

# **TRAVERSE CITY PLANNING COMMISSION STUDY SESSION**

**TUESDAY, SEPTEMBER 15, 2015**

**7:30 P.M.**

**COMMISSION CHAMBERS  
Governmental Center, 2nd Floor  
400 Boardman Avenue  
Traverse City, Michigan 49684**

**Posted: 9/11/15**

## **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. PLANNING FOR RESILIENT COMMUNITIES- PRESENTATION BY CLAIRE KARNER AND HARRY BURKHOLDER (DISCUSSION)**
- 5. VINE STREET AND SECOND STREET VACATION REQUEST AND PRELIMINARY SITE PLAN REVIEW FOR IMMACULATE CONCEPTION CAMPUS BY SCOTT JOZWIAK ON BEHALF OF GRAND TRAVERSE AREA CATHOLIC SCHOOLS (DISCUSSION)**
- 6. MORGAN FARMS PLANNED UNIT DEVELOPMENT AMENDMENT REQUEST BY PATRICK LINDSAY (DISCUSSION)**
- 7. PUBLIC COMMENT**
- 8. ADJOURNMENT**

September 8, 2015

Russ Soyring  
Planning Director  
City of Traverse City

**RE: Request for Street Abandonment and Preliminary Site Plan Review  
Immaculate Conception Campus**

Dear Russ:

In an effort to commence with the review process for the Immaculate Conception campus, we are asking to present a preliminary campus plan. We have discussed the many attempts to work around various obstacles that occur on this site with city staff in the recent past and would like to explain how those constraints led us to develop the plan we've prepared for review.

### **Property Constraints**

Some of the constraints are:

- State regulations regarding the required footprint of the school as it pertains to Pre-K through First grades. These regulations dictate the overall size of the school's ground floor since all activities of this grade range must be located on the ground floor.
- A 21" sewer line bisects the property from the end of Second Street to Division. This gravity sewer line receives sewage from the Elmwood lift station and City Engineering advises against relocation.
- The campus includes parcels on both sides of Second and Vine Streets. This restricts the ability to locate a consolidated school with an appropriately sized footprint without some sort of concession.

In your packet, you will see a plan that depicts the current campus layout. This plan also illustrates the corridors where building cannot occur as result of the street right-of-way and the utility easements.

### **Alternative Options Considered**

Alternative options that we considered include:

- An elevated pedestrian overpass to connect "two" schools on either side of Vine Street. This option was not possible due to the State regulations mentioned above.
- Relocating the existing 21" sewer to permit the school be located within the utility corridor was an option considered. This plan came close to serving the school's needs but it left the only room available for a playground to be placed across Vine Street. This resulted in a public street crossing to reach the playground which is very undesirable for safety reasons.
- Purchasing additional property. Property is not available for sale adjacent to the current properties, nor would those parcels cause the school to overcome the spatial needs that they are seeking.

### **Proposed Campus Plan**

The constraints listed above have led to the preparation of a plan for the proposed campus that requires the school to request a street vacation of both Second and Vine Streets within the Diocese property limits.

The advantages of this plan include:

- It allows the campus of an early elementary education facility to be located together as one parcel, not bisected by any public streets or drive aisles.
- The school can stay within the city limits and continue to be in this location. As stated by the Planning Commission and by you, schools in the city neighborhoods are encouraged. Large tracts of contiguous land is not available in the community if relocation within the city were to be considered.

- Two distinct traffic patterns to minimize and disperse vehicles to various locations. We will be providing a traffic study as part of our full project submittal.
- Leaving the existing sewer in its current location, which the City Engineering staff have determined as the most optimal situation.

Thoughts on this plan as far as the communities' use of this right-of-way are:

- While we are sensitive to the fact that this will result in a change for some that use these street segments, we believe this change will not cause significant disruption.
- Second Street, nor Vine, is a through street. Use of these two streets are not significant to traffic circulation within this neighborhood.
- The elimination of this right of way will not cause hardship for the neighboring community.
- The proposed plan provides enhanced fire access to the church and the school and does not detrimentally affect the fire access to adjacent buildings or the neighborhood.

### **Adjacent Property Owners**

We have reviewed and discussed this plan with Mr. and Mrs. Cairns, owners of Sleders and the building that houses Zany Consignment Shop. Their comments about the proposed plan were positive. We presented the idea of full abandonment of Vine and this segment of Second Street. They preferred to not have the street segment adjacent to their properties vacated. As a result of this request, we are proposing that a right-of-way be formed along our north property line that would connect Vine to Cedar. Simply put, the "L" shaped right-of-way currently formed by Second and Vine would be shortened.

The next concern Mr. and Mrs. Cairns had was to continue to have some additional parking available to them during their peak business hours. Currently, Sleders and IC have an agreement to share parking using the main parking lot located along Vine Street. In response to this request, parking will be situated along our north property line. This parking is proposed to be public parking and be located within the new right-of-way. Mr. and Mrs. Cairns are satisfied with this proposal.

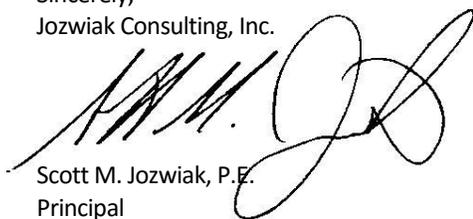
### **Request for Consideration**

Grand Traverse Area Catholic Schools (GTACS) is requesting to be on the September 15<sup>th</sup> Planning Commission meeting for the following:

- Continue discussion on the impervious area requirement
- Commence the process for street vacation
- Present the current site plan to initiate feedback.

We look forward to presenting on the 15<sup>th</sup>. If you have any questions or require additional information, please do not hesitate to call.

Sincerely,  
Jozwiak Consulting, Inc.



Scott M. Jozwiak, P.E.  
Principal



City of Traverse City

### APPLICATION FOR ALLEY/STREET VACATION

400 Boardman Avenue, Traverse City, Michigan 49684 (p) 231-922-4778 (f) 231-922-4457

Applicant Name: Grand Traverse Area Catholic Schools (Diocese of Gaylord)

Address: 123 E. Eleventh St., Traverse City, MI 49684

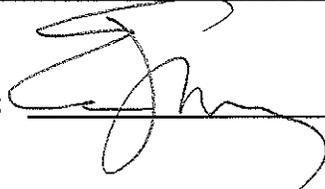
Phone: 231-946-8100 Fax: \_\_\_\_\_

Description/location of alley/street to be vacated: \_\_\_\_\_

1. Vine Street from a point 280' south of Randolph to Second Street

2. Second Street from Cedar Street to Vine Street

3. Grant a new right-of-way along the north property line of the campus connecting Vine to Cedar.

Applicant Signature:  Date: 9-9-15

**(Office Use Only)**

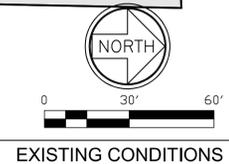
**Non-refundable fee of**  **\$2,475** Street/Alley Vacations not requiring Circuit Court action  
 **\$2,715** Street/Alley Vacations requiring Circuit Court action

Application Fee received on: \_\_\_\_\_

Planning Commission Public Hearing on: \_\_\_\_\_

Resolution Deeming Advisable to Vacate adopted by City Commission on: \_\_\_\_\_

Public Hearing and Resolution Vacating Alley/Street adopted by City Commission on: \_\_\_\_\_



EXISTING CONDITIONS

IMMACULATE CONCEPTION CAMPUS  
REDEVELOPMENT PLAN

GRAND TRAVERSE AREA CATHOLIC SCHOOLS

CITY OF TRAVERSE CITY

PROJECT:  
JOB NO.:  
**2014-107**  
EXISTING SITE  
PLAN

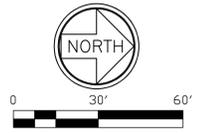
ISSUE DATE:  
REVISIONS:

SITE ENGINEER:  
  
 p.o. box 5342 | Traverse City, MI 49686 | 231-218-1201  
 www.jozwiakconsulting.com

**C1.1**



**DISCUSSION POINT:**  
 LOCATION OF PROPOSED PANTRY/STORAGE  
 BUILDING DOES NOT COMPLY WITH AVERAGE  
 SETBACK REQUIREMENT ALONG THIRD STREET.



SITE PLAN

SITE ENGINEER:  
 9-9-15

ISSUE DATE:  
 REVISIONS:

IMMACULATE CONCEPTION CAMPUS  
 REDEVELOPMENT PLAN

GRAND TRAVERSE AREA CATHOLIC SCHOOLS

CITY OF TRAVERSE CITY

PROJECT:

CLIENT:

LOCATION:

JOB NO.:

**2014-107**

CONCEPTUAL  
 SITE PLAN

**C1.2**



PROJECT: **IMMACULATE CONCEPTION CAMPUS REDEVELOPMENT PLAN**

CLIENT: **GRAND TRAVERSE AREA CATHOLIC SCHOOLS**

LOCATION: **CITY OF TRAVERSE CITY**

JOB NO.: **2014-107**

**EXISTING PROPERTY CONSTRAINTS**

SITE ENGINEER: **jozwiak consulting**  
 p.o. box 5342 | Traverse City, MI 49686 | 231-218-1201  
 www.jozwiakconsulting.com

ISSUE DATE: 9-9-15

REVISIONS:


**EXH 1**



SITE ENGINEER: 9-9-15  
 ISSUE DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

**IMMACULATE CONCEPTION CAMPUS  
 REDEVELOPMENT PLAN**

**GRAND TRAVERSE AREA CATHOLIC SCHOOLS**

CITY OF TRAVERSE CITY

PROJECT:

JOB NO.: **2014-107**

**PROPOSED  
 RIGHT-OF-WAY**

**EXH 2**



September 8, 2015

Mr. Russ Soyring, AICP  
City of Traverse City Planner  
400 Boardman Avenue  
Traverse City, MI 49684

**RE: Minor Amendment to Phase I, Morgan Farms Planned Unit Development  
GFA Project Number 15294**

Good Day Russ:

Mr. Patrick Lindsay with MF Land Holdings, the entity that purchased Phase I of Morgan Farms when it was foreclosed upon is proposing to add 17 single family residential units to the development. Mr. Lindsay is therefore applying for a minor amendment to the Planned Unit Development (PUD) for Morgan Farms.

As you know the original developers plan called for the construction of a road that would connect the Morgan Farms property to the parcel to its east, on the north side of M-72. The City recently approved the Site Plan for "The Moorings" project on this adjacent parcel which is currently under construction. This connection has now become feasible with the development of The Moorings project. The road extension of Aston Court presents the opportunity to develop this new site condominium, which would be named "Parkview", a single family residential site condominium.

The Parkview lots and homes would be sized and configured very similarly to those existing in the Park View Town Homes South site condominium which is located to the north and west of the area the Parkview neighborhood is being proposed within Morgan Farms. The parcel sizes would range from +/-6,500-11,000 square feet with the ground floor footprint of the homes measuring +/-2,000 square feet. There is a demand for this type of housing and this infill development would appear to make productive use of an area that is rather unremarkable in its current state.

Mr. Lindsay has been working with the developers of the adjacent Moorings project and they feel that there could be some mutual benefits that would enhance both projects. In addition to the connector road and the additional units, they have proposed to complete the trail network now that it will have a place to extend off the Morgan Farms site and beyond. In addition The Moorings developers are establishing a connection to the TART Trail that exists along the M-22 corridor which would also allow for a connection to this from Morgan Farms. These improvements are shown on the attached illustration titled "Proposed Parkview Condominium".

We have closely examined the existing infrastructure and feel that the additional units can be readily serviced with City water and sanitary sewer. The existing storm water basins located along M-72 would be slightly modified to accommodate any additional runoff. In addition a sidewalk would be constructed along each side of the Aston Court road extension that will connect to the road and sidewalk network within The Moorings. In addition, a park is being proposed immediately north of Unit 1 in Parkview that will be improved for the benefit of the neighborhood. It is the developer's wish that while adding the proposed lots, they provide enhancements for existing home owners' in the vicinity. Landscaping elements will be implemented consistent with those currently required and in keeping with the Morgan Farms Pattern Book.



You have requested that the Order Granting document issued by the City be evaluated to determine if the various conditions and restrictions placed on the PUD when it was approved in 2003 can be satisfied with the requested changes. I have attached a copy of that document for your reference.

CONDITIONS AND RESTRICTIONS:

1. This condition will be met.
2. This condition will be met.
3. This condition will be met.
4. The document referenced in this condition is not in our possession and could not be reviewed. However, based on the description, it is our belief that this condition will be met as the condition states "at least 85% of the entire development's floor space shall be dedicated for residential use". This minor amendment would increase, not decrease, the amount of residential space within the overall development.
5. This condition will be met.
6. This condition will be met.
7. This condition will be met.
8. This condition will be met.
9. This condition will be met.
10. (9.) This condition will be met.
11. (10.) This condition will be met.
12. This condition will be met.
13. This condition will be met.
14. This condition will be met.
15. This condition will be met.
16. This condition will be met.
17. This condition will not be met. As has been the practice with the other units constructed within the adjacent Park View Town Homes South neighborhood, we will continue to work with the Planning Director and Zoning Administrator to provide for reasonable compromises to this condition.
18. This condition will be met.



19. This condition will not be met as no work is proposed that would impact the M-72 right of way.
20. This condition will be met.
21. This condition will be met.
22. This condition will be met.
23. This condition will be met.
24. This condition will be met.
25. This condition will be met.
26. This condition will be met.
27. This condition will be met.
28. The referenced document is not in our possession and could not be referenced. However, based on the description of this condition, it is our belief that this condition can be met as no buildings or parking is being proposed in common open spaces that would remain open to the residents of Morgan Farms.
29. This condition will be met.
30. This condition will be met.
31. This condition will be met.
32. This condition will be met.
33. This condition will not be met. The constructed stream was to originate from an existing wetland on the adjacent property that is not owned by Mr. Lindsay and was to occur in subsequent phases of the Morgan Farms development not under his ownership.
34. This condition will be met.
35. This condition will be met.
36. This condition will be met.
37. This condition will be met.

I believe this provides an overview of the proposed improvements. Should you need any additional information that will assist you in your review of this request, please let me know. I thank you in advance for your assistance.



With regards,

GFA, INC.

A handwritten signature in blue ink, appearing to read 'Dan Wagner'.

Dan Wagner, P.E.  
Director of Engineering

Enclosures    Application for PUD Minor Amendment  
Proposed Parkview Site Condominium Conceptual Layout  
2003 Order Granting

**CITY OF TRAVERSE CITY  
ORDER GRANTING  
PLANNED UNIT DEVELOPMENT NO. 02 -PUD -01**

Pursuant to the Traverse City Zoning Code Chapter 1362, *Planned Unit Developments*, the City Commission hereby grants a Planned Unit Development for the following:

Street Address: M-72 West  
Traverse City, Michigan

Property description: See attached.

Planned Unit Development: Morgan Farms

Applicant: Mission Bay Development LLC

Owners: Roland Habrecht

It is determined that the application is consistent with the intent of the Zoning Code and the standards and requirements therein contained. The findings of fact and reasons upon which this determination is based are as follows:

1. The attached Statement of Conclusions is incorporated herein by reference.
2. The procedures and requirements for Planned Unit Development decisions required by law and ordinance have been followed.
3. Any conditions imposed are necessary to carry out the intent, purpose and standards of the ordinance and to protect the public health, safety and welfare.

The land use authorized by this Order shall be in accordance with the Morgan Farms PUD submittal dated July 2002, amended September 2002, showing the development and use of the land and the Chapter 1366 site plan and development standards. No development shall occur except in conformity therewith.

This order shall not become effective unless within 90 days of adoption of this order the City Manager notifies in writing the applicant and owner that the City has made adequate provisions for the extension of municipal sanitary sewer and water systems to the subject parcel. If such notification is given, the final approval date of this order shall be the date of the City Manager's written notification.

The Planned Unit Development and this Order shall also be subject to the following conditions and restrictions:

1. All development authorized by this Order will be structured to provide a mix of residences and a collection of small shops, workplaces, civic uses and recreation

within the neighborhood.

2. An assortment of dwelling types will be provided to meet the needs of a broad spectrum of age and income groups and will include a mix of single-family dwellings, townhouses, apartments and accessory dwelling units. A range of dwelling types will be integrated throughout the residential areas.
3. Each phasing plan that will be subsequently submitted shall be approved by the Planning Commission and shall significantly conform to the Morgan Farms PUD submittal dated July 2002, amended September 2002 (the "Submittal"), and Traverse City Code Chapter 1366, *Site Plan and Development Standards*. Once a phasing plan has been approved, site plans for individual buildings will be approved by the Planning Director and shall substantially conform to the approved phased plan. No construction shall occur except in conformity therewith.
4. Each phase of development must satisfy the residential to commercial mix requirement shown on the schedule entitled Morgan Farms Phase Calculations, dated October 1, 2002. For purposes of calculation, the community center at the west end of the neighborhood square shall not be included in the calculation as being commercial or residential if the building is developed mostly for residential, day care, and a health club that is primarily for the enjoyment of the residents of this development. When the final phase is constructed, at least 85 % of the entire development's floor space shall be dedicated for residential use.

### **Buildings and Architecture**

5. Section 1342.09 entitled SPECIAL REQUIREMENTS for the C-2 District shall apply for all mixed-use and non residential buildings except for 1342.09(a), which limits buildings to 6,000 square feet per floor area and 12,000 square feet in total floor area.
6. The pattern book being developed by the applicant for this project shall promote compatible urban design and architectural elements to help individual buildings and other structures result in a coherent overall development pattern and streetscape. The pattern book shall be approved by the Planning Director, who will review this document for conformity with the photographs and elevation concepts contained in the Submittal and these conditions. No construction shall occur except in conformity with an approved pattern book.
7. Important civic buildings which house governmental offices, libraries, museums, schools and other such facilities shall be located on prominent sites to serve as focal points and landmarks for the neighborhood.

8. A building at an entrance or intersection of a main street or other significant intersection shall use special architectural features to emphasize the importance of the location. Special architectural features include corner towers, cupolas, clock towers, spires, balconies, colonnades or other similar architectural features.
9. The buildings in the neighborhood center shall generally reflect the character shown in the elevation concepts contained in the Submittal. These drawings provide illustrated guidelines that must be used in formulating the architectural standards for the Neighborhood Center and are incorporated herein by reference.
9. The facade of a commercial use located on the ground floor or first floor shall be sufficiently transparent to provide views into the interior of buildings. Windows, doors and other transparent treatments shall meet the C-2 District requirements in Section 1342.09(g).
10. Buildings that are located on or adjacent to the neighborhood square shall be a minimum of two (2) stories.
12. Buildings shall not exceed three stories above grade or 60 feet. Steeples, clock towers and other architectural embellishments may exceed the height limits, but shall not exceed twice the height of the main roof height.
13. The height and massing of a building shall compliment the buildings located on either side or across the street from the building. Larger buildings shall be broken up into building components that will compliment the scale of smaller buildings proposed or existing on either side or across the street from the larger building.
14. Buildings shall be placed near the street to form a distinct street edge and define the border between the street and private spaces of the individual lots and shall substantially conform to the Submittal. Build to lines will be incorporated in the pattern book and shall be adhered to.
15. The main entrance of a primary structure must face the street and be clearly articulated by using architectural detailing.
16. A residential structure with a front setback between 5 to 15 feet must provide a front porch or stoop on the front facade of the structure. The minimum porch width shall be six (6) feet.
17. If a driveway access is provided from the street, the garage door or the entry of the carport shall not face the street, unless it is located a minimum of 20 feet behind the front facade of the principal structure.

### **Circulation, Parking and Signs**

18. The developer shall dedicate space for a 50-foot wide area for the purpose of a connecting street to the property to the east of the development. The developer shall rough grade the street and line the street area with shade trees. In the event that the adjacent property to the east is developed with four or more dwellings or as a harmonious mixed-use development, the developer shall pave a 22 foot wide street over the area and shall make this street available for public use.
19. The applicant shall provide MDOT sufficient funds to construct a left-hand turning lane and a bypass lane for eastbound traffic along M-72. The center turn lane and bypass lane, including both tapers, will be approximately 850 feet long.
20. All streets, alleys, sidewalks and ways to be constructed on the site shall be private, constructed and maintained in perpetuity by the developer and/or a site condominium association.
21. Streets shown without sidewalks shall be designed to encourage vehicles speeds to be less than 20 miles per hour. All other streets shall be designed to encourage vehicle speeds to be 25 miles per hour or less.
22. Rear access from an alley is required whenever an alley is available unless the grade of the alley is more than 6 feet above or below the first floor of the house.
23. Unless denoted on the Submittal, a parking lot must be located to the rear or side of the structure. The front of a building shall be defined as that part of the building facing a private street or streets which are adjacent to the building. If located at the side of the structure, the parking lot must be screened through use of solid street walls and/or landscaping. The screening shall not exceed 4 feet in height.
24. A transit stop with a bus shelter shall be located on a street in the neighborhood square. The bus shelter shall be well lit and include a trash receptacle and benches.
25. No parking zones shall be designated for a minimum of 50 feet adjacent to all transit stops to allow for loading and unloading passengers.
26. A pedestrian path shall be provided within 800 feet from any residence.
27. All signs advertising a business shall be limited to wall, awning or hanging signs. No freestanding signs are allowed for businesses. One entry sign, up to 40 square feet (sign face) is allowed near the entry drive that intersects with M-72. All signs of the development shall otherwise follow the Traverse City Sign Ordinance.

### **Parks, Common Open Space and Landscaping**

28. Common open spaces shown in green on sheet entitled Open Space, dated August 23, 2002 of the Submittal shall remain open for recreational purposes. Buildings and parking in these areas shall be limited to recreational purposes.
29. Common open space areas shall be available for recreation. The landscaping shall consist mostly of trees, lawns and plants. Improvements to the common open space may consist of paths, benches, landscaping, and soft, pedestrian scale lighting.
30. The neighborhood square is intended as a central place for the development and should be designed to accommodate a wide variety of formal and informal gatherings.
31. A majority of the wooded areas will be preserved. All wooded areas shown in the Tree Preservation Plan dated September 18, 2002 and included in the Submittal shall be maintained using best forestry management practices.
32. Shade trees shall be planted along all streets except alleys. Indigenous shade trees shall be located in a planting strip or planter within the street right-of-way spaced approximately 30 feet on center. Spacing may be varied to minimize conflicts with utility meters, driveways, colonnades, walks, and other such features. In the Neighborhood Center, trees may be grouped to minimize obstruction of views to retail areas and may be ornamental. Trees must be a minimum 2 1/2 inch caliper. No more than 40 percent of the street trees shall be of one specie. In locations where healthy and mature trees exist, the requirements for new trees may be modified or waived by the Planning Director.
33. The proposed constructed stream in the center of the neighborhood square in the Neighborhood Center shall be shifted to the side of the square so as not to interfere with formal and informal gatherings.

### **Utilities and Lighting**

34. No building permits shall be issued until adequate water mains, sanitary sewer mains and private streets have been extended to the site and are available for service throughout the site; or in lieu of above, a letter of credit or sufficient funds by the developer shall be placed in escrow with the City of Traverse City to assure installation and construction of the required facilities to occur within two (2) years from the date of this Order. Any interest accrued thereon shall be retained by the City of Traverse City. In the event that the funds placed in escrow are insufficient, the development shall make an additional contribution to ensure sufficient funds.

35. All utilities shall be located underground. Generally, water, sanitary sewer and stormwater facilities shall be placed under the street pavement and not within the tree lawn. Above ground utility boxes shall be located in the rear or side yard whenever feasible.
36. Following the placement of utilities, adequate easements shall be dedicated to the City of Traverse City and any other utility company.
37. Plans for the proposed development must meet all the lighting standards of the Garfield Charter Township Zoning Ordinance.

**General**

38. As a further condition, the City of Traverse City reserves the right to impose future land use conditions as made necessary by the submittal of future phased plans for the development to ensure the phased site plans conform with this granting order and the zoning ordinance.

This order shall not be deemed to be City approval for anything other than the zoning approval for the expressed Planned Unit Development described above, and shall not relieve the owner or occupier of the land from obtaining any other license, permit or approval required by law or ordinance. The land use and this permit and order shall also be subject to the provisions of the Traverse City Code of Ordinances, Chapter 1362, as may be amended from time to time, and all other ordinances of the City of Traverse City.

I hereby certify that the above Order was adopted on January 23, 2003, at a special meeting of the City Commission of the City of Traverse City at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan.

Dated: January 27, 2003

  
Debra A. Curtiss, City Clerk

**STATEMENT OF CONCLUSIONS**

The following statements of conclusion and determinations of fact supported by evidence submitted to the City in connection with an a Planned Unit Development Application No. 02-PUD-01:

- (a) The Planned Unit Development (PUD) is intended to accommodate developments with mixed uses, having sites with unusual topography or unique settings within the community, or on land which exhibits difficult and costly development challenges.
- (b) The use is compatible with adjacent land use, the natural environment and the capacities of affected public services and facilities. The use is consistent with the public health, safety and welfare of City residents.
- (d) The uses are consistent with the City Plan and all City ordinances.
- (e) The development is based on traditional forms in terms of placement, design and quality of materials, and shares a common identity and expresses a common heritage with Traverse City.
- (f) This project emphasizes pedestrian circulation and access. The circulation system is composed of short blocks, narrow streets, sidewalks and alleys, where appropriate and practical. The vehicular and pedestrian circulation shall be well-defined and safe.
- (g) This project has outside storage of motor vehicles that occurs either on-street or behind or below buildings.
- (h) This development preserves and integrates natural landscape features as an integral part of the overall design for building placement and design represents thoughtful responses to the specific site features and the climate to create interesting and desirable outdoor spaces.
- (i) This development will have adequate public services and facilities to serve the development.
- (j) The submittal satisfies all the standards for granting site plan approval.
- (k) The parcel, including any non-contiguous parcels is capable of being planned and developed as one integral land use unit.



**CITY OF TRAVERSE CITY  
APPLICATION FOR  
P.U.D. MINOR AMENDMENT**

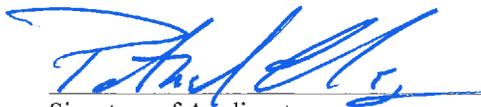
Date of Application: 09-03-2015 P.U.D. # 02-PUD-1  
 Owners Name (s): MF Land Holdings, LLC

Applicants name: Patrick Lindsay, MF Land Holdings, LLC

Address: 310 West Front Street, Ste. 415, Traverse City, MI 49684

Site Address: Aston Ct. Traverse City Tax ID#: 45-51-350-002-06

Description of Request:  
Modify the Morgan Farms PUD to add 17 single family units. The units  
will be situated along the yet to be constructed portion of Aston Court  
that connects Morgan Farms to the adjacent parcel to the east now known  
as The Moorings.

  
 Signature of Applicant

9/2/15  
 Date

Comments:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning/Zoning

*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.*

PROPOSED PARKVIEW  
SITE CONDOMINIUM



PHASE II PHASE I

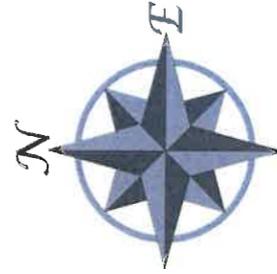


EXISTING LEGEND

- PARK VIEW TOWN HOMES NORTH
- THE GROVE
- PARK VIEW TOWN HOMES SOUTH
- HILL VALLEY NEIGHBORHOOD
- VALLEY VIEW
- THE COTTAGES
- NEIGHBORHOOD CENTER
- OPEN SPACE
- PINE BLUFF

PROPOSED LEGEND

- PROPOSED PARKVIEW SITE CONDOMINIUM



Graphic Scale: 1" = 150 ft  
0 150 ft 300 ft