

TRAVERSE CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, July 7, 2015

7:30 P.M.

Commission Chambers
Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684

Posted: July 2, 2015

AGENDA

The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan 49684, 922-4440, T.D.D., 922-4766, has been designated to coordinate compliance with the non-discrimination requirements. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

Planning Commission
c/o Russell Soyring, Planning Director
400 Boardman Avenue, Traverse City, MI 49684
231-922-4778

1. **CALL MEETING TO ORDER**
2. **ROLL CALL**
3. **ANNOUNCEMENTS**
4. **APPROVAL OF MINUTES.**
April 7, 2015 Regular Meeting, April 21, 2015 Study Session, May 19, 2015 Study Session and June 16, 2015 Study Session minutes.
5. **OLD BUSINESS**
 - A. Special Land Use Permit request and Site Plan Review Request by Craig Patterson of The Woda Group, Inc on behalf of Pine Street Development One, LLC to allow for a taller building at 305 W. Front Street (For introduction and possibly scheduling a Public Hearing for August 4, 2015)
 - B. An amendment to the Traverse City Code of Ordinances General Provisions and Definitions Section 1320.07, *Definitions*; Industrial (I) District Section 1354.01, *Uses Allowed*, regarding allowing funeral services and crematories with conditions. (For introduction and possibly scheduling a Public Hearing for August 4, 2015)

6. NEW BUSINESS

- A. Parks and Recreation prioritization for Parks Projects and Brown Bridge Trust Fund (Discussion by Parks and Recreation Chairperson, Brian Haas)
- B. Conditional rezoning request initiated by Doug Mansfield of Mansfield Land Use Consultants, on behalf of Traverse Development Group to rezone the properties located at 2351, 2455, 2457 and 2359 North Aero Park Court from I (Industrial District) to C-3 (Community Center District) with conditions (For introduction and possibly scheduling a Public Hearing for August 4, 2015)
- C. Request initiated by David Socks, on behalf of James Labreck to possibly rezone or conditionally rezone the property located at 209 W Fourteenth Street from R-9 (Multi-Family Dwelling District) to C-1 (Office Service District) (Discussion)
- D. Planning Commission representative to serve on the Traverse City Place Plan Committee (Action Requested)

7. CORRESPONDENCE

8. REPORTS

- A. City Commission - Commissioners Easterday and Werner
- B. Board of Zoning Appeals - Commissioner Bergman
- C. Grand Traverse Commons Joint Planning Commission - Commissioners Serratelli and Warren
- D. Arts Commission- Commissioner Warren
- E. Planning Commission
 - 1. Housing Building Committee— Commissioner Bergman
 - 2. Active Transportation Committee—Commissioner Werner
 - 3. Master Plan Review Committee—Commissioners Bergman, Dow and Twietmeyer
 - 4. Parking Regulation Committee- Commissioner Serratelli
- F. Planning Department—Mr. Soyring

9. PUBLIC COMMENT

10. ADJOURNMENT

MINUTES
TRAVERSE CITY PLANNING COMMISSION
Regular Meeting

TUESDAY, APRIL 07, 2015

7:30 P.M.

Commission Chambers
Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684

PRESENT: Vice-Chairperson Jody Bergman, Commissioners Michael Dow, Jeanine Easterday, Janet Fleshman, Linda Koebert, Tim Werner, Chairperson John Serratelli, Bill Twietmeyer and Jan Warren

ABSENT: None.

STAFF PRESENT: Russ Soyring, Planning Director; Missy Luick, Planning and Engineering Assistant

1. CALL MEETING TO ORDER- Chairperson Serratelli called the meeting to order at 7:30 p.m.

2. ROLL CALL

3. ANNOUNCEMENTS

Mr. Soyring announced that on May 11, 2015, the City Commission will hold a Study Session focusing on Redevelopment Ready Communities. Members of the Planning Commission, Joint Planning Commission, Board of Zoning Appeals and Downtown Development Authority will be asked to attend.

4. APPROVAL OF MINUTES

March 3, 2015 Regular Meeting and March 17, 2015 Study Session.

Motion by Commissioner Easterday, second by Commissioner Twietmeyer, to approve the minutes of March 3, 2015 Regular Meeting and March 17, 2015 Study Session as amended. Motion carried 9-0.

5. OLD BUSINESS

A. Capital Improvement Plan 2015-2021. Public Hearing.

Mr. Soyring introduced the Capital Improvement Plan.

Commission discussion included moving the 8th Street- Lake Street to Woodmere (Project ID # 882) up a year. Consensus was to move part of the project up by one fiscal year. The project will begin in FY 17/18 and be completed in FY 18/19.

Commission discussion and consensus included moving the Boardman Lake Trail-West (14th to S. Airport) (Project ID # 570) from a Visionary Project to a Capital Project in FY 16/17.

Commission discussion and consensus included moving Natural Features Inventory (Project ID # 785) from FY 17/18 to FY 15/16.

Commission discussion and consensus included adding additional elements as listed in the Bayfront Plan 2010 document for the Con Foster Commons (Project ID # 874) project to the project description.

Commission discussion included planning and implementing park improvements from a holistic city-wide approach.

Motion by Commissioner Twietmeyer, second by Commissioner Koebert, that the 2015-2021 Capital Improvement Plan as amended by the Planning Commission be adopted and that the action be communicated to the City Commission.

A Public Hearing was opened. There was no public comment. The Public Hearing was closed.

Motion carried 9-0.

B. Site Plan Review – Major Amendment 124 West Front Street

Mr. Soyring explained his April 2, 2015 memo to the Commission.

Keith Owen, of Owen Architects Collaborative, LLC, addressed the Commission.

Mr. Lodge addressed the Commission and answered questions.

Motion by Commissioner Warren, second by Commissioner Dow, that the request from W. Keith Owen of Owen Architects Collaborative, LLC on behalf of Federated Properties, LLC for major change to Site Plan Review 14-SPR-01 at the property commonly known as 124 W. Front Street be approved as submitted.

Motion carried 9-0.

6. NEW BUSINESS

- A.** Planning Commission Representative on the Public Arts Commission. Action Requested.

Commission discussion.

Motion by Vice-Chairperson Bergman, second by Commissioner Twietmeyer, that Commissioner Warren serve on the Public Arts Commission as the City Planning Commission Representative.

Motion carried 9-0.

- B.** Planning Commission Representatives on a Staff led Public Engagement Plan. Action Requested.

Mr. Soyring explained that creating a Public Participation Plan is a best-practice as recommended by the Redevelopment Ready Community program.

Commissioners Dow, Koebert and Fleshman expressed interest in serving on the staff led committee.

7. CORRESPONDENCE- None.

8. REPORTS

- A.** City Commission - Commissioners Easterday reported
B. Board of Zoning Appeals - Commissioner Bergman reported
C. Grand Traverse Commons Joint Planning Commission - Commissioner Warren reported
D. Planning Commission
1. Housing Building Committee— No report
 2. Active Transportation Committee—No report
 3. Master Plan Review Committee—No report
 4. Parking Regulation Committee- Commissioner Serratelli reported
- E.** Planning Department—Mr. Soyring- No report
1. Capital Improvement Plan- Previously discussed.
 2. Division Street Planning and Environmental Linkages (PEL) Project- Commissioner Serratelli reported

9. PUBLIC COMMENT

- John Nelson, 4022 Incochee Crest Commons, Garfield Township, made comments regarding the loss of trees in The Moorings development and the lack of tree protection guidelines in City ordinances.

10. ADJOURNMENT

Chairperson Serratelli adjourned the meeting at 9:16 p.m.

Respectfully submitted,

Date: _____

Jan Warren, Secretary

MINUTES
TRAVERSE CITY PLANNING COMMISSION
Study Session

TUESDAY, April 27, 2015

7:30 P.M.

Commission Chambers
Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684

PRESENT: Vice-Chairperson Jody Bergman, Commissioners Michael Dow, Jeanine Easterday, Janet Fleshman, Linda Koebert, Tim Werner, Bill Twietmeyer and Janice Warren

ABSENT: Chairperson John Serratelli

STAFF PRESENT: Russ Soyring, Planning Director; Missy Luick, Planning and Engineering Assistant

1. CALL MEETING TO ORDER

Vice-Chairperson Bergman called the meeting to order at 7:30 p.m.

2. ROLL CALL

3. ANNOUNCEMENTS

Commissioner Warren announced an upcoming meeting of the League of Women Voters that will focus on water pollution.

4. VEGETATED ROOFS (GREEN ROOFS) (DISCUSSION)

Mr. Soyring introduced the topic and how it is related to the City of Traverse City Master Plan and specifically the Natural Resources Element.

Nathan Griswold presented to the Commission.

Commission discussion.

Commission consensus was that staff would do research related to possibly allowing incentives for developers for installing features that provide a community benefit such as vegetated roofs, community spaces, trees, etc. and bring recommendations back to the Commission.

5. REVIEW OF BUILDING HEIGHTS (DISCUSSION)

Mr. Soyring summarized his April 16, 2015 memo to the Commission regarding building heights.

Bob Cornwell addressed the commission.

Commission discussion.

Mike Wills addressed the commission.

Commission discussion.

6. PUBLIC COMMENT- None.

7. ADJOURNMENT

Vice Chairperson Bergman adjourned the meeting at 9:06 pm

Respectfully submitted,

Date: _____

Jan Warren, Secretary

MINUTES
TRAVERSE CITY PLANNING COMMISSION
Study Session

TUESDAY, May 19, 2015

7:30 P.M.

Training Room

Governmental Center, 2nd Floor

400 Boardman Avenue

Traverse City, Michigan 49684

PRESENT: Vice-Chairperson Jody Bergman, Commissioners Michael Dow, Jeanine Easterday, Janet Fleshman, Linda Koebert, Chairperson John Serratelli, Bill Twietmeyer, Janice Warren and Tim Werner

ABSENT:

STAFF PRESENT: Russ Soyring, Planning Director; Missy Luick, Planning and Engineering Assistant

1. CALL MEETING TO ORDER

Chairperson Serratelli called the meeting to order at 7:30 p.m.

2. ROLL CALL

3. ANNOUNCEMENTS

Mr. Soyring announced that on June 8 at 7:00 p.m., the City Commission will discuss the priorities of the Boardman Lake Brownfield Plan including Boardman Lake Avenue, Boardman Lake Trail and the railroad wye at their study session meeting.

Mrs. Luick announced that the recent ordinance codification included updates to four sections of the zoning code. Updated sections were distributed and should be removed and replaced in full in Commissioners zoning code binders.

4. TEXT AMENDMENT REQUEST TO ADD FUNERAL HOME AND CREMATORY AS USES IN THE INDUSTRIAL DISTRICT - (DISCUSSION)

Mr. Soyring introduced the topic.

Vaughn Seavolt addressed the Commission.

Rick Korndorfer addressed the Commission.

Commission discussion.

Commission consensus was to discuss possible text amendment options at a future meeting to allow for funeral homes and crematories in the Industrial District.

Commission discussion included a desire to discuss the Industrial District uses allowed at a future study session.

5. SPECIAL LAND USE PERMIT REQUEST FOR A TALLER BUILDING AT 305 W. FRONT STREET (DISCUSSION)

Mr. Soyring introduced the topic and explained that buildings up to 60 feet are allowed by right, and buildings up to 100 feet tall are allowed by Special Land Use Permit.

Doug Mansfield addressed the Commission.
Craig Patterson addressed the Commission.

Commission discussion.

The following individuals made public comment on the topic:

- Betsy Zerip, 150 Pine Street, made comments in opposition
- Ellen Boardman, 150 Pine Street, made comments in opposition
- Pricilla Townsend, 150 Pine Street, made comments in opposition
- Lee Delancey, 150 Pine Street, made comments in opposition
- John Nelson, 4022 Incochee Crest Commons, made general comments
- Tony Lentych, city resident and Traverse City Housing Commission executive director, made general comments
- Elizabeth Osborne, 150 Pine Street, made comments in opposition
- Amber Jockman, 150 Pine Street, made comments in opposition
- Paul Trameney, city resident, made general comments
- David Wagstaff, 150 Pine Street, made comments in opposition
- Carly Jankowski, 150 Pine Street, made comments in opposition
- Jeffrey Turner, 150 Pine Street, made comments in opposition
- Deb Shire, 150 Pine Street, made comments in opposition
- Rob Bacigalupi, city resident and DDA executive director, made general comments

Commission discussion.

6. 2016-17 STREET PROJECTS (DISCUSSION)

Mr. Soyring explained that for the 2016-17 fiscal year, there is \$600,000 allocated for street reconstruction. A portion of 7th Street and 11th Street have been identified in Mr. Soyring's May 14, 2015 memo for reconstruction.

Commission discussion included engaging both schools (TCAPS and GTACS) in street reconstruction/improvement discussions. Discussion also included emphasizing crosswalks near the schools.

For the 7th Street discussion, consider expanding the mailing notification if one-way to two-way conversations are to take place.

7. REQUEST FROM SHANNON WALTERS TO POSSIBLY REZONE PROPERTIES ON GARFIELD AVENUE FROM C-1 TO C-3 PER THE ZONING ELEMENT (DISCUSSION)

Mr. Soyering introduced the request and explained that the Zoning Element (on page 10) recommends that the C-1 District on Garfield Avenue be rezoned to C-3 District.

Shannon Walters addressed the Commission.

Commission discussion.

The topic will be discussed further at the June Planning Commission Study Session.

8. PUBLIC COMMENT- None.

9. ADJOURNMENT

Chairperson Serratelli adjourned the meeting at 9:52 pm

Respectfully submitted,

Date: _____

Jan Warren, Secretary

MINUTES
TRAVERSE CITY PLANNING COMMISSION
Study Session

TUESDAY, June 16, 2015

7:30 P.M.

Training Room

Governmental Center, 2nd Floor

400 Boardman Avenue

Traverse City, Michigan 49684

PRESENT: Vice-Chairperson Jody Bergman, Commissioners Janet Fleshman, Linda Koebert, Chairperson John Serratelli, and Commissioner Tim Werner

ABSENT: Commissioners Michael Dow, Jeanine Easterday, Bill Twietmeyer, and Janice Warren

STAFF PRESENT: Russ Soyring, Planning Director; Missy Luick, Planning and Engineering Assistant

1. CALL MEETING TO ORDER

Chairperson Serratelli called the meeting to order at 7:30 p.m.

2. ROLL CALL

3. ANNOUNCEMENTS

Mr. Soyring announced that on June 24 at 7:00 p.m. at the Inside Out Gallery, the City and Michigan Economic Development Corporation will be hosting a meeting to discuss redevelopment opportunities on Hall Street. Property owners in the vicinity have been invited to attend and the general public is welcome as well.

4. TEXT AMENDMENT REQUEST TO ADD FUNERAL HOME AND CREMATORY AS USES IN THE INDUSTRIAL DISTRICT (DISCUSSION)

Mr. Soyring explained his June 11, 2015 memo to the Commission. Staff is recommending that funeral homes be allowed by right in the Industrial District. Staff is further recommending that crematories be allowed by right (with conditions) in the Industrial District.

Vaughn Seavolt addressed the Commission.

Commission discussion.

Commission consensus was to proceed with Staff's recommendation, but with an expanded definition of crematory include pets or "companion animals" (not livestock).

Staff will proceed with a text amendment for introduction at our July 7, 2015 meeting.

5. REQUEST TO REZONE A SEGMENT OF GARFIELD AVENUE (DISCUSSION)

Chairperson Serratelli read the recommendation in the Zoning Element pursuant to this request. The Zoning Element states as a long term recommendation, "Garfield Avenue is a corridor of significance and should be developed as an overlay district or in conjunction with any future corridor studies. Unless an overlay district or future corridor study states differently, the C-1 District along Garfield Avenue should be rezoned to C-3 District." The Zoning Element goes on to read, "Regulations that reduce intensity levels at the boundaries of Conventional or Traditional neighborhoods should be developed (i.e. larger setback, limited hours of operation)."

Mr. Soyering stated that the Master Plan calls for a TC-4 neighborhood in this area which would support a C-3 zoning. The Corridors Master Plan identifies the area as "office/residentially scaled buildings".

Staff is recommending that the C-1 (Office Service) zoning remain in this area until a form-based code overlay zone is developed for the corridor and/or there are more complete intensity standards developed within the zoning Code to ensure more intensive uses can be accommodated without negatively impacting the nearby residential neighborhoods.

Commission discussion.

Shannon Walters addressed the Commission.

Commission consensus was to agree with the Staff recommendation to leave the C-1 zoning in place; however, they wish to re-evaluate in several months if the City isn't moving forward with a form based code.

6. PUBLIC COMMENT

- Doug Mansfield, Mansfield Land Use Consultants, 830 Cottageview Drive, made public comment regarding a conditional rezoning request on Aero Park Court. He distributed the request materials to the Commission.

Commission discussion.

The topic will be on the next regular meeting of the Planning Commission, July 7, 2015.

- Jane Fotchman, 1908 Seneca Street, city resident, made general comments regarding the proposed 305 W. Front Street project

7. ADJOURNMENT

Chairperson Serratelli adjourned the meeting at 8:23 pm

Respectfully submitted,

Date: _____

Jan Warren, Secretary



Communication to the Planning Commission

FOR THE MEETING OF: JULY 7, 2015

FROM: RUSS SOYRING, PLANNING DIRECTOR

SUBJECT: SPECIAL LAND USE PERMIT AND SITE PLAN REVIEW REQUEST BY DOUG MANSFIELD REPRESENTING PINE STREET DEVELOPMENT ONE, LLC TO ALLOW FOR TWO TALLER BUILDINGS AT 305 W. FRONT STREET

DATE: JUNE 30, 2015

The Planning Department has received a request from, Doug Mansfield representing Pine Street Development One LLC for a Special Land Use Permit for two taller building buildings and Site Plan Approval at 305 W. Front Street. Both buildings would be approximately 96 feet tall measured at the street elevation. Together, the two buildings are proposed to have 174 upper story dwelling units with over 20,000 square feet of commercial space at street level. A single driveway on Pine Street would provide access to a two level parking deck with 183 parking spaces. Sidewalks along Front and Pine Streets provide pedestrian access and a future public boardwalk is indicated along the river's edge

Part of the site is currently leased as a public parking lot. To the south of the subject property is Riverview Terrace, a nine story residential building. To the north across Front Street are one to four story commercial buildings. To the west is the Boardman River and to the east across Pine Street is a parking area and one and two story commercial buildings.



The property is zoned C-4c (Regional Center District) which allows for a 60 foot tall building by right. The zoning code allows for buildings up to 100 feet tall by Special Land Use Permit if at least 20% of the building is designed and used for dwellings. The Master Plan designates this area as a TC-5 (Downtown) neighborhood that is the most formally and intensely developed of the two types of commercial neighborhoods. The focus is on high intensity, regional, commercial activity.

The site plan is being adjusted to meet the zoning code in terms of driveway separation, building adjustments to meet the special requirements for along the river and possible. A physical model of the buildings is being developed and will be presented at the meeting.

If you feel that there is sufficient information to consider the Special Land Use Permit request and Site Plan Review request, the following motion would be appropriate:

I move that the request by Doug Mansfield on behalf Pine Street Development One, LLC for a Special Land Use Permit and Site Plan Review to allow for a taller building at 124 W. Front Street be introduced and scheduled for a public hearing on August 4, 2015.

RAS

Attachments: Special Land Use Permit Application
Letter from Doug Mansfield, Mansfield Land Use Consultants
Site Plan Review Application
Elevation Set dated 6/29/15, Site Plan Set dated 5/11/15
Excerpt from Zoning Code sections 1364.02 *General Standards for Approval* and 1364.08 (m)
Taller buildings

June 29, 2015

City of Traverse City
Mr. Russell Soyring, Planning Director
400 Boardman Avenue
Traverse City, MI 49684

Re: Mixed Use Development / Tall Building Proposal
305 West Front Street

Dear Russ,

Per your conversations with the Applicant I would request that we commence with the Special Use Permit Process and Site Plan Review for a mixed use, retail, office, and residential development at 305 West Front Street. As you are aware the Site is zoned C-4C which is the most intense land use found in the core of the City. This zoning also allows the City to permit up to a 100 foot height allowance through the Special Use Permit process. In order to provide a mix of housing, we hereby request said height allowance. We have provided what we believe are the plans and exhibits responsive to this request.

I ask that you place our proposal on the next regular meeting of the Planning Commission as an introduction to the formal Special Use Permitting process. I have provided the Site Plan Review and Special Use Permit application and the inclusive fee.

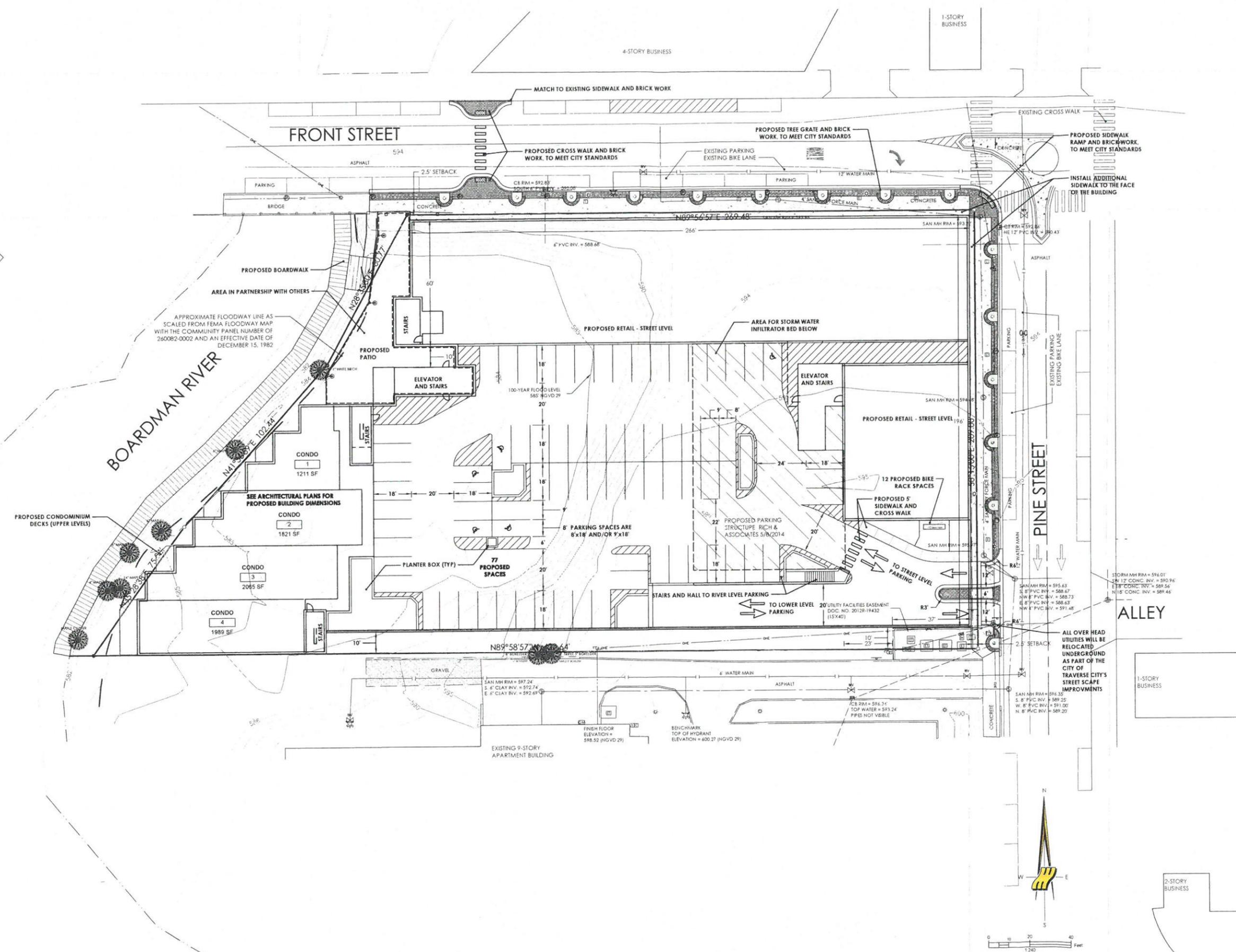
I look forward to working with the City again and should you have any questions or concerns please do not hesitate to contact me at our offices.

Respectfully,



Douglas L. Mansfield
President
Mansfield Land Use Consultants

Project: 14035 - Pine Street Development One LLC
 Date: 5/11/15
 Scale: 1/4" = 1'-0"



830 Cottageview Dr., Ste. 201
 P.O. Box 4015
 Traverse City, MI 49685
 Phone: 231-946-9310
 www.mansfield.com
 info@mansfield.com

Mansfield

Land Use Consultants

| REV | DATE | BY | CHK | DESCRIPTION |
|-----|----------|----|-----|-------------|
| 0 | 05/11/15 | dm | mm | Original |

Pine Street Development One LLC
 Site and Dimension Plan - Street Level
 Part of Block 1, Original Plat of Traverse City
 City of Traverse City, Grand Traverse County, Michigan

PRELIMINARY

14035

Sht. 2 of 4

HALL STRE.

WADSWORTH STREET

ZONED: C-4A ZONED: C-4A ZONED: C-4B ZONED: C-4B ZONED: C-4B ZONED: C-4B ZONED: C-4B

FRONT STREET

ZONED: C-2

BOARDMAN RIVER

APPROXIMATE FLOODWAY LINE AS SCALED FROM FEMA FLOODWAY MAP WITH THE COMMUNITY PANEL NUMBER OF 260082-0002 AND AN EFFECTIVE DATE OF DECEMBER 15, 1982

EXISTING TREES TO REMAIN (TYP)

REMOVE ALL EXISTING TREES SHADED GRAY

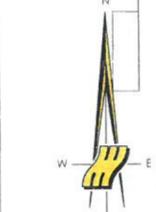
REMOVE EXISTING MONITOR WELL

REMOVE EXISTING GRAVEL

EXISTING 9-STORY APARTMENT BUILDING

ZONED: C-4C

REMOVE AND REPLACE EXISTING SIDEWALK FROM THIS POINT TO THE INTERSECTION OF PINE AND FRONT STREET



GRAPHIC SCALE 1 inch = 20 feet

REMOVE EXISTING ASPHALT, CURB AND WALK AS NEEDED TO CONSTRUCT NEW CROSS WALK

REMOVE AND REPLACE EXISTING SIDEWALK FROM BRIDGE ABUTMENT TO INTERSECTION AT PINE AND FRONT STREETS

REMOVE SIGN

2.5' SETBACK

EXISTING PARKING EXISTING BIKE LANE

12" WATER MAIN

EXISTING CROSS WALK

REMOVE AND RECONSTRUCT EXISTING CURB/WALK

REMOVE EXISTING MONITOR WELL

REMOVE EXISTING CONCRETE

REMOVE EXISTING ASPHALT

REMOVE EXISTING MONITOR WELL

ALLEY

REMOVE AND RECONSTRUCT EXISTING CURB CUT

1-STORY BUSINESS

ZONED: C-4C

830 Comptroller Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
www.mansfield.com
info@mansfield.com

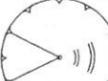
Mansfield
Land Use Consultants

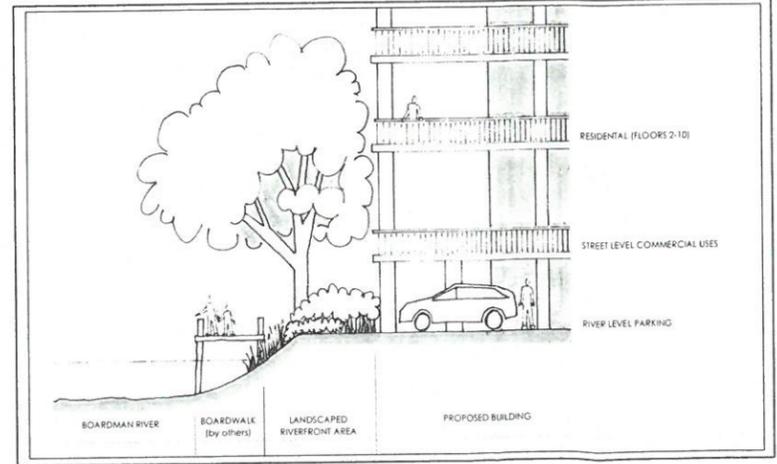
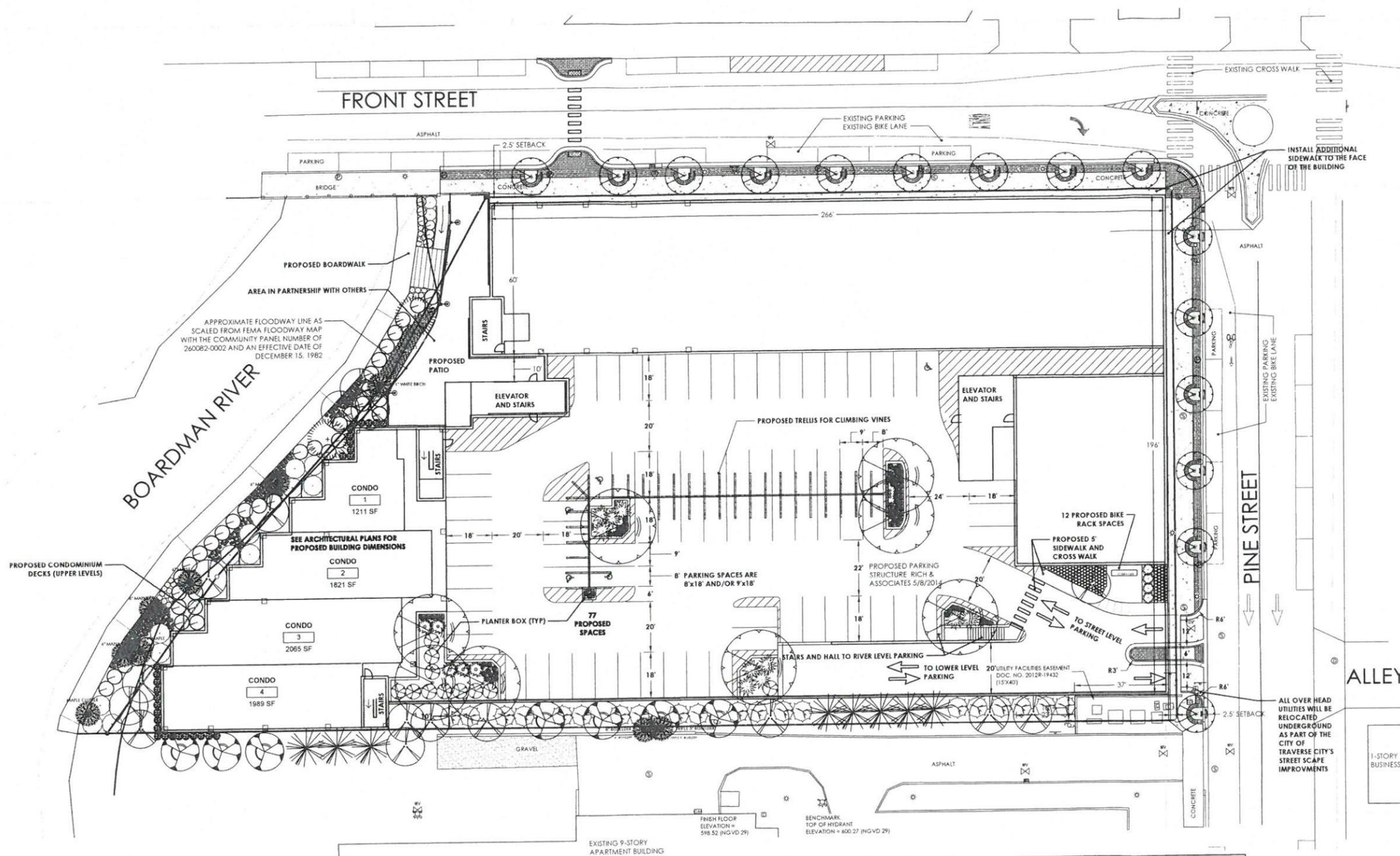
| REV | DATE | BY | CHK | DESCRIPTION |
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| 0 | 05-11-15 | dm | mm | Original |

Pine Street Development One LLC
Existing Conditions and Demolition Plan
Part of Block 1, Original Plat of Traverse City
City of Traverse City, Grand Traverse County, Michigan

PRELIMINARY
14035
Sht. 3 of 4

Project: 14035-01, 14035-02, 14035-03, 14035-04, 14035-05, 14035-06, 14035-07, 14035-08, 14035-09, 14035-10, 14035-11, 14035-12, 14035-13, 14035-14, 14035-15, 14035-16, 14035-17, 14035-18, 14035-19, 14035-20, 14035-21, 14035-22, 14035-23, 14035-24, 14035-25, 14035-26, 14035-27, 14035-28, 14035-29, 14035-30, 14035-31, 14035-32, 14035-33, 14035-34, 14035-35, 14035-36, 14035-37, 14035-38, 14035-39, 14035-40, 14035-41, 14035-42, 14035-43, 14035-44, 14035-45, 14035-46, 14035-47, 14035-48, 14035-49, 14035-50, 14035-51, 14035-52, 14035-53, 14035-54, 14035-55, 14035-56, 14035-57, 14035-58, 14035-59, 14035-60, 14035-61, 14035-62, 14035-63, 14035-64, 14035-65, 14035-66, 14035-67, 14035-68, 14035-69, 14035-70, 14035-71, 14035-72, 14035-73, 14035-74, 14035-75, 14035-76, 14035-77, 14035-78, 14035-79, 14035-80, 14035-81, 14035-82, 14035-83, 14035-84, 14035-85, 14035-86, 14035-87, 14035-88, 14035-89, 14035-90, 14035-91, 14035-92, 14035-93, 14035-94, 14035-95, 14035-96, 14035-97, 14035-98, 14035-99, 14035-100

- PLANT SYMBOL PLANT NAME TREES**
-  Honeylocust, Skyline (*Gleditsia triacanthos* (nemis) Skyline)
 -  Maple, Columnar Armstrong (*Acer rubrum* Armstrong)
 -  Serviceberry (*Amelanchier x grandiflora* Autumn Balance)
 -  Spruce, Black Hills (*Picea glauca* Denata)
 -  Tamarack, Larch (*Larix laricina*)
- SHRUBS**
-  Arborvitae, Woodward's Globe (*Thuja occidentalis* Woodward)
 -  Barberry, Crimson Pygmy (*Barberis thunbergii* var *atropurpurea* Nana)
 -  Boxwood, Winter Gem (*Buxus microphylla* Korean Winter Gem)
 -  Dogwood, Red Osier (*Cornus sericea* Cardinal)
 -  Juniper, Creeping Blue Rug (*Juniperus horizontalis* Wilora)
 -  Juniper, Sea Green (*Juniperus chinensis* Sea Green)
 -  Sumac, Glow Low (*Rhus aromatica*)
 -  Witchazel, American (*Hamamelis virginiana*)
- PERENNIALS**
-  Black-eyed Susan, Goldstum (*Rudbeckia fulgida* fullvari Goldstum)
 -  Daylily, Stella de Oro (*Hemerocallis x Stella de Oro*)
 -  Fern, Cinnamon (*Osmunda cinnamomea*)
 -  Grass, Prairie Dropseed (*Sporobolus heterolepis*)
 -  Vine, Virginia Creeper (*Parthenocissus quinquefolia*)
 -  Wintercreeper, Purpleleaf (*Euroymus fortunei* var. *Coloratus*)



RIVER FRONT CROSS SECTION
NO SCALE

830 Conquerer Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
www.manscpa.com
info@manscpa.com

Mansfield
Land Use Consultants

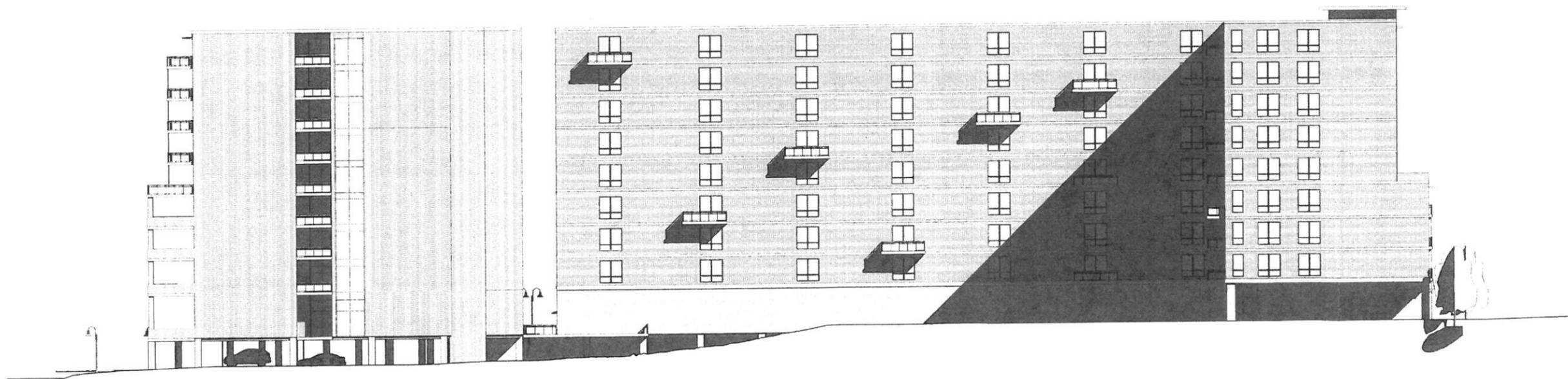
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| 0 | 05-11-15 | dm | mm | Original |
| 0 | mm-dd-yy | XX | XX | Original design |

Pine Street Development One LLC
Landscape Plan
Part of Block 1, Original Plat of Traverse City
City of Traverse City, Grand Traverse County, Michigan

PRELIMINARY
SCALE: 1/8" = 1'-0"
DATE: 5.11.15
SHEET NO: 14035
Sht. 4 of 4



① FRONT STREET ELEVATION
1/16" = 1'-0"



② SOUTH ELEVATION
1/16" = 1'-0"

TRAVERSE
ARCHITECT
GROUP
830 Cottageview Dr., Ste. 201
Traverse City, MI 49685
Ph: 231-946-8040 Fax: 231-946-8526



EXTERIOR ELEVATIONS

205 W. FRONT STREET

- PRELIMINARY
- CONSTRUCTION
- FINAL RECORD

| DRAWING HISTORY | |
|-----------------|-------------|
| DATE | DESCRIPTION |
| | |
| | |
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| | |
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| | |

DRAWN BY: RMM
CHECKED BY: OWNER
DATE: 6-29-15
JOB NO: 14035

SHEET #

A5.1



City of Traverse City

PLANNING COMMISSION SITE PLAN REVIEW APPLICATION*

Planning Department, 400 Boardman, Traverse City MI 49684 (231) 922-4778 (231)922-4457 fax

NOTE: BEFORE SUBMITTING AN APPLICATION, AN APPLICANT SHALL MEET WITH THE PLANNING DIRECTOR TO REVIEW THE PROPOSED PROJECT, THE TRAVERSE CITY CODE OF ORDINANCES AND THE CITY PLAN. Traverse City Code, Sec. 1364.04(a)

| | | | |
|------------------|----------|----------------|-------|
| APPLICATION FEE: | \$200.00 | DATE: | _____ |
| CHECK NO. | _____ | HEARING DATE: | _____ |
| RECEIPT NO. | _____ | PARCEL NUMBER: | _____ |

Property address: 305 W. FRONT ST., TRAVERSE CITY, MI.
 Legal description: TAX. I.D. # 28-51-794-001-00 - SEE DESCRIPTION ON SITE PLAN

Description of request: PERMIT A MIXED USE OFFICE, RETAIL AND RESIDENTIAL DEVELOPMENT W/ INCLUSIVE PARKING AND SIMILAR APPURTENANCES

THE COMPLETED APPLICATION, FOURTEEN (14)* COPIES OF THE SITE PLAN SHALL, AND ONE (1) ELECTRONIC COPY OF THE APPLICATION AND SITE PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT A MINIMUM OF 21 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED FOR INTRODUCTION. THE SITE PLAN SHALL MEET ALL THE REQUIREMENTS OF TRAVERSE CITY CODE, CHAPTER 1366, SITE PLANS AND SITE DEVELOPMENT STANDARDS.

Names of all property owners: PINE STREET DEVELOPMENT ONE, L.L.C.
1123 S. BUGAI RD., TRAVERSE CITY, MI. 49684

Applicant's name: THE WODA GROUP, INC. - CRAIG PATTERSON
 Address: 115 N. HURON AVE., MACKINAW CITY, MI. 49701
 Phone: (989) 464-8195 Fax: _____

Signature of owner(s): _____
 Signature of applicant (if different than owner): [Signature]
 Relationship of applicant to owner: Holds letter of intent on portion of property

*For Planning Commission-approved special land use permits, planned unit developments or for land use permits for a use generating more than 500 motor vehicle trips per day.



City of Traverse City

SPECIAL LAND USE PERMIT APPLICATION

Planning Department, 400 Boardman, Traverse City, MI 49684 (231) 922-4778

Telefax (231) 922-4457

NOTE: BEFORE SUBMITTING AN APPLICATION, AN APPLICANT SHALL MEET WITH THE PLANNING DIRECTOR TO REVIEW THE PROPOSED PROJECT, THE TRAVERSE CITY CODE OF ORDINANCES AND THE CITY PLAN. Traverse City Code, Sec. 1364.04(a)

| | | | |
|------------------|----------|----------------|-------|
| APPLICATION FEE: | \$830.00 | DATE: | _____ |
| CHECK NO.: | _____ | HEARING DATE: | _____ |
| RECEIPT NO.: | _____ | PARCEL NUMBER: | _____ |

Property address: 305 W. FRONT STREET, TRAVERSE CITY, MI

Legal description: TAX I.D. # 28-51-794001-00 - SEE DESCRIPTION ON ATTACHED PLAN

Description of request: SEEK APPROVAL OF A SPECIAL USE PERMIT TO DEVELOPE A MIXED USE, RETAIL, OFFICE AND RESIDENTIAL PROJECT OF 100 FT. IN HEIGHT PER SECTION 1364.08 (M) "TOWER BUILDINGS"

THE COMPLETED APPLICATION, FOURTEEN (14)* COPIES OF THE SITE PLAN, AND ONE (1) ELECTRONIC COPY OF THE APPLICATION AND SITE PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED FOR INTRODUCTION. THE SITE PLAN SHALL MEET ALL THE REQUIREMENTS OF TRAVERSE CITY CODE, CHAPTER 1366, SITE PLANS AND SITE DEVELOPMENT STANDARDS.

Names of all property owners: PINE STREET DEVELOPMENT ONE, L.L.C. 11123 S. BUGAI RD., TRAVERSE CITY, MI. 49684

Applicant's name: THE WODA GROUP, INC. - CRAIG PATTERSON

Address: 115 N. HURON AVE, MACKINAW CITY, MI. 49701

Telephone: (989) 464-8195

Telefax: _____

The undersigned acknowledges that in the event that it is determined by the Planning Director or the Planning Commission pursuant to Sections 1322.01 or 1322.05 of the Zoning Ordinance that the Application Fee will not cover the actual costs of processing this Application, including, but not limited to, costs for per diem expenses of staff, staff review and preparation time, professional reviews, attorney fees and other related expenses, outside professional planners, engineers, surveyors, architects or landscape architects, the undersigned shall be responsible for such additional fees in an amount determined by the Planning Director or the Planning Commission as provided by the Zoning Ordinance

Signature of owner(s): _____

Signature of applicant (if different than owner):

Relationship of applicant to owner: HOLDS LETTER OF LEASE OVER PORTION OF PROPERTY

*Note: After the Planning Commission has acted upon the request, ten (10) additional copies of the site plan shall be submitted to the City Clerk. The applicant acknowledges that the City may be required from time to time to release records in its possession. The applicant hereby gives permission to the City to release any records or materials received by the City as it may be requested to do so as permitted by the Freedom of Information Act, MCL 15.231 et seq.



Missy Luick <m~~l~~uick@traversecitymi.gov>

Fwd: Support for 305 W Front Street

R Soyring <rsoyring@traversecitymi.gov>
To: Missy Luick <m~~l~~uick@traversecitymi.gov>

Tue, May 26, 2015 at 6:53 PM

Hi Missy,
Please place note in the upcoming Planning Commission packet.
Thanks.

Sent from my phone

Begin forwarded message:

From: Brian Haas <ob1haas@gmail.com>
Date: May 19, 2015 at 9:40:41 AM PDT
To: Russ Soyring <rsoyring@traversecitymi.gov>
Subject: Support for 305 W Front Street

Dear Mr. Soyring,

Would you please share with the planning commission and include in the public record:

Dear Planning Commissioners,

I'm writing to express my support for the special land use permit for the 305 W Front St property. I feel that the proposed construction has the following benefits to the community:

- 1) provides diverse choice of housing options
- 2) provides less expensive housing options in the City's core district
- 3) increases & diversifies tax base
- 4) reduces commuter traffic by providing housing directly in urban core
- 5) provides stacked (not surface) parking, making more efficient use of space
- 6) Maximizes efficiency of height and is similar in height to adjacent building

In all, this proposed development is all about creating opportunity within the core of our city. It is my sincere hope that we can capitalize on this opportunity and leverage this development to spur new opportunities.

Thank you for serving,

Brian Haas
227 E 10th Street.

Based on the reading several articles crematories have a very low impact on the air quality or the environment. The evaporation of mercury is the biggest concern, but other allowed uses in the industrial district would likely generate higher levels of mercury vapor. Many other allowed uses in the I District would also have the potential of higher emissions in terms of particulates such as coal fired power plant or steel smelting plant.

Based on input from the Planning Commission at the June 16, 2015 study session, staff has prepared a text amendment to allow for funeral homes and crematories in the Industrial District with conditions.

If the Planning Commission would like to formally introduce the amendment and set the public hearing, then the following motion would be appropriate:

I move that a Public Hearing be scheduled for August 4, 2015 to consider an amendment to the Traverse City Code of Ordinances General Provisions and Definitions Section 1320.07, *Definitions*; Industrial (I) District Section 1354.01, *Uses Allowed*, regarding allowing funeral services and crematories with conditions.

Attachment: Zoning Code Amendment

RS

TRAVERSE CITY CODE OF ORDINANCES

ORDINANCE AMENDMENT NO. _____

Effective date: _____

TITLE: FUNERAL SERVICES AND CREMATORIES ADDED AS USES ALLOWED IN THE INDUSTRIAL DISTRICT AMENDMENT

THE CITY OF TRAVERSE CITY ORDAINS:

That the Industrial District Chapter, Section 1354.01, *Uses Allowed*, of the Zoning Code of the Traverse City Code of Ordinances, be amended to read in its entirety as follows:

1354.01 USES ALLOWED.

The following uses of land and buildings together with accessory uses are allowed in the Industrial district:

- GP District uses;
- C-2 District uses meeting the setbacks (§1342.02), building height (§1342.06) and special requirements (§1342.09) of the C-2 District and shall not open to the public between the hours of 10:00 p.m. and 6:00 a.m.
- C-2 District uses in the Airport Industrial Park and Traversefield Enterprise Place is limited to existing buildings more than five years old, based upon the date of the initial certificate of occupancy issued. Minor additions are allowed provided the addition is for barrier free access, fire safety or to improve the energy efficiency of the building;
- Auto Repair;
- Communications establishments;
- Construction, special trades;
- Contractors;
- Contractors, heavy construction;
- Crematories provided the use is at least five hundred feet from a Residential (R-1a, R-1b, R-2, R-9, R-15 or R-29) District, public park or school as defined by the Zoning Code;
- Cutting plastics, leather, etc;
- Equipment rental and leasing, miscellaneous;
- Fuel dealers;
- Funeral services;
- Gas systems;
- Kennels for boarding provided that no building, open kennel or exercise runway shall be located closer than 200 feet from any R District;
- Lumber yards - retail;
- Manufacturing or processing of:
 - (1) Apparel and other finished products made from fabrics and similar materials;
 - (2) Bakery products;
 - (3) Beverages;
 - (4) Canned, frozen and preserved fruits, vegetable and food specialties;
 - (5) Dairy products;
 - (6) Electronic and other electrical equipment and components;
 - (7) Fabricated metal products, except machinery and transportation equipment and

- except ordnance and accessories;
- (8) Food preparations and kindred products - miscellaneous;
- (9) Furniture and fixtures;
- (10) Grain mill products;
- (11) Industrial and commercial machinery and computer equipment;
- (12) Leather and leather products (finished), except leather tanning and finishing;
- (13) Lumber and wood products, except furniture, wood preserving and reconstituted wood products;
- (14) Manufacturing industries - miscellaneous;
- (15) Measuring, analyzing and controlling instruments, photographic, medical and optical goods, matches and clocks;
- (16) Printing, publishing and allied industries;
- (17) Stone, clay, glass and concrete products, except asbestos products;
- (18) Sugar and confectionery products;
- Medical Marihuana Cultivation Facility meeting the following requirements:
 - (1) Medical Marihuana Cultivation shall comply at all times with the Michigan Medical Marihuana Act and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time.
 - (2) All medical marihuana plants cultivated by each Primary Caregiver or Qualifying Patient shall be contained within a fully enclosed locked facility inaccessible on all sides and equipped with locks or other security devices that permit access only by the Primary Caregiver or the Qualifying Patient.
 - (3) Cultivation shall be conducted so as not to create dust, glare, noise, odors, or light spillage beyond the parcel and shall not be visible from an adjoining public way.
 - (4) A Medical Marihuana Cultivation Facility shall not be located within a 1,000 foot radius from any existing School.
 - (5) A Medical Marihuana Cultivation Facility shall register for a business license with the City Clerk and if the Applicant is not the Owner of the Parcel, such license application shall include the property owners' consent to the use of the parcel as a Medical Marihuana Cultivation Facility.
 - (6) No transfer of Medical Marihuana shall occur except marihuana plants pursuant to the Michigan Medical Marihuana Act.
- Metal slitting and shearing;
- Motor freight transportation and warehousing;
- Nurseries, retail;
- Offices, general, up to 5,000 square feet gross floor area on any site and/or building;
- Offices primarily serving industry in the district which clearly establish support services for permitted industries in the district;
- Parcel packing services;
- Pet boarding or pet grooming services, provided that no building, open kennel or exercise runway is closer than 200 feet from an R-District;
- Places of Worship;
- Postal and delivery services;
- Pressure container filling;
- Primary metal industries, including smelting, forging and similar operations, subject to the following conditions:
 - (1) The maximum lot size is 14 acres.

(2) No odors, smoke or noise from the use are likely to create a disturbance on neighboring public or private property.

- Retail outlets, if accessory to manufacturing use;
- Salvaging damaged merchandise not engaged in sales;
- Scrap steel cutting;
- Sign painting and lettering shops;
- Solvents recovery services;
- Tape slitting for trade;
- Testing and laboratory services;
- Veterinary services for animal specialties provided that no building, open kennel or exercise runway shall be no closer than 200 feet from any R district;
- Vocational schools;
- Warehousing;
- Weighing foods and other commodities;
- Wholesale trade - durable goods;
- Wholesale trade - non-durable goods except livestock and wholesale live animals.

The effective date of this Ordinance is the _____ day of _____, 2015.

I hereby certify the above ordinance amendment was introduced on _____, 2015, at a regular meeting of the City Commission and was enacted on _____, 2015, at a regular meeting of the City Commission by a vote of Yes: ____ No: ____ at the Commission Chambers, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan.

Michael Estes, Mayor

Benjamin C. Marentette, City Clerk

I hereby certify that a notice of adoption of the above ordinance was published in the Traverse City Record Eagle, a daily newspaper published in Traverse City, Michigan, on _____.

Benjamin C. Marentette, City Clerk

TRAVERSE CITY CODE OF ORDINANCES

ORDINANCE AMENDMENT NO. _____

Effective date: _____

TITLE: CREMATORIES DEFINITION AMENDMENT

THE CITY OF TRAVERSE CITY ORDAINS:

That the General Provisions and Definitions Chapter, Section 1320.07, *Definitions*, of the Zoning Code of the Traverse City Code of Ordinances, be amended to read in its entirety as follows:

1320.07 DEFINITIONS.

As used in this Chapter:

Abutting means a lot or parcel which shares a common border with the subject lot or parcel.

Accessory building means a building or structure customarily incidental and subordinate to the principal building and located on the same lot as and spacially separated from the principal building.

Accessory dwelling unit means a smaller, secondary home on the same lot as a principal dwelling. Accessory dwelling units are independently habitable and provide the basic requirements of shelter, heating, cooking and sanitation. There are two types of accessory dwelling units:

- a. Accessory dwelling in an accessory building (examples include converted garages or new construction)
- b. Accessory dwelling that is attached or part of the principal dwelling (examples include converted living space, attached garages, basements or attics; additions; or a combination thereof).

Accessory use means a use customarily incidental and subordinate to the principal use of the land or building and located on the same lot as the principal use.

Adult Foster Care Family Home means a private residence with the approved capacity to receive not more than 6 adults who shall be provided foster care for 5 or more days a week and for 2 or more consecutive weeks. The adult foster care family home State licensee shall be a member of the household and an occupant of the residence.

Adult foster care small group home means a State licensed adult foster care facility with the approved capacity for not more than 12 adult residents to be provided foster care.

Affordable housing means housing units for eligible low-income households where the occupant is paying no more than 30% of gross income for housing costs.

Aggrieved person means a person who has suffered a substantial damage from a zoning decision not in common to other property owners similarly situated, and who has actively opposed the decision in question.

Airport terminal means the main passenger location of an airport and includes all office, hotel and retail uses commonly occurring at such locations.

Alley means a way which functions primarily as a service corridor and provides access to properties abutting thereon. "Alley" does not mean "street".

Alteration means any change, addition or modification in construction or type of occupancy; any change in the structural members of a building, such as walls or partitions, columns, beams or girders.

Basement means that portion of a building which is partly or wholly below finished grade, but so located that the vertical distance from the average grade to the floor is greater than the vertical

distance from the average grade to the ceiling. A basement, as defined herein, shall not be counted as a story (see Figure 1-1). A cellar is a basement.

Berm means a constructed mound of earth rising to an elevation above the adjacent ground level of the site where located which contributes to the visual screening of the area behind the berm.

Block means a unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways or any other barrier to the continuity of development.

Block, face. "Face block" means that portion of a block or tract of land facing the same side of a single street and lying between the closest intersecting streets.

Boat house means an enclosed or partially enclosed structure designed for the use and storage of private watercraft and marine equipment.

Boat livery means any structure, site or tract of land utilized for the storage, servicing, docking or rental of watercraft for a fee.

Brew pub means a facility as defined such by the State of Michigan.

Building means any structure designed or built for the enclosure, shelter or protection of persons, animals, chattels or property of any kind.

Building, height of. See "Height of building".

Building, principal. "Principal building" means a building within which is conducted the main or principal use of the lot upon which it is located.

Cemetery means property, including crematories, mausoleums, and/or columbariums, used or intended to be used solely for the perpetual interment of deceased human beings or household pets.

Clinic means an establishment where human patients who are not lodged overnight are admitted for examination and treatment by a group of physicians or dentists or similar professions.

Club means an organization of persons for special purposes or for the promulgation of sports, arts, science, literature, politics, agriculture or similar activities, but not operated for profit and open only to members and not the public.

Cluster means a development design technique that concentrates building on a portion of the site to allow the remaining land to be used for recreation, common open space and preservation of environmentally sensitive features.

Communication Antenna means a device, dish or array used to transmit or receive telecommunications signals mounted on a communication tower, building or structure that is greater than one square meter in a residential district or two square meters in a non-residential district. Antenna does not include federally-licensed amateur radio station, television or radio receive-only antennas or antennas used solely for personal use. Communication antennas are not "essential services," public utilities or private utilities.

Communication tower or tower means any structure that is primarily designed and constructed for the purpose of supporting one or more antennas for telecommunications, radio and similar communication purposes, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like.

Communication towers are not "essential services," public utilities or private utilities.

Community Garden means a parcel gardened collectively by a group of people.

Convenience store means a retail establishment offering for sale prepackaged food products, household items and other goods commonly associated with the same and having a gross floor area of less than 5,000 square feet.

Country club. See "golf course".

Crematories means a building or structure, or room or space in a building or structure, for the cremation of deceased persons or household pets.

Critical root zone means a circular area surrounding a tree, the radius of which is measured

outward from the trunk of a tree one foot for each one inch of diameter at breast height. The critical root zone shall also extend to a depth of four feet below the natural surface ground level.

Cultural facilities means facilities for activities for the preservation and enhancement for the cultural well-being of the community.

Development means all structures and other modifications of the natural landscape above and below ground or water on a particular site.

Diameter at breast height means the diameter of a tree trunk in inches measured by diameter at four and one-half feet (4.5') above the ground.

District means a section of the City for which the zoning regulations governing the use of buildings and premises, the height of buildings, setbacks and the intensity of use are uniform.

Drive-in means an establishment which by design, physical facilities, service, or by packaging procedures encourages or permits customers to receive services or obtain goods while remaining in their motor vehicles.

Drive-through means an establishment which by design, physical facilities, service, or by packaging procedures encourages or permits customers to receive service or obtain goods intended to be consumed off-premises.

Dripline means an imaginary vertical line extending downward from the outermost tips of the tree branches to the ground.

Driveway means a means of access for vehicles from a street, approved alley, across a lot or parcel to a parking or loading area, garage, dwelling or other structure or area on the same lot.

Driveway, Service means a point of access solely for the use of vehicles designed to load and unload trash receptacles three cubic yards or more in size.

Dwelling means any building or portion thereof which is designed for or used exclusively for residential purposes and containing one or more dwelling units.

Dwelling, multiple family. "Multiple family dwelling" means a building or portion thereof containing three or more dwelling units and designed for or occupied as the home of three or more families living independently of each other.

Dwelling, single-family. "Single-family dwelling" means a detached building containing one dwelling unit and designed for or occupied by only one family.

Dwelling, two-family. "Two-family dwelling" means a building designed for or occupied exclusively by two families living independently of each other.

Dwelling unit means one or more rooms with bathroom and principal kitchen facilities designed as a self-contained unit for occupancy by one family for living, cooking and sleeping purposes. The existence of a food preparation area within a room or rooms shall be evidence of the existence of a dwelling unit.

Eligible household means a household meeting the income criteria included in Chapter 1376, with income determined in a manner consistent with determinations of lower-income households and area median income under Section 8 of the U.S. Housing Act of 1937, as amended (Section 8 Housing Program).

Eligible housing nonprofit means a 501(c)3 nonprofit housing organization with the means and capacity to guarantee and enforce long-term affordability of affordable housing units meeting the requirements of Chapter 1376.

Emergency shelter means a facility operated by a governmental or nonprofit agency where supportive services and shelter are offered to homeless persons.

Erected means built, constructed, reconstructed, moved upon, or any physical operations on the premises required for the building. Excavations, fill, drainage and the like, shall be considered a part of erection when done in conjunction with a structure.

Essential services means the installation, construction, alteration or maintenance by public utilities or governmental agencies of underground, surface or overhead telephone, electrical, gas,

steam, fuel, or water distribution systems, collections, supply or disposal systems, streets, alleys, sidewalks, or trails, including pavement, traffic control devices, signs, poles, wires, mains, drains, sewers, pipes, conduits, cables, padmount transformers, fire alarm and police call boxes, traffic signals, hydrants and similar accessories in connection therewith which are necessary for the furnishing of adequate service by such utilities or governmental agencies for the general public health, safety, convenience or welfare. "Essential services" do not include communication antennas and communication towers.

Essential service-structures. The erection, construction, alteration or maintenance by public utilities or governmental agencies of structures not in the right-of-way over 800 cubic feet in area including, but not limited to, towers, transmission and subtransmission facilities, or buildings related to essential services in all districts.

Facade means the exterior wall of a building exposed to public view.

Family means one or more persons occupying a dwelling unit and living as a single housekeeping unit, whether or not related to each other by birth or marriage, as distinguished from persons occupying a boarding house, lodging house or hotel.

Fence means a constructed barrier made of wood, metal, stone, brick or any manufactured materials erected for the enclosure of yard areas.

Flood plain, 100 year. "100 year flood plain" means the lowland areas adjoining inland and coastal waters which are identified on Floodway Maps produced by FEMA (Federal Emergency Management Agency) and which are estimated to have a one per cent chance of flooding in a given year.

Floor area. See AGross Floor Area@.

Frontage means the total continuous width of the front lot line.

Golf course/country club means any golf course, public or private, where the game of golf is played, including accessory uses and buildings customary thereto, but excluding golf driving ranges and miniature golf courses as a principal use.

Grade means

1. **For buildings having walls adjoining one street only:** the elevation of the public sidewalk, top of curb, or centerline of the street right-of-way, whichever is closest to the building, where a building wall adjoins a street.
2. **For buildings having walls adjoining more than one street:** the average elevation of the sidewalks, curbs or centerlines of streets, whichever is closest to the building walls adjoining the streets.
3. **For buildings having no wall adjoining the street:** the average of the lowest and highest ground surface elevations in an area within six feet of the foundation line of a building or structure. Any building or structure wall within 35 feet of a public or private street shall be considered as adjoining the street. (See Figure 1-2.)

Greenbelt means a strip of land of definite width and location upon which existing vegetation is preserved or an area is reserved for the planting of living plant materials to serve as an obscuring screen or buffer strip in carrying out the requirements of thisCode.

Grocery store means a retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods.

Gross floor area (GFA) means the sum of the gross horizontal areas of the several floors of a building or structure from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but excluding any space where the floor-to-ceiling height is less than six feet.

Height of building means the vertical distance from the grade to the highest point on a mansard or flat roof or to the median height between the eaves and the ridge for gable, hip and gambrel roofs. (See Figure 1-3).

Home occupation means an accessory use of a dwelling unit for business purposes.

Impervious surface means any material which prevents, impedes or slows infiltration or absorption of storm water directly into the ground at the rate of absorption of vegetation bearing soils, including building, asphalt, concrete, gravel and other surfaces.

Impervious surface ratio means the area of impervious surface less those areas used exclusively for pedestrian circulation or outdoor recreational facilities divided by the gross site area.

Kennel means any lot or premises used for the sale, boarding, or breeding of dogs, cats or other household pets or the keeping of five or more dogs or cats in any combination over the age of six months.

Land clearing means:

1. The clearing of over 8,000 square feet of vegetation from any site, or
2. The removal of more than 20 trees more than 6 inches in diameter at breast height within 50 feet of a public or private street or river.

Mowing, trimming or pruning of vegetation to maintain it in a healthy, viable condition is not considered land clearing.

Landing area means a landing pad, area, strip, deck or building roof used to launch or receive aircraft, including, but not limited to, power-driven winged or delta-winged aircraft, gliders, balloons and helicopters.

Landscaping means some combination of planted trees, vines, ground cover, flowers or turf so long as a minimum of 80 per cent of the landscape area is covered by living plant material. In addition, the combination or design may include rock ground cover, earth mounds, and such structural features as fountains, pools, art works, screens, walls, fences and benches.

Laundromat means a business that provides home-type washing, drying and/or ironing machines for hire to be used by customers on the premises or operated for the benefit of retail customers who bring in and call for laundry.

Lot means a parcel of land occupied or intended for occupancy by a use permitted in this Zoning Code, including one principal building together with accessory buildings, open spaces and parking areas required by this Zoning Code, and having its principal frontage upon a street or upon an officially approved private street. The word "lot" includes the words "plot", "tract" or "parcel".

Lodging Facility means a commercial establishment with one or more buildings whose primary use is to provide temporary overnight accommodations within individual guest rooms or suites to the general public for compensation. Accessory uses may include eating places, meeting rooms and other similar uses.

Lot, corner. "Corner lot" means a lot which has at least two contiguous sides abutting on and at the intersection of two or more streets.

Lot of record means a lot whose existence, location and dimensions have been legally recorded or registered in a deed or on a plat.

Lot, through. "Through lot" means an interior lot having frontage on two more or less parallel streets.

Lot width means the horizontal distance between side lot lines measured parallel to the front lot line at the minimum required front setback line.

Manufacturing means the production of articles for use from raw or prepared materials by giving these materials new forms, qualities, properties or combinations, whether by hand labor or machine.

Marina means a commercial mooring, berthing, or docking facility for watercraft with or without provisions for launching, haulout, servicing, fueling or sales of accessory supplies.

Medical Marihuana means marihuana as defined by the Michigan Medical Marihuana Act., MCL 333.26421 et seq. grown, used, or transferred for "medical use" as defined by the Michigan

Medical Marihuana Act., MCL 333.26421 et seq.

Medical Marihuana Collective means a use where Medical Marihuana is transferred, pursuant to the Michigan Medical Marihuana Act., MCL 333.26421 et seq.

Medical Marihuana Cultivation means a use where Medical Marihuana is grown as permitted by the Michigan Medical Marihuana Act., MCL 333.26421 et seq.

Medical Marihuana Cultivation Facility means a use where more than 72 plants are being cultivated on a Parcel.

Microbrewery means a facility as defined as such by the State of Michigan.

Non-conforming use means a lawful use of land that does not comply with the use regulations for its zoning district but which complied with applicable regulations at the time the use was established.

Nursing home. See “Residential care and treatment facility”.

Open space, common. "Common open space" means land within or related to a development, not individually owned that is designed and intended for the common use or enjoyment of the residents and their guests of the development and may include such complementary structures and improvements as are necessary and appropriate.

Operator of Medical Marihuana Collective means any person who is employed by or otherwise involved in the operation of a Medical Marihuana Collective.

Ordinary high water mark means the line between upland and bottomland which persists through successive changes in water levels, below which the presence and action of the water is so common or recurrent that the character of the land is marked distinctly from the upland and is identified along Grand Traverse Bay and the lower Boardman River as elevation 581.04 feet USGS.

Owner means any person having an ownership interest in a premises as shown on the latest Traverse City tax records.

Parcel. See a “lot”.

Parking area means any public or private area, under or outside of a building or structure, designed and used for parking motor vehicles, including parking lots, driveways and legally designated areas of public streets.

Parking area, commercial. "Commercial parking area" means a tract of land which is used for the storage of motor vehicles, which is not accessory to any other use on the same or any other lot and which contains parking space rented to the general public or reserved for individuals by the hour, day, week or month.

Parking area, off-street. "Off street parking area" means a land surface or facility providing vehicular parking spaces off of a street together with drives and maneuvering lanes so as to provide access for entrance and exit for the parking of motor vehicles.

Parking area, private. "Private parking area" means a parking area for the exclusive use of the owners, tenants, lessees, or occupants of the lot on which the parking area is located or their customers, employees, or whomever else they permit to use the parking area.

Parking area, public. "Public parking area" means a publicly owned or controlled parking area available to the public, with or without payment of a fee.

Parking space means an area of land provided for vehicles exclusive of drives, aisles, or entrances giving access thereto, which is fully accessible for parking of permitted vehicles.

Parking structure means a building or structure consisting of more than one level and used to store motor vehicles.

Pavement. "Pavement" and "paved" mean permanent and completely covered with concrete, a bituminous surface, brick or other surface approved by the Planning Director.

Pedestrian scale means design and construction considerations based upon the scale of a human being which imbue occupants and users of the built environment with a sense of comfort and

security.

Person means a corporation, association, partnership, trust, firm or similar activity as well as an individual.

Place of worship means a building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship, together with all accessory buildings and uses customarily associated with such primary purpose.

Planning director means the head of the City Planning and Zoning Department or the designee of that person.

Plat means a map of a subdivision of and recorded with the Register of Deeds pursuant to State statute

Primary Caregiver means a primary caregiver with a registry identification card as defined by the Michigan Medical Marihuana Act., MCL 333.26421 et seq.

Principal use means the main use of land or structures as distinguished from a secondary or accessory use.

Public utility means any person, firm or corporation, municipal department, board or commission duly authorized to furnish and furnishing under federal, state or municipal regulations to the public; gas, steam, electricity, sewage disposal, communication, telephone, telegraph, transportation or water.

Qualifying Patient means a qualifying patient with a registry identification card as defined by the Michigan Medical Marihuana Act., MCL 333.26421 et seq.

R-District means a residence district, namely an RC, R-1a, R-1b, R-2, R-9, R-15, and R-29 district.

Recreational facilities means buildings, or grounds, excluding amusement parks, where a variety of sport or exercise activities are offered.

Recreational vehicle means a vehicle primarily designed and used as a temporary living quarters for recreational, camping, or travel purposes including a vehicle having its own motor power or a vehicle mounted on or drawn by another vehicle.

Residential Care and Treatment Facility means a facility providing:

1. Services, programs and temporary shelter for residents who are undergoing alcohol or substance abuse rehabilitation;
2. Temporary emergency shelter and services for battered individuals and their children in a residential structure.

Restaurant, family means an establishment where food and drink are prepared and served to seated customers. Customer turnover rates are typically less than one hour. Generally, these establishments serve breakfast, lunch, and dinner and sometimes are open 24 hours a day. It may include cafeteria-style facilities.

Restaurant, fast food means an establishment where food and drink are served to customers at a counter. Such establishments may or may not have seating facilities. Generally, food and drink is ordered and taken to be consumed outside the restaurant building.

Restaurant, fine means an establishment where food and drink are prepared and served. Customer turnover rates are typically one hour or longer. Such establishments serve dinner but generally do not serve breakfast and may or may not serve lunch or brunch.

Right-of-way means a public or private street, alley or easement permanently established for the passage of persons or vehicles.

Rooming house means a residential building where rooms or suites of rooms are rented where the renters use common facilities, such as hallways and bathrooms. A rooming house shall not include lodging facilities, apartment houses, two and multi-family dwellings or fraternity and sorority houses.

School means an educational institution under the sponsorship of a private or public agency

providing elementary or secondary curriculum, and accredited or licensed by the State of Michigan; but excluding profit-making private trade or commercial schools.

Screen means a structure providing enclosure and a visual barrier between the area enclosed and the adjacent property. A screen may also be non-structured, consisting of shrubs or other growing materials.

Screen, opaque means a masonry wall, fence sections, earthen berm, evergreen hedge or a combination of these elements which completely interrupt visual contact and provide spatial separation.

Setback means the distance required between a lot line and a building wall.

Setback, front. A Front setback@ means the minimum required distance, extending the full lot width, between the principal building and the front lot line.

Setback, rear. A Rear setback@ means the minimum required distance, extending the full lot width, between the principal and accessory buildings and the lot line opposite the front line.

Setback, side. A Side setback@ means the minimum required distance, extending from the front setback to the rear setback, between the principal and accessory building and the side lot line.

Site diagram means a drawing, drawn to scale, showing the location of buildings and structures on a lot, as well as driveways, curb cuts, alleys, streets, easements and utilities. See Appendix 1, Figure 1-4.

Site plan means a plan showing all salient features of a proposed development, so that it may be evaluated in order to determine whether it meets the provisions of this Code.

Stop work order means an administrative order which directs a person not to continue, or not to allow the continuation of an activity which is in violation of this Code.

Street means any public way, such as a public street, avenue or boulevard, at least 16 feet wide. Street does not mean "alley". See also "Private street".

Street, access. "Access street" means a street or alley designed primarily to provide access to properties.

Street, arterial. "Arterial street" means a street designed to carry high traffic volumes through the community.

Street, collector. "Collector street" means a street designed to carry moderately high traffic volumes from arterial and access streets.

Street, private. "Private street" means an officially approved thoroughfare, other than a public street or alley, permanently reserved as the principal means of access to abutting property.

Structural alterations means any change in a building requiring a building permit.

Structure means anything constructed or erected, the use of which requires a more or less permanent location on the ground or an attachment to something having a permanent location on the ground, including, but not limited to, freestanding signs, billboards, back stops for tennis courts and pergolas.

Tourist home means a single-family dwelling owned and occupied by a person renting out not more than three rooms for compensation to persons who do not stay for more than seven consecutive days.

Townhouse means a multiple dwelling in which each dwelling unit shares a common wall with at least one other dwelling unit and in which each dwelling unit has living space on the ground floor and has a separate ground-floor entrance.

Trailer means any enclosure used for living, sleeping, business or storage purposes, having no foundation other than wheels, blocks, skids, jacks, horses or skirtings, and which has been or reasonably may be equipped with wheels or devices for transporting the enclosure from place to place. "Trailer" includes motor homes, travel trailers and camper vans.

Transit center means a fixed location where passengers interchange from one route or vehicle to another that has significant infrastructure such as a waiting room, benches, restrooms, sales

outlet, ticket or pass vending machines and other services.

Transitional housing means a facility which is operated by a government or a nonprofit agency providing interim sleeping and bath accommodations; interim eating and cooking facilities; and professional services to assist individuals or families in locating permanent housing.

Treelawn means the area of public right-of-way lying between the curb line of a curbed Street or developed travelway of a noncurbed street and the nearest private property line substantially parallel to said street.

Trip end means the total of all motor vehicle trips entering plus all motor vehicle trips leaving a designated land use or building over a given period of time.

Vacation Home Rental means a commercial use of a dwelling where the dwelling is rented or sold for any term less than 30 consecutive days.

Yard means an open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided in this Zoning Code.

Yard, front. "Front yard" means all land extending across the width of a property and lying between the building line and the front lot line.

Yard, rear. "Rear yard" means all land extending across the width of the property and lying between the building and the rear lot line.

Yard, side. "Side yard" means all land lying between a principal building and the side lot lines and extending from the front to the rear of the principal building.

Zoning Code means Part 13, Title One of the Code of Ordinances of the City of Traverse City and includes the text of this Zoning Code as well as all maps, tables, graphics, schedules as included or attached as enacted or subsequently amended.

The effective date of this Ordinance is the _____ day of _____, 2015.

I hereby certify the above ordinance amendment was introduced on _____, 2015, at a regular meeting of the City Commission and was enacted on _____, 2015, at a regular meeting of the City Commission by a vote of Yes: ____ No: ____ at the Commission Chambers, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan.

Michael Estes, Mayor

Benjamin C. Marentette, City Clerk

I hereby certify that a notice of adoption of the above ordinance was published in the Traverse City Record Eagle, a daily newspaper published in Traverse City, Michigan, on _____.

Benjamin C. Marentette, City Clerk



Communication to the Planning Commission

FOR THE MEETING OF: JULY 7, 2015

FROM: RUSS SOYRING, PLANNING DIRECTOR

SUBJECT: CONDITIONAL REZONING REQUEST FOR 2351, 2455, 2457
AND 2359 AERO PARK COURT

DATE: JULY 1, 2015

A request has been made by Doug Mansfield, Mansfield Land Use Consultants on behalf of Traverse Development Group to conditional rezone four parcels on the north segment of Aero Park Court from I (Industrial) to C-3 (Community Commercial). The proposal is to build 150 multiple family dwelling units within five buildings and a commercial building. The site is wooded and vacant. Industrial uses are on three sides. To the north is an active railroad line and non-motorized asphalt trail and further north, across Parsons Road, is a single-family residential neighborhood.



C-3 zoning is sought because it allows buildings the sizes that are proposed. C-3 zoning also would allow for a new commercial building which is proposed for the southwest portion of the site. The applicant has stated that the proposed commercial use would complement the residential development and uses in the area. The applicant intends to put in writing offers that if the rezoning is approved the property will be developed in accordance with the submitted site plan for 150 multiple dwelling units with a commercial building. Low Impact Development features are also being explored and may be in the offering.

The Master Plan designates this area as TC-C Campus Neighborhood. These areas are unique areas of the community with uses having common specialties located in proximity to each other. The Plan states this neighborhood type will have individualized special plans approved by the Planning Commission. At the boundaries of the campus the level of intensity cannot exceed the level of intensity of the adjoining neighborhoods. The neighborhood to the north is designated as a TC-3 Traditional Neighborhood with a residential focus. The Zoning Element does not address the TC-C type neighborhoods.

Rezoning and conditional rezonings are legislative decisions and should to be based on sound planning principles. The following questions are appropriate when considering rezonings:

- 1. Is the current zoning reasonable for the land?**
- 2. Is the rezoning request consistent with the goals polices and future land use plan of the Master Plan?**
- 3. Would the property size and environmental conditions accommodate the proposed use?**
- 4. Are 150 multiple dwellings and 4,000 square feet of commercial use compatible with the surrounding uses?**
- 5. Are there adequate utilities and capacity on the adjacent streets to serve a commercial building of this size?**
- 6. Are there sufficient demands for 150 multiple family dwellings and 4,000 square of commercial space?**

If you feel you have sufficient information to set a public hearing the following motion would be appropriate:

I move that the request from, Doug Mansfield, Mansfield Land Use Consultants representing Traverse Development Group, to conditionally rezone the properties commonly known as 2351, 2455, 2457 and 2359 North Aero Park Court from I (Industrial District) to C-3 (Community Center District) with conditions as offered by the applicant be scheduled for a public hearing for the August 4, 2015 Regular Meeting.

RS

TRAVERSE CITY PLANNING COMMISSION
APPLICATION FOR
ZONING CHANGE

APPLICATION REQUIREMENTS

The application fee must accompany this request.

APPLICATION FEE: DATE: May 27, 2015
 Zoning Change \$425.00
 Conditional Rezoning \$830.00
Check No: _____ Hearing Date: _____
Receipt No: _____ Case No: _____

This application must be presented to the City Planning Department a **minimum of twenty-four (24) days prior to the public hearing**. After the Planning Commission makes a recommendation, the matter will be forwarded to the City Commission before which another public hearing will be held. Action by the City Commission completes the rezoning process.

Address of subject Property: 2351, 2455, 2457 & 2359 North Aero-Park Court
FS

Thirteen (13) copies of a site plan, drawn to scale and complete with the following, must accompany this application:

Tax Parcel Number: ~~28-51-851-048-00~~, 28-51-851-049-00,
28-51-851-050-00, 28-51-851-051-00

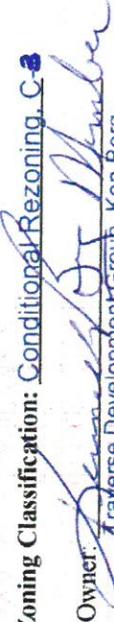
Legal Description: _____

Traverse City Airport Industrial Park No. 3
Lots ~~48-51~~ 49-51
FS

1. All property lines and setbacks shown.
2. Indicate and name adjacent streets and alleys.
3. Indicate all existing structures on the property.
4. Indicate the scale of the drawing.
5. North arrow.
6. Any additional information deemed by the Planning Commission Secretary to be necessary for proper review of the request.

Present Zoning Classification: I - Industrial District

Requested Zoning Classification: Conditional Rezoning, C-3

Signature of Owner: 
Traverse Development Group, Ken Berg
Owner's Address: 2475 North Aero-Park Court

Applicant's Signature: Mansfield Land Use Consultants, Doug Mansfield
Relationship of Applicant to Owner: Planning Consultant

Applicant's Address: 830 Cottageview Drive -Suite 201
Traverse City, Michigan 49684

Applicant's Telephone: (231) 946-9310 x 1000

The applicant acknowledges that the City may be required from time to time to release records in its possession. The applicant hereby gives permission to the City to release any records or materials received by the City as it may be requested to do so as permitted by the Freedom of Information Act, MCL 15.231 et seq.

Mansfield

Land Use Consultants

June 10, 2015

Mr. Russell Soyering, Planning Director
City of Traverse City
400 Boardman Avenue
Traverse City, MI 49684

Re: Aero-Park Court -Conditional Rezoning request
from Industrial to C-3, mixed-use residential/complementary commercial

Dear Russ,

On behalf of the Traverse Development Group, Mansfield Land Use Consultants is pleased to present the City with the following application for a conditional rezoning of a site within the Traverse City Airport Industrial Park.

The proposed project is located on four vacant parcels along the northeast corner of Aero-Park Drive and North Aero-Park Court. The proposed use includes the development of five 3-story buildings having 30 residential units each, for a total of 150 residential units on about 6.5 acres (23 units per acre). A proposed 4,000 square foot commercial use is intended to serve as a neighborhood type store for the convenience of residents of the development and the surrounding area.

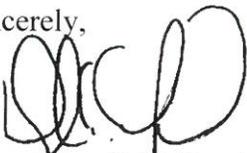
We believe that this request for conditional rezoning from I Industrial District to C-3 Community Center District is appropriate to this location for the following reasons:

- Provides for housing on the far east site of the City
- Provides direct access to the TART Trail, and public transportation
- Provides a location walkable to nearby jobs, higher education/vocational training, the coast guard air station, a grocery store and the State Park Beach
- Has infrastructure to use existing municipal utilities
- Its adjacent proximity to existing residential neighborhood to the north

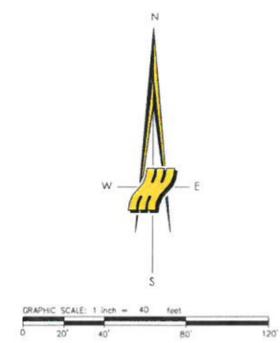
I ask that you place our proposal on the next regular meeting of the Planning Commission. I have provided the Site Plan for your review, the zoning change application and the inclusive fee.

I look forward to working with the City again. Should you have any questions or concerns please do not hesitate to contact me at our offices.

Sincerely,



Doug Mansfield, President



839 Cottageview Dr., Ste. 201
 P.O. Box 4015
 Traverse City, MI 49685
 Phone: 231-944-9310
 www.mansfield.com
 info@mansfield.com

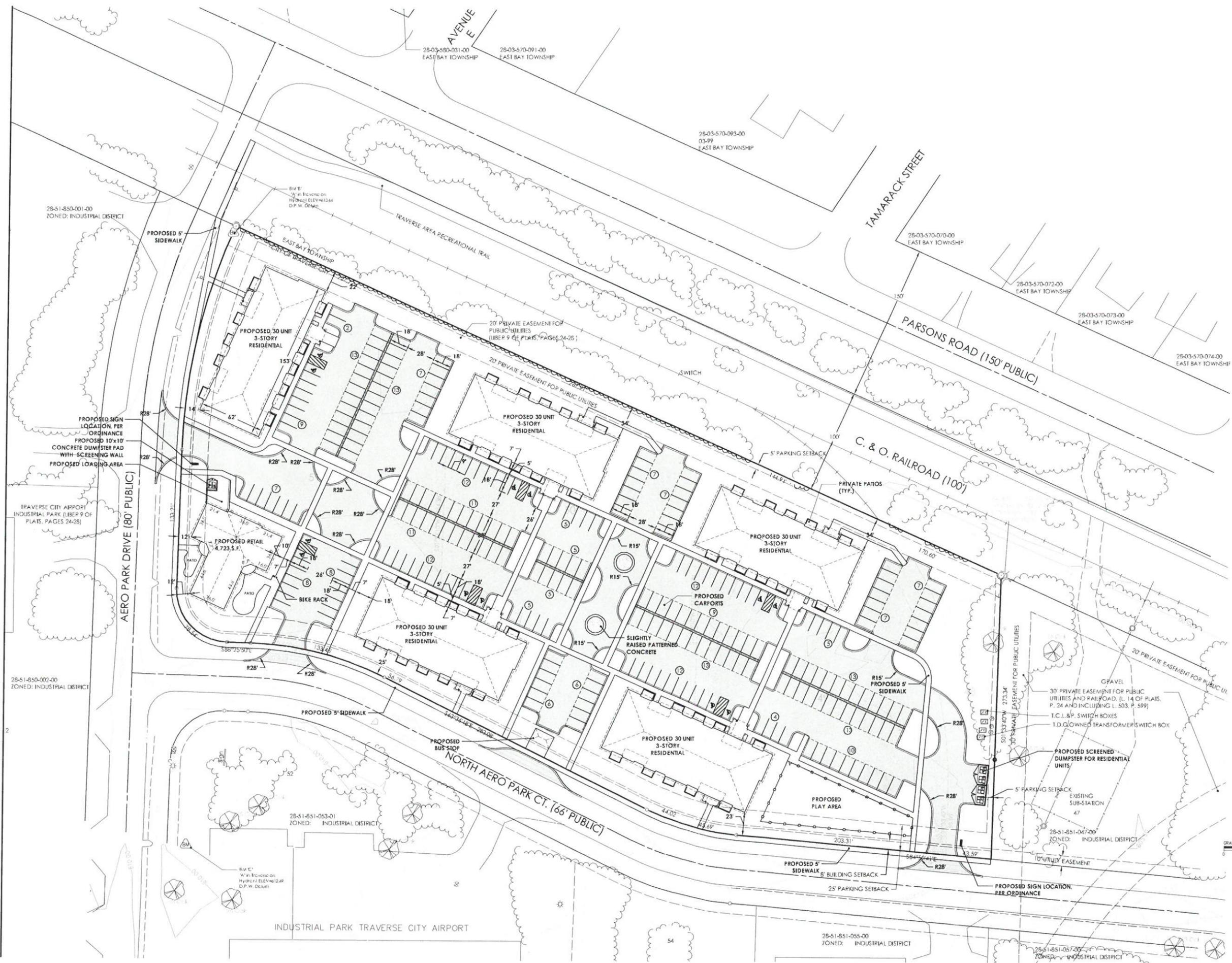
Mansfield

Land Use Consultants

| | | | |
|----------|----------------|----|---------|
| DATE | DESCRIPTION | BY | CHECKED |
| 11/10/15 | PHASE 1 DESIGN | MM | PK |
| 11/10/15 | PHASE 1 DESIGN | MM | PK |
| 11/10/15 | PHASE 1 DESIGN | MM | PK |

Traverse Development Group
Proposed Residential and Retail
 SITE PLAN
 Section 7, Town 27 North, Range 10 West
 City of Traverse City, Grand Traverse County, Michigan

PRELIMINARY
 pkh
 mmj
 15057



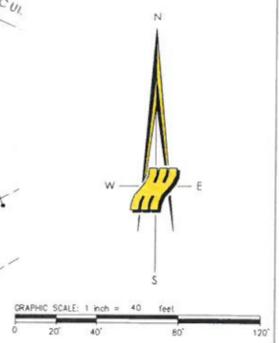
830 Cottageview Dr., Ste. 201
 P.O. Box 4015
 Traverse City, MI 49685
 Phone: 231-946-9319
 www.mansfield.com
 info@mansfield.com

Mansfield

Land Use Consultants

| | | | |
|----------|--------------------|-----|-----|
| DATE | DESCRIPTION | BY | CHK |
| 10/28/15 | PRELIMINARY DESIGN | PHK | PHK |
| 11/10/15 | PRELIMINARY DESIGN | PHK | PHK |

Traverse Development Group
Proposed Residential and Retail
 SITE AND DIMENSION PLAN
 Section 7, Town 27 North, Range 10 West
 City of Traverse City, Grand Traverse County, Michigan



PRELIMINARY
 15057
 SHT. 3 OF 3



Communication to the Planning Commission

FOR THE MEETING OF: JULY 7, 2015

FROM: MISSY LUICK, PLANNING AND ENGINEERING ASSISTANT

SUBJECT: REZONING OR CONDITIONAL REZONING REQUEST FOR
PARCEL LOCATED AT 209 W 14TH STREET (DISCUSSION)

DATE: JULY 1, 2015

Dave Socks, Socks Construction, would like to develop the property located at 209 W. 14th Street. He would like to have a conversation with the Planning Commission to see if the Commission is possibly interested in a rezoning or a conditional rezoning of the parcel.

The property is currently zoned R-9 (Multiple Family Dwelling) which would allow for three dwellings. The request is to rezone the property to C-1 (Office Service) to allow four building units on three levels for a total of twelve dwellings. C-1 is sought because it allows increased residential density, lesser setbacks and higher impervious surface limits.

The Master Plan designates this area as a TC-3 (Traditional) neighborhood where the focus is on historic patterns with residential scale. The Plan states this neighborhood type is moderate intensity residential areas. Single family detached dwellings, moderate density with some multi-family dwellings and home occupations are appropriate. The adopted Corridors Master Plan designates this property as Neighborhood Commercial (page 57) and envisions the area as a "small commercial node." It further states, "Consideration could be given to extending commercial land uses to the south side, either as a residential conversion...or as a dedicated commercial use, but development should not adversely impact the adjacent residential areas."

The single family and multiple family zoning districts (R-2, R-9 and R-15) are consistent with the Core Principles of the Master Plan according to the Zoning Element (please see page 8).

Rezonings and conditional rezonings are legislative decisions and should be based on sound planning principles. The following questions are appropriate when considering rezonings:

- 1. Is the current zoning reasonable for the land?**
- 2. Is the rezoning request consistent with the goals, policies and future land use plan of the Master Plan?**
- 3. Would the property size and environmental conditions accommodate the proposed use?**
- 4. Is a 12 dwelling apartment building compatible with the surrounding uses?**

- 5. Are there adequate utilities and capacity on the adjacent streets to serve a commercial building of this size?**
- 6. Are there sufficient demands for apartment dwellings?**

Attachments: Application form, Site Plan

TRAVERSE CITY PLANNING COMMISSION
APPLICATION FOR
ZONING CHANGE

APPLICATION FEE: _____ DATE: _____
- Zoning Change \$425.00
- Conditional Rezoning \$830.00
Check No: _____ Hearing Date: _____
Receipt No: _____ Case No: _____

Address of subject Property: 209 W. 14th St
Tax Parcel Number: 28-51-686-001-00
Legal Description: lots 21-23-25
HANNAH LAY & Co's (FERNWOOD)
Sub.

Present Zoning Classification: R-9
Requested Zoning Classification: C-1
Signature of Owner: Jennifer LaFond
Owner's Address: 7500 Probe North M. 49643
Applicant's Signature: [Signature]
Relationship of Applicant to Owner: _____
Applicant's Address: 309 Cass St #101
Traverse City MI 49684
Applicant's Telephone: 231-360-0890

APPLICATION REQUIREMENTS

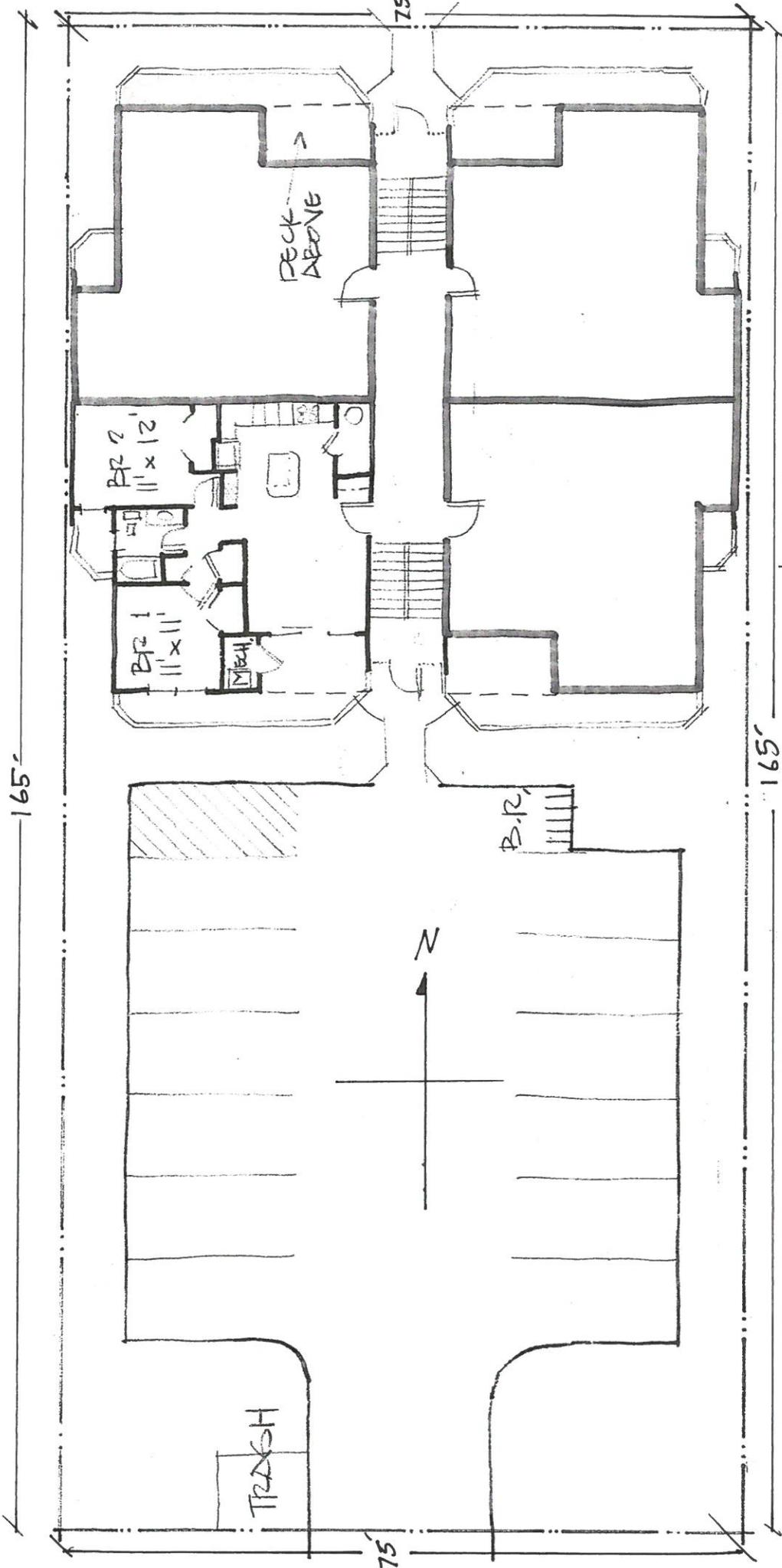
The application fee must accompany this request.

This application must be presented to the City Planning Department a minimum of twenty-four (24) days prior to the public hearing. After the Planning Commission makes a recommendation, the matter will be forwarded to the City Commission before which another public hearing will be held. Action by the City Commission completes the rezoning process.

Thirteen (13) copies of a site plan, drawn to scale and complete with the following, must accompany this application:

1. All property lines and setbacks shown.
2. Indicate and name adjacent streets and alleys.
3. Indicate all existing structures on the property.
4. Indicate the scale of the drawing.
5. North arrow.
6. Any additional information deemed by the Planning Commission Secretary to be necessary for proper review of the request.

The applicant acknowledges that the City may be required from time to time to release records in its possession. The applicant hereby gives permission to the City to release any records or materials received by the City as it may be requested to do so as permitted by the Freedom of Information Act, MCL 15.231 et seq.



4 UNITS x 3 LEVELS
 = 12 UNITS
 ± 870 SF / UNIT

APARTMENTS AT
 14TH STREET
 SECKS CONSTRUCTION
 R.A. YVON · ARCHITECT
 1.12.15





michigan municipal league

Traverse City PlacePlan Scope of Work

BACKGROUND:

The west end of the Traverse City's Front Street corridor, despite a burgeoning market district with an increasing number of independent and/or niche food-oriented businesses and its proximity to high-quality residential neighborhoods and world-class natural assets, has not kept pace with the rapid redevelopment of the east end of downtown. It contains several vacant lots, inadequate streetscape and multimodal transportation infrastructure. It remains a pass-through area for most motorists and other visitors to the City. The City Commission adopted a new vision for the area in October 2013 as part of the Corridors Master Plan. This plan emphasizes creating public spaces and improving pedestrian infrastructure, the streetscape and connections to neighborhoods and the City's trail infrastructure.

The City has aggressively pursued this vision and secured funding to reconstruct the West Front Street bridge and implement streetscape improvements, beginning in spring 2015. The City has requested technical assistance from the Michigan Municipal League (League) through the PlacePlans program. This assistance will complement the infrastructure projects already planned with design recommendations for a revitalized "gateway" public space at the intersection of West Front and Oak streets, as well as redevelopment opportunities for the government office building and adjacent parking lots on the north side of Front Street just west of Oak Street.

AREA OF STUDY:

The priority area of focus is the undeveloped site at the northwest corner of West Front and Oak streets and the west edge of the Huntington Bank property of the south side of Front Street. The secondary study area includes nearby properties on either side of Front Street that offer infill redevelopment opportunities.

GOALS/GENERAL SCOPE OF WORK:

1. The League will assemble and direct a consultant team, funded by the PlacePlans program, to deliver the needed technical assistance components. The final work plan for the consultant team will developed in accordance with the City, but is anticipated to include:
 - a. Site design, engineering and final bid documents for the public space at the northwest corner of West Front and Oak streets;
 - b. Site design for complementary improvements to the southeast corner of West Front and Oak streets;



michigan municipal league

- c. Conceptual design of potential infill/redevelopment opportunities for underutilized properties along Front Street with a particular focus on the office building at 520 West Front Street and adjacent parking lots;
 - d. Project website to serve as a hub for project information and public input; and
 - e. One or more demonstration projects on-site to test ideas and gather feedback.
 2. League staff will support the City and a local stakeholder Steering Committee in ensuring that the planning process adequately reaches and engages community members, building on the engagement efforts conducted during development of the Corridors Master Plan. This may include:
 - a. Building awareness of the process through traditional and social media;
 - b. Creating a “brand” identity for the process and creating outreach/marketing materials;
 - c. Debriefing after major milestones and coordinating timely feedback; and
 - d. Identifying additional opportunities to engage community members and property owners.
 3. The project team will review additional place-based assets in the surrounding area, providing recommendations for enhancing or leveraging some of these assets and potential implementation resources, such as a crowdfunding campaign.

DELIVERABLES:

The League will provide a final report of planning, design and implementation recommendations, including the compiled work of the consultant team and an assessment of highest-priority implementation opportunities.