

AGENDA
WYOMING PLANNING COMMISSION
TUESDAY, FEBRUARY 18, 2014
7:00 P.M.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:

APPROVAL OF AGENDA:

PUBLIC COMMENT ON NON- PUBLIC HEARING AGENDA ITEMS:

PUBLIC HEARINGS:

1. Request for Special Use Approval for Goddard Day Care. The property is located at 5811 Byron Center Avenue, SW. (Section 33) (First Companies)(Includes Site Plan Approval)
2. Request for Preliminary Plat – Tentative Approval for Rivertown Valley III. The property is located along Nile Drive extended, and Chestnut Ridge Drive extended. (Section 32) (T.M.G.B. Wilson)

NEW BUSINESS:

3. Wyoming Planning Commission 2013 Annual Report

INFORMATIONAL ITEMS:

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 1

DATE DISTRIBUTED: February 6, 2014
PLANNING COMMISSION DATE: February 18, 2014

ACTION REQUESTED: Request for Special Use Approval for Goddard Day Care (Includes Site Plan Approval)

REQUESTED BY: First Companies

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 5811 Byron Center Avenue, SW. (Section 33)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned PUD-1 Low Density Planned Unit Development. The surrounding properties are zoned as follows:

North: B-1 Local Business
South: PUD-1 Low Density Planned Unit Development (across Bayberry Farms Drive)
East: PUD-3 Planned Health Care District (across Byron Center Avenue)
West: PUD-1 Low Density Planned Unit Development

EXISTING LAND USE:

The site is vacant. The surrounding land uses are as follows:

North: Bayberry Marketplace retail center
South: Bayberry Farms Apartments (across Bayberry Farms Drive)
East: Metro Health entryway feature (across Byron Center Avenue)
West: Bayberry Farms Condominiums and open space

PROPOSED LAND USE:

The petitioner proposes to construct an 8400 square foot day care center on 1.3 acres. The balance of the property (fronting on Byron Center Avenue) is desired for commercial use. This property is part of the Bayberry Farms PUD. The Overall Development Plan for the PUD was

approved by the Planning Commission in 1995. That Plan provided the conceptual layout for all phases of development within the PUD. In this particular area, the Plan envisioned a bank and two office buildings (see attached). Through site plan approvals and rezonings, the Planning Commission and City Council have authorized numerous changes from the initial ODP, in reaction to evolving market changes along the Byron Center Avenue corridor.

This day care center use requires Special Use Approval from the Planning Commission. The following standards for Special Use Approval shall be considered by the Planning Commission, as described within Section 90-761 (3) of the Zoning Ordinance:

- a. The possible substantial and adverse effect on neighboring property.

Day care centers have both residential and commercial characteristics. This building has a residential appearance. The day care service includes infant, toddler, preschool, kindergarten and school age programs. The day care will primarily service the residents within Bayberry Farms and the Metro Health business area. There is a PUD open space area to the west. The day care use is perceived to have no substantial and adverse effect on neighboring properties.

- b. The consistency with the spirit, purpose and intent of this chapter.

The Special Use provisions of the ordinance allow the Planning Commission discretion in whether to establish land uses within a particular area of a zoning district. The Planning Commission approved the Appletree Day Care Center in the nearby area along 56th Street. As stated above, the day care use is envisioned to provide service to the residents of Bayberry Farms PUD and Metro Health business area. The proposed use is consistent with the intent of the chapter.

- c. The possible adverse effect upon traffic as related to the streets, churches, schools and any buildings within the immediate area.

The property has direct access to Bayberry Farms Drive. It also has secondary access to Byron Center Avenue through the existing Bayberry Marketplace retail center. The development of the day care will provide the access drive link from Bayberry Market to Bayberry Farms Drive. This access drive has been planned since 1995. It will provide vehicular access to the commercial area to the residents of Bayberry without having to access Byron Center Avenue. No adverse traffic impacts are anticipated from the proposed use.

- d. The tendency of the proposed use to create any type of blight within the immediate area.

The proposed Goddard Day Care will provide an appropriate transitional use

between the commercial frontage of Byron Center Avenue and the residences of Bayberry Farms PUD. No blighting influence will occur to neighboring properties.

- e. The economic feasibility for the area.

The proposed use appears financially viable.

- f. Any other factor as may relate to the public health, safety and welfare for persons and property.

Staff has no additional comments.

- g. That all other provisions of this chapter are met.

Zoning Code Section 90-895 (Special Use Approval requirements) specifies particular standards for child care centers. These standards are primarily met with the proposal, with the exception of the lot fronting on a major thoroughfare with drive access directly thereto. Currently the parcel does front upon Byron Center Avenue, but the intention is to split the rear child care site off leaving the frontage for commercial development. Also, Goddard Day Care would have primary access to Bayberry Farms Drive, with only secondary access to Byron Center Avenue, the major thoroughfare. Staff supports the variances due to the proximity of the use to Byron Center Avenue and the connectivity of the facility with adjoining developments.

Zoning Code Section 90-894 (4) allows for up to a 25% reduction in parking when justified. The petitioners propose that 32 parking spaces would be sufficient to meet their needs based on demonstrated need at an existing facility (see attached summary). Under the Zoning Code, this facility would be required 41 spaces. The petitioners request the full 25% reduction in parking. Staff supports this modification, based on the validity of the parking summary. In addition, Zoning Code Section 90-894 (6) requires parking to be located outside of the required front yard. The front yard setback is 25 feet, with two parking spaces shown in this setback. Those spaces must be removed or relocated.

Staff has the following added site plan comments:

1. Final utility, grading and storm water management plans shall be approved by the Engineering Department. Storm water calculations shall be provided. A driveway permit is also required. An easement shall also be provided for the proposed shared access drive. Participation in the cost sharing for the Regional Storm Sewer System is required.

2. The landscape plan is adopted as part of this Site Plan approval. Irrigation is required in the front yard greenbelt.
3. The façade plan for the facility is adopted as part of this Site Plan approval.
4. A variance from the Board of Zoning Appeals is required to allow this design. The facility will not have the required frontage upon a major thoroughfare with drive access directly thereto.
5. The requested parking modification from 41 spaces to 32 spaces is granted, based on the demonstrated standard from similar establishments.
6. The two parking spaces in the required front yard setback area must be removed or relocated.

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The proposed Goddard day Care will develop a vacant property. The facility will provide day care services to the surrounding area. This will contribute to the city's social strength. Additionally, some permanent employment will occur along with temporary employment during construction. This will contribute to Wyoming's economic strength. The proposed Goddard Day Care conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

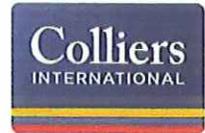
The Development Review Team recommends the Planning Commission grant Special Use Approval for Goddard Day Care per the findings of fact. In a separate motion, staff recommends granting Site Plan Approval subject to conditions 1-6.

DEVELOPMENT REVIEW TEAM:

Barb VanDuren, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
William Dooley, Director of Public Works
Jim DeLange, Chief Building Official
Bob Austin, Fire Chief
James Carmody, Director of Police and Fire Services
Tim Cochran, City Planner

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Steven W. DeLanoy - Senior Advisor
First Companies, Inc. - Real Estate Services
4380 Brockton Dr. (Suite #1)
Grand Rapids, MI 49512

RE: Goddard School

Dear Steve,

The Goddard School is a preschool for children six weeks to six years old with 400+ schools across the United States. The schools incorporate a learning philosophy rooted in the teachings of child development. The program focuses on children's emotional, social, intellectual and physical development.

The Goddard School uses the most current, academically endorsed methods to ensure that children have fun while learning the skills they need for long-term success in school and in life. Talented teachers also collaborate with parents to nurture children into respectful, confident and joyful learners.

The Goddard school currently has one location in the Grand Rapids, MI MSA located in Cascade, MI. The property being discussed will be the second location. Typical hours of operation are from 7:00 AM to 6:00 PM with approximately 150 students at full enrollment.

Please refer to the Goddard web page for more specific information about the school (link is below).

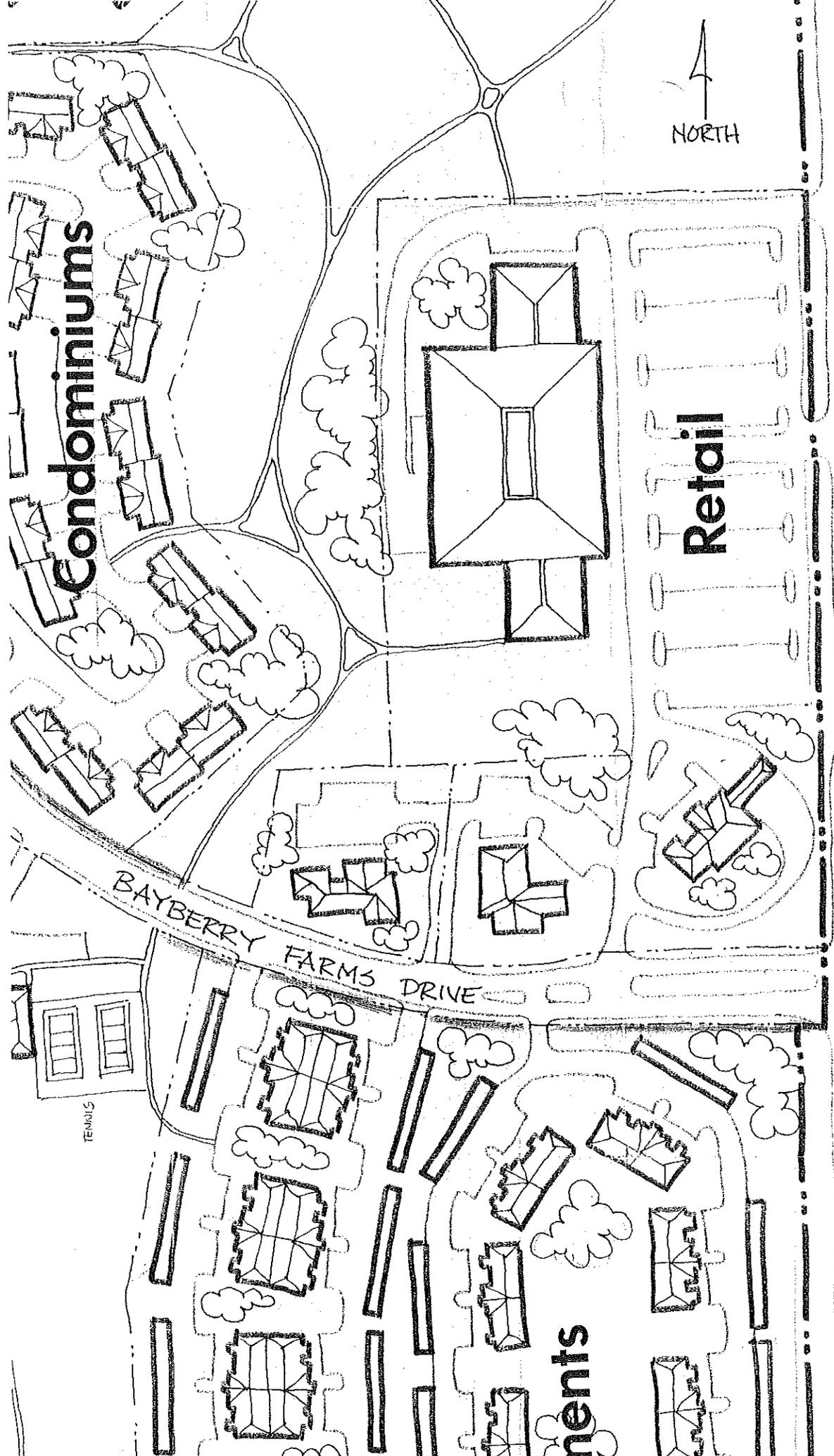
<http://www.goddardschool.com/>

Regards,

A handwritten signature in black ink, appearing to read "D. S. Rapp".

David S. Rapp
Associate – Investment





BYRON CENTER AVENUE

AREA	Number of Units	Acres	Units/Acre	PUD Requirement	ODP	1995

GODDARD DAYCARE PARKING SUMMARY

2-5-14

Based on your request to provide additional information on the amount of parking provided for the Goddard Daycare site, I offer the following:

- Per Goddard the maximum employees at this facility will be 17
- Per the City's ordinance, the required parking is 1 space per employee plus 1 per 350 s.f. of GFA:

17 Employees	=	17 Spaces
8400 s.f./350	=	<u>24 Spaces</u>
Total spaces per ordinance	=	41 Spaces

- Per Corporate Goddard, based on their experience with all their other facilities, only 30 spaces are required for this proposed 8400 s.f. building.
- Based on the City's ordinance Section 90-646 4(d) the parking requirement may be reduced by 25%

$$41 \text{ Spaces} \times .75 = 31 \text{ Spaces}$$

- Number of parking spaces shown = 32
- The Apple Tree Facility on 56th Street provides 42 spaces for a building approximately 12,000 s.f. in size. This results in 1 space per 286 s.f. of GFA.
- The existing Goddard Daycare in Cascade Twp. provides 38 spaces for a building approximately 10,300 s.f. in size. This results in 1 space per 271 s.f. of GFA.
- With this proposed site, the 8,400 s.f. building is being provided with 32 spaces, which results in 1 space per 263 s.f. of GFA. This is more parking per s.f. than the other 2 referenced sites.

With this information, we are requesting that the parking requirements be reduced by the 25% as permitted by the City's Ordinance.

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Goddard</i>	Reviewed By: <i>TIM COCHRAN</i>		
	Date: <i>2/5/14</i>		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
(a) Application Form: The application form provided by the Planning Department shall be completed in full with the following information:			
Name, address and phone number of the applicant and property owner			
Address and property identification number of all properties			
Name, address and phone number of firm or individual who prepared the site plan			
Description of proposed project or use, type of building or structures, and name of proposed development, if applicable			
Date of application			
(b) Site Plan Descriptive and Identification Data:			
Site plans shall consist of a plan for the entire development, drawn to an engineer's scale of not less than 1 inch = 50 feet for property less than 3 acres, or 1 inch = 100 feet for property 3 acres or more in size.			
Sheet size shall be a maximum of 24 x 36 inches and collated according to sheet number. If a large development is shown in sections on multiple sheets, then one overall composite sheet shall be included			
Title block with sheet number/title; name, professional seal, address and telephone number of the applicant and firm or individual who prepared the plans; and date(s) of submission and any revisions (month, day, year)			
Scale and north-point			

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Goddard</i>	Reviewed By: <i>TIM COLKREN</i>		
	Date: <i>2/5/14</i>		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Location map drawn to a separate scale with north-point, showing surrounding land, and streets, within a quarter mile	✓	<i>Location discernable</i>	Y
Dimensions of land and total acreage, with boundary survey and improvements			
Zoning classification of petitioner's parcel and all abutting parcels	✓	<i>PUD District primarily</i>	Y
Proximity to section corner and Major Thoroughfare			
Net acreage (minus rights-of-way) and total acreage			
Proposed number of employees, if applicable			
(c) Site Data:			
Existing lot lines, building lines, structures, parking areas and other improvements on the site			
Building footprints			
Finished floor elevation of all proposed buildings			
On parcels of more than one (1) acre, topography on the site and within 100 feet of the site at two-foot contour intervals			
Proposed lot lines, lot dimensions, property lines, required and proposed setback dimensions, structures, and other improvements on the site			
Location of existing drainage courses, floodplains, lakes and streams, wetlands with elevations, and woodlands			
All existing and proposed easements			

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Goddard</i>		Reviewed By: <i>TIM COCHRAN</i>	
		Date: <i>2/5/14</i>	
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Location of waste receptacle(s), transformer pad(s), ground mounted mechanical equipment, and method of screening			
Dimensions and area of any outdoor sales display or storage area			
(d) Access and Circulation:			
Existing and planned right-of-way for all streets			
Dimensions, curve radii and centerlines of existing and proposed access points, road rights-of-way, private roads or access easements			
Opposing driveways and intersections within 100 feet of site			
Dimensions and location of existing and proposed driveways, parking lots, sidewalks and non-motorized paths			
Dimensions of acceleration, deceleration, and passing lanes			
Dimensions of parking spaces including barrier free, islands, circulation aisles and loading zones (including loading dock/door orientation and screening)			
Dimension and location of all clear vision areas			
Calculations for required number of parking and loading spaces	<i>✓</i>	<i>MORE INFORMATION REQUIRED</i>	<i>N</i>
Access easements, if shared access is proposed			
Designation of fire lanes			
Truck circulation plan showing turning templates for delivery trucks and emergency vehicles			

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Goddard</i>		Reviewed By: <i>TIM LOCKREN</i>	
		Date: <i>2/15/14</i>	
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Traffic impact analysis meeting the requirements of Section 90-1003 (3), if applicable			
(e) Landscape Plans:			
General location of existing plant materials, with an identification of materials to be removed and materials to be preserved			
Calculations of all landscape requirements, as set forth in Section 90-64			
Landscape plan, including location and type of all existing and proposed shrubs, trees, and other live plant material			
Location, size, height and material of construction for all obscuring wall(s) or berm(s) with cross-sections, where required			
Planting list for proposed landscape materials with container size, caliper size or height of material, botanical and common names, and quantity			
(f) Building and Structure Details:			
Building elevations for all facades. Elevation drawings shall indicate the height of building, materials, and architectural quality, and shall detail any rooftop or building mounted screening.			
Location, height, and outside dimensions of all proposed buildings or structures			
Building floor plans for multiple-family buildings and gross floor area			

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Goddard</i>		Reviewed By: <i>TIM COCKREN</i>	
		Date: <i>2/5/14</i>	
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Details on accessory structures and any screening			
(g) Information Concerning Existing and Proposed Utilities, Drainage and Related Issues:			
Location of existing and proposed sanitary sewers, water mains, fire hydrants, storm sewers and other utilities that are proposed to serve the project			
Location of existing above and below ground gas, electric and telephone lines			
Storm water retention and detention ponds, including grading, side slopes, depth, high water elevation, volume and outfalls with calculations (for details refer to Wyoming's storm water ordinance Sec.86-351 through 436)			
Indication of site grading, drainage patterns and other storm water management			
(h) Additional information required for Residential Development			
The number and location of each type of residential unit			
Density calculations by type of residential unit (dwelling units per acre)			
Garage or carport locations and details, if proposed			
Location and design of mailbox clusters, if applicable			
Location, dimensions, and elevations of common building(s), if applicable			
Location, size and facilities within, of recreation and open space areas, if applicable			
(i) Other Requirements			
Applicable fees, as set by the City Council			

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 2

DATE DISTRIBUTED: February 6, 2014
PLANNING COMMISSION DATE: February 18, 2014

ACTION REQUESTED: Request for Preliminary Plat – Tentative Approval
for Rivertown Valley III

REQUESTED BY: T.M.G.B. Wilson

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located on Nile Drive extended and Chestnut Ridge Drive extended. (Section 32)

EXISTING ZONING CHARACTERISTICS:

This site is zoned PUD-1 Low Density Planned Unit Development, which is the zoning surrounding the property, except to the east which is zoned ER Estate Residential.

EXISTING LAND USE:

This site is vacant. Land use surrounding the property follows:

North: Rivertown Valley II Subdivision
South: Vacant
East: Hickory Ridge III Subdivision
West: Vacant

PROJECT INFORMATION:

The petitioner proposes 38 lots on 14 acres developed to R-1 Residential standards. The prior two phases to the north have 93 lots, which are nearing build out. This proposed plat is part of the Rivertown Valley PUD, which was approved in 2001 (see attached Overall Development Plan). The Rivertown Valley PUD has had numerous land ownership, zoning and market changes that have significantly impacted the planning and development of the PUD as initially approved. These are summarized chronologically as follows:

Nile Drive – Shortly after adoption of the PUD, it was recognized that the wetlands along Wilson Avenue were more substantial than identified. This resulted in the planned alignment of Nile Drive with Wilson Avenue moving north. When Wilson Avenue was reconstructed to a four lane

boulevard, the street opening and utility connections were constructed to align with this necessary relocation.

Potential Grandville Elementary School site: In the center of the PUD, the City of Wyoming held ownership of a 15 acre parcel for a future school. The potential for that facility influenced the planned land use surrounding it. When the rezoning of the surrounding property to PUD-1 and RO_1 Restricted Office occurred, that site retained ER Estate Residential zoning. Subsequently, the Grandville School District decided to not utilize that property and the City transferred ownership to the petitioner. This property must be integrated with the surrounding land development.

City of Wyoming Land Use Plan 2020: In 2006, the City spent considerable resources developing a new Master Plan. Much of those resources were concentrated on the Wilson Avenue corridor. It was determined during those deliberations that that the Wilson Avenue frontage adjoining the Rivertown Valley PUD was suitable for additional nonresidential zoning. After adoption of the Plan by City Council, the petitioner obtained additional B-1 Local Business zoning.

Rivertown Valley III: The approved ODP shows Nile Drive being extended south of the existing plats with two cul-de-sacs extending west from it and stopping adjacent to a PUD open space area. In 2006, the petitioners requested and obtained approval from the Planning Commission and City Council, for a plat for this Phase III area that showed 34 lots (see attached). The approval of that plat was conditioned upon no future phase approvals would be accepted until either an amended ODP is submitted or the property is rezoned. Subsequently, the recession began which brought new subdivision development within Wyoming to a halt. Plat approvals are valid for one year, with this prior approval now expired.

Regional stormwater detention basin: By ordinance, PUD's require at least 15% open space of the entire area. Of that, wetlands may not exceed 35% of the open space area. Along the southern part of the PUD, a large wetland area was developed as a regional stormwater detention basin. In 2007, the petitioners requested, and obtained, the City's purchase of the basin's 27.7 acres. This purchase eliminated the ability of the petitioner to include that acreage as part of the PUD open space requirements.

Market changes: The petitioners have approached city staff with a desire to change the arrangement of land uses within the PUD and surrounding area to capture emerging development opportunities. Specifically surrounding the proposed Phase III area, this would result in an expansion of the planned single family subdivision area to the west and expansion of the condominium area along the south side of Nile Drive to both the east and west. Such changes will require either approval of a change to the ODP or rezoning of the PUD and surrounding properties.

STAFF RECOMMEDATION:

Due to the numerous land use and ownership decisions in the immediate area over the last twelve years, the Rivertown Valley PUD cannot be developed as originally authorized. The petitioners have put forth a good faith proposal to present to the City in the near future a request to rezone the PUD and surrounding area. In Rivertown Valley III, the petitioners propose a single family subdivision, which is a desirable land use and a reasonable extension of the adjoining subdivisions. Staff is comfortable allowing this plat to move forward, with the condition assigned in 2006, that no future phase approvals will be accepted until either an amended ODP is submitted or the property is rezoned. The Planning Commission and City Council have the authority to withhold approval of the proposed Rivertown Valley III plat, as it is a significant departure from the approved ODP.

The platting of property is a three step review by both the Planning Commission and City Council. The first step is Preliminary Plat – Tentative review which authorizes the basic lot sizes and orientation and street layout. The second step is Preliminary Plat – Final Approval which provides full engineering detail for the construction of the plat. The third step is Final Plat Approval, which generally occurs after the plat is completed with the City accepting the development. The development of the Rivertown Valley III plat would provide the necessary utility infrastructure to service the adjoining parcels. This utility infrastructure will vary significantly within Nile Drive depending upon whether there are single family homes or condominiums to the south. The land use surrounding the proposed plat will need to be resolved before this subdivision goes into construction. Service extensions to the nearby parcel to the southeast (McKenzie Highlands) must also be considered. The developer will be required to participate in the cost sharing for the Regional Storm sewer System at a later stage approval.

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPALS:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The proposed Rivertown Valley III subdivision will provide quality housing opportunities for residents in Wyoming. The construction of the plat, and the subsequent construction of the homes, will provide significant employment. These factors will contribute to the economic strength and social equity of the City. The proposed Rivertown Valley III plat conforms with the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team suggests the Planning Commission grant Preliminary Plat – Tentative Approval for Rivertown Valley III, and recommend the same to the City Council, subject to no further PUD phase approvals will be accepted until either an amended Overall Development Plan is submitted for approval or the property is rezoned.

DEVELOPMENT REVIEW TEAM:

Barb VanDuren, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
William Dooley, Director of Public Works
Jim DeLange, Chief Building Official
Bob Austin, Fire Chief
James Carmody, Director of Police & Fire Services
Tim Cochran, City Planner

To: Planning Commission
Rebecca Rynbrandt, Director of Community Services

From: Tim Cochran, City Planner

Date: February 6, 2014

RE: Planning Commission Annual Report

The Michigan Planning Enabling Act (Act 33 of 2008) stipulates that:

“The Planning Commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.”

Attached is a synopsis of the Planning Commission’s reviews and actions for 2013. It is our recommendation that the Commission review the report and amend where appropriate. The final report must then be approved and forwarded to the City Council.

WYOMING PLANNING COMMISSION
2013 ANNUAL REPORT

Site Plan Reviews

- 1/15/13 Approved Site Plan for Veterans Affairs Outpatient Clinic at 5838 Metro Way, SW. (Section 34) (Grand Rapids VA, LLC)
- 3/19/13 Approved Site Plan for Wal-Mart Supercenter at 325 – 54th Street, SW. (Section 36) (Wal-Mart Real Estate Business Trust)
- 5/21/13 Approved Site Plan for an addition to Die-Tech & Engineering at 4600 & 4620 Herman Avenue, SW. (Section 26) (AMDG Architects)
- 8/20/13 Approved Site Plan for Gordman’s at 4830 Wilson Avenue. (Section 29) (National Retail Properties, LLC)
- 8/20/13 Approved Site Plan for Wimsatt Building Materials at 1456 – 28th Street, SW. (Section 14) (Robert Hoffman)
- 9/17/13 Approved building façade plan for Elite Training at 5920 and 5930 Clyde Park Avenue. (Section 36) (Elite Training)
- 11/19/13 Approved Site Plan for Metro Health POB No. 2 Expansion at 2122 Health Drive, SW. (Section 34) (Metro PB2, LLC)
- 12/16/13 Recommended to City Council approval of the Site Plan for J.O. Galloup at 3838 Clay Avenue, SW. (Section 24) (J.O. Galloup)

Special Use Reviews

- 3/19/13 Approved Special Use for Goodwill (secondhand goods) on the south side of 28th Street and 400 feet west of Clyde Park Avenue. (Section 14) (Architectural Concepts) (Included Site Plan Approval)
- 4/16/13 Approved Special Use for Wal-Mart Supercenter (open air business) at 325 – 54th Street, SW. (Section 36) (Wal-Mart Real Estate Business Trust) (Included Site Plan Approval)

- 5/21/13 Approved Special Use for Miller Pipeline (open contractor storage yard) at 4575 Clay Avenue, SW. (Section 25) (Miller Pipeline) (Included Site Plan Approval)
- 6/18/13 Approved Special Use for McDonald's Drive Through Restaurant at the northwest corner of Chicago Drive and Freeman Avenue, SW. (Section 2) (Williams & Works) (Included Site Plan Approval)
- 8/20/13 Denied Special Use for Buddha Temple at 5505 Division Avenue. (Section 36) (Richard Postema Associates)
- 8/20/13 Approved Special Use for Shops at 40th Street at 3975 Division Avenue. (Section 24) (RJM Design, Inc.) (Included Site Plan Approval)
- 9/17/13 Approved Special Use for the reconstruction and expansion of Speedway at 3605 Burlingame Avenue, SW. (Section 22) (exp.) (Included Site Plan Approval)
- 10/15/13 Approved Special Use for West Michigan Pawn (pawn shop) at 2811 Wyoming Avenue, SW. (Section 15) (Michael Friend) (Included Site Plan Approval)
- 10/15/13 Approved Special Use for For the Kids Gymnastics (athletic training facility) at 1374 – 56th Street, SW. (Section 35) (Scott Geerlings) (Included Site Plan Approval)
- 10/15/13 Approved Special Use for Fisher Station (restaurant drive through lane) at 5301 Division Avenue, SW. (Section 36) (Richard Postema Associates) (Included Site Plan Approval)
- 11/19/13 Approved Special Use for Fusion Used Auto Sales at 2615 – 28th Street, SW. (Section 9) (Uzo Iwuagwu) (Included Site Plan Approval)

Rezoning Recommendations

- 2/19/13 Recommended to City Council approval of the request to rezone 1.1 acres from RO-1 Restricted Office and ER Estate Residential to B-1 Local Business at the northwest corner of 56th Street and Wilson Avenue. (Section 31) (Bruce Lamphere)
- 3/19/13 Recommended to City Council approval of the request to rezone 0.84 acres from R-2 Single Family Residential to B-1 Local Business at the southwest corner of Rathbone Street and Freeman Avenue. (Section 2) (McDonald's USA, LLC)

- 5/21/13 Recommended to City Council denial of the request to rezone 5.1 acres from B-3 Planned Business to B-2 General Business at 155 – 28th Street, SW. (Section 12) (Speedway LLC)
- 10/15/13 Recommended to City Council approval of the request to rezone 21.3 acres from ER Estate Residential to R-7 Special Multiple Family Residential at the northwest corner of 56th Street and Canal Avenue. (Section 31) (Rivertown Homes By Design)

Street/Alley Vacation Recommendations

- 3/19/13 Recommended to City Council approval of the request to vacate a portion of an alley located between Rathbone Street and Chicago Drive and extending west from Freeman Avenue for a distance of 195.31 feet. (Section 2) (McDonald’s USA, LLC)
- 5/21/13 Recommended to City Council approval of the request to vacate 50th Street commencing 400 feet west of Clay Avenue, SW. (Section 25) (584 – 50th Properties LLC)
- 5/21/13 Recommended to City Council approval of the request to vacate Alcoma Street (a paper only street) east of Godfrey Avenue, SW. (Section 2) (LINC Community Revitalization)

Zoning Code Text Recommendations

- 4/16/13 Recommended to City Council the request to amend Zoning Code Section 90-646 regarding vehicle parking and stacking for drive-through restaurants. (Wyoming Planning Department)
- 7/16/13 Recommended to City Council the request to amend Zoning Code Section 90-2 Definitions “A”, Section 90-472 Special Use Approval I-1 Light Industrial District, Section 90-507 Special Use Approval I-2 General Industrial District, Section 90-542 Special Use Approval I-3 Restricted Industrial District and Section 90-371 Principal Permitted Uses B-2 General Business District to establish a definition and districts permitted for an athletic training facility. (Wyoming Planning Department)

- 7/16/13 Recommended to City Council the request to amend Zoning Code Section 90-61(2) Vision clearance corner to increase the permitted height. (Wyoming Planning Department)
- 7/16/13 Recommended to City Council the request to amend Zoning Code Section 90-796(3) Clear vision area, Section 90-798(5) Illumination of signs in residential districts, Section 90-799(2)(d) Directional signs, Table 90-799-2 Secondary sign requirements – nonresidential districts, and Table 90-799-4 Temporary signs – nonresidential districts to establish new signage requirements. (Wyoming Planning Department)
- 10/15/13 Recommended to City Council the request to amend Zoning Code Chapter 90 to establish Form Based Code provisions. (Wyoming Planning Department)

Resolutions, Reports & Correspondence

- 2/19/13 Approved the Wyoming Planning Commission 2012 Annual Report and forwarded it to City Council.

Election of Officers

- 7/16/13 Election of Officers

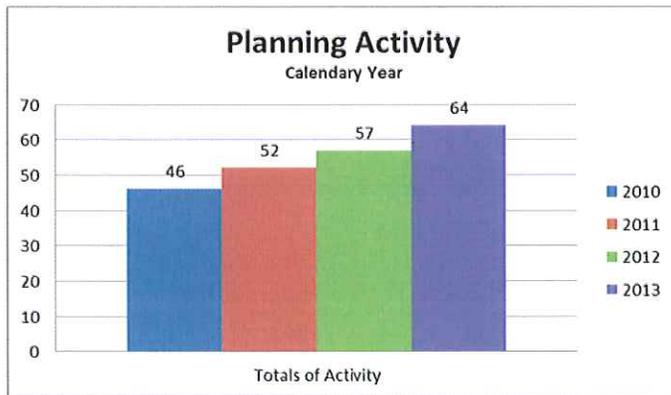
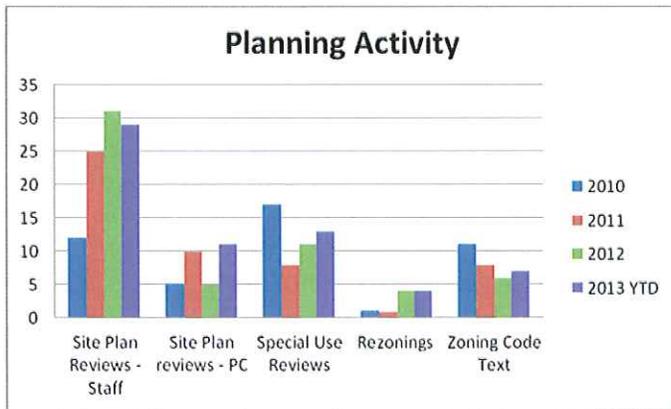
Presentations

- 5/21/13 28 West Fly-Through Marketing Video
- 5/30/13 Joint City Council, Planning Commission and Board of Zoning Appeals Meeting

Ongoing Planning Activities

- 28 West marketing/promotion efforts
- Form Based Code rezoning changes
- Bus Rapid Transit System – Division Avenue

Annual Comparisons:



Note: The number of reviews reflects multiple considerations of particular projects at different Planning Commission meetings.

Anthony Woodruff, Secretary
Wyoming Planning Commission