

TRAVERSE CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, August 4, 2015

7:30 P.M.

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

Posted: 7/31/15

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.**
July 7, 2015 regular meeting minutes.
5. **OLD BUSINESS**
 - A. Public Hearing 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.
 - B. Public Hearing to consider 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

6. NEW BUSINESS

- A. Farmers Market Renovation- Project Review for Consistency with Master Plan (Action Requested) (Rob Bacigalupi)

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
 - 1. Traverse City Place Plan Committee- Commissioner Koebert

9. PUBLIC COMMENT

10. ADJOURNMENT

MINUTES
TRAVERSE CITY PLANNING COMMISSION
Regular Meeting

TUESDAY, JULY 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

Chairperson Serratelli introduced the new city manager Mr. Marty Colburn. Marty Colburn thanked him for the warm welcome. Mr. Soyring introduced the Planning Department summer intern Caroline Lindquist from UNC-Chapel Hill.

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.

Motion by Commissioner Dow, second by Commissioner Twietmeyer, to approve the minutes of April 7, 2015 Regular Meeting, April 21, 2015 Study Session, May 19, 2015 Study Session and June 16, 2015 Study Session minutes. Motion carried 9-0.

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, which we define as taller than 60ft., at 305 W. Front Street (For introduction and possibly scheduling a Public Hearing for August 4, 2015) General and specific standards must be met.

Mr. Soyring summarized the staff memo dated June 30, 2015. The request is for or 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.

Mr. Soyring noted that the current plans do not meet the driveway separation requirements and will have to be amended. Also there is a required setback of 25 feet from the bridge abutment. In addition, the applicant is required to have a model of the buildings and that has not yet been provided.

Doug Mansfield, Mansfield Land Use Consultants, 830 Cottageview Drive, Suite 201 presented the project plans to the Commission. He also stated that the interior layout of the dwelling units has changed and the revised plans currently house 172 dwelling units (not 174 as Mr. Soyring previously mentioned.)

Commission discussion included the river boardwalk, stormwater management, sidewalk/pedestrian improvements and trees that will be saved along the dockline/riverwalk corridor.

Public comment on the subject was made by the following individuals:

- Tony Lentych, Executive Director of TC Housing Commission, made general comments.
- Ellen Corkrin, 150 Pine Street made general comments.
- Elizabeth Osborne, 150 Pine Street, made general comments.
- Betsy Zeerip, 150 Pine Street, made general comments.
- Roland Schlagel, 322 15th Street, made general comments.
- John Nelson, 4022 Incochee Crest, made general comments.
- Rich Buckhalter, 932 Kelly Street, made general comments.
- Barb Huegli, 206 West 15th Street, made general comments.

Additional commission discussion included analyzing the proposed building mass.

Motion by Commissioner Warren, second by Commissioner Werner, that the Planning Commission has the materials needed for introduction and that a Public Hearing be scheduled on August 4, 2015 to consider the 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 consider a taller building at 305 W. Front Street.

Motion carried 9-0.

- 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)

Mr. Soyring summarized his July 1, 2015 memo to the Commission.

Motion by Commissioner Koebert, second by Commissioner Easterday, that a Public Hearing be scheduled for August 4, 2015 to consider 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.

Motion carried 9-0.

6. NEW BUSINESS

- A.** Parks and Recreation prioritization for Parks Projects and Brown Bridge Trust Fund (Discussion by Parks and Recreation Chairperson, Brian Haas)

Chairperson Serratelli introduced Brian Haas.

Mr. Haas presented.

Commission discussion included improving coordination between Parks and Recreation and the Planning Commission and possibly entertaining a joint study session among the two Commissions in late fall.

- 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)

Mr. Soyring summarized his July 1, 2015 memo to the Commission.

Doug Mansfield, Mansfield Land Use Consultants, 830 Cottageview Drive, Suite 201 presented.

Commission discussion.

Motion by Commissioner Koebert, second by Commissioner Dow, that the request from Doug Mansfield 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 as offered by the applicant be scheduled for a Public Hearing for the August 4, 2015 Regular Meeting.

Motion carried 9-0.

- 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)

Mrs. Luick summarized her July 1, 2015 memo to the Commission.

Jeff Cockfield of Grand Traverse Engineering presented on behalf of the applicant.

Commission discussion included exploring R-29 instead of C-1, and possible traffic calming in the alley.

The following individuals made public comment on the subject:

- Barbara Huegli, 216 West 15th Street, made general comments.
- Katherine Phillips, 205 West 14th Street, made comments in opposition.
- Natalie Kohler, 228 west 15th Street, made general comments.
- Roland Schlagel, 322 West 15th Street, made comments in opposition.
- Amber Parken, 202 West 15th Street, made general comments.

- D.** Planning Commission representative to serve on the Traverse City Place Plan Committee (Action Requested)

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Motion by Commissioner Easterday, second by Commissioner Dow, that Linda Koebert, a member of the Planning Commission, shall serve on the staff-led Traverse City PlacePlan Committee.

Motion carried 9-0.

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 - Commissioners Warren reported.
- D.** Arts Commission- Commissioner Warren reported.
- E.** Planning Commission
 - 1. Housing Building Committee— No report.
 - 2. Active Transportation Committee—Commissioner Werner reported.
 - 3. Master Plan Review Committee—No report.
 - 4. Parking Regulation Committee- Commissioner Serratelli reported.
- F.** Planning Department—No report.

9. PUBLIC COMMENT

Comment by Commissioner Warren to consider not holding a Planning Commission meeting during the National Cherry Festival.

10. ADJOURNMENT

Chairperson Serratelli adjourned the meeting at 10:15 p.m.

Respectfully submitted,

Date: _____

Jan Warren, Secretary



Communication to the Planning Commission

FOR THE MEETING OF: AUGUST 4, 2015

 FROM: RUSS SOYRING, PLANNING DIRECTOR

 SUBJECT: CREMATORIES AND FUNERAL HOMES IN (I- INDUSTRIAL DISTRICT)

 DATE: JULY 31, 2015

A request has been made by Vaughn Seavolt, a local funeral director to allow funeral homes and crematories in I-(Industrial) Districts. The Zoning Code allows Funeral homes without crematories in the C-2 (Neighborhood Center) District. In the Industrial District, C-2 (Neighborhood Center) uses are allowed. However, in the Airport Industrial Park and Traversefield Enterprise Place, C-2 uses are limited to buildings that are more than 5 years old. This restriction was put in place to limit commercial uses in the industrial planned parks.



Interior space of a crematory

Crematories or any facilities for cremation are currently not addressed anywhere within the Zoning Code with the exception of the C-2 district where it states they are not allowed. Cremation is now common and rapidly growing within Michigan and the nation. Crematories are licensed by the State of Michigan.

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. A Public Hearing was scheduled at the July 7, 2015 meeting.

If you find, after the public hearing has been held, that you are in support of recommending the ordinance amendment as submitted, then the following motion would be appropriate:

I move that the 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 be recommended to the City Commission for adoption.

Attachment: Zoning Code Amendment

RS

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

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

July 22, 2015

City of Traverse City Planning Commission
400 Boardman Avenue
Traverse City MI 49684

RECEIVED

JUL 23 2015

PLANNING DEPT
CITY OF
TRAVERSE CITY

Planning Commission members,

My name is Kathy Steele; I reside at 10365 East Carter Road, Traverse City MI.

I am writing today to voice my support of a text language change to allow for funeral homes and crematory in an industrial park.

Life Story Funeral Home has served my family personally. We found them to be both compassionate and professional. We have referred other Traverse City families and friends to use their services. Vaughn Seavolt provides a much needed service to many residents in and around our area.

Thank you for your consideration,



Kathy Steele
10365 East Carter Road
Traverse City MI 49684
231-632-7957

July 17, 2015

RECEIVED

JUL 23 2015

PLANNING DEPT
CITY OF
TRAVERSE CITY

To Traverse City Planning and Zoning Commission:

I am writing to support the request of Life Story Funeral Home and Mr. Vaughn Seavolt for changes in zoning to allow for funeral homes and crematories in an industrial park. Approval of this request will allow Life Story Funeral Home a successful, respected and local business to relocate within the Traverse City area. This will help to maintain local employment and tax base.

I have known and worked with Life Story Funeral Home and Vaughn for six years and have always been impressed with the professionalism and respect. I can tell you that I have spoken over the years to many of the clients and all have praised Vaughn and his service to them.

It is my sincere hope that you will approve this requested change.

Sincerely,



Rev. Ronald R. White, M.Div.

3299 Village Circle,

Traverse City, MI

July 20, 2015

RECEIVED

JUL 23 2015

PLANNING DEPT
CITY OF
TRAVERSE CITY

Traverse City Planning and Zoning Commission
400 Boardman Avenue
Traverse City, MI 49684

Dear Planning and Zoning Commissioners:

I'm writing in regard the Life Story Funeral Home and Crematory, and their request to build their Funeral Home in the Industrial Park. I support their request for zoning changes to allow this project to move forward. The Life Story Funeral Home has operated successfully and without issues at their current location for over seven years and I would expect the same in any location Life Story Funeral Home was located.

As I plan to be cremated in the future (hopefully not for several more years), I would be thankful to have this addressed locally. I'm guessing others in the community will feel the same. In addition, as Life Story grows, they will add to the tax revenue collected by the City of Traverse City.

I've known the proprietor, Vaughn Seavolt, for many years. He is a fine business owner and I expect he will be a good neighbor in the Industrial Park. The funeral industry is highly regulated and I feel assured Vaughn will abide by all laws and regulations.

In closing, I ask that you consider revising the zoning ordinance to allow the Life Story project to move forward.

Thank you.

Sincerely,



Georgia Durga
6345 Lindhurst Drive
Traverse City, MI 49685



Communication to the Planning Commission

FOR THE MEETING OF: AUGUST 4, 2015

FROM: RUSS SOYRING, PLANNING DIRECTOR

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

DATE: JULY 31, 2015

The Planning Department has received a request from, Craig Paterson 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 162 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 177 parking spaces and 132 spaces for bicycles. 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 ten-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. If the proposal as meets all the Special Land Use standards and requirements along with other codes and regulations, the request must be recommended for approval. If the proposal fails to meet one or more of the standards or requirements, the request must be recommended for denial or conditions placed on the approval that will ensure all standards and conditions can be met. Please see the staff report for the SLUP.

The site plan was adjusted to meet the zoning code since the Planning Commission reviewed the plans in July. A physical model of the buildings will be presented at the meeting and digital images from various perspectives have been included in the packet.

After reviewing the material and holding a public hearing, if you feel that the request for a “Taller building” meets all the Special Land Use Permit General Standards in Section 1364.02 and specific requirements in Section 1364.08(m) with the conditions outlined in the two staff reports, the following motion would be appropriate:

I move that the request by Craig Patterson on behalf Pine Street Development One, LLC for a Special Land Use Permit and Site Plan approval to allow for a taller building at 305 W. Front Street be recommended for approval to the City Commission provided that the conditions listed in the Staff Reports 15-SLUP-1 and 15-SPR-2 are met.

RAS

Attachments: Special Land Use Permit Application
Letter from Doug Mansfield, Mansfield Land Use Consultants
Site Plan Review Application
Elevation and plan set dated 6/29/15, Site Plan Set dated 7/21/15
Building Perspectives

STAFF REPORT

15-SLUP-01

DATE: July 31, 2014

APPLICANT: The Woda Group, Inc.
115 N. Huron Avenue
Mackinaw City, MI 49701

PROPERTY OWNERS: Pine Street Development One, L.L.C.
11123 S. Bugai Road
Traverse City, MI 49684

STATUS OF APPLICANT: Holds letter of intent on a portion of the property.

PROPERTY ADDRESS: 305 W. Front Street.
Tax I.D. # 28-51-794-001-00

REQUESTED ACTION: Construct two 96-foot tall buildings.

DESCRIPTION: ALL THT PRT OF BLK 1 ORIG PLAT LYING N OF THE FOL DES LINE: COM AT C/L OF PINE AND STATE STS TH N 0 DEG 15' W 15 FT TH S 89 DEG 47' W 33 FT TO W R/W OF PINE ST TH N ALG R/W 175.52 FT TO POB OF LINE HEREIN BEING DES TH W TO BOARDMAN RIVER AND TERMINATION OF LINE HEREIN BEING DES.

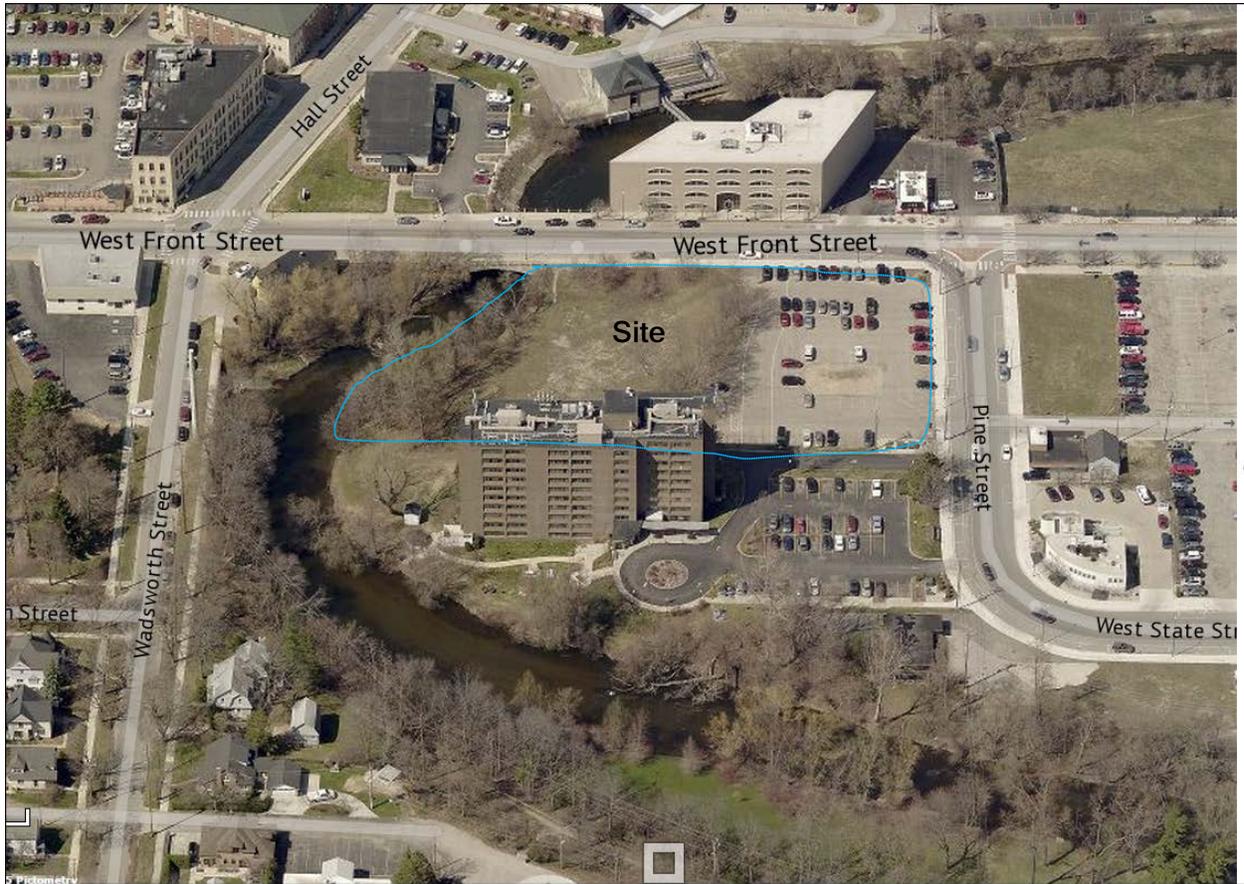
EXISTING CONDITIONS:

SITE SIZE: 1.63 acres.

TOPOGRAPHY: Flat, riverbank slopes, flood plain at elevation 585.

VEGETATION: Grass, shrubs and trees, mostly Black Willow, Black Locust and Box Elder.

SOILS: Contaminated Brownfield site with sandy soils.



EXISTING ZONING:

C-4c (Regional Center District).

SURROUNDING ZONING/LAND USE:

NORTH:

C-4b (Regional Center District) / office building and restaurant.

SOUTH:

C-4c (Regional Center District) / 10 story senior housing.

EAST:

C-4c (Regional Center District) / Grass lot and dry cleaner.

WEST:

C-2 (Neighborhood Center District) / Boardman River and flower shop.

ZONING HISTORY:

From 1958 to 1999 the property was zoned C-4 (Central Business District). In 1999 the property was rezoned to C-4c (Regional Center District).

RELEVANT SECTIONS OF THE ZONING ORDINANCE:

[Chapter 1346](#) C-4 Regional Center Districts (p. 85).

[Section 1346.02](#) Uses Allowed By S.L.U.P. (p. 87).

[Section 1364.02](#) General Standards For SLUP Approval (p. 146).

[Section 1364.08\(m\)](#) Specific Requirements for Taller buildings (p. 155).

RELATIONSHIP TO THE CITY PLAN:

The Future Land Use Map designates this neighborhood as a TC-5 Neighborhood. The TC-5 *Downtown* Neighborhood is the most formally and intensely developed neighborhood in the City Plan. The plan calls for the greatest building mass within the city with appropriate balance and scale. Buildings shall typically be placed close to the street or civic spaces to provide a sense of enclosure to the public realm.

The proposed plans are consistent with the goals and objectives of the City Master Plan and the TC-5 Urban Design Element.

PUBLIC UTILITIES:

There are adequate utilities to serve this building. Overhead electrical lines that run from the Warehouse District across the river south to Hannah Park are planned to be undergrounded in 2015. The developer will work with Traverse City Light and Power and City Engineering for a plan to have a power supply once the undergrounding takes place. A 12-inch water main is located under Front and Pine Streets. An 8" sanitary sewer is located under Pine Street. Utility connections shall require approval from the City Engineer.

TRAFFIC

The 9-story building along Front Pine Streets will have a total square footage of 180,557 square feet and includes two levels of parking (177 spaces). The Front and Pine building is proposed to have 20,670 square feet of commercial uses on the first floor and 159,887

square feet of residential (120 dwelling units) on the upper floors. The building along the Boardman River will have a total square footage of 56,700 square feet (42 dwelling units) with a 3,600 square foot restaurant on the first floor. The project is anticipated to generate approximately 1,620 trip ends per day based on the Trip Generation Manual. This number may be overly high as the Trip Generation Manual does not take into account that this project is located downtown where many trips utilize non-motorized travel (walking, biking) or utilize public transit.

ACCESS:

The development will include a single driveway on Pine Street to provide access to a two level parking deck with 177 auto parking spaces and 60 bicycle rack spaces. Traditional downtown streetscape with bump-outs will be installed along Front and Pine Streets. Tax increment Financing will absorb half of the cost of the sidewalk improvements and the developer will absorb all of the costs of the bump-outs. A complete sidewalk network is in the general vicinity and a pedestrian bridge and walkway connecting the Warehouse District to the downtown is under construction. A future public boardwalk is indicated along the river's edge to be installed by the City in the future. Barrier free access to this boardwalk will be provided by the developer via an elevator that will be open to the public on the proposed patio on the west side of the building connecting to Front Street. All bus lines can be accessed from the transit center site three blocks from the property. The boardwalk along the river is not a part of this project and would likely be a project initiated by the City.

PARKING:

Auto and bicycle parking is not required in the C-4 districts. However the applicant is proposing to construct a two level parking deck with 177 auto parking spaces and 132 bicycle rack spaces.

ANALYSIS:

General Standards 1364.02:

- (a) The use shall be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.

The design of the building will be traditional masonry construction (brick veneer, stone, sill accents steel, glass, etc.) with numerous windows and pedestrian entrances which will be harmonious with the character of the downtown and the general vicinity. There is a 10-story 1970's residential masonry building to the south, an existing 4-story masonry office building to the north and a proposed 5-story, 65.5 foot tall, mixed use, masonry/glass building to the northeast. Typical downtown blocks consist of a series of individual but continuous buildings fronts creating an interesting and ever changing street facade. By changing surface treatment through material and/or colors would help to break up the perceived massing of the building.

- (b) The use shall not be hazardous or disturbing to existing or planned future uses in the same general vicinity.

The proposed 9-story mixed use building (retail, residential and parking) reflects the existing proposed land uses and intensities in the area. Taller and larger buildings are intended for the TC-5 Neighborhood type. The Zoning Code requires a minimum height of 30 feet. The Master Plan states each neighborhood type should be allowed to evolve with its unique character and culture. The Master Plan also states that our neighborhood types need to be protected as they evolve.

- (c) The use shall be served adequately by existing public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewage facilities and schools.

The proposed buildings are located on Front and Pine Streets which are both designated as collector streets. Nearby are Division Street and Grandview Parkway which are designated as arterials. Schools should not be significantly impacted by the proposed residential dwellings in this building. There are adequate utilities to serve this building. Overhead electrical lines that run from the Warehouse District across the river south to Hannah Park are planned to be undergrounded in 2015. The developer will work with

Traverse City Light and Power and City Engineering for a plan to have a power supply once the undergrounding takes place. A 12-inch water main is located under Front Street. An 8" sanitary sewer is located under Pine Street.

- (d) The use shall not create excessive additional requirements at public cost for public facilities and services.

The pedestrian bridge and electrical undergrounding are planned capital project improvements to the district. The building will not create any excessive expenditure with public funds. Tax Increment Financing will pay for half of the streetscape improvements and the developer will pay for the all of the pedestrian bump-outs.

- (e) The use shall not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any person or property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, orders or water runoff.

The current street system can support the potential increased traffic volume. A high intense mixed use project within a walkable mixed use neighborhood will generate less motoring traffic than if the same project was located in less walkable areas of the community. The proposed use of retail, residential, and parking will not involve activities, processes, materials, equipment or nuisances that will be detrimental to any person or property. Storm water runoff control will meet the requirements of Chapter 1068.

- (f) Where possible, the use shall preserve, renovate and restore historic buildings or landmarks affected by the development. If the historic structure must be moved from the site, the relocation shall be subject to the standards of this section.

There are no historic buildings or landmarks on the site.

- (g) Elements shall relate to the design characteristics of an individual structure or development to existing or planned developments in a harmonious manner, resulting in a coherent overall development pattern and streetscape.

The design and of the Front and Pine building has prominent store fronts with numerous windows and pedestrian entrances which helps to break up the perceived length of the building. The design incorporates vertical relief help to make components of the building more in scale with existing downtown buildings. Awnings over the street level windows would also help reduce the

perceived scale of the building. (Retractable awnings are allowed to project over the public right of way.) To be more in characteristic of the downtown blocks and to reflect and reinforce the downtown development pattern, a horizontal change in material and/or color of the street facing facades would help the proposed building to be more in keeping with the urban pattern of the other downtown blocks. The placement of the building near the sidewalk strengthens the coherent overall pattern of development for downtown.

- (h) The use shall be consistent with the intent and purposes of the zoning district in which it is proposed.

The uses proposed for the building are permitted by right in the C-4 District. Taller buildings greater than 60 feet are allowed as a special use if all of the general and specific standards are met. The Zoning Ordinance states the Regional Center Districts are for the purpose of accommodating a broad variety of retail, office and residential uses and other uses. This project is consistent with the uses planned for downtown.

- (i) The specific requirements outlined in each applicable section of this Zoning Code shall be satisfied.

The plans submitted appear to be substantially in compliance with the Zoning Code

Specific Requirements 1364.08 (m)

- (1) The building stories and height are consistent with Section 1368.01.

The permitted building height for the C-4c Zoning District is as follows:

85 feet maximum. An additional 15 feet shall be allowed for permitted uses that are designed and positioned in a manner that will effectively shield rooftop mechanical equipment or elevator shafts, but not to exceed an overall height of 100 feet. Buildings over 60 feet tall shall have at least 20% of the building designed and used for dwellings. That portion of the building with a finish floor elevation of 45 feet or greater must be recessed back at least 10 feet from the first floor building façade.

The proposed 9-story building on Front and Pine Streets will have a height of 85 feet where the rooftop mechanical equipment will be located. Dwellings will be screening the rooftop mechanical equipment to a height of 96 feet and there is a small (800 s.f.) roof extension on the corner of Front and Pine Streets to accent the corner and shield rooftop mechanical equipment at a height of 100 feet. The building is recessed back 10 feet at the finished floor

elevation of 45 feet along Front and Pine Streets. Not including the two levels of parking the Front and Pine building consists of 88.5% residential dwellings.

The proposed 9-story building on Boardman River will be 93.6% residential with a 3,600 square foot restaurant, will have a height of 85 feet where the rooftop mechanical equipment will be located with dwellings screening the rooftop mechanical equipment at a height of 96 feet.

- (2) Roof top mechanical equipment and penthouse space that are an integral part of the architectural design are permitted. All mechanical equipment, appurtenances and access areas shall be completely architecturally screened from view and enclosed.

The rooftop mechanical equipment will be located in the center of the building roof and will be screened by residential dwellings for both buildings. If this is not the case, the building will need to be a maximum of 85 feet tall. Confirmation that the top level dwellings do screen mechanical equipment is requested.

- (3) Extended heights for steeples and other architectural embellishments less than 400 square feet each shall not be used to determine the height of the building.

There are no architectural elements that exceed 100 feet; however, there is an 800 square foot architectural feature to accent the corner of Front and Pine Streets at a height of 100 feet.

- (4) The applicant shall prepare and deliver to the Planning Director a scale model, video image or other similar depiction of a taller building in relation to surrounding land and buildings.

The applicant will be presenting, to scale, a wooden model of the buildings and the surrounding buildings.

RECOMMENDATION:

Staff recommends that Special Land Use Permit No. 15-SLUP-01 to construct 2 9-story, 96 foot, mixed-use buildings be approved contingent on the following:

1. The applicant and owner continue to work with City Engineering and Light and Power on utility extensions and service lines.
2. The owner shall be responsible for extending and relocating service extensions to the proposed building. These utilities must meet all applicable ordinance and City requirements.
3. If relocation of public utilities is necessary, the applicant will be responsible in providing the City any easement necessary for relocation.
4. The stormwater requirements outlined in the City Ordinance are met.
5. The owner shall provide a barrier free elevator accessible and open to the public to access the future boardwalk along the Boardman River.
6. If the public river walk is constructed along Boardman River, a mutually agreeable pedestrian easement between the City and the owner shall be provided for access to the barrier free elevator.
7. Audio and visual devices for managing conflicts between pedestrians and vehicular traffic entering and exiting the building shall be provided.
8. The public sidewalk along Front Street shall extend across the proposed driveway on Pine Street.
9. Should the project be constructed in phases, the parking spaces for motorized vehicles shall be limited to a maximum of one space per dwelling and one parking space for every 350 square feet of gross floor area for commercial uses.
10. The Front and Pine Street building shall be broken up horizontally by the use of building materials and/or surface building colors to give the appearance of several individual buildings.
11. The project shall provide a variety of residential dwelling sizes as indicated in the submittal.
12. The top floor residential dwellings shall provide an architectural screen for the roof top mechanical equipment that may be located on the roof deck that is no higher than 85 feet above the street level.

Site Plan Review

Staff Report

July 31, 2015

15-SPR-02: Prepared for property commonly known as 305 West Front Street

SITE PLAN REQUIREMENTS CHECKLIST

Yes	No	Site plans are required to meet the following requirements:
x		Filing fee
x		Sealed by a registered architect or engineer (except site plans to be referred to the Planning Commission for approval may defer this requirement until receiving Planning Commission approval.)
x		Drawn to scale with a scale on the plan
x		Rendered on a minimum sheet size of 24 inches by 36 inches
x		Legal description
x		Property lines and dimensions
x		North arrow
x		Date
x		Vicinity map
x		Property owner's and applicant's name and address
x		Preparer's name and address
x		Street names
x		Existing street and alley widths
x		Location and width of utility easements
x		Size and location of existing and proposed utilities and building service lines
x		The zoning classification of the site and surrounding properties and, where applicable, the zoning request
x		<p>Required setback lines, lot size, lot coverage (impervious surface) and any variance to be requested.</p> <p><i>All setbacks and lot coverage are met. No variances are requested.</i></p>

Yes	No	Site plans are required to meet the following requirements:
x		The size and location of existing buildings and improvements on and adjacent to the subject parcel
x		<p>The existing building use and proposed building use, location, shape, building height, elevations, floor area and unit computations and dimensions and a description of all exterior building materials</p> <p><i>The building along Front Street will have a total square footage of 180,557 square feet which includes two levels of parking (177 spaces) and 9 floors. The Front Street building will consist of 20,670 square feet of retail on the first floor and 159,887 square feet of residential (120 dwelling units) on the remaining floors. The building on the Boardman River will have a total square footage of 56,700 square feet (42 dwelling units) and a 3,600 square foot restaurant on the first floor. The design of the building will be traditional masonry construction (brick veneer, stone, sill accents steel, glass, etc.) with numerous windows and pedestrian entrances which will be harmonious with the character of the downtown and the general vicinity.</i></p>
x		A land use tabulation summary provided in the margin of the plan indicating types of uses, acreage for each land use, number of units, densities and land use intensities.
x		<p>The proposed number and location of parking spaces, maneuvering lanes, sidewalks, driveways and loading areas, and their dimensions and proposed points of access to the site from public streets and alleys.</p> <p><i>The parcel is not served by an alley and attempts to negotiate access from the Housing Commission to the south, failed. No parking is required, however the development will include a single driveway on Pine Street that will provide access to a two level parking deck with 177 parking spaces which is 100 feet from the centerline of the driveway to the south. 132 bike rack spaces are shown within the parking structure. Traditional downtown streetscape with bump-outs will be installed along Front and Pine Streets. The driveway accessing Pine Street does not meet City design standards and will need to be redrawn to show the public sidewalk continuing through the drive.</i></p>
x		<p>The proposed location and dimensions of site drainage areas, walkways, landscaped areas, recreation areas, open space and screen walls.</p> <p><i>The applicant shall meet the requirements of the Storm Water Runoff Control Ordinance and the requirements of the D.E.Q. for a contaminated site. Pedestrian travel ways adequately serve the proposed development. A complete sidewalk network is in the general vicinity and a pedestrian bridge and walkway connecting the Warehouse District to the downtown is currently under construction. A future public boardwalk is indicated along the river's edge. Barrier free access to this boardwalk will be provided by the developer via an elevator open to the public on the proposed patio on the west side of the building connecting to Front Street. The boardwalk along the river is not a part of this project and would likely be a project initiated by the City.</i></p>

Yes	No	Site plans are required to meet the following requirements:
x		<p>Natural features, such as unique topographic features, wetlands, 100-year flood plain elevations, creeks, springs and others, with an indication as to which are proposed to be maintained, altered or removed during site development.</p> <p><i>The lower level parking area is located in the 100 year flood plain (elev. 585). No fill will occur in the flood plain and the applicant will be required to obtain a permit from the D.E.Q. prior to construction. Several small maples are shown to be maintained along the river bank. Nearly all of the trees (Black Locust, Black Willow and Box Elder) will be removed from the site</i></p>
x		<p>Any other information necessary to establish compliance with City ordinances.</p> <p><i>The applicant has stated that the exterior building lighting shall be dark sky compliant and shielded from neighboring properties and public streets.</i></p>
x		<p>Landscaping - meets landscaping requirements of Chapter 1372.</p> <p><i>A conceptual Landscape plan has been provide show placement and type of trees, shrubs and perennials. The street trees proposed along Pine and Front Streets will need to be at least 2 ½" Caliper and approved by the City Parks Department.</i></p>
x		<p>Parking - meets parking requirements of Chapter 1374.</p> <p><i>The development will include a single driveway on Pine Street that will provide access to a two level parking deck with 177 parking spaces. There is 100 feet from the centerline of the drive to the south to the center line of the proposed driveway. The driveway accessing Pine Street does not meet City design standards and will need to be redrawn to show the public sidewalk continuing through the drive. 132 bike rack spaces are shown within the parking structure.</i></p>

**CHECKLIST OF STANDARDS
FOR GRANTING SITE PLAN APPROVAL**

Yes	No	The Planning Commission or Planning Director must consider the following standards for granting site plan approval. These items must be indicated on the site plan.
x		<p>Primary structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.</p>

Yes	No	The Planning Commission or Planning Director must consider the following standards for granting site plan approval. These items must be indicated on the site plan.
		<i>The proposed building is located on Front and Pine Streets with numerous windows and pedestrian entrances which will be harmonious with, and extend (to the west and south) the character of the downtown and the general vicinity.</i>
x		<p>All roof-mounted equipment, including satellite dishes and other communication equipment, must be screened from recreation trails or from public sidewalks adjacent to the site by a parapet wall or similar architectural feature.</p> <p><i>There will be rooftop mechanical equipment located in the center of the building roof at a height of 85 feet which will be screened by dwellings above the 85 foot level.</i></p>
x		<p>Reasonable visual and sound mitigation for all dwelling units shall be provided. Fences, walks, barriers and landscaping shall be used appropriately for the protection and enhancement of property and for the privacy of its occupants.</p> <p><i>There are 162 dwelling units proposed with this project. The first floor of the Front and Pine Street building will be commercial with the dwellings on the remaining upper floors. The fifth floor is recessed back from the building facade and Front and Pine Streets.</i></p>
x		<p>Every principal building or groups of buildings shall be so arranged as to permit emergency access by some practical means to all sides.</p> <p><i>The project has vehicular and pedestrian access from Pine and Front Streets. Provided the current street width of Front Street remains the same, street trees are maintained at a height below the third story window and there are no overhead utilities adjacent to the building, the City Fire Marshall approves the Special Land Use Permit / Site Plan Review request.</i></p>
x		Every development shall have legal access to a public or private street.
x		<p>The development, where possible, shall provide vehicular and pedestrian circulation systems which reflect and extend the pattern of streets, pedestrian and bicycle ways in the area. Travel ways which connect and serve adjacent development shall be designed appropriately to carry the projected traffic.</p> <p><i>Pedestrian travel ways adequately serve the proposed development. The proposed buildings are located on Front and Pine Streets which are designated as collector streets. Nearby are Division Street and Grandview Parkway which are designated as arterials and can support the potential increased traffic volume.</i></p>

Yes	No	The Planning Commission or Planning Director must consider the following standards for granting site plan approval. These items must be indicated on the site plan.
		<p>A pedestrian circulation system shall be provided which is physically separated and insulated as reasonably possible from the vehicular circulation system.</p> <p><i>The public sidewalk along Pine Street needs to extend across the proposed driveway. The proposal shows the public walk breaking for the driveway.</i></p>
x		<p>All parking areas shall be designed to facilitate safe and efficient vehicular and pedestrian circulation, minimize congestion at points of access and egress to intersecting roads, to encourage the appropriate use of alleys and minimize the negative visual impact of such parking areas.</p> <p><i>There is no public alley adjacent to this site. One new driveway will be added on Pine Street which is approximately 130 feet from Front Street and 100 feet from the centerline of the driveway to the south. Equipment will be installed to warn pedestrians when a motor vehicle is about to cross the sidewalk.</i></p>
x		<p>Where the opportunity exists, developments shall use shared drives. Unnecessary curb cuts shall not be permitted.</p> <p><i>The parcel is not served by an alley and attempts to negotiate access from the Housing Commission property to the south, failed. There will only be one driveway accessing the buildings for parking.</i></p>
X		<p>All loading and unloading areas and outside storage areas, including areas for the storage of trash, which are visible from residential districts or public rights-of-way shall be screened by a vertical screen consisting of structural and/or plant materials not less than six feet in height.</p> <p><i>Deliveries will occur on Front and Pine Streets as well as the lower level of the parking structure. Trash compactors will be located on the main level inside at the north west side of the building.</i></p>
X		<p>Exterior light sources shall be deflected downward and away from adjacent properties and rights-of-way and shall not violate night sky provisions of the Traverse City Code of Ordinances.</p> <p><i>The applicant has stated that the building lighting and landscape lighting will be dark sky compliant and be shielded from neighboring properties and streets.</i></p>

Yes	No	The Planning Commission or Planning Director must consider the following standards for granting site plan approval. These items must be indicated on the site plan.
X		<p>Adequate utilities shall be provided to properly serve the development. All utilities shall be placed underground.</p> <p><i>There are adequate utilities to serve the development. All utilities will be placed underground. The applicant will need to provide a site utility plan meeting the requirements of the City Engineer as a part of the permit process.</i></p>
X		<p>Sites at which hazardous substances and potential pollutants are stored, used or generated shall be designed to prevent spills and discharges to the air, surface of the ground, groundwater, lakes, streams, rivers or wetlands.</p> <p><i>The site is part of the Brownfield Redevelopment Plan. The storm water may not be allowed to be stored on site because of DEQ / DNR prohibition. An oil-grit separator will be required for the site storm water system.</i></p>

The Special requirements for the C-4b District are as follows:

- (a) The predominant building wall and entryway shall face the public or private street.

Met

- (b) Unless determined to be impractical by the Planning Director, the building width shall not be less than 90 percent of the property width at the street.

The building occupies 99% of the property width along Front Street and 94% of the property width along Pine Street.

- (c) Vertical building modulation shall be used to add variety and interest and to make a large building appear to be an aggregation of smaller units. Relief from a continuous street facing wall may be achieved with wall offsets in combination with pilasters, corbeling or other permanent architectural elements, however, offsets in any wall shall not be less than eight inches from the subject plane.

Can be met by providing material and or color changes to give the appearance of several smaller scale buildings.

- (d) Horizontal building modulation, like awnings, balconies and roof features shall be used to reduce the perceived mass of a large building.

Retractable awnings are recommended to further reduce the perceived mass of the tall building.

- (e) Fenestration, cornices and other architectural elements incorporated in new buildings or additions to existing buildings shall be in context with historic buildings in the area.

Met.

- (f) Window glass planes shall be recessed at least four inches from the outside of all building walls to create a shadow line except in bay windows and to other projecting window elements.

The submitted drawings are not detailed enough to determine if this requirement is met. The applicant has stated that this requirement will be met and staff will confirm once final permit drawings have been submitted.

- (g) Clear or lightly tinted transparent glass shall be used for all windows facing a public street. Decorative stained glass may be used for accents. Mirrored, smoked and darkly tinted glass is prohibited.

The submitted drawings are not detailed enough to determine if this requirement is met. The applicant has stated that this requirement will be met and staff will confirm once final permit drawings have been submitted.

- (h) New buildings and additions to existing buildings, including parking structures, shall be constructed of durable materials utilizing the predominant building materials of traditional brick and stone used in the Regional Center District or constructed of materials of comparable aesthetic value.

The design of the building will be traditional masonry construction (brick veneer, stone, sill accents, etc.) with numerous windows and pedestrian entrances which will be harmonious with, and extend (to the west) the character of the downtown and the general vicinity.

- (i) Any rooftop equipment shall be enclosed or screened from street level view using the same materials used for the building walls or a material which is approved by the Planning Director as visually compatible with the building.

The rooftop mechanical equipment will be located in the center of the building roofs which will be screened by dwellings that goes around the entire roof structure.

- (j) Except for buildings that are solely residential, windows or street level activities are required on 50 percent of the first story street wall facing any public street. Street level activities include public display space, public atriums, pedestrian entrances and exterior circulation.

Met.

Staff recommends that 15-SPR-01 for the property commonly known as 124 West Front Street be approved provided the following conditions are met.

1. The applicant and owner continue to work with City Engineering and Light and Power on utility extensions and service lines.
2. The owner shall be responsible for extending and relocating service extensions to the proposed building. These utilities must meet all applicable ordinance and City requirements.
3. If relocation of public utilities is necessary, the applicant will be responsible in providing the City any easement necessary for relocation.
4. The stormwater requirements outlined in the City Ordinance are met.
5. If the public riverwalk is constructed adjacent to the parcel and extends down to Union Street a mutually agreeable pedestrian easement between the City and the owner shall be provided.
6. Audio and or visual devices for managing conflicts between pedestrians and vehicular traffic entering and exiting the building shall be provided.
7. The public sidewalk along Front Street shall extend across the proposed driveway.
8. Retractable awnings are installed along the street level along Front and Pine Streets.
9. Material and or color changes shall be made to give the appearance of several smaller scale buildings.

Floor Area Ratio

Total Floor Area / Total Land Area



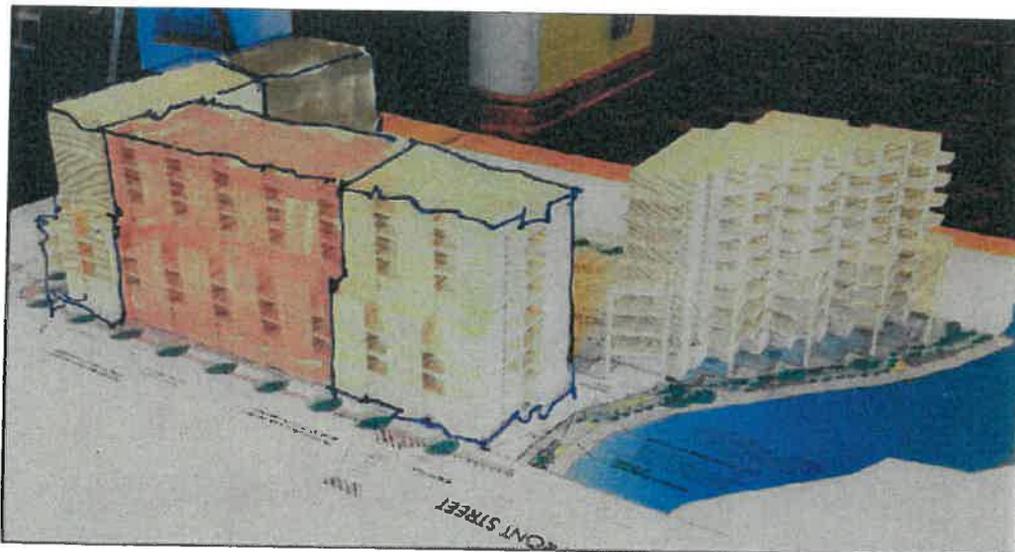
0.96

74,400/77,537



1.01

207,912/204,732



3.34

237,257/71,003

Traverse City Planning Commission
400 Boardman Ave
Traverse City MI 49684
Re: Public hearing/Special Land use Permit/205 W.Front Street

Dear Commissioners

We are both residential and commercial property owners in TC. For over 42 years we have helped to improve our downtown and so feel a special responsibility to offer our opinion on this proposed project.

Under General Standards for Approval

- (a) It is not compatible in appearance because of its very large size, both in height and footprint. The footprint is approximately six times the size of Riverview Terrace. After Riverview Terrace was built there was much talk that if anything of that height were to be built again, it must be built back against the hill side. It also abuts two Historic Districts that are low scale and have had new building additions that are in keeping with the character of the vicinity, (3,4,and 5 stories) A sky scraper does not conform to the character of Front Street.
- (c) Pine Street will be stressed and perhaps overwhelmed by the amount of traffic engendered by 174 apartments and 183 parking spaces. There are also several other planned projects in the area that will need to use Pine Street. It will be too much for the street to absorb.
- (e) Again, excessive production of traffic caused by proposed restaurant patrons, condo owners and shoppers.

The Boardman River should also be taken into consideration. It has always been a natural divider and barrier, protecting Historic Central neighborhood (residential) from Front street's commercial traffic and noise. Both the river itself and the foliage that grows along its banks are at risk.

We strongly believe this proposed project is not in scale for the area. It would be a shock to Front street and overwhelm the area. Growth but within reason should be the goal.



Ken and Mary Zacks
203 Wadsworth
Traverse City MI 49684
July 31, 2015

Haggard's

PLUMBING and HEATING

"Business of Quality and Service"

"Charlevoix-the-Beautiful"

haggards@freeway.net

RECEIVED

JUL 21 2015

PLANNING DEPT
CITY OF
TRAVERSE CITY

Date: Monday, July 20, 2015

To: Planning Commission
400 Boardman Ave.
Traverse City, MI 49684
Attn: Jan Warren

RE: Request from Woda Group, Inc on behalf of Pine Street Development One, LLC for a special Land Use Permit for taller building and Site Plan Approval at 305 W. Front Street.

To Whom it May Concern,

Upon reviewing the above Notice of Public Hearing of the Zoning Board of Appeals, I would like to express my support with the above case's requests. Haggard's Plumbing & Heating is not at all opposed to the changes of the property and/or the request to the Zoning Board. If a property owner is fortunate enough to have the ability and the resources in this time of economical struggles to either build and/or improve their existing property, we would like to see their request granted. It would prove positive for the local, county, state and county to do all we can to improve and promote growth in any way possible.

Sincerely,

Haggard's Plumbing & Heating



Missy Luick <mluick@traversecitymi.gov>

Fwd: Support for 305 W Front Street

R Soyring <rsoyring@traversecitymi.gov>
To: Missy Luick <mluick@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.

July 28, 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,

Please find the application for Special Land Use Permit and Site Plan Review for a mixed use, retail, office, and residential development at 305 West Front Street, to be discussed at the Planning Commission public hearing on August 4th, 2015.

The application is comprised of the following documents, enclosed:

- Special land use application form (1 page);
- Narrative in response to Section 1364 Special Land Use Regulations (6 pages);
- Site Plan of proposed development (6 pages); and
- Elevations and floor plans of proposed development (7 pages).

I look forward to meeting with the Planning Commission. 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



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. # 28-51-794-001-00 - 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) "TALLER 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. 1123 S. BUGA RD., TRAVERSE CITY, MI. 49684

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

Address: 115 W. 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]

Signature of applicant (if different than owner): [Signature]

Relationship of applicant to owner: WOLVES LETTER OF INTENT OVER PORTION OF PROPERTY

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.

SPECIAL LAND USE REGULATIONS
1364.02 GENERAL STANDARDS FOR APPROVAL
City of Traverse City Planning Commission
August 4th, 2015 Public Hearing

The following standards are taken from the City of Traverse City Zoning Ordinance (Ordinance). The ordinance regulations are stated in bold and the applicant's responses follow in italicized text.

1364.02 GENERAL STANDARDS FOR APPROVAL.

Each application for a special land use shall be reviewed for the purpose of determining that the proposed use meets all of the following standards:

- a. **The use shall be designed, constructed, operated and maintained so as to be harmonious and compatible in appearance with the intended character of vicinity.**
The subject property is designated as the "TC 5 Downtown" neighborhood by the future land use map in the Traverse City Master Plan. The plan describes this neighborhood as the "most formally and intensely developed" downtown district, focused on "high intensity, regional, commercial activity". The core principles of this neighborhood include diverse housing of commercial scale, infrastructure that is integrated with the Boardman River, and development to maintain and enhance the existing downtown character.

The proposed development meets the intent of the master plan. The proposed development is bound by Front Street on the northerly property line, Pine Street on the easterly property line, an adjacent 10 story high density residential building to the south, and the Boardman River on the westerly property line. See Figure 1 below.



Figure 1: Site Location

**SPECIAL LAND USE REGULATIONS
1364.02 GENERAL STANDARDS FOR APPROVAL
City of Traverse City Planning Commission
August 4th, 2015 Public Hearing**

The RiverWest Development is comprised of a mixed-use building made up of retail, restaurant, civic, and residential uses. Private parking areas are included as accessory to these uses. The infrastructure is designed to integrate with the existing sidewalk and future river walk systems and provides improved pedestrian access via crosswalks across both Front and Pine Streets as well as a public gathering space along Boardman River. The river level parking area is open to the Boardman River and will be surfaced with pervious pavement in the event of high water. The driveway for the street level private parking structure crosses an existing sidewalk but will not include curb cuts so as to facilitate existing pedestrian thru traffic. Appropriate safety measures will be taken to protect pedestrians from vehicles entering and exiting the private parking structure.

Additionally the proposed RiverWest development is consistent with the objectives of the Grand Vision, which calls for attractive and active downtowns with tall buildings of 8 or more stories, plazas for people to gather, and pathways to nearby waterways. The proposed mixed-use building incorporates a public plaza adjacent to the Boardman River and is designed to integrate with a potential future river walk. By providing high density and affordable residential options downtown, the proposed RiverWest development alleviates development pressure on surrounding farms, orchards, and open spaces.

b. The use shall not be hazardous nor disturbing to existing or planned uses in the vicinity.

The subject property is bordered by high intensity residential and commercial uses and bound on the westerly side by the Boardman River. The aesthetic and function of the proposed 9 story mixed-use building is consistent with existing and planned land uses in the C-4 Regional Center District.

The river level parking area is designed with pervious pavement and an infiltration system to effectively manage storm water runoff. No filling shall occur in the floodplain and the proposed construction shall not result in any increase in flood levels. The storm water control plan is designed and shall be maintained to prevent detrimental off-site flooding of downstream and neighboring properties and the City storm water drainage system.

SPECIAL LAND USE REGULATIONS
1364.02 GENERAL STANDARDS FOR APPROVAL
City of Traverse City Planning Commission
August 4th, 2015 Public Hearing

- c. The use shall be served adequately by existing or proposed public infrastructure and services, including but not limited to, streets and highways, police and fire protection, refuse disposal; water, waste water, and storm sewer facilities; electrical service, and schools.**

The proposed development will be adequately served by existing public infrastructure. The developer will construct additional pedestrian crosswalks on both Front and Pine Streets to serve the development and surrounding neighborhood. The buildings river level is designed with pervious pavement and an infiltration system to effectively manage storm water runoff.

- d. The use shall not create excessive additional requirements for infrastructure, facilities, and services provided at public expense.**

The proposed development does not require excessive additional requirements at public expense. The developer will pay for the proposed pedestrian bump-outs and crosswalks on both Front and Pine Streets. The storm water control plan is designed and shall be maintained to prevent detrimental off-site flooding of downstream and neighboring properties and the City storm water drainage system.

- e. The use shall not involve any activities, processes, materials, equipment or conditions of operation that would be detrimental to any person or property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odors or water runoff.**

The proposed development is designed to prevent harmful emissions in the form of traffic, noise, fumes, glare, or odors that would be detrimental to any person, property, or general public. The storm water control plan takes into consideration the adjacent Boardman River and neighboring properties and is designed and shall be maintained to prevent detrimental off-site flooding of downstream properties and the City storm water drainage system.

- f. Where possible, the use shall preserve, renovate and restore historic buildings or landmarks affected by the development. If the historic structure must be moved from the site, the relocation shall be subject to the standards of this section.**

The subject property does not include any historic buildings or landmarks.

**SPECIAL LAND USE REGULATIONS
1364.02 GENERAL STANDARDS FOR APPROVAL
City of Traverse City Planning Commission
August 4th, 2015 Public Hearing**

- g. Elements shall relate the design characteristics of an individual structure or development to existing or planned developments in a harmonious manner, resulting in a coherent overall development pattern and streetscape.**

The mixed-use structure is anchored to the corner of Front and Pine Streets with a prominent and welcoming corner façade. The building design is sympathetic to the pedestrian corridor, with floors 5-9 recessed inward so as to minimize the height and maintain the pedestrian scale at street level. The building is composed of traditional masonry construction to reflect the character of downtown and the neighboring properties.

Numerous windows, balconies, and awnings add to the overall aesthetic of the proposed development and are in keeping with the existing downtown development pattern.

- h. The use shall be consistent with the intent and purposes of the zoning district in which it is proposed.**

The subject property is located in the C-4 Regional Center District. According to the ordinance, this district is intended "...for the purpose of accommodating a broad variety of retail, office, and residential uses...". High density housing is considered appropriate and the ordinance specifically intends for commercial use to occur on lower floors and residential, office, and other related uses to occur on upper floors of buildings in this district. The ordinance also calls for pedestrian-friendly streetscapes and development which is integrated into the sidewalk and river walk systems.

The proposed RiverWest development is comprised of a mixed-use building made up of retail, restaurant, civic, and residential uses. Private parking areas are included as accessory to these uses. The infrastructure is designed to integrate with both the sidewalk and river walk systems and provides improved pedestrian access via crosswalks across both Front and Pine Streets as well as a public gathering space along Boardman River. The river level parking area is open to the Boardman River and will be surfaced with pervious pavement in the event of high water. The driveway for the street level private parking structure crosses an existing sidewalk but does not include curb cuts so as to facilitate existing pedestrian thru traffic. Appropriate safety measures will be taken to protect pedestrians from vehicles entering and exiting the private parking structure.

The proposed landscaping plan incorporates tall trees and hardy shrubs along the southern edge of the property in order to screen the parking area from public view while also maintaining the open design of the parking levels in the event of a flood. Planter boxes and trellis systems are designed to screen the street level parking from above. The

**SPECIAL LAND USE REGULATIONS
1364.02 GENERAL STANDARDS FOR APPROVAL
City of Traverse City Planning Commission
August 4th, 2015 Public Hearing**

streetscape along Front and Pine Streets will be appropriately landscaped per City standards. Bike racks are provided on both river and street levels of the parking area.

The development will not alter the existing vegetation between the dock line to the Boardman River edge. This portion of the property will be dedicated by the developer to the City for their intended future use.

The proposed development meets the standards of the ordinance, including Chapter 1068 Ground-Water Protection and Storm-Water Control, Chapter 1346 C-4 Regional Center Districts, Chapter 1364 Special Land Use Regulations, Chapter 1366 Site Plan & Development Standards, Chapter 1368 Size and Area Requirements, Chapter 1372 Landscaping, and Chapter 1458 Flood Plain Management.

1364.08 SPECIAL LAND USE PERMITS GRANTED BY THE CITY COMMISSION.

The City Commission may grant a special land use permit for the following uses in any district, except as herein qualified:

m. Taller buildings. "Taller buildings" mean those buildings greater than 60 feet in height. The purpose of this section is to encourage sensitive design for taller buildings. Since there are very few buildings taller than 60 feet in the City, it is of public interest that prominent buildings, simply by order of their height, are designed in a manner which will maintain the pedestrian scale at the street level. At the same time, the physical, visual and spatial characteristics of the City are encouraged to be promoted by consistent use, compatible urban design and architectural design elements. Taller buildings are allowed in a C-4b, C-4c, D, GP, NMC-2 or H-2 district subject to the following:

1. The building's height is consistent with Section 1368.01.

Section 1368 requires a minimum building height of 30 feet and maximum building height of 100 feet in the C-4c zoning district. Buildings over 60 feet tall must be composed of at least 20% residential use. The portion of the building at 45 feet or greater in height must be recessed back at least 10 feet from the first floor building façade. The portion of the building that fronts the street shall have a minimum height of 15 feet measured from the street entrance level to the next finished level.

**SPECIAL LAND USE REGULATIONS
1364.02 GENERAL STANDARDS FOR APPROVAL
City of Traverse City Planning Commission
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The proposed building meets these requirements as follows - the building is 100 feet in height, composed of 90% residential dwellings, and the portion of the building greater than 45 feet in height is recessed back 10 feet from the first floor building façade. The portion of the building that fronts the street is 15 feet in height, measured from the street entrance level to the next finished level.

- 2. Roof top mechanical equipment and penthouse space that are an integral part of the architectural design are permitted. All mechanical equipment, appurtenances and access areas shall be completely architecturally screened from view and enclosed.**

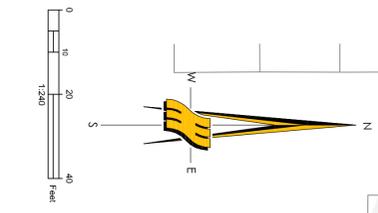
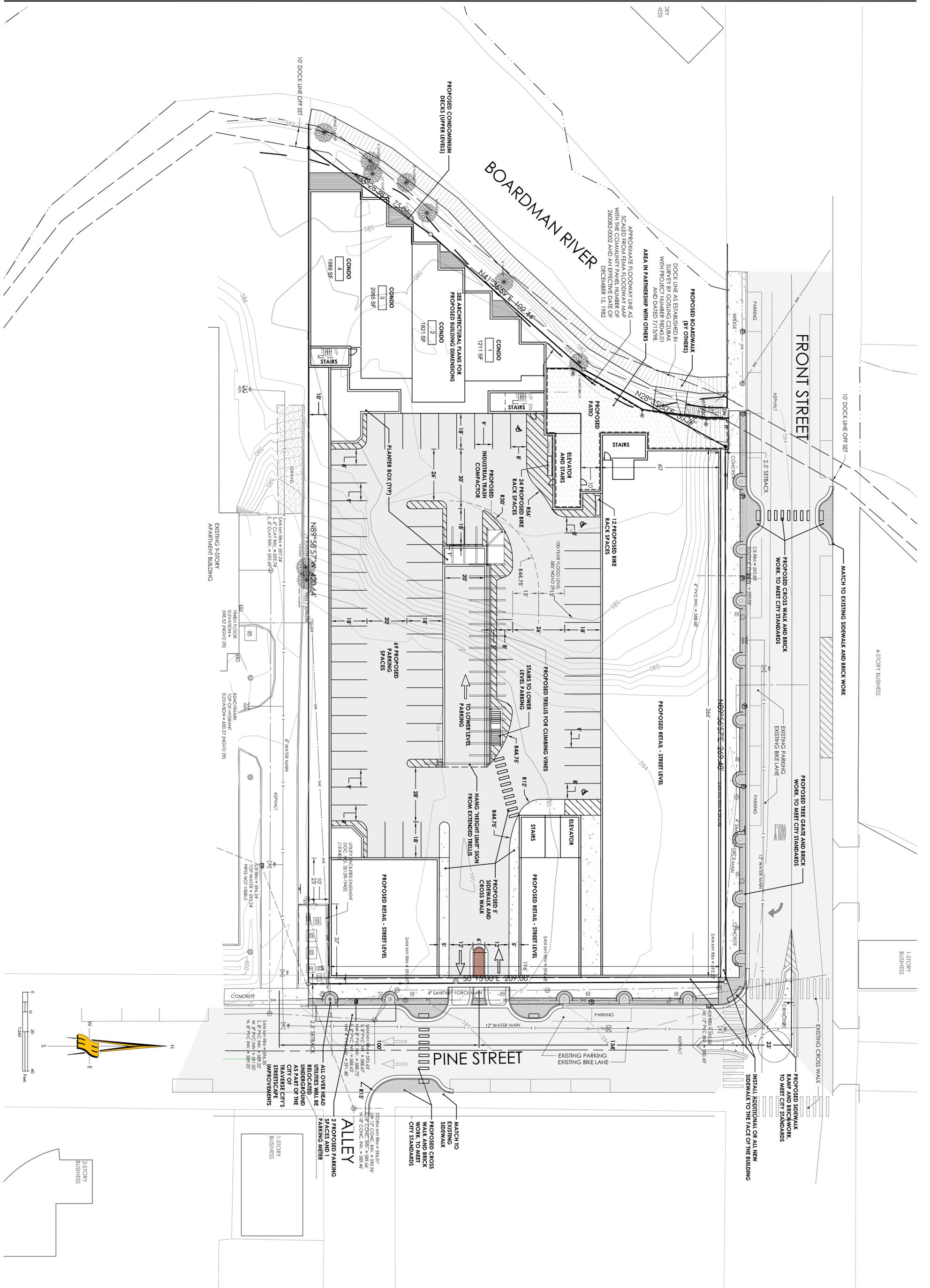
The rooftop mechanical equipment is located at the center of the building and is to be screened from public view by residences.

- 3. Extended heights for steeples and other architectural embellishments less than 400 square feet each shall not be used to determine the height of the building.**

The northeast corner of the building has an 800 square feet architectural feature, for a total building height of 100 feet, the maximum permissible building height in the C-4c district.

- 4. The applicant shall prepare and deliver to the Planning Director a scale model, video image or other similar depiction of the taller building in relation to surrounding land and buildings.**

The applicant will present a wooden model of the proposed development at the public hearing.



PRELIMINARY
 DATE: 11/15/15
 DRAWN: MCH
 CHECKED: SLL
 PROJECT: 14035
 SHEET: 2 of 4

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

REV#	DATE	DES	DRN	CHK	DESC
0	05-11-15	dlm	mnm	dlm	Original
01	07-13-15	dlm	mnm	dlm	Add trash compactor
02	07-21-15	dlm	mnm	dlm	Alternate Parking Entrance

Mansfield
 &
Land Use Consultants

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

PLANT SYMBOL
PLANT NAME
TREES

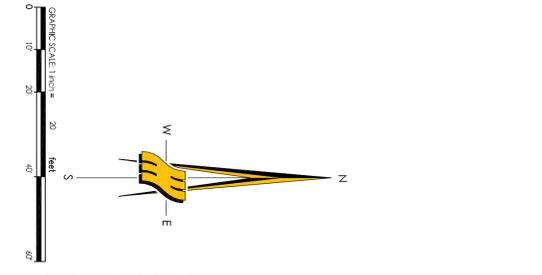
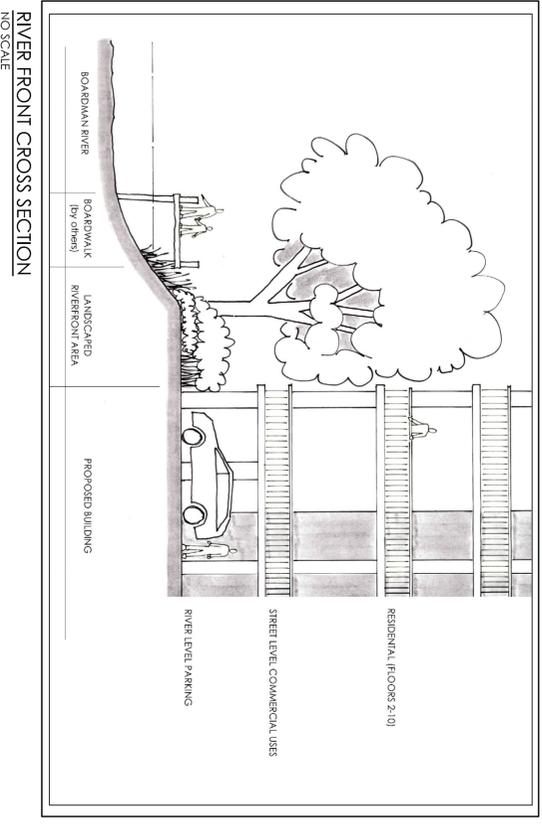
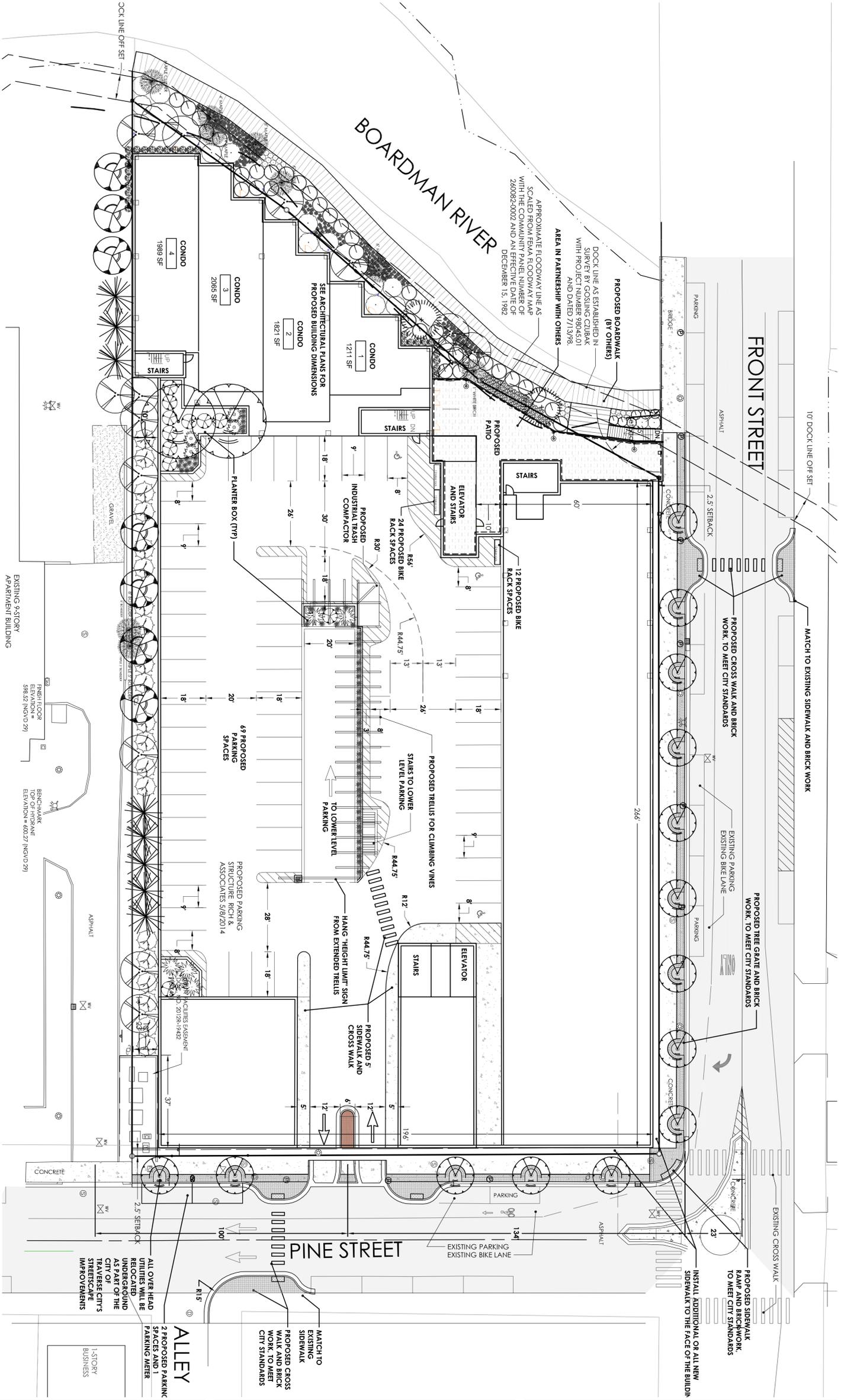
- Maple Columnar Armstrong
(Acer columnare armstrongii)
- Honeylocust Skyline
(Gleditsia triacanthos inermis skyline)
- Serviceberry
(Amelanchier x grandiflora 'Autumn Ballerina')
- Spruce Black Hills
(Picea glauca densata)
- Tamarack Larch
(Larix laricina)

SHRUBS

- Aronia, Woodwards Globe
(Rhus occidentalis woodwardsii)
- Borberry, Crimson Pinyon
(Berberis thunbergii var. atropurpurea 'Nana')
- Boxwood, Winter Gem
(Buxus microcarpa koreana 'Winter Gem')
- Dogwood, Red Oker
(Cornus sericea 'Okera')
- Juniper, Creeping Blue Rug
(Juniperus horizontalis 'Blue Rug')
- Juniper, Sea Green
(Juniperus chinensis 'Sea Green')
- Symoc, Grow Low
(Rhus typhina)
- Witchazel, American
(Hamamelis virginiana)

PERENNIALS

- Black-eyed Susan, Goldstun
(Rudbeckia hirta 'goldstun')
- DeWilly, Stella de Oro
(Fremontodaisy 'Stella de Oro')
- Fern, Chimonon
(Cinnamomum camphora)
- Grass, Prairie Dogpseed
(Sporobolus heterostachyus)
- Vine, Virginia Creeper
(Parthenocissus quinquefolia)
- Wintercreeper, Purpleleaf
(Euonymus fortunei var. coloratus)



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

14035
Sht. 4 of 4

REV#	DATE	DES	DRN	CHK	DESC
01	05-11-15	dlm	mrm	dlm	Original
02	07-21-15	dlm	mrm	dlm	Change to trash compactor
03	07-21-15	dlm	mrm	dlm	Alternate Parking Entrance

Mansfield
Land Use Consultants

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

PROJECT DATA:

Owner/Developer: Pine Street Development One LLC
 Address: 1123 S. Bugla Road
 Traverse City, Michigan 49684

Contact:
 Phone:

SITE DATA:

Location: 305 W. Front Street
 Traverse City, Michigan 49684
 Tax ID: 28-51-1794201-00
 All in part of Blk. 1, Orig Plat lying n of the lot desc line, com of c/c of Pine and State Sts, n to 0 deg 15' n 15' n 15' n 89 deg 47' n 43 ft to w 77' n of Pine St n 0 deg 17' n 175.52 ft to POB of line hereon being 1.63 acres
 Parcel Size: C-4C, Regional Center District
 Zoning District: C-4C, Regional Center District
 Building Height: Allowed: 85 feet maximum. An additional 15 feet shall be allowed for permitted uses that are designed and positioned in a manner that will effectively shield rooftop mechanical equipment or elevator shafts, but not to exceed an overall height of 100 feet. Buildings over 60 feet tall shall have at least 20% of the building designed and used for dwellings. That portion of the building with a finish floor elevation of 45 feet or greater must be recessed at least 10 feet from the first floor building facade.
 Building Height Provided: 100' (from street grade)
 Min. Lot Width: No minimum
 Max. Density: N/A
 Impervious Surface: 100% allowed
 Parking Provided: 175 standard on-site spaces & handicapped on-site spaces
 183 on-site spaces total

SETBACKS:

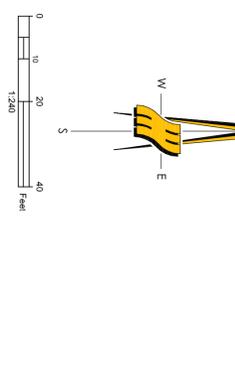
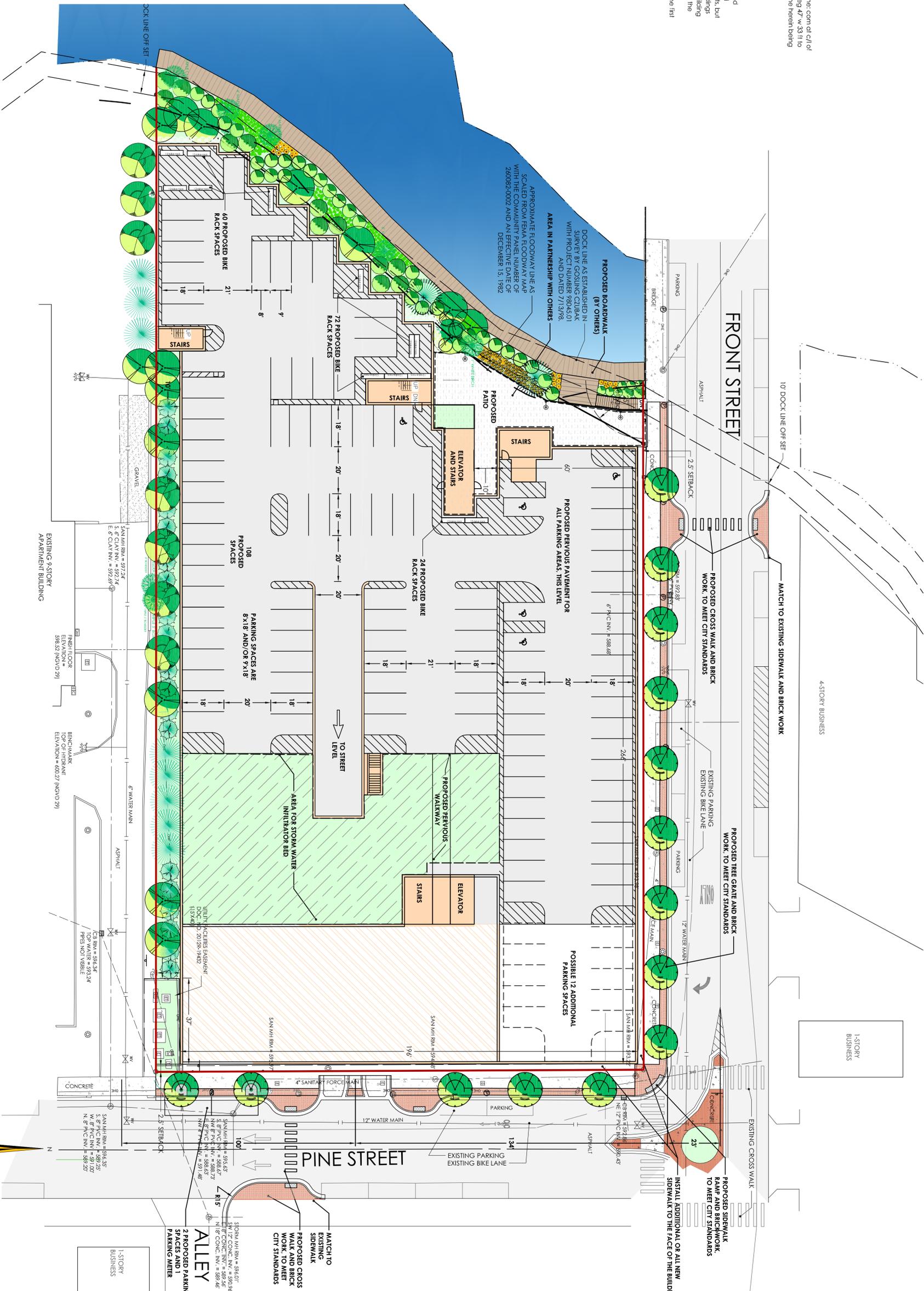
Front = 2.5'
 Side = 0'
 Rear = 0'
 Bridge = 25' (from abutment)
 Water = May be built to the edge of a public easement, if no public easement, then 10 feet inland from the ordinary high water mark or any doctrine established by City ordinance

PROPOSED USES:

- River Side
- Street Level 3600 s.t. Proposed Restaurant Space
 - 2nd Floor 1 Proposed Building Manager's Unit
 - 3rd Floor 5 Proposed Condominium Units
 - 4th Floor 5 Proposed Condominium Units
 - 5th Floor 5 Proposed Condominium Units
 - 6th Floor 5 Proposed Condominium Units
 - 7th Floor 5 Proposed Condominium Units
 - 8th Floor 5 Proposed Condominium Units
 - 9th Floor 5 Proposed Condominium Units
- Front Street
- Street Level 16000 s.t. Proposed Office/Retail
 - 2nd Floor 9 Proposed Condominium Units
 - 3rd Floor 9 Proposed Condominium Units
 - 4th Floor 9 Proposed Condominium Units
 - 5th Floor 9 Proposed Condominium Units
 - 6th Floor 9 Proposed Condominium Units
 - 7th Floor 9 Proposed Condominium Units
 - 8th Floor 9 Proposed Condominium Units
 - 9th Floor 9 Proposed Condominium Units

- Pine Street
- Street Level 1300 Earth and Storm Water Infiltrator Bed
 - 1300 s.t. Proposed Office/Retail
 - 1600 s.t. Proposed Community Room
 - 2nd Floor 8 Proposed Condominium Units
 - 3rd Floor 8 Proposed Condominium Units
 - 4th Floor 8 Proposed Condominium Units
 - 5th Floor 8 Proposed Condominium Units
 - 6th Floor 8 Proposed Condominium Units
 - 7th Floor 8 Proposed Condominium Units
 - 8th Floor 8 Proposed Condominium Units
 - 9th Floor 8 Proposed Condominium Units

- 177 Total Proposed Condominium Units
- 17500 Total S.T. Proposed Retail/Office
- 1600 Total S.T. Proposed Community Room
- 3600 Total S.T. Proposed Restaurant



REV#	DATE	DES	DRN	CHK	DESC
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01	07-13-15	dlm	mmm	dlm	Add trash compactor
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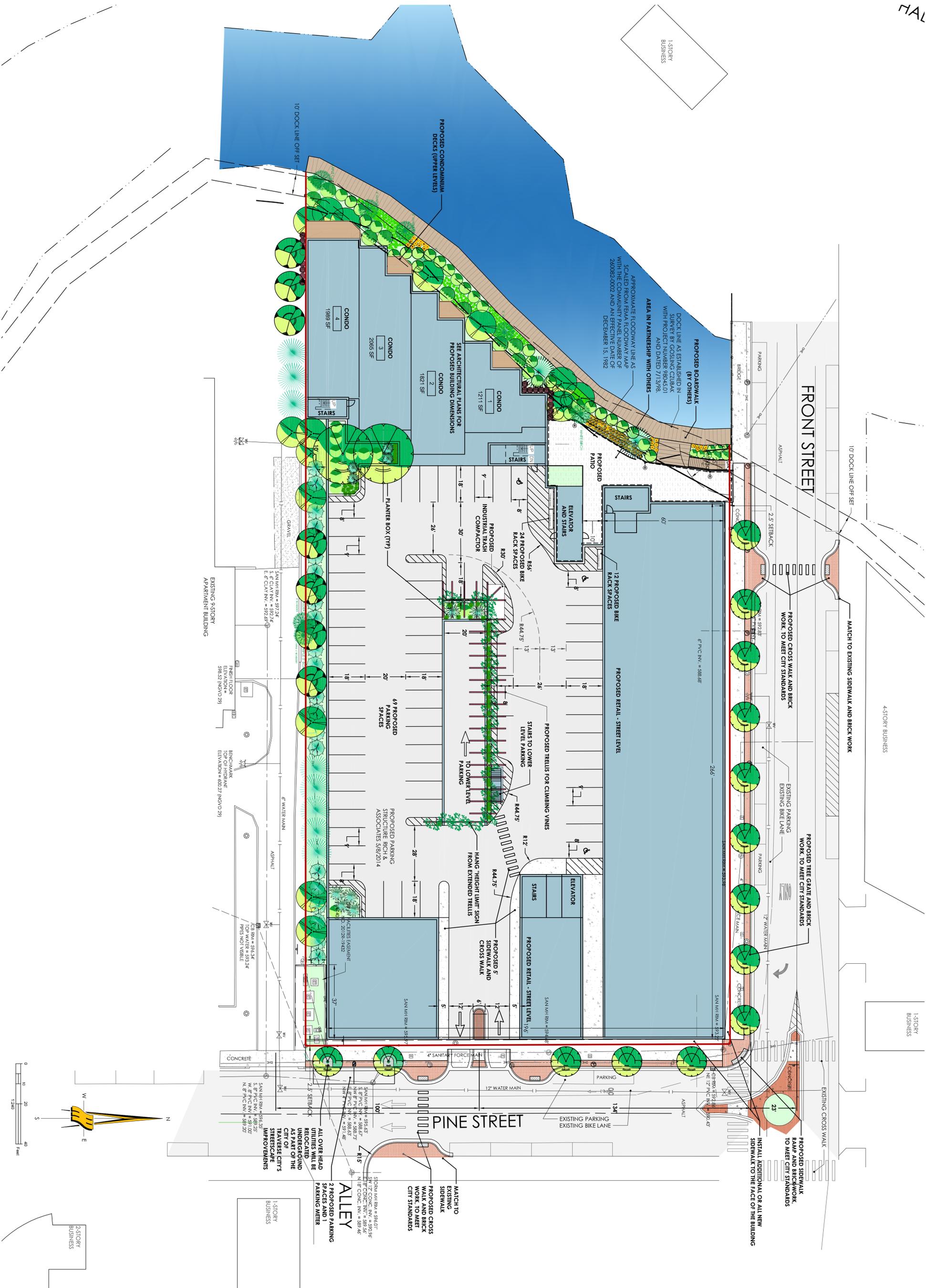
Mansfield
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 info@maeps.com

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

PRELIMINARY
 DATE: 05/11/15
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 14035
 SHEET 1 OF 2

HAL



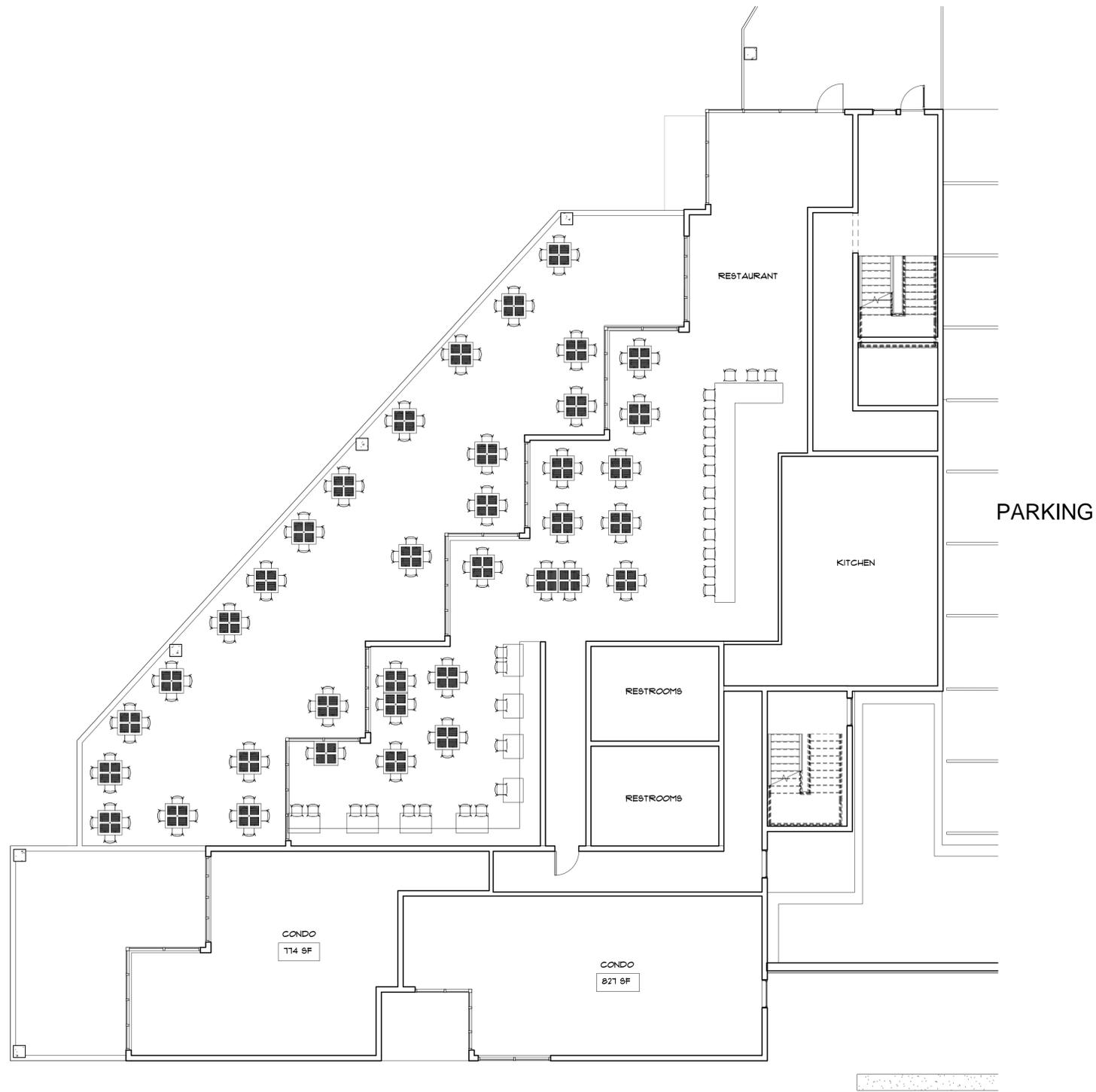
DATE	BY	CHK	DESC
05-11-15	dlm	mmr	dlm
07-13-15	dlm	mmr	dlm
07-21-15	dlm	mmr	dlm

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

REV#	DATE	DES	DRN	CHK	DESC
0	05-11-15	dlm	mmr	dlm	Original
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① STREET LEVEL PLAN- RESTAURANT
1/8" = 1'-0"



- PRELIMINARY
- CONSTRUCTION
- FINAL RECORD

DRAWING HISTORY	
DATE	DESCRIPTION

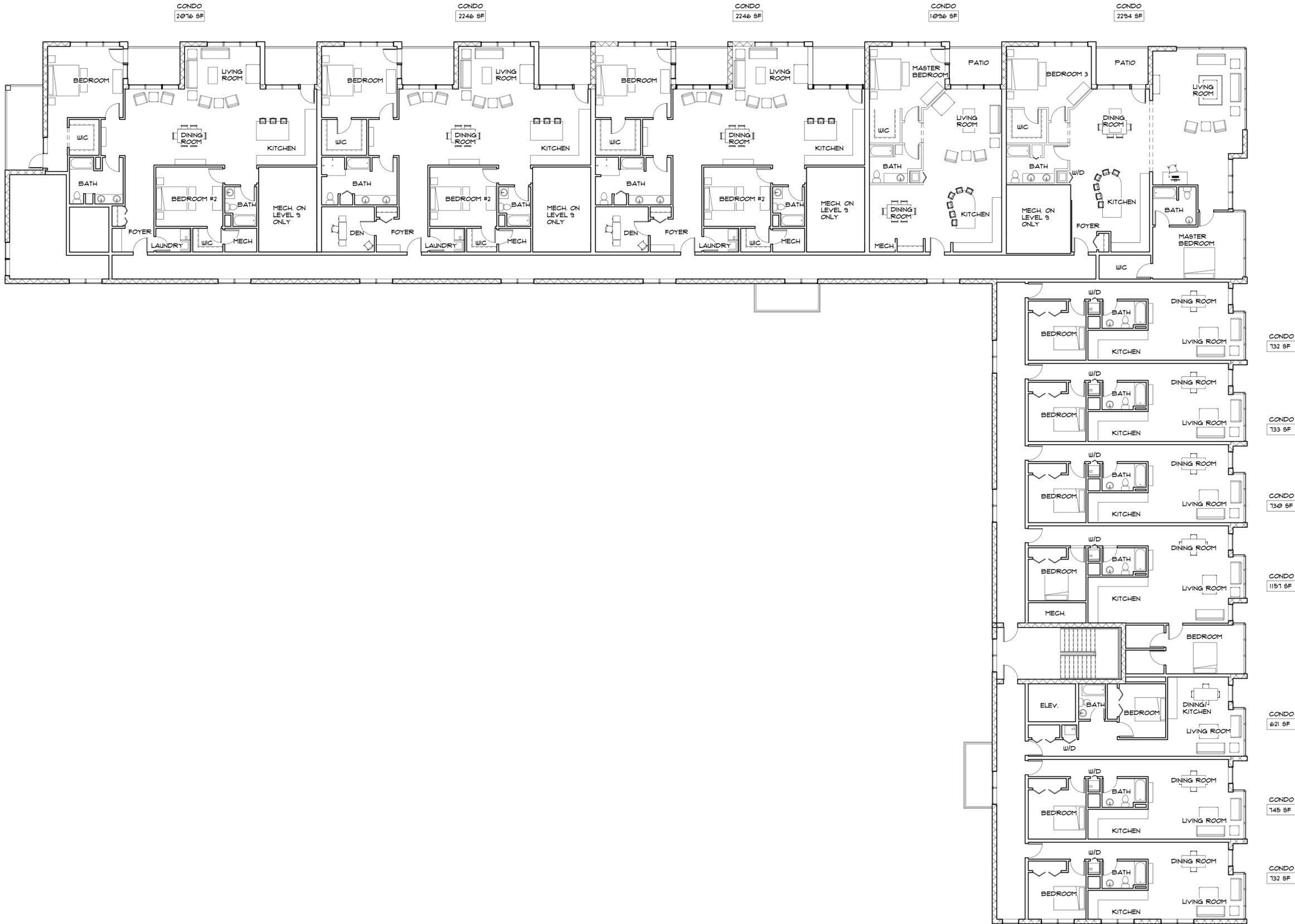
DRAWN BY: **RMM**
 CHECKED BY: **CLIENT**
 DATE: **6-29-15**
 JOB NO: **14035**
 SHEET #

A2.3



TYP. FLOOR PLAN

205 W. FRONT STREET



- PRELIMINARY
- CONSTRUCTION
- FINAL RECORD

DRAWING HISTORY

DATE	DESCRIPTION

DRAWN BY: **AUTHOR**
 CHECKED BY: **CHECKER**
 DATE: **7-28-15**
 JOB NO: **14035**
 SHEET #

A2.1



① PINE STREET ELEVATION
1/16" = 1'-0"



③ RIVER SIDE ELEVATION
1/16" = 1'-0"

TRAVERSE
ARCHITECT
GROUP
830 Cottageview Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
PH: 231-946-9949 FAX: 231-946-0525



EXTERIOR ELEVATIONS

205 W. FRONT STREET

- PRELIMINARY
- CONSTRUCTION
- FINAL RECORD

DRAWING HISTORY	
DATE	DESCRIPTION

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

SHEET #
A5.2

















Communication to the Planning Commission

FOR THE MEETING OF: August 4, 2015

FROM: Missy Luick, Planning and Engineering Assistant

SUBJECT: Project Review for Consistency with Master Plan – Sara Hardy Downtown Farmers Market

DATE: July 31, 2015

Pursuant to the Michigan Planning Enabling Act, the Planning Commission is being asked to determine if the Farmers Market Reconstruction Project is consistent with the Traverse City Master Plan in terms of location, extent and character.

Location

The location of the Sara Hardy Downtown Farmers Market is considered “Lot B” and is at 152 E. Grandview Parkway.



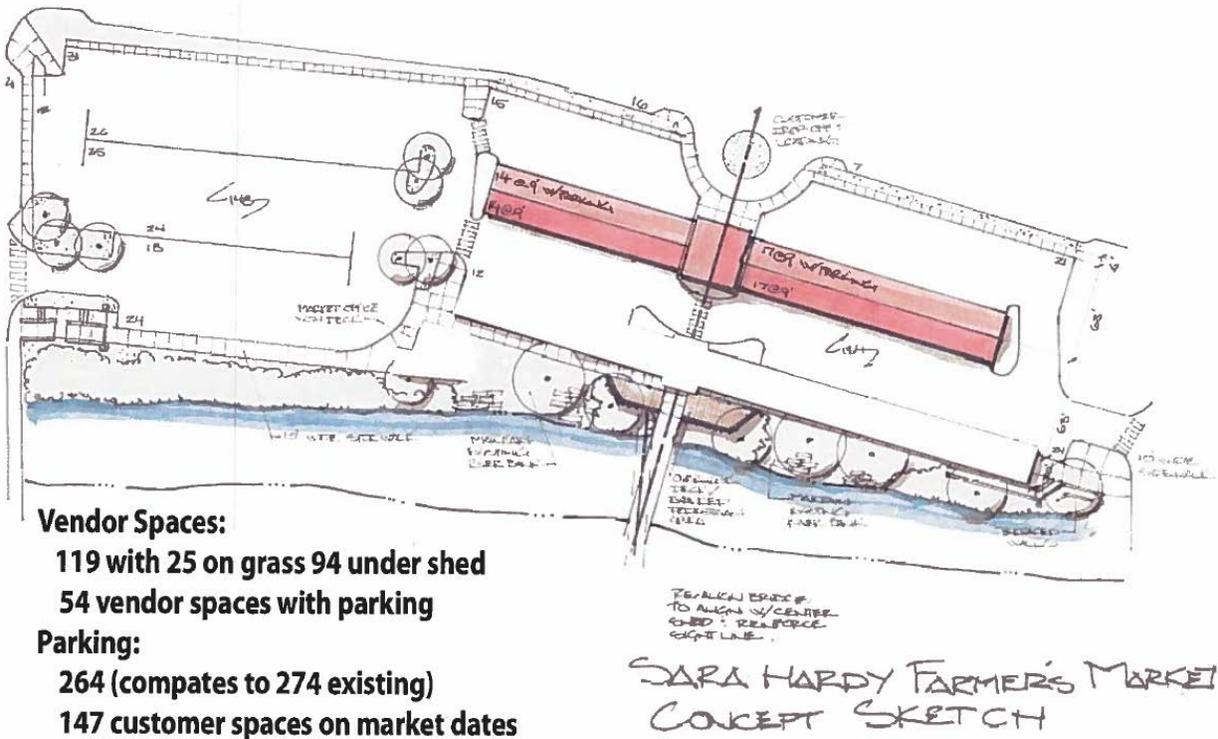
The property lies within the TC-5 Downtown Neighborhood which is the most intensely developed of all of the neighborhood types. A farmers market fits with the intent of the TC-5 neighborhood where “the focus is on high intensity, regional, commercial activity.”

Extent

The proposed Phase I project is an open air building that is 36 x 324 feet (11,664 sq ft). (A future open air building is included in the plans as Phase 2). The plan shows alterations to the existing parking lot/farmers market space for ADA accessibility, better pedestrian mobility, lighting and site furnishings.

Character

The proposed character is an open air structure.



Staff finds the proposed Farmers Market Reconstruction Project to be consistent with the Master Plan in terms of its location, extent and character. If the Commission concurs, the following motion would be appropriate:

I move that the Sara Hardy Farmers Market Reconstruction Project is found to be consistent with the City Master Plan in terms of location, extent and character.

Attachments: July 27, 2015 Packet from Colleen Pavegio



Memorandum

To: Planning Commission
From: Colleen Paveglio, DDA Marketing & Deputy Director
Subject: Sara Hardy Downtown Farmers Market
Date: July 27, 2015

The Traverse City Downtown Development Authority has recently embarked on planning for the reconstruction of the Sara Hardy Downtown Farmers Market space (Lot B) in Downtown Traverse City. In 2002, the DDA conducted a survey and study for the Sara Hardy Downtown Farmers Market based on feedback and concerns from vendors and customers regarding the functionality of the space. The DDA Board of Directors at that time made a commitment to invest in the market and the project eventually was placed in the Capital Improvement Plan. As the project neared, the DDA deemed it important to provide more current data and in 2014, hired Traverse City firm Avenue ISR to conduct a community wide survey regarding the market in anticipation of the capital project. Various stakeholders were targeted such as market vendors, Downtown business owners, festival organizers, and customers throughout the community and region.

The DDA staff and committee members have been working with Beckett & Raeder on designs for the Sara Hardy Downtown Farmers Market space. Conceptual designs were vetted through the steering committee, which was comprised of farm market vendors, DDA staff, City staff, and DDA Board members. The designs were also presented to the market vendors and customer representatives. Through further research and analysis, the committee is recommending moving forward with Concept "B-Phase I" due to the orientation of the purposed sheds and the potential of phasing the project throughout the years to be the full Concept "B-Complete" plan.

Recently, a committee of DDA Staff and DDA Board Members Leah Bagdon-McCallum, Harry Burkholder and Jan Chapman met to strategize and identify various funding sources that may serve the efforts toward raising dollars for the farmers market project. A majority of the grant cycles will fall in March and April 2016. Dependent upon fundraising efforts, the targeted goal of construction would be Spring of 2017. As you may be aware, Lot B is parkland and we look forward to making this space function better not only for the Sara Hardy Downtown Farmers Market, but create opportunities for the space to be used for future events and community gatherings. We are seeking your review and support of this project being consistent with the Master Plan.

Vision for the Market Space

Overall Vision

It is May 2017 and the Sara Hardy Downtown Farmers Market is opening for the season after a winter break. Even though it is early in the growing season, a wide variety of fresh and preserved produce, plants, value added products, baked goods and soap are available for sale. Later in the season, a full array of nearly every fruit, vegetable, mushroom and flower grown in Northern Michigan will be available to shoppers. The market is a thriving seasonal growers market.

There is an easy and natural flow between the market (which is still in its traditional home adjoining and amidst Parking Lot B) and downtown Traverse City. Shoppers begin and end their trips to the farmers market by having breakfast or lunch in downtown restaurants, purchasing complementary ingredients (e.g. vinegar, spices) from downtown merchants and shopping in other downtown retail stores.

Shoppers have arrived at the market using a variety of transportation options. Those who have driven private automobiles have easily found their way (through signage and other information tools) to parking in a variety of lots in the downtown area and are able to walk to the market safely and easily. Those who have ridden bicycles continue to find ample bike parking. Public transit is a convenient option for those who choose to ride the bus.

Although Parking Lot B continues to function during the rest of the week as a parking lot, on market days it feels like a thriving open air market and community meeting place. Shoppers move easily down the generously spaced aisles, pausing to greet each other, admire babies and take in the views of the Boardman River and Grand Traverse Bay without impeding the shopping experience of those who are more focused on shopping. Those who wish to truly linger and relax are able to do so around the periphery of the market where musicians play and benches are provided for the footsore.

Those with particular questions or needs are able to have these addressed easily. Signage to nearby restroom facilities is clear and easy to navigate. The Farmers Market Office serves as an information center for the market and for downtown in general.

A light rain picks up, but shoppers are protected from much of the precipitation by walkways that cover them and vendor booths. These covers or awnings are aesthetically pleasing and allow shoppers to continue to enjoy the pleasant setting by river and bay.

The market is seen as the resource that it truly is. Downtown merchants continue to benefit both directly and indirectly from the positive influence the market has on downtown Traverse City. City residents love shopping at the market, both to enjoy the wonderful fresh produce and to rekindle a connection to the source of their food. Those who are inconvenienced by a temporary loss in parking are able to quickly find other alternatives.

While understanding that all improvements are geared toward improving the Farmers Market experience, event promoters and organizers who use the market space have been included in design discussions so that they may plan for infrastructure changes. They have been provided some accommodations (e.g. tent tie downs) that make the space more useful for events. Improvements to the market space have created new opportunities for additional events to support downtown Traverse City.

Ultimately, the market and downtown Traverse City continue to thrive.

Specific Design/Development Criteria

High Priorities

- Maintain the current location.
- Improve booth and aisle configuration to relieve congestion and allow for better pedestrian flow.
- Overall, expand the market area to the North, further into the parking lot; keep shopper aisles wide.
- Provide expanded covered structures for shoppers and vendor booths; ensure that these do not block sight lines to the natural surroundings that are a positive for shoppers.
- Provide a clearer/safer means to cross Union Street for those parking in Lots Z and X.
- Provide signage and other information tools (e.g. app, handouts) to show layout of market, location of convenient parking, access to existing public restrooms, etc.

Lower/Medium Priorities

- If meeting/resting areas are provided, make them available at the edges of the Market and definitely away from any congested areas.
- If music is offered, similarly place it at the edge of the Market.
- Consider using signage or other means to improve traffic flow through Lot T to relieve vehicle congestion.
- Ensure that bike parking continues to be available to meet demand.

Qty	Unit Description	Unit Cost	Unit Total	Total
Site Preparation				
441	lf Filter Fabric Fence	\$3.50	\$1,543.50	
4	ea Structure Erosion Control Measure	\$150.00	\$600.00	
200	lf Tree Protection Fence	\$3.50	\$700.00	
1	ls Construction Entrance Mud Mat	\$1,250.00	\$1,250.00	
1	ls Traffic Control	\$2,500.00	\$2,500.00	
			<hr/>	\$6,593.50
Demolition				
9	ea Tree Removal, 1-6"	\$150.00	\$1,350.00	
5	ea Tree Removal, 7-12"	\$250.00	\$1,250.00	
3	ea Tree Removal, 13" and up	\$750.00	\$2,250.00	
300	lf Concrete & HMA Sawcut	\$3.50	\$1,050.00	
9,427	sf Concrete Walk Removal	\$1.00	\$9,427.00	
1,514	lf Concrete Curb & Gutter Removal	\$6.00	\$9,084.00	
51,552	sf HMA Removal	\$0.75	\$38,664.00	
0	ls Pedestrian Bridge Removal (Future)	\$10,000.00	\$0.00	
58	lf Guardrail Removal	\$4.00	\$232.00	
70	ea Parking Meter Salvage to Owner	\$60.00	\$4,200.00	
1	ls Misc. Demolition	\$3,500.00	\$3,500.00	
			<hr/>	\$71,007.00
Earthwork				
2,037	cy Earthwork (Cut & Fill)	\$4.00	\$8,148.00	
1,018	cy Cut & Haul	\$12.00	\$12,216.00	
6,500	sy Fine Grading	\$1.50	\$9,750.00	
			<hr/>	\$30,114.00
Utilities				
0	ls New Water Service (Assumed Adequate)	\$5,000.00	\$0.00	
0	ls New Electrical Service (Assumed Adequate)	\$5,000.00	\$0.00	
334	lf 12" Storm Sewer	\$45.00	\$15,030.00	
1	ea 2' Diameter Inlet	\$2,000.00	\$2,000.00	
1	ea End Section & Rip Rap	\$750.00	\$750.00	
1	ls Stormceptor Storm Cleansing Unit	\$15,000.00	\$15,000.00	
			<hr/>	\$32,780.00
Site Improvements				
1,609	lf Concrete Curb & Gutter	\$22.00	\$35,398.00	
13,940	sf Concrete Sidewalk, 4"	\$4.00	\$55,760.00	
0	sf Special Pavement in Market Walkway	\$13.00	\$0.00	
3,984	sf Special Pavement in Market Walkway (Heavy Duty)	\$16.00	\$63,744.00	
4,975	sy Standard Duty Asphalt Paving	\$26.00	\$129,350.00	
15	sy Asphalt Patching	\$40.00	\$600.00	
0	lf Pedestrian Bridge (Future)	\$1,000.00	\$0.00	
987	sf Boardwalk Overlook	\$25.00	\$24,675.00	
0	lf Cheekwall for Stairs/Ramp (Future)	\$50.00	\$0.00	
0	sf Stairs (Future)	\$10.00	\$0.00	
0	lf Railing for Ramp Handrails (Future)	\$50.00	\$0.00	
308	sff Unit Retaining Wall	\$27.00	\$8,316.00	
34	lf Ornamental Railing	\$75.00	\$2,550.00	
30	sf Detectable Warning Devices	\$10.00	\$300.00	
1	ls Pavement Striping	\$2,000.00	\$2,000.00	
			<hr/>	\$322,693.00
Site Lighting				
3	ea Parking lot Shoebox Lights	\$4,000.00	\$12,000.00	
			<hr/>	\$12,000.00
Site Furnishings				
0	ea Benches with Back (Future)	\$1,500.00	\$0.00	
0	ea Trash Receptacle (Future)	\$1,200.00	\$0.00	

0 ea	Bike Hoop (Future)	\$300.00	\$0.00
0 ea	Collapsible Bollards (Future)	\$1,250.00	\$0.00
0 ls	Parking Paymaster System (by DDA)	\$0.00	\$0.00
0 ls	Interpretive Signage (Future)	\$5,000.00	\$0.00
1 ls	Regulatory Signage (Allowance)	\$1,500.00	\$1,500.00
			\$1,500.00

Structures

1 ls	Bird House Repair	\$4,500.00	\$4,500.00
12,000 sf	Central Shed Structure (36' wide)	\$73.00	\$876,000.00
0 sf	South Shed Structure (9000 sf; 24' wide) (Future)	\$73.00	\$0.00
			\$880,500.00

Landscaping

8 ea	Canopy Trees	\$450.00	\$3,600.00
2,000 sf	Shrub / Perennial / Native Plantings	\$7.00	\$14,000.00
737 sy	Seeded Lawn Restoration	\$1.00	\$737.00
81 cy	Topsoil	\$35.00	\$2,837.45
0 ls	Irrigation System	\$17,500.00	\$0.00
			\$21,174.45

Subtotal

		\$1,378,361.95
	General Conditions (5%)	\$68,918.10
	Design Contingency (10%)	\$144,728.00

Hard Costs (i.e., Construction Costs)

\$1,592,008.05 (\$580,000 without shed)

Soft Costs (25%)

- Architectural & Engineering Fees
- Topographic Survey
- Construction Contingency
- Materials Testing
- Legal
- Construction Inspections
- Permitting Fees

\$398,002.01

Project Grand Total

\$1,990,010.07

Does Not Include:

- Improvements to Lot T
- Improvements Adj to Lot T along River or on Union St.
- Parallel Parking on Grandview Parkway
- Underground Storm Water Detention (premium of \$90,000 for this site)
- Restrooms
- Porous Pavements (premium of \$100,000 for a portion of this site as porous HMA)
- Renovation of Bird's Nest Building
- Decorative Pedestrian Lighting / Streetscape on Grand View or Union

Note: Estimate prepared without benefit of topographic survey and based on preliminary level Schematic Design. Therefore, it should be considered as budgetary in nature only and subject to change as additional information and design detail becomes available.

Qty	Unit	Description	Unit Cost	Unit Total	Total
Site Preparation					
652	lf	Filter Fabric Fence	\$3.50	\$2,282.00	
5	ea	Structure Erosion Control Measure	\$150.00	\$750.00	
300	lf	Tree Protection Fence	\$3.50	\$1,050.00	
1	ls	Construction Entrance Mud Mat	\$1,250.00	\$1,250.00	
1	ls	Traffic Control	\$3,500.00	\$3,500.00	
					\$8,832.00
Demolition					
23	ea	Tree Removal, 1-6"	\$150.00	\$3,450.00	
10	ea	Tree Removal, 7-12"	\$250.00	\$2,500.00	
2	ea	Tree Removal, 13" and up	\$750.00	\$1,500.00	
1,050	lf	Concrete & HMA Sawcut	\$3.50	\$3,675.00	
11,453	sf	Concrete Walk Removal	\$1.00	\$11,453.00	
2,165	lf	Concrete Curb & Gutter Removal	\$6.00	\$12,990.00	
31,400	sf	HMA Removal	\$0.75	\$23,550.00	
1	ls	Pedestrian Bridge Removal	\$10,000.00	\$10,000.00	
58	lf	Guardrail Removal	\$4.00	\$232.00	
54	ea	Parking Meter Salvage to Owner	\$75.00	\$4,050.00	
1	ls	Misc. Demolition	\$3,500.00	\$3,500.00	
					\$76,900.00
Earthwork					
2,400	cy	Earthwork (Cut & Fill)	\$4.00	\$9,600.00	
1,200	cy	Cut & Haul	\$12.00	\$14,400.00	
9,667	sy	Fine Grading	\$1.50	\$14,500.50	
					\$38,500.50
Utilities					
1	ls	New Water Service (Allowance)	\$5,000.00	\$5,000.00	
1	ls	New Electrical Service (Allowance)	\$5,000.00	\$5,000.00	
334	lf	12" Storm Sewer	\$45.00	\$15,030.00	
2	ea	4' Diameter Catch Basin	\$2,500.00	\$5,000.00	
1	ea	End Section	\$350.00	\$350.00	
1	ls	Stormceptor Storm Cleansing Unit	\$15,000.00	\$15,000.00	
					\$45,380.00
Site Improvements					
2,300	lf	Concrete Curb & Gutter	\$22.00	\$50,600.00	
19,791	sf	Concrete Sidewalk, 4"	\$4.00	\$79,164.00	
4,524	sf	Special Pavement in Market Walkway	\$13.00	\$58,812.00	
3,984	sf	Special Pavement in Market Walkway (Heavy Duty)	\$16.00	\$63,744.00	
5,305	sy	Standard Duty Asphalt Paving	\$26.00	\$137,930.00	
170	sy	Asphalt Patching	\$40.00	\$6,800.00	
90	lf	Pedestrian Bridge	\$1,000.00	\$90,000.00	
987	sf	Boardwalk Overlook	\$25.00	\$24,675.00	
100	lf	Cheekwall for Stairs/Ramp	\$50.00	\$5,000.00	
160	sf	Stairs	\$10.00	\$1,600.00	
88	lf	Railing for Ramp Handrails	\$50.00	\$4,400.00	
308	sff	Unit Retaining Wall	\$27.00	\$8,316.00	
34	lf	Ornamental Railing (as guardrail)	\$75.00	\$2,550.00	
50	sf	Detectable Warning Devices	\$10.00	\$500.00	
1	ls	Pavement Striping	\$4,000.00	\$4,000.00	
					\$538,091.00
Site Lighting					
6	ea	Parking lot Shoebox Lights	\$4,000.00	\$24,000.00	
					\$24,000.00
Site Furnishings					
4	ea	Benches with Back	\$1,500.00	\$6,000.00	
4	ea	Trash Receptacle	\$1,200.00	\$4,800.00	

8	ea	Bike Hoop	\$300.00	\$2,400.00
9	ea	Collapsible Bollards	\$1,250.00	\$11,250.00
0	ls	Parking Paymaster System (by DDA)	\$0.00	\$0.00
1	ls	Interpretive Signage (Allowance)	\$5,000.00	\$5,000.00
1	ls	Regulatory Signage (Allowance)	\$1,500.00	\$1,500.00
				<u>\$30,950.00</u>

Structures

1	ls	Building Relocation (Bird House as Market Office)	\$50,000.00	\$50,000.00
12,000	sf	Central Shed Structure (36' wide)	\$73.00	\$876,000.00
9,000	sf	South Shed Structure (24' wide)	\$73.00	\$657,000.00
				<u>\$1,583,000.00</u>

Landscaping

16	ea	Canopy Trees	\$450.00	\$7,200.00
3,500	sf	Shrub / Perennial / Native Plantings	\$7.00	\$24,500.00
1,422	sy	Seeded Lawn Restoration	\$1.00	\$1,422.00
156	cy	Topsoil	\$35.00	\$5,460.00
1	ls	Irrigation System	\$17,500.00	\$17,500.00
				<u>\$56,082.00</u>

Subtotal	\$2,401,735.50
General Conditions (5%)	\$120,086.78
Design Contingency (10%)	\$252,182.23
Hard Costs (i.e., Construction Costs)	<u>\$2,774,004.50</u>

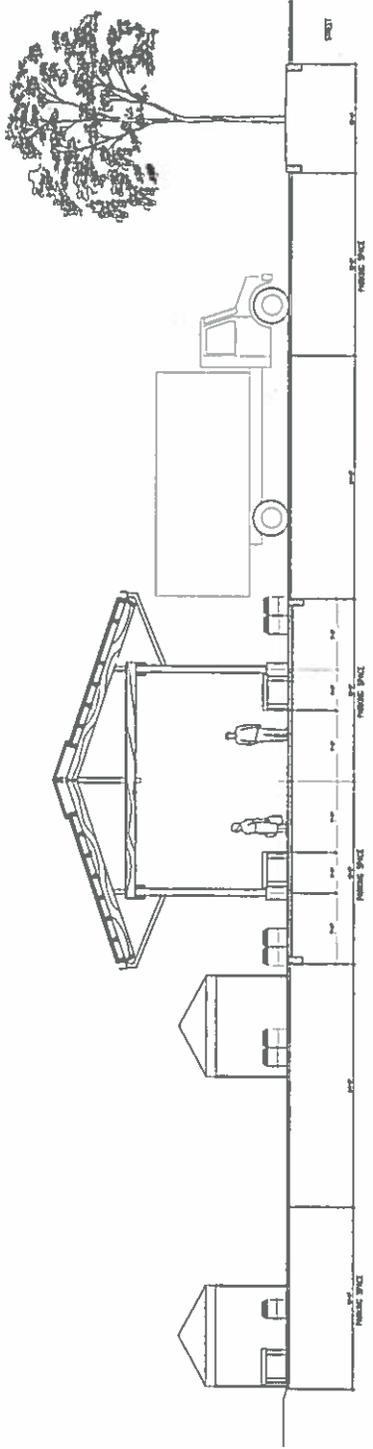
Soft Costs (25%)	<u>\$693,501.13</u>
Architectural & Engineering Fees	
Topographic Survey	
Construction Contingency	
Materials Testing	
Legal	
Construction Inspections	
Permitting Fees	

Project Grand Total **\$3,467,505.63**

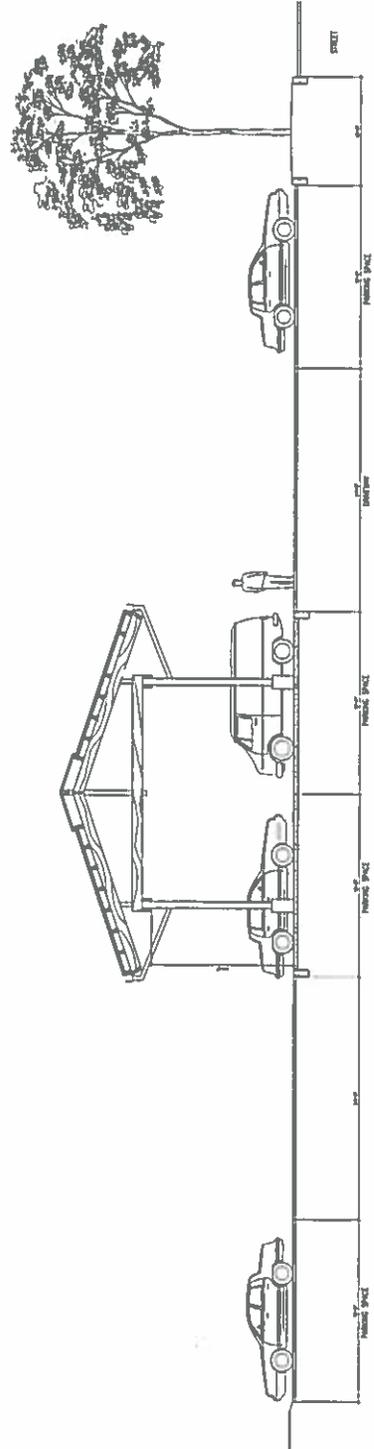
Does Not Include:

- Underground Storm Water Detention (premium of \$144,375 for this site)
- Restrooms
- Porous Pavements (premium of \$102,000 for a portion of this site as porous HMA)
- Renovation of Bird's Nest Building
- Decorative Pedestrian Lighting / Streetscape on Grand View or Union

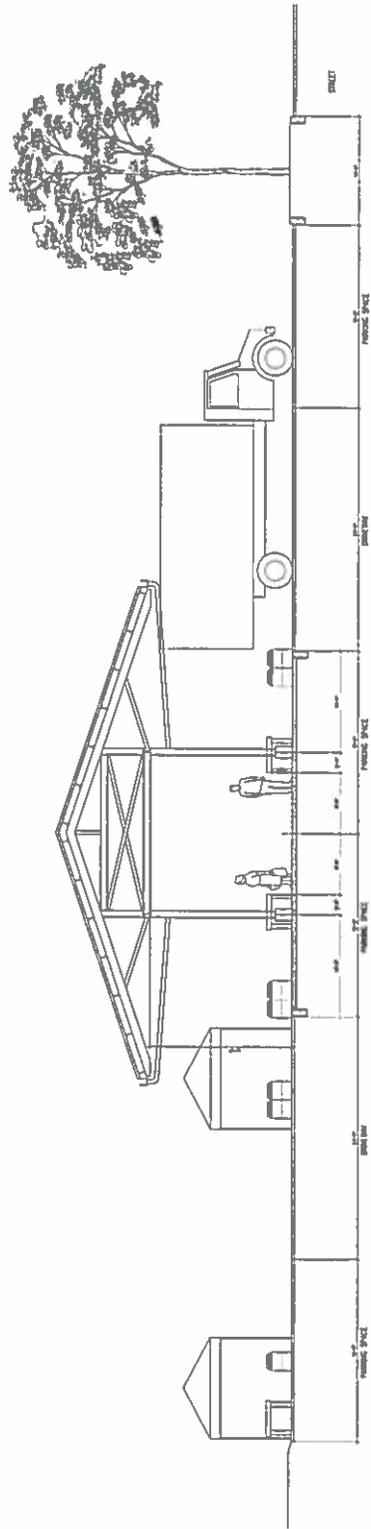
Note: Estimate prepared without benefit of topographic survey and based on preliminary level Schematic Design. Therefore, it should be considered as budgetary in nature only and subject to change as additional information and design detail becomes available.



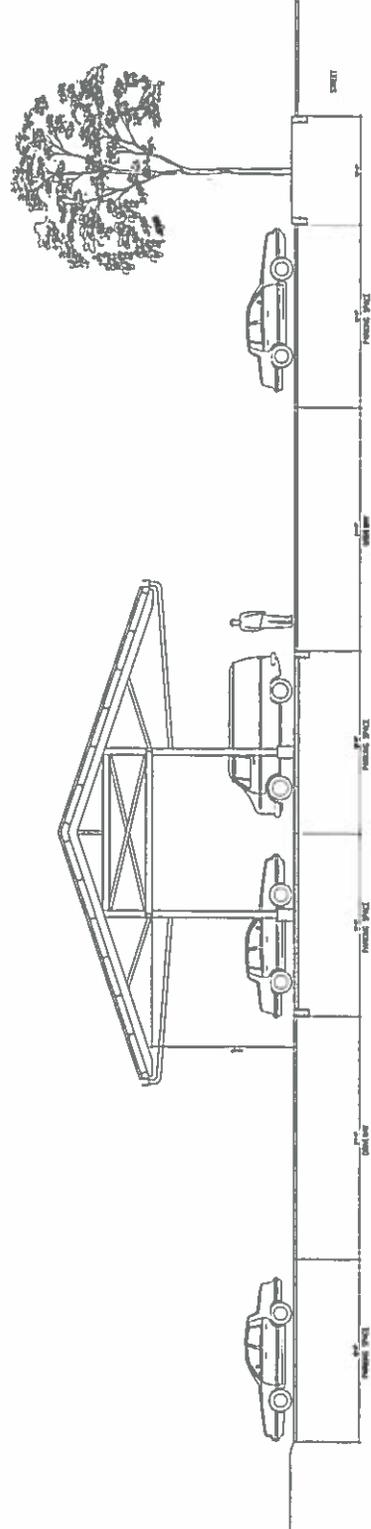
Section of Farmers Shed - Type B - Market Day



Section of Farmers Shed - Type B - Week Day



Section of Farmers Shed - Type D - Market Day



Section of Farmers Shed - Type D - Week Day

