



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, March 8, 2023 – 7:00 p.m.
City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170
Fax 734-455-1892

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/84907571041>

Passcode: 314148

Webinar ID: 849 0757 1041

1. **CALL TO ORDER**
 - a) Roll Call
2. **CITIZENS COMMENTS**
3. **APPROVAL OF THE MINUTES**
 - a) Approval of the February 1, 2023 working session meeting minutes
 - b) Approval of the February 8, 2023 meeting minutes
 - c) Approval of the February 20, 2023 working session meeting minutes
4. **APPROVAL OF THE AGENDA**
5. **COMMISSION COMMENTS**
6. **PUBLIC HEARINGS**
7. **OLD BUSINESS**
 - a) Selection/discussion of form based codes test case
8. **NEW BUSINESS**
 - a) PUD 23-01: 1100 W. Ann Arbor Trail, PUD preliminary presentation and discussion
 - b) 2023 goals discussion
 - c) Master Plan discussion
9. **REPORTS AND CORRESPONDENCE**
10. **ADJOURNMENT**

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Persons with disabilities needing assistance with this should contact the City Clerk's office at 734-453-1234 x 234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE – SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create policies and programs that support staff recruitment/retention, including a coordinated recruitment program, flexible scheduling, and an internship program
2. Increase staff levels to appropriately support city services and departments
3. Provide staff/board/volunteer trainings and programming with a focus on improving understanding on issues of diversity, equity, and inclusion and emphasizing working with and serving diverse communities

GOAL AREA THREE – COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private, and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR – ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, February 1, 2023 - 6:00 p.m.
Plymouth City Hall 201 S. Main

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

1. CALL TO ORDER

Chair Karen Sisolak called the meeting to order at 6:00 p.m.

Present: Chair Sisolak, Vice Chair Silvers, Members Jennifer Mariucci, Kyle Medaugh, Hollie Saraswat, Eric Stalter

Excused: Shannon Adams, Tim Joy, Joe Hawthorne

Also present: Planning and Community Development Director Greta Bolhuis, and Planning Consultant Megan Masson-Minock

2. WORKING SESSION

The group reviewed the zoning audit report prepared by Masson-Minock. There was discussion related to items in the report that should be prioritized. It was agreed that there should be a second meeting. Bolhuis said that she would work on selecting a date for this meeting. It was also agreed that Form Based Codes would be discussed at the next regular meeting.

10. ADJOURNMENT

The meeting was adjourned at 8:10 p.m.



Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, February 8, 2023 - 7:00 p.m.
Plymouth City Hall 201 S. Main

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

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Phone 734-453-1234
Fax 734-455-1892

1. CALL TO ORDER

Chair Karen Sisolak called the meeting to order at 7:00 p.m.

Present: Chair Sisolak, Vice Chair Silvers, Commissioners Shannon Adams, Joe Hawthorne, Tim Joy, Jennifer Mariucci, Kyle Medaugh (arrived at 7:24), Hollie Saraswat, Eric Stalter

Also present: City Commission Liaison Kelly O'Donnell, Economic Development Director John Buzuvis, Community Development and Planning Director Greta Bolhuis, City Engineer Shawn Kehoe

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF MEETING MINUTES

Joy offered a motion, seconded by Adams, to approve the minutes for the January 11, 2023 meeting.

There was a voice vote.
MOTION PASSED

4. APPROVAL OF THE AGENDA

Silvers offered a motion, seconded by Hawthorne, to approve the agenda for February 8, 2023.

There was a voice vote.
MOTION PASSED

5. COMMISSION COMMENTS

There were no Commission comments.

6. PUBLIC HEARINGS

There were no public hearings.

7. OLD BUSINESS

a. SP 23-01: 587 W. Ann Arbor Road, Site Plan Review.

Applicant representative Iden Kalabet described changes to the site plan since the last meeting, including driveway spacing, landscaping, and adding a fire hydrant, more grass and a water quality unit.

Commissioner Comments

Commission members discussed the site plan and asked City Engineer Shawn Kehoe to clarify water ponding and sheeting issues. They also discussed sidewalks, landscaping, and a verge.

There were no citizen comments.

Silvers offered a motion, seconded by Stalter, to approve SP 23-01 at 587 W. Ann Arbor Road for site plan approval based on the following finding of fact.

Finding of Fact

The applicant has met the requirements for site plan approval.

The approval is conditioned on the following items being met.

Conditions

The applicant is to submit supplemental information to the building department for administrative review to address the requirements as outlined in the Planning Commission, Carlisle Wortman, and Wade Trim reports prior to any issue of permits for construction.

The proposed addition design and materials meet the intent of the ARC District design guidelines and perpetuate the continuity of the existing building's architecture and style.

No interior landscaping tree islands are required.

No verge is required.

No wall structures are required.

The applicant is to eliminate the southwestern sidewalk as shown on the site plan and provide instead a sidewalk along the existing drive that is being preserved aligned to the new addition's sidewalk circulation pathway.

The applicant will coordinate resolving the north curb state with the city engineer with regard for managing sheeting runoff at the north property line.

Landscaping changes are to be handled administratively.

There was a voice vote.
MOTION PASSED

8. NEW BUSINESS

a. SP 23-02: 587 W. Ann Arbor Trail, Site Plan Review

City Engineer Shawn Kehoe gave an overview of the site plan for the parking lot at Ann Arbor Trail and Deer. He said a light on the document would be replaced with a tree to reduce the footcandle measurement, and that an irrigation plan was forthcoming. He also said there was a plan to install four electric vehicle charging stations in the lot.

Economic Development Director John Buzuvis explained the background behind the privately-owned space adjacent to the west side of the parking lot. Kehoe said there would be a curb placed at the lot line.

Commissioner Comments

The group asked several questions, including landscaping requirements, the potential for a screening wall, and the potential for paid parking. The group agreed they would like provisions for bike parking at the lot.

There were no citizen comments.

Silvers offered a motion, seconded by Joy, to approve SP 23-02: 587 W, Ann Arbor Trail for site plan approval based on the following finding of fact.

Finding of Fact

The applicant has met requirements for site plan approval.

The approval is contingent on the following conditions.

Conditions

The applicant will submit supplemental information to the building department for the administration to review and address the requirements as outlined by the Planning Commission and in the Carlisle Wortman report prior to any permits for construction.

Due to the unique site's adjacencies and circulation, the Planning Commission waives the parking lot setback requirements and wall requirements.

In order to meet the .1-foot candle recommended by the Carlisle Wortman report, the applicant is eliminating a light on the southwest portion of the property (island G) and substituting a landscape tree in its place, thus meeting the landscaping requirement for trees.

The applicant is to provide information on water for the provided vegetation.

A bike rack area along Ann Arbor Trail will be provided for and the location is to be discussed with the engineer and building department administratively.

Grasses shown on landscaping at the south property line and curb is no longer required and can be replaced with stone, concrete, or any suitable material.

There was a voice vote.

MOTION PASSED

b. Discussion of Form Based Codes Test Case

The group discussed potential sites for the form based codes test case, including South Main, Harvey, and Old Village. They plan to discuss this further at their working session on February 20.

9. REPORTS AND CORRESPONDENCE

City Commission Liaison Kelly O'Donnell said a municipal finance advisor recently spoke to the Commission about bonds. She also said there would be a strategic planning meeting on Saturday, February 11, and invited the public to attend.

Bolhuis asked the group what time they would like to meet on February 20, and it was agreed that they would convene at 6 p.m.

10. ADJOURNMENT

Joy offered a motion, seconded by Mariucci, to adjourn the meeting at 8:32 p.m.

There was a voice vote.

MOTION PASSED



**Plymouth Planning Commission
Special Meeting Minutes
Wednesday, February 20, 2023 - 6:00 p.m.
Plymouth City Hall 201 S. Main**

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

1. CALL TO ORDER

Chair Karen Sisolak called the meeting to order at 6:11 p.m.

Present: Chair Sisolak, Vice Chair Silvers, Members Shannon Adams, Jennifer Mariucci, Kyle Medaugh, Eric Stalter

Excused: Tim Joy, Joe Hawthorne, Hollie Saraswat

Also present: Planning and Community Development Director Greta Bolhuis, and Planning Consultant Megan Masson-Minock

2. WORKING SESSION

The group continued its review of the zoning audit report prepared by Masson-Minock. Planning Commissioners were asked to rate each item on the list with their opinion of its importance. The consultant said she would compile answers in a draft report for further consideration. It was agreed that there would be a form-based code decision at the next meeting.

3. ADJOURNMENT

Silvers offered a motion, seconded by Adams to adjourn the meeting at 8:11 p.m.

There was a voice vote.

MOTION PASSED



City of Plymouth Planning Commission Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Planning Commissioners
FROM: Greta Bolhuis, AICP, Planning & Community Development Director
DATE: February 28, 2023
RE: Form Based Codes Test Case Selection

As you are aware, Carlisle-Wortman Associates has been contracted to conduct an audit of our zoning ordinances and to create a form based code zoning district. CWA has asked the Planning Commission to determine which zoning district should be considered for development of a form based code zoning district.

Within the audit, CWA suggests a form based code could be effective in the following areas and applications:

- Mixed Use: High Density in Old Village
- Mixed Use: Low Density in Old Village
- Mixed Use: High Density along S. Mill
- Mixed Use: High Density along N. Main
- Multi-family residential districts to determine the existing multi-family building types that work best and then design zoning regulations based on those examples.
- Central Business District to regulate the character of each street, parking, and public open space
- Form based corridor for I-1 and I-2
- Consolidate schedule of regulations in a form based manner

The administration is asking the Planning Commission to consider which area/zoning district/future land use designation requires an immediate form based code solution and would benefit most from CWA's technical expertise and professional knowledge. We look forward to your thoughtful discussion and consideration.

Should you have any questions, please contact me directly.

CITY OF PLYMOUTH
PLANNED UNIT DEVELOPMENT APPLICATION
 Community Development Department
 201 S. Main Street Plymouth, MI 48170
 Ph. 734-453-1234 ext. 232
www.plymouthmi.gov

I. Site/Project Information

Site Address 1100 W. Ann Arbor Trail	Current Zoning Classification R-1	Date of Application 2-15-23
Name of Property Owner of First Church of Christ Science Plymouth		Phone Number 734-453-0970
Mailing Address 1100 W. Ann Arbor Trail	Email Address (Required) clerk@christianscienceindyplymouth.com	
City Plymouth	State MI	Zip Code 48170

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	<input type="checkbox"/> Architect	<input checked="" type="checkbox"/> Developer	<input type="checkbox"/> Engineer	<input type="checkbox"/> Lessee
Applicant/Company Name Champion Development Group	Phone Number 313-282-6432			
Applicant/Company Address 5000 E. Grand River	City Howell	State MI	Zip Code 48843	
Email Address (Required) hamgroup2@gmail.com				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name Stucky Vitale Architects	Phone Number 248-546-6700		
Company Address 27172 Woodward	City Royal Oak	State MI	Zip Code 48067
Registration Number 13010286	Expiration Date 5-11-2025	Email Address (Required) arudnycky@stuckyvitale.com	

IV. Type of Project

<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Mixed Use	<input checked="" type="checkbox"/> Preliminary Plan <input checked="" type="checkbox"/> PUD Review/Revision
<input checked="" type="checkbox"/> Multi-Family <input type="checkbox"/> Single Family	<input type="checkbox"/> Final Plan <input type="checkbox"/> PUD Amendment/Extension

V. Historic District

Is this project located in the Historic District?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

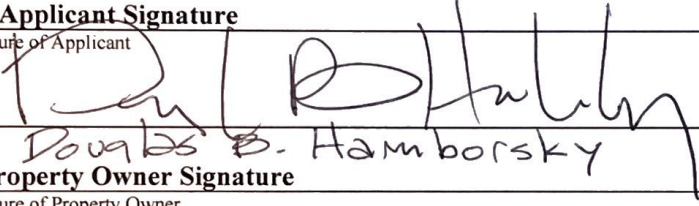
VI. Description of Project

Townhouse residential units + a new
church > Name = Brookside Village

VII. Fee Schedule

Fee Item	Fee	Quantity	Total
PUD Preliminary Plan (initial review only)	\$1,500.00	1	1,500
PUD per acre fee	\$75.00	2.25 Ac	225
Rezoning	\$800.00		
Condominium project	\$500.00		
Subsequent PUD review/revision	\$1,000.00		
Final PUD	\$1,100.00		
Extension of PUD approval	\$850.00		
Amendment to approved PUD	\$850.00		
Special PC meeting	\$900.00		
TOTAL FEE			1,725

VIII. Applicant Signature

Signature of Applicant 	Date 2-15-23
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Douglas B. Hamborsky

IX. Property Owner Signature

Signature of Property Owner	Date
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Subscribed and sworn before me this _____ day of _____, 20_____.

Notary Public: _____

My Commission expires: _____

For Office Use Only

	YES/DATE	NO	N/A
1. Pre-Application Meeting			
2. Digital Copy of Application Package			
3. Public Hearing Notice			
4. CWA Review			
5. Municipal Services Review			
6. Fire Department Review			
7. Engineering Review			

X. PUD General Design Standards (from Sec. 78-313)

The PUD meets the following general design standards		YES	NO	N/A
1.	All regulations within the city zoning ordinance applicable to setback, parking and loading, general provisions, and other requirements shall be met in relation to each respective land use in the development based upon zoning districts in which the use is listed as a principal permitted use. In all cases, the strictest provisions shall apply.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Notwithstanding (1) above, deviations with respect to such regulation may be granted as part of the overall approval of the planned unit development, provided there are features or elements demonstrated by the applicant and deemed adequate by the city commission upon the recommendation of the planning commission designed into the project plan for the purpose of achieving the objectives of this section.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	The uses proposed will have a beneficial effect, in terms of public health, safety, welfare, or convenience, on present and future potential surrounding land uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	The uses proposed will not adversely affect the public utility and circulation system, surrounding properties, or the environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	The public benefit shall be one which could not be achieved under the regulations of the underlying district alone, or that of any other zoning district.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	The number and dimensions of off-street parking shall be sufficient to meet the minimum required by the ordinances of the city. However, where warranted by overlapping or shared parking arrangements, the planning commission or city commission may reduce the required number of parking spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	All streets and parking areas within the planned unit development shall meet the minimum construction and other requirements of city ordinances, unless modified by city planning commission.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Effort shall be used to preserve significant natural, historical, and architectural features and the integrity of the land, including MDEQ regulated and non MDEQ regulated wetlands or floodplains.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Thoroughfare, drainage, and utility design shall meet or exceed the standards otherwise applicable in connection with each of the respective types of uses served.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	There shall be underground installation of utilities, including electricity and telephone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	The pedestrian circulation system, and its related walkways and safety paths, shall be separated from vehicular thoroughfares and ways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	Signage, lighting, landscaping, building materials for the exterior of all structure, and other features of the project, shall be designed and completed with the objective of achieving an integrated and controlled development, consistent with the character of the community, surrounding development or developments, and natural features of the area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	Where nonresidential uses adjoin off-site residentially zoned property, noise reduction and visual screening mechanisms such as earthen and/or landscape berms and/or decorative walls, shall be employed in accordance with section 78-206.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15.	The proposed density of the planned unit development shall be no greater than that which would be required for each of the component uses (measured by stated acreage allocated to each use) of the development by the district regulations of the underlying zoning district.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI. Requirements for Preliminary PUD Site Plan Review (from Sec. 78-314)

Applicant is requesting that the Planning Commission review the preliminary and final PUD plans concurrently, rather than as two separately phased applications.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
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Please include the following applicable information on the site plan.		YES	NO	N/A
1.	The applicant's name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Name of the development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	The preparer's name and professional seal of architect, engineer, surveyor or landscape architect indicating license in the state	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Date of preparation and any revisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Property lines and dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Complete and current legal description and size of property in acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Small location sketch of the subject site and area within ½ mile; and scale of no less than one inch equals 1,000 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Zoning and current land use of applicant's property and all abutting properties and of properties across any public or private street from the PUD site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Lot lines and all structures on the property and within 100 feet of the PUD property lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Location of any access points on both sides of the street within 100 feet of the PUD site along streets where access to the PUD is proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Existing locations of significant natural, historical, and architectural features, existing drainage patterns, surface water bodies, floodplain areas, MDEQ designated or regulated wetlands with supporting documentation and a tree survey indicating the location and diameter (in inches, measured four feet above grade) trees greater than 12 inches in diameter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	Existing and proposed topography at five-foot contour intervals, or two-foot contour intervals (two-foot intervals required for final site plan), and a general description of grades within 100 feet of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	Dimensions of existing and proposed right-of-way lines, names of abutting public streets, proposed access driveways and parking areas, and existing and proposed pedestrian and/or bicycle paths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.	Existing buildings, utility services (with sizes), and any public or private easements, noting those which will remain and which are to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.	Layout and typical dimensions of proposed lots, footprints and dimensions of proposed buildings and structures; uses with the acreage allotted to each use. For residential developments: the number, type and density of proposed housing units	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17.	General location and type of landscaping proposed (evergreen, deciduous, berm, etc.) noting existing trees and landscaping to be retained	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18.	Size, type and location of proposed identification signs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19.	If a multiphase planned unit development is proposed, identification of the areas included in each phase. For residential uses identify the number, type, and density of proposed housing units within each phase	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please include the following applicable information on the site plan.		YES	NO	N/A
20.	Any additional graphics or written materials requested by the planning commission or city commission to assist the city in determining the appropriateness of the PUD such as, but not limited to: aerial photography; market studies; impact on public primary and secondary schools and utilities; traffic impacts using trip generation rates recognized by the Institute of Transportation Engineers for an average day and peak hour of the affected roadways; impact on significant natural, historical, and architectural features and drainage; impact on the general area and adjacent property; description of how property could be developed under the regulations of the underlying district; preliminary architectural sketches; and estimated construction cost	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21.	An explanation of why the submitted planned unit development plan is superior to a plan which could have been prepared under strict adherence to related sections of this chapter.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22.	A narrative report shall accompany the site plan providing a description of the project, discussing the market concept of the project, and explaining the way the criteria set forth in the preceding design standards has been met.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XII. Requirements of the Final PUD Review Application

Please include the following applicable information on the site plan.		YES	NO	N/A
1.	Correct scale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Name of person preparing plan – Where property line surveys, topography, sewer, water or storm drains are shown, the name of the registered engineer or land surveyor preparing such elements of the plan shall be indicated on the plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Date, north point	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Property line dimension	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Street right-of-way widths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Existing utilities (sewer, water, gas, etc.) and easements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Show adjacent property and buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Existing topography, trees and other features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Off-site ground, parking lot, roadway, driveway and/or structure elevations for minimum distance of 50 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	On-site grid of maximum 100 feet intervals each way (closer where rolling terrain warrants) and minimum 2.0 feet contours	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Location of new structures including side and front yard setbacks and building length and width (show a general floor plan)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Number of dwelling units per building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	Height of structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	Percent one room apartments (efficiencies)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.	Total number of rooms if multiple-family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.	Parking requirements met (See Section 78-720)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17.	Number of units and bedrooms each building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18.	Parking lot layout (showing paved area) including ingress and egress and service area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19.	Parking lot space dimensions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20.	Loading and unloading space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please include the following applicable information on the site plan.		YES	NO	N/A
21.	Site grading and drainage plan (on-site elevations for pavements, drives, parking lots, curbs, sidewalks and finish grade at bldg.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22.	Utility connections (sanitary sewer, water, storm sewers)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23.	On-site storm water retention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24.	Fire hydrants within 300 feet (on- and off-site)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25.	Sidewalks and elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26.	Sedimentation and erosion control plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27.	Landscape plan showing plant materials to be used	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28.	Sign requirements met – proposed signage with height, dimensions, location, setbacks, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29.	Require walls and fences or greenbelts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30.	Corner clearance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31.	Service drive needed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32.	Acceleration lanes and traffic pattern	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33.	Trash receptacle locations including screening type and height	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34.	Mailbox locations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35.	Air conditioner unit locations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
36.	Special site features (play areas, pools, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
37.	Handicapped facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
38.	Building elevation drawings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please include the following additional information for final PUD review		YES	NO	N/A
1.	A separately delineated specification of all deviations from this chapter which would otherwise be applicable to the uses and development proposed in the absence of this article	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	A specific schedule of the intended development and construction details, including phasing or timing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	A specific schedule of the general improvements to constitute a part of the development, including, without limitation, lighting, signage, the mechanisms designed to reduce noise, utilities, and visual screening features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	A specification of the exterior building materials with respect to the structures proposed in the project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Signatures of all parties having an interest in the property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROJECT INTRODUCTION

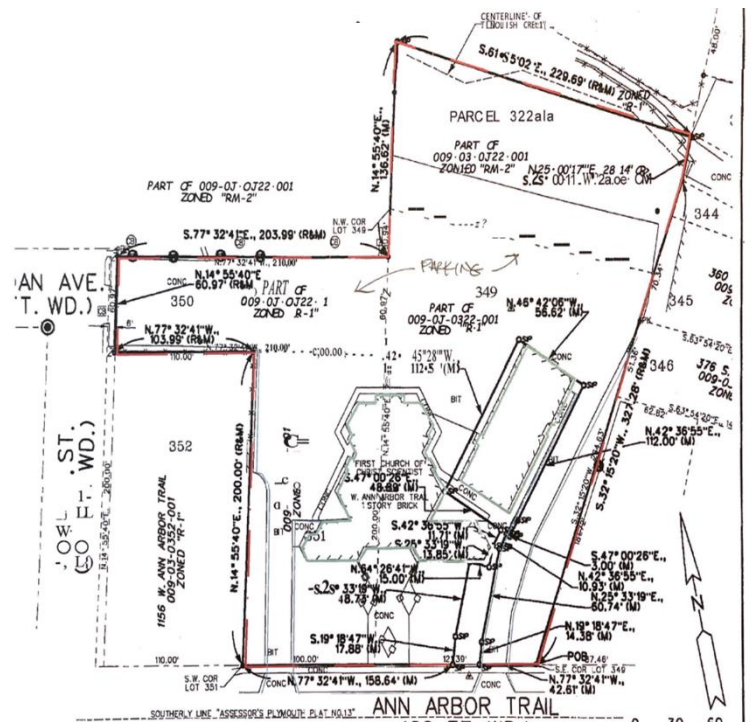
MARCH 8, 2023

OVERVIEW

The existing **First Church of Christ, Scientist of Plymouth** has been on its present 2.25 Acre site since the 1950's. Prior to this location, the Church family was located in Downtown Plymouth. In all, the this Church Community has been part of the Plymouth population for around 100 years.

The existing campus located at 1100 W. Ann Arbor Trail contains 2 structures of around 8,000 sf + 4,200 sf totaling around 12,200 sf. The Church congregation population has become reduced over the years, and no longer requires the use of a large church building. The projection for the future does not see this population growing. The present Church operations have been conducted in the smaller building for the last several years. The larger structure is presently being temporarily leased out to an unaffiliated Church group.

The need for the First Church of Christ, Scientist of Plymouth Church at this time is to develop a new structure with parking that is appropriately sized for the present and future population of the Church family. This can be accomplished on around 1/3 of the existing property land. The plan as presented in this project is that the developer, Champion Development Group, shall develop a project suitable and harmonious with the Church family and the adjacent Plymouth community.

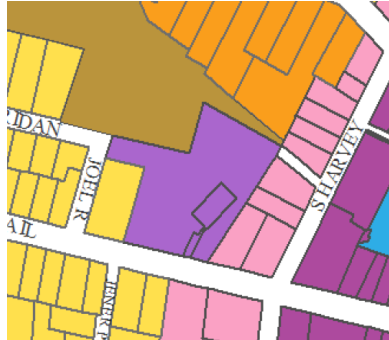


The Champion Development Group (CDG) has entered into a Contract with the First Church of Christ, Scientist of Plymouth entity to purchase the available remaining portion of the property and has been working closely with the Church family to help define what each entity needs to move forward with a workable Master Site layout. The intention is for CDG to develop a Townhouse style residential Condominium community as depicted in the designs provided with this submission.

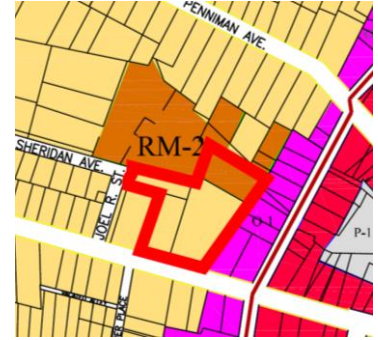
The property will become divided into a Church section and a Townhouse section. Both sections will be part of a 'Master' Condominium site that will have assorted rights and obligations to be defined in future Condominium Documents. Within the Townhouse Condominium, each structure will then become defined as 'Units' that will be regulated by requirements defined within their own Condominium Documents. This approach is common for this style of development, and we anticipate significant success with managing this plan.

ZONING DISCUSSION

The existing property is presently zoned primarily 'R-1' Residential, which allows for a Church use. There is a small portion of the North side of the property that is zoned 'RM-2'. The adjacent senior housing property to the Northwest is zoned 'RM-2' Multi-Family and the property to the East is zoned 'O-1' Office.



Future Land Use Map



Existing Zoning Map

The Future Land Use Plan has designated this property for a 'Mixed Use' future zoning. Our proposed combination of lower density Townhouse residential along with the Church that operates a small public bookstore (The Christian Science Reading Room), represents a perfect application to address the Master Plan goals for this parcel.

To support the mixed use development scope, there is not a single district that would apply to this approach. The best way to accomplish the vision as submitted is to propose that this project be considered as a **Planned Unit Development (PUD)**. This would allow for the flexibility to have the uses and features as presented to be implemented on this property. While a PUD is not a specific 'district', our plan is to utilize a number of features and regulations presently found in the **RM-2** district and apply those as shown on the plans. Setbacks, building height and similar regulations will be utilized as defined.

PUBLIC BENEFIT

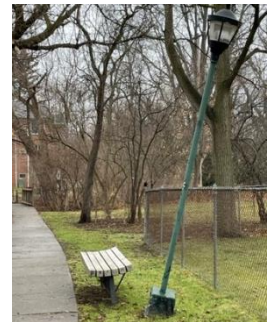
We understand that for a project to be considered through the PUD process, there must be some form of Public Benefit scope included. For the development as proposed, here are the following scope elements that we intend to provide to satisfy this requirement:

- ***A patio area with some bench seating will be provided between the public sidewalk and the Church Reading Room entry. This will allow visitors the ability to rest or simply enjoy the area during nice weather days.***

Landscaping will be included to form a 'Pocket Park' and a bike rack will be placed in this area for convenience.



- *The Tonquish Creek bank that runs along our property (approximately 230 linear feet), will undergo significant **ECOLOGICAL REVITALIZATION** by having invasive species and any dead material removed and any remaining native vegetation trimmed to an appropriate size or enhanced.*
- *We would offer to replace the dated and worn park benches with up to 4 new benches of a style as approved by the City.*
- *We would offer to replace or restore up to 3 ornamental light poles including updating to LED lamps.*
- *We intend to construct a walkway between the head end of the Tonquish Creek and the Brookside Village property including new stairs. This will allow for new convenient access to the Creek and Trail for residents and neighbors.*



In addition to these features, we will be replacing the dated existing Church structure with a fresh campus of new buildings that will enhance the values and appearance of this entire area. A welcome upgrade.

COMMUNITY GOALS

From review of the Plymouth Master Plan, we understand that there are perpetual goals to continue the improvement of the Plymouth City environment into the future. We feel the proposed PUD project addresses all of the Plymouth goals in substantial ways as follows:

QUALITY OF LIFE

- The addition of smaller, low maintenance Condominium homes will offer the Plymouth residents that wish to 'downsize' from their larger single family homes into these wonderful, zero maintenance Condominium homes.
- With the inclusion of smaller Condominium units, this will keep pricing lower than other similar properties in the area and provide living options for a significant group of residents.
- This will allow the valuable Christ Science community to remain in Plymouth for decades to come.

FINANCIAL STABILITY

- The existing large Church structure is dated and in need of significant repair and maintenance. The proposed replacement of this structure with a campus of new structures will significantly increase property values on and around the property.
- This project will convert a large portion of the existing parcel into a residential use that will immediately begin producing property tax revenue for the City.

ECONOMIC VITALITY

- The population of residents that will live in the new Condominiums will produce significant financial activity to the Downtown Plymouth area.
- The proposed enhancements to the Tonquish Creek and adjacent Trail will produce an improved environment that will affect all properties that utilize this public amenity.

INFRASTRUCTURE

- The utilities that serve the proposed development will be enhanced from the decades old services that exist. This will be especially true for the Storm Water Management of the new site.
- The new drive and traffic configuration will be designed to current MDOT standards.

*The project TEAM is extremely excited to bring this wonderful development to the City of Plymouth for consideration and look forward to discussing this plan at the **March 8, 2023** Planning Commission meeting.*

FIRST CHURCH OF CHRIST,
SCIENTIST of PLYMOUTH



1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

OWNER:

CHAMPION DEVELOPMENT GROUP
5000 E. GRAND RIVER
HOWELL, MICHIGAN 48843
(517) 545-8800

ARCHITECT

STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MICHIGAN 48067
(248) 546-6700

CIVIL / LANDSCAPE ENGINEER

STONEFIELD ENGINEERING & DESIGN
607 SHELBY ST.
SUITE 200
DETROIT, MI 48226
(248) 247-1115

SHEET INDEX - CONCEPTUAL DESIGN			
DWG #	DRAWING NAME	ISSUED FOR	DATE
SK-100	COVER SHEET	CONCEPTUAL DESIGN PACKAGE	02/15/23
SK-101	ARCHITECTURAL SITE PLAN	CONCEPTUAL DESIGN PACKAGE	02/15/23
SK-102	CONCEPTUAL ELEVATIONS	CONCEPTUAL DESIGN PACKAGE	02/15/23
SK-103	CONCEPTUAL RENDERING	CONCEPTUAL DESIGN PACKAGE	02/15/23
SK-104	CONCEPTUAL RENDERING	CONCEPTUAL DESIGN PACKAGE	02/15/23
DRAWINGS: 5			

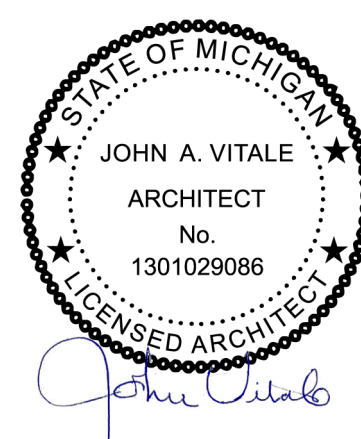
SHEET INDEX - CIVIL			
DWG #	DRAWING NAME	ISSUED FOR	DATE
C-1	ALTA / NSPS LAND TITLE SURVEY	CONCEPTUAL DESIGN PACKAGE	02/15/23
C-3	SITE PLAN	CONCEPTUAL DESIGN PACKAGE	02/15/23
DRAWINGS: 2			



2 | LOCATION MAP



1 | CONCEPTUAL RENDER ALONG ANN ARBOR TRAIL



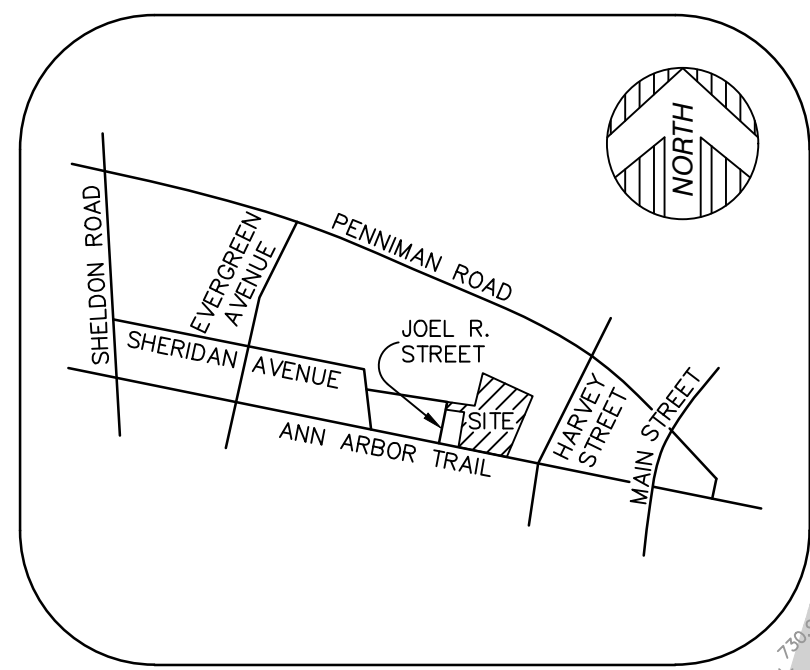
2022.129

BROOKSIDE VILLAGE
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

CONCEPTUAL DESIGN PACKAGE

BROOKSIDE VILLAGE

SK-100



VICINITY MAP
(NOT TO SCALE)

PARKING

HANDICAP PARKING = 2 STALLS
STANDARD PARKING = 94 STALLS

PARCEL AREA

97,818 SQUARE FEET = 2.25 ACRES

BASIS OF BEARING

SOUTH 77°32'41" EAST, BEING THE NORTHERLY
RIGHT OF WAY LINE OF ANN ARBOR TRAIL AS
SHOWN IN LIBER 66, PAGE 46 OF PLATS, WAYNE
COUNTY RECORDS.

BENCHMARK

TOP OF HYDRANT,
ELEVATION = 734.37' (NAVD 88)

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY
INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES
THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN
THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES
NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT
LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED
AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR
HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE
STRUCTURE INVENTORY SHOWN HEREON.

LEGEND

- SET 1/2" REBAR WITH CAP P.S. 47976
- FOUND MONUMENT (AS NOTED)
- GROUND POINT
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- TRANSFORMER
- UTILITY POLE
- ✕ LIGHT POLE WITH STREET LAMP
- ✕ LIGHTPOST/LAMP POST
- ✕ FIRE HYDRANT
- ✕ WATER VALVE
- BOLLARD
- STORM MANHOLE
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- CLEANOUT
- SANITARY MANHOLE
- SINGLE POST SIGN
- HANDICAP PARKING
- PARCEL BOUNDARY LINE
- PLATTED LOT LINE
- EASEMENT (AS NOTED)
- BUILDING
- BUILDING OVERHANG
- CURB (AS SHOWN)
- EDGE OF CONCRETE (CONC.)
- EDGE OF ASPHALT (ASPH.)
- FENCE (AS NOTED)
- WALL (AS NOTED)
- OVERHEAD UTILITY LINE
- GAS LINE
- SANITARY LINE
- STORM LINE
- WATER LINE
- FLOOD LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- BUILDING AREA
- ASPHALT
- CONCRETE

FLOOD NOTE

SUBJECT PARCEL LIES WITHIN:

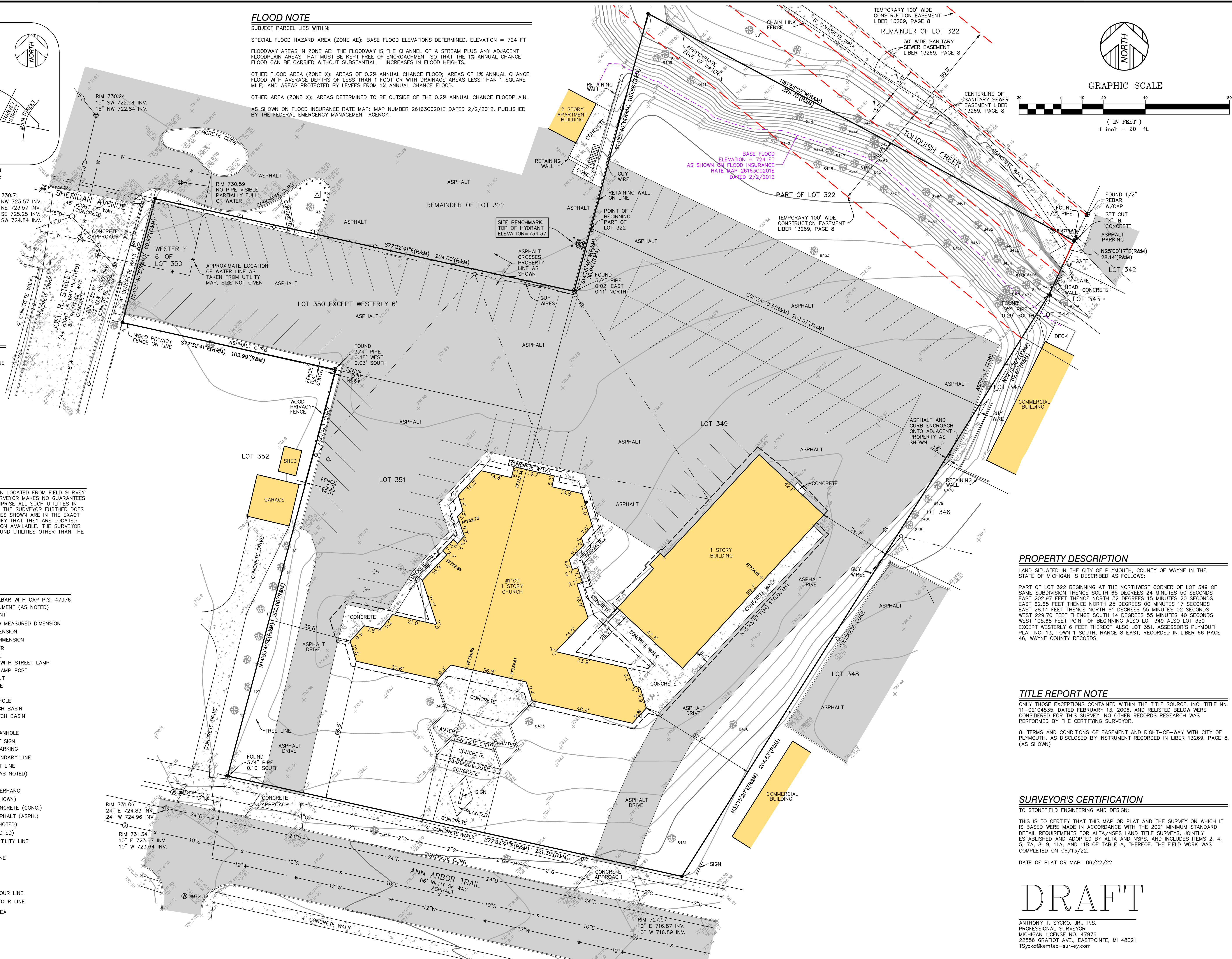
SPECIAL FLOOD HAZARD AREA (ZONE AE): BASE FLOOD ELEVATIONS DETERMINED. ELEVATION = 724 FT

FLOODWAY AREAS IN ZONE AE: THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT
FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE
FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

OTHER FLOOD AREA (ZONE X): AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE
FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE
MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

OTHER AREA (ZONE X): AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER 26163C0201E DATED 2/2/2012, PUBLISHED
BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF PLYMOUTH, COUNTY OF WAYNE IN THE
STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

PART OF LOT 322 BEGINNING AT THE NORTHWEST CORNER OF LOT 349 OF
SAME SUBDIVISION THENCE SOUTH 65 DEGREES 24 MINUTES 50 SECONDS
EAST 202.97 FEET THENCE NORTH 32 DEGREES 15 MINUTES 20 SECONDS
EAST 62.65 FEET THENCE NORTH 25 DEGREES 00 MINUTES 17 SECONDS
EAST 28.14 FEET THENCE NORTH 61 DEGREES 55 MINUTES 02 SECONDS
WEST 229.70 FEET THENCE SOUTH 14 DEGREES 55 MINUTES 40 SECONDS
WEST 105.68 FEET POINT OF BEGINNING ALSO LOT 349 ALSO LOT 350
EXCEPT WESTERLY 6 FEET THEREOF ALSO LOT 351, ASSESSOR'S PLYMOUTH
PLAT NO. 13, TOWN 1 SOUTH, RANGE 8 EAST, RECORDED IN LIBER 66 PAGE
46, WAYNE COUNTY RECORDS.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE TITLE SOURCE, INC. TITLE NO.
11-02104535, DATED FEBRUARY 13, 2006, AND RELISTED BELOW WERE
CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS
PERFORMED BY THE CERTIFYING SURVEYOR.

8. TERMS AND CONDITIONS OF EASEMENT AND RIGHT-OF-WAY WITH CITY OF
PLYMOUTH, AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 13269, PAGE 8.
(AS SHOWN)

SURVEYOR'S CERTIFICATION

TO STONEFIELD ENGINEERING AND DESIGN:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT
IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD
DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY
ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4,
5, 7A, 8, 9, 11A, AND 11B OF TABLE A, THEREOF. THE FIELD WORK WAS
COMPLETED ON 06/13/22.

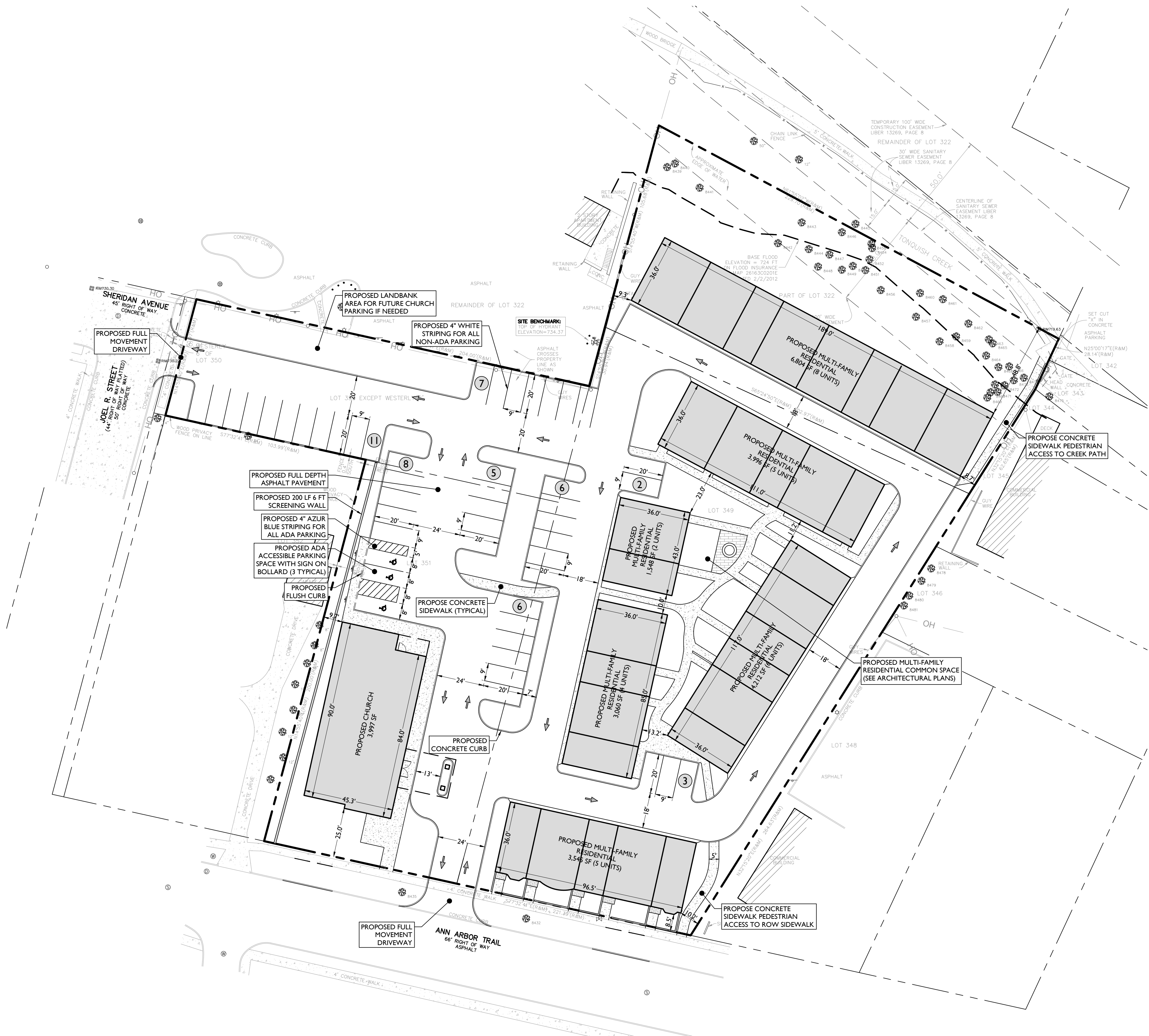
DATE OF PLAT OR MAP: 06/22/22

DRAFT

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemtec-survey.com

DATE	BY	REVISION
06/22/22	MRJ	
06/22/22	MRJ	
JUNE 22, 2022		
22-01402		
SCALE	1" = 20'	
PAGE	1	1 OF 1 SHEETS

V:\072102\DET22008-LL\REAL ESTATE\LLC\180W ANN ARBOR TRAIL\PC\CD\DET22008-LL SITE.DWG



LAND USE AND ZONING		
PARCEL ID: 49009030322309		
MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM-2)		
PROPOSED USE		
CHURCH	SPECIAL LAND USE	
RESIDENTIAL TOWNHOMES	PERMITTED USE	
ZONING REQUIREMENT	REQUIRED (RM-2)	PROPOSED
MINIMUM LOT AREA	(1)	97,818 SF (2.25 AC)
MAXIMUM FLOOR AREA RATIO	.40	N/A
MAXIMUM BUILDING HEIGHT	4 STORIES	< 4 STORIES
MINIMUM USABLE OPEN SPACE	9,000 SF (2)	> 9,000 SF
MINIMUM FRONT YARD SETBACK	25 FT (3) (4)	8.5 FT (3)
MINIMUM SIDE YARD SETBACK (ONE)	10 FT	8.7 FT (3)
MINIMUM SIDE YARD SETBACK (BOTH)	20 FT	18.0 FT (3)
MINIMUM REAR YARD SETBACK	35 FT	48.8 FT (3)
MINIMUM BUILDING SEPARATION (FRONT TO REAR, FRONT TO FRONT, REAR TO REAR)	70 FT	N/A
MINIMUM BUILDING SEPARATION (END TO END)	25 FT	N/A
MINIMUM BUILDING SEPARATION (END TO FRONT, END TO REAR)	50 FT	N/A
MINIMUM PARKING GREENBELT (ABUTTING ROW)	10 FT	N/A
SCREENING ABUTTING SINGLE FAMILY	4.5 - 6.5 FT HIGH FENCE, WALL OR LANDSCAPING	PROVIDED

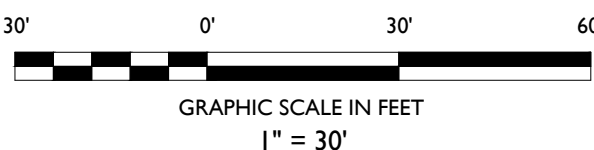
- (1) THE TOTAL NUMBER OF ROOMS IN A MULTIPLE DWELLING STRUCTURE OF TWO STORIES OR LESS SHALL NOT BE MORE THAN THE AREA OF THE PARCEL, IN SQUARE FEET, DIVIDED BY 1,300.
(97,818 SF) / (1,300 SF) = 75 MAXIMUM ROOMS
- (2) IN ALL RM-1 AND RM-2, MULTIPLE-FAMILY RESIDENCE DISTRICTS, THE MINIMUM AMOUNT OF USABLE OPEN SPACE OR RECREATION AREAPER DWELLING UNIT (EXCLUSIVE OF A REQUIRED FRONT YARD, PARKING AREAS OR DRIVEWAYS) SHALL BE EQUAL TO 150 SQUARE FEET OF LOT AREA PER BEDROOM.
(60 BEDROOMS) X (150 SF) = 9,000 SF
- (3) IN RM DISTRICTS THE MINIMUM FRONT AND REAR YARDS SHALL BE EQUAL TO THE HEIGHT OF THE BUILDING, EXCEPT THAT WHERE A FRONT LOTLINE ABUTS A STREET, 1/2 THE WIDTH OF THE RIGHT-OF-WAY OF SUCH STREET MAY BE CONSIDERED AS FRONT YARD SETBACK, BUT IN NO INSTANCE SHALL ANY FRONT OR REAR YARD SETBACK BE LESS THAN 25 FEET.
- (4) FOR EACH STORY IN EXCESS OF TWO STORIES, A SIDE YARD OF 3 1/2 FEET FOR EACH ADDITIONAL STORY SHALL BE PROVIDED, IN ADDITION TO THE MINIMUM TEN FOOT REQUIREMENT.
- (5) SETBACK REQUIREMENT AS PART OF PUD APPROVAL

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 78-271.2.A	CHURCH: 1 SPACE PER 2 SEATS OR 4 FT OF PEWS (63 SEATS)(1 SPACE / 2 SEATS) = 32 SPACES MULTI-FAMILY: 2 BEDROOM: 2 SPACES PER DWELLING (30 UNITS)(2 SPACES / UNIT) = 60 SPACES TOTAL: 32 + 60 = 92 SPACES	94 SPACES (1)
§ 78-272.2	90° PARKING REQUIREMENT: 9 FT X 20 FT VW / 20 FT AISLES	9 FT X 20 FT VW / 18 FT AISLES

- (1) 12 SPACES LAND BANKED FOR FUTURE CHURCH NEED

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	SAWCUT LINE
---	PROPOSED CURB
---	PROPOSED FLUSH CURB
---	PROPOSED SIGNS / BOLLARDS
---	PROPOSED BUILDING
---	PROPOSED CONCRETE
---	PROPOSED AREA LIGHT
---	PROPOSED RETAINING WALL
---	PROPOSED BUILDING DOORS

- GENERAL NOTES**
1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 8. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



Rutherford, NJ • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefielddeng.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

BROOKSIDE VILLAGE PROPOSED PUD DEVELOPMENT

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER



SCALE: 1" = 30' PROJECT ID: DET-220084

TITLE:

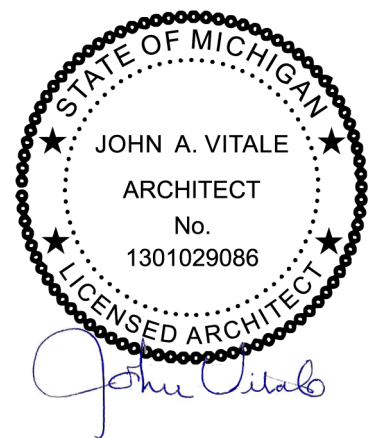
SITE PLAN

DRAWING:

C-3

NOT APPROVED FOR CONSTRUCTION

SUBMISSION FOR CITY STUDY MEETING		DESCRIPTION	
DATE	BY	DATE	BY
02/15/2023	JRC		
0		ISSUE	



2022.129

BROOKSIDE VILLAGE
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

Drawn by : JML
Checked by : ARR

ARCHITECTURAL SITE PLAN



TOWNHOUSE - UNIT SCHEDULE	
TOTAL	ROOM TYPE
14	2 BED + FLEX
16	2 BED + OFFICE + FLEX
UNIT TOTAL: 30	

TOWNHOUSE PARKING:

RESIDENT PARKING: 2 GARAGE SPACES PER UNIT - 60 TOTAL SPACES
GUEST PARKING: 18 TOTAL SPACES

© 2022 Stucky Vitale Architects

BROOKSIDE VILLAGE

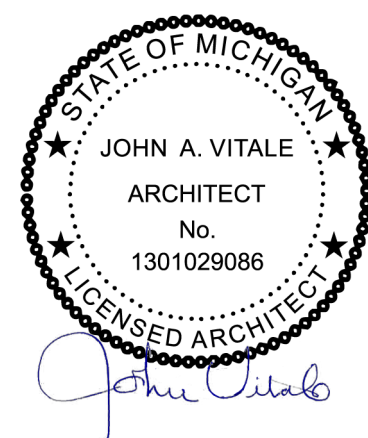
SK-101



5 | BUILDING 1 - FROM ANN ARBOR TRAIL



6 | BUILDING 1 - FROM BROOKSIDE VILLAGE



2022.129

BROOKSIDE VILLAGE
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

Drawn by : JML
Checked by : ARR

SVA

CONCEPTUAL ELEVATIONS



4 | BUILDING 1 - SOUTH ELEVATION FACING ANN ARBOR TRAIL



3 | BUILDING 1 - EAST ELEVATION



2 | BUILDING 1 - WEST ELEVATION



1 | BUILDING 1 - NORTH ELEVATION FACING BROOKSIDE VILLAGE

BROOKSIDE VILLAGE

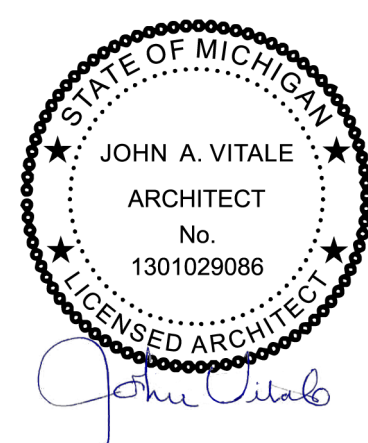
SK-102



1 | OVERALL PERSPECTIVE FACING NORTH



2022.129



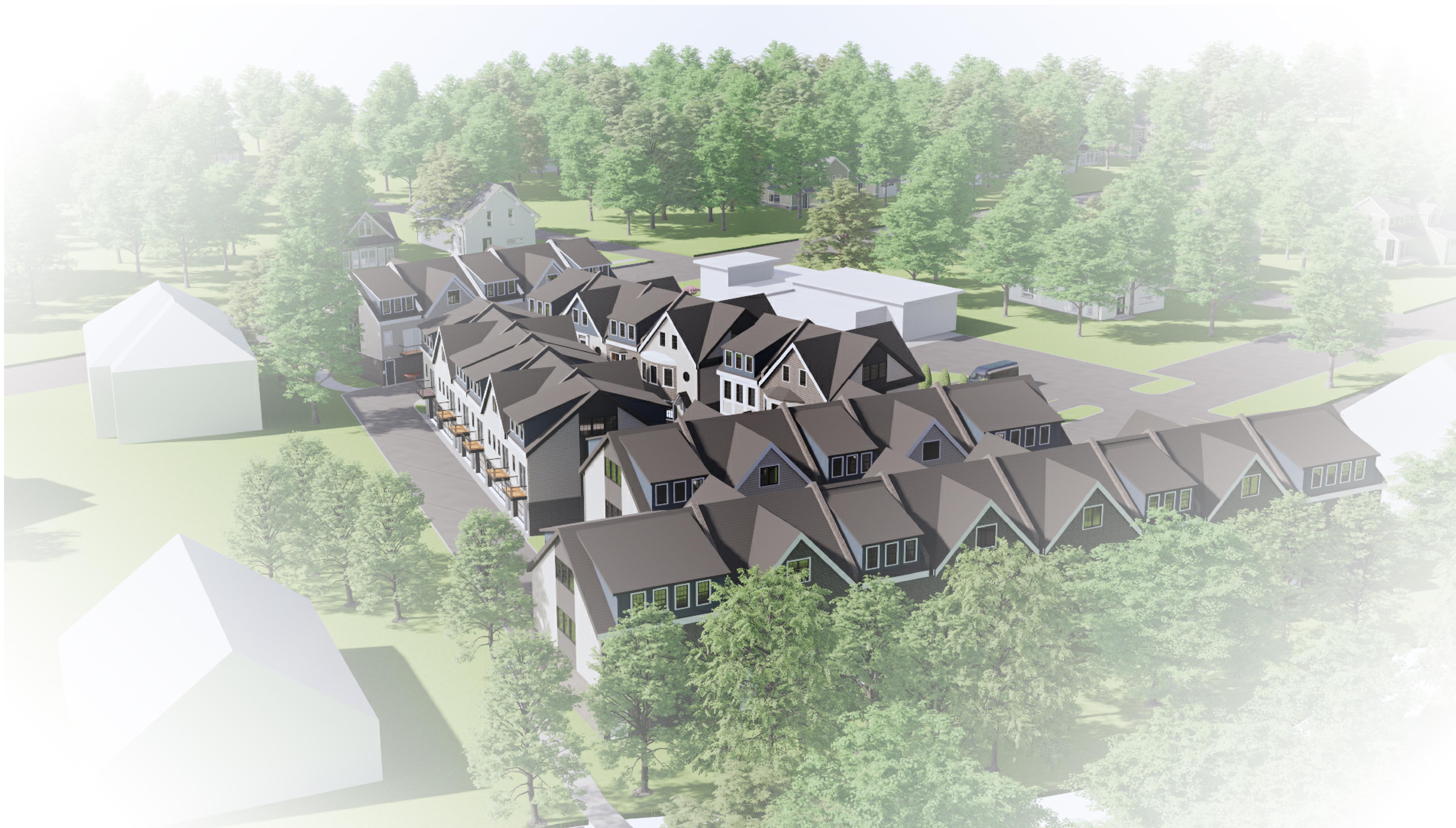
BROOKSIDE VILLAGE
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

Drawn by : JML
Checked by : ARR

CONCEPTUAL RENDERING

BROOKSIDE VILLAGE

SK-103



1 | OVERALL PERSPECTIVE FACING SOUTH



2022.129



BROOKSIDE VILLAGE
1100 WEST ANN ARBOR TRAIL
CITY OF PLYMOUTH, MI

Drawn by : JML
Checked by : ARR

CONCEPTUAL RENDERING

BROOKSIDE VILLAGE

SK-104



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

MEMORANDUM

TO: City of Plymouth Planning Commission

FROM: Sally M. Elmiger, AICP, LEED AP

DATE: March 2, 2023

RE: Brookside Village/Christian Science of Plymouth PUD – Conceptual Review

The property owner, Christian Science of Plymouth, and a developer, Champion Development Group, have teamed up to redevelop the property located at 1100 W. Ann Arbor Trail. They are proposing a mixed-use Planned Unit Development (PUD) that comprises a small church building and parking lot, and 30 townhome units. They are coming before the Planning Commission to discuss their ideas for this project, and gather your comments.

Because the Planning Commission is being asked for their input, and not a formal decision, we have provided a truncated review. This review identifies the main deviations from the Zoning Ordinance proposed by the development, and comments on various aspects of the proposal. (Note that the ordinance allows a Planned Unit Development (PUD) project deviations from the ordinance in exchange for public benefits provided by the project. The Planning Commission and City Commission must determine if the deviations create a project that fits in with the surrounding neighborhood, and are in balance with the public benefits offered by the project.) Once the applicant returns with a formal PUD Site Plan, we will review the project in detail.

Our initial observations include the following:

Master Plan:

The project is proposing a mix of townhouse (multi-family) residences, and a house of worship. The Master Plan identifies this area as “Mixed Use: Low Density.” The Plan describes this future land use designation as follows:

The Mixed Use Low Density designation is specific to land uses where it is appropriate to have a low-impact commercial use adjacent to single-family or multi-family residential areas. This land use allows for single and multi-family uses to continue and be established, while encouraging lower-intensity commercial and office uses that can serve the residential areas. The Mixed Use Low Density land use designation is generally detached buildings with the character of single-family residences that are no more than two stories. Parking in this land use should be located at the rear of the property.

The proposal is consistent/inconsistent with the Master Plan vision in the following ways:

1. The Christian Science Reading Room is a low-impact commercial use that would be adjacent to single- and multi-family residential development.

Benjamin R. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Vice President*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal*
Paul Montagno, *Principal*, Megan Masson-Minock, *Principal*, Laura Kreps, *Senior Associate*
Richard K. Carlisle, *Past President/Senior Principal*

2. The project is proposing to establish multi-family uses. Houses of worship are often combined with residential uses in the same district; however, houses of worship are considered a “Special Land Use.”
3. The townhouse design is not in the character of single-family residences. Also, the proposed buildings are taller than two stories.
4. Parking is proposed at the side and rear of the buildings.

The Planning Commission should discuss the inconsistencies of the project and Master Plan with the applicant. As discussed later in the memo, it’s our opinion that the townhouse portion of the development is too dense. If some of the buildings were only two-stories in height (and therefore don’t have as many bedrooms), this could make the project more consistent with the Master Plan, and reduce the density.

Land Uses & Density:

The project narrative describes two land uses on one “Master” condominium site. Therefore, we have applied the zoning requirements to the entire property (rather than divide the property based on the area occupied by each land use.)

The mix of uses and scale of the buildings is consistent with the RM-2, Multi-Family Residential District. We will compare the project against this zoning district’s requirements. Townhomes are considered a “permitted” use in this district, while a house of worship is considered a Special Land Use in this district.

The ordinance calculates permitted density by dividing the area of the lot by 900 s.f. (Sec. 78-191(c)). This lot is 97,818 s.f. in size. If divided by 900, the ordinance permits this site to have 109 “rooms.” The ordinance assigns a specific number of “rooms” to a unit, based on the number of bedrooms that unit has. Other rooms, such as a den, office, or similar extra space, are considered bedrooms when calculating density. Therefore, the number of rooms assigned to a unit is assigned as follows:

Efficiency apartment unit =	1 room
One-bedroom unit =	2 rooms
Two-bedroom unit =	3 rooms
Three-bedroom unit =	4 rooms
Four-bedroom unit =	5 rooms

The proposal has two types of units:

- Large unit, that has two bedrooms, one flex room, and one office. This unit would be counted as having 4 bedrooms. As such, it would be assigned 5 rooms, as listed above.
- Small unit, that has two bedrooms and one flex room. This unit would be counted as having 3 bedrooms. As such, it would be assigned 4 rooms, as listed above.

Using this information, the density of the project is proposed as follows. We have also included the maximum allowed under the RM-2 Zoning District for comparison:

	Proposed Number of Rooms/Units	Maximum Permitted Rooms/Units*	Difference
Large Units	16 units x 5 rooms = 80 rooms	11 units x 5 rooms = 55 rooms	+5 units/25 rooms
Small Units	14 units x 4 rooms = 56 rooms	13 units x 4 rooms = 52 rooms	+1 unit/4 rooms
Total	30 units/136 rooms	24 units/107 rooms**	+6 units/29 rooms

*We calculated the number of units by maintaining the 50/50 ratio between the large units and small units in the proposal.

**This calculation may be able to be refined so that all 109 rooms permitted can be accommodated in the units.

The proposal is approximately 27% higher in density than permitted in the RM-2 Zoning District. While a PUD does allow deviations from the ordinance provisions, we think this is too many units for this site, particularly since about 1/3 of the site is being used for the house of worship and their parking lot.

Site Design:

Setbacks and Bulk Requirements:

- Front setbacks:
 - The townhome building is much closer to the Ann Arbor Trail right-of-way (8.5 feet) than permitted in the RM-2 District (25-feet). However, the existing building to the east is also closer to the right-of-way than 25-feet. This also creates a comfortable transition between the single-family neighborhood and the downtown to the east.
 - The proposed church building meets the 25-foot required front setback.
- Side setbacks:
 - Both townhomes and church meet the side setback requirements.
- Rear setbacks:
 - The property line abutting the Tonquish Creek Manor parking lot is actually a “rear” property line. Therefore, a 35-foot rear setback is required in this area as well. The building locations meet this setback.
 - The townhome buildings that abut Tonquish Creek are between 14-36 feet from the edge of the floodplain. Construction of the buildings will require a 20-foot “construction envelope” to stage materials, operate equipment, and build the building. The most easterly unit in this building could be eliminated, which would increase the width of the construction envelope to 23-feet in this area.
 - Parking lots for a non-residential use (like a house of worship) must be located a minimum of 10-feet from the property line that abuts a residential property. The church parking lot is compliant with this provision except for the 11 spaces on the north side of the adjoining single-family home to the west, and the 8 “guest” spaces adjoining Tonquish Creek Manor. These conditions appear to the existing non-conformities, which may remain but can’t be expanded.
- Building height:
 - The plans do not show the architectural design of the church. If this project is being considered as one mixed-use project, architectural plans of the church need to be provided.
 - The townhomes are 2.5-stories in height. The Master Plan calls for buildings not taller than 2-stories, and the RM-2 zoning district allows up to 4-stories. Since this is a PUD, the Planning Commission may work with the applicant to determine the appropriate height of the townhome

buildings. The height of surrounding buildings should be provided to better evaluate what will “fit” into this neighborhood. As we mentioned above, reducing the height of at least some of the units to two-stories will coordinate the massing of this project with the surroundings, and the RM-2 zoning district.

Building Location and Circulation:

- The organization of the townhouse buildings close to the Ann Arbor Trail right-of-way is positive. We also consider the townhouse arrangement around a central open space to also be positive. However, the buildings around the open space are too close together. Eliminating some of the units around this space would help to open it up and make a more usable gathering space.
- The location of the church building is logical.
- Regarding site circulation:
 - Sharing the curb cut between uses is a positive aspect of the plan.
 - We also consider the “narrower” one-way driveways to be a positive aspect of the townhouse arrangement. The church parking area/maneuvering lanes could also be narrowed by the use of one-way drives, and angled spaces. Then, the westerly townhouse building could be shifted to the west, providing for a larger central park. Overall, the design should be refined to minimize the amount of pavement on the site by sharing drive aisles between the uses. At this time, almost the entire site is either paved or occupied by buildings.

Parking:

- Parking requirements for the townhomes is 2.5 spaces per unit (since each unit has 3 or more “bedrooms”). This would total 75 spaces. We assume that each unit will have a two-car attached garage. Floor plans should be provided to confirm this. If this is correct, then 60 spaces will be accommodated in garages, with an addition of 15 “visitor” spaces required. The plans show 19 “guest” parking spaces. The number of guest spaces could be reduced by four (4).
- Parking requirements for the church equal one space per 2 seats. The church states that they can accommodate 63 congregants in the building. This would equate to 31 required spaces. The engineered site plan shows 30 spaces in the vicinity of the church building. (Note that the architectural site plan shows 8 spaces along Tonquish Creek Manor’s parking area, which the engineered site plan only shows 7 spaces). Both plans also show 12 “banked” spaces along Tonquish Creek Manor’s shared property line to the north. The plans can be refined to meet the minimum number of parking spaces; however, as mentioned above, the amount of pavement on site is excessive, particularly since a one-way scenario could be easily accomplished given the two curb cuts accessing this site (Ann Arbor Trail, and Joel R. Street).

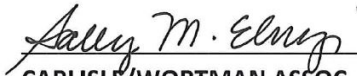
Proposed Amenities: We consider the proposed amenities to be positive aspects of the plan, with the following revisions:

- Church “pocket park” seating area. This area is approximately 12’ x 15’. While we think creating an inviting space for passing pedestrians to be positive, due to its design and close proximity to the building, the area functions more as a “front porch” to the building for users of the building,

and not a space that is inviting to passing pedestrians. The idea is good, and the design of this area could be refined through the PUD process to better meet the intent.

- Townhome central park. As mentioned through this review, the organization of townhomes around a central gathering area is positive. However, in our opinion, the space is too small in relation to the height of the buildings, making for a tight, uninviting space. The space between some buildings are only 10-feet apart. We have provided a number of ideas in this memo that could expand the central park, including eliminating some of the units around the park, specifically those that are really close to the neighbor, and narrowing the church parking lot/maneuvering lane to allow the west townhouse building to shift further to the west. The project designer may have other ideas as well.
- Tonquish Creek bank ecological restoration. This would be a positive change along the creek as long as the priority is to improve the ecological functioning of the bank area, and improve water quality entering the creek from this site. This project will require input from ecological professionals, and any restoration work will require revegetation with native plant species, and specialized maintenance of the area to enable establishment of the plants.
- Tonquish Creek bench and ornamental light pole updates. These are positive proposals that may require input from other City departments.
- Public walkway between Ann Arbor Trail and Tonquish Creek. We consider this a positive amenity, particularly since the walkway will be open to the public. The walk also includes a new bridge over the creek that leads to the existing walkway along the north side of the creek.

In summary, we think the project has many positive qualities, particularly one that allows a Plymouth organization who has been in the City for decades to remain in the City. That said, we have provided a number of comments and ideas to refine the proposal that should be discussed between the applicant and Planning Commission. We look forward to participating in this discussion at the upcoming meeting.


CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal



City of Plymouth Planning Commission Memorandum

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TO: Planning Commissioners
FROM: Greta Bolhuis, AICP, Planning & Community Development Director
DATE: March 1, 2023
RE: Master Plan Review

As you are aware, the City of Plymouth is required to review the Master Plan every five years. The current Master Plan was adopted in September 2018 and has the following table of contents:

1. Introduction
2. Public Input
3. Goals
4. Future Land Use Plan
5. Sub-Area Plans
 - a. Downtown
 - b. Old Village
 - c. North and South Main
 - d. South Mill
 - e. Ann Arbor Road
6. Transportation Plan
7. Implementation
8. Background Studies
9. Appendix

We recommend assigning a few Planning Commission members to each section. The members will be asked to review the section, suggest changes, additions, and deletions as appropriate, and then present the changes to the rest of the Commission for consideration and discussion. The administration is available for support and to answer any questions. Please consider which sections you are most interested in reviewing and be ready to discuss on Wednesday.

Should you have any questions, please contact me directly.