

AGENDA
CITY OF KENTWOOD PLANNING COMMISSION
TUESDAY, JANUARY 28, 2025
KENTWOOD COMMISSION CHAMBERS
4900 BRETON AVENUE, SE
7:00 P.M.

- A. Call to Order
- B. Pledge of Allegiance (Weir)
- C. Roll Call
- D. Declaration of Conflict of Interest
- E. Approval of the Minutes of January 14, 2024.
- F. Approval of the Agenda for January 28, 2025
- G. Acknowledge visitors and those wishing to speak to non- agenda items.
- H. Old Business

Case#27-24 – Patterson Farm - Change in the Master Planned Land Use Designation from Conservation Oriented Development to a Combination of Residential, Commercial and Industrial for an 151.5 acre area of the property located at the Southwest Corner of 28th Street & Patterson Avenue (2933 Patterson Ave SE, 4750 – 28th St SE, 3253 Patterson Ave SE, 3191 Patterson Ave SE, 3181 Patterson Ave SE, 3171 Patterson Ave SE) (**Applicant has requested tabling to the February 25, 2025 meeting**)

- I. Public Hearing

Case# 1-25 – 4550 Division Avenue Rezone – Rezoning from Form Based Code Corridor General to Form Based Code Corridor Edge – Located at 4550 Division Avenue SE

Case# 2-25 – Kim’s K9 Expansion – Special Land Use and Site Plan Review for a Kennel/ Doggy Daycare Located at 3110 Broadmoor Avenue SE

Case#3-25 – Every Heart Movement – Special Land Use and Site Plan Review for a Place of Worship- located at 2306 Camelot Ridge SE

Work Session

- J. **Case#4-25** – Meijer Kentwood C-Store – Special land Use for a Vehicle Fuel Station and Final Site Plan Review for a PUD – Located at 3557 Patterson Ave SE

K. New Business

Set public hearing date of February 25, 2025, for: **Case#5-25** – Garden Park Estates – Residential Site Condominiums -Located at 5606 Jefferson Ave SE and a portion of 5615 Madison Ave SE

L. Other Business

1. Commissioners' Comments
2. Staff's Comments

M. 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
JANUARY 14, 2025, 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 VanderMeer.
- C. Roll Call:
Members Present: Jessica Harris, Sandra Jones, Ed Kape, Alex Porter, Ray Poyner, Doug VanderMeer, Sarah Weir
Members Absent: Darius Quinn (with notification)
Others Present: Community Development Director Terry Schweitzer, Economic Development Planner Lisa Golder, Senior Planner Joe Pung, Planning Assistant Monique Collier and the applicants.

Motion by Kape, supported by VanderMeer, to excuse Quinn from the meeting.

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

- D. Declaration of Conflict of Interest

There was no conflict of interest statement expressed.

- E. Approval of the Minutes and Findings of Fact

Motion by Commissioner Poyner, supported by Commissioner Harris, to approve the Minutes of December 10, 2024.

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

- F. Approval of the Agenda

Motion by Commissioner Kape, supported by Commissioner Porter, to approve the agenda for the January 14, 2025, meeting.

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

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

There was no public comment.

- H. Old Business

There was no other business.

I. Public Hearing

Case#27-24 – Patterson Farm - Change in the Master Planned Land Use Designation from Conservation Oriented Development to a Combination of Residential, Commercial and Industrial for an 151.5 acre area of the property located at the Southwest Corner of 28th Street & Patterson Avenue (2933 Patterson Ave SE, 4750 – 28th St SE, 3253 Patterson Ave SE, 3191 Patterson Ave SE, 3181 Patterson Ave SE, 3171 Patterson Ave SE)

Golder stated that applicant has requested tabling to the January 28, 2025, meeting. She stated that we also received a letter from the Land Conservancy which they want to respond to and incorporate what they can into the amended language for Section 13 and Patterson Farm. In addition to that they are addressing the Patterson Farm part, and she will be updating the 36th Street part because we have had some changes in that area.

Jones opened the public hearing.

Rory Tebo, Land Conservancy of West Michigan, 2260 Torrent Street Muskegon MI 49441 was present. He stated if they have any questions regarding the memo he would be happy to answer.

Motion by Kape, supported by Porter, to table the public hearing to January 28, 2025, meeting.

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

J. Work Session

Case# 1-25 – 4550 Division Avenue Rezone – Rezoning from Form Based Code Corridor General to Form Based Code Corridor Edge – Located at 4550 Division Avenue SE

Pung stated the request is to reclassify approximately .16 acres of land from Corridor General to Corridor Edge; the zoning would still be FBC. He stated the applicant wishes to convert the existing building to a duplex, but under the corridor general classification a duplex is not permitted. However, under Corridor Edge it is a permitted building type and use. He stated the existing building was constructed in 1951 for office and dental use.

Pung stated under the Corridor General there are some building types that are not allowed. Under Corridor Edge, there is the allowance for pawn shops, small multi-plex building type, row house building type and the duplex building type. He stated under Corridor General front yard setbacks are primarily build to lines. Under the corridor edge they are “build-to” zones so there is more flexibility in where buildings can be located. He stated in this case the applicant is not intending on removing the building but

converting the existing building into a duplex. There would be no change in building setbacks.

Pung stated the overall intent of the FBC would still be maintained. The overall zoning is not going to change, just the underlying context area. He stated the area is already close to the Corridor Edge, therefore there could easily be a little flexibility between the two and you wouldn't notice the difference. He stated there are no major issues with the overall request.

Property owner representative was present. He stated the previous owner had been using this as a duplex. He stated he wants to keep it like that. He stated they want to use it the same as it is.

Poyner questioned if he just acquired the property. Singh stated he just got the property last year and the previous owner used it as a duplex. Poyner stated he is in support.

Kape questioned what kind of business was he thinking about going there. Representative it would be a duplex not a business.

Porter stated the lot next to it, it looks like the parking lot is joined, is there an easement. Pung stated the parcel to the south plus the motel are all under common ownership and that parking is also used for the hotel and this property. Porter questioned if they are separable or does that lot have to stay the way it is. Pung stated they would have to work out how they would handle parking, the access for this parcel is through the adjacent parcel to the south. The one drive serves both.

VanderMeer questioned when he acquired the property was it a duplex and were there tenants in there that were renting it. Representative stated he acquired the property as it is, yes there were tenants already in there. Pung stated the city was made aware that it was being used as a duplex. He stated we let them know they need to change the zoning classification. They will also be working with the Building and Fire Departments in order to bring it up to code to be able to use as a duplex. Staff met out at the property regarding what would have to be addressed in order to utilize the property for a residential duplex.

VanderMeer questioned if it would be owner occupied. Representative stated one side would be used for family and the other side would be a renter.

Weir stated she is in favor of the request.

Harris questioned the approximate square footage of each unit in the duplex. Representative stated he doesn't know the square footage each unit has one bedroom.

Case# 2-25 – Kim’s K9 Expansion – Special Land Use and Site Plan Review for a Kennel/ Doggy Daycare Located at 3110 Broadmoor Avenue SE

Schweitzer stated the site is located along the east side of Broadmoor Avenue, less than one-half mile south of 28th Street. Broadmoor serves as State Trunkline (M-37) through this area. At 28th Street it is a seven-lane arterial roadway with two through lanes in each direction, two center turn lanes and a right turn only lane for northbound traffic. As traffic moves further south there are no direct left turns at 29th Street and the road narrows down to four lanes as it goes under the 32nd Street bridge. Once past the bridge Broadmoor Avenue transitions to a four-lane boulevard. The 2018 traffic count on this stretch of Broadmoor Avenue was 27,338 trips per day.

Schweitzer stated in the applicant’s Written Statement received on December 9, 2024, she states that the existing business currently occupies the south half of the building addressed 3108 Broadmoor and the entirety of the building addressed 3080 Broadmoor Avenue. The business has provided daycare, boarding and training services for over 25 years. From city records 3080 Broadmoor Avenue was originally constructed in 1986 and remodeled in 1995 to house a dog training facility. Based on Kent County Animal Shelter records, the business has been licensed for day care, boarding and training services since at least 2013. The applicant will continue operating in the building addressed 3080 Broadmoor Avenue while expanding their business into the 3110 Broadmoor Avenue building to the south.

Schweitzer stated Kim’s K9 involves dog training over time that have expanded into doggy daycare as well as boarding. He stated the kennel aspect is before the commissioners for their consideration. He stated Kent County Animal control has issued licensing for this property. As they would expand their operations into the south building that would require approval.

Schweitzer stated he met with the owner and walked through the property to get a better idea of what is in place right now and what is being proposed. He stated the dog training is taking place in the 3070 building and everything else is taking place in the 3080 building. He stated there are multiple stations in there that are sectioned off and the applicant will be able to go more into detail as far as what type of programming goes on in there.

Schweitzer stated this is set up as a commercial condominium of 3 units. As indicated, there are different activities in each one of the spaces. Some will be an expansion on the services they already provide and other cases it involves an array of services.

Schweitzer stated it is a special land use and it has been used as a kennel in the past, but it’s a matter of making sure the special land use will not only apply to the new activity but it will be grandfathered in into the 3080 building.

Martha Wiltse, 11275 Vergennes Street Lowell, MI was present. She stated that in the 3070 building they do have 2 ½ years left on their lease and they are planning to finish out that lease before they would move those things over to the 3110 building.

Harris questioned what will they be doing in each building. Wiltse stated in the 3080 building, that is their interactive daycare and boarding facility; it is fully set up to do that so she doesn't have any intentions of changing what is going on in the 3080 building. She stated their trainers are very involved in what they do on a day to day basis. Their staff has extensive training. When they are hired just to watch the dogs in the play floor it is very intentional and they will keep doing that in the 3080 building. Wiltse stated her hope with the 3110 building is that they can offer two new services: mainly puppy daycare for puppies that are under vaccinated because they can't join a population of adult dogs without very high risks. She stated they are also creating an environment where they can play with others and practice house breaking and puppy manners. She stated and they will also offer solo dog boarding. This will be a private suite for dogs that can't play with other dogs. That would be another service she would offer in the 3110 building. She stated the way that it is set up with 3 separate units allows her to separate those services in different parts of the building. The puppies would still remain safe and have their own air system and the adult dogs would be in a separate area. She stated then training eventually will move into that building.

VanderMeer stated as it relates to 3110 unit #3 area she talks about crates. Wiltse stated what they do in the 3080 building right now, the dogs are housed in like a travel kennel style crate. Because they get so much interactive play time during the day, the smaller size helps them to settle when it is time for them to rest. The more space you give the dogs the more they pace and make themselves more anxious. She stated what she would like to create in the 3110 building in unit 3, private suites that do give the dogs more space. They will have more time in that suite than the dogs that are doing interactive play time to allow for a comfortable bed in one corner and a little bit of room to walk around. She stated a giant crate to start would allow her to begin providing that service without doing any construction. Then as they start to bring in income, they can do the construction needed to create the suites built into the building. That would be the long term plan.

VanderMeer questioned what kind of surveillance does she have for the dogs overnight. Wiltse state currently they have cameras hooked up in their 3080 building at every angle and connected to wi-fi. She has an app on her phone where she gets notifications for movement, and extreme temperatures. Current building is hooked up with the fire department. If the fire alarm goes off they are immediately called. She has a way to keep an eye on things even when she is not there.

Porter questioned if there was also a building past 3080. Wiltse stated that is not a building. It is a temporary fenced in area that they originally set up to use for 1 on 1 enrichment activities with the dogs. They found that they don't use it much and in the plan now; that area would be dismantled and they will use that as parking. She stated they will move the temporary fencing to another spot to create an outdoor area for the solo boarding dogs so they have an area for them to go out to potty.

Kape questioned what the dogs that don't interact with other dogs do when they are not in their crate. Wiltse stated they will be doing enrichment based private suite boarding. They are doing

intentional enrichment activities and giving the dogs challenging treats and toys throughout the day as a part of their overnight boarding. She stated it would be a required part of their boarding included in their overnight rate. Kape questioned if there is any staff at night. Wiltse stated currently they do not have staff at night, they do it through camera surveillance. Kape questioned for the dogs that don't get along with other dogs and barking how do they handle that if they are in crates next to each other. Wiltse stated they will put up privacy screening between the dogs.

Poyner questioned the total number of dogs they have now. Wiltse stated in the 3080 building the number of crates and the maximum number that they could potentially house is 100. She stated in the 3110 building her hope would be to start with 10 private suites and then potentially do as many as 20 with the space. Discussion ensued.

Poyner questioned if they ever take the dogs outside. Wiltse stated only on a secured leash and non slip collar. In the 3110 building things will be a little different, she is still working on how the systems will work. Poyner mentioned the different addresses on the application. Schweitzer explained and stated hopefully we can have that cleaned up by the public hearing.

Jones questioned the average daily number of dogs. Wiltse stated during their busier seasons in the summer when people are traveling, they are between 80-90 dogs on a regular basis day to day. Right now in the winter months they are pretty slow between 45-65 dogs most days. She stated she assigns one staff member to about every 15 dogs. Jones questioned if the dogs are separated by size. Wiltse stated they are separated by size and by play style same like personalities are matched. Discussion ensued regarding training that is offered.

Case#3-25 – Every Heart Movement – Special Land Use and Site Plan Review for a Place of Worship- located at 2306 Camelot Ridge SE

Golder stated this is the former Gymco building. She stated because it is zoned R1-C, special land use is required. The building is 15,000 square feet. It is accessed from a private road that Camelot Ridge Drive and then there is an easement that extends from East Paris. She stated there are about 91 parking spaces on the site. There is some opportunity for additional parking in the other areas that weren't used by Gymco.

Golder stated the applicant submitted their operations statement. They talk about offices and training and gathering for prayer, worship and teaching. They have hours of operation which generally during the weekday they are 7am-6pm with the exception of Thursday which might be until 9pm, Sunday 3pm -9:45pm. She stated generally this will only be during the school year with some exceptions within the summer and those gathering during the week can be up to 300 people. A monthly worship seven months out of the year where they could be as many 600-700 people on the site. Those hours would be Sunday night from 9pm-11pm with people offsite by midnight.

Golder stated with the special land use one of the issues is parking. The ordinance requires 2 spaces per 5 seats based on the maximum seating capacity. They may have adequate parking for

the crowd they are going to get, and they can use deferred parking to make up the difference. She stated that there is the required parking by the ordinance, but they know they are going to need additional parking when the 500-700 people come, they have to find additional parking either on site or probably to the south where the charter school is. They could possibly get an easement to allow parking on that site. There is likely enough room for what they want to do but they have to show how they are going to ensure that there is adequate parking.

Golder stated the special land use requires that one of the property line is abutting a collector or arterial street. This is a local street therefore it will go to the Zoning Board of Appeals on January 22. She stated they have indicated that they will have amplified sound but it will be contained within the building. We have a new sound regulation that we will be getting and they will have to comply with that.

Golder stated at the staff review there was lot of discussion with fire because this is changing from a commercial building to an assembly building. There might be requirements for additional exits, fire alarms, signage etc. because of the number of people that will be assembling there that wasn't there before.

Peyton Gallagher, 8363 Alpine Ave Sparta, MI was present. He stated during normal business hours it will look like an office building. They have about 50 staff members who are in meetings and working at their current space. They have some gatherings that are smaller, one hour prayer room where there is music and amplified sound happening inside during the week. It happens about 3 times per week, but those gatherings are about 50-100 people. There are larger gatherings are bout once per week on Sunday nights from 6pm-9pm where they have about 150-180 people consistently. He stated about 7 months out of the school year once a month they have gatherings where they are having anywhere from 500-800 students that are showing up. That would be where the deferred parking they have to figure out. Communicate with the charter school which Gymco has somewhat of a good relationship in sharing parking so they need to get that on paper as well as having plans to develop future parking as they grow.

Poyner questioned how long will the 600-700 students that come seven months out the year be there. Gallagher stated that would be from 9pm-11pm on Monday nights. He stated they have mostly young college age kids coming so they mostly carpool. The sound will be contained in the building, they will use sound panels within the building. Poyner questioned if he will have the easement conversation before the public hearing. Gallagher stated they are hoping to have conversations this week see how they go and hopefully be able to work out something. They will still create a future plan to develop extra parking if that becomes something that is needed.

Poyner questioned if the fire department will have something for the commissioners to review before the public hearing. Golder stated they won't. The applicant is going to need to hire a professional to figure out what the needs are with respect to fire exits. There is some interior work that will need to be done before they can occupy it for this use.

Kape questioned if he really thinks he can contain 400-500 kids to stay in the building and not spill out. Gallagher stated they currently hire security. They have 1 or 2 individuals that are out

in the hallways and outside during the services. They had to get good to make sure 400 people were quiet when they left the building so they wouldn't get in trouble from the neighbors. He stated they do their very best and will continue to do that they want to make sure they respect the people around them. Kape questioned if they will lose people by coming to this location. Gallagher stated yes and no they get people that drive from IN and OH especially for the larger events they come from all over the country for the once a month events.

Porter questioned during the summer will they do anything outdoors. Gallagher stated they will, but it will be across America in Norway and in Germany they send outreaches of young people therefore their whole staff is out doing that. They do not anticipate doing anything outdoors. They have in the past have done a once a year at the end of the summer about the 1st week in August that they would love to do in their parking lot if it would make sense and adhere to all the regulations.

VanderMeer stated for future growth the applicant needs to make sure the facility accommodates it. It may hold 500 people right now but actually need something that is going to hold 700 people and what is that going to do with the parking. Gallagher stated that is something that they are continually thinking about. He stated this is a building they can see that could sustain what they are doing for the next 5-15 years. He stated this building could hold around 1,500 people if they can figure out the parking situation. He stated they probably won't be able to get parking for that many, but that is what their gathering space in that building based on fire code could have capacity for. Discussion ensued.

Harris questioned the parking and when do they plan on getting the easement and how many parking spots they have in the charter school lot. Gallagher stated he spoke with the current owner and they have an unspoken agreement for their people parking on Gymco's lot and vice versa. He stated he isn't sure of the number of parking spots they have but it would most likely be doubling what their capacity would be in their current lot. Occupancy is what they can piece together to make sure that parking is safe and adhering to all the ordinances. Harris questioned if there is a back up plan. Gallagher stated the back up plan would be to develop and build parking. They don't want to build a parking lot that isn't going to be used. He would rather it be green grass than pavement. Discussion ensued.

Jones questioned how many locations they have now. Gallagher stated they have one location. But, they can only get 300 people shoulder to shoulder standing room only so for the once a month gatherings that are happening on Monday nights; lately those happen at a Crossroads Bible Church downtown. Discussion ensued.

Jones questioned how they are supported are they fundraising. Gallagher stated they are fundraising. Discussion ensued regarding fundraising sources.

Motion by Poyner, supported by Harris, to set a public date of February 11, 2025 for: Case#4-25 – Meijer Kentwood C-Store – Special land Use for a Vehicle Fuel Station and Final Site Plan Review for a PUD – Located at 3557 Patterson Ave SE

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

L. Other Business

1. Election of Officers

Motion by Harris, supported by Weir, to elect the following officer :Chair – Sandra Jones; Vice-Chair -Alex Porter, Secretary- Ed Kape

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

2. Commissioners' Comments

3. Staff's Comments

M. Adjournment

Motion by Commissioner Weir, supported by Commissioner Harris, to adjourn the meeting.

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

Meeting adjourned at 8:17pm

Respectfully submitted,

Ed Kape, Secretary

PLANNING STAFF RECOMMENDATION

Pung 01/22/25

PROJECT: 4550 Division Avenue Rezoning

APPLICATION: 01-25

LOCATION: 4550 Division Avenue

HEARING DATE: January 28, 2025

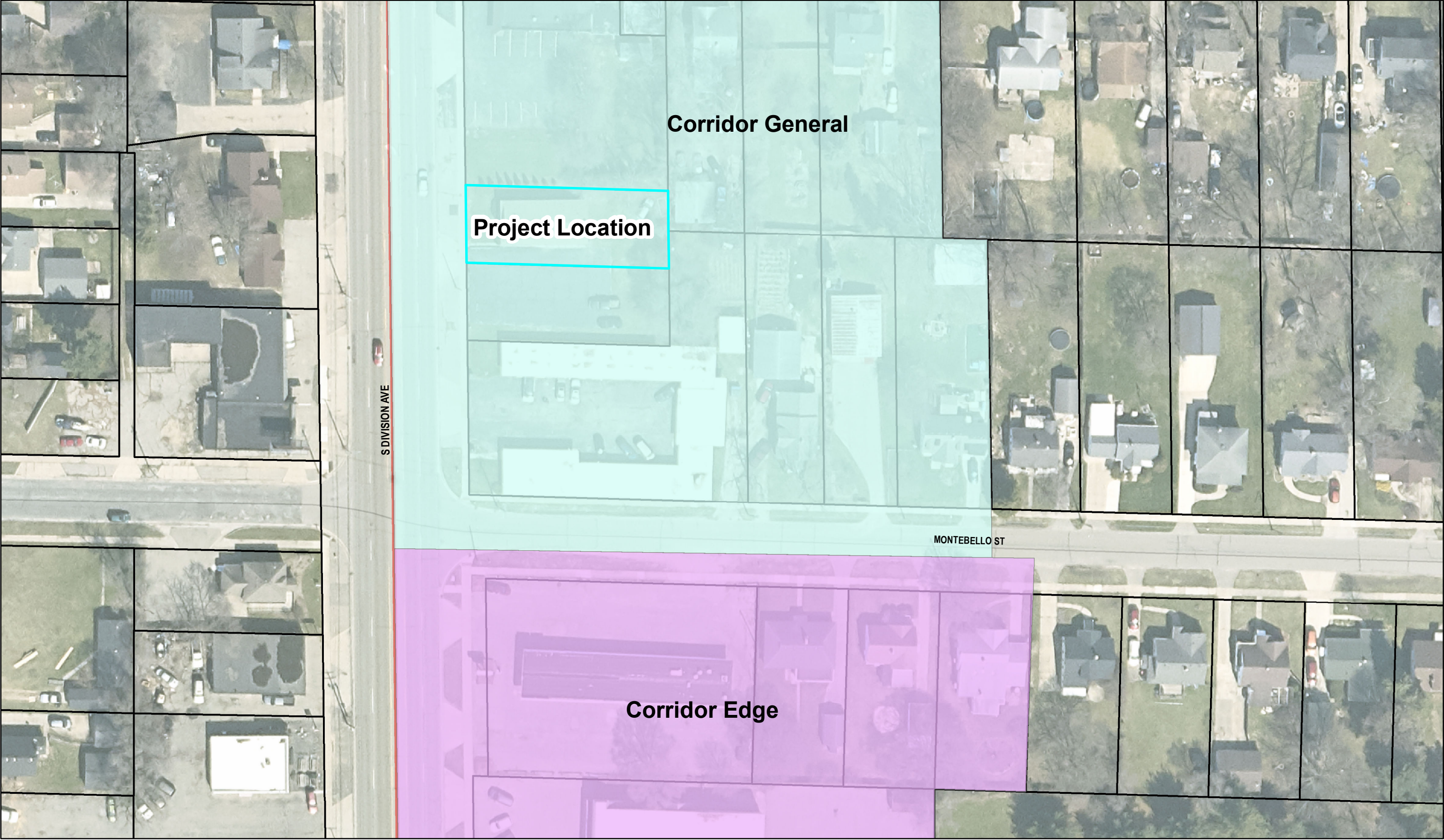
REVIEW TYPE: Rezone .16 acres from FBC Form Based Code Corridor General to FBC Form Based Code Corridor Edge

RECOMMENDATION: Recommend to the City Commission to rezone .16 acres from FBC Form Based Code Corridor General to FBC Form Based Code Corridor Edge.

BASIS:

1. The property will continue to be zoned FBC Form Based Code, only the underlying context area will change.
2. The Master Plan recommends mixed use development for this site. The proposed change is consistent with the Master Plan recommendation.
3. Infrastructure and services are sufficient to accommodate the proposed uses under the proposed context area.
4. The change would not tend to create any type of blight within the area and would allow for reasonable use of the property.
5. The uses allowed under the Corridor Edge context area should be compatible with the adjacent zoning and uses.
6. Applicant's presentation at the Planning Commission work session and public hearing.
7. Discussion at the Planning Commission work session and public hearing.

Current Context Areas



PLANNING STAFF RECOMMENDATION

Schweitzer 1/22/2025

PROJECT: Kim's K-9 Expansion

APPLICATION: 2-25

LOCATION: 3110 and 3080 Broadmoor Avenue

HEARING DATE: January 28, 2025

REVIEW TYPE: Special Land Use Kennel/Doggy Day Care

RECOMMENDATION: Conditional approval of the Special Land Use Kennel/Doggy Day Care at 3080 and 3110 Broadmoor Avenue, SE as described in Case # 2-25. Approval is conditioned on the following:

CONDITIONS:

1. Applicant's Written Statement received on 12-9-2024.
2. Applicant's Sketch Plan for interior of 3110 building.
3. Outdoor exercise areas shall be enclosed by a sight-obscuring fence designed and constructed to provide secure containment of dogs in care.
4. The facility shall utilize impervious, washable materials for all wall finish materials a minimum of 48 inches from the floor (e.g., sealed masonry, ceramic tile, glassboard, or marlite).
5. Floor finish shall be sealed concrete or other approved impervious surface. Liquid tight curbing, at least six inches high, shall be installed along all walls for sanitary confinement and wash-down cleaning.
6. Floor drains shall be connected to the sanitary sewer system.
7. Refuse pick-up shall be a minimum of two times a week, unless the zoning administrator determines additional disposal is required. Animal waste shall be stored in enclosed containers of sufficient construction to eliminate odors.
8. Engineering will need to see plans regarding parking lot and drainage improvements when the deferred parking is developed.

BASIS:

1. The applicant's statement details the intended number of dogs that are planned to be in the three sections of the south building consistent with this minimum square footage requirement. The applicant also indicates that the existing north building accommodates 90-100 dogs considering

the area within the main building as well as area under the lean to along the east, west and north sides.

2. The project otherwise complies with the provisions of Sections 15.04.R and 15.02 of the Zoning Ordinance.

3. The applicant anticipates the complete transition from the 3070 building to the 3110 building and expansion of parking to take place over the next 3-5 years

3. The applicant's representations during the work session and public hearing.

PLANNING STAFF RECOMMENDATION

Schweitzer 1/22/2025

PROJECT: Kim's K-9 Expansion

APPLICATION: 2-25

LOCATION: 3110 and 3080 Broadmoor Avenue

HEARING DATE: January 28, 2025

REVIEW TYPE: Site Plan Review

RECOMMENDATION: Conditional approval of the Aerial "Site Plan" dated 1/14/2025 for 3080 and 3110 Broadmoor Avenue, SE as described in Case # 2-25. Approval is conditioned on the following:

CONDITIONS:

1. Designate as many as 5 parking spaces in front of the 3110 building as well as defer no less than 12 parking spaces along the east line of the site, south of the 3080 building.

BASIS:

1. The minimum parking calculation for a kennel is one parking space for every 400 square feet of gross floor area. The 3080 Broadmoor building has approximately 6800 square feet under roof and the 3110 Broadmoor building has another 10,500 square feet under roof. The minimum required parking computes to 43 spaces. There are 7 existing spaces along the front of the 3080 building and another 19 spaces along the north side of the 3110 building. These existing parking spaces and the adjacent maneuvering lanes meet our minimum requirements. It appears feasible to designate as many as another 5 parking spaces in front of the 3110 building and defer the 12 parking space shortfall along the east line of the site.
2. The applicant stated that the highest amount of on-site traffic takes place during drop off and pick up periods between 7-9am and 4-6pm, respectively, with as many as 15-20 vehicles on site at any given time.

Wiltse Hamilton Coop, LLC DBA Kim's K-9 has the following plans for the building located at 3094-3112 Broadmoor Ave SE, Kentwood, MI, currently occupied by Quality Pool and Spa.

Unit #1 will be used for young puppies. We plan to offer structured day-care for puppies between the ages of 10 weeks and five months of age - an age where they have begun basic vaccines but are not fully protected and able to play with adult dogs at the daycare in our existing building at 3108/3080 Broadmoor. This service will be extremely structured. Puppies will be housed in crates and allowed short sessions of supervised playtime in secured areas. Puppies will be brought outside individually on leashes to designated outdoor areas for potty. Any messes will be cleaned immediately and disposed of in closed containers in an appropriate manner. Puppies will be cared for and fed during the daytime only, never overnight. This service could be offered up to six days per week, Monday through Saturday, but will primarily be a Monday through Friday service. We expect no more than 15 puppies maximum per day. This space will also host our weekly Puppy Kindergarten group class which takes up to 15 puppies with their owners/families handling them during the time of the class which is supervised at all times. The total space in this unit is 2300 sq ft.

Unit #2 will be used primarily as dog training space and retail for dog-related products including leashes, collars, training equipment, beds, cots, training treats, and enrichment items for dogs. This space will also be used as a private training space to work with clients one-on-one with their dog on leash for the purposes of teaching personalized obedience training techniques. We will hold private and group sessions with adult dogs on leash with their owners which will be supervised at all times. There will not be dogs housed in this area during the day or overnight. There will not be more than 15 dogs in this area at any given time. The total space in this unit is 2700 sq ft, with less than 500 sq ft devoted to retail space.

Unit #3 will be used as an overnight boarding space for dogs that can not be interactive with other dogs. Temporarily, we will use extra large crates to house dogs and take them on leash to designated outdoor areas for potty. Any messes will be cleaned immediately and disposed of in closed containers in an appropriate manner. Over the next 3-5 years, we plan to create indoor suites to replace the crates for dogs to sleep in at night, and additionally hope to add temporary and possibly permanent fenced in areas to the East side of the building out the large garage-style bay door so that the dogs are free to be outside, always supervised, to get fresh air, play and potty outdoors not-on-leash. Fencing will be made private and secure according to industry standards. All animal waste in outdoor areas will be cleaned immediately (scooped and

mopped with environmentally friendly cleaning agents), and all waste disposed of in closed containers which will be emptied every 2-3 days. Currently there is an outdoor area at our existing location at 3108/3080 Broadmoor avenue that has temporary fencing - this area will be dismantled and we plan to resurface the parking lot, add additional drainage and create more parking spaces for both buildings. An indoor run may be created in this #3 unit space as well to allow for more free play with staff during harsh weather conditions. Dogs will be secured and monitored with staff or cameras at all times. Dogs will be cared for daily serving meals and medications, given one-on-one attention and enrichment activities, and always kept very clean. There will be an area for preparing meals and medications for the dogs, and a staff break room with small kitchenette. We will house no more than 50 dogs in this part of the building. The total space in this unit is 5500 sq ft.

Kent County has been licensing Kim's K-9 at our existing location at 3108/3080 Broadmoor for over 25 years, and I have already received confirmation that they will license us at this new expanded location for these purposes.

This business operation should have little to no impact on general location, neighboring facilities or traffic. This is because our existing business at 3108/3080 Broadmoor has been already performing daycare and boarding and training services at that location for over 25 years. Adding this space and additional services will add very little traffic or change to the area as a whole. Any fencing or modifications to the exterior of the building will be on the East side of the building, away from the road and any public viewing. This will be a low-impact switch over in regards to the City of Kentwood. We appreciate your consideration!

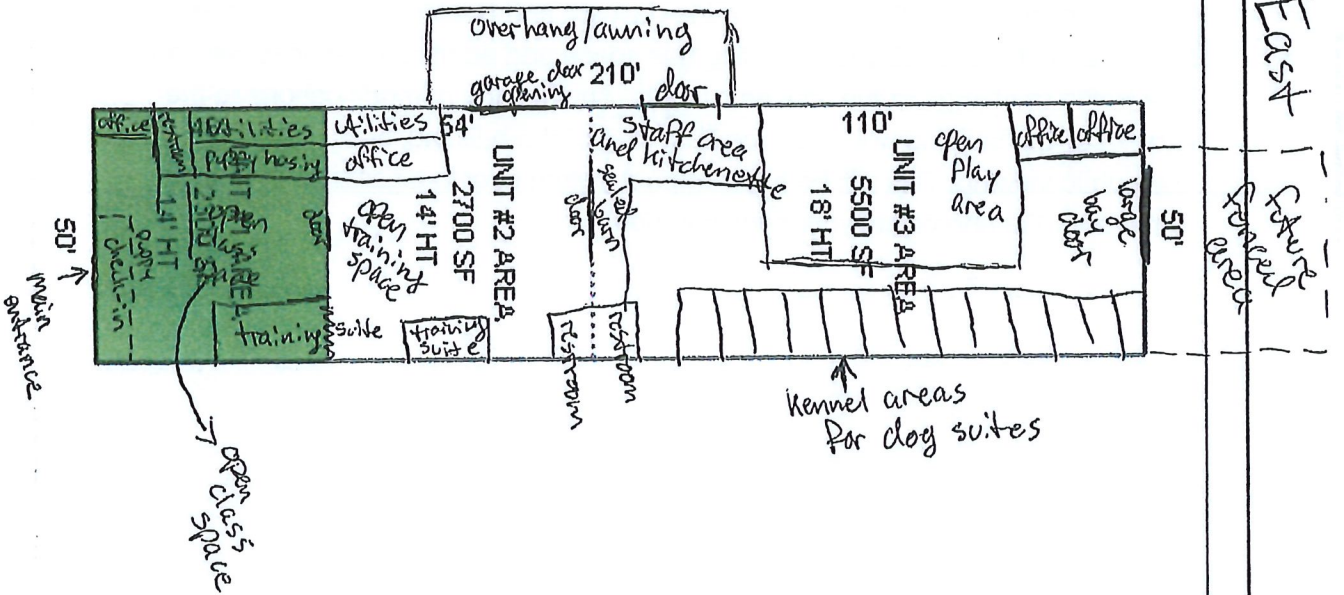
APPLICANT'S Sketch PLAN For THE INTERIOR LAYOUT OF 3110 Broadmoor Building

12-9-2024

Sketch by Apex Medina™
Item 3 of 3 < Prev

Computer Rescue 911
30740 Broadmoor
FOOTPRINT
10500 SF
520' PERIMETER

Vivian's K-9
(Current location)
3108/3080 Broadmoor



Close or Esc Key
Print

Broadmoor Ave SE

West

South



1/14/2025 Aerial "Site Plan"

PLANNING STAFF RECOMMENDATION

Golder 1/23/25

PROJECT: Every Heart Movement

APPLICATION: 3-25

REQUEST: Special Land Use for a place of religious worship

LOCATION: 2306 Camelot Ridge Court SE

HEARING DATE: January 28, 2025

RECOMMENDATION: Recommend conditional approval of Every Heart Movement Special Land Use for a place of religious worship as described in Case No. 3-25. Approval is conditioned on the following:

CONDITIONS:

1. Compliance with the applicant Statement of Operations dated 1/7/2025. Applicant shall provide additional information detailing how the facility meets the parking requirements of the zoning ordinance. In addition, the applicant shall provide a Parking Operations Plan to detail how parking for the proposed gatherings will be accommodated. Easements shall be provided if parking needs are met through shared parking agreements with the adjacent charter school or other adjacent properties.
2. Approval of the building plan and the proposed use by the Kentwood Fire Marshal and Inspections Department.
3. Planning staff approval of a landscaping plan related to the new parking or planned parking proposed on the site.
4. Review and approval by the Kentwood City Engineer and Fire Marshal.
5. Staff approval of the lighting plan for the site.

BASIS:

1. The applicant wishes to change the property from a commercial use to an assembly use. The applicant's statement of operation proposes gatherings where the parking needs will exceed the parking currently provided onsite. The applicant must show how parking for the proposed church will be accommodated.
2. The change from a commercial to an assembly building triggers requirements by the Fire and Building Departments to ensure that building meets code for the number of people to be in attendance for worship services, training and other activities.
3. One option for the provision of additional parking is to construct additional on-site parking. The parking lot must meet the requirements of Chapter 17 and the landscaping requirements of Chapter 19 of the Zoning Ordinance.
4. The final landscaping must be reviewed to ensure that it meets the requirements of Chapter 19 of the Zoning Ordinance. The lighting plan must also be reviewed from a safety standpoint to ensure that all areas of the site meet the lighting uniformity standards of Chapter 20 of the Zoning Ordinance.
5. Discussion during work session and public hearing.

Statement of Operations
Every Heart Movement
1/7/2025

And thank you so much for clarification and bringing more understanding on how to best communicate our use and our expectation for future growth. With what you shared in mind, this is the UPDATED (01/07/2025) version of my best estimates for the foreseeable future. It is hard to predict fully, but I will do my best and will continue to keep the city updated if we have lower or higher number than mentioned below.

Building Use: The use of this space will be for offices, training of individuals, and gatherings for Christian prayer, worship, and teaching.

Hours of Operation: (M-F, 7am-6pm) (Th, 7am-9pm) (Su, 3pm-9:45pm). Our regular weekly schedule only happens during the school year calendar with a few exceptions during the summer months.

Arrival/departure of individuals: Guests and employees will arrive at the earliest at about 7am and depart latest 10pm on only on select days.

Unity Gathering Monthly: We host a once a month worship gathering at another space currently in the months of (Sept, Oct, Nov, Jan, Feb, March, April) that starts at 9pm and ends at 11pm. Everyone is typically out of the building and gone by 12am. However barring we get permission from the school for overflow parking we would like to eventually transition this monthly gathering to this building. Estimated 600-700 in attendance.

Number of Attendees: Gatherings will happen throughout the week and will range from 50 people to 300 on the high end estimating for growth. In our current situation our largest weekly gathering has been about 180 gathering at a time.

Sound: We will use amplified sound within the building for worship music and teaching. We will ensure the sound cannot be heard outside of the building in a capacity that would break the rules of the city.

Parking: In the immediate would need parking for 50-70 cars. In the future could be up to 90+ cars.

Outdoor events: Once a year we desire to have a larger outdoor gathering on our premises. This would include outdoor amplified sound and we would get city approval for this event. Estimated number 400-500.

Plans for growth: Again, we are currently gathering a maximum of 180 people at our largest weekly gather and in the near future we could see a growth of up to 250-300 people gathering once a week on Sunday nights. We also would like the ability to have

the larger event once several times a year (600-700) barring permission to use of surrounding parking. It is hard to get an exact guess on growth, but this is our best estimate in the next 2-3 years.

We will continue to adjust and make the necessary changes for future growth if we arrive at this place.

Thank you so much! Please let me know if you have any other questions!

PLANNING STAFF RECOMMENDATION

Golder 1/23/25

PROJECT: Every Heart Movement

APPLICATION: 3-25

REQUEST: Site Plan Review for a place of religious worship

LOCATION: 2306 Camelot Ridge Court SE

HEARING DATE: January 28, 2025

RECOMMENDATION: Recommend conditional approval of the site plan dated January 23 2025 for Every Heart Movement as described in Case No. 3-25. Approval is conditioned on the following:

CONDITIONS:

1. Compliance with the applicant Statement of Operations dated 1/7/2025. The applicant shall provide additional site plan detail to indicate how the parking requirements will be met by on the church property. This shall include provisions for deferred parking, easements for parking on the adjacent charter school property, and landscaping for any proposed new parking facility proposed on the site.
2. Approval of the building plan and the proposed use by the Kentwood Fire Marshal and Inspections Department.
3. Applicant shall provide a lighting plan for any new proposed parking lot.
4. Review and approval by the Kentwood City Engineer and Fire Marshal.

BASIS:

1. The applicant wishes to change the property from commercial use to an assembly use. The applicant's statement of operation proposes gatherings where the parking needs will exceed the parking currently

provided onsite. The applicant must show how parking for the proposed church will be accommodated.

2. The applicant has submitted a survey as the site plan that depicts the current building configuration and parking. Information must be provided by the applicant if new parking is to be added on the site. Chapter 17 of the Kentwood Zoning Ordinance provides standards for parking lot plans, construction requirements, and setback requirements. Chapter 19 of the Zoning Ordinance specifies landscaping requirements for parking lots.
3. The landscaping plan must be reviewed to ensure that it meets the requirements of Chapter 19 of the Zoning Ordinance. The lighting plan must also be reviewed from a safety standpoint to ensure that all areas of the site meet the lighting uniformity standards of Chapter 20 of the Zoning Ordinance.
4. The change from a commercial to an assembly building triggers requirements by the Fire and Building Departments to ensure that the use meets the building code for the number of people in attendance for worship services, training and other activities.
5. Discussion during work session and public hearing.

STAFF REPORT: January 21, 2025
PREPARED FOR: Kentwood Planning Commission
PREPARED BY: Lisa Golder
CASE NO.: 4-25 Meijer Gas Station SLU and Final Site Plan Review in a PUD

GENERAL INFORMATION

APPLICANT: Matt Levitt rep by: Jason Vanderkodde
Meijer Fishbeck
2350 3 Mile NW 1515 Arboretum Drive
Grand Rapids MI 49544 Grand Rapids MI 49546

STATUS OF
APPLICANT: Purchaser and representative

REQUESTED ACTION: Applicant is requesting Special Land Use approval and Final Site
Plan Review of a vehicle fuel station in a Commercial PUD

EXISTING ZONING OF
SUBJECT PARCEL: CPUD Commercial Planned Unit Development

GENERAL LOCATION:
3557 Patterson Avenue SE

PARCEL SIZE: 3.16 Acres

EXISTING LAND USE
ON THE PARCEL: Vacant

ADJACENT AREA
LAND USES: N: Vacant (Parcel 5 also being purchased by Meijer))
S: Industrial (Eaton Corporation)
E: Industrial (Cascade Township)
W: Vacant (Parcel 3)

ZONING ON ADJOINING
PARCELS: N, S, W: CPUD Commercial Planned Unit Development
E: TI (Cascade Township)

Compatibility With Master Plan

In 2022 the City approved a request to amend the Master Plan to allow commercial use for approximately 10 acres at the northwest corner of 36th and Patterson Avenue. In 2023, the rezoning to CPUD was approved by the Planning and City Commissions.

Relevant Zoning Ordinance Sections

Chapter 15.04 D lists the Special Land Use requirements for Vehicle Fuel Stations. General standards for Special Land Uses are found in Section 15.02. Site plan review standards are found in Section 14.05.

Zoning History

The site has been zoned for commercial use since 2023.

TECHNICAL INFORMATION

Street and Traffic

The proposed development is located at the intersection of 36th Street and Patterson Avenue. Patterson Avenue is a five-lane cross section with two travel lanes in each direction and a center turn lane. The speed limit on Patterson is 55 miles per hour. The road is under the jurisdiction of the Kent County Road Commission (KCRC). Thirty-sixth (36th) Street is an east-west arterial road and is under the jurisdiction of the City of Kentwood west of Patterson Avenue. It has a five-lane cross section with two travel lanes in each direction and a center turn lane. The speed limit of 36th Street is 50 miles per hour in Kentwood and 45 miles per hour east of Patterson Avenue.

For the review of the rezoning to PUD, the applicant submitted a traffic analysis for the proposed development. The amount of traffic that was projected to use the site was based on the specific uses in the CPUD plan, including the proposed gas station.

Since Patterson Avenue is under the jurisdiction of the Kent County Road Commission, KCRC reviewed and approved the configuration of the driveways on Patterson as part of the review of the overall PUD development.

Staff Review

1. The proposed Meijer gas station and convenience store is located on a 3.16-acre property located on the corner of Patterson Avenue and 36th Street. The station is proposed to be initially open from 6:00Am to 11:00PM but the applicant would like to have the ability to be open 24 hours a day. The gas station/convenience store would offer the standard goods and services offered in other Meijer gas stations, including but not limited to gasoline, diesel, recreational fuel, propane exchange, coffee and other drinks, snacks, warmed food, beer, wine, electronic items, minor vehicle maintenance items, and seasonal convenience items. There would be 2-4 employees within the store at any given time.

There would be two Meijer merchandise deliveries each week and 2 Meijer fuel tanker deliveries each week. There would also be brand vendors who deliver daily based on demand.

The original PUD plan for the site portrayed a freestanding truck fueling station. This has been removed from the proposed site plan.

Special Land Use

2. Fuel stations are permitted in the CPUD zone with Special Land Use, meeting the general requirements and the requirements of Section 15.04D, as follows:

1. A vehicle fuel station building and its accessory uses and buildings shall be located not less than fifty (50) feet from any right-of-way line or from any side or rear lot line abutting a Residential District. This setback requirement shall not apply to accessory parking.

The proposed fuel station is located 55' from Patterson Avenue and 100' from 36th Street.

2. Where adjoining a residential use or Residential District, Buffer Zone "B" is required (see Chapter 19, Landscaping). In addition, the Planning Commission may require a solid wall or solid fence along the lot line having a maximum height of six (6) feet.

The use does not abut a residential district.

3. The minimum frontage shall be one hundred fifty (150) feet and the minimum lot area one (1) acre.

The fuel station meets this requirement.

4. Accessory auto related facilities located on the premises such as wash facilities, vehicle rental and vehicle repair are allowed; however must obtain separate special land use permits as provided for in this Chapter.

These accessory uses are not proposed.

5. The lot shall be located so that at least one (1) side abuts an arterial street.

The lot abuts two arterial streets.

6. The site shall be limited to no more than one (1) driveway for each street on which it has frontage.

The gas station is part of a PUD development. The overall PUD has two driveways onto Patterson Avenue and one onto 36th Street.

7. All storage of material, merchandise and equipment shall be within the building.

The applicant's statement of operation indicates the desire to sell merchandise outside of the building. The location of the outdoor sales shall be indicated on the site plan as the storage of these materials could be considered contrary to this requirement.

8. Gasoline or other flammable mixtures shall not be used to wash down the premises.

9. In the event that a Vehicle Fuel station has been abandoned or not used as a Vehicle Fuel station for a period of more than one (1) year, any application to operate the premises as a Vehicle Fuel station shall be considered as an application for a new Vehicle fuel station.

10. The applicant shall comply with Michigan Department of Environmental Quality (EGLE) requirements.

General Special Land Use Standards

3. As a Special Land Use, the proposed fuel station must also comply with the standards of Section 15.02, as follows:

- A. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that a use will not change the essential character of the area in which it is proposed.

The area is zoned and intended for commercial use. The proposed gas station and convenience store is consistent with the approved PUD plan for the property.

- B. Be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewage facilities or schools.

The use is adequately served by public facilities.

- C. Not create excessive additional requirements at public cost for public facilities and services.

The use will not create additional requirements at public cost.

- D. Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, electrical or electromagnetic interference or odors.

The applicant's traffic analysis indicates that the traffic projected for the area would not be significantly impacted by the introduction of the gas station.

- E. Be compatible and in accordance with the goals, objectives and policies of the Master Plan and promote the Intent and Purpose of the zoning district in which it is proposed to locate.

The use is consistent with the Master Plan.

- F. Be subject to stipulations by the Planning Commission of additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights, and for ensuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard, or requirement shall automatically invalidate the granting of the Special Land Use.
- G. Comply with all applicable licensing ordinances.

Site Plan Review

6. The proposed use is a Meijer gas station and 5,600 square foot convenience store. No freestanding diesel fuel is proposed. Seven pumps (or 14 fueling stations) are provided. There is no provision for current or electric car fueling.
7. The use will require 26 parking spaces; 27 spaces are provided on the proposed plan.
8. The preliminary approval of the PUD requires the applicant to provide an easement and non-motorized pathway along Patterson Avenue. The design of the pathway must be approved by the city.
9. In the approval of the PUD rezoning and preliminary site plan, the city required that the Kentwood Arts Commission approved the design and site plan for the entryway feature at 36th and Patterson. Since the city does not have a design concept developed for entryway signage, an easement was deemed to be acceptable to meet the condition of approval.
10. The applicant shall show how the building materials comply with Section 12.05 7 of the Zoning Ordinance. This section specifies the following:
 - Buildings shall use high quality architecture with variable building lines, peaked roof or parapet walls, architectural accents, and brick facades
 - The depth of the front building line shall be varied to break up building massing.
 - The predominant material utilized on facades visible from a public street shall be brick. Other materials may be used for architectural accents, provided such materials have the appearance of wood or cut/cast stone.
 - A building or buildings shall face (front façade or side elevation with appearance of a front façade) the intersection of existing arterial streets. The building shall have a distinct architecture that creates a prominent landmark at the intersection.

The north and south elevations incorporate a textured surface and windows with 0% transparent. Additional information must be provided on the textured surfaces.

A determination will need to be made as to whether the building elevations are consistent with the architectural design samples provided at the time of the preliminary PUD approval.

11. The zoning ordinance allows wall signage for walls facing a public street. The applicant has shown wall signage on all sides of the building. From a staff perspective, the gas station has street frontage on the south, east and arguably the west side of the building; no wall signage would be permitted on the north side.
12. The landscaping proposed along east side of the building could incorporate taller plantings that could provide additional interest to this side of the building.
13. The applicant shall indicate the amount of open space on the site.

Attributes:

- Meets Special Land Use Standards
- Consistent with PUD

Issues:

- Need information on merchandise being sold outside building.
- More information on building materials and how it meets the ordinance.
- No signage on north side of building
- Additional landscaping along Patterson Avenue

Memo

TO: Lisa M. Golder, AICP – City of Kentwood

FROM: Jason T. Vander Kodde, PE

DATE: January 13, 2025

PROJECT NO.: 241845

SUBJECT: Meijer KWD C-Store – Kentwood, MI – Special Land Use Narrative

Project Description:

Lot 6 of the GRR Ancillary MU PUD will be used for a 5,600 +/- square foot gas station and convenience store with 7 fuel dispensers, associated weather protection canopy, vehicle circulation drives, and parking spaces. The site will be accessed by three driveways to the private roads and four sidewalk connections to adjacent uses consistent with the Preliminary PUD. The facilities will be serviced by full underground utilities including water, sanitary, storm, gas, electric, communications, and lighting. The site will also have attractive signage and landscaping for a great customer and neighbor experience.

Hours of Operation:

The Gas Station will be open consistent with the community wide Meijer operations: seven days a week, 364 days a year (closed Christmas Day). Prior to Covid, Meijer also operated 24 hours a day. Post Covid, Meijer is currently operating from 6 a.m. to 11 p.m. with certain locations open earlier and later based on their location. However, Meijer has retained the ability to re-open 24 hours a day if the business model supports it again in the future. This proposed Gas Station will be the same: 6 a.m. to 11 p.m. with the ability to change to 24 hours in the future (with window service only between 11 p.m. and 6 a.m.). Given the proximity of the airport and the early departures and late arrivals of the national airline carriers, this makes good sense for many of our prospective customers looking to refuel their rental cars prior to departure.

Products Sold:

The Gas Station will offer the standard goods and services expected at a Meijer Gas Station including, but not limited to, unleaded gasoline, diesel, recreational fuel, ice, propane exchange, coffee, pop, energy drinks, snacks, warmed food, cigarettes, beer, wine, minor electronic items, minor vehicle maintenance items, seasonal convenience items.

Number of Employees:

There are 2-4 employees in store at any time depending on the day, time, season, shift, and other factors.

Frequency of Service Vehicles:

Generally, there are 2 Meijer merchandise deliveries each week and 2 Meijer fuel tanker deliveries each week (unless the demand is greater). There will also be brand vendors (soda/beer/salty snacks) that deliver daily based upon demand with smaller delivery vehicles. The brand vendors have flexible schedules and can arrive throughout the day depending on their routes and inventory needs.

Electric Vehicles:

No EV spaces are currently programmed for the site. They may be added in the future if a reasonable demand presents itself or Meijer EV partners show interest in the site.

Attachments

By hand delivery



**CITY OF KENTWOOD
CITY COMMISSION
APPROVED
FINDINGS OF FACT
FEBRUARY 6, 2024**

PROJECT: GR Ancillary C-PUD

APPLICATION: 29-23

REQUEST: Rezoning of 10.5 acres of land from IPUD Industrial Planned Unit Development to CPUD Commercial Planned Unit Development and Preliminary Site Plan Review of a Commercial PUD.

LOCATION: NW Corner of 36th Street and Patterson Avenue

HEARING DATE: February 6, 2024

MOTION: Motion by Artz, seconded by Coughlin, to adopt Ordinance 1-24 for Conditional approval to rezone 10.5 acres on the NW corner of Patterson & 36th from I-PUD-1 and R1-C to C-PUD, Case 29-23, subject to conditions 1-9 (as amended) and basis points 1- 10. Roll Call Vote: Yeas: All. Nays: None. Absent: None.

Ordinance Adopted.

Motion by Groce, seconded by Moore, to approve four waivers as requested by RJM Designs. Regarding a 14 ft. height waiver, front yard building setback for Parcel 3, parking in front, signage waiver for monument signs for Parcels 3,4 & 5.

Motion Carried

CONDITIONS:

1. The site shall be developed consistent with the representations made within the PUD Qualifying Statement and Narrative dated January 2, 2024
2. Review and approval by staff and the Kentwood City Attorney of the PUD Statement and Development Agreement.
3. Approval of the preliminary site plan by the Kentwood City Engineer and Kentwood Fire Marshal.

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

Equal Opportunity Employer, Drug-Free Workplace

www.ci.kentwood.mi.us

4. Applicant shall provide an easement to allow the eventual driveway connection to 33rd Street. The applicant shall pave the proposed easement area to the north property line of the GRR Ancillary development.
5. Applicant shall provide an easement along Patterson Avenue that is adequate to achieve a 10' total non-motorized pathway (the design of which to be approved by the city) along the Patterson Avenue frontage as depicted in the approved preliminary site plan and required by the City's Non-Motorized Plan. The trail shall extend to the north property line and shall be constructed with the first phase of the development.
6. Additional sidewalk connections shall be provided within Parcels 1 and 4 to extend sidewalk along the north side of the proposed 8,000 square foot retail building and extending to the proposed hotel.
7. Review and approval by Kentwood city staff and the Kentwood Arts Commission of the design and site plan for the city entranceway landmark/sign.
8. Pole signs in the development are limited to 100 square feet.
9. Approval by the Planning and City Commissions of the proposed waivers outlined in the PUD Qualifying Statement dated January 2, 2024.

BASIS

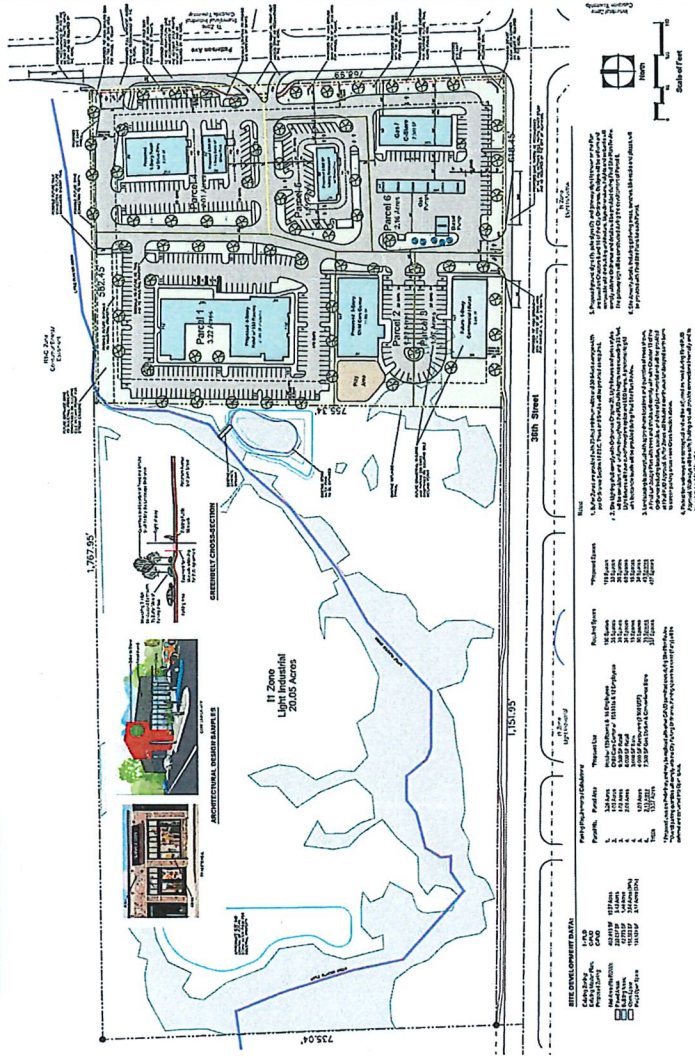
1. The proposed rezoning from Industrial Planned Unit Development to Commercial Planned Unit Development is consistent with the Master Plan. The Master Plan for this parcel was amended in 2022, allowing the change to commercial use, with the condition that the area be developed as a PUD.
2. The PUD Statement and Development Agreement address how the development meets the requirements of the Master Plan and Zoning Ordinance. The Development Agreement will tie the rezoning to this specific project and to the representations made by the applicant as to the nature of the development.

The review and approval of these documents will ensure that the site is developed consistent with an approved plan and will give direction to the applicant as the project develops.

3. Section 12.05c requires a landmark or entrance sign near the intersection of two arterial streets or at an entrance point to the city. A conceptual

design and plan are required to be part of the preliminary PUD approval. The applicant has shown a clear vision corner, some open space and a representation of entryway signage. The detailed plans shall be approved by staff and the Arts Commission, as necessary.

4. The driveway connection to 33rd Street will allow the proposed development to potentially connect to the signalized intersection at 33rd Street to the north. This is consistent with the requirements of Section 12.05 4 of the Zoning Ordinance with respect to traffic circulation, operations and access.
5. The applicant has proposed a freestanding diesel fueling station, intended for large trucks and semis. A freestanding diesel fueling station is more appropriate within an industrial area and is permitted in the Industrial zone with Special Land Use approval. The applicant has stated that it was not their intent to allow truck parking within the PUD; if diesel fueling is allowed, truck parking will occur throughout the development.
6. The applicant's Qualifying Statement for the PUD provides two architectural design concepts for the development. The applicant has further submitted that whichever design is chosen, the architecture across the PUD will be unifying, attractive, interesting and sustainable. Final approval of each elevation and its consistency with the representations made by the applicant will be determined by the Planning Commission in its review of each final PUD plan.
7. Many of the uses proposed (vehicle fuel stations, restaurants, day care, and personal service establishments) are allowed under the current I-PUD zoning. The proposed rezoning to Commercial PUD will allow some additional uses (such as the hotel and retail establishments) that will be subject to special land use and/or site plan review and approval.
8. Freestanding signage in the commercial zone is limited to 100 square feet.
9. Section 12.05D makes allowance for waivers from the provisions of Sections 12.02C, 12.02D and 12.05C. The applicant has requested a waiver from four requirements of Section 12.05C; these must be approved by the City Commission after recommendation by the Planning Commission.
10. Discussion during the work session and public hearings.





Kentwood Fire Department

4775 Walma Ave. SE • Kentwood, MI 49512

Phone: (616) 554-0800

Plan Review-Site Plan Inspection Report

Inspection Status

Completed

Inspected by

Marc Oliver

Completed at

01/22/2025

Business Name	Address	City	State	Zip
Meijer Express	3557 Patterson Ave SE	Kentwood	MI	49512

Introduction:

ITEM: 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.

RESULT: Plan Review

REMARK:

Site Plan for future Meijer Express Gas Station @ 3557 Patterson Ave.

General Construction and Demolition:

ITEM: 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)

RESULT: Plan Review

ITEM: TEMPORARY ADDRESS NUMBERS DURING CONSTRUCTION Install supplementary 6 inch Arabic address numerals on a post or mailbox on the same side of the public road as, and directly in front of, the building in such a manner as to be readily visible to occupants of fire department vehicles on the public road. (IFC 505.1.2.4, 505.1.3)

RESULT: Plan Review

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

RESULT: Plan Review

ITEM: 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)

RESULT: Plan Review

Closing :

ITEM: SUBJECT TO FIELD INSPECTION There may be additional requirements as a result of conditions found during inspections.

RESULT: Plan Review


Plans Approved As Submitted:

ITEM: 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.

RESULT: Approved

Inspection Signatures

Inspector Signature



Marc Oliver

--

Fire Marshal

616-915-1142

oliverm@kentwood.us

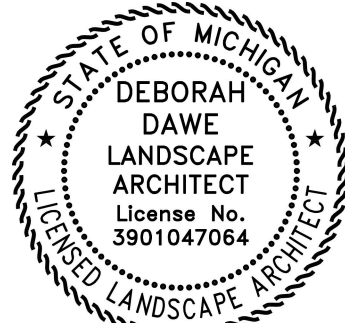
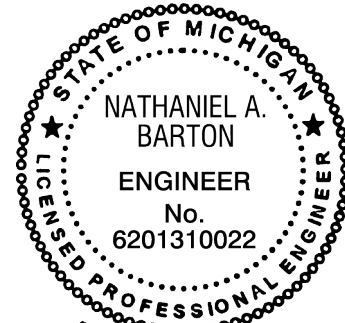
meijer

MEIJER C-STORE - KWD
3557 PATTERSON AVENUE SE
KENTWOOD, KENT COUNTY, MI 49512
3.16 ACRES (INCLUDING 0.95 ACRES ROW)

PARCEL DESCRIPTION AS FURNISHED:
(TITLE COMMITMENT NO. **202412120070366**, ISSUED BY GRR ANCILLARY MU, LLC, DATED DECEMBER 11, 2024)
LAND SITUATED IN THE CITY OF KENTWOOD, KENT COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:
PUD PARCEL 6 (41-18-13-400-034, 3557 PATTERSON AVE SE):
PART OF THE SE 1/4 OF SECTION 13, T6N, R11W, CITY OF KENTWOOD, KENT COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SE CORNER OF SAID SECTION 13; THENCE N89°15'15"W 353.67 FEET ALONG THE SOUTH LINE OF SAID SE 1/4; THENCE N00°44'45"E 152.12 FEET; THENCE N05°41'23"W 144.26 FEET; THENCE N88°03'41"E 269.57 FEET; THENCE N01°56'19"W 188.76 FEET; THENCE N88°03'41"E 115.99 FEET TO THE EAST LINE OF SAID 1/4; THENCE S01°56'19"E 502.64 FEET ALONG SAID EAST LINE TO THE PLACE OF BEGINNING.

PROJECT DESCRIPTION:
LOT 6 OF THE GRR ANCILLARY PUD WILL BE USED FOR A 5,600 +/- SQUARE FOOT GAS STATION AND CONVENIENCE STORE WITH 7 FUEL DISPENSERS, ASSOCIATED WEATHER PROTECTION CANOPY, VEHICLE CIRCULATION DRIVES AND PARKING SPACES. THE SITE WILL BE ACCESSED BY THREE DRIVEWAYS TO THE PRIVATE ROADS AND FOUR SIDEWALK CONNECTIONS TO ADJACENT USES CONSISTENT WITH THE PRELIMINARY PUD. THE FACILITIES WILL BE SERVICED BY FULL UNDERGROUND UTILITIES INCLUDING WATER, SANITARY, STORM, GAS, ELECTRIC, COMMUNICATIONS, AND LIGHTING. THE SITE WILL ALSO HAVE ATTRACTIVE SIGNAGE AND LANDSCAPING FOR GREAT CUSTOMER AND NEIGHBOR EXPERIENCE.

CIVIL		
01/06/25	C001	COVER
01/06/25	C100	EXISTING CONDITIONS & PHASE I SESC PLAN
01/06/25	C200	SITE LAYOUT PLAN
01/06/25	C300	GRADING & PHASE II SESC PLAN
01/06/25	C310	STORMWATER MANAGEMENT PLAN
01/06/25	C400	UTILITY PLAN
01/06/25	C500	SIGN & STRIPPING PLAN
01/06/25	C501	SIGN DETAILS
01/06/25	C600	LANDSCAPE PLAN
01/06/25	C700	DETAILS
01/06/25	C801	SITE PHOTOMETRIC PLAN



Nathaniel A. Barton
01/06/2025

Deborah Dawe
01/06/2025

CIVIL SITE ADAPTATION CONVENIENCE STORE

ISSUE DESCRIPTION: GRR ANCILLARY MU PUD - LOT 6 FINAL PUD -
MEIJER KWD C-STORE

ISSUE DATE: 01/06/2025
PROJECT NUMBER: NS-26-0000X

GENERAL NOTES

- CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND/OR SWEEPED ON A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY. RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
- PROVIDE DUST CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH SPECIFICATIONS.
- UNLESS SPECIFIED OTHERWISE, ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH MEIJER STANDARD SPECIFICATIONS, THE STATE DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS, DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND/OR THE APPROPRIATE LOCAL AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, PERMIT FEES, LICENSES, AND LICENSE FEES, UNLESS NOTED OTHERWISE.
- RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY. OBTAIN WRITTEN APPROVAL FROM THE ENGINEER BEFORE ANY UTILITY RELOCATION.
- ELECTRONIC FILES IN DWG FORMAT WILL BE SUPPLIED TO THE CONSTRUCTION MANAGER FOR LAYOUT AND GRADING.
- ELECTRONIC FILE USE TERMS AND CONDITIONS:
8.A. RECIPIENT ACKNOWLEDGES THAT ANY USE OF THE TRANSFERRED DATA IS FOR INFORMATION ONLY AND NOT GUARANTEED OR WARRANTED BY MEIJER OR ITS CONSULTANTS. USE OF TRANSFERRED DATA BY THE RECIPIENT SHALL BE AT RECIPIENT'S SOLE RISK. RECIPIENT ACKNOWLEDGES THAT THE AUTOMATED CONVERSION OF INFORMATION AND DATA FROM THE ORIGINAL FORMAT AND SYSTEM TO AN ALTERNATE FORMAT OR SYSTEM CAN NOT BE ACCOMPLISHED WITHOUT THE INTRODUCTION OF INEXACTITUDES, ANOMALIES, AND ERRORS. RECIPIENT FURTHER ACKNOWLEDGES THAT THE ELECTRONIC DATA MAY NOT BE FULLY COMPATIBLE WITH RECIPIENT'S COMPUTER SYSTEM AND NEITHER MEIJER NOR ITS CONSULTANTS MAKE NO REPRESENTATIONS REGARDING SUCH COMPATIBILITY.
8.B. ACCORDINGLY, WITH RESPECT TO THE CONVERSION AND USE OF SUCH ELECTRONIC DATA, RECIPIENT AGREES TO ASSUME ALL RISKS ASSOCIATED THEREWITH, AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO HOLD HARMLESS AND INDEMNIFY MEIJER AND THEIR CONSULTANTS FROM AND AGAINST ALL CLAIMS, LIABILITIES, LOSSES, DAMAGES, AND COSTS, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES AND COSTS, WHETHER OR NOT SUIT HAS BEEN FILED, ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE USE, MODIFICATION, MISINTERPRETATION, MISUSE, OR REUSE BY RECIPIENT OR OTHERS OF THE ELECTRONIC DATA WHICH IS PROVIDED BY MEIJER OR ITS CONSULTANTS UNDER THESE TERMS AND CONDITIONS.
8.C. THESE TERMS AND CONDITIONS SHALL BE BINDING UPON THE SUCCESSORS AND ASSIGNS OF THE PARTIES.

UPON ACCEPTANCE OF THE ELECTRONIC DATA TRANSMISSION, RECIPIENT HEREBY AGREES TO THE FOREGOING TERMS AND CONDITIONS. IF RECIPIENT DOES NOT AGREE TO THE FOREGOING TERMS AND CONDITIONS, MEIJER AND ITS CONSULTANTS DO NOT AUTHORIZE THE USE OF THE TRANSMITTED DATA, AND RECIPIENT SHALL DESTROY THE TRANSMITTED DATA AND NOTIFY MEIJER OR ITS CONSULTANTS OF THE SAME BY PROVIDING WRITTEN NOTICE WITHIN ONE DAY OF TRANSMISSION. FAILURE TO PROVIDE SUCH NOTICE SHALL ACT AS WAIVER AND RECIPIENT SHALL BE BOUND TO THE FOREGOING TERMS AND CONDITIONS.

LOCAL UTILITY LOCATING AGENCY

ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING OF THE INTENT TO EXCAVATE NO LESS THAN 72 HOURS PRIOR TO SUCH EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS) AND CALL LOCAL UTILITY LOCATING AGENCY AT 1-248-693-8391.

EXISTING UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. LOCATIONS OF UNDERGROUND UTILITIES ON THESE DRAWINGS ARE APPROXIMATE ONLY AND BASED ON ACTUAL FIELD LOCATIONS OF VISIBLE STRUCTURES AND PLAN COMPUTATIONS.

SURVEY

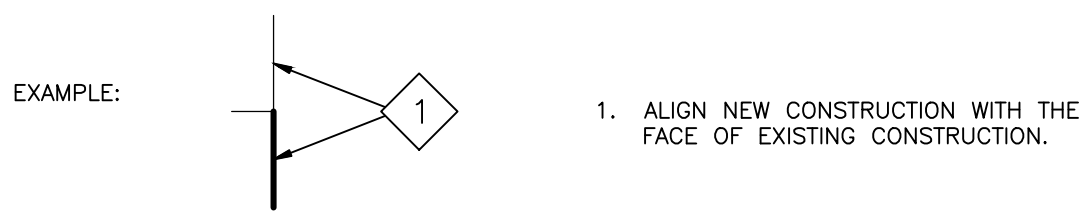
EXISTING TOPOGRAPHY IS BASED ON AN ACTUAL FIELD SURVEY RECEIVED FROM EXXEL ENGINEERING, INC. IN DECEMBER OF 2021 AND REPRESENTS CONDITIONS AT THAT TIME. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

GEOTECHNICAL

REFER TO SOIL BORING LOGS AND INFILTRATION TESTS PREPARED BY MATERIALS TESTING CONSULTANTS ON TBD DATE (FIELD WORK SCHEDULED FOR JANUARY 6 & 7, 2025).

SHEET KEYNOTE INSTRUCTIONS

SHEET KEYNOTES ARE NOTED WITHIN THE GRAPHIC AREA OF THE DRAWING. THESE ARE REPRESENTED BY A NUMBER SURROUNDED BY A HEXAGON, WITH OR WITHOUT A LEADER. A LEADER ON THE RIGHT SIDE OF THE PAGE LISTS THE NOTES IN NUMERICAL ORDER.



C5 OVERALL SITE PLAN
1" = 200'

LOCATION MAP MICHIGAN



SYMBOL LEGEND

730	EXISTING MAJOR CONTOUR	8" SAN	SANITARY SEWER & MANHOLE	MATCH LINE
731	EXISTING MINOR CONTOUR	WYE & LEAD		BREAK MARK
730	NEW MAJOR CONTOUR	RISER & LEAD		CONTROL POINT
731	NEW MINOR CONTOUR			DATUM MARK
---	CENTER OF DITCH	12" STM	STORM SEWER & MANHOLE	WALL SECTION MARK
---	LOT LINE (AS PLATTED)	CATCH BASIN		BUILDING SECTION MARK
---	R.O.W. LINE	UNDERDRAIN		SIM
---	SECTION LINE	8" WTR	WATER MAIN	ENLARGED PLAN OR DETAIL
X-X	FENCE	VALVE & BOX		REVISION CLOUD
---	GRAVEL SURFACE	METER		
---	PAVED SURFACE	PLUG		
---	EXISTING CURB & GUTTER	STANDARD FIRE HYDRANT ASSEMBLY		
---	PROPOSED CURB & GUTTER	CURB STOP & BOX		
---	TURN DOWN CONCRETE SLAB	GAS MAIN		
△	SIGN	UNDERGROUND ELECTRIC		
☀	SITE LIGHT POLES	UNDERGROUND TELEPHONE		
△	BENCH MARK	TELEPHONE PEDESTAL		
△	SECTION CORNER	CONCRETE SLAB		
---	EASEMENT LINE	HEAVY DUTY ASPHALT		
855.00	PROPOSED PAVEMENT/GUTTER ELEVATION	LIGHT DUTY ASPHALT		
---	PROPOSED PAVEMENT MARKING (PAINTING)			
---	PROPOSED BARRIER FREE PARKING			

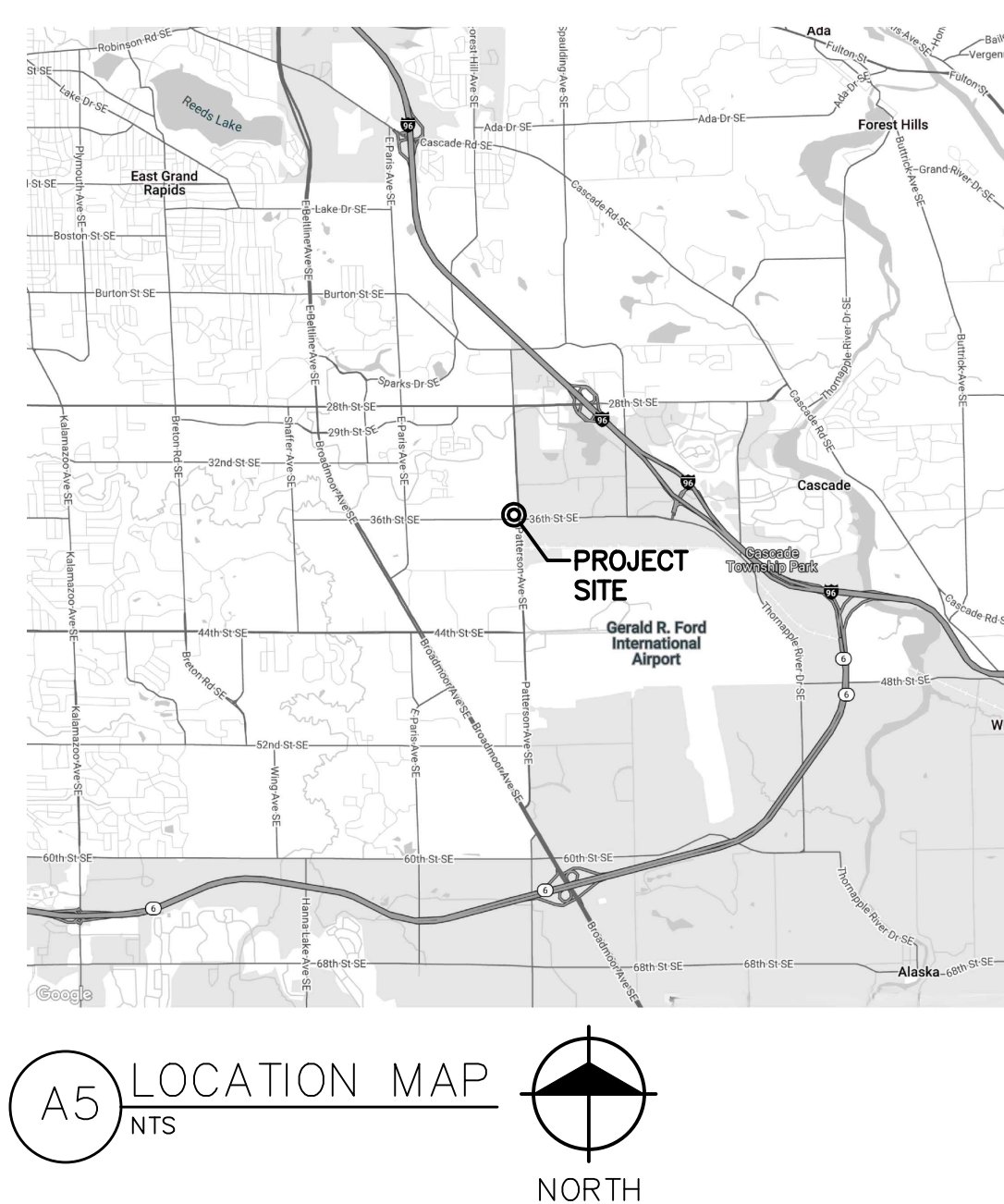
ABBREVIATIONS

A	AREA	RCP	REINFORCED CONCRETE PIPE
ALT	ALTERNATE	RE	REFERENCE
AMP	AMPERE	REQ'D	REQUIRED
ARCH	ARCHITECTURAL	ROW	RIGHT-OF-WAY
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	RETAINING WALL	
B/C	BACK OF CURB	(S)	SOUTH
BIT	BITUMINOUS PAVEMENT	SAN	SANITARY SEWER
BM	BENCH MARK	SB	SOIL BORING
BP	BID PACKAGE	SF, SQFT	SQUARE FEET
CONDUIT		SQ	SQUARE
CAL	CALIPER	STM	STORM SEWER STRUCTURE
CB	CATCH BASIN	STRUC	STRUCTURE
CFH	CUBIC FEET PER HOUR	TC	TOP OF CURB
CIR	CIRCUIT	TEL	TELEPHONE
CONC	CONCRETE	TP	TOP OF PAVEMENT
DIA	DIAMETER	TRNF	TRANSFORMER
(E)	EAST	TS	TOP OF SLAB
E.I.F.S.	EXTERIOR INSULATION FINISHING SYSTEM	TW	TOP OF WALL
EL. ELEV	ELEVATION	TYP	TYPICAL
EQ	EQUIVALENT	UC	UTILITY CROSSING UNDER DRAIN
ES	END SECTION	UD	UNDER DRAIN
ETC	ETCETERA	W	WIRE
FH	FIRE HYDRANT	(W)	WEST
FF	FINISHED FLOOR	W/	WITH
FOOT SQUARE		WC	WATER COLUMN
GRD	GROUND	WTR	WATER
GN, GRD	GUTTER PAN	WWF	WELDED WIRE FABRIC
GP	GALLONS PER DAY		
GPM	GALLONS PER MINUTE		
GV&BOX	GATE VALVE AND BOX		
HC	HEAVY CAPACITY		
HD	HEAVY DUTY		
HT	HEIGHT		
IE	INVERT ELEVATION		
KVA	KILAVOLT AMPERE		
LBS	POUNDS		
LD	LIGHT DUTY		
LED	LIGHT EMITTING DIODE		
LF	LINEAR FEET		
LG	LARGE		
MANUF	MANUFACTURE		
MAT'L	MATERIAL		
MAX	MAXIMUM		
MECH	MECHANICAL		
MIN	MINIMUM		
MH	MANHOLE		
(N)	NORTH		
OC	ON CENTER		
OH	OVERHEAD		
OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION		
PC	POINT OF CURVATURE		
PE	POLYETHYLENE		
PH	PHASE		
PSI	POUNDS PER SQUARE INCH		
PT	POINT OF TANGENCY		
PVC	POLYVINYL CHLORIDE		
PVMT	PAVEMENT		
R	RADIUS		

AGENCIES

CITY OF KENTWOOD DPW 5068 BRETON ROAD SE KENTWOOD, MI 49518 (616)-554-0817	CONSUMERS ENERGY COMPANY (ELECTRIC) 4000 CLAY AVE. SW GRAND RAPIDS, MI 49501-0201 (616) 530-4115 (AERIAL DIST) (616) 530-4381 (METRO UG) (800) 477-5050 (CUT LINE)
CITY OF KENTWOOD PLANNING DEPARTMENT LISA GOLDER 4900 BRETON AVE SE KENTWOOD, MI 49518 (616)-554-0709	A&T (TEL/FIBER OPTIC) 955 36TH ST. SE GRAND RAPIDS, MI 49508 (800) 247-2020, OPTION 3 (CUT LINE)
KENTWOOD STORMWATER 4900 BRETON AVE SE KENTWOOD, MI 49518 (616)-554-0737 (616)-554-0751 AFTER HRS	DTE ENERGY (NATURAL GAS) 444 WEALTHY ST. SW GRAND RAPIDS, MI 49503 (800) 477-4747 (GAS LEAK)
CITY OF GRAND RAPIDS WATER SYSTEM 1900 OAK INDUSTRIAL DR. NE GRAND RAPIDS, MI 49505 (616) 456-3141 (616) 456-3000 AFTER HRS	COMCAST (CABLE TV) 955 CENTURY AVE. SW GRAND RAPIDS, MI 49503 (855) 837-6991 (MAIN LINE CUT) (800) 266-2278 (SERVICE LINE ONLY CUT)
CITY OF GRAND RAPIDS SANITARY AND STORM SEWER MAINTENANCE 1900 OAK INDUSTRIAL DR. NE GRAND RAPIDS, MI 49505 (616) 456-3141 (616) 456-3000 AFTER HRS	
KENT COUNTY ROAD COMMISSION TIMOTHY LIKENS, PE, PTOE 1900 4 MILE ROAD NW, WALKER, MI 49544 (616) 242-1149	

VICINITY MAP



A5 LOCATION MAP
NTS



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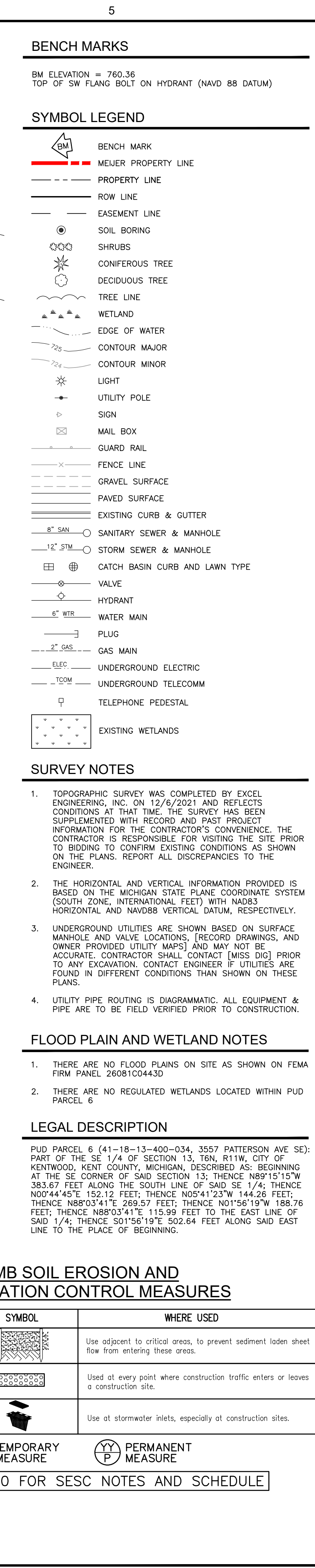
01/06/2025 FINAL PUD
Drawn By A.ODDO
Designer N.BARTON
Reviewer J.VANDERKODDE
Manager J.VANDERKODDE

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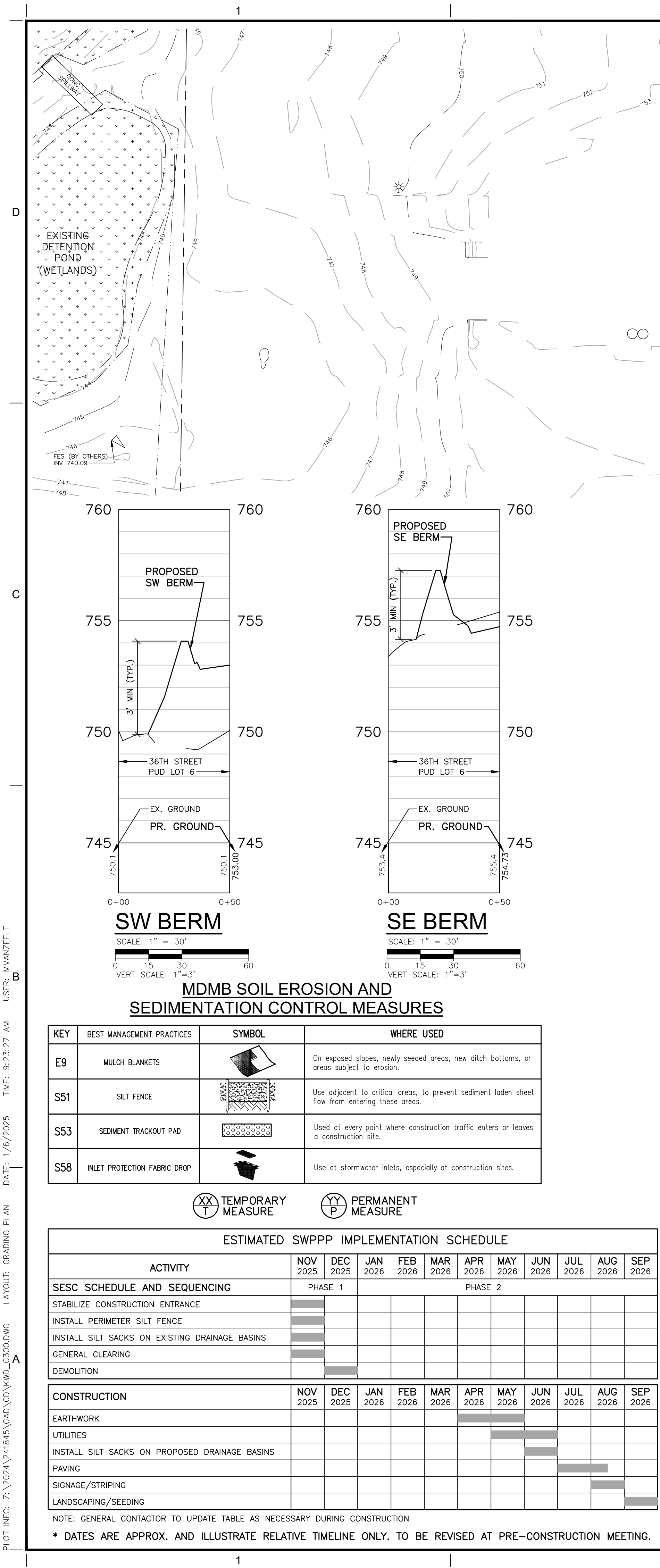
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NS-26-0000X
SHEET NO.

C001

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FISHBECK PROJECT NO. 241845



USER: MYANZEELT
DATE: 1/6/2025
TIME: 9:23:27 AM
LAYOUT: GRADING PLAN
PLOT INFO: Z:\2024\241845\CAD\DWG\C300.DWG

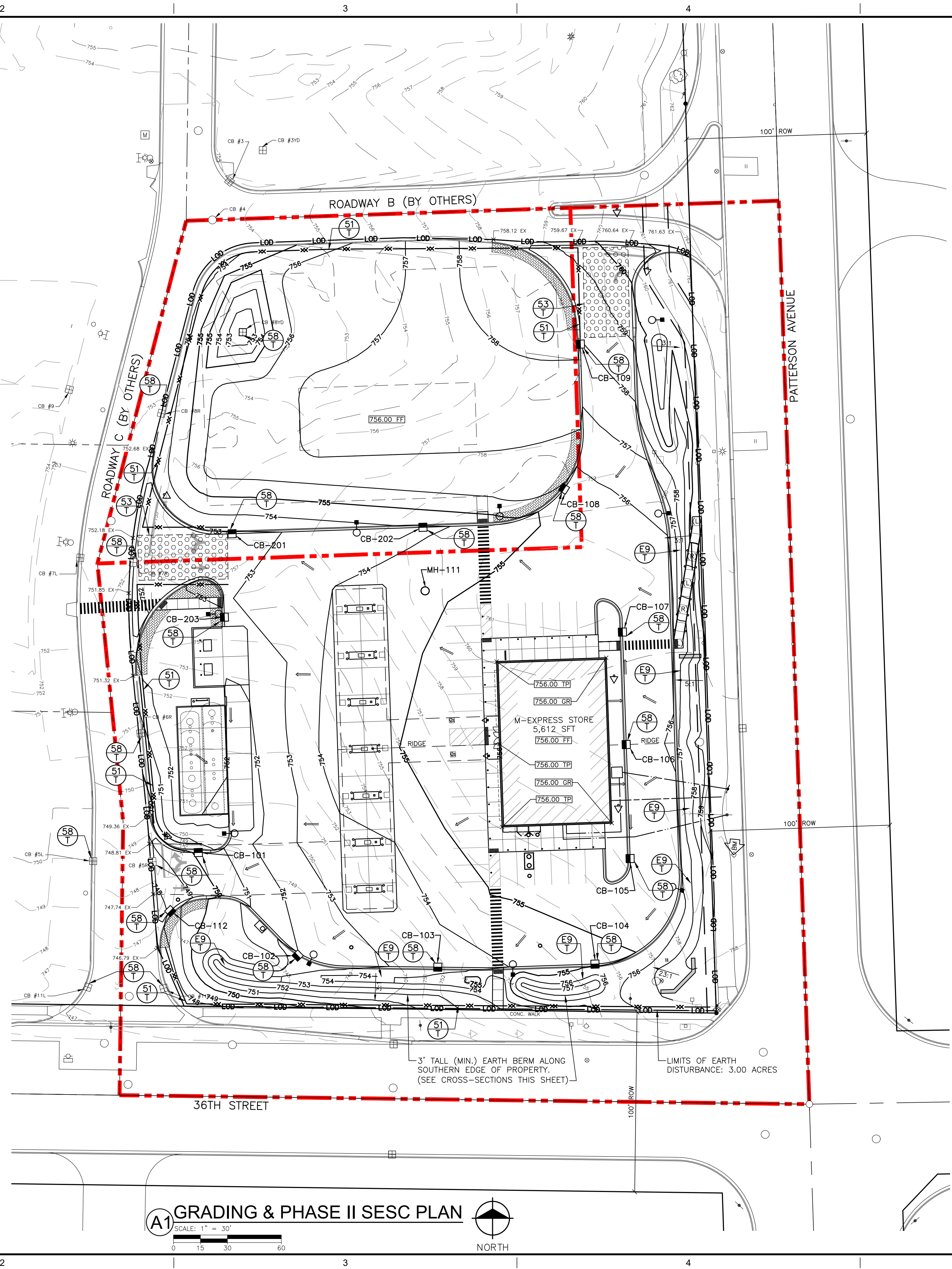


KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E9	MULCH BLANKETS		On exposed slopes, newly seeded areas, new ditch bottoms, or areas subject to erosion.
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	SEDIMENT TRACKOUT PAD		Used at every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

XX TEMPORARY MEASURE
YY PERMANENT MEASURE

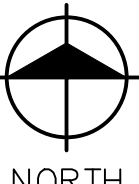
ESTIMATED SWPPP IMPLEMENTATION SCHEDULE											
ACTIVITY	NOV 2025	DEC 2025	JAN 2026	FEB 2026	MAR 2026	APR 2026	MAY 2026	JUN 2026	JUL 2026	AUG 2026	SEP 2026
SESC SCHEDULE AND SEQUENCING											
STABILIZE CONSTRUCTION ENTRANCE											
INSTALL PERIMETER SILT FENCE											
INSTALL SILT SACKS ON EXISTING DRAINAGE BASINS											
GENERAL CLEARING											
DEMOLITION											
CONSTRUCTION											
EARTHWORK											
UTILITIES											
INSTALL SILT SACKS ON PROPOSED DRAINAGE BASINS											
PAVING											
SIGNAGE/STRIPING											
LANDSCAPING/SEEDING											

NOTE: GENERAL CONTRACTOR TO UPDATE TABLE AS NECESSARY DURING CONSTRUCTION
* DATES ARE APPROX. AND ILLUSTRATE RELATIVE TIMELINE ONLY. TO BE REVISED AT PRE-CONSTRUCTION MEETING.



GRADING & PHASE II SESC PLAN

SCALE: 1" = 30'



BENCH MARKS

BM ELEVATION = 760.36
TOP OF SW FLANG BOLT ON HYDRANT (NAVD 88 DATUM)

SYMBOL LEGEND

---	LIMITS OF EARTH DISTURBANCE
XX	SILT FENCE
725	EXISTING MAJOR CONTOUR
724	EXISTING MINOR CONTOUR
725	PROPOSED MAJOR CONTOUR
724	PROPOSED MINOR CONTOUR
(L)	LANDING (2% MAX. SLOPE ALL DIRECTIONS)
(R)	RAMP
724.50 XX	SPOT ELEVATION
EM	EDGE OF METAL
EW	EDGE OF WALK
FF	FINISH FLOOR
GR	GRADE ELEVATION
HP	HIGH POINT
LP	LOW POINT
TC	TOP OF CURB
TP	TOP OF PAVEMENT
→	DRAINAGE FLOW ARROW

GRADING NOTES

- FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO MATCH EDGE OF PAVEMENT.
- STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
- GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
- ADA PARKING AREAS NOT TO EXCEED 2.0% SLOPE IN ALL DIRECTIONS.
- GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
- REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.

SESC NOTES

- 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. INSTALL SILT FENCE AROUND THE PERIMETER OF ON-SITE SOIL STOCKPILE AREAS IF RUNOFF CAN IMPACT A STABILIZED PART OF THE SITE, OR LEAVE THE SITE. ADDITIONALLY, INACTIVE PORTIONS OF THE STOCKPILE AREAS ARE TO BE STABILIZED AS REQUIRED BY PERMIT.
- 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.
- 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.
- 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 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.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATIONS, AND SHALL BE MAINTAINED UNTIL VEGETATION IS UNIFORMLY REESTABLISHED AND THE SITE IS PERMANENTLY STABILIZED (ALL DISTURBED SOIL SURFACES ARE UNIFORMLY COVERED IN PERMANENT VEGETATION WITH DENSITY OF 70% OR GREATER, OR AS DEFINED BY PERMIT).
- NO SEDIMENT SHALL BE TRACKED ONTO THE ADJACENT PUBLIC STREET AND IF IT DOES OCCUR, IT SHALL BE CLEANED DAILY.
- MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ON THE SITE FOR THE DURATION OF CONSTRUCTION, IF REQUIRED. ADHERE TO THE SWPPP DURING CONSTRUCTION OPERATIONS.
- REVIEW THE LIMITS OF DISTURBANCE SHOWN ON THE DRAWINGS AND FIELD-STAKING THE LIMIT OF DISTURBANCE LINE PRIOR TO THE START OF CONSTRUCTION AND/OR CONTRACTORS OPERATIONS AT NO ADDITIONAL COST TO OWNER.
- ENSURE THAT ANY SEDIMENTATION RESULTING FROM WORK ON THIS SITE IS CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS.
- LEAVE SLOPES IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- IMPLEMENT TEMPORARY STABILIZATION MEASURES ON ANY DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES WILL NOT RESUME FOR 14 DAYS OR MORE. IMPLEMENTATION OF TEMPORARY STABILIZATION MEASURES MUST BE INITIATED IMMEDIATELY AND COMPLETED WITHIN SEVEN (7) DAYS FROM WHEN CONSTRUCTION ACTIVITIES TEMPORARILY CEASED ON ANY PORTION OF THE SITE. APPLY 3-5 LBS/1000 SFT. TEMPORARY SEED AND STRAW MULCH OVER DISTURBED AREA.
- TOPSOIL AND SEED ALL EXPOSED AREAS WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE CONCLUSION OF FINAL GRADING IN THAT AREA.
- REGULARLY CHECK SEEDED AREAS TO SEE THAT A GOOD STAND OF VEGETATION IS "ESTABLISHED". VEGETATION WILL NOT BE CONSIDERED "ESTABLISHED" UNTIL 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED WITH PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER. FERTILIZE, WATER, RESEED AND MULCH AS NEEDED.
- NO VEHICLES AND EQUIPMENT CLEANING IS ALLOWED AT LOCATIONS WHERE RUNOFF COULD FLOW DIRECTLY INTO A WATER COURSE OR DOWNSTREAM STORM SEWER.
- CONTRACTOR TO USE APPROPRIATE MEASURES DURING CONSTRUCTION TO CONTROL ARBORNE SEDIMENTATION INCLUDING WATERING EXPOSED SOILS, PLACING WIND FENCING, PLANTING TEMPORARY VEGETATION, ETC.

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Grading & Phase II SESC Plan

NOT FOR CONSTRUCTION

01/06/2025 FINAL PUD

Drawn By: M.VANZEELT
Designer: N.BARTON
Reviewer: J.VANDERKODDE
Manager: J.VANDERKODDE

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PROJECT NO.
NS-26-0000X

SHEET NO.

C300

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FISHBECK PROJECT NO. 241845



LOCATION		AREA				CA			TIME		INTENSITY										DISCHARGE										PROFILE				DESIGN										100 YEAR		HGL		HGL √	
STRUCTURE LABEL		PERVIOUS	IMPERVIOUS	INCR.	TOTAL	WEIGHTED C	INCR. C/A	CUM. C/A	TO INLET	IN	MIN	TOTAL	2	5	10	25	50	100	2	5	10	25	50	100	2	5	10	25	50	100	PIPE LENGTH	Upstream INVERT	Downstream INVERT	Upstream RM	Upstream Cover Depth	COMPUTED DIAMETER	PIPE DIAMETER	PIPE DIAMETER	PIPE VALUE	SLOPE	SLOPE	V _{max}	PIPE CAPACITY	SLOPE	HEADLOSS IN PIPE	Upstream HGL ELEV.	Dist Between Level and Run			
UPSTREAM	DOWNSTREAM	sq ft	sq ft	acres	acres	Gr% C/A	Gr% C/A		min	min	min	in/hr	in/hr	in/hr	in/hr	in/hr	in/hr	in/hr	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs	ft	ft	ft	ft	ft	in	in	in	in	ft/ft	%	ft/s	gpm	ft	ft	ft	ft				
CB-202	CB-201	4865.00	11559.00	0.38	0.38	0.69	0.26	0.26	10	0.00	10.00	3.08	3.94	5.00	5.60	6.42	7.32	0.80	1.03	1.30	1.40	1.67	1.90	109.203	748.67	748.14	753.64	4.06	11.06	12	1.00	0.012	0.0050	0.50%	3.47	2.73	0.0024	0.2596	749.67	4.17										
CB-201	EXCEL5	5688.5	5068.70	0.17	0.69	0.75	0.12	0.52	0	0.01	10.51	3.03	3.98	4.87	5.40	6.30	7.12	1.18	1.57	2.00	2.53	2.85	3.27	3.73	57.297	748.04	747.75	752.70	3.56	11.66	12	1.00	0.012	0.0050	0.50%	3.48	2.73	0.0093	0.5346	749.29	3.41									
CB-203	CB-201	1547.00	6468.00	0.15	0.15	0.60	0.13	0.13	10	0.00	10.00	3.08	3.94	5.00	5.60	6.42	7.32	0.41	0.53	0.67	0.75	0.86	0.98	46.62	748.58	748.35	753.68	4.00	7.08	12	1.00	0.012	0.0050	0.50%	3.47	2.73	0.0006	0.0299	749.58	4.10										

STRUCTURE DATA				
STRUCTURE	RIM	SIZE	INVERT	ELEVATION
CB-101	750.18	60"	12" SE. 12" W.	745.21 744.26
CB-102	752.34	60"	12" E. 12" NW.	746.11 746.01
CB-103	753.40	48"	12" N. 12" W. 12" E.	749.00 746.89 749.24
CB-104	754.72	48"	12" N. 12" W.	749.78 749.68
CB-105	755.72	48"	12" N. 12" S. 6" W.	750.19 750.09 751.71
CB-106	755.67	48"	12" S. 12" N. 6" W.	750.51 750.61 751.50
CB-107	755.89	48"	12" S. 12" N. 6" SW.	750.92 751.02 751.00
CB-108	755.55	48"	12" N. 12" S.	751.55 751.45
CB-109	757.93	48"	12" S.	751.95
CB-112	748.12	60"	12" N.	744.29
CB-201	752.70	60"	12" S. 12" E. 12" W.	748.35 748.14 748.04
CB-202	753.84	48"	12" W.	748.67
CB-203	752.68	60"	12" N.	748.58
CB #5R	1.17	48"	12" E. 12" S.	744.00 744.00
CB #6R	0.57	48"	12" E.	747.76
MH-111	754.68	48"	6" W. 12" S.	750.15 750.05

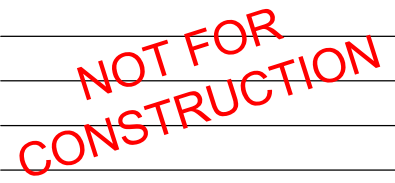
SEWER CONVEYANCE
THE DESIGN CRITERIA FOR THE STORM WATER CONVEYANCE SYSTEM IS 45 TO 60 INCHES PER MINIMUM THE 10-YEAR 24-HOUR STORM EVENT WITH A STARTING TIME OF CONCENTRATION OF 10 MINUTES AND INTENSITY OF 5.0 INCHES PER HOUR PER CITY OF KENWORTH. ALL STORM SEWERS ARE TO BE ADS 12-N/12 OR EQUIVALENT AND ALL DRAINAGE STRUCTURES ARE TO HAVE 2' SUMPS MINIMUM.

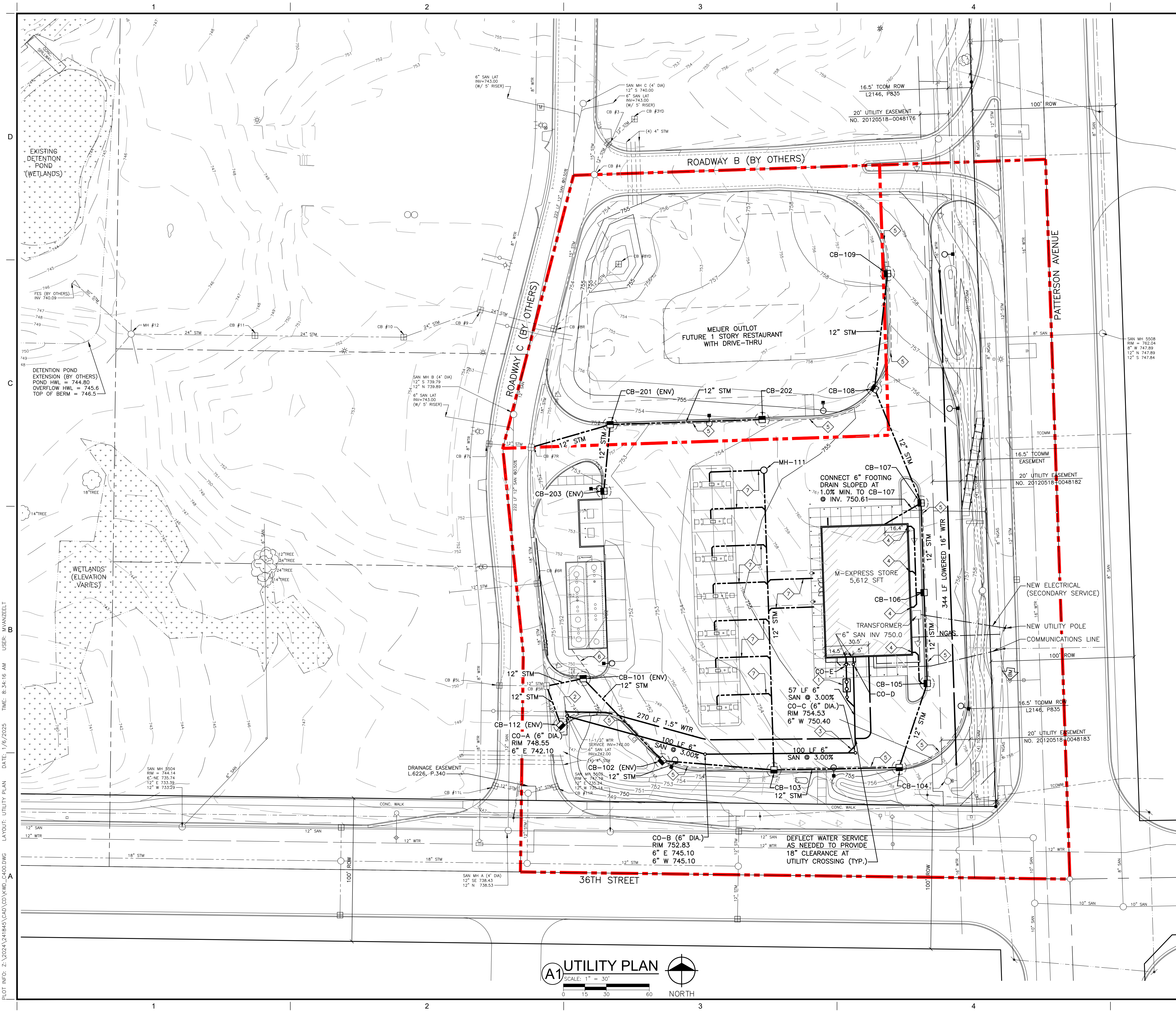
OUTLET FLOW
PROPOSED FLOW TO C# 5R: $Q = C \cdot A \cdot V = 4.42 \text{ CFS}$
 $C = 0.75$
 $A = 4.20 \text{ SF}$ PER CALCS PROVIDED BY EXCEL ENGINEERING
 $V = 1.35 \text{ ACRES}$
DESIGN FLOW PER EXCEL = 5.00 CFS

PROPOSED FLOW TO C# 7R: $Q = C \cdot A \cdot V = 2.20 \text{ CFS}$
 $C = 0.75$
 $A = 4.20 \text{ SF}$ PER CALCS PROVIDED BY EXCEL ENGINEERING
 $V = 0.69 \text{ ACRES}$
DESIGN FLOW PER EXCEL = 1.58 CFS

EFFECTIVE PROPOSED FLOW RATE DUE TO UPSTREAM CFS
REDUCTION TO C# 5R: $1.91 - (5.0 - 4.42) = 1.62 \text{ CFS}$

STORMWATER STORAGE
WATER QUALITY, CHANNEL PROTECTION, AND FLOOD CONTROL
STORMWATER DESIGN REQUIREMENTS ARE PROVIDED BY OTHERS
DOWNSTREAM DETENTION. SEE CALCULATIONS FROM EXCEL
ENGINEERING FOR ADDITIONAL DETAILS.





A1 UTILITY PLAN
SCALE: 1" = 30'
0 15 30 60
NORTH

BENCH MARKS

BM ELEVATION = 760.36
TOP OF SW FLANG BOLT ON HYDRANT (NAVD 88 DATUM)

SYMBOL LEGEND

- 8" SAN SANITARY SEWER & MANHOLE
- 8" SAN FUTURE SANITARY SEWER & MANHOLE
- WYE & LEAD
- RISER & LEAD
- STANDARD SEWER CLEANOUT
- 12" STM STORM SEWER & MANHOLE
- CATCH BASIN
- UNDERDRAIN
- 8" WTR WATER MAIN
- 8" WTR FUTURE WATER SERVICE
- VALVE & BOX
- VALVE & CHAMBER
- METER
- PLUG
- STANDARD FIRE HYDRANT ASSEMBLY
- CURB STOP & BOX
- GAS MAIN
- ELECTRIC
- TELEPHONE/FIBER OPTIC

GENERAL UTILITY NOTES

1. VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. UTILITIES SHALL END 5 FEET FROM THE BUILDING UNLESS NOTED OTHERWISE.
3. PROTECT AND MAINTAIN CROSSINGS OF OTHER UTILITIES.
4. ALL DIMENSIONS ARE TO COLUMN LINE, CENTERLINE OF PIPE, CENTER OF MANHOLE, EDGE OF PAVEMENT OR BACK OF CURB WHERE APPLICABLE. DIMENSIONS TO COLUMN LINE ASSUME 9" THICK BUILDING WALL.
5. ALL MATERIAL, SPECIFICATIONS, AND CONSTRUCTION METHODS SHALL BE IN CONFORMANCE WITH MEIJER STANDARD SPECIFICATIONS AND DETAILS AND CITY OF GRAND RAPIDS STANDARDS.
6. FOR TYPICAL PIPE TRENCH SEE DETAIL D4 ON C702.
7. COORDINATE LIGHT POLE FOUNDATIONS WITH SITE UTILITY ROUTING TO AVOID CONFLICTS. MODIFY LOCATIONS OF LIGHT POLES AS NECESSARY TO AVOID CONFLICTS.
8. ALL WORK DONE ON PUBLIC WATER/SEWER SYSTEM SHALL ONLY BE PERFORMED BY A REGISTERED UNDERGROUND CONTRACTOR (RUC) WITH THE CITY OF GRAND RAPIDS. ONLY RUC MAY PULL PERMITS AND SCHEDULE INSPECTIONS FOR THIS UTILITY WORK.

SANITARY SEWER NOTES

1. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. FERNCO COUPLINGS SHALL NOT TO BE USED ALONG THE SERVICE LATERALS FROM THE FRONT OF THE BUILDING TO THE SANITARY MANHOLE OR MAIN.
3. SANITARY LATERALS SHALL BE SDR-26.

GAS MAIN NOTES

1. GAS COMPANY WILL PROVIDE GAS SERVICE TAP, METER, REGULATOR, AND INSTALL THE NEW SERVICE LINE TO THE METER.

WATER MAIN NOTES

1. INSTALL WATER MAIN WITH A MINIMUM OF 5.0 FEET OF COVER TO 6" OF PIPE.
2. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL SEPARATION AND TEN (10) FEET OF HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND ALL SANITARY AND STORM SEWERS.

KEY NOTES

1. 1,000 GALLON GREASE TRAP
2. INTERCEPT EXISTING SANITARY LATERAL USING DOGHOUSE STRUCTURE (CO-A). VERIFY TIE-IN INVERT PRIOR TO ORDERING ANY SANITARY COMPONENT
3. 6" SANITARY WYE
4. 6" ROOF DRAIN DOWNSPOUT WITH 1.0% SLOPE MIN, SEE DETAIL C2 ON C700
5. 4" UNDERDRAIN (TYP.) SEE DETAIL B2 ON C700
6. 4" HDPE PERFORATED DRAIN WITH NYLON SOCK BETWEEN FUEL TANKS. INSTALLATION AND FINAL DETERMINATION WILL BE DECISION OF FUEL SYSTEM DESIGNER
7. 6" CANOPY DRAIN WITH 1.0% SLOPE MIN, 5' BEYOND EDGE OF CONCRETE SLAB, UPSTREAM INVERT TO BE SET 4.0' BELOW FINISHED GRADE (TYP.)

1 2 3 4 5

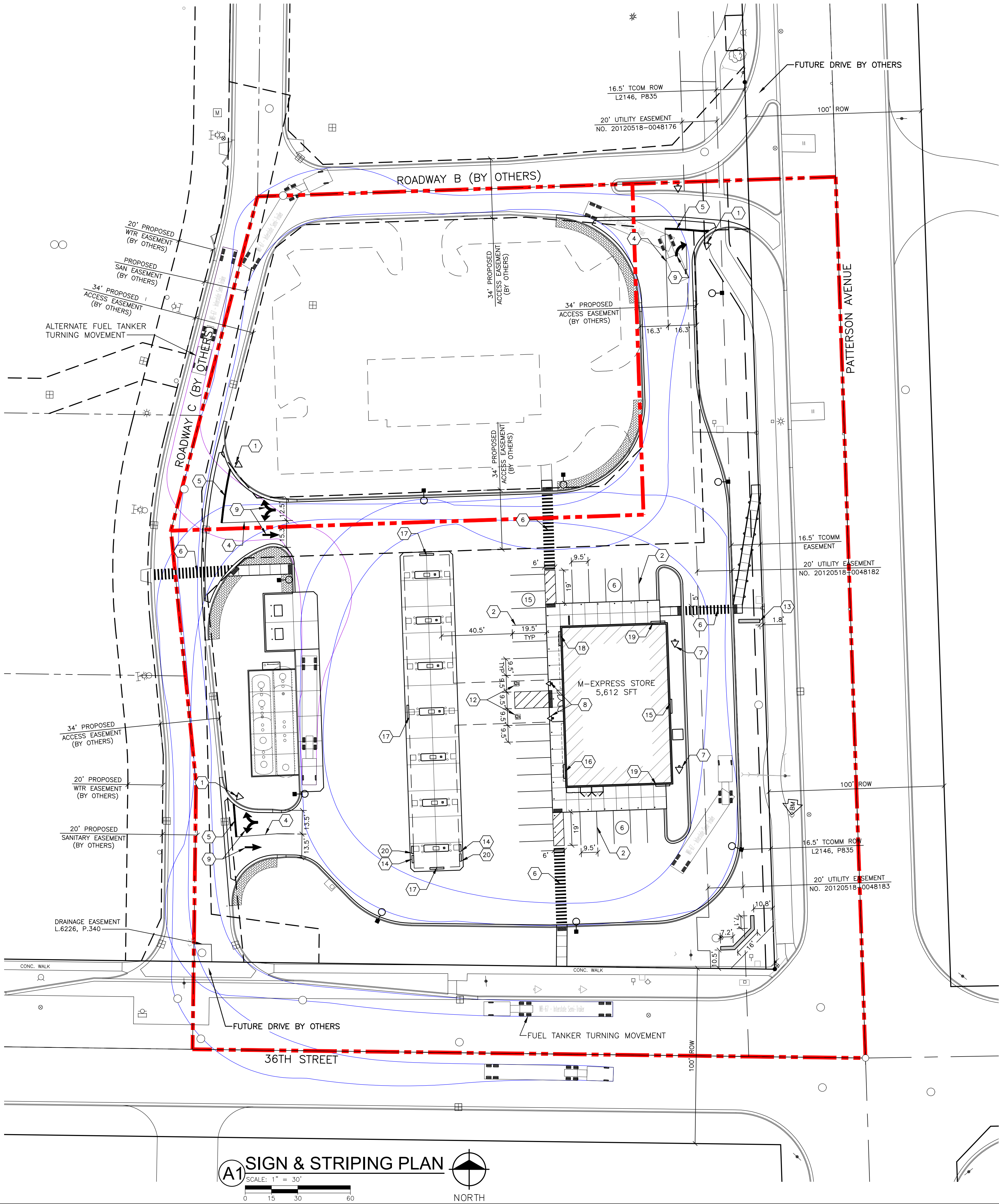
D

C

B

A

PLOT INFO: Z:\2024\241845\CAD\WID_C500.DWG LAYOUT: SIGN & STRIPING PLAN DATE: 1/2/2025 TIME: 9:04:09 AM USER: ADDO



A1 SIGN & STRIPING PLAN

SCALE: 1" = 30'

0 15 30 60

NORTH

SYMBOL LEGEND	
	SIGN - SEE C500 FOR SIGN PLAN
	PARKING SPACE COUNT
KEYNOTES	
1	"STOP" SIGN
2	4" SINGLE SOLID LINE, WHITE
3	NOT USED
4	4" DOUBLE SOLID LINE, YELLOW
5	12" STOP LINE, WHITE
6	CROSSWALK
7	"NO PARKING - FIRE LANE" SIGN
8	ADA COMPLIANT "VAN ACCESSIBLE" SIGN
9	LANE ARROWS - WHITE
10	NOT USED
11	NOT USED
12	ADA GRAPHIC W/ BLUE PAINT STRIPING AT ADA PARKING STALL
13	mEXPRESS PYLON SIGN - SEE DETAIL C2.2 ON C501
14	GAS CANOPY PRICER - SEE DETAIL B2.1 ON C501
15	mEXPRESS FLUSH MOUNTED WALL SIGN - SEE DETAIL B1.1 ON C501
16	mEXPRESS FLUSH MOUNTED WALL SIGN - SEE DETAIL B1.0 ON C501
17	MEIJER GAS CANOPY SIGN - SEE DETAIL B2.0 ON C501
18	MEIJER EXPRESS SIGN - SEE DETAIL A1.2 ON C501
19	MEIJER WALL SIGN - SEE DETAIL A1.1 ON C501
20	GAS CANOPY PRICER - SEE DETAIL B2.2 ON C501
PRELIM PUD PARKING SUMMARY	
MEXPRESS STORE (PARCEL 6)	
PARKING REQUIRED BY ORDINANCE	VALUE
TOTAL PARKING PROPOSED	38
MEIJER OUTLOT (PARCEL 5)	
PARKING REQUIRED BY ORDINANCE	VALUE
TOTAL PARKING PROPOSED	50
COMBINED (PARCEL 5 & 6)	
PARKING REQUIRED BY ORDINANCE	VALUE
TOTAL PARKING PROPOSED	88
PERCENT OF REQUIREMENT PROVIDED	77
PERCENT OF REQUIREMENT PROVIDED	88%
PARKING SUMMARY	
MEXPRESS STORE (PARCEL 6)	
PARKING REQUIRED BY ORDINANCE	VALUE
(14 GAS SERVICE STALLS * 2 SPACES)	31
(1 CAR SERVICE AREA * 1 SPACE)	
(2 EMPLOYEES * 1 SPACE)	
STANDARD PARKING PROVIDED	25
ADA PARKING PROVIDED	2
TOTAL PARKING PROPOSED	27
MEIJER OUTLOT (PARCEL 5)	
PARKING REQUIRED BY ORDINANCE	VALUE
(1400 SF UFA * 1 SPACE PER 50 SF UFA)	32
(1 SERVICE WINDOW * 4 SPACES)	
STANDARD PARKING PROVIDED	28
ADA PARKING PROVIDED	2
TOTAL PARKING PROPOSED	30
COMBINED (PARCEL 5 & 6)	
PARKING REQUIRED BY ORDINANCE	VALUE
TOTAL PARKING PROPOSED	63
PERCENT OF REQUIREMENT PROVIDED	57
PERCENT OF REQUIREMENT PROVIDED PER PRELIMINARY PUD DRAWINGS	90%
PERCENT OF REQUIREMENT PROVIDED PER PRELIMINARY PUD DRAWINGS	88%

PAVEMENT STRIPING NOTES	
1.	ALL DIMENSIONS MEASURED FROM FACE OF BUILDING
2.	REFER TO SHEET C501 FOR SIGN DETAILS
3.	ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS NOTED OTHERWISE.
BUILDING & SITE SIGNAGE NOTES	
1.	EXISTING MONUMENT SIGN WILL BE INTERNALLY ILLUMINATED AND HAVE POWER SUPPLIED FROM THE SITE LIGHTING CIRCUITRY. GAS PRICE POINTS WILL ALSO HAVE DATA CONNECTIONS TO GAS STATION.

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Sign & Striping Plan

NOT FOR CONSTRUCTION

01/06/2025 FINAL PUD

Drawn By: A.ODDO
Designer: N.BARTON
Reviewer: J.VANDERKODDE
Manager: J.VANDERKODDE

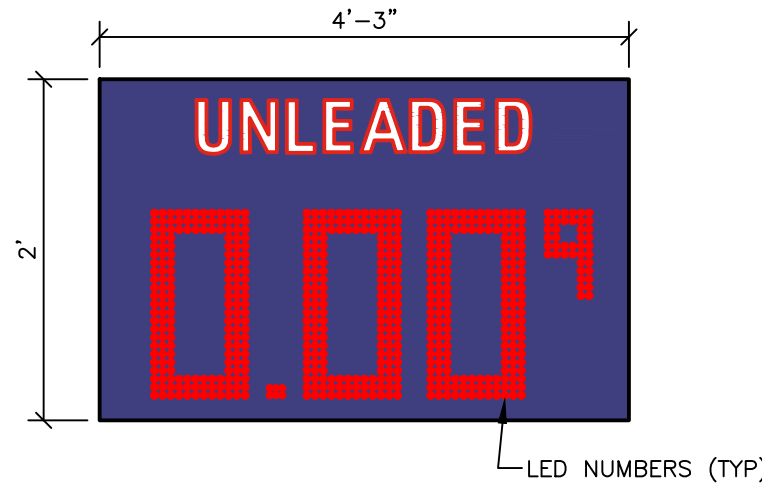
Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
NS-26-0000X

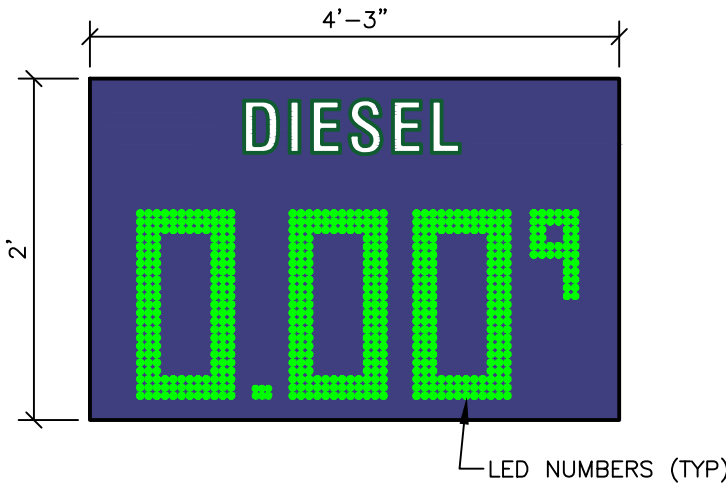
SHEET NO.

C500

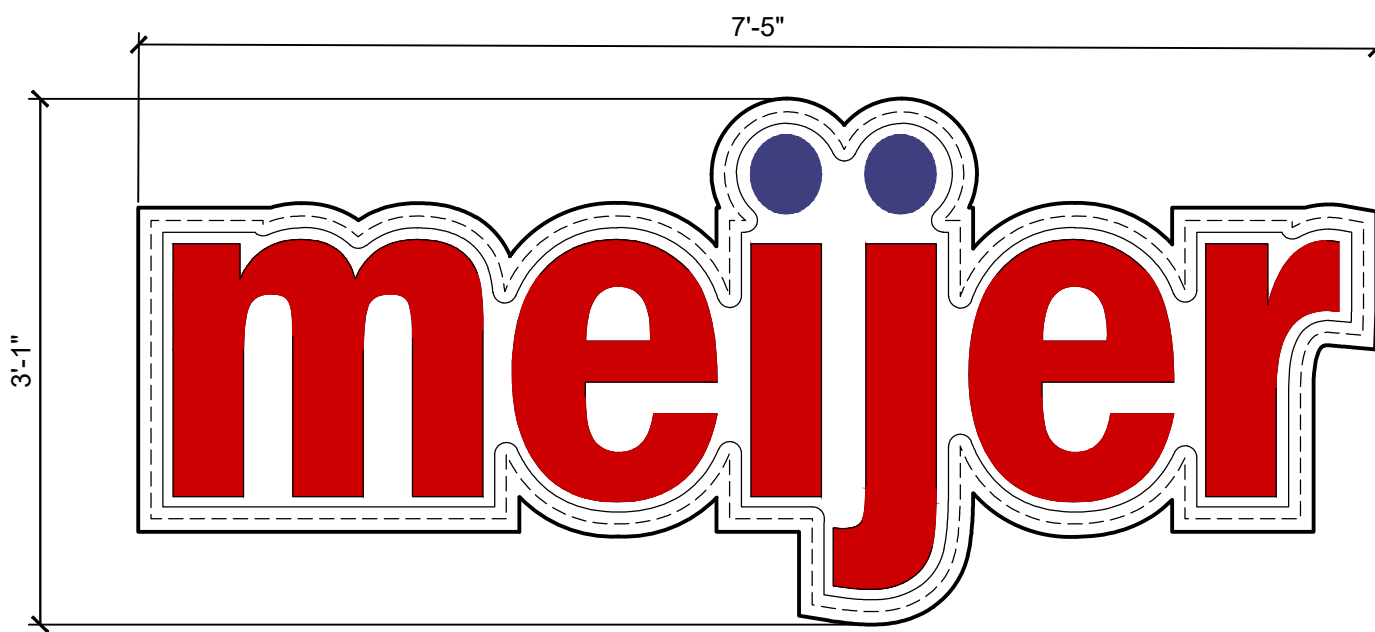
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FISHBECK PROJECT NO. 241845



B2.2 GAS CANOPY PRICER SIGN
NTS TOTAL 8.5 S.F.



B2.1 GAS CANOPY PRICER SIGN
NTS TOTAL 8.5 S.F.



INTERNALLY ILLUMINATED (FLORESCENT) 2" DEEP PAN FORMED AND EMBOSSED CLOUD-CUT PUSH THRU LOGO WITH TRANSLUCENT POLYCARBONATE BODY. 2ND SURFACE TO BE DIGITALLY PRINTED VINYL TO MATCH. COLOR BLUE (PMS 286C) RED (485C)

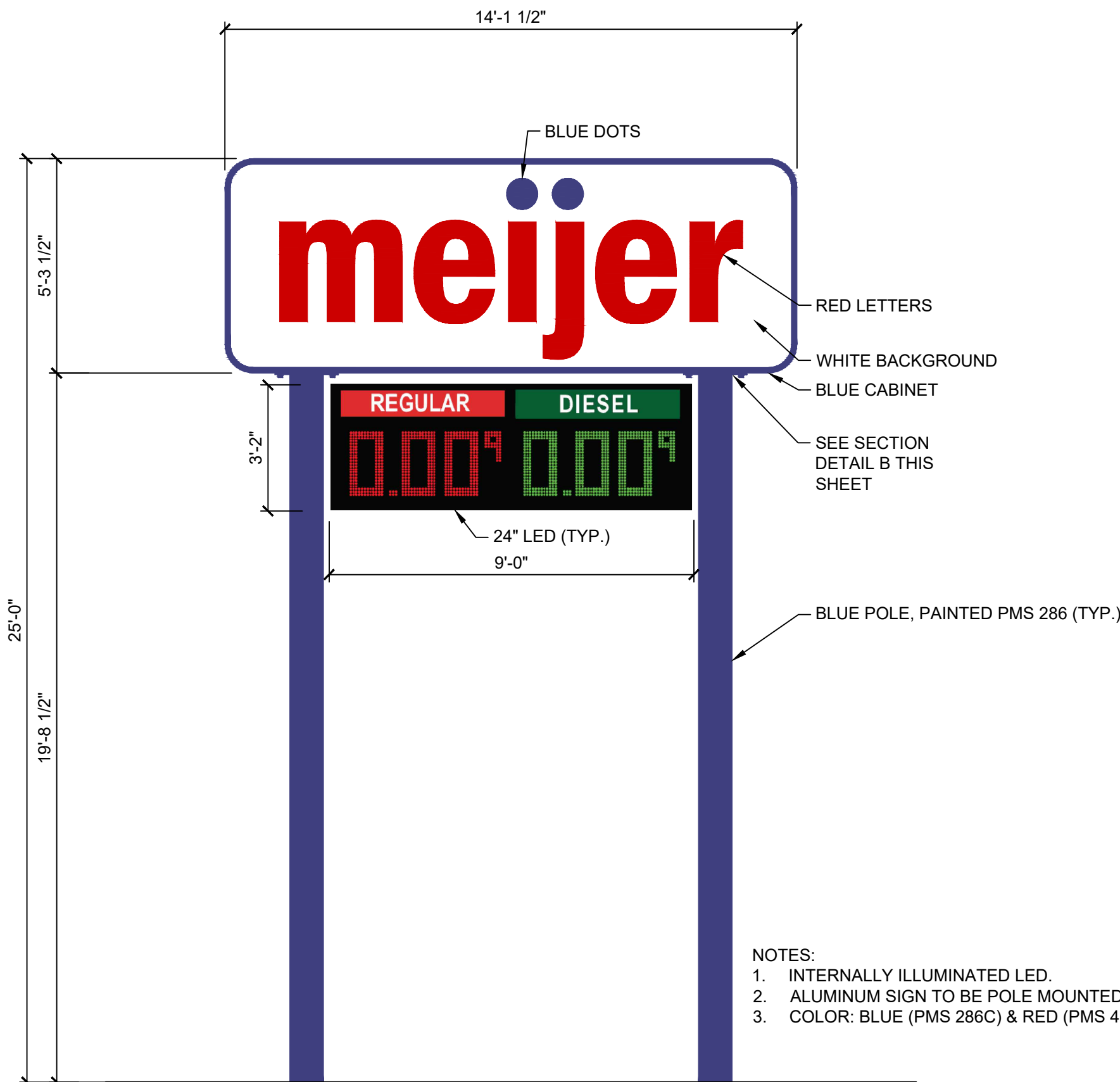
B2.0 GAS CANOPY SIGN LAYOUT
NTS TOTAL 30.7 S.F.

GENERAL NOTES

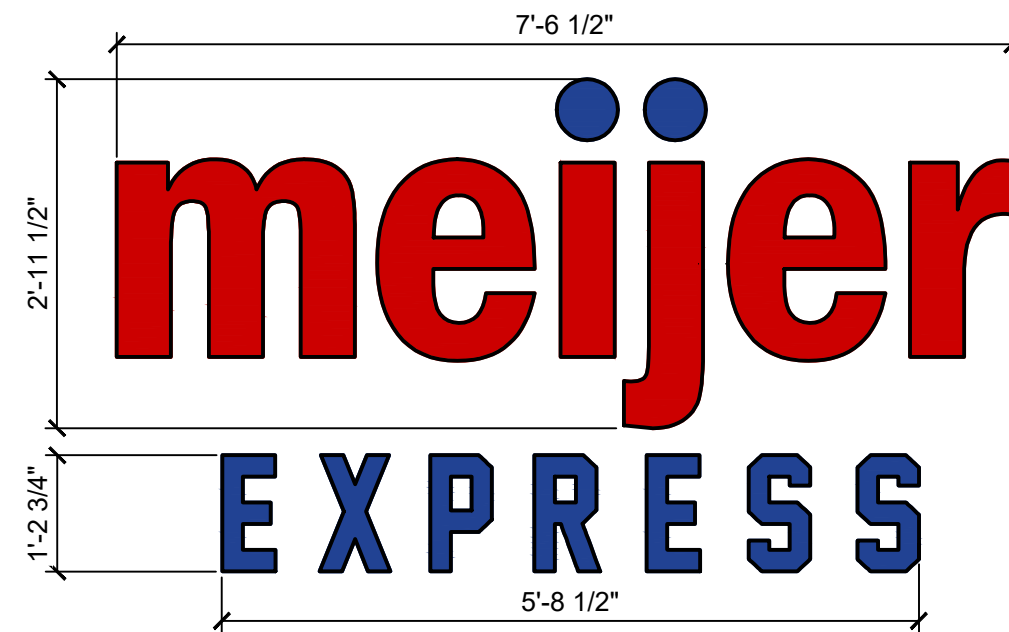
- SIGNAGE DETAILS ARE NOT TO SCALE. SIGNAGE VENDOR SHALL FABRICATE ALL SIGNAGE ACCORDING TO THE DIMENSIONS AND SQUARE FOOTAGE VALUES PROVIDED ON SHEETS C-501 AND C-501a FOR THE RESPECTIVE SIGNS.
- ALL WIRING FOR EXTERIOR SIGNAGE SHALL BE INSTALLED WITHIN CONDUIT PER SPECIFICATIONS.
- FOR BUILDING SIGNAGE INSTALLATION INFORMATION, REFER TO ARCHITECTURAL PLANS.

mEXPRESS STORE SIGNAGE

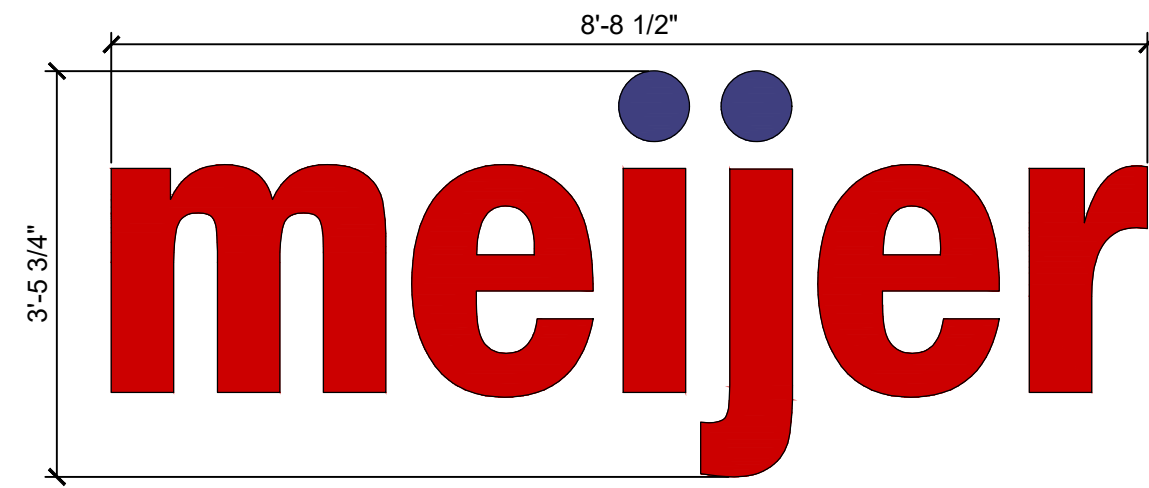
DETAIL	QTY.	DESCRIPTION	CALC (SF)	TOTAL (SF)
A1.1	2	MEIJER	30	60
A1.2	1	MEIJER EXPRESS	29.2	29.2
B1.0	1	mEXPRESS WALL	86.3	86.3
B1.1	1	mEXPRESS WALL	96.5	96.5
B2.0	3	GAS CANOPY	30.7	92.1
B2.1	2	GAS CANOPY PRICER	8.5	17
B2.2	2	GAS CANOPY PRICER	8.5	17
C2.2	1	PYLON SIGN	100	100



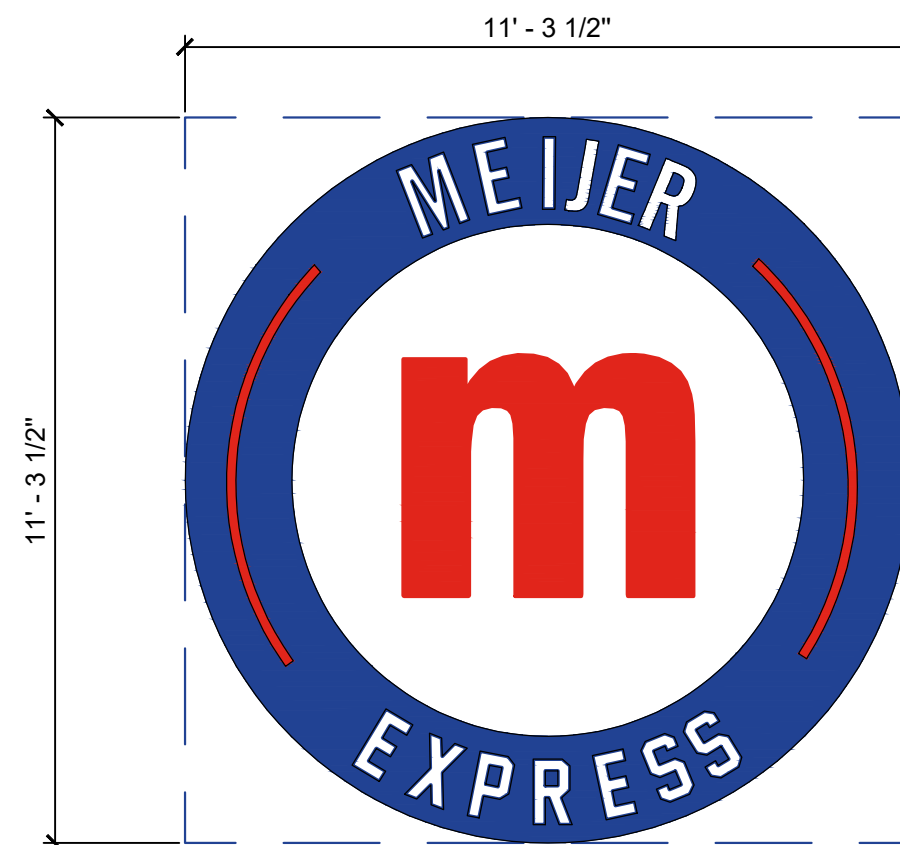
C2.2 mEXPRESS PYLON SIGN
NTS MEIJER: 75 SF PRICER: 25 SF TOTAL: 100 SF



A1.2 MEIJER EXPRESS WALL SIGN
NTS MEIJER: 22.2 SF EXPRESS: 7 SF TOTAL: 29.2 SF

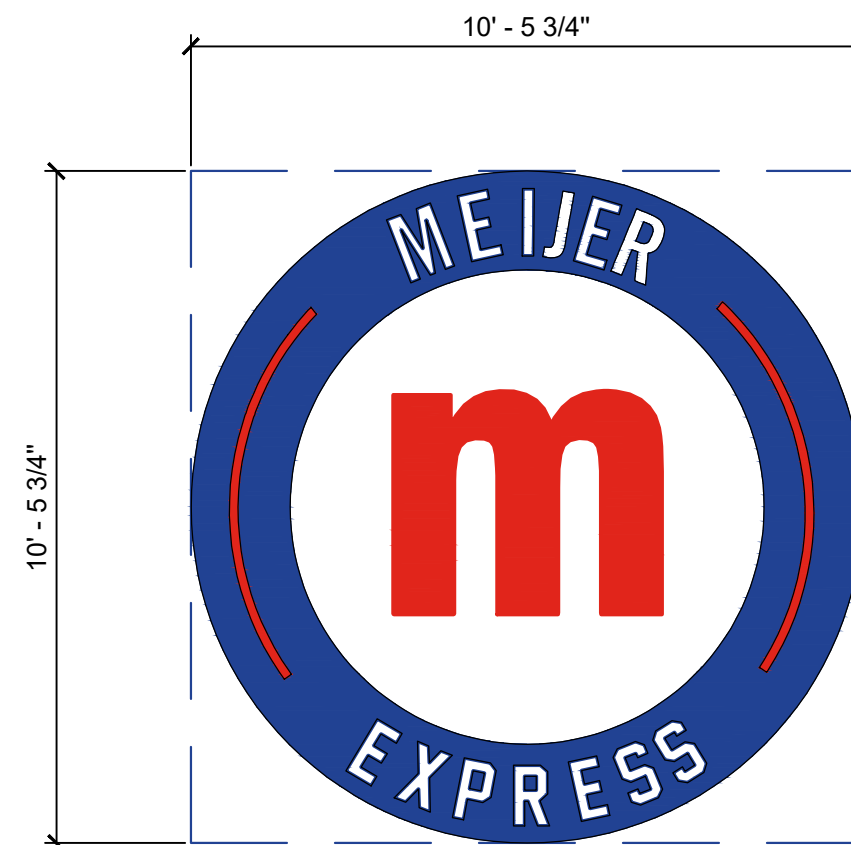


A1.1 MEIJER WALL SIGN
NTS MEIJER: 30 SF TOTAL



INTERNALLY ILLUMINATED LED, 5" DEEP POLY-CARBONATE SIGN TO BE FLUSH MOUNTED. ALUMINUM SIDES TO MATCH FACE COLOR. COLOR: BLUE (PMS 286C) & RED (PMS 485C)

B1.1 mEXPRESS WALL SIGN FLUSH MOUNTED
NTS TOTAL 96.5 S.F.



INTERNALLY ILLUMINATED LED, 5" DEEP POLY-CARBONATE SIGN TO BE FLUSH MOUNTED. ALUMINUM SIDES TO MATCH FACE COLOR. COLOR: BLUE (PMS 286C) & RED (PMS 485C)

B1.0 mEXPRESS WALL SIGN FLUSH MOUNTED
NTS TOTAL 86.3 S.F.

LEGEND & PLANT LIST

KEY	QUANTITY	PLANT NAME - LATIN	PLANT NAME - COMMON	MIN. SIZE	REMARKS
TREES					
AF	3	ACER RUBRUM 'FRANKSED'	RED SUNSET MAPLE	2.5" CAL.	6' HT MIN. BRANCH
GB	4	GINKGO BILOBA	GINKGO	2.5" CAL.	MALE ONLY
PC	2	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	8" HT	
NS	9	NYSSA SYLVATICA	TUPELO	2.5" CAL.	6' HT MIN. BRANCH
SHRUBS AND GRASSES					
IC	18	ILEX X MESSEYAE 'HACHFEE'	CASTLE SPIRE® BLUE HOLLY	4' MIN. HT	B&B
IV	22	ITEA VIRGINICA 'HENRY'S GARNET'	HUMMINGBIRD GARNET SWEETSPIRE	5 GAL	
JS	19	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	4' MIN HT.	B&B
JV	43	JUNIPERUS VIRGINIANA 'GREY OWL'	EASTERN RED CEDAR GREY OWL	5 GAL	
NX	20	NEPETA X 'FASSENII' 'CAT'S MEOW'	CAT'S MEOW CATMINT	3 GAL	
PH	11	PENNISETUM ALOPECUROIDES 'HAEMELN'	HAEMELN FOUNTAIN GRASS	3 GAL	
PB	34	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	
SP	45	SYRINGA X PUBESCENS 'SMNSPW'	SHOWMOUND REBLOOMING LILAC	3 GAL	
TG	34	TAXUS X MEDIA 'SMITHDB'	STONEHENGE DARK DRUID® YEW	5 GAL	
GROUND COVER					
CP	69	COTONEASTER PROCUMBENS	GROUND HUG COTONEASTER	1 GAL	SPACE 48" O.C.

LANDSCAPE REQUIREMENTS

PROPOSED MEIJER KWD C-STORE (PARCEL 6)

ZONE: C-PUD
ADJACENT ZONE: NORTH/WEST: C-PUD
SOUTH/EAST: INDUSTRIAL

GREEN BELT: 10-FOOT WIDE WITH 1 TREE & 7 SHRUBS PER 40 LF

36TH STREET: CALCULATION: $308.2 \text{ LF}/40 = 7.7 * (1T + 7S) = 7.7T + 53.9S$

REQUIRED: 8 TREES + 54 SHRUBS
PROPOSED: 8 TREES + 55 SHRUBS

PATTERSON ST CALCULATION: $422.3 \text{ LF}/40 = 10.55 * (1T + 7S) = 10.55T + 73.9S$

REQUIRED: 11 TREES + 74 SHRUBS
PROPOSED: *0 TREES + 74 SHRUBS
*TREES ALONG PATTERSON ST HAVE BEEN OMITTED DUE TO CONFLICTS WITH UTILITY EASEMENTS AND ALIGN WITH ORR ANCILLARY - UNITS OVERALL LANDSCAPE PLAN DATED SEPTEMBER 13, 2024.

ROADWAY B/C CALCULATION: $235.7 \text{ LF}/40 = 5.9 * (1T + 7S) = 5.9T + 41.25S$

REQUIRED: 6 TREES + 41 SHRUBS
PROPOSED: 6 TREES + 41 SHRUBS

PARKING TREES: 1 TREE & 100 SFT LANDSCAPE AREA PER 10 PARKING SPACES

CALCULATION: $27 \text{ SPACES}/10 = 2.7 * (1T + 100SF) = 2.7T + 270 \text{ SFT}$

REQUIRED: 2.7 TREES + 270SF
PROPOSED: 3 TREES + 445SF

ALL PLANTS TO BE NURSERY GROWN STOCK IN SOIL SIMILAR TO SITE CONDITIONS.

4" HARDWOOD MULCH, WITH WEED BARRIER FABRIC TAPER TO 1" DEPTH WITHIN 12" OF TRUNK

THIN BRANCHES AND FOLIAGE (NOT ALL END TIPS) BY 1/3. RETAIN NORMAL PLANT SHAPE

FORM SAUCER AROUND PLANT PIT (4" WIDE x 6" HIGH)

SCORE ROOTBALL IF CONTAINER GROWN OR REMOVE BURLAP AND LASHING FROM UPPER 1/3 OF ROOT BALL

UNDISTURBED SUBGRADE

B1 SHRUB PLANTING
NTS

ALL PLANTS TO BE LOCAL NURSERY GROWN STOCK IN SOIL SIMILAR TO SITE CONDITIONS.

2" x 2" HARDWOOD STAKES, CEDAR POSTS OR GALVANIZED STEEL POSTS; 3 PER TREE

4" HARDWOOD MULCH, WITH WEED BARRIER FABRIC TAPER TO 1" DEPTH WITHIN 12" OF TRUNK

BACKFILL PLANTING PIT WITH PLANTING SOIL MIX PER SPECIFICATION SECTION 32.90.00 - LANDSCAPING, PART 3.3 PLANT MATERIAL.

STAKES TO EXTEND 12" BELOW PLANT PIT IN UNDISTURBED SOIL

NOTE: CONTRACTOR TO SUPPLY, INSTALL, AND MAINTAIN TREE WATERING DEVICES PER THE PROJECT SPECIFICATIONS

WIDE NYLON, PLASTIC STRAPS OR 12 GAUGE WIRE WITH PLANT PROTECTORS

TREE WRAP REMOVE WIRE BASKET AND BURLAP AND LASHING FROM UPPER 1/3 OF ROOT BALL

FORM SAUCER AROUND PLANT PIT (4" WIDE x 6" HIGH)

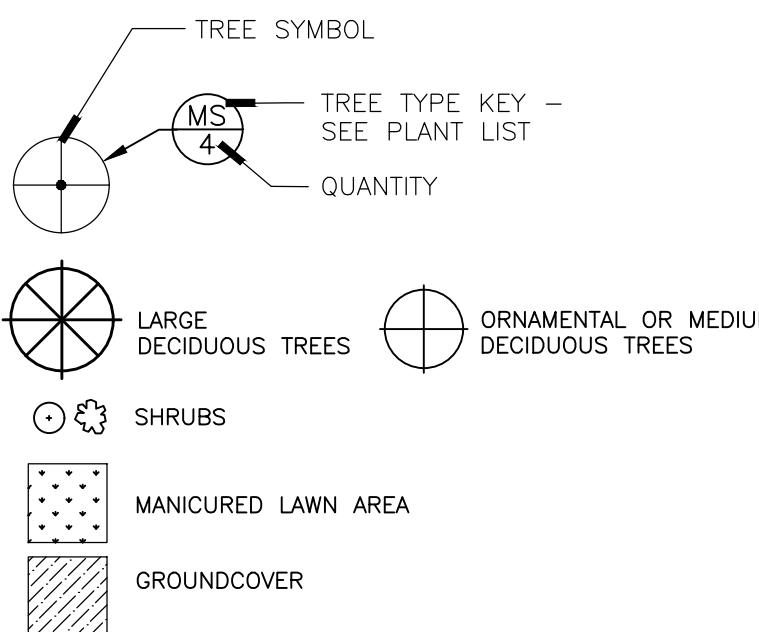
UNDISTURBED SUBGRADE

B2 DECIDUOUS TREE PLANTING
NTSA1 LANDSCAPE PLAN
SCALE: 1" = 30'

0 15 30 60



PLANT KEY



NOTE KEY:

⑤ 4" TOPSOIL AREA AND SOD LAWN

LAWN SEED

15% PARK KENTUCKY BLUEGRASS
30% BOREAL CREEPING RED FESCUE
40% TALL FESCUE
15% VIBRANT PERENNIAL RYEGRASS
SEEDING RATE 5.5 LB/1000 SFT

PLANT MIX

ALL PLANTING/ PERENNIAL BEDS TO RECEIVE:

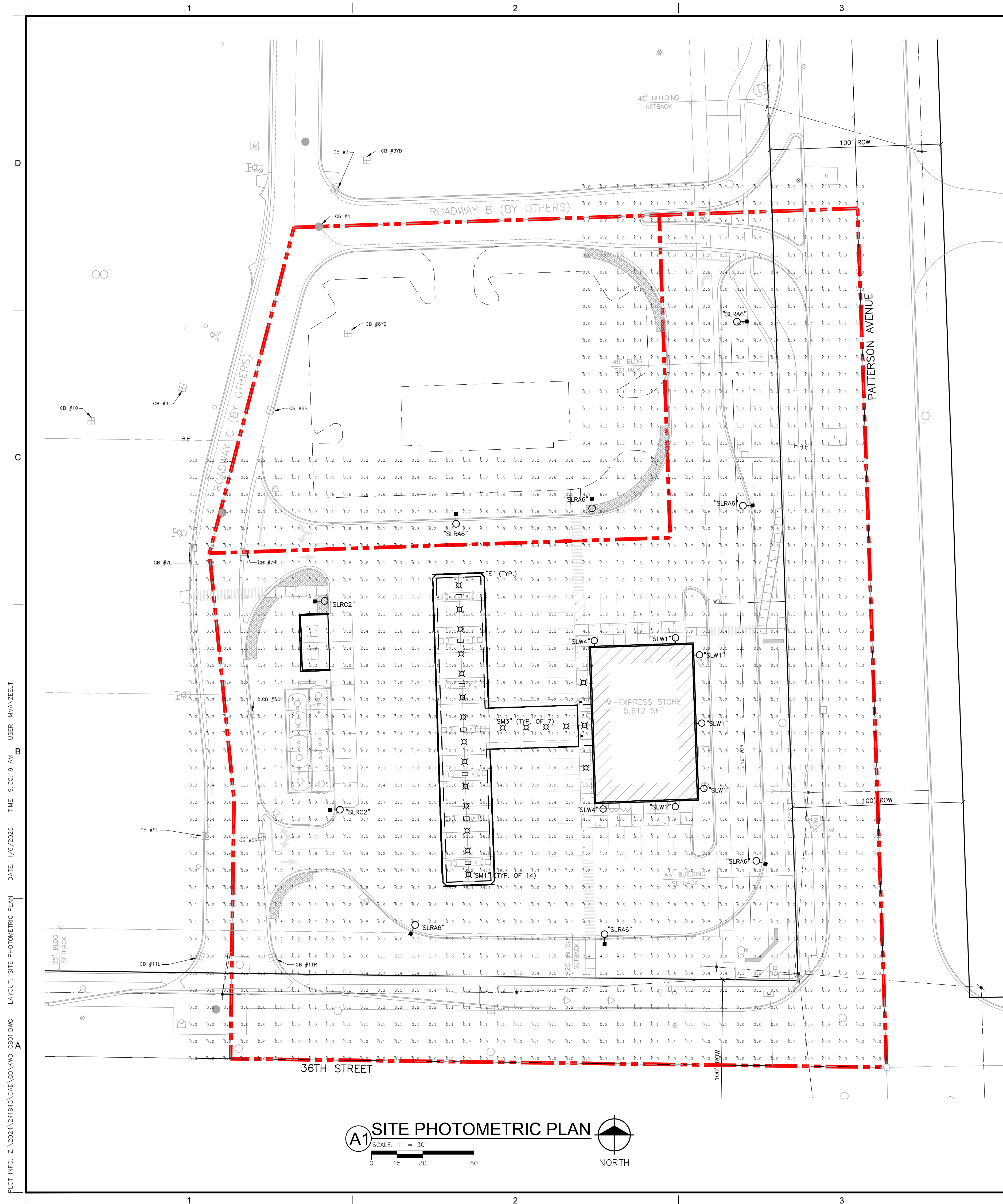
- 1 6 CU FT. BALE CANADIAN PEAT
- 1 40LB BAG DRIMANURE
- 1 10LB BAG SHERMINS 13-13-13 MULTI PURPOSE FERTILIZER

PER 100 SQ FT BED AREA.

HAND TILL INTO SOIL TO A MINIMUM DEPTH OF 12"

GENERAL LANDSCAPE NOTES:

- A ALL TREES TO HAVE CLAY OR LOAM BALLS, TREES WITH SAND BALLS **WILL BE REJECTED**.
- B ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- C ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER, TREES WITH FORKED OR IRREGULAR TRUNKS **WILL NOT BE ACCEPTED**.
- D ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS, ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL **NOT BE ACCEPTED**.
- E ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- F NO MACHINERY IS TO BE USED WITHIN THE DRIPLINE OF EXISTING TREES, HAND GRADE ALL LAWN AREAS WITHIN DRIPLINE OF EXISTING TREES.
- G ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT/CIVIL ENGINEER PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- H IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
- I SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- J PLANTING SOIL FOR ALL TREES AND SHRUBS SHALL BE AS PER APPROPRIATE DETAIL AND SPECIFICATIONS.
- K TREES AND SHRUBS SHALL BE MULCHED AND INSTALLED AS PER DETAILS AND SPECIFICATIONS, AND MEIJER TREE AND SHRUB PLANTING STANDARDS. SEE SHEET C701 FOR PLANTING DETAILS.
- L MULCH ALL PLANTING BEDS, SHRUB BEDS, & TREES WITH 4" SHREDDED HARDWOOD BARK MULCH. SUBMIT TO LANDSCAPE ARCHITECT/CIVIL ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
- M COORDINATE ALL WORK WITH SITE CONTRACTORS.
- N VERIFY LOCATION OF ALL NEW AND EXISTING UTILITIES PRIOR TO ANY GRADING OR PLANTING WORK.
- O SUPPLY AND INSTALL TOPSOIL. PLACE TOPSOIL IN ALL NEW TURF AREAS PER PLAN. PLACE 4" TOPSOIL IN ALL SHRUB BEDS.
- P FINE GRADE AND SOD ALL NEW AND DAMAGED TURF AREAS EXCEPT AS NOTED OTHERWISE. ALL SODDED LAWN AREAS SHALL BE IRRIGATED.
- Q ALL TURF AND PLANT BED EDGING SHALL BE PERMALOC ALUMINUM EDGING 3/16" x 4". INSTALL AS PER MANUFACTURER'S INSTRUCTIONS.
- R APPLY A MYCORRHIZAL INOCULANT INTO PLANTING SOIL OF ALL TREES, SHRUBS, AND PERENNIALS AS PER MANUFACTURER'S RECOMMENDATIONS.
- S SUPPLY SAMPLES OF INOCULANT, FERTILIZER TABLETS, MULCH, TOPSOIL AND TOPSOIL TEST RESULTS.
- T NEW TOPSOIL SHALL HAVE A LOAMY TEXTURE AND SHALL BE TESTED BY CONTRACTOR AS PER SPECIFICATIONS.
- U TREE WRAP SHALL NOT BE INSTALLED UNTIL AFTER LANDSCAPE ARCHITECT/CIVIL ENGINEER HAS APPROVED CONDITION OF TREE TRUNK.
- V REMOVE TREE WRAP AND STAKES AT END OF WARRANTY PERIOD.
- W ELEVATE TREE PLANTINGS SLIGHTLY (6") WHERE HEAVY CLAY OR HARDPAN SUBSURFACE CONDITIONS EXIST UNDER ROOT BALL TO MINIMIZE POOR DRAINAGE AROUND THE TREE ROOT AREA.
- X REVIEW THE SITE FOR COMPACTION PROBLEMS PRIOR TO BEGINNING HIS WORK AND NOTIFY OWNER FOR NECESSARY IMPROVEMENT (BY OTHERS). CONTRACTOR SHALL AVOID COMPACTING THE SOILS IN TURF OR PLANTING AREAS GREATER THAN 90% MAXIMUM DENSITY AND SHALL NOTIFY OWNER WHEN HE SUSPECTS THIS HAS OCCURRED. CONTRACTOR SHALL CORRECT AT HIS EXPENSE THOSE AREAS OF COMPACTION CAUSED BY HIS ACTIONS.
- Y STAKE HIGH WATER LINE IN EACH STORM WATER BASIN A-E TO ENSURE THAT ALL PLANT MATERIAL IS PLANTED ABOVE HIGH WATER LINE.
- Z PLANT ALL TREES 12" OFF CURB LINES AND CONCRETE WALKS UNLESS SHOWN OTHERWISE.
- BB ALL SOD AND LANDSCAPING AREAS SHALL BE IRRIGATED

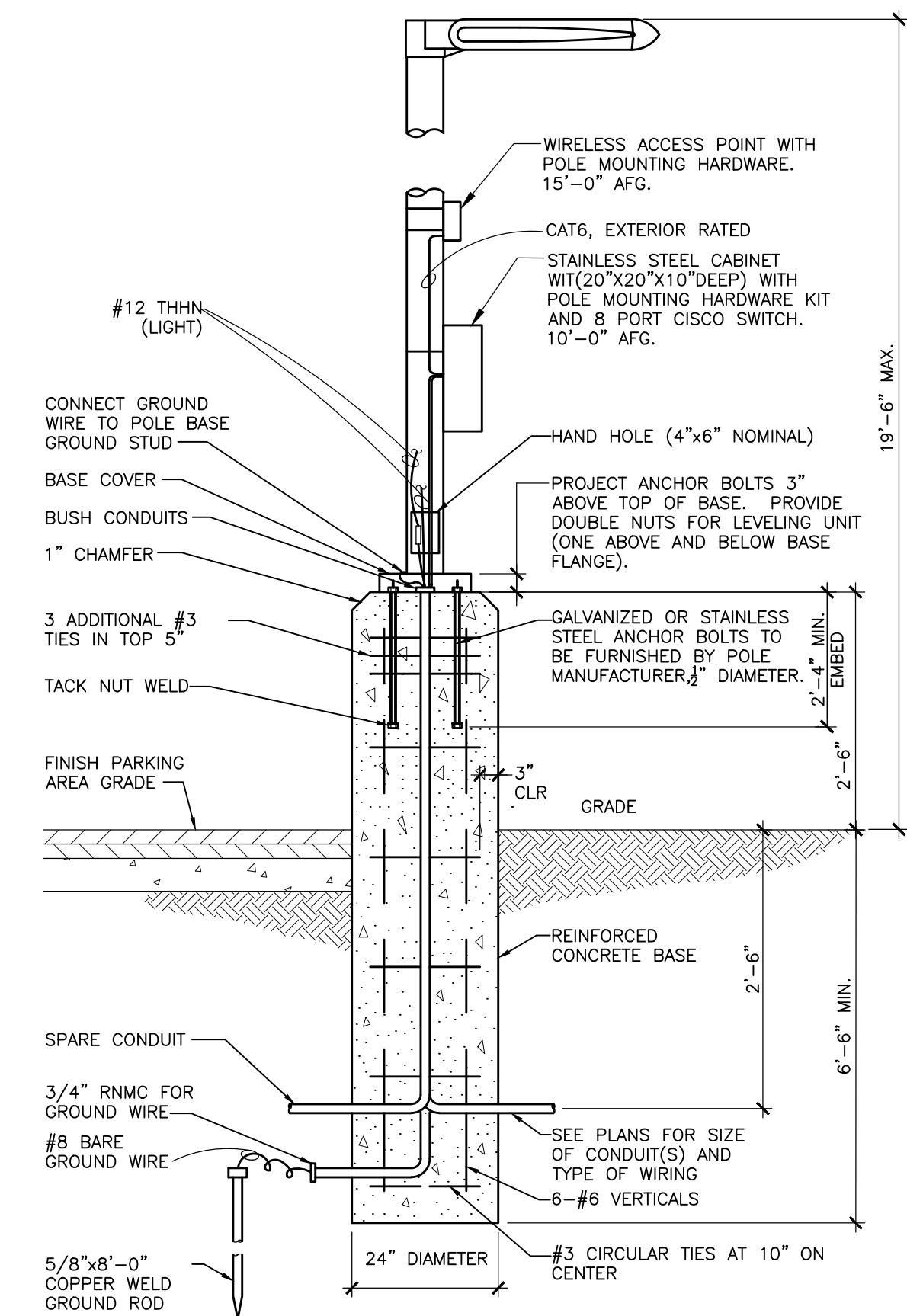


CITY OF KENTWOOD ORDINANCE REQUIREMENTS		
REQUIREMENT	ORDINANCE	DESIGN
MAXIMUM FIXTURE HEIGHT	20'	19.5'
MINIMUM ILLUMINATION (FC) SITE LIGHTING (GAS STATION)	BETWEEN 0.2 AND 0.7	0.8
AVERAGE TO MINIMUM, UNIFORMITY RATIO PARKING LOT (GAS STATION)	4.0	3.80

D4 ORDINANCE REQUIREMENTS

Luminaire Schedule			
Label	Qty	Description	LLF
E	37	Canopy surface mounted, eyebrow lighting, 4,326 lumen LED (to illuminate canopy band)	0.9
SLRA6	7	Site light direct mounted, type 3, 21,736 lumen LED, 17' pole	0.891
SLRC2	2	Site light direct mounted, type 3, 30,983 lumen LED, 17' pole	0.874
SLW1	5	Wall mounted, type 4, 6,100 lumen LED	0.874
SLW4	2	Wall mounted, type 3, 8,543 lumen LED	0.874
SM1	14	Canopy surface mounted, flat lens, 8,000 lumen LED Note: Not prototypical due to ordinance	0.9
SM3	7	Canopy surface mounted, flat lens, 4,000 lumen LED Note: Not prototypical due to ordinance	0.9

C4 LUMINAIRE SCHEDULE



(A4) RAISED CONCRETE LIGHTING BASE DETAIL
NTS



1/6/2025

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Site Photometric Plan

NOT FOR
CONSTRUCTION

06/2025 FINAL PUD

Drawn By	A.ODDO
Designer	O. FILECCIA
Reviewer	
Manager	J.VANDERKODDE

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
NS-26-0000X

SHEET NO.

C801

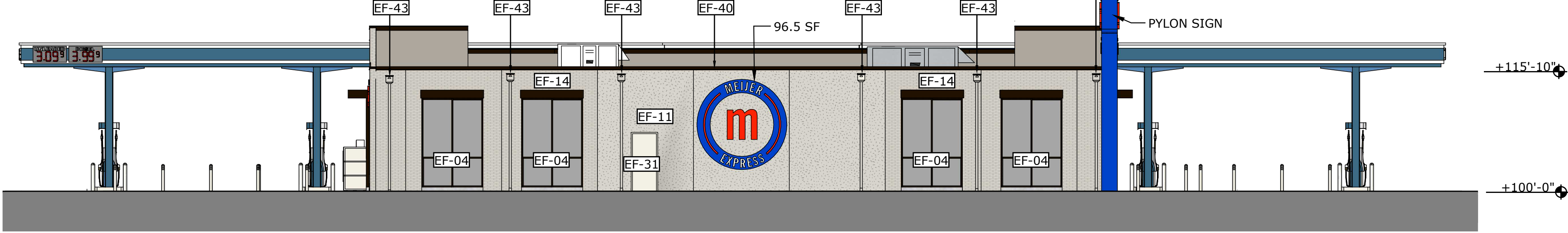
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ELEVATION - WEST WITH FUEL CANOPY



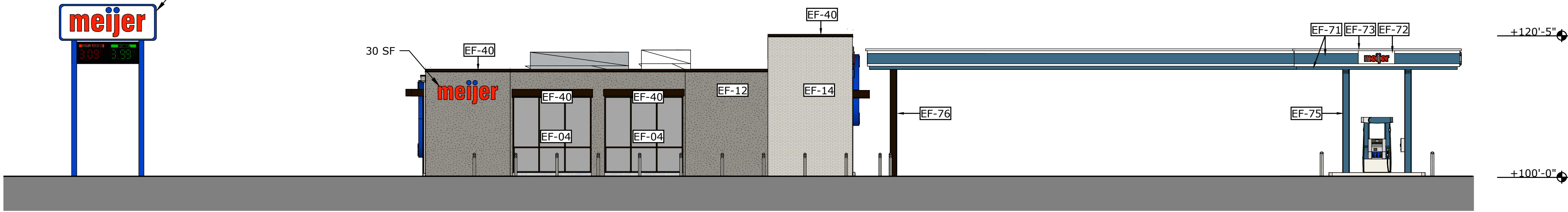
ELEVATION - WEST ALLOWED SIGNAGE: 115.5 SF
PROPOSED SIGNAGE: 115.5 SF



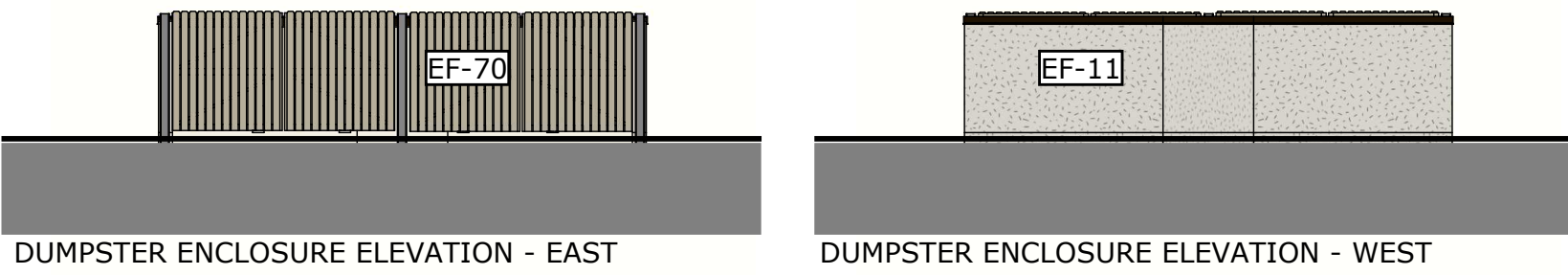
ELEVATION - EAST ALLOWED SIGNAGE: 115.5 SF
PROPOSED SIGNAGE: 96.5 SF



ELEVATION - SOUTH ALLOWED SIGNAGE: 91.5 SF
PROPOSED SIGNAGE: 30 SF



ELEVATION - NORTH ALLOWED SIGNAGE: 91.5 SF
PROPOSED SIGNAGE: 30 SF



RENDERING FINISH LEGEND		
CODE	FINISH	COLOR
EF-01	ENTRANCE DOORS AND STOREFRONT FRAMES	DARK BRONZE FRAME
EF-03	WINDOW FILM ON GUARDIAN GLASS GLAZING	DARK BRONZE FRAME
EF-04	TINTED SPANDREL PANEL (0% VISIBILITY)	DARK BRONZE FRAME
EF-11	TEXTURED SURFACE	SW 7015 REPOSE GRAY
EF-12	TEXTURED SURFACE	SW 7018 DOVETAIL GRAY
EF-14	BRICK PANEL	SW 7015 REPOSE GRAY
EF-15	BRICK PANEL	SW 7018 DOVETAIL GRAY
EF-30	FIELD PAINTED STEEL - STEEL FRAMING AND COLUMNS, HANGER ASSEMBLIES, AND METAL DECK	MEIJER BRONZE
EF-31	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SW 7015 REPOSE GRAY
EF-40	SHEET METAL FLASHING AND TRIM, COPING AND EDGE FLASHING CANOPIES, PARAPET, AND ROOF	DARK BRONZE
EF-43	GUTTERS AND DOWNSPOUTS	PREFINISHED TO MATCH ADJACENT WALL
EF-70	WOOD GATE	BEACHWOOD SATIN
EF-71	FUEL ISLAND CANOPY GRAPHIC FILM	SHADOW BLUE 177
EF-72	FUEL ISLAND CANOPY	SOG GREY
EF-73	EYEBROW LIGHTING	SOG GREY
EF-75	FUEL CANOPY COLUMNS	SW 9150 ENDLESS SEA
EF-76	FUEL CANOPY COLUMNS	MEIJER BRONZE



MEIJER KWD - mEXPRESS - ELEVATIONS

KENTWOOD, MI

DISCLAIMER: RENDERING IS INTENDED TO DISPLAY BUILDING ATTRIBUTES. GRADING, LANDSCAPING, AND LIGHTING WILL BE PROVIDED PER PUD DRAWINGS. THE COLORS SHOWN IN THIS RENDERING ARE CLOSE TO APPROXIMATIONS, BECAUSE INK VARIATIONS AND DIFFERENCE IN PRINTER, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING AND TO THEN REFER TO FINISH LEGEND.

DATE:1/6/2025

