

AGENDA
WYOMING PLANNING COMMISSION
TUESDAY, NOVEMBER 19, 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 for Special Use Approval for Fusion Used Auto Sales. The property is located at 2615-28th Street, SW. (Section 9) (Uzo Iwuagwu) (Includes Site Plan Approval)

NEW BUSINESS:

2. Request for Site Plan Approval for Metro Health POB No. 2 Expansion. The property is located at 2122 Health Drive, SW. (Section 34) (Metro PB2, LLC)

INFORMATIONAL ITEMS:

3. Form Based Code Update

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 1

DATE DISTRIBUTED: November 7, 2013
PLANNING COMMISSION DATE: November 19, 2013

ACTION REQUESTED: Request for Special Use Approval for Fusion Used
Auto Sales (Includes Site Plan Approval)

REQUESTED BY: Uzo Iwuagwu

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 2615-28th Street, SW. (Section 9)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

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

North: B-2 General Business
South: I-1 Light Industrial (across 28th Street)
East: B-2 General Business
West: B-2 General Business

EXISTING LAND USE:

The property is a vacant commercial building. Land use surrounding the property follows:

North: Storage
South: Industrial (across 28th Street)
East: Henderson Glass
West: Service station

PROPOSED LAND USE:

This property was previously used as Nationwide Auto Exchange, a used car sales lot, but has been vacant for several years. The petitioner proposes to renovate the building and grounds and re-establish a used car lot (see attached). Under Zoning Code Section 90-761 (5), if a property functioning as a special use approval ceases for more than one year, the special use is void. The

re-authorization of the Special Use Approval for the property is required. 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.

There is an auto service station adjacent to this property, with other warehousing and industrial uses nearby. The re-establishment of a viable auto sales business on this vacated and deteriorating site will have a positive 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 other used car sales businesses in this area to the west in the City of Grandville. 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 28th Street. No adverse traffic impacts are anticipated from this business use.

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

The proposed used car sales business will occupy and renovate a vacant and deteriorating building. No blighting influence will occur to neighboring properties.

- e. The economic feasibility for the area.

The 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.

Under Zoning Code Section 90-895, car sales lots are required to provide a seven foot wide greenbelt in the front yard where existing buildings on the lot are devoted to the business. This is shown on the site plan as a planned grass easement.

Staff has the following added site plan comments:

1. The required seven foot wide grassed greenbelt in the front yard shall be installed. A minimum of two trees, 2 ½ inch caliper shall be included. Trees to be planted shall be approved by the Planning Department prior to installation. Irrigation is recommended.
2. Site parking, including the required handicap accessible, shall be striped and signed.
3. Any dumpsters on site shall be placed behind the building and screened.

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 auto sales business will occupy a vacant and declining property. Employment will occur with the business use. As such, it will contribute to the city's economic strength. The proposed Fusion Used Auto Sales conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Special Use Approval for Fusion Used Auto Sales per Staff's Findings of Fact. In a separate motion, staff also recommends granting Site Plan Approval subject to conditions 1-3 noted.

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

Fusion Auto Sales

Proposed hours 8am -6pm

Existing car lot so there will be no changes to layout or property structure

28th West of Byron Center is industrial with several car lots. Fusion makes sense from a planning standpoint due to so many identical businesses in the same area.

Will not affect the neighborhood, as there is no residential in that section of 28th.

7' of grass to be installed between sidewalk and lot

2 sections of parking spots for customers and employees to have new lines painted in

Site will have up to 75 vehicles related to sales or trade ins or cars being prepped for sale

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: Fusion Auto Sales		Reviewed By: Tim Cochran	
		Date: Oct. 28, 2013	
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.		Project consists of no new construction. Parking lot striping and required greenbelt, to be installed. All other site plan data waived from provided exhibit.	
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			

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 2

DATE DISTRIBUTED: November 7, 2013
PLANNING COMMISSION DATE: November 19, 2013

ACTION REQUESTED: Request for Site Plan Approval for Metro Health
POB No. 2 Expansion

REQUESTED BY: Metro PB2, LLC

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 2122 Health Drive, SW. (Section 34)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned PUD-3 Planned Health Care District, which is the zoning surrounding the property.

EXISTING LAND USE:

The site is developed with a medical office building. The surrounding land uses are as follows:

North: Undeveloped
South: Metro Health Hospital
East: VA Outpatient Clinic-under construction (across Metro Way)
West: Metro Health Hospital

PROPOSED LAND USE:

The site plan for Metro Health POB No. 1 was approved by the Planning Commission in May 2006. Phase 1 was for a 85,900 sq. ft. medical and general office building. Phase 2 is for a second building of 99,413 sq. ft., also intended for both medical and general office use. Last month, staff approved a plan to expand the existing parking lot on the overall property and construct a new parking lot on the adjoining property to the south. The purpose was to construct additional parking and place the necessary utility infrastructure in advance of this development. The construction of phase 2 will eliminate some of the existing parking and require additional space for construction related activities.

The site plan was submitted with parking calculations that do not comply with Zoning Code requirements. Parking needs are calculated using gross floor area for office uses that do not deduct connectors, stairwells or lobbies. The petitioners are working to amend this information. A staff position on this matter will be recommended at the meeting.

Staff has the following added site plan comments:

1. Final site grading and utility plans shall be approved by the Engineering Department.
2. The addition will attach to both the existing POB No. 1 building and Metro Health Hospital. This results in a zero rear yard setback. Typically, a minimum 30 foot rear yard setback is required in this district. Under Zoning Code Section 90-894-11 b., the Planning Commission may waive either side or rear yard setbacks when deemed appropriate. This setback was waived by the Commission with phase 1. The rear yard setback is also waived for this addition.
3. The proposed landscape plan is acceptable and is adopted as part of this Site Plan approval.
4. 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 Metro Health POB No. 2 building will expand upon a medical office facility. This will contribute to the city's economic and social strength. Substantial employment will occur at facility and short term with construction. The proposed Metro Health POB No. 2 conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

Pending resolution of the parking requirements, the Development Review Team recommends the Planning Commission grant Site Plan Approval for Metro Health POB No. 2 Expansion subject to conditions 1-4 noted.

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: *Metro Health
POB No. 2*

Reviewed By: *Tim Cochran*

Date: *Oct. 29, 2013*

Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
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(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: **Metro Health
POB No. 2**

Reviewed By: **Tim Cochran**

Date: **Oct. 29, 2013**

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	✓	Boundary survey not provided. Addition.	Y
Zoning classification of petitioner's parcel and all abutting parcels	✓	All PUD-3	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>Metro Health POB No. 2.</i>		Reviewed By: <i>TIM LOCKMAN</i>	
		Date: <i>Oct. 29, 2013</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>Additional detail 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	<i>✓</i>	<i>Addition proposed.</i>	<i>Y</i>

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project:	Reviewed By:		
	Date:		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Traffic impact analysis meeting the requirements of Section 90-1003 (3), if applicable	✓	<i>Waived by Engineering. Existing Road network Planned for development</i>	Y
(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>Metro Health POB No. 2</i>		Reviewed By: <i>Tim Cockerun</i>	
		Date: <i>Oct. 29, 2013</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			