

AGENDA
WYOMING PLANNING COMMISSION
TUESDAY, AUGUST 20, 2013
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 to rezone 21.3 acres from ER Estate Residential to R-7 Special Multiple Family Residential. The property is located at the northwest corner of 56th Street and Canal Avenue. (Section 31) (Rivertown Homes By Design)
2. Request for Special Use Approval for Buddha Temple. The property is located at 5505 Division Avenue. (Section 36) (Richard Postema Associates) (Includes Site Plan Approval)
3. Request for Special Use Approval for Shops at 40th Street. The property is located at 3975 Division Avenue. (Section 24) (RJM Design, Inc.) (Includes Site Plan Approval)

NEW BUSINESS:

4. Request for Site Plan Approval for Gordman's. The property is located at 4830 Wilson Avenue. (Section 29) (National Retail Properties, LLC)
5. Request for Site Plan Approval for Wimsatt Building Materials. The property is located at 1456 – 28th Street. (Section 14) (Robert Hoffman)

INFORMATIONAL ITEMS:

6. RAPID presentation to City Council - September 9
7. Chateau Village Apartments Phase 4

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 1

DATE DISTRIBUTED: August 8, 2013
PLANNING COMMISSION DATE: August 20, 2013

ACTION REQUESTED: Request to rezone 21.3 acres from ER Estate Residential to R-7 Special Multiple Family Residential

REQUESTED BY: Rivertown Homes By Design

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at the northwest corner of 56th Street and Canal Avenue. (Section 31)

EXISTING ZONING: The property is zoned ER Estate Residential as are all surrounding properties.

EXISTING LAND USE: The proposed rezoning area is undeveloped. Land uses surrounding the property follows:

North: Estate homes
South: Estate homes (across 56th Street)
East: Estate homes and a church (across Canal Avenue)
West: Estate homes

PROPOSED REZONING:

This 21.3 acre rezoning is part of an overall 26.2 acre parcel developed with a large single family home. If the rezoning is approved, the property will be divided with the owner retaining a five acre estate lot. The proposed rezoning is to allow up to a 54 unit condominium development (see the attached description, floor plans and elevations). The proposed duplex units would be of high quality, very similar to those in the nearby Del-Mar Village Condominiums. Those condominiums were also constructed by the petitioner. The developer may also construct large single unit condominiums in place of a duplex, if desired by purchasers. The petitioner is voluntarily offering to enter into a development agreement as a condition of rezoning. If adopted by the City Council, the development agreement would guarantee that only the proposed condominiums would occur. With approval of the rezoning, a detailed site plan for construction of the project will then be submitted for approval to the Planning Commission. Private roads, and a private sanitary sewer system including a lift station, would be the significant infrastructure features of the development.

STAFF COMMENTS:

1. The City of Wyoming Land Use Plan 2020 was adopted in 2006. It identifies the area west of the Wilson Avenue corridor as being suitable for low density residential use (up to 3.5 dwelling units per acre). This is the lowest residential density within the City identified by the Land Use Plan. The proposed development has a maximum density of 2.5 dwelling units per acre, and potentially less if single family condominiums are constructed. The proposed rezoning and conceptual development plan complies with the Land Use Plan.
2. Under the current ER Estate Residential zoning, the property could be developed as a single family subdivision with lot sizes of a minimum 10,000 square feet. Numerous nearby subdivisions were developed under these same provisions. The subject property is heavily encumbered by regulated wetlands. These wetlands effectively provide a natural barrier and buffer to the estate properties to the west. These wetlands prevent the possibility of extending streets from the proposed development to the west or north. If a conventional subdivision were to be proposed on this property, it would require more extensive grading and wetland alterations than is proposed with this condominium development.
3. The requested R-7 Special Multiple Family Residential zoning was created to accommodate condominium developments at a lesser density than typical multiple family zoning. The proposed density of 2.5 dwelling units per acre is substantially below that allowable under the R-7 zoning. The density restriction may only be set with the acceptance of the development agreement by the City Council.
4. The recently adopted Analysis of Impediments and Housing Study 2013 states "...the community survey indicated that residents want to live in single family homes in the southern and western neighborhoods. Reasons cited included proximity to M-6, newer homes, Grandville Public Schools and being close to shopping and workplaces. Regardless of housing price and type, different portions of the City should have a variety of housing types and price points." The proposed rezoning and subsequent development will provide a higher end residential development. The proposal complies with the recommendation of the AI Housing Study.
5. The City of Wyoming 2035 Thoroughfare Plan showed a 2009 daily traffic volume of 4600 trips on 56th Street adjoining this property. The volumes are projected to increase by 2035 to 5900 trips on 56th Street. Both existing and projected traffic volumes are very low in relation to the overall capacity of 56th Street.

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 rezoning will provide for a high quality residential development in keeping with the character of this area of Wyoming. The upscale development will contribute to the economic strength of the City. The design proposes a private street with the residences constructed in close proximity. The development will result in less reconfiguration of the property than would occur with a conventional subdivision. The proposed rezoning conforms to the City of Wyoming sustainability principals.

STAFF RECOMMENDATION:

The Development Review Team suggests the Planning Commission recommend to the City Council the proposed rezoning subject to entering into the development agreement voluntarily offered by the petitioner.

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 Public Safety
Tim Cochran, City Planner

Mr. Tim Cochran
City of Wyoming
Planning & Development
1155 – 28th Street SW
Wyoming, MI 49509

August 1, 2013

Re: Canal Ave Condominiums:

Mr. Tim Cochran,

It is our goal to provide high quality condominium/homes for up to 54 families on a unique 21+ acre parcel located on the northwest corner of Canal Ave and 56th Street. The site slopes from East to West with the West and North property line covered with mature trees.

The site has been designed to use as much of the natural landscape and wetland areas for the enjoyment of the new home owners, while preserving the privacy of the existing neighbors. The layout includes a 40+ foot perimeter setback which places existing homes a good distance away from any new construction.

We would ask the City of Wyoming for the flexibility of having different size and shaped units to accommodate the wishes of the new home owners. This would be similar, but more custom, to what we provided to the new home buyers in our most recent Rivertown Companies project, Del-Mar Village Condominiums. [Del-Mar Village Condominiums, located on the West side of Wilson Ave, south of 56th Street has units that range from 1300 – 2400 square feet on the main floor. About half of the units have three stall garages the others have two car garages.]

Rivertown Homes by Design believe we can develop this low density project into a quality custom built community that serves the new home owners living style needs and maintains the integrity of the existing property owners. We would be willing to enter into a developer agreement with the City of Wyoming to assure the City and community of our willingness to deliver a project that we all can be proud of and will serve the residences that live in the city.

Respectfully Submitted,



Dan Vredevoogd - Principal
Rivertown Homes by Design, LLC.
4175 Parkway Place SW
Grandville, MI 49418
Office: 616-534-0466
Cell: 616-292-7563

Mr. Tim Cochran
City of Wyoming
Planning & Development
1155 – 28th Street SW
Wyoming, MI 49509

August 5, 2013

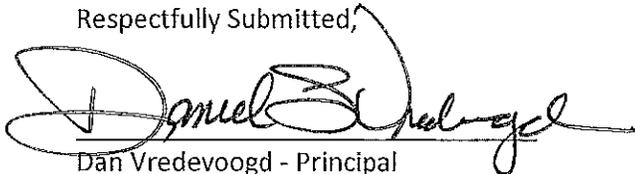
Re: Canal Ave Condominiums:

Mr. Tim Cochran,

In accordance with section 405 of the Michigan Zoning Enabling Act, Rivertown Homes by Design, LLC. as the owner's representative make the following voluntary offer as a condition to rezoning the property by the City of Wyoming.

1. The property to be rezoned is described as follows:
 - Address: Split from: 5451 Canal Avenue SW
 - Parcel Number: Split from: 41-17-31-151-011
 - Legal Description: Attached Site Plan: Exxel Engineering, Inc. Concept Plan 7/23/2013
2. The property will be rezoned from Estate Residential (ER) Zone to Special Multiple Family Residential District (R-7).
3. The use of the parcel under the R-7 zoning will be for no more than 54 condominiums units for single family use. There will be a variety of layouts and designs, with main floor size ranging from 1100-2600 square feet. All units will have at least a two car garage with optional third stall as setbacks will allow.
4. Owner would have the flexibility of having different size and shaped units to accommodate the wishes of the new home owners.
5. Owners agree to comply with setbacks shown on Exxel Engineering, Inc. Concept Plan 7/12/13. The site has been designed to use as much of the natural existing landscape and wetland areas for the enjoyment of the new home owners, while preserving the privacy of the existing neighbors.
6. This project will be developed in phases.

Respectfully Submitted,



Dan Vredevoogd - Principal
Rivertown Homes by Design, LLC.
4175 Parkway Place SW
Grandville, MI 49418

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 2

DATE DISTRIBUTED: August 8, 2013
PLANNING COMMISSION DATE: August 20, 2013

ACTION REQUESTED: Request for Special Use Approval for Buddha Temple (Includes Site Plan Approval)

REQUESTED BY: Richard Postema Associates

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 5505 Division Avenue, SW. (Section 36)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned B-2 General Business, which is the zoning surrounding the property.

EXISTING LAND USE:

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

North: Goodwill and a medical office building
South: Residence
East: Commercial buildings (across Division Avenue)
West: Multi-tenant commercial buildings

PROPOSED LAND USE:

The petitioner proposes to construct a 2400 square foot, 80 person activity hall for a Buddhist ministry. This would be the initial phase of a multi-phase development that may include a main assembly hall, classrooms, and garden meditation areas.

This 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.

The property is 5.65 acres, undeveloped and is in a state of neglect. The initial phase of construction for the Buddha Temple is minor when compared with the overall site. The property is within close proximity of the Bus Rapid Transit stations under construction at 54th Street. The BRT is on schedule to begin operation in August 2014. Ideally, the area at 54th Street would be best suited for a high density mixed use development. This redevelopment will occur when market forces justify it. Other factors to consider in guiding the transition of the Division Avenue corridor are the blending of cultures to create a vibrant and diverse community, and the establishment of attractive public spaces. The proposed Buddha Temple, would begin the process to provide these complimentary attributes. The proposed Buddha Temple 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. There are numerous other religious facilities along Division Avenue corridor. 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 access to Division Avenue. It is anticipated that in 2015, Division Avenue will be widened to a four-lane tree lined boulevard. Right-of-way to accommodate this expansion will be acquired from the subject property. Sanitary sewer service will also be extended across the frontage of this property. 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 Buddha Temple will acquire and begin improvements on a neglected property. 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.

City staff has no other concerns.

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. An easement shall also be provided for the proposed sanitary sewer service.
2. Fire hydrant coverage shall be determined by the Fire Department.
3. The sidewalk must be extended to the right-of-way.
4. The landscape plan is adopted as part of this Site Plan approval. Irrigation is required in the front yard greenbelt.
5. The façade plan for the facility must be submitted for approval by the Planning Commission as part of this Site Plan approval.
6. Each phase of development shall require separate site plan approval.

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 Buddha Temple will develop a vacant and neglected property. The facility will provide an essential service to an emerging population within the community. This will contribute to the city's social strength. The proposed Buddha Temple conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Special Use Approval for Buddha Temple 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

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <u>Buddha Temple</u>		Reviewed By: <u>TIM COCHRAN</u>	
		Date: <u>7/29/13</u>	
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	✓	<u>oversize sheets.</u>	Y
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: Buddha Temple		Reviewed By: TIM COCHRAN	
		Date: 7/29/13	
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	✓	Not provided	Y
Dimensions of land and total acreage, with boundary survey and improvements			
Zoning classification of petitioner's parcel and all abutting parcels	✓	Not provided. All B-2	Y
Proximity to section corner and Major Thoroughfare	✓	Not provided	Y
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: Buddha Temple		Reviewed By: TIM COCHRAN	
		Date: 7/29/13	
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			
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: Buddha Temple		Reviewed By: Tim Coltran	
		Date: 7/29/13	
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	✓	Not provided.	Y
(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.	✓	Elevations Required	No
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>Buddha Temple</i>		Reviewed By: <i>Tim Cochran</i>	
		Date: <i>7/29/13</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. 3

DATE DISTRIBUTED: August 8, 2013
PLANNING COMMISSION DATE: August 20, 2013

ACTION REQUESTED: Request for Special Use Approval for Shops at 40th
Street (Includes Site Plan Approval)

REQUESTED BY: RJM Design, Inc

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 3975 Division Avenue, SW. (Section 24)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned B-2 General Business. Zoning surrounding the property follows:

North: B-2 General Business
South: B-2 General Business
East: B-2 General Business (across Division Avenue)
West: r-2 Single Family Residential

EXISTING LAND USE:

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

North: Car lot
South: Parking lot
East: Commercial buildings (across Division Avenue)
West: Single family residences

PROPOSED LAND USE:

This site was developed for a Burger King restaurant which has been vacant for several years. The petitioner proposes to construct two additions to the north and south ends of the building and convert it to a multi-tenant commercial building. The two additions total 3350 square feet, bringing the total building area to 7450 square feet. The south end of the building is being

designed for a drive through restaurant, although no specific tenant is known at this time. The property has lost it's prior Special Use Approval for the drive through due to it's extended vacancy. The large parking lot to the south was part of the Burger King facility. That parking is not needed for this proposal and the property is being marketed for future redevelopment.

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.

This property has been vacant for many years and has fallen into disrepair. The proposed redevelopment of this site will have a positive impact on the surrounding 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. There are numerous other drive through restaurant facilities along Division Avenue corridor and the property previously was used for this purpose. 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 two drives accessing to Division Avenue, a five lane thoroughfare. 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.

This redevelopment project will reclaim a deteriorating building and property. 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.

City staff has no other concerns.

Staff has the following added site plan comments:

1. Storm water drainage around the building additions, along with calculations, shall be prepared for review and approval by the Engineering Department. Curb cuts to Division Avenue shall be upgraded to current standards. An access easement for the shared driveway shall be provided.
2. The project substantially reduces the existing front yard greenbelt. A variance from the Board of Zoning Appeals is necessary to reduce the greenbelt below 25 feet in width.
3. A landscape plan meeting City requirements shall be approved by the Planning Department prior to installation. A minimum of three additional trees, of 2 ½ inch caliper, are required in the front yard area. Irrigation in the front yard area is required.
4. The existing fence in the rear yard shall be repaired.
5. Site lighting shall be designed to direct downward and not cast into the adjoining neighborhood.
6. A 10' by 50' loading area shall be striped at the rear of the building adjoining the dumpster area.
7. The conceptual architectural plan exhibited on the site plan for the redevelopment is acceptable.

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 redevelopment will restore a vacant and neglected property. The multi-tenant building will provide consumer services to the area and provide employment. This facility will contribute to the city's economic and social strength. The proposed Shops at 40th Street conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Special Use Approval for Shops at 40th Street per the findings of fact. In a separate motion, staff recommends granting Site Plan Approval subject to conditions 1-7.

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

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Shops at 40th St.</i>	Reviewed By: <i>Tim Cockran</i> Date: <i>8/1/13</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>shops at 40th St.</i>		Reviewed By: <i>TIM COCHRAN</i>	
		Date: <i>8/1/13</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			
Dimensions of land and total acreage, with boundary survey and improvements			
Zoning classification of petitioner's parcel and all abutting parcels	✓	<i>Not provided</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	✓	<i>Not provided. Existing structure</i>	Y
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>Shops at 40th St.</i>	Reviewed By: <i>Tim Colkran</i>		
	Date: <i>8/1/13</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			
Access easements, if shared access is proposed	✓	<i>To be provided.</i>	N
Designation of fire lanes			
Truck circulation plan showing turning templates for delivery trucks and emergency vehicles	✓	<i>Loading area to be provided.</i>	N

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Shops at 40th St.</i>		Reviewed By: <i>Tim Cochran</i>	
		Date: <i>8/1/13</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	✓	<i>Landscaping plan to be provided.</i>	Y
Calculations of all landscape requirements, as set forth in Section 90-64	✓	"	Y
Landscape plan, including location and type of all existing and proposed shrubs, trees, and other live plant material	✓	"	Y
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	✓	"	Y
(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>Shops at 40th St.</i>		Reviewed By: <i>Tim Cochran</i>	
		Date: <i>8/1/13</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. 4

DATE DISTRIBUTED: August 8, 2013
PLANNING COMMISSION DATE: August 20, 2013

ACTION REQUESTED: Request for Site Plan Approval for Gordman's

REQUESTED BY: National Retail Properties, LLC

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 4830 Wilson Avenue, SW. (Section 29)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned PUD-2 Commercial Planned Unit Development, which is the zoning surrounding the property.

EXISTING LAND USE:

The site is currently an underutilized parking area within the Wilsontown Shopping Center. The surrounding land uses are as follows:

North: Multi-tenant retail buildings
South: Hillside buffer zone
East: Home Depot
West: Multi-tenant retail buildings

PROPOSED LAND USE:

Gordman's is a national company that primarily retails apparel and women's accessories. They propose to construct a 50,259 building within the Wilsontown Shopping Center. The site is located within the interior of the center, located between two multi-tenant retail buildings fronting Wilson Avenue and Home Depot. Other major tenants in the center are Best Buy, Michael's and MC Sports. The site is on the parcel which includes the two frontage buildings. It is currently paved, but rarely utilized.

The Wilsontown Shopping Center is a Commercial Planned Unit Development. The overall development plan for the center was approved by the Planning Commission in 1999 (see attached). At that time, the plan did not include development other than parking on this site. The parking ordinance amendments adopted in 2011 resulted in reduced parking requirements for many business uses. These amendments help provide for developers to achieve greater utilization and efficiencies of their properties. The overall parking requirements for this retail center have been substantially reduced. The proposed Gordman's development can be accommodated without the need for a parking variance.

A Traffic Impact analysis has been submitted for this development. City staff is currently working with the project consultants to refine the analysis to accurately address vehicle stacking and turning volumes on Wilson Avenue. A recommendation will be provided to the Planning Commission at the scheduled meeting.

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. An easement for the off-site storm sewer service is required.
2. The relocated fire hydrant locations shall be approved by the Fire Department.
3. The redevelopment site is proposed to be split off from the parcel which includes the two multi-tenant retail buildings to the west. The proposed property split would leave this site without frontage on a public street. A variance from the Board of Zoning Appeals would be required to allow this property division. In addition, the building would not meet the required front and rear yard setbacks of the ordinance, which also requires variances. The sign identifying this business along Wilson Avenue would be off premise and would also require a variance. An access easement to service the proposed parcel must be provided.
4. A detailed landscape plan meeting City requirements to be submitted and approved by the Planning Department prior to installation.
5. The proposed façade plans are acceptable and are adopted as part of this Site Plan approval.

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 Gordman's will redevelop an underutilized parking area. This will contribute to the city's economic strength. Substantial employment will occur at business and short term with construction. The proposed Gordman's conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

Pending resolution of the Traffic Impact Analysis, the Development Review Team recommends the Planning Commission grant Site Plan Approval for Gordman's subject to conditions 1-5.

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

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>GORDMAN'S</i>		Reviewed By: <i>TIM COCHRAN</i>	
		Date: <i>7/29/13</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>Gordman's</i>	Reviewed By: <i>TIM LOCKMAN</i>		
	Date: <i>7/29/13</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			
Dimensions of land and total acreage, with boundary survey and improvements			
Zoning classification of petitioner's parcel and all abutting parcels			
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	<i>✓</i>	<i>Access easement required</i>	<i>N</i>

Storm sewer easement Required.

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>GORDMAN'S</i>	Reviewed By: <i>TIM COCHRAN</i>		
	Date: <i>7/29/13</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			
Access easements, if shared access is proposed	<i>✓</i>	<i>TO BE PROVIDED</i>	<i>N</i>
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>GORDMAN'S</i>	Reviewed By: <i>TIM COCHRAN</i>		
	Date: <i>7/24/13</i>		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Traffic impact analysis meeting the requirements of Section 90-1003 (3), if applicable		<i>Additional detail Required</i>	
(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	<i>✓</i>	<i>Detailed landscape plan to be provided</i>	<i>I</i>
Landscape plan, including location and type of all existing and proposed shrubs, trees, and other live plant material	<i>✓</i>	<i>"</i>	<i>I</i>
Location, size, height and material of construction for all obscuring wall(s) or berm(s) with cross-sections, where required	<i>✓</i>	<i>"</i>	<i>I</i>
Planting list for proposed landscape materials with container size, caliper size or height of material, botanical and common names, and quantity	<i>✓</i>	<i>"</i>	<i>I</i>
(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>Gordman's</i>		Reviewed By: <i>Tim Cochran</i>	
		Date: <i>7/29/13</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. 5

DATE DISTRIBUTED: August 8, 2013
PLANNING COMMISSION DATE: August 20, 2013

ACTION REQUESTED: Request for Site Plan Approval for Wimsatt
Building Materials

REQUESTED BY: Robert Hoffman

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 1456 – 28th Street, SW. (Section 14)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned a combination of B-2 General Business and B-3 Planned Business. Zoning surrounding the property follows:

North: DC Downtown Center (across 28th Street)
South: R-2 Single Family Residential (across Prairie Parkway)
East: DC Downtown Center
West: B-2 General Business and B-3 Planned Business

EXISTING LAND USE:

The site was used for Dermody Trucking, but is now vacant except for a trailer repair business near the Prairie Parkway frontage. The surrounding land uses are as follows:

North: Car City (across 28th Street)
South: Wyoming High School Athletic Fields (across Prairie Parkway)
East: Studio 28 (vacant)
West: Family Fare and a retail center

PROPOSED LAND USE:

This property had been used for nearly 50 years by Dermody Trucking. That use is normally only permitted within the I-2 General Industrial districts of the City. Dermody Trucking became a

nonconforming land use as this area became commercially zoned. When the business vacated the property the nonconforming designation was lost under the requirements of the Zoning Code. Subsequently, an alternative industrial use of the property was proposed and denied by the Board of Zoning Appeals. Subsequently, an agreement was reached between the city council and property owner. That agreement allows limited industrial use of the property, which provided for the current trailer repair business at the rear of the site. Wimsatt Building Materials now proposes to occupy and purchase the property. Wimsatt is a building supply company, primarily providing roofing, siding and windows to construction contractors. The DRT is supportive of this business use on this property. The amended agreement that allows Wimsatt to occupy the property was recently approved.

Although an industrial use, Wimsatt proposes to enhance the property in many ways that are compatible with the pending Form Based Code envisioned for this area of 28th Street. With site plan approval, Wimsatt will remove 25 feet of pavement along 28th Street and install a landscaped greenbelt. The existing block façade of the building facing 28th Street will be reconstructed to incorporate extensive brick and glass in keeping with the retail building standards of the draft FBC. This area will become the showroom for their building materials. Although the proposed business does include outdoor storage, the roofing materials will be stacked two pallets high, which will be screened from view by a high quality composite privacy fence along the 28th Street frontage.

Site plan approval by the Planning Commission is required with the proposed 24,000 sq. ft. material storage building. That building will be used for the loading of contractor vehicles and trailers with stored building materials. Vehicles will enter from 28th Street and exit out to Prairie Parkway. The truck route ordinance requires all trucks to be directed to Burlingame Avenue rather than travel east on Prairie Parkway.

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.
2. All outdoor storage shall be limited to eight feet in height.
3. The proposed composite privacy fence shall be extended along the west property line to the front face of the proposed storage building. Barb wire is prohibited within commercial districts and must be removed from the fence details on the site plan.
4. Vacation of the property by the existing trailer repair business will allow for the expansion of Wimsatt Building Material business into that area. This expansion will require the composite privacy fence to also be constructed along the Prairie Parkway frontage, a minimum of 25 feet back from the right-of-way. Paving is required for any additional outdoor storage area.

5. The proposed greenbelt along 28th Street requires a detailed landscape plan meeting City requirements to be submitted and approved by the Planning Department prior to installation. Irrigation is required within this greenbelt area.
6. The proposed façade plans are acceptable and are adopted as part of this Site Plan Approval.

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 Wimsatt Building Materials will utilize and upgrade a predominantly vacant property which will contribute to the city's economic strength. Additional employment will occur at the facility and short term with construction. Significant conformance with the proposed Form Based Code proposed for this area of 28th Street will advance the goals of the City for redevelopment. The proposed Wimsatt Building Materials conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Site Plan Approval for Wimsatt Building Materials 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

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Wimsett</i>		Reviewed By: <i>TIM COCHRAN</i>	
		Date: <i>7/29/13</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>Wimsett</i>	Reviewed By: <i>TIM COCHRAN</i>		
	Date: <i>7/24/13</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>Not provided</i>	Y
Dimensions of land and total acreage, with boundary survey and improvements			
Zoning classification of petitioner's parcel and all abutting parcels	✓	<i>Not provided</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>Wimsatt</i>	Reviewed By: <i>TIM COCHRAN</i>		
	Date: <i>7/29/13</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	✓	<i>Not provided. Existing driveways</i>	Y
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>Not provided</i>	Y
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>Wimsett</i>		Reviewed By: <i>Tim Cochran</i>	
		Date: <i>7/24/13</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	✓	<i>Landscape plan to be provided</i>	N
Calculations of all landscape requirements, as set forth in Section 90-64	✓	"	N
Landscape plan, including location and type of all existing and proposed shrubs, trees, and other live plant material	✓	"	N
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	✓	"	N
(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>Wimsett</i>	Reviewed By: <i>Tim Cochran</i>		
	Date: <i>7/24/13</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			