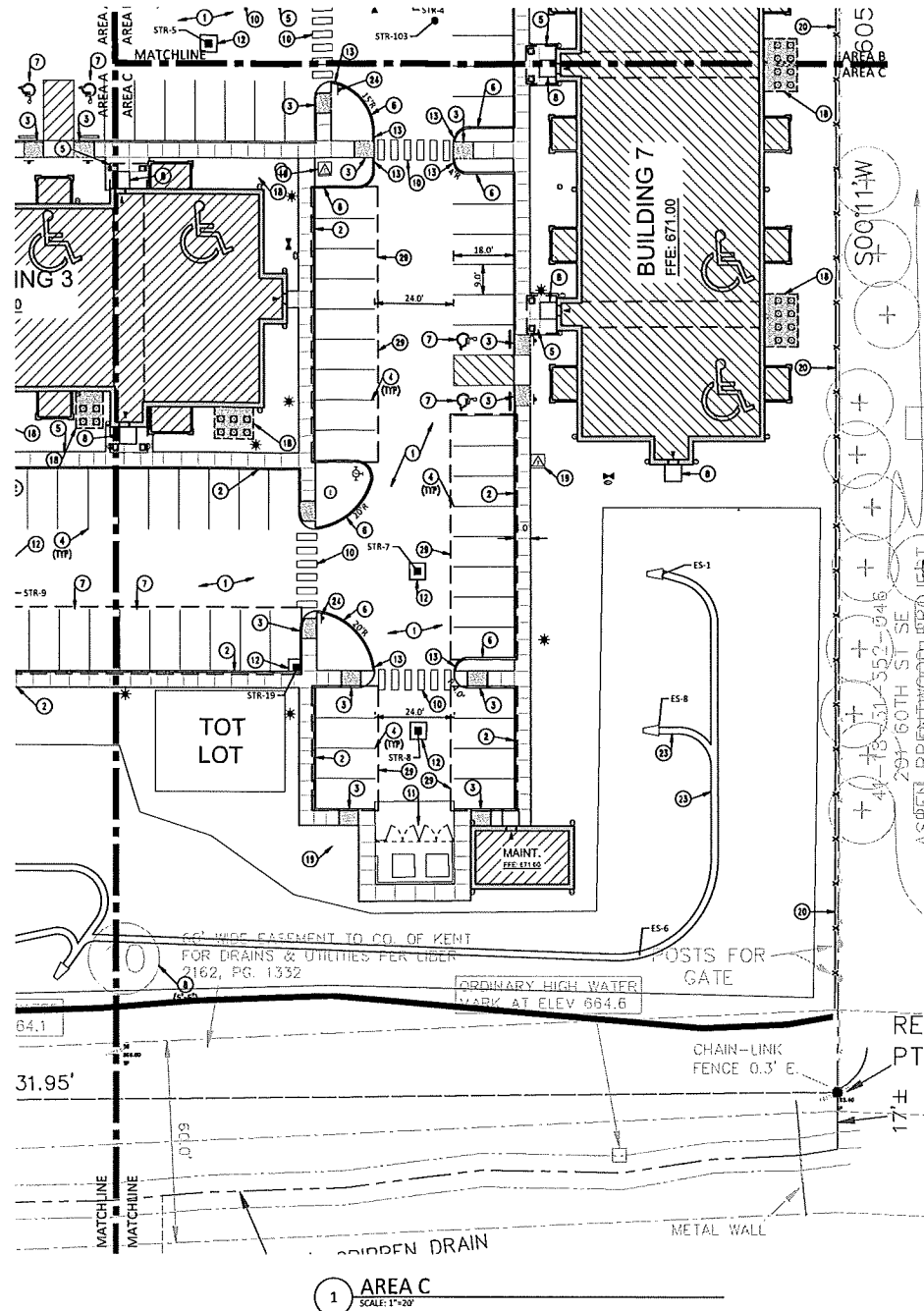
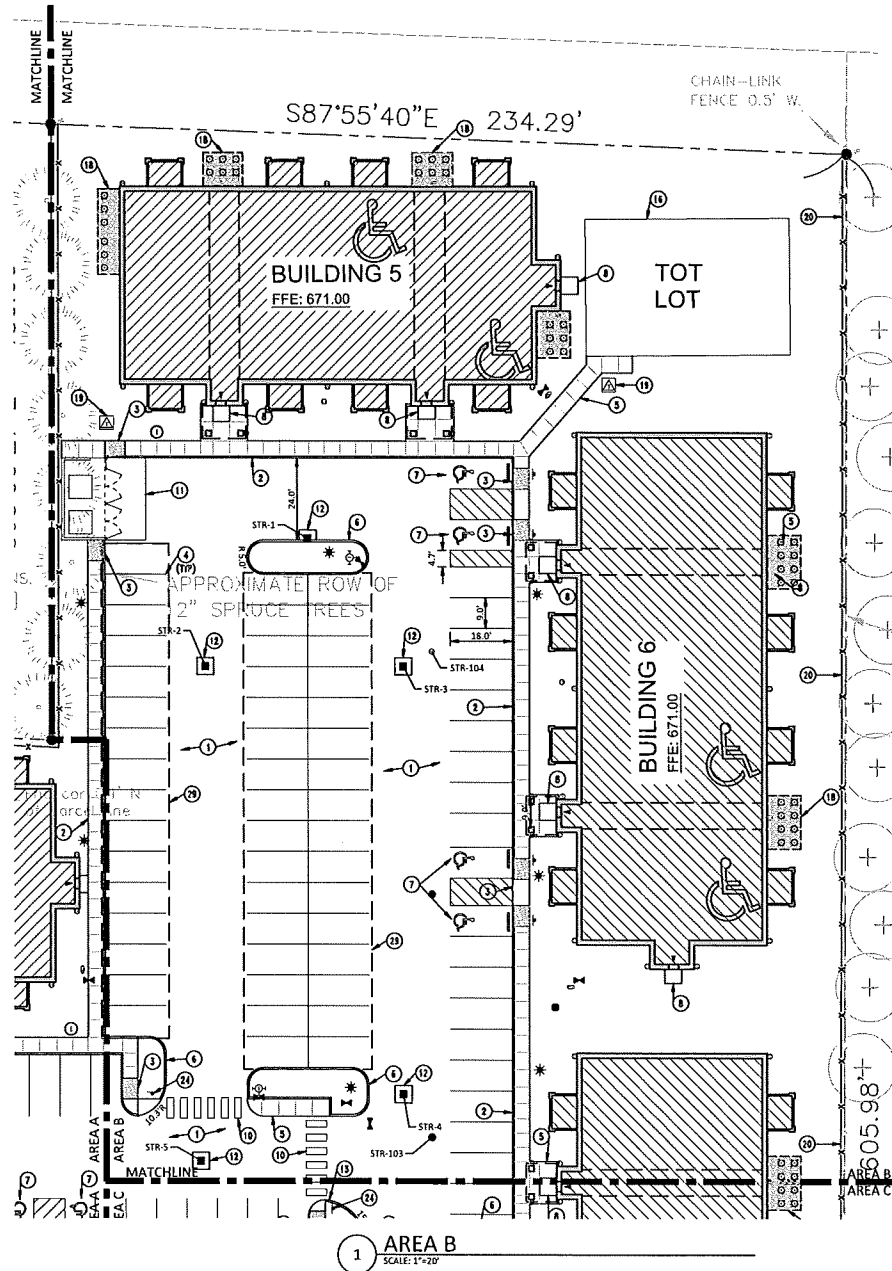
**SITE
IMPROVEMENT
PLAN- AREA A**

SCALE: 1" = 20'
DATE: 3 MAR 2022
PROJECT #: 21PSC35
DRAWN: NRS
COORD: NBV
APPROVED: NBV

C501



OF PLATS, PG. 15)



- GENERAL NOTES**
- A. REFER TO IMPROVEMENT DETAILS FOR NOTE REFERENCES.
B. ALL CURB RADII TO BE 5' UNLESS NOTED OTHERWISE.
- PLAN NOTES**
1. ASPHALT PAVEMENT. REFER TO ASPHALT PAVEMENT PLAN FOR LIMITS OF LIGHT DUTY ASPHALT. ALL OTHER AREAS TO BE REGULAR DUTY ASPHALT.
 2. CONCRETE CURB AND WALK.
 3. ACCESSIBLE RAMP.
 4. 4" WIDE PAINTED PARKING STRIPE.
 5. CONCRETE WALK.
 6. CONCRETE CURB.
 7. ACCESSIBLE PARKING SPACE.
 8. CONCRETE STOOP. SIZE TO BE 5'x5' UNLESS NOTED OTHERWISE. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
 9. 6" THICK CONCRETE ENTRY APRON.
 10. PAINTED CROSSWALK STRIPING.
 11. WASTE CONTAINER PAD AND ENCLOSURE. REFER TO ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.
 12. CONCRETE INLET COLLAR.
 13. 2" CURB TAPER.
 14. MAIL KIOSK. REFER TO ARCHITECTURAL DRAWINGS.
 15. PLAYGROUND. REFER TO ARCHITECTURAL DRAWINGS.
 16. TOT LOT. REFER TO ARCHITECTURAL DRAWINGS.
 17. MONUMENTAL SIGN. REFER TO ARCHITECTURAL DRAWINGS.
 18. AIR CONDITIONING UNIT EQUIPMENT PAD. REFER TO MECHANICAL DRAWINGS.
 19. TRANSFORMER PAD BY UTILITY COMPANY. COORDINATE FINAL SIZE AND LOCATION WITH UTILITY COMPANY.
 20. 6' TALL WOOD SHADOWBOX FENCE.
 21. 3.5' TALL MONTAGE PLUS FENCE AS MANUFACTURED BY AMERISTAR FENCE. 2 RAIL MAJESTIC STYLE IN BLACK FINISH WITH STANDARD 4" PICKET SPACING.
 22. CONCRETE STORMWATER DETENTION BASIN EMERGENCY SPILLWAY.
 23. 4" THICK CONCRETE LOW FLOW CHANNEL FROM END SECTIONS TO OUTLET OF DETENTION BASIN.
 24. NEW STOP SIGN.
 25. 2" WIDE PAINTED STOP BAR.
 26. PAINTED TRAFFIC MARKINGS.
 27. OUTDOOR SEATING AREA. REFER TO LANDSCAPE PLANS.
 28. NOT USED.
 29. SINGLE POST FLAT CARPORT AS MANUFACTURED BY USA EAGLE CARPORTS.

JPS CONSULTING ENGINEERS, LLC
9365 Counselors Row, Suite 116
Indianapolis, IN 46240
ph 317.617.4270
www.jpsconsultingengineers.com

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

THE ANNEX

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

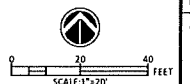
QAQC SET

NUMBER	DATE	DESCRIPTION

**SITE
IMPROVEMENT
PLAN-
AREA B & C**

SCALE: 1"=20'
DATE: 3 MAR 2022
PROJECT #: 21JPS035
DRAWN: NRS
COORD: NBV
APPROVED: NBV

C502



STAFF REPORT: July 20, 2022
PREPARED FOR: Kentwood Planning Commission
PREPARED BY: Joe Pung
CASE NO.: 19-22 Windy North Rezoning

GENERAL INFORMATION

APPLICANT: Bosco Development
Chris Vander Hoff
4910 – 68th Street
Caledonia, MI 49316

STATUS OF APPLICANT: Property Owner

REQUESTED ACTION: Request to rezone 18 acres at from R1-A Estate Residential to R1-B Single Family Residential

EXISTING ZONING OF SUBJECT PARCEL: R1-A Estate Residential

GENERAL LOCATION: 3463 – 52nd Street

PARCEL SIZE: 17.89 acres

EXISTING LAND USE ON THE PARCEL: Vacant Land

ADJACENT AREA LAND USES: N: Single Family Residential
S: Consumers Energy Transmission Lines
E: Vacant Land (future park)
W: Vacant Land

ZONING ON ADJOINING PARCELS: N: R1-D Single Family Residential
S: R1-A Estate Residential
E: R1-A Estate Residential
W: RPUD-1 Attached Residential Planned Unit Development

Compatibility with Master Plan

The Master Plan recommendation is for low density (<4 units per acres) residential development. Residential development under the proposed zoning would be low density in nature and consistent with the Master Plan recommendation.

Relevant Zoning Ordinance Sections

Section 13.03.C outlines the guidelines for a rezoning. Section 13.08 outlines the general review standards.

Zoning History

The property has been zoned R1-A Estate Residential since at least 1980.

SITE INFORMATION

Site Characteristics

The site is heavily wooded. Plaster Creek runs through the site. A majority of the site is encumbered by wetlands and floodplain (see Exhibits 3 and 4). A sanitary sewer main runs through the site (see Exhibit 5)

Traffic & Circulation

Access to the property would be through a 30-foot ingress/egress easement over a planned residential development (Windy West – see Exhibit 2) south of the adjacent Consumers Energy property. An easement from Consumers Energy would be needed in order to gain access to the property.

Engineering

Any development would have to meet all applicable standards and requirements of the Kentwood Engineering Department.

Fire

Any development would have to meet all applicable standards and requirements of the Kentwood Fire Department.

Staff Comments

- 1) The applicant has requested a rezoning of the property from R1-A Estate Residential to R1-B Single Family Residential. The uses allowed within the current R1-A district and proposed R1-B district are identical except that the R1-B district makes allowance for zero lot line single family detached dwellings as a special land use. The main differences between the existing and proposed zoning districts are identified in the table below:

Requirement	R1-A	R1-B
Minimum Lot Area	5 acres	14,000 square feet (if served by public water and sewer)
Minimum Lot Width	See Section 3.23 (Lot Width to Depth Ratio)	100 feet (if served by public water and sewer)
Front Yard Setback	40 feet	40 feet
Side Yard Setback	12 feet (min. 25 feet on street side yard)	12 feet (min. 25 feet on street side yard)
Rear Yard Setback	35 feet	35 feet
Maximum Lot Coverage	20 percent	25 percent
Min. Dwelling Unit Size	1,040 square feet	1,040 square feet
Max. Building Height	2-1/2 stories or 35 feet	2 stories or 25 feet

The proposed R1-B zoning allows for significantly smaller lots than the current R1-A Estate Residential zoning (14,000 square feet vs. 5 acres) allowing for more than three (3) lots to be created. The proposed rezoning would allow for reasonable residential development of the property at a low density consistent with and compatible with the adjacent properties.

- 2) Section 13.03.C of the Zoning Ordinance outlines the guidelines for a rezoning. The guidelines are as follows:

13.03.C.1 Consistency with the goals, policies and future land use map of the Master Plan, including any subarea or corridor studies. If conditions have changed since the Master was adopted, the consistency with recent development trends in the area.

The area is Master Planned for low density residential development. Development under the R1-B zoning district would yield a low-density residential development; therefore, the requested rezoning is consistent with the Master Plan recommendation.

13.03.C.2 Compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.

The site is encumbered by wetland and floodplain. The wetland and floodplain can be compatible with single-family development creating attractive home sites.

- 13.03.C.3 The applicant's ability to develop the property with at least one (1) of the uses permitted under the current zoning.

The property is currently zoned R1-A Estate Residential. Based on a five (5) acre minimum lot area under the current zoning, up to three (3) single family lots could potentially be created.

- 13.03.C.4 The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.

The proposed zoning district would be compatible with the single-family development to the north (zoned R1-D), the planned single family development to the south (zoned R1-D), the future park to the east, and the vacant land to the west.

- 13.03.C.5 Whether the City's infrastructure and services are sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the City.

The City's infrastructure and services are sufficient to accommodate the uses permitted in the R1-B Single Family Residential district.

- 13.03.C.6 Where a rezoning is reasonable given the above guidelines, a determination that the requested zoning district is more appropriate than another district or amending the list of permitted or Special Land Uses within a district.

The uses allowed within the current R1-A district and proposed R1-B district are identical except that the R1-B district makes allowance for zero lot line single family detached dwellings as a special land use.

Exhibit 1: Project Location (2020 Aerial Photo)

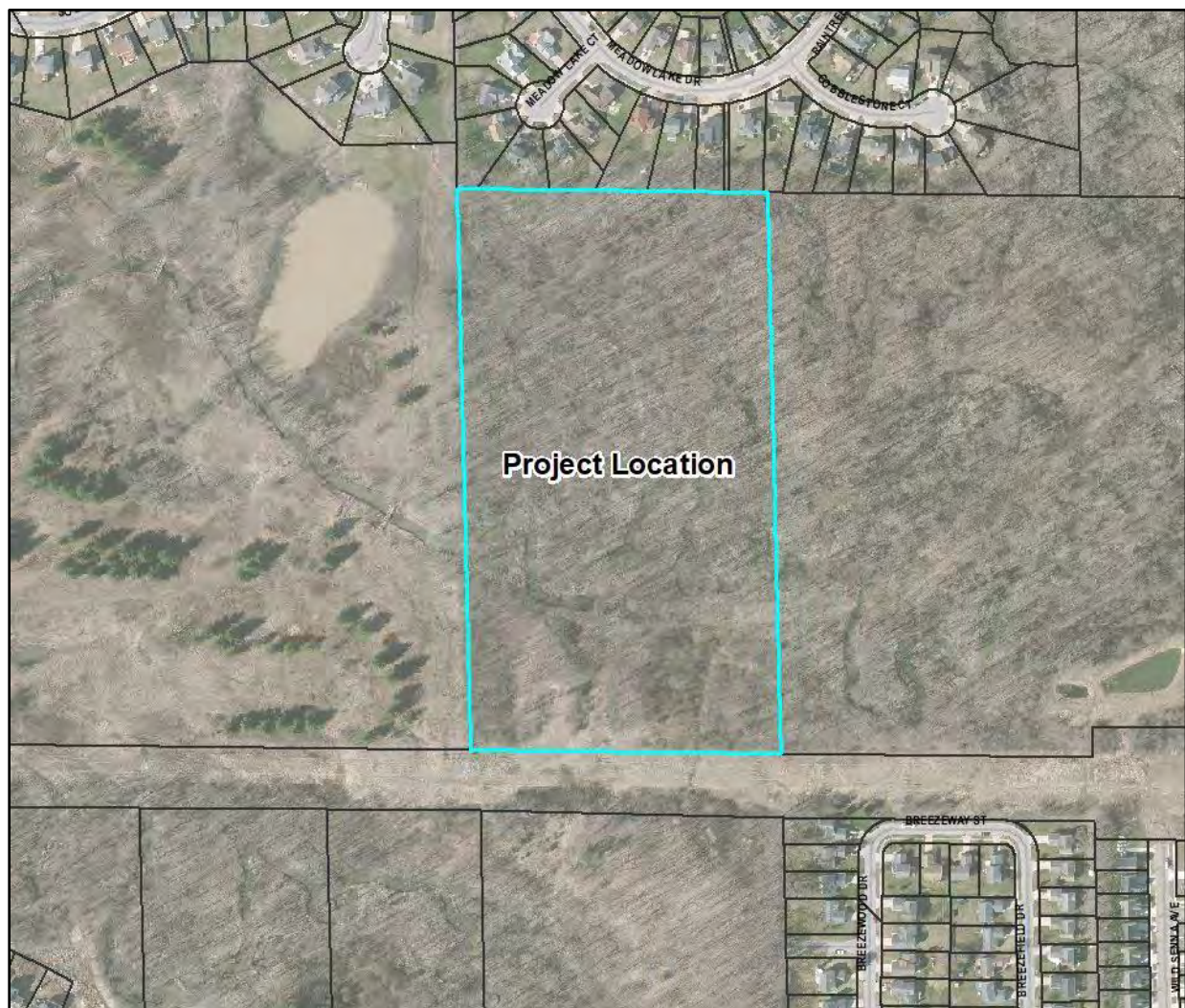


Exhibit 2: Windy West Plat

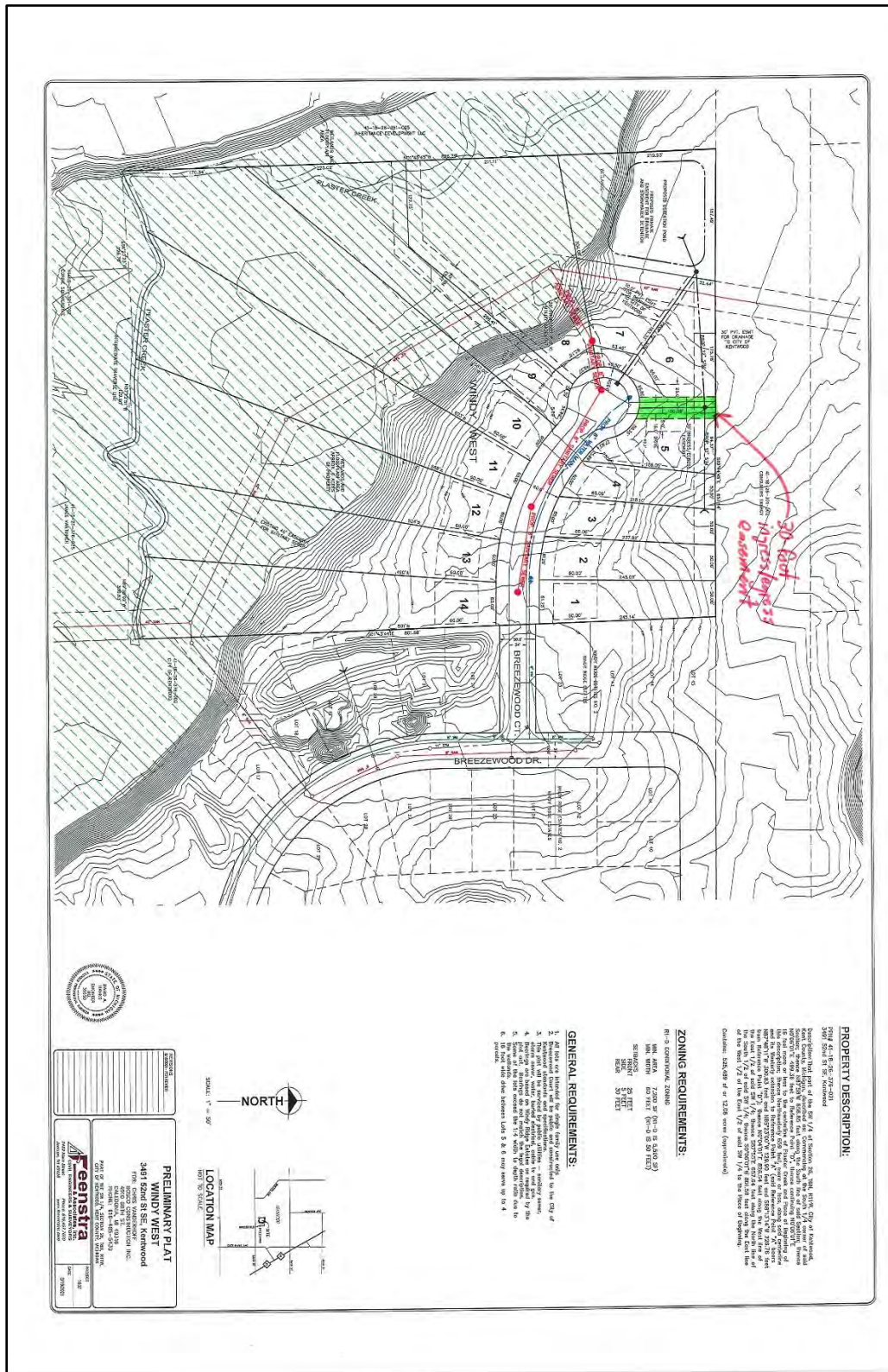


Exhibit 3: Wetlands

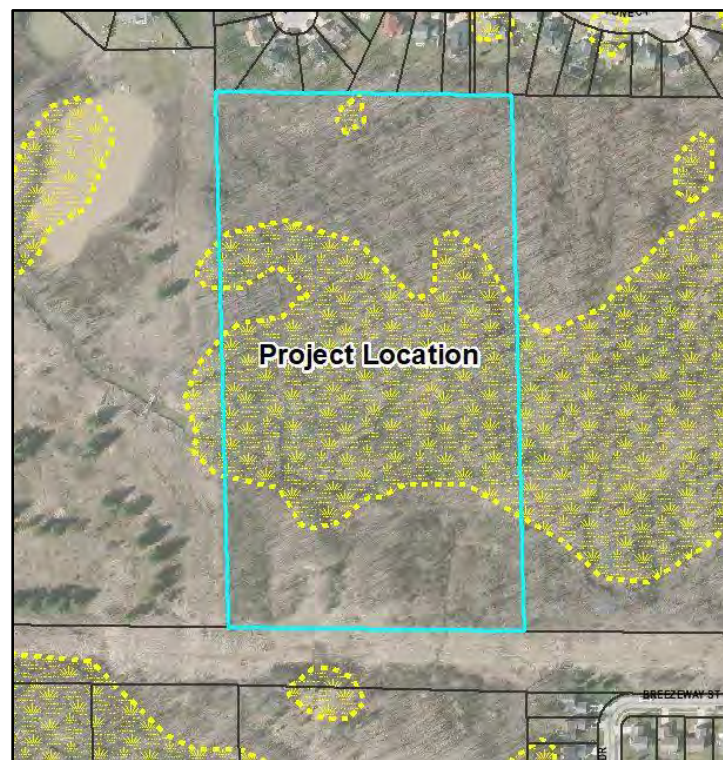


Exhibit 4: Floodplain

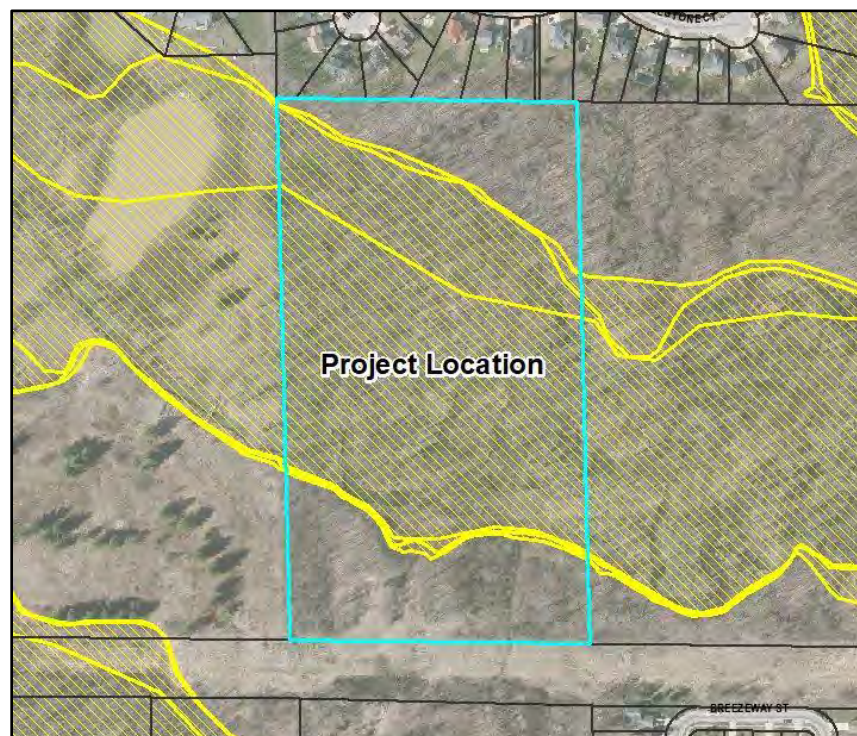


Exhibit 5: Sanitary Sewar Main

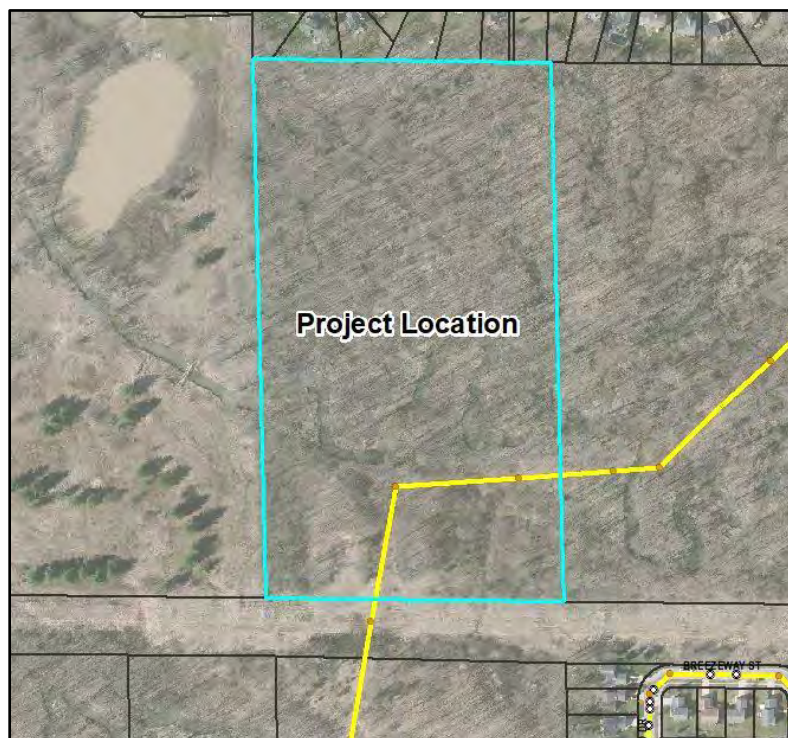
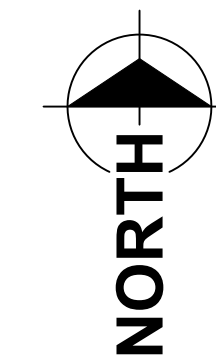


Exhibit 6: June 2020 Pictometry Photo



PPN# 41-18-26-326-001
3463 52nd St SE, Kentwood

REZONE R1-A TO R1-B

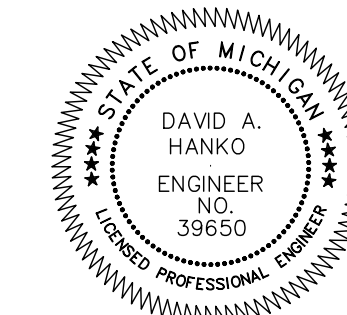


NOT TO SCALE

**REZONE
WINDY NORTH
3463 52nd St SE, Kentwood**

FOR: CHRIS VANDERHOFF
BOSCO CONSTRUCTION INC.
4910 68TH ST.
CALEDONIA, MI 49316
PHONE: 616-485-5430

PART OF THE SW 1/4, SECTION 26, T6N, R11W,
CITY OF KENTWOOD, KENT COUNTY, MICHIGAN



PROJECT	1052
DATE	7/20/2022

TO: City Commission and Planning Commission

FROM: Planning Staff

DATE: July 22, 2022

RE: Debriefing of July 20, 2022 Focus Group Discussion With Greater Grand Rapids Homebuilders Association Representatives

After the June 2 Joint City Commission/Planning Commission meeting planning consultant Suzanne Schulz has been working with planning staff to formulate a set of amendments to the Zoning Ordinance responsive to the vision statement and goals collectively identified over the past five months. On July 20 we met with five representatives of the Greater Grand Rapids Homebuilders Association to review the draft amendments and solicit their input. The following is a summary of the areas of discussion relating to proposed requirements for all residential dwellings.

Building Transparency-Measurement of clear glass areas of buildings and side wall transparency:

Proposed language: For all residential dwellings at least twenty percent (20%) of the area of the front facade shall consist of clear glass windows or primary entrance doors which permit a view from the dwelling to the street. Garage door windows may count towards the percentage.

At least three (3) windows with a minimum of six (6) square feet each are required on side walls (those adjoining the front facade).

Discussion: Planning Intern Toby Hayes evaluated the front façade home designs of a sampling of single family detached homes in the Bretonfield, Fields of Breton, Pfeiffer Pines and Cobblestone developments based upon the proposed requirements. The calculated percentages of 11 of the 14 homes ranged from 9-14% with the other 3 ranging 20-25%. The builders were surprised the home designs they normally build fell so far short of the proposed minimum. The three units that reached 20% transparency were located in the Cobblestone development.

The builders felt that due in large part to the State of Michigan Energy Code, it would be cost prohibitive to meet the proposed 20% baseline.

About the proposed side wall window requirements, the builders felt that corner lot side wall windows would be reasonable on the entryways into the neighborhoods but otherwise felt the remaining corner lot and interior lot side walls were not necessary or desired by the home buyers.

Minimum garage setback-accommodate as many as four cars in the driveway without encroaching upon the sidewalk:

Proposed language: Garages shall be placed a minimum of thirty-five (35) feet from the back of sidewalk or line of the edge of the right-of-way or private easement, as determined by the Zoning Administrator.

Discussion: The builders questioned the need for a longer drive to accommodate four cars noting that the minimum parking requirement for a single-family home is three parking spaces. They reasoned that two parking spaces inside the garage and two in the driveway more that meet the minimum. They also pointed out the availability of on-street parking within subdivisions. They felt the 35-foot setback for the garage would result in an unnecessary expense in terms of additional concrete.

Additional Design Elements-create variation between dwellings and improve visual interest by incorporating a menu of additional design elements:

Proposed language: In lieu of required standard minimum unit sizes, dimensions, proportions, or other requirements intended to create variation between dwellings and improve visual interest, a menu of additional design elements is provided to select from. Each residential building and their site shall have a minimum of four (4) design elements. At least one (1) element shall be selected that is different than the immediately adjacent buildings to meet the intent of this Section. Additional elements above the minimum are encouraged.

Discussion: The builders commented that most of the enumerated design element options were very costly and one was particularly impractical, the increased transparency of 25 percent or higher on the façade. They also commented that the additional design element relating to the front porch would tend to reduce a builder's ability to meet the minimum 20 percent. They felt the minimum of additional design elements should be reduced to 3. One of the builders suggested consideration of additional design elements from which to choose, including: specify a minimum 3 % brick or stone façade detail, 5/12 or greater roof pitch, or other features.

Planning Intern Toby Hayes evaluated the home designs of a sampling of single family detached homes in the Bretonfield, Fields of Breton, Pfeiffer Pines and Cobblestone developments as they relate to the proposed additional design elements. None of the designs met the minimum of four additional design elements, only one house design attained as many as three of the additional design elements.

Garage as a proportion of the front façade:

Summary of proposed language: The placement of the garage would be determined by the ratio of garage to house across the front facade. To summarize, the garage cannot take up more than 50% of the front façade in any single-family home (but could be 20' behind the face of the dwelling unit). The greater the ratio of dwelling unit to garage, the more a garage can be placed forward of the house. If the dwelling is more than 65% of the total front façade, the garage may be placed in front of the house.

Discussion: The builders thought that it would be very difficult to meet this requirement for lots with a narrow width. Most of the homes on small lots have garages that exceed 50% of the front façade. The examples in which dwelling units made up a larger proportion of the front façade seemed to correlate with larger lot sizes.

Overall Comments:

The builders indicated that many of the proposed amendments would make it very difficult to work in Kentwood. Their customers are looking for a certain square footage at a certain price, and care more about the interior walls they look at everyday rather than the design features on the exterior of the buildings or whether the garage is forward of the house or not. For a custom house costing \$700,000-\$900,000 these design elements are more likely to be requested. Many of the design elements are available to prospective buyers but usually these are not chosen given budget constraints and preference for other features. The builders expressed support for understanding the expectations of the city.

CHAPTER 3 GENERAL PROVISIONS

SECTION 3.01 INTENT AND PURPOSE

The general regulations contained in this Chapter shall apply to all zoning districts except as otherwise noted. The regulations apply to multiple zoning districts and are not repeated within the individual chapters.

SECTION 3.02 ESSENTIAL SERVICES

- A. The erection, construction, alteration or maintenance of essential public services shall be permitted as authorized or regulated by law and other ordinances in any use District, except those as otherwise provided for in this Ordinance.
- B. New transmission lines, electrical substations, and electrical switching stations in any zoning district except the I-1 and I-2 Districts must receive Special Land Use approval from the Planning Commission.
- C. Commercial Wireless Telecommunication Services are not an essential service.

SECTION 3.03 BUILDING AND STRUCTURE HEIGHT EXCEPTIONS

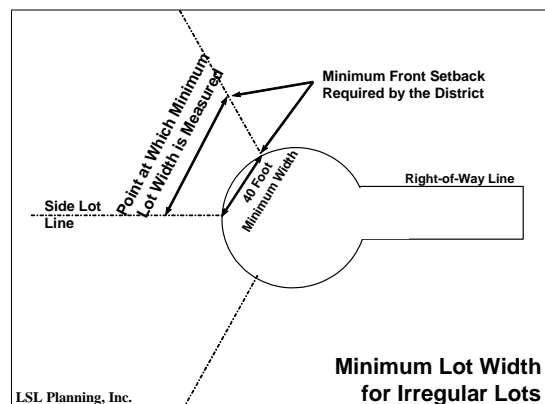
- A. Height requirements may be exceeded by no more than fifteen (15) feet for the following: chimneys, cooling towers, elevator bulkheads, fire towers, gas tanks, grain elevators, silos, stacks, stage towers and scenery lofts, water tanks, public monuments, church spires, radio and television antennas and towers, and penthouses or roof structures housing necessary mechanical appurtenances. Parapet walls may not exceed four (4) feet in height. Height of Amateur radio antennas and supporting structures shall be governed by Section 3.28 of this ordinance. The provisions of Section 3.28 do not apply to Citizen Band Radio Operators.
- B. Height exceptions are not permitted for towers or structures used in the support of Commercial Wireless Telecommunication Services. These towers and structures may be permitted by the Planning Commission as a Special Land Use governed by the provisions of this Ordinance.

SECTION 3.04 REQUIRED AREA OR SPACE

- A. No lot or lots in common ownership and no yard, court, parking area or other space shall be so divided, altered or reduced as to make the area or dimension less than the minimum required under this Ordinance. If already less than the minimum required under this Ordinance, the area or dimension shall not be further divided or reduced.
- B. Accessory buildings, including enclosed porches and garages, attached to a dwelling or to other main building shall be deemed a part of the main buildings for the purpose of determining yard space, areas and setbacks.

SECTION 3.05 BASIS FOR DETERMINING YARD REQUIREMENTS

- A. The required front yard shall be measured from the right-of-way line to the nearest foundation or building wall of the building or structure; provided that where an existing setback line has been established by existing buildings occupying fifty (50) percent or more of the frontage within the same block or where unplatted, within two-hundred (200) feet of the proposed building, such established setback shall apply.
- B. A corner lot shall have a front lot line and a street side lot line.
- C. Projections into Yards
1. Architectural features, as defined, not including vertical projections, may extend or project into a required side yard not more than four (4) inches for each one (1) foot of width of the side yard and may extend or project into a required front yard not more than four (4) feet.
 2. Unenclosed porches, steps, patios or similar construction located at the ground level may not project into a required front or rear yard setback for a distance to exceed ten (10) feet, and shall be no closer than five (5) feet from the front property line. No projection is allowed into a required side yard.
 3. Upper level projections such as awnings, balconies, bay windows, and canopies shall maintain a ground clearance of eight (8) feet above the adjacent grade and may extend into a required front or rear yard setback by no more than six (6) feet.
 4. Lightwells and egress window wells shall be permitted in any yard, provided:
 - a) The well shall not project more than four (4) feet into any yard from the structure.
 - b) In the front yard, a well may be no closer than five (5) feet from the front property line.
 - c) Wells in the front yard shall be screened with a three (3) foot high landscape or building material screen that is compatible with the materials used for the main building.
 - d) The zoning administrator may allow hardscaping between the well and the sidewalk where the distance is less than ten (10) feet in a mixed-use context otherwise the space shall meet standard landscape requirements.
 5. Wheelchair ramps used for person with mobility impairments may be located in the front, side, or rear yards, provided the location does not create a hazard, or impede access for operations related to safety, such as access for fire personnel or equipment. In no case shall a ramp be placed nearer than three (3) feet from any side lot line.
- D. Irregular Lots
1. The minimum distance between side lot lines at the street right-of-way shall be forty (40) feet measured in a straight line.
 2. The minimum required lot width shall be measured at a straight line drawn between the two side lot lines. This line be drawn from the points along the side lines at which the required front setback distance for the district is met. If the minimum lot width is not met at the required setback distance, the minimum required setback line shall be moved further into the lot to the point at which minimum lot width is met.

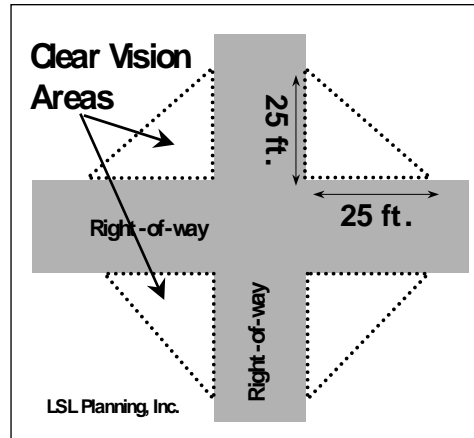


will
lot

the

SECTION 3.06 CLEAR VISION AREA

- A. No plantings or structures shall be established or maintained on any corner lot or along any driveway that will likely result in obstructing the view of a vehicle driver approaching the intersection or entering or exiting the driveway.
- B. On corner lots, the clear vision area shall mean a triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines or the case of a rounded property corner from the intersection of the street property lines extended.
- C. This shall not prohibit the maintaining of shrubbery less than thirty (30) inches in height in this area.
- D. Tree branches shall be a minimum of ten (10) feet above the adjoining street level within the clearance corner.



in

SECTION 3.07 STREET ACCESS

Any lot of record created after the effective date of this ordinance shall have the minimum lot width as required by this ordinance upon a public street or lawful private street right-of-way or easement.

SECTION 3.08 PRINCIPAL USE

No lot may contain more than one main building or principal use, with the following exceptions: groups of apartment buildings, retail business buildings, within those areas of the community regulated under Chapter 23, Form Based Code or other groups of buildings contained within a single integrated complex. An integrated complex may share parking, signs, access, and other similar features which together form a unified function and appearance that the zoning administrator deems to be a principal use collectively.

SECTION 3.09 MECHANICAL APPURTENANCES

Mechanical appurtenances such as blowers, ventilating fans, and air conditioning units shall be placed not closer than five (5) feet to adjoining properties or buildings and shall not be located in the front yard of any lot.

SECTION 3.10 SIDEWALK REQUIREMENTS

Unless provided for elsewhere within City Ordinance, any new development in a Residential, Commercial, Industrial, or Planned Unit Development must provide sidewalks conforming to City standards along all portions of its property which border a public street. The City Commission, upon the recommendation of the Planning Commission, may adopt by resolution a list of streets exempted from this sidewalk requirement.

SECTION 3.11 SWIMMING POOLS AND OTHER SIMILAR STRUCTURES

- A. A fence approved by the Zoning Administrator shall be erected on any lot on which there is located a commercially manufactured swimming pool, hot tub, or other similar structure (below ground or above ground) which contains twenty-four (24) inches or more of water in depth at any point. The approved fence shall be erected and maintained either surrounding the property or pool area in a manner sufficient to make the swimming pool inaccessible to small children. The fence will not be required if a motorized pool cover is installed in accordance with the current State of Michigan Residential Building Code.
- B. The fence, including the gates, must not be less than four (4) feet above ground level. All gates must be self-latching with latches placed four (4) feet above ground level or otherwise made inaccessible from the outside to small children.
1. For above ground pools or other similar structures, if the walls enclosing or making up the structures are four (4) feet or greater in height, the wall shall be considered as meeting the requirements of this Section.
 2. If steps are included for access to above ground pools or other similar structures, the steps must be gated, as required by this Section, or otherwise removed or secured from the pool wall when the pool is not in use so as to be inaccessible to small children.
- C. Any part of the pool or other similar structures shall be set back a minimum of six (6) feet from any side or rear property line. Pools or other similar structures are not permitted in the front yard.

SECTION 3.12 ANIMAL KEEPING

- A. The keeping of up to three (3) of any combination of the following domestic animals is allowed by right in all zone districts: dogs and cats.
- B. Except as provided for in Section 3.12.A.1, the keeping of other domestic animals, fowl or insects including ducks, rabbits, pigeons, chickens, goats and bees in residential districts is allowed only with a permit from the zoning administrator after notification of the adjacent property owners.
1. Poultry and Other Fowl, Single and two family lots of less than one (1) acre allowed up to six (6) and single and two family lots of one acre or more six (6) per acre not to exceed a maximum of twenty (20).
 - a. No roosters, no outdoor slaughter, personal consumption only, no commercial sales.
 - b. Kept in fully enclosed shelter and fully fenced (sides and top) run located in the rear yard at all times.
 - c. Shelter and/or run shall be setback at least twenty (20) feet from any adjacent residence or business structure and no closer than ten (10) feet to any lot line (for 6 or fewer). Shelter and/or run shall be setback at least thirty-five (35) feet from any adjacent residence or business structure and twenty (20) feet to any lot line (for more than 6).
 - d. Shelter area shall be no less than one (1) square foot per poultry or fowl nor greater than four (4) square feet per poultry or fowl up to a maximum of two-hundred and forty (240) square feet in area with a maximum height of six (6) feet.
 - e. Maximum area of the run shall not exceed sixty-four (64) square feet for six (6) or fewer poultry or fowl. For more than six (6) the run shall not exceed ten (10) square feet per poultry or fowl.
 - f. Coops and runs must be tended daily. Accumulation of waste materials (feed, manure and litter) is prohibited. All waste materials shall be disposed of so as not to create a nuisance.

2. Honeybees, Maximum of two (2) hives on lots of one (1) acre or less. Up to two (2) hives per acre (maximum of 20 active hives) for lots greater than one (1) acre. No commercial sales.
 - a. Hives must be located in the rear yard and setback a minimum of ten (10) feet from any property line.
 - b. A hive must be enclosed on four (4) sides by a barrier at least six (6) feet in height. Maximum height for a hive is five (5) feet. Maximum area for a hive is twenty (20) cubic feet.
 - c. An adequate supply of water for the bees shall be located close to each hive. In any instance in which a hive exhibits aggressive or swarming behavior, the beekeeper must ensure that the colony is re-queened. Aggressive behavior is any instance in which unusual aggressive characteristics such as stinging or attacking without provocation occurs.
3. Rabbits and Goats, Maximum of three (3) rabbits on lots of one (1) acre or less and up to six (6) rabbits per acre for lots greater than one (1) acre (maximum of 20 rabbits). Maximum of one (1) goat allowed only on a lot of over one (1) acre. No commercial sales.
 - a. Rabbits and goats must be kept in fully fenced run at all times. Shelter and fenced area for rabbits and goats run shall be setback at least twenty (20) feet from any adjacent residence or business structure and at least ten (10) feet from any lot line.
 - b. Shelter and fenced run must be tended daily. Accumulation of waste materials (feed, manure and litter) is prohibited. All waste materials shall be disposed of so as not to create a nuisance.
 - c. Subject to zoning administrator approval, in the R1-A estate residential or R1-B single-family residential zones, up to two horses on a noncommercial basis are permitted when adequately housed and fenced on a parcel of land not less than two acres in area. The zoning administrator may allow for one additional horse to be kept per each additional acre over two acres up to a maximum of four horses.

SECTION 3.13 REPAIR AND/OR SALE OF MOTOR VEHICLES

- A. Mechanical work on trucks or race cars, stock or otherwise, owned by the occupant of a dwelling or on any vehicles not owned by an occupant of the premises is prohibited in residential zones. Mechanical work on owner-operated vehicles may be performed by the occupant-owner but must be performed entirely within an enclosed building. Parts or vehicles not in a legally operative condition shall be stored inside.
- B. The display of vehicles for sale on private property is addressed by Section 66-63 of the Code of Ordinances City of Kentwood, Michigan

SECTION 3.14 STORAGE OUTDOORS IN RESIDENTIAL DISTRICTS

- A. The outdoor storage or parking of recreational vehicles including but not limited to special purpose automobiles, boats, floats, rafts, camping or travel trailers, motorized homes or detachable travel equipment adaptable to light duty trucks is prohibited anywhere on any street right-of-way or public utility easement or rights-of-way. These provisions also apply to utility trailers or trailers used for *storage, transport, display or demonstration* purposes.

B. Parking of **utility trailers** and recreational equipment in a residential district, including but not limited to boats, boat trailers, camping trailers, motorized dwellings, tent trailers, houseboats and house vans is permitted, subject to the limitations set forth by City Code chapter 86.

SECTION 3.15 ACCESSORY BUILDINGS

Except as otherwise permitted in this Ordinance, accessory buildings shall be subject to the following regulations.

A. General Requirements

1. Accessory buildings are permitted only in connection with, incidental to and on the same lot with a principal use or main building permitted in the particular zoning district.
2. No accessory building shall be occupied or utilized unless the main building to which it is an accessory is occupied or utilized.
3. All accessory buildings shall comply with the use limitations applicable in the zoning district in which it is located.
4. No detached accessory building shall be used in any part for residential purposes.
5. If an accessory building is attached to a main building by any wall or roof construction, it shall be subject to and must conform to all regulations of this Ordinance applicable to main buildings.
6. All accessory buildings and use combined shall cover no more than thirty percent (30%) of the rear yard. Swimming pools shall not count towards this restriction..

B. Height Restrictions: No detached accessory building in a Residential District shall exceed one story or fourteen (14) feet in height. Accessory buildings in Nonresidential Districts shall not exceed the height requirements of the district in which they are located.

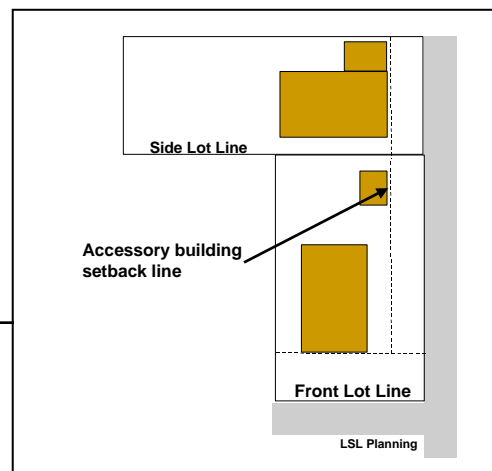
C. Location Regulations

1. Yard Locations

- a. *In the R1 and R2 Residential Districts, an accessory building shall be located in the rear yard of the lot except when attached to the main building; except, an accessory building of 250 square feet or less may be located in a non-street side yard when it is setback at least 15 feet from the front wall of the main building, setback at least 5 feet from any main building, and setback at least 5 feet from any side lot line.*
- b. In the case of multiple family developments, parking garage or covered bays may be permitted in any yard, but not within any required yard.

2. Setbacks

- a. No detached accessory building shall be located closer than five (5) feet to any main building or closer to any street right-of-way line than permitted for a main building.
- b. The drip edge of any detached accessory building 576 square feet or less in area shall be located no closer than three (3) feet to any side or rear lot line. Detached accessory buildings between 576 square feet and 960 square feet in area shall be located no closer



than five (5) feet to a side lot line and thirty (30) feet to a rear lot line. Detached accessory buildings in excess of 960 square feet in area shall meet the rear yard and side yard setback requirements for main use buildings of the zoning district in which they are located.

- c. When an accessory building is located on a corner lot it shall meet the front yard setback of both streets.

D. Number and Size Limitations

1. With the exception of multiple family developments, in no case shall the number of attached or detached accessory buildings, in combination, exceed two (2).
2. Accessory buildings in single family and two-family residential developments are subject to the following area restrictions.
 - a.

Lot Size	Primary Accessory Building Style	Primary Accessory Building Maximum Area	2 nd Accessory Building Maximum Area
<1 Acre	Attached	768 square feet*	250 square feet
<1 Acre	Detached	768 square feet	120 square feet
≥1 acre < 5 acres	Attached	768 square feet*	960 square feet
≥1 acre < 5 acres	Detached	768 square feet	500 square feet
≥5 acres	Attached	768 square feet*	1,100 square feet
≥5 acres	Detached	768 square feet	750 square feet

*If the home has at least 3,000 square feet of finished living area then an attached accessory building of up to 1,200 square feet in area is permitted.

- b. A garage accessory to a multiple family dwelling unit shall be designed for not more than two (2) vehicles per dwelling unit.
- c. Multiple family developments may have one detached accessory building for use as a maintenance/storage facility subject to the following restrictions:

Lot Size	Accessory Building Maximum Area
<1 Acre	250 square feet
≥1 acre < 5 acres	960 square feet
≥5 acres	1,100 square feet

3. Detached accessory buildings in commercial and industrial districts are subject to the following area restrictions:
 - a.

Lot Size	Accessory Building Maximum Area
----------	---------------------------------

<1 Acre	250 square feet
≥1 acre < 5 acres	960 square feet
≥5 acres	1,100 square feet

4. Carports are to be considered as an accessory building subject to these provisions.
5. A stable for horses, which shall not be subject to the size limitations of this Section may be permitted on a lot of two (2) acres or more where a horse is kept in accordance with the provisions of the R1-A, B Districts in accordance with the requirements of Section 5.02 or Section 3.12
6. The following accessory buildings or structures are permitted, and shall not be subject to a number limitation unless as expressly noted below:
 - a. A child's playhouse or treehouse, not to exceed one hundred (100) square feet in gross floor area.
 - b. Doghouses, pens and other similar structures for the housing of household pets, but not including kennels as defined in Chapter 2.
 - c. Fallout shelters
 - d. Swimming pool and/or bathhouse, private.
 - e. Decks, Porches, gazebos and similar structures.
 - f. Recreation, storage and service structures in a manufactured home park, as regulated by Chapter 7

SECTION 3.16 ACCESSORY USES

Except as otherwise permitted in this Ordinance, accessory uses shall be subject to the following regulations.

- A. Permitted Accessory Uses: Accessory uses and structures shall include, but are not limited to, the following uses and structures provided that the use or structure shall be in accordance with the definition of Accessory Use contained in Chapter 2.
 1. In Nonresidential Districts a dwelling unit is permitted for a proprietor or storekeeper and their families, located in the same building as their place of occupation, and for a watchman or caretaker. The size for the proprietor or storekeeper dwelling unit shall be at least 375 square feet in area.
 2. Signs as permitted by this Ordinance unless otherwise designated as a principal use.
 3. Statuary, arbors, trellises, barbeque stoves, flagpoles, walls and hedges.
 4. Compost piles of less than one hundred (100) cubic feet, located on rear yard, set back at least five (5) feet from any lot line.
 5. Parking and loading spaces, off-street, as regulated in Chapter 17.
 6. Private tennis, basketball or volleyball courts, and similar outdoor private recreation uses.
 7. Private swimming pools and/or bathhouses.
 8. Private streets.
 9. Short Term Open Air Business
 10. Other accessory uses as may be provided for by this Ordinance.
 11. In a residential area, the open off street parking of one commercial vehicle which is operated by the occupant of the lot.

12. Art Venue Display subject to Art Commission approval

B. Accessory Uses Not Permitted: The following shall not be considered accessory uses but shall be regulated as otherwise required by this Ordinance or other applicable City Ordinances.

1. Junk yards, scrap heaps or refuse piles, not including compost piles of less than one hundred (100) cubic feet.
2. The selling of motor vehicles other than the property owner's in Residential Districts or on properties of residential uses.
3. The outside repair of motor vehicles.
4. Manufactured homes shall not be considered as accessory to a permitted use.

C. Requirements for Accessory Uses

1. All accessory uses and structures combined shall cover no more than thirty percent (30%) of the required rear yard, except that swimming pools shall not count toward this restriction.
2. Except for approved parking in commercial and industrial zones, accessory uses are permitted only in connection with, incidental to and on the same lot with a principal use or main building which is permitted in the particular zoning district.
3. An accessory use shall not be occupied or utilized unless the main building to which it is an accessory is occupied or utilized.
4. An accessory use must be in the same zoning district as the principal use on a lot or parcel.
5. Private streets, as regulated in this Ordinance, may cross zoning districts and lots or parcels to access a principal use. Private streets serving nonresidential uses shall not cross Residential Districts unless authorized by the Planning Commission.
6. When an accessory use is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, the accessory use shall not project beyond the front yard set-back line required on the lot in the rear of the corner lot.
7. Unless otherwise permitted by this Ordinance, an accessory use in a Residential District shall be located in the rear yard of the lot except when attached to the main building.
8. Short Term Open Air Businesses may be allowed by the Zoning Administrator by way of a zoning permit for a period of not more than 30 consecutive days after submitting a simple site plan sketch determined by the Zoning Administrator to be in conformance with the Zoning Ordinance. Written permission is required from the owner of the lot, parcel or tract intended for the site of operations and not more than two approvals may be allowed to a business or property within a twelve month period. A performance guarantee shall be filed with the City Clerk to ensure that clean-up of site is accomplished following the expiration of the sales permit. If the clean-up is not completed in that time, the performance guarantee is forfeited.
9. The Art Commission may allow front, side or rear yard area art venue display placement

D. Temporary Waiver or Alteration of Certain **Rules**

Subject to the provisions of this section, the City Commission, after recommendation by the Economic Development Corporation (EDC), shall have the power to temporarily waive or alter the specific accessory use provisions set forth in sections 3.16.A and 3.16.C (and additional requirements relating to the allowable number, size, location and, in some cases, the duration and the frequency of the accessory use provisions within the Zoning Ordinance), where all of the following conditions are met:

1. The City of Kentwood, County of Kent, State of Michigan and/or the United States Federal Government is experiencing a recognized state of emergency; and
2. The Kentwood City Commission determines the following, in the Commission's sole, but reasonable discretion:

- (i) that the City is amid a crisis threatening public health, safety and/or welfare; and
- (ii) The temporary waiver or alteration will not be detrimental to adjacent property and the surrounding neighborhood.

The City Commission shall be permitted to extend the duration of the temporary waiver or alteration beyond the termination of longest active state of emergency so long as the Commission determines that such continued waivers or alterations are necessary to aid affected businesses or other applicants to return to, or move towards, their economic position prior to the state of emergency. Notwithstanding the foregoing, the duration of such temporary waivers or alterations may not exceed three (3) months.

SECTION 3.17 SATELLITE DISH ANTENNAS

A. Applicability

1. These regulations are formulated to ensure that adequate protection measures are provided in the Ordinance for ensuring that sight distance is not impaired, that the dish antennas are located and constructed in a manner that will not afford the potential for injury, and to ensure that the intent and purposes of this Ordinance are met.
 2. Satellite dish antennas and other similar structures may be permitted as accessory structures.
 3. Any person who proposes to construct a satellite dish antenna subject to these requirements must first obtain a permit from the Community Development Department. The person seeking the permit, if not the owner of the lot or parcel of land, must provide evidence to the Community Development Department that the owner of the lot or parcel of land consents to its construction and assumes all liability for its construction, operation and use.
 4. In Residential Districts, satellite dish antennas or other similar devices one (1) meter or less in diameter, or in Nonresidential Districts satellite dish antennas or other similar devices two (2) meters or less in diameter may be attached to a roof structure and shall not be subject to the regulations of this Section.
 5. The Zoning Administrator may vary any provision of this Section if its enforcement inhibits or prevents the proper operation of the satellite dish antenna. In these instances, the Zoning Administrator may require additional screening or impose other reasonable conditions intended to reduce the visual effects from adjacent properties
- B. Roof-mounted satellite dish antennas or other similar roof-mounted devices over two (2) meters in diameter are permitted in Commercial and Industrial Districts only, provided that the antenna complies with the height standards for the district in which they are located.
- C. Ground-mounted satellite dish antennas or other similar devices (exceeding one (1) meter in diameter in residential districts, or in Nonresidential Districts between two (2) and three (3) meters in diameter) are permitted in all zoning districts subject to the following conditions:
1. Maximum height shall be fifteen (15) feet.
 2. Satellite dish antennas or other similar devices shall comply with setback requirements for the district in which they are located and shall not be permitted in front or side yards.
 3. All electrical and antenna wiring shall be placed underground.

4. The site of the antenna shall be screened from view through the planting of evergreens of sufficient concentration to reasonably conceal the antenna. Alternative screening is acceptable if approved by the Zoning Administrator.
5. Any ground-mounted antenna shall be so located and designed to withstand a wind force of ninety (90) miles per hour. The satellite dish antenna or other similar device shall be securely mounted and anchored to a pole and secured in accordance with the requirements of the manufacturer and the Building Code.
6. The surface of the dish shall be painted or treated as not to reflect glare from sunlight and shall not be used as a sign or message board. All installations shall employ (to the extent possible) materials and colors that blend with the surroundings.

SECTION 3.18 HOME OCCUPATIONS

Home occupations are permitted as residential accessory uses in any Residential District, subject to the following requirements.

- A. Home occupations shall be approved by the Zoning Administrator, who may issue an approval upon receipt of a letter from the applicant stating an intent to comply with the requirements of this Section and the specific measures by which compliance will be maintained.
- B. No person other than members of the immediate family residing on the premises shall be engaged in the home occupation.
- C. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty percent (20%) of the floor area of the dwelling unit shall be used in the conduct of the home occupation.
- D. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the home occupation other than one (1) sign not exceeding two (2) square feet in area, non-illuminated, and mounted flat against the wall of the main building.
- E. The home occupation shall be operated in its entirety within the main building.
- F. There shall be no sale of products or services except as are produced on the premises by the home occupation.
- G. No traffic shall be generated by the home occupation in greater volumes than would normally be expected in the Residential District in which it is located, and any need for parking generated by the conduct of the home occupation shall be met off the street on the property's driveway.
- H. No equipment or process shall be used in the home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the premises, if the occupation is conducted in a single family dwelling, or outside the dwelling unit if conducted in other than a single family residence. In case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or cause fluctuation in line voltage off the premises.

SECTION 3.19 FENCES AND WALLS

A. General Requirements

1. It shall be unlawful to construct any fence in any public right-of-way, floodway easement, or drainage easement. (Refer also to City Ordinance No.9-84, as amended, the Stormwater Management Ordinance.)
2. No fence shall be erected on any corner lot or parcel or adjacent to any driveways, which will, in the opinion of the Zoning Administrator, obstruct the view of a vehicle driver approaching the intersection or driveway. Fencing is not permitted within the clear vision area, as provided in Section 3.06.
3. It shall be unlawful to install, construct or maintain electric fences in any zoning district.
4. All fences and walls exceeding thirty (30) inches in height shall require a zoning permit and shall be reviewed and approved by the Zoning Administrator prior to construction.

B. Fences in All Zoning Districts

1. Solid-type fences in the required front yard shall not exceed a height of three (3) feet. A decorative open type fence with spacing between boards equivalent to the board width of the fence may be permitted within the front setback area provided it does not exceed a height of four (4) feet. No chain link or wire fencing shall be located within any residential front yard.
2. Fences in the street side yard of a corner lot may be erected to the side lot line but may not exceed a height of three (3) feet if solid, or four (4) feet if a decorative open-type fence. Fences above this height must be set back at least seventeen (17) feet from the side lot line. No chain link or wire fence shall be located in the required street side yard.
3. Fencing in any other portion of a lot shall not exceed six (6) feet if in or immediately adjacent to a residential zone district or use.
4. The finished side of the fence must be oriented to the closest property line. Fences constructed with alternating boards on opposite sides of the fence are determined to be finished on both sides.

C. Fences in Non-Residential Districts.

1. Barbed wire strands may be used to enclose public services and installations, storage areas or other similar areas in non-residential zoning districts. The strands shall be restricted to the uppermost portion of the fence, which shall be setback at least ten (10) feet from the public right-of-way or perimeter property line abutting a Residential District and shall not extend lower than a height of six (6) feet from the nearest ground level.
1. No fence in a non-residential zoning district shall exceed an eight (8) foot height.

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	P	P	--	--	P	--
Adult foster care small group home	P	P	--	--	P	--
Adult foster care medium group home	SLU	P			P	
Adult foster care large group home		SLU			SLU	
Adult day care facility	--	SLU	SLU	--	SLU	--
Foster family home	P	P	--	--	P	--
Foster family group home	SLU	P	--	--	SLU	--
Family child day care home	P	P	--	--	P	--
Group child day care home	P	P	--	--	SLU	--
Child Care Center	SLU	SLU	P	--	SLU	SLU as accessory and freestanding
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.

SECTION 3.21 WIRELESS COMMUNICATION EQUIPMENT

Wireless communication equipment (but not a wireless communication support structure) is a permitted use and allowed in all zoning districts. Wireless communication equipment does not have to be related to the principal use of the site. Wireless communications equipment is not subject to zoning review and approval if all of the following requirements are met:

- (a) The wireless communications equipment will be co-located on an existing wireless communications support structure or in an existing equipment compound.

(b) The existing wireless communications support structure or existing equipment compound is in compliance with the City's zoning ordinance or was approved by the appropriate zoning body or official for the City.

(c) The proposed collocation will not do any of the following:

(i) Increase the overall height of the wireless communications support structure by more than 20 feet or 10% of its original height, whichever is greater.

(ii) Increase the width of the wireless communication support structure by more than the minimum necessary to permit co-location.

(iii) Increase the area of the existing equipment compound to greater than 2,500 square feet.

(d) The proposed co-location complies with the terms and conditions of any previous final approval of the wireless communications support structure or equipment compound by the appropriate zoning body or official of the City.

Notwithstanding the foregoing, wireless communications equipment otherwise exempt must still comply with all other applicable City codes including a requirement that the building inspector determines that the co-location will not adversely impact the structure to which it is attached.

A co-location that does not meet subsections (c) or (d), above, is subject to Special Land Use review by the Planning Commission in accordance with Chapter 15 and Section 514 (2-6) of Act 366. Subject to Federal Aviation Administration Standards, any equipment placed in a residential district shall not be erected at a height that requires lighting. Any equipment placed adjacent to a residential district or use that requires lighting shall be a continuous red beacon at night.

Wireless communication equipment that is not attached to an existing structure (thus requiring the installation of a new wireless communications support structure), is subject to Special Land Use review consistent with Section 15.04 and the Kentwood Master Plan.

SECTION 3.22 REGULATIONS APPLICABLE TO ALL ~~SINGLE-FAMILY-RESIDENTIAL~~ DWELLINGS ~~OUTSIDE-MANUFACTURED-HOUSING-COMMUNITIES~~

The following provisions shall not apply to dwellings located in manufactured home communities. Provisions specific to a particular housing type shall apply in addition to the general provisions applicable to all housing types contained in Part A.

A. The purpose and intent of these provisions is three-fold:

1. To create neighborhoods that are safe, livable, attainable, sustainable, and create a sense of community for Kentwood's varied households. Each home contributes to a neighborhood's context. Building placement, design, and the location of parking are all components that affect how walkable and safe a neighborhood is for children, the elderly, and the general community. Front porches, windows, and entries provide "eyes on the street". Design elements and façade design provide visual interest and humanize building scale.

2. Many of the following provisions have been used in past PUD approvals but not formally codified as general provisions. The intent of codifying these rules is to increase transparency in the development process, provide greater predictability for the development community, and increase consistency in decision-making. It is recognized that not every home and building site is the same. To that end, these provisions seek to provide flexibility for builders, homeowners, and City staff by instructing where administrative departures may be granted in lieu of the variance process.
3. It is recognized that the Building Code regulates appropriate construction materials to be used in residential construction. That Code, however, does not take into consideration how all the various components contribute to building a neighborhood and a community. It is expected that materials will be compatible in character and scale with the structure on which it is being installed, have no visible fasteners, and be uniform in type and appearance. Installation according to the manufacturer's specification of durable building materials that do not result in warping or buckling, cracking, molding, fading, or oil canning are expected in simple configurations with solid craftsmanship.

B. All housing types. These general provisions are applicable to all housing types.

1. Transparency.

- a. Residential dwellings shall have windows on all the front and side walls of the structure. The size and placement of windows on the facade shall be generally consistent.
 - i. For all residential dwellings at least twenty percent (20%) of the area of the front facade shall consist of clear glass windows or primary entrance doors which permit a view from the dwelling to the street. Garage door windows may count towards the percentage.
 - ii. At least three (3) windows with a minimum of six (6) square feet each are required on side walls (those adjoining the front facade).
 - iii. Lightwell facades shall have twelve percent (12%) minimum clear glass between the finish floor line of the lightwell and the finish floor line of the first floor.
 - iv. Administrative Departures. The following shall be eligible for an administrative departure request:
 - a. Side wall transparency for single-story dwellings where it is determined that the standard cannot be met due to the interior design of the dwelling.
 - b. Placement is limited by the presence of a garage. If the garage is facing the street, a departure cannot be provided to the facade.
 - c. Building code requirements make adherence to this requirement infeasible.

2. Materials.

- a. Exterior cladding may consist of brick, stone, vinyl or aluminum siding, glass, fiber cement siding, wood lap, stucco, or split-faced block.

- b. Metal siding or paneling may be allowed as a primary material where combined with a masonry foundation which extends a minimum two feet above adjacent grade. To ensure durability and visual character, metal siding or paneling shall be minimum 24 gauge with no visible fasteners. Any change in profile shall be non-corrugated and have rib depth of a minimum 1-inch. Departure from these requirements may be approved by the Planning Commission with a Special Land Use approval.
- c. EIFS shall only be used for building accents.
- d. Where more than one (1) façade material is proposed, the heavier material in appearance shall be incorporated below the lighter material (e.g. masonry below siding).
- e. Brick, block, stone, or other materials that will be placed only on the façade of the building must wrap the sides of the structure with the same materials for a depth of at least five (5) feet.
- f. Acceptable roof materials include three hundred (300) pound or better, asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. The Director may permit “engineered” wood or slate with an approved sample and examples of successful, high quality local installations. Corrugated roofing materials are not permitted.
- g. Administrative Departure. Other materials of equivalent or better quality, including high quality synthetic material, may be approved, if determined appropriate for the building, site, and area with an approved sample and examples of successful, high quality local installations.

3. **Additional Design Elements.** In lieu of required standard minimum unit sizes, dimensions, proportions, or other requirements intended to create variation between dwellings and improve visual interest, a menu of additional design elements is provided to select from. Each residential building and their site shall have a minimum of four (4) design elements. At least one (1) element shall be selected that is different than the immediately adjacent buildings to meet the intent of this Section. Additional elements above the minimum are encouraged. The building permit shall identify selected elements.

- a. Dormers, the placement of which shall be balanced with the dwelling’s façade.
- b. Window enhancements on the dwelling facade (trim width, awnings, shutters, etc.).
 - i. Exterior trim shall be not less than three (3) inches.
 - ii. Shutters shall be one-half the width of the window on each side and be of a high-quality material that will not fade or peel.
- c. Increased transparency of twenty-five percent (25%) or higher on façade.
- d. Front porch, not including steps, that is at least six (6) feet in depth to provide for usable seating and circulation, and be at least one-third (1/3) the width of the front façade of the residential structure (not including the garage) but in no case shall it be less than eight (8) feet wide.
- e. Eaves with a minimum of twelve-inch (12”) overhang.

- f. Exterior soffit detailing such as brackets, moldings, or a change in materials on the façade of the dwelling. Details shall be integrated into the building design and demonstrate intentionality to reflect the character of the dwelling. Additionally, gable end (rakes) with a minimum eight-inch (8") overhang are provided.
- g. Room bump-out (e.g. sunroom, bay window, etc.) on the façade of the building with a minimum depth of five (5) feet.
- h. Dwelling is designed and constructed to meet the Type B Unit accessibility requirements of the ANSI A117.1 standard.
- i. Two (2) trees measuring 2.5" caliper or greater on the lot and planted landscape area/s of a minimum of one hundred (100) square feet in the front yard. Five-hundred (500) cubic feet of soil volume shall be provided per tree. Retained trees on the property shall be credited towards meeting this requirement.
- j. Administrative Departure. The Zoning Administrator may accept alternative options that meet the intent of this provision to increase the visual diversity of residential structures within a neighborhood.

4. Access to the basement or crawl space shall be from inside the dwelling unit.

5. The dwelling shall meet all the requirements and specifications of the currently adopted Building Code, Housing Code, Electric Code, Plumbing Code, Energy Code, and the One and Two Family Code.

C. **Detached single-family.** A detached single-family dwelling and any additions or alterations thereto, shall meet the requirements of this Section in addition to all other regulations of this Chapter.

1. **Garages.** The following provisions shall apply to provide safe, unobstructed pedestrian through-movement on sidewalks, encourage the visibility of street activities from dwellings, ensure sufficient space for the parking of vehicles to avoid front-yard parking and street congestion, and reduce the visual dominance of garages and parking in neighborhoods.

a. Garages shall be placed a minimum of thirty-five (35) feet from the back of sidewalk or line of the edge of the right-of-way or private easement, as determined by the Zoning Administrator. Where driveways are rear-loaded off an alley, the minimum distance from the face of the garage to back of sidewalk or edge of pavement is twenty (20) feet. For the purposes of this Section, the garage setback shall be considered independently from that of the residential dwelling.

b. Garage placement shall be determined by the following ratios:

i. No garages shall be permitted where the dwelling to garage ratio is less than forty-nine percent (49%) of the front façade, with the garage comprising fifty-one percent (51%) or greater of the building face. Garages that are placed at least twenty (20) feet behind the face of the dwelling shall not be counted against the front percentage calculation.

- ii. If the dwelling to garage ratio is fifty to sixty-five percent (50% - 65%) in favor of the dwelling, then the garage shall be parallel to the front façade. The garage may project forward up to five (5) feet from the dwelling face.
 - iii. If the dwelling to garage ratio is sixty-six percent (66%) or more in favor of the dwelling, then an attached garage may be placed in front of the dwelling façade.
 - c. Garages may be placed an additional five (5) feet forward of the required garage setback if a front porch meeting the requirements of Section 3.22.B.d. is provided.
 - d. Where a third, single garage stall is desired, it shall be located at least five (5) feet behind the main façade of a two-stall garage. Third garages that are less than twelve (12) feet wide shall be exempt from the dwelling to garage façade ratio.
 - e. Administrative Departure. An administrative departure may be granted where seventy-five percent (75%) of existing dwelling units within three hundred (300) feet on the same block of the lot have a dwelling to garage façade ratio that does not meet the above requirements.
- 2. If the dwelling unit was transported to the building site, all wheels, axles, and towing devices shall be removed from the dwelling unit once placed on the lot.
- 3. The roof of the dwelling unit shall have a minimum pitch of three (3) inches height to one (1) foot of run.

D. Attached single-family, duplexes, and multi-family. Attached single-family dwellings, duplexes, and multi-family dwellings (3 or more units) and any additions or alterations thereto, shall meet the requirements of this Section in addition to all other regulations of this Chapter.

1. Parking Areas, Garages, and Carports.

- a. Unenclosed parking areas and freestanding parking structures (detached garages or carports) shall not occupy more than 30 percent (30%) of any street frontage.
 - b. Parking areas that are visible from the street shall be sited to be perpendicular to the street to reduce visual impacts on the streetscape.
 - c. Parking for duplexes shall not exceed twenty-five percent (25%) of a front yard.
 - d. Blank walls lacking windows, articulation or modulation are not permitted when facing a street.
 - e. Garages that have direct access from a street shall be placed a minimum of thirty-five (35) feet from the back of sidewalk or at the edge of a right-of-way or private easement, as determined by the Zoning Administrator.
- a. Administrative Departure. An administrative departure may be granted to allow up to fifty percent (50%) of exposed parking areas or to adjust parking area orientation where a street frontage may be affected when a dense year-round landscape screen is provided.

2. Façade and Entrance Orientation.

- a. The front façade of any new building shall face a primary public or private street.
- b. The primary pedestrian building entrance shall be located in the front façade parallel to the street. Main building entrances and exits shall be located on the primary street. Entrances can be identified individually or shared.
- c. The primary pedestrian entrance of a new main building shall be clearly identified using an awning, paving treatments, porches, change in roofline or other architectural feature and shall relate to locations of pedestrian activity.
- d. A sidewalk shall be provided that connects building entrances to the street or sidewalk that parallels the street.
- e. An administrative departure may be granted where the topography, lot depth, vegetation to preserved, or other site condition would prevent compliance with these provisions.

3. Facade Design.

- a. Uninterrupted Facade. The maximum linear length of an uninterrupted building facade facing a street or park shall be thirty (30) feet. Visual breaks shall be vertical. Building wall offsets (projections and recesses), varying building materials, or pilasters shall be used to break up the mass of a single building.
- b. A horizontal line on the façade shall distinguish the base of the building from the remainder to support human-scaled design. An expression line shall be created by a change in material, a change in design, porches, or by a continuous setback, or setback/recess on upper floors.
- c. Vents, air conditioners and other utility elements must be integrated (placement, color, orientation) into the architecture of the building or otherwise screened from view.
- d. Administrative Departures may be granted for:
 - i. A reduction of up to five (5) feet of the uninterrupted facade requirement may be approved, depending on building design, entrance placement, and other factors that make the requirement impractical.
 - ii. Other methods to provide adequate articulation, provided that the visual effect of articulation is maintained. Examples of acceptable variations may include architectural or artistic details or features, a variation in color or materials and enhanced ornamentation around building entranceways.

4. Common Space. Where multiple buildings are constructed, the spaces between buildings shall be purposeful and intentional.

- a. Required common space must be located in one (1) or more usable areas that is accessible "in common" to residents. Spaces shall be created in side yards or front

yards to create outdoor “rooms” that are framed by buildings and provide a sense of community.

- b. Common space areas must be substantially covered with grass, ground cover, shrubs, plants, trees, or usable outdoor features such as patios, walkways, and/or recreational facilities.
- c. One (1) tree must be planted for every one-thousand (1,000) square feet of required common area within the shared space.
- d. No driveways or off-street parking spaces may be located within the common open space. Bollards, curbs, wheel stops or other similar features shall be provided to ensure that required open space is not used for off-street parking, loading, or vehicle circulation.

~~A. The relationship of the width and depth of any dwelling unit shall not exceed a ratio of 4:1.~~

~~B. The longest side of the structure must face generally parallel to the front street unless seventy-five percent (75%) of the existing dwelling units within three hundred (300) feet of the lot boundaries on which the dwelling unit is to be placed face the shorter side toward the street. Homes within this distance whose length is equal to their width shall be counted toward the above percentage.~~

~~C. The roof of the dwelling unit shall have a minimum pitch of three (3) inches height to one (1) foot of run.~~

~~D. The dwelling unit shall be permanently anchored to a wood, masonry, concrete, or other approved foundation. Access to the basement or crawl space shall be from inside the dwelling unit.~~

~~a. Chimneys for fire places, furnaces, wood burning stoves and similar devices may be on the outside of the unit, providing the vent pipe is enclosed with materials compatible with exterior finish.~~

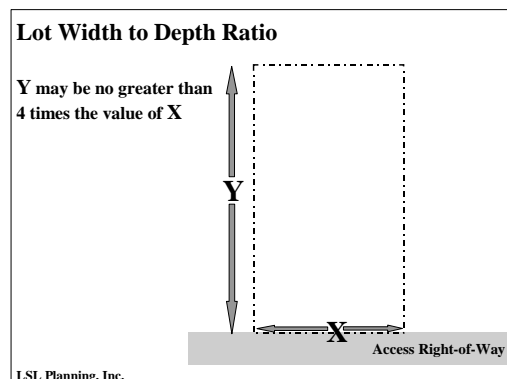
~~E. The dwelling unit shall meet all the requirements and specifications of the currently adopted Building Code, Housing Code, Electric Code, Plumbing Code, Energy Code, and the One and Two Family Code.~~

~~F. If the dwelling unit was transported to the building site, all wheels, axles, and towing devices shall be removed from the dwelling unit once placed on the lot.~~

SECTION 3.23 LOT WIDTH TO DEPTH RATIO

A. Except as may be permitted in B, below, no lot created after the adoption date of this Ordinance shall have a depth exceeding four (4) times its width, as measured at the front lot line.

B. Where steep topography, unusual soil conditions, or drainage problems exist, the Planning Commission, upon application for a



land division in accordance with the City Land Division Ordinance, may permit a greater width to depth ratio. The permit may be issued when a division meeting the requirements of Section 3.23.A would result in an unnecessary waste of land or otherwise create an unusual or odd-shaped lot.

SECTION 3.24 NON-CONFORMING USES, BUILDINGS, AND LOTS

A. Intent

1. It is recognized that there exists within zoning districts certain buildings and structures, uses, and lots which were lawful before this Ordinance was adopted, and which would be prohibited, regulated, or restricted under the terms of this Ordinance. It is the intent of this Ordinance to permit nonconforming lots, buildings and structures, and uses to continue until they are removed, but not to encourage their survival.
2. Nonconforming lots, buildings, structures, and uses are declared by this Ordinance to be incompatible with permitted uses in the districts in which they are located. It is the intent of this Ordinance that these nonconformities shall not be enlarged upon, expanded, or extended, nor be used as grounds for adding other buildings, structures or uses prohibited elsewhere in the district.

B. General Requirements

1. No structure or part thereof shall be constructed, erected, moved, placed, maintained, reconstructed, used, extended, enlarged or altered, except in conformity with the regulations herein specified for the zoning district in which it is located.
2. No use shall be established on any lot, land or premises except in conformity with the use regulations of the zoning district in which it is located.
3. No building shall be established on any lot, land or premises except in conformity with the regulations of the zoning district in which it is located.
4. Nothing in this Ordinance shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Ordinance and upon which actual building construction has been diligently conducted.
5. The City may acquire, through purchase or condemnation, private nonconforming lots, buildings and structures. The City Commission may take these actions in the manner provided for by law.

C. Nonconforming Uses

1. The lawful use of any land or premises exactly as it existed at the time of enactment of the Zoning Ordinance, or amendment thereto, may be continued although the use does not conform to the current provisions of the Zoning Ordinance.
2. If a nonconforming use is abandoned for any reason for a period of not less than six (6) months, any subsequent use shall conform to the requirements of this Ordinance.
3. A nonconforming use shall be considered abandoned if one (1) or more of the following conditions exists, and shall be deemed to constitute intent on the part of the property owner to abandon the nonconforming use:
 - a. Utilities, such as water, gas and electricity to the property, have been disconnected;
 - b. The property, buildings, and grounds, have fallen into disrepair;

- c. Signs or other indications of the existence of the nonconforming use have been removed;
 - d. Removal of equipment or fixtures that are necessary for the operation of the nonconforming use; or
 - e. Other actions, which in the opinion of the Zoning Administrator constitute an intention on the part of the property owner or lessee to abandon the nonconforming use.
4. Uses nonconforming solely because of height, area, parking or loading provisions only may be expanded provided that the Zoning Administrator determines that all three (3) of the following occur. For the purposes of this subsection expansion shall include extension or enlargement of the use.
- a. All Zoning District Requirements are satisfied with respect to the expansion;
 - b. The expansion shall not substantially extend the life of any nonconforming use by reason of parking and loading provisions; and
 - c. The nonconforming use is made conforming or less nonconforming by the addition of parking and/or loading space. Thereafter any subsequent expansion of the nonconforming use or change in use will not be allowed if it requires even greater parking and/or loading space.

D. Nonconforming Structures

- 1. Any structure existing and lawful at the time of enactment of the Zoning Ordinance, or amendments thereto, may be continued although the structure does not conform with the current provisions of the Zoning Ordinance.
- 2. Repairs and maintenance work may be made as are required to keep a non-conforming building or structure in a sound condition.
- 3. In the event fire, wind or an act of God or the public enemy shall damage any non-conforming building(s) or structure(s), it may be rebuilt or restored provided the cost thereof shall not exceed the state equalized value of the building or structure after the rebuilding or restoration. The Building Inspector shall determine the cost of reconstruction.
- 4. In the event any non-conforming building(s) or structure(s) shall be damaged by fire, wind or an act of God or the public enemy and the cost of rebuilding or restoration exceeds the state equalized value of the building(s) or structure(s) after rebuilding or restoration, the buildings or structures shall be built in conformance with the requirements of the zoning district in which they are located, unless the Zoning Board of Appeals permits the rebuilding or restoration of the building or structure. The approval of the Zoning Board of Appeals shall be granted only upon finding that at least one (1) of the following is true:
 - a. That the rebuilding or restoration will not substantially extend the probable duration of the non-conforming building or structure; or
 - b. There are circumstances that the land previously occupied by the non-conforming use does not permit the reasonable construction of the nonconforming building or structure.
- 5. Structures nonconforming solely because of height, area, parking or loading provisions only may be expanded provided that the Zoning Administrator determines that all three (3) of the following occur. Expansion shall include extension, enlargement, alteration or modernization.
 - a. All Development Requirements are satisfied with respect to the expansion;
 - b. The expansion shall not substantially extend the life of any nonconforming structure by reason of parking and loading provisions; and
 - c. The nonconforming structure is made conforming or less nonconforming by the addition of parking and/or loading space. Thereafter any subsequent expansion of the nonconforming

structure or change in use will not be allowed if it requires even greater parking and/or loading space.

E. Nonconforming Lots

1. If a lot in use already has less than the minimum required area or dimension required for the zoning district in which it is located, the area or dimension may be maintained but shall not be further divided or reduced.
2. Existing Platted Lots
 - a. Where a nonconforming platted lot has an area of not less than ninety (90) percent of its Zoning District requirements and where the lot can provide the side and front yard requirements of its zone, the permitted uses of the District shall be allowed.
 - b. A nonconforming platted lot, in single ownership, of less than ninety (90) percent of its Zoning District requirements may be utilized for permitted uses, and the required side yards may be reduced by the same percentage the area of the lot bears to its Zone District requirements, provided that no side yard provision may be reduced to less than five (5) feet and that off-street parking requirements are also met.
3. Adjacent Lots in Common Ownership
 - a. No lot or lots in common ownership shall be so divided, altered or reduced as to make the area or dimension less than the minimum specified for the zoning district in which it is located.
 - b. Where three (3) or more adjacent lots are in single ownership and where these lots individually contain less than ninety (90) percent of the Zoning District requirements, the lots shall be utilized only in complete conformance with the Zoning District's minimum requirements.
 - c. In the event two (2) adjacent lots are in single ownership, the Zoning Board of Appeals may permit their use as separate lots having less than the required lot area if it shall determine that all of the following are met:
 - (1) There is no practical possibility of obtaining additional land.
 - (2) The lots can be so used without adversely affecting the character of the neighborhood.
 - (3) No side yard provision is reduced to less than five (5) feet.
 - (4) Off-street parking requirements are met.
 - d. A nonconforming lot may only be expanded if it is brought into closer conformity with the regulations specified for the zoning district in which it is located.

SECTION 3.25 SITE CONDOMINIUMS

- A. A site condominium unit shall be a unit created by the division of land on the basis of condominium ownership that is not subject to the platting provisions of the Land Division Act, Public Act 288 of 1967, as amended.
- B. A site condominium unit shall be treated as a separate lot or parcel and may have buildings constructed on it and uses conducted within it as allowed in its zoning district provided the unit meets the Development Requirements for the zoning district in which it is located.

B. Site Plan Approval

Preliminary Site Plan

1. A preliminary site plan shall be reviewed and approved by the Planning Commission and City Commission in accordance with Chapters 13 and 14.
2. Approval of a preliminary site plan shall for a period of two (2) years confer upon the proprietor approval of lot sizes, lot orientations, and street layouts.
3. Three (3) separate one (1) year extensions may be granted by the City Commission if applied for in writing prior to the date of expiration of approval of the preliminary site plan.
4. After a period of two (2) years from approval, unless extensions as provided for in this Chapter have been granted, the preliminary site plan approval shall become null and void if substantial construction has not commenced and proceeded in a meaningful manner.

Final Site Plan

5. A final site plan for the site condominium project must be approved by the City Commission prior to the issuance of any building permit for any structures on the proposed site, unless they already exist.
6. At its regular meeting or at a meeting called within 20 days of the date of submission, the City Commission shall examine the final plan for general compliance with this Ordinance. The proprietor or his designated representative may request an extension of the 20 day time limit, which the City Commission may grant at its discretion.
7. To receive final approval for the site condominium project, the owner shall submit ten (10) copies of the plan to the city Engineer who shall place the final plan on the agenda of the City Commission, said plan to contain the information required by this Ordinance. Copies of the final plan shall be distributed to the appropriate City departments for their review and comment to the City Commission.

Building Permit

8. Prior to the issuance of a building permit for any building in the proposed site condominium project, the following items must be fulfilled, unless waived by the appropriate city department. The City Commission may consider the issuance of building permits prior to the approval of the Final Site Plan in exceptional or unusual circumstances beyond the ability of the applicant to control.
 - a. Proposed Master Deed.
 - b. Articles of incorporation for the condominium association.
 - c. Improvement plan approval.
 - d. Block grading, floodway, soil erosion approval.
 - e. Basement elevation and building restriction approval.
 - f. Construction of hydrant water, adequate fire access, stormwater detention, floodways, and soil erosion controls.
- D. Monuments shall be set at all boundary corners and deflection points and at all street right-of-way intersection corner and deflection points. Lot irons shall be set at all condominium site corners and deflection points of condominium site lines.
- E. The City Engineer may grant a delay in the setting of required monuments or irons for a reasonable time, but not to exceed one (1) year from the date of approval by the City Commission, on condition that the developer deposit with the City Clerk cash, a certified check, or an irrevocable bank letter of credit running to the City, whichever the developer selects, in an amount as determined from time to time by resolution of the City Commission.
1. The deposit shall be returned to the developer upon receipt of a certificate by a surveyor registered in the State of Michigan that the monuments and irons have been set as required, within the time specified.

2. If the developer defaults, the City Commission shall promptly engage a registered surveyor to set the monuments and irons in the ground as shown on the condominium site plan, at the developer's expense.
- F. All rights-of-way and utility easements shall be described separately from individual condominium sites and shall be accurately delineated by bearings and distances on the condominium subdivision plan and the final site plan.
1. The rights-of-way and utility easements shall be separately designed for their individual purpose, such as access, roadway, location, installation, maintenance and replacing of public utilities.
 2. The developer shall dedicate to the City all easements for utilities. Water, sewer and electrical easements may be placed within streets, subject to the approval of the City Engineer and the standards of the City.
 3. All streets proposed for any site condominium shall be developed within the minimum design, construction, inspection, approval, and maintenance requirements of this Ordinance, and the Subdivision Control Ordinance (Ordinance No. 21-84, as amended).

SECTION 3.26 REGULATED USES

A. **Uses Subject to Controls:** Uses subject to the controls of this section are as follows:

1. Adult-oriented businesses.
2. Massage establishments.

B. **Definitions:** As used in this Section, the following terms shall have the indicated meanings:

1. ADULT-ORIENTED BUSINESS means a business or commercial establishment engaging in one or more of the following enterprises (these enterprises are defined in the Adult-Oriented Businesses Regulatory Ordinance): (1) adult cabaret; (2) adult merchandise store; (3) adult motel; (4) adult theater; (5) escort agency; (6) nude model studio; and (7) sexual encounter center.
2. MASSAGE ESTABLISHMENT means any building, room, place or establishment where body massage is regularly practiced on the human body, to club members or to the general public for a charge. The term "massage establishment" shall not include:
 - a. hospitals, nursing homes, medical clinics;
 - b. the office of a state-licensed physician, surgeon, osteopath or chiropractor
 - c. the establishment of a barber, manicurist, beautician or cosmetologist who is duly licensed under the laws of this state, or another state within the United States, or the federal government, and who practices within the established limits of his or her license, and who administers a massage in the normal course of his or her duties in which massages are administered only to the scalp, face, neck, hands, feet, or shoulder; or
 - d. the establishment of a myomassaologist who is a current member of the American Massage Therapy Association or other national massage therapy organization with comparable prerequisites for certification.
3. MASSAGE means any method of applying pressure on, friction against, stroking, kneading, rubbing, tapping, pounding, vibrating or stimulating the external parts of the body, for remedial or hygienic or other purposes, with the hands, with or without the aid of any mechanical, magnetic or electrical apparatus or appliances, with or without supplementary aids such as rubbing alcohol,

liniments, antiseptics, oils, powder, creams, lotions, ointments or other similar preparations.

4. SPECIFIED ANATOMICAL AREA and SPECIFIED SEXUAL ACTIVITIES shall have the same meaning for the purposes of this Chapter as those terms have in the Adult-Oriented Businesses Regulatory Ordinance.

C. Requirements: Permitted regulated uses shall meet each of the following requirements:

1. A regulated use may be located only within a zone district where the use is normally permitted.
2. Except as provided in Section 3.26C.3 below, a regulated use shall not be located within a one-thousand (1,000) foot radius of any Residential District or use, or upon which is located a school, public park, library, child care facility, or place of religious worship.
3. In accordance with the procedures in this subsection, the Planning Commission may permit a regulated use within a one-thousand (1,000) foot radius, but not within a five hundred (500) foot radius, of a Residential District or use, or upon which is located a school, public park, library, child care facility, or place of religious worship. An applicant seeking approval pursuant to this subsection shall file a completed application on an application form prepared and made available by the City. The Planning Commission shall make a final determination on the application within sixty (60) days after the applicant submits the final application. The Planning Commission shall approve the application if the Planning Commission determines that each of the following criteria is met:
 - a. That the establishment of a regulated use in the proposed location will not adversely affect the public interest;
 - b. That the establishment of a regulated use in the proposed location will not be injurious to nearby uses, particularly lots zoned or occupied for residential purposes or the school, public park, library, child care facility, or place of religious worship;
 - c. That the establishment of a regulated use in the area will not be inconsistent with the spirit and intent of this Ordinance; and
 - d. That the establishment of a regulated use in the proposed location would comply with all applicable regulations of this Ordinance and other applicable statutes, ordinances, rules and regulations.
4. Within ten (10) days after the Planning Commission makes its decision, any person aggrieved by the decision of the Planning Commission under this Section may appeal the decision to the City Commission which shall decide the appeal within thirty days after the Planning Commission makes its decision. The decision of the City Commission (or of the Planning Commission, if a timely appeal to the City Commission is not taken) shall be a final, non-appealable decision.
5. A regulated use shall not be located within a one thousand (1,000) foot radius of any other regulated use.
6. 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 Residential District or use, public park, school, child care facility, or place of religious worship, or other regulated use.
7. A regulated use shall not be located in the same structure or on the same parcel as another regulated use.
8. All on site parking areas shall comply with the requirements of this Ordinance and additionally shall be illuminated on any days the business is open from sunset until at least sixty (60) minutes after closing.

SECTION 3.27 RESTORATION OF UNSAFE BUILDINGS

Nothing in this Ordinance shall prevent the strengthening or restoring to a safe condition of any building or structure, or part thereof, declared unsafe by the Building Inspector, or required to comply with his lawful order.

SECTION 3.28 AMATEUR RADIO SERVICES

A. Intent and Purpose

This section is intended 1) to provide reasonable accommodation for Amateur Radio Antenna and Amateur Radio Antenna Support Structures in the City of Kentwood and 2) to constitute minimum practicable regulation to accomplish the City's legitimate purposes consistent with state and federal laws including Federal Communication Commission regulations pertaining to Amateur Radio Services, as noted in PRB-1 (1985), as amended and reconsidered. Legitimate purposes include but are not limited to preserving residential areas as livable neighborhoods and preserving public health, safety and welfare.

B. Definitions: As used in this section, the following terms shall have the indicated meanings:

AMATEUR RADIO SERVICE: A federally licensed radio-communication service for the purpose of self-training, intercommunication and technical investigations carried out by amateurs, that is, duly authorized persons interested in radio technique solely with a personal aim and without pecuniary interest particularly with respect to providing emergency communications. (As per Code of Federal Regulations, Title 47, Part 97)

AMATEUR RADIO ANTENNA: Any combination of materials or equipment used exclusively for the purpose of sending and/or receiving electromagnetic waves for Amateur Radio Services.

AMATEUR RADIO ANTENNA SUPPORT STRUCTURE (OR ANTENNA SUPPORT STRUCTURE): Any structure, such as a mast, pole, tower or any combination thereof, whether ground or roof mounted, freestanding or guyed, used exclusively for supporting Amateur Radio Antenna(e).

GROUND-MOUNTED AMATEUR RADIO ANTENNA AND/OR AMATEUR RADIO ANTENNA SUPPORT STRUCTURES: Amateur Radio Antenna and/or Amateur Radio Antenna Support Structures that are not fixed to any building or accessory structure.

ROOF-MOUNTED AMATEUR RADIO ANTENNA AND/OR AMATEUR RADIO ANTENNA SUPPORT STRUCTURES: Amateur Radio Antenna and/or Amateur Radio Antenna Support Structures that are fixed to any building or accessory structure.

OVERALL HEIGHT: The total height of the Amateur Radio Antenna and/or Antenna Support Structure as measured from mean grade to the highest point of the Antenna, the Antenna Support Structure or the combination thereof. For Roof-mounted Antenna and/or Antenna Support Structures, the mean grade is measured from the established grade adjoining the exterior walls of the structure upon which the antenna or support structure is affixed. For Ground-mounted Amateur Radio Antennas and/or Antenna Support Structures, the mean grade is measured at the established grade adjoining such antenna and/or support structure.

C. General Requirements

1. Amateur Radio Antenna and/or Amateur Radio Antenna Support Structure may be permitted in all zoning districts as long as they are in compliance with the provisions of this section. In addition unobtrusive wire antenna(e) not supported by a structure(s) that is (are) otherwise not in compliance with the provisions of this section are permitted in all zoning districts and are exempt from these provisions to the extent that they do not interfere with public utilities or can be otherwise deemed unsafe in any respects.
2. In residential districts, Amateur Radio Antennae and/or Amateur Radio Antenna Support Structures shall not be used for collocation of commercial antennae. In non-residential districts, co-location of commercial antenna must comply with Zoning Ordinance requirements applicable to Wireless Communication Towers. An otherwise lawful Amateur Radio Antenna may be installed on commercial antenna structures by agreement with the owner of such commercial antenna structures.
3. All Amateur Radio Antennae and Amateur Radio Antenna Support Structures shall be in compliance at all times with the FCC regulations pertaining to Amateur Radio Services.
4. All Amateur Radio Antennae and Amateur Radio Antenna Support Structures shall be in compliance with the requirements of the Gerald R. Ford International Airport and Federal Aviation Administration.
5. In Residential Zoning Districts, Amateur Radio Antenna and Amateur Radio Antenna Support Structures do not require any permit from the City's Community Development Department as long as the overall height, defined herein, does not exceed the maximum building height permitted in the respective zoning district by more than 15 feet. In Non-residential Districts, Amateur Radio Antenna and Antenna Support Structures do not require any permit from the City's Community Development Department as long as the overall height does not exceed the maximum building height permitted in the respective zoning district.
6. In Residential Zoning Districts, Amateur Radio Antenna and Amateur Radio Antenna Support Structures with an overall height exceeding the allowable maximum building height permitted in the zoning district where the property is located by more than 15 feet, shall require an Amateur Radio Antenna / Antenna Support Structure Permit from the City's Community Development Department. In Residential Districts, no Amateur Radio Antenna and/or Antenna Support Structures shall be erected to a height that requires the installation of lighting per Federation Aviation Administration rules and/or regulations.
7. In Non-residential Districts, Amateur Radio Antennae and Amateur Radio Antenna Support Structures an overall height exceeding the allowable maximum building height permitted in the respective zoning district, shall require an Amateur Radio Antenna / Antenna Support Structure Permit from the City's Community Development Department.
8. No more than two (2) Amateur Radio Antennae and/or Amateur Radio Antenna Support Structure requiring a permit under this Section shall be permitted on a single lot.
9. All Amateur Radio Antenna and/or Amateur Radio Antenna Support Structures with an overall height exceeding seventy (70) feet (but not exceeding one hundred (100) feet in height) shall require the approval of the Zoning Administrator.
10. No Amateur Radio Antenna and/or Amateur Radio Antenna Support Structures shall have an overall height exceeding one hundred ninety-five (195) feet. All Amateur Radio Antenna

and/or Amateur Radio Antenna Support Structures with an overall height exceeding one-hundred (100) feet shall require a variance. The applicant for such a variance shall submit to the City's Community Development Department a certification by a licensed professional engineer confirming the structural stability and soundness of the Antenna and/or Antenna Support Structure prior to final approval.

11. No Roof-mounted Amateur Radio Antenna and/or Amateur Radio Antenna Support Structures shall be fixed to the side of a structure that faces a street. Roof-mounted Amateur Radio Antenna and/or Amateur Radio Antenna Support Structures may be allowed on the roof as long as such antennas are not entirely on the front half of the roof facing a street.
12. Ground-mounted Amateur Radio Antenna and/or Amateur Radio Antenna Support Structures shall not be allowed in the front yard or a side yard facing a street.
13. No part of Amateur Radio Antenna and/or Amateur Radio Antenna Support Structures shall encroach within one (1) foot of any property line. Guy wires may be permitted in the side yards provided no part of the anchors and/or the foundations shall encroach within one (1) foot of any lot line.
14. Ground-mounted Amateur Radio Antenna and/or Amateur Radio Antenna Support shall be set back at least ten (10) feet of any property line at its base (measured up to four (4) feet from the mean grade). Guy wires may be permitted in the side yards provided no part of the anchors and/or the foundations shall encroach within one (1) foot of any lot line.
15. Climbable Ground-mounted Amateur Radio Antenna and Antenna Support Structures shall be completely enclosed by a fence at least five (5) feet and no more than seven (7) feet in height or shall have appropriate anti-climb devices attached up to a height of five (5) feet or more.
16. Antenna and/or Antenna Support Structures requiring a permit under this section shall require filing with the City's Community Development Department, a copy of the manufacturer's specifications for construction, assembly and erection and a certification from the owner and/or licensee that such specifications have been followed in erecting the subject structure. In the event of unavailability of manufacturer's specifications, certification by a licensed professional engineer must be filed with the City confirming the structural stability and soundness of the antenna and/or support structure. If neither the manufacturer's specifications nor the certification can be made available, the antenna and/or support structure shall be set back a distance of at least 50% of its total height from the property line.
17. All Ground-mounted Amateur Radio Antenna and Antenna Support Structures shall be structurally sound enough and so designed and installed as to withstand a wind speed of at least ninety (90) miles per hour.
18. No Amateur Radio Antenna and/or Antenna Support Structures shall be erected on cemetery sites.

D. Permits, Construction, Maintenance and Removal

1. Amateur Radio Antenna and Amateur Radio Antenna Support Structures shall be erected within one (1) year of issuance of the permit. In the event of failure on the part of the applicant to complete the installation within one (1) year, a renewal of the permit shall be required.

2. Permits shall be required to be renewed if alterations affecting the overall height and structural capacity of the permitted Amateur Radio Antenna and/or Amateur Radio Antenna Support Structures are to be made.
 3. The owner and/or licensee shall maintain a log that documents any and all alterations, maintenance measures, structural condition and routine inspection reports of the Amateur Radio Antennae or Amateur Radio Antenna Support Structures. The maintenance log shall also include the manufacturer's specifications where available and details of construction and erection.
 4. All Amateur Radio Antenna and Amateur Radio Antenna Support Structures are subject to inspection by the City staff. The owner and/or licensee shall provide the City staff upon request with a copy of the permit where applicable and the maintenance log.
 5. In case the Amateur Radio Antenna and Amateur Radio Antenna Support Structures no longer meet FCC required safety standards or the requirements of this Section 3.28, the owner and/or licensee shall immediately notify the same to the City's Community Development Department along with the measures being taken to restore the same. The owner and/or licensee shall be responsible for the removal/replacement of the Amateur Radio Antenna and Amateur Radio Antenna Support Structures as reasonably necessary to meet the requirements of this Section
 6. The owner and/or licensee shall notify the City staff at least 30 days in advance of cessation of ownership or leasehold rights on the subject property and remove the Amateur Radio Antennae and Amateur Radio Antenna Support Structures within 60 days of termination of such rights. If the Amateur Radio Antennae and Amateur Radio Antenna Support Structures are transferred to the ownership of a different individual, such individual shall need to renew the permit with the City's Community Development Department.
- E. Zoning Administrator's Approval Standards for Amateur Radio Antennas and Support Structures: As per Section 3.28.C.9, the Zoning Administrator shall approve all Amateur Radio Antenna and/or Amateur Radio Antenna Support Structures where the overall height exceeds seventy (70) feet but does not exceed one hundred (100) feet. The Zoning Administrator shall base his/her decision on the following standards:
1. Structural stability and soundness: The applicant shall demonstrate structural stability and soundness of the proposed Amateur Radio Antennae and/or Amateur Radio Antenna Support Structures at his own expense. This can be achieved through either of the following:
 - a. Providing a copy of the manufacturer's specification on assembly, construction and erection, and a certification that such specification has been followed.
 - b. A certification by a licensed professional engineer confirming the structural stability and soundness of the proposed Amateur Radio Antenna and/or Amateur Radio Antenna Support Structures
 2. Location: The proposed Amateur Radio Antenna and/or Amateur Radio Antenna Support Structures shall be so located and installed as to be safe and to create minimum impact to the surrounding properties. In addition, the Amateur Radio Antenna and/or Amateur Radio Antenna Support Structures shall be set back from all lot lines a distance greater than or equal to fifty-percent (50%) of its overall height.

3. The Zoning Administrator may attach reasonable conditions of approval pursuant to the intent and purpose set forth in Section 3.28A, including measures that would help reduce the impact of such Amateur Radio Antennae and/or Amateur Radio Antenna Support Structures on the surrounding properties including but not limited to appropriate landscaping.

SECTION 3.29 CONDITIONAL ZONING

A. Intent and Purpose

1. The City finds that there are certain instances where it may be in the best interests of the City and property owners seeking rezonings to allow property owners to voluntarily impose use and development restrictions as part of a rezoning application. It is the intent of this Section to provide a process by which an applicant seeking a rezoning may submit a Conditional Rezoning Agreement, with proposed use and development restrictions, as part of the application for a requested rezoning. This Section shall be read in a manner consistent with the provisions of the City and Village Zoning Act, as amended.
2. Whenever this Section refers to the owner of land or a landowner, it shall mean all of the owners of the land involved capable of restricting the use and development of the property.

B. Application and Offer of Conditions.

1. An owner of land may voluntarily offer in writing, and the City may approve at the City's discretion, use and development restrictions regarding the land as a condition of rezoning (including a planned unit development involving a rezoning). Such stipulation or agreement shall be referred to in this ordinance as a "Conditional Rezoning Agreement."
2. The required application and process for considering a rezoning request with conditions shall be the same as that for considering rezoning requests without any offer of conditions, except as modified by the requirements of this Section.
3. The City shall not require a landowner to execute a Conditional Rezoning Agreement as a requirement for rezoning. The lack of an offer by a landowner to enter into a Conditional Rezoning Agreement shall not otherwise affect a landowner's rights.
4. The restrictions and conditions contained in a Conditional Rezoning Agreement shall be in addition to any other requirements associated with a zoning approval granted by the City.
5. The owner's offer of conditions may not claim to authorize uses or developments not permitted in the requested new zoning district.
6. Any use proposed as part of an offer of conditions that would require a special land use permit under the terms of this Ordinance may only be commenced if a special land use permit for such use is granted in accordance with the provision of this Ordinance.
7. Any use or development proposed as part of an offer of conditions that would require a variance under the terms of this Ordinance may only be commenced if a variance for such use or development is granted by the Zoning Board of Appeals in accordance with the provisions of this Ordinance.
8. Any use or development proposed as part of an offer of conditions that would require site plan approval under the terms of this Ordinance may only be commenced if site plan approval for such use or development is granted in accordance with the provisions of this Ordinance.

9. The offer of conditions may be amended during the rezoning review process provided that any amended conditions are entered voluntarily by the owner. An owner may withdraw all or part of its offer of conditions any time prior to final rezoning action of the City Commission provided that, if such withdrawal occurs subsequent to the Planning Commission's public hearing on the original rezoning request, then the rezoning application shall be referred to the Planning Commission for a new public hearing with appropriate notice and a new recommendation.
10. Nothing herein shall be interpreted to limit the ability of the City to enter into a planned unit development, development agreement, or other agreement with a property owner. Such agreements are different than a Conditional Rezoning Agreement. The terms and provisions of a Conditional Rezoning Agreement may be combined in the same document with a development agreement or similar agreement between the parties.
11. All costs associated with the negotiation and drafting of a Conditional Rezoning Agreement shall be reimbursed to the City by the landowner (including, but not limited to, the reasonable attorney fees of the City and similar fees and costs).

C. Approval

1. If the City Commission finds the rezoning request and offer of conditions acceptable, the offered conditions shall be incorporated into a formal written Conditional Rezoning Agreement acceptable to the owner and conforming in form to the provisions of this
2. The Conditional Rezoning Agreement shall:
 - a. Contain a legal description of the land to which it pertains.
 - b. Contain a statement acknowledging that the Conditional Rezoning Agreement runs with the land and is binding upon successors.
 - c. Incorporate by attachment or reference any diagram, plans or other documents submitted or approved by the owner that are necessary to illustrate the implementation of the Conditional Rezoning Agreement. If any such documents are incorporated by reference, the reference shall specify where the documents may be examined.
 - d. Contain a statement acknowledging that the Conditional Rezoning Agreement may be recorded by the City with the Register of Deeds.
 - e. Contain the notarized signatures of all of the owners of the subject land preceded by a statement attesting to the fact that they voluntarily offer and consent to the provisions contained within the Conditional Rezoning Agreement.
3. The City shall not add to or alter the conditions contained in an executed Conditional Rezoning Agreement during the time period covered by such Conditional Rezoning Agreement, unless any such change is expressly agreed to in writing by the landowner. Such prohibition shall not apply to any restrictions or conditions contained in the zoning regulations which are otherwise applicable to the rezoning or proposed use or activity.
4. Without limitation, a Conditional Rezoning Agreement may establish a time period during which the conditions and restrictions contained in the Conditional Rezoning Agreement shall be met. Unless an extension is granted by the City or the City elects to take other legal action as specified in subsection 5, if the conditions are not met, the land shall automatically revert to its former zoning classification without the need for further action by the City. The time period imposed in the Conditional Rezoning Agreement may be extended upon the

application of the landowner and with the written approval of both the landowner and the City.

5. If a condition is not satisfied within the time period specified in the Conditional Rezoning Agreement, rather than have the land automatically revert to its former zoning classification, the City, at its sole option and discretion, can take appropriate legal action to enforce the condition (whether by a lawsuit or other enforcement action) in lieu of a zoning revision. With regards to a restriction (rather than a condition), there shall be no reverting to the former zoning classification if such restriction is breached or violated, and the City may pursue appropriate legal action for violation of the restriction (including a civil lawsuit or other enforcement). A violation of a Conditional Rezoning Agreement (whether by the landowner or successors) shall also be deemed a violation of the City Zoning Ordinance. All the foregoing remedies and enforcement mechanisms available to the City (including any additional ones authorized by law) shall be deemed cumulative and, by pursuing one remedy for a breach or violation of a Conditional Rezoning Agreement, the City shall not be deemed to have waived the other remedies or enforcement mechanisms.
6. The Zoning Board of Appeals shall be without authority to grant variances or otherwise change or vary any aspect of a Conditional Rezoning Agreement. A Conditional Rezoning Agreement can only be changed with the written consent of the landowner and the City as specified in subsection 3.
7. The City Zoning Administrator is authorized to render final interpretations with respect to provisions in Conditional Rezoning Agreements. If either the landowner or the City disagrees with the interpretation of a provision by the City Zoning Administrator, either party may appeal that determination in writing to the Zoning Board of Appeals within (30) days of the date when the City Zoning Administrator renders his/her determination.
8. The City Commission may adopt policies to implement the provisions of this Section, including developing a checklist for City officials to follow when reviewing and executing a Conditional Rezoning Agreement.
9. A Conditional Rezoning Agreement can impose restrictions and requirements which are more restrictive than the provisions of the City's Zoning Ordinance, but a Conditional Rezoning Agreement cannot lessen or waive applicable restrictions or requirements contained in the Zoning Ordinance or other City ordinance. A Conditional Rezoning Agreement shall not permit any use, activity, or other action that would not otherwise be permissible under the new zoning district classification.
10. Provisions which may be contained in a Conditional Rezoning Agreement include, but are not limited to, the following:
 - a. Language regarding whether or not all or part of the land reverts to the prior zoning classification should a condition be violated or not satisfied within the time period specified in the Conditional Rezoning Agreement .
 - b. A process to utilize should an apparent violation of a restriction occur or a condition is not satisfied within the time period specified.
 - c. Specifying how and when an existing building or use are deemed lawful nonconforming uses should a condition be violated or not satisfied within the time period specified in the Conditional Rezoning Agreement and the land involved reverts back to its former zoning classification.
 - d. Provisions identifying the result of a breach or violation of a restriction.
 - e. Defining a material nonsatisfaction of a condition.

- f. The extent and nature of offsite improvements that may be included or implemented pursuant to a Conditional Rezoning Agreement.
 - g. An indemnification provision in favor of the City.
 - h. Language governing the dedication, granting or transfer of any property or easements to the City or other governmental units.
 - i. Language providing for posting adequate security pursuant to a bond, letter of credit or cash deposit.
 - j. Specifying what occurs if an applicable provision of the City's Zoning Ordinance changes before a condition in a Conditional Rezoning Agreement has been met or satisfied.
 - k. Language identifying what portions of the Conditional Rezoning Agreement shall survive (including restrictions, security agreements, indemnification clauses) should a condition not be satisfied within the time period specified.
11. If a Conditional Rezoning Agreement has been executed by both the landowner and the City, as a condition to the same, the landowner shall be deemed to have waived all objections regarding compliance of the Conditional Rezoning Agreement with Michigan law and enforceability of the agreement.
12. A Conditional Rezoning Agreement shall be null and void if the rezoning to which the Conditional Rezoning Agreement applies is not approved by the City or does not become effective.

Section 3.30 Wind Energy as follows:

A. Intent and Purpose

1. It is the intent and purpose of this regulation to promote the safe, effective and efficient use of small wind energy systems installed to reduce the on-site consumption of utility supplied electricity.

B. Definitions: As used in this section, the following terms shall have the indicated meanings:

Anemometer: A device to measure wind speed.

Small Wind Energy System: A wind energy conversion system consisting of a wind turbine, a tower and associated control or conversion electronics, which has a rated capacity of not more than 100 kW and which is intended to primarily reduce on-site consumption of utility power.

Tower Height: The height above grade of the fixed portion of the tower, excluding the wind turbine itself.

Wind Energy System Height: The total height of the entire wind energy system including the top of the blade in its vertical position

C. General Requirements

- 1. Small wind energy systems are permitted as an accessory use in all zoning districts.
- 2. Height

- a. In residential and open space districts, towers of up to 30 feet would be permitted uses. Towers greater than 30 feet in height up to a maximum of 60 feet would be a special land use (see Section 13.04).
- b. In commercial and office districts, towers of up to 45 feet in height would be permitted uses. Towers greater than 45 feet in height up to a maximum of 60 feet would be a special land use (see Section 13.04).
- c. In industrial districts, towers up to 60 feet in height would be permitted uses. Towers greater than 60 feet in height up to a maximum of 120 feet would be a special land use (see Section 13.04).
- d. In all zoning districts, rooftop mounted systems extending not more than fifteen (15) feet above the existing roofline are permitted uses. Any rooftop system extending more than fifteen (15) feet above and existing roofline would be a special land use (see Section 13.04).

3.Setback

The tower setback shall be the height of the system, including the top of the blade in its vertical position; no other part of the system, guy wires for example, can extend closer than ten (10) feet to a lot line.

4.Location

In residential districts small wind energy systems mounted on towers are restricted to the rear yard. In commercial and industrial districts small wind energy systems mounted on towers are permitted in rear or side yards. Towers located in the front yard of commercial or industrial district may be permitted as a special land use.

5. Anemometer Towers

The same restrictions for height, location and setback that apply to wind energy systems also apply to anemometer towers (MET) which are used to conduct a wind site assessment for possible installation of a small wind energy system.

6. Noise

Small wind energy systems shall not exceed 60dBA, as measured at the closest neighboring inhabited dwelling. This level may be exceeded during short-term events such as utility outages and/or severe wind storms.

7. Construction codes

Utility systems including towers shall comply with all applicable state construction and electrical codes and local building permit requirements, Federal Aviation Administration requirements, the Michigan Airport Zoning Act (Public Act 23 of 1950, MCL 259.432 et seq.), the Michigan Tall Structures Act (Public Act 259 of 1959, MCL 259.481 et seq.), the Gerald R. Ford International Airport Zoning Ordinance height and lighting requirements, applicable utility, Michigan Public Service Commission, and Federal Energy Regulatory Commission interconnection standards. The minimum FAA lighting standards shall not be exceeded. All

tower lighting required by the FAA shall be shielded to the extent possible to reduce glare and visibility from the ground.

8. Safety

All small wind energy systems shall have an automatic braking, governing, or feathering system to prevent uncontrolled rotation or over speeding. All wind towers shall have lightning protection. If a tower is supported by guy wires, the wires shall be clearly visible to a height of at least six (6) feet above the guy wire ground anchors. The minimum vertical blade tip clearance from grade shall be twenty (20) feet for a wind energy system employing a horizontal axis rotor.

9. Number

Properties in residential district are limited one (1) small wind energy system. Properties in commercial, office and industrial districts are limited to two (2) small wind energy systems per building.

SECTION 3.31 PROHIBITION ON MEDICAL MARIHUANA DISPENSARIES

No medical marihuana dispensary shall be commenced, conducted, operated, or utilized in any zoning district or on or from any property within the City. Any person, firm, corporation, trust, partnership or other legal entity who shall commence, conduct, operate, or utilize a medical marihuana dispensary within the City shall be guilty of a criminal misdemeanor and shall upon conviction, be subject up to 93 days in jail, paying a fine up to a \$500.00, or both such fine and jail, as well as any other fines costs or penalties imposed by law.