



## CITY OF KENTWOOD

7/1/16

A Policy on Upgrading Driveways  
to the City Standard  
as part of Site Improvements  
due to Condition or Redevelopment.

**The City Standard Driveway Approach:** "Curb cuts for private streets and private driveways shall include a minimum twenty-four-inch wide concrete valley gutter and Michigan Department of Transportation 'F-4' modified concrete curb and gutter... throughout the public right-of-way. ... All curb cuts, except for single family residential driveways, shall also be required to have a...concrete apron no less than six inches in thickness." (Sec. 54-184 ("Curb Cuts"), subsections (g) and (h), Kentwood Code of Ordinances). Policy set by the Director of Public Works further requires an 'M' style opening for all driveway approaches other than single family or duplex residential driveways.

Upgrading all driveway approaches to the City Standard described above shall be required when any of the following conditions are met:

1. Any work is planned on the driveway approaches within the public right-of-way, except for aggregate-free maintenance coatings such as fog sealing or crack sealing.
2. A site is redeveloped, meaning the existing building is wholly or substantially demolished and the site is repurposed for a new use or new building.
3. A substantial addition is added to a building and/or parking lot, defined as increasing the floor area of a building or the number of parking spaces by more than 25%.
4. Greater than 25% of a site's paved surface will be removed (exposing the base material) and replaced due to condition or to change parking and traffic patterns on the site.

Upgrading all driveway approaches to the City Standard described above shall *not* be required when the following condition is met:

1. A resurfacing of the existing pavement without exposing the underlying base material, *and* no concrete work is planned anywhere on the site.

Should the nature of a project change during construction such that the approaches would be required to be upgraded to the City Standard without notification to the City, the City reserves the right to retroactively require the approaches to be upgraded. Furthermore, the ordinance grants the Director of Public Works the authority to require the approaches be upgraded with the issuance of *any* permit for work within the public right-of-way, should the Director choose to require such.