

TRAVERSE CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, NOVEMBER 3, 2015

7:30 P.M.

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

Posted: 10/29/15

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. CONSENT CALENDAR

The purpose of the consent calendar is to expedite business by grouping non-controversial items together to be dealt with by one Commission motion without discussion. Any member of the Commission, staff or the public may ask that any item on the consent calendar be removed therefrom and be placed elsewhere on the agenda for full discussion. Such requests will be automatically respected. If an item is not removed from the consent calendar, the action noted in parentheses on the agenda is approved by a single Commission action adopting the consent calendar.

A. October 6, 2015 regular meeting minutes and October 20, 2015 study session minutes (Approval recommended)

B. Consideration of an amendment to the Traverse City Code of Ordinances, Special Land Use Regulations, Section 1364.08, *Special Land Use Permits Granted by the*

City Commission, regarding increasing the impervious surface allowed for schools.
(For introduction; Recommend scheduling a Public Hearing on December 1, 2015)

5. OLD BUSINESS

- A. Public Hearing to consider a 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 and 2457 North Aero Park Court from I (Industrial District) to C-3 (Community Center District) with conditions (Action requested)
- B. Public Hearing to consider a Special Land Use Permit request by Erik Falconer, Pine Street Development One, LLC to allow for a taller building at 305 W. Front Street (Action requested)
- C. Consideration of a Site Plan Approval request by Erik Falconer, Pine Street Development One, LLC for the parcel commonly known as 305 W. Front Street (Action requested)

6. NEW BUSINESS

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. Master Plan Review Committee—Commissioners Bergman, Dow and Twietmeyer
 - 2. Parking Regulation Committee- Commissioner Serratelli
- F. Planning Department—Mr. Soyring
 - 1. Traverse City Place Plan Committee- Commissioner Koebert
 - 2. Community Development/Economic Development- Mr. Soyring

9. PUBLIC COMMENT

10. ADJOURNMENT

MINUTES
TRAVERSE CITY PLANNING COMMISSION
Regular Meeting

TUESDAY, OCTOBER 6, 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, Janet Fleshman, Linda Koebert, Tim Werner, Chairperson John Serratelli, Bill Twietmeyer and Jan Warren

ABSENT: Commissioner Jeanine Easterday

STAFF PRESENT: Russ Soyring, Planning Director

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

2. **ROLL CALL**

3. **ANNOUNCEMENTS-** None.

4. **APPROVAL OF MINUTES**

September 1, 2015 regular meeting minutes, September 14, 2015 special meeting minutes and September 15, 2015 study session minutes (Action requested)

Motion by Commissioner Warren, second by Commissioner Twietmeyer, to approve the September 1, 2015 regular meeting minutes, September 14, 2015 special meeting minutes and September 15, 2015 study session minutes.

Motion carried 8-0 (Commissioner Easterday absent).

5. **OLD BUSINESS-** None.

6. **NEW BUSINESS**

A. Public Arts Master Plan- Commissioner Warren (Action requested)

Chairperson Serratelli updated the Commission on the process for approvals for the Public Arts Master Plan.

Commissioner Warren serves on the Arts Commission. Commissioner Warren introduced Arts Commissioners Mary Gillette and Deb Lake.

Ms. Gillette and Ms. Lake presented the Public Arts Master Plan to the Commission.

Commission discussion.

Motion by Commissioner Dow, second by Commissioner Koebert that the Arts Commission Master Plan titled "A Public Art Program Master Plan for Traverse City" be adopted by the Planning Commission.

Motion carried 8-0 (Commissioner Easterday absent).

- 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 and 2457 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 November 3, 2015)

Mr. Soyring explained a summary of the request. The request is to conditionally rezone three parcels on the north segment of Aero Park Court from Industrial (I) to Community Commercial (C-3) with conditions as offered by the applicant. The proposal is to build 150 dwelling units within 5 buildings and approximately 5,000 square feet of retail space in 1 commercial building. The site plan includes a play area, a bus bay, sidewalks (including a planned connection to the TART Trail).

The Master Plan indicates this area as a campus neighborhood. The neighborhood to the north is designated as a TC-3 Traditional Neighborhood with a residential focus.

Rezoning and conditional rezoning are legislative decisions and should be based on sound planning principles. There are a number of questions to consider when reviewing a conditional rezoning request. Such as, is the current zoning reasonable for the land? Are 150 multiple dwellings and 5,000 square feet of commercial use compatible with the surrounding uses? Are there adequate utilities and capacity on the adjacent streets to serve a commercial building of this size?

Doug Mansfield, 830 Cottageview Drive, Mansfield Land Use Consultants, representing Traverse Development Group presented the request to the Commission.

Mr. Mansfield stated that the property is the former site of TC Cast product site. It is a brownfield site. The project site is approximately 6 acres and is located near shopping centers, schools, and services.

Commission discussion included requesting more information on sales in the Aero Park industrial park from staff, a discussion/explanation of what workforce housing is, location of on-site snow storage within the project, that this area of the city needs more pedestrian connectivity and that the project provides housing choices.

Motion by Commissioner Warren, second by Commissioner Koebert that the request from, Doug Mansfield, Mansfield Land Use Consultants representing Traverse Development Group, to conditionally rezone the properties commonly known as 2351, 2455 and 2457 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 November 3, 2015 Regular Meeting.

Public comments on the topic were made from the following individuals:

- Grant Parsons, 6936 Mission Ridge, non-city resident, city business owner, made general comments
- Rick Buckhalter, 932 Kelley Street, city resident, made general comments
- Pricilla Townsend, 150 Pine Street, city resident, made general comments
- Ellen Corkrin, 150 Pine Street, city resident, made general comments

Commission discussion.

Motion carried 8-0 (Commissioner Easterday absent).

- C.** Special Land Use Permit request by Erik Falconer, Pine Street Development One, LLC to allow for a taller building at 305 W. Front Street (For introduction and possibly scheduling a Public Hearing for November 3, 2015)

Mr. Soyring explained that the Commission considered a similar request in July and August; however, the current request is under a new applicant and the site plan has been modified slightly.

The current request is from, Erik Falconer of Pine Street Development One LLC for a Special Land Use Permit for two taller building buildings 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 177 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. 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 of 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 denied or conditions shall be placed on the approval that will ensure all standards and conditions can be met.

Mr. Soyring reminded the Commission that tonight's decision before the Commission is to determine if there is sufficient information to consider the Special Land Use Permit request and schedule the Public Hearing.

Doug Mansfield, 830 Cottageview Drive, Mansfield Land Use Consultants, representing Pine Street Development One, LLC presented the request to the Commission.

Mr. Mansfield indicated that April 2016 is the next submittal deadline to MSHDA for the project.

Mr. Mansfield presented the project details to the Commission.

Joe Quant addressed the Commission related to outreach and communication efforts related to the project.

Commission discussion included questions related the floodplain and storm water management. Staff will look into other buildings that have been allowed to be built in the floodplain. Floor area ratio comparisons of the Park Place and Riverview Terrace properties are requested from Staff.

Public comments on the topic were made from the following individuals:

- Pricilla Townsend, 150 Pine Street, city resident, made comments in opposition
- John Scrudado, 422 State Street, city resident, made comments in opposition
- Ann Rogers, 1236 Peninsula Drive, city resident, made general comments
- T. Michael Jackson, 217 Sixth Street, city resident, made comments in opposition
- Grant Parsons, 6936 Mission Ridge, non-city resident, city business owner, made comments in opposition
- Ross Richardson, 10675 Candleton, city resident, made comments in opposition
- Rick Buckhalter, 932 Kelley Street, city resident, made comments in opposition
- Ellen Corkrin, 150 Pine Street, city resident, made comments in opposition
- Stuey Zacks, 203 Wadsworth Street, city resident, made comments in opposition
- Deni Scrudato, 422 State Street, city resident, made comments in opposition

- Adrienne Rossi, 312 Seventh Street, city resident, made comments in opposition
- Kent Anderson, 429 S Garfield, city property owner, made comments in opposition
- Patricia Pellizarri, 415 Sixth Street, city resident, made general comments
- Tom Mair, 612 Fifth Street, city resident, made comments in opposition
- Brenda Quick, 542 Fifth Street, city resident, made general comments
- Dave Petro, 9988 Riley Road, Interlochen, non-city resident, made comments in opposition
- Donna Hornburger, 6730 Mission Ridge, non-city resident, made comments in opposition
- Jeffrey Turner, 150 Pine Street, city resident, made comments in opposition

Chairperson Serratelli explained that the Planning Commission meets on the 1st and 3rd Tuesdays which regularly coincides with election night each year.

Commission discussion included comments related to the Boardman River Plan which is a concept plan, traffic speed, and fire emergency access considerations.

Motion by Commissioner Werner, second by Commissioner Warren, that the request by Erik Falconer of Pine Street Development One, LLC for a Special Land Use Permit to allow for a taller building at 305 W. Front Street be introduced and scheduled for a Public Hearing on November 3, 2015.

Additional commission discussion included comments related to the Master Plan, Grand Vision, and current zoning regulations.

Motion carried 7-1 (Commissioner Twietmeyer opposed, Commissioner Easterday absent).

7. CORRESPONDENCE - None.

8. REPORTS

- A.** City Commission - Commissioners Werner reported regarding 8th Street pilot project.
- B.** Board of Zoning Appeals - Commissioner Bergman reported.
- C.** Grand Traverse Commons Joint Planning Commission - Commissioner Warren reported regarding progress on the draft zoning ordinance
- D.** Arts Commission- No report.
- E.** Planning Commission
 - 1. Master Plan Review Committee—Commissioner Bergman reported that the committee is trying to schedule a meeting in mid October.
 - 2. Parking Regulation Committee- Commissioner Serratelli reported.
- F.** Planning Department—Mr. Soyring

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1. Traverse City Place Plan Committee- Commissioner Koebert reported.
2. Community Development/Economic Development- Mr. Soyering announced that a report from Jean Derenzy was included in the packet.

9. PUBLIC COMMENT

- Adrienne Rossi, 312 Seventh Street, city resident, made comments regarding the planned 7th Street reconstruction and coordination with Central Grade School drop off/pick up circulation patterns

10. ADJOURNMENT

Chairperson Serratelli adjourned the meeting at 10:25 p.m.

Respectfully submitted,

Date: _____

Jan Warren, Secretary

MINUTES
TRAVERSE CITY PLANNING COMMISSION
Study Session

TUESDAY, October 20, 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, Chairperson John Serratelli, Commissioners Bill Twietmeyer, Janice Warren and Tim Werner

ABSENT: Commissioner Linda Koebert

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-** None.
4. **REVIEW OF SECTION 1368.03 LOT WIDTH, LOT AREA, IMPERVIOUS SURFACE AND DENSITY REQUIREMENTS (DISCUSSION)**

Chairperson Serratelli reminded the Commission that this item came up during the discussion regarding the redevelopment of Immaculate Conception School.

Mr. Soyring briefly explained the history of impervious surface limits. Impervious surface limits were added to the zoning code in 1999 to establish limits to utilize properties better (i.e. limit parking areas and building mass). Amendments over the years were added to incentivize affordable housing or for using green roofs or porous pavement. An amendment was made several years ago for places of worship to increase the impervious surface allowance to 70% because it was determined that it was important to keep places of worship in the city limits.

Swimming pools, sidewalks, plazas, tennis courts are not counted against the impervious surface limit.

Commission discussion included the concept of dividing buildings from parking. Possibly look into regulating parking areas with parking maximums. The existing stormwater ordinance handles how stormwater is handled on site. Perhaps look into adding incentives to projects (ex. Larger building footprint, or more surface parking allowances) that exceed the requirements of the stormwater ordinance.

Mr. Soyring discussed that the impervious surface limits in the multi-family dwelling districts often limit potential developments and that it may be worthwhile looking into adjusting the impervious surface limits for multi-family. Mr. Soyring also discussed that some of the intent of the impervious surface limits were for “neighborhood character”. Perhaps that can be achieved by requiring landscape requirements.

The Commission discussed the concept of possibly designating schools as campus areas that are subject to Master Site and Facilities Plans.

Commission consensus was that it is important to keep schools in the city limits. The Commission would like to move forward considering a text amendment to increase the impervious surface limit for schools with similar language to the amendment that was previously approved that increased the impervious surface limit for places of worship. In the future, the Commission would like to establish a committee to look into studying impervious surface limitations in the residential districts.

The following addressed the Commission:

- Scott Jozwiak, city business owner, made general comments

5. CAPITAL IMPROVEMENT PLAN- PRIORITIZING EXERCISE (DISCUSSION)

Chairperson Serratelli explained that the Planning Commission will see a Capital Improvement Plan this year that looks a lot different from past years. We will review a Capital Improvement Plan that lists projects and their proposed fiscal year for implementation, but it will not include monetary components. The Capital Improvement Plan is a strategic planning document and is meant to be a document that sets priorities for the future and implements the City’s Master Plan.

Mr. Soyring stated that the Michigan Planning Enabling Act states that the Planning Commission shall prepare and adopt a Capital Improvement Plan. The Planning Commission should set general order of priorities for planned projects within the six-year Capital Improvement Plan. In the past, the Capital Improvement Plan has been an elaborate “wish list” and has not served as an effective strategic document. It is our hope that the Plan can be used for strategic planning for the City.

Chairperson Serratelli explained that Steve Constantine, DDA Board Member, led the DDA through a prioritization exercise using paired comparisons a few years ago and has offered to explain the process to the Planning Commission.

The following addressed the Commission:

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- Steve Constantine, 223 Midtown Dr., city resident explained a paired comparison process that the DDA used to establish project priorities

Commissioner Twietmeyer left the meeting at 8:53 p.m.

The Planning Commission reviewed a paired comparison document to establish priorities for project categories within the Capital Improvement Program. The Planning Commission will fill out the spreadsheet as a homework assignment. Staff will tabulate results. The result will be discussed at a future meeting.

6. PUBLIC COMMENT- None.

7. ADJOURNMENT- The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Date: _____

Jan Warren, Secretary

TRAVERSE CITY CODE OF ORDINANCES

ORDINANCE AMENDMENT NO. _____

Effective date: _____

TITLE: IMPERVIOUS SURFACE AMENDMENT FOR SCHOOLS

THE CITY OF TRAVERSE CITY ORDAINS:

That the Special Land Use Regulations Chapter, Section 1364.08, *Special Land Use Permits Granted by the City Commission*, of the Zoning Code of the Traverse City Code of Ordinances, be amended to read in its entirety as follows:

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:

(a) ***New buildings 3,000 square feet or larger in gross floor area for allowed uses in an OS or RC District*** subject to the following:

- (1) The building is for an allowed use;
- (2) The minimum yard requirements may be changed by the Planning Commission based upon topography and existing site limitations (i.e, water, roads, neighboring buildings).
- (3) Traffic related to the use shall not substantially increase congestion on surrounding streets and intersections.
- (4) The use is not likely to create excessive noise across the real property boundary.

(b) ***Clustered single family dwellings.*** The purpose of clustered housing is to provide owners of large parcels of single or two-family residential property the alternative to develop their properties in an environmentally sensitive and cost-effective manner by clustering single-family homes or townhouses rather than spreading development over the entire site. By clustering development, sensitive and attractive environmental features can be preserved as common open space to be enjoyed by future residents. Clustered housing is subject to the following:

- (1) The use is located in an R-1a, R-1b or R-2 district.
- (2) The property is of at least five contiguous acres under single ownership and control.
- (3) The development must meet the front, side and rear-yard setback requirements of the district on the periphery of the parcel. More than one building may be located on a single lot, but setback requirements for the district shall apply to each building based on hypothetical lot lines approved by the Planning Director as proposed by the applicant.
- (4) The overall density of the development shall not exceed the allowable density of the district; (4.4 dwelling units per acre in an R-1a district, 5.8 dwelling units per acre in an R-1b district and 10.9 dwelling units per acre in an R-2 district).
- (5) Townhouses are permitted, provided there are no more than four dwelling units per detached structure. The front building wall plane is interrupted and off-set in order to project the character and appearance of individual dwelling units;
- (6) A parking area shall be provided only at the side or the rear of the building for which it is designed to service. That portion of the parking area which is exposed

to the street shall be screened to minimize the visual impact of the parking area from the public street. Parking areas must also be screened along lot lines bordering residential uses or zones on the periphery of the parcel. Screening shall create an effective visual barrier consisting of a screenwall or a landscaped area at least six feet wide, densely planted with a mixture of deciduous and evergreen trees and shrubs, and shall create an effective visual barrier. All trees shall be a minimum of two-inch caliper when planted. Native trees and shrubs shall be planted whenever possible. In instances where healthy plant material exists on the site prior to development, in part or in whole, for purposes of off-street parking, the Planning Commission may adjust the application of the above-stated standard to allow credit for such plant material.

- (7) Trash containers shall be properly screened.
 - (8) All other standards not specifically altered in the zoning district shall apply to clustered housing.
- (c) **Communication towers.** The intent of this section is to ensure communication towers are constructed and placed in a manner which will protect the public health, safety and welfare and where visual impact will be minimized. Communication towers are permitted if all of the following requirements are met:
- (1) The communication tower is located in a T, GP, C-3, NMC-2 (except on Grand Traverse Bay), H-2 or I district and properties owned by governmental agencies.
 - (2) The communication tower complies with all applicable FCC and FAA regulations and all applicable building codes.
 - (3) The tower is no higher than 20 feet above the height restrictions of the district in which it is located unless it can be demonstrated that additional height is necessary for the tower's intended purpose, but in no case shall the tower exceed 50 feet above the height restrictions of the district. Height is measured from the finished grade of the parcel to the highest point on the tower or other structure, including the base pad and any antenna.
 - (4) Communication towers must be set back a distance equal to at least 75 percent of the height of the tower from any adjoining lot line. Guys and accessory buildings must satisfy the minimum zoning district setback requirements. The City Commission may reduce the standard setback requirements if the goals of this chapter would be better served thereby.
 - (5) The design of the buildings and structures related to communication towers shall, to the extent possible, use materials, colors, textures, screening and landscaping that will blend them into the natural setting and surrounding buildings.
 - (6) The tower shall not use blinking or flashing lights, unless required by the FAA or other applicable authority. If lighting is required, the lighting and design chosen must cause the least disturbance to the surrounding views.
 - (7) Cabinets housing operating equipment shall be architecturally screened from adjacent properties and street level views.
 - (8) Existing mature trees and natural land forms on the site are preserved to the maximum extent possible.
 - (9) The communications tower and operating equipment shall comply with the general standards for approval contained in this chapter. Any tower that is not in operation for a continuous period of 12 months is considered abandoned, and the owner shall remove the same within 90 days of receipt of notice from the City. Failure to remove an abandoned tower within said 90 days may be removed by the

City at the owner's expense.

- (d) **Convention centers** in a D district, subject to the following:
 - (1) The building is limited to 30,000 square feet;
 - (2) Thirty five percent of the building facade shall be windows or other street level activity;
 - (3) A traffic and economic impact analysis to assess impacts on neighboring streets is provided by the applicant.
- (e) **Conversions of one-family dwellings to two-family dwellings** in a R-1a or R-1b district, subject to the following:
 - (1) The dwelling and lot existed prior to December 10, 1958, substantially as they exist at the time of the request for a special land use permit for purposes of complying or determining compliance with these requirements. Any change made after 1958 may not be used to demonstrate compliance with these requirements.
 - (2) The dwelling is a minimum of twenty percent larger than the average area of those neighboring single-family dwellings within 300 feet to each side of the subject property, including those dwellings along the opposite side of the street.
 - (3) The lot area is not less than 4,000 square feet per proposed dwelling unit.
 - (4) A minimum of 800 square feet of interior living area is required for a one bedroom dwelling unit and 1,200 square feet of living area is required for a two bedroom dwelling unit. In no case shall any secondary dwelling unit provide more than two bedrooms.
 - (5) The dwelling has a minimum of 2,800 square feet of living area exclusive of any basement or third story area.
 - (6) A dwelling unit or portion of a dwelling unit is not provided in the basement, and the basement area shall not be considered to fulfill any requirement of this Zoning Code.
 - (7) No part of a dwelling unit, other than storage, exists above the second story.
 - (8) Access to a second floor dwelling unit is provided from the interior of the structure.
 - (9) The exterior appearance of the structure is not altered from its single-family character.
 - (10) Off-street parking is provided as required by this Zoning Code.
- (f) **Correctional institutions** subject to the following:
 - (1) The use is located in a GP district.
 - (2) All open recreational areas shall be in completely enclosed courtyards.
 - (3) Cell windows and openings shall be screened from the public street view.
 - (4) A master site and facilities plan shall be submitted.
- (g) **Drive-throughs for finance services in C-4 and D districts** subject to the following:
 - (1) The drive-through meets all of the standards of Section 1374.06, unless a more restrictive standard is imposed by this section.
 - (2) The drive-through shall be accessed from an alley, not a street. However, a single lane driveway may exit onto a street if such driveway existed and was utilized prior to July 16, 1999, and it can be clearly demonstrated that alley egress for the drive-through is not practical.
 - (3) The drive-through shall be limited to two service lanes.
 - (4) The building associated with the drive-through shall be streetward of the approach lanes to screen the vehicle service lanes.
- (h) **Essential services structures.** Are subject to the following:

- (1) The structure and use are reasonably necessary for the public convenience or welfare and, where applicable, a certificate of public convenience and necessity has been obtained from the appropriate regulating agency.
 - (2) Noise, lights, glare and odor will not disturb the surrounding land uses or members of the public.
 - (3) Fencing or other adequate security is constructed to adequately protect the public.
 - (4) If potential adverse effects have been identified, alternative sites have been examined and the proposed site is reasonably necessary to provide the essential service to residents and visitors of the City.
 - (5) Evidence of the appropriate franchise, license or other required governmental permission is demonstrated.
 - (6) Setbacks of the district shall apply unless varied by the Planning Commission for good cause. Communication towers shall be regulated pursuant to Traverse City Code Section 1364.09.
- (i) ***Group day care homes, including adult day care***, in an R-1a, R-1b, R-2, R-9, R-15 and R-29 as defined by MCL 722.111 et seq, as amended, subject to the following specific requirements, except child care centers located in and operated by hospitals and churches having a valid special land use permit for off-street parking in any R-District:
- (1) All necessary licenses are obtained and maintained. Expiration or revocation of a license automatically terminates the special land use permit and a change in the licensee requires a special land use permit renewal.
 - (2) The lot is not located within 1,500 feet of another lot devoted to such use.
 - (3) For child day centers, fenced outside recreation areas of 1,200 square feet or more of playable ground surface shall be located on premise where it will most effectively shield neighboring properties from noise and visual disruptions. Play equipment shall not be placed streetward of the principal structure unless specifically allowed by the Planning Commission for unique circumstances.
 - (4) The use is not allowed in an apartment.
 - (5) The use is limited to an established and recognized work or shift period and shall not be operated on a 24-hour basis unless approved by the Planning Commission.
 - (6) The premises are approved by the City Fire Marshal prior to the issuance of the special land use permit and at least annually thereafter to maintain the special land use permit.
 - (7) For child care centers, "Approved Child Care Provider" identification is prominently displayed in a street side window so as to be clearly identifiable from the public street, or as otherwise required by the City Commission.
 - (8) No additional parking is required for the Group Day Care Home provided on-street parking is allowed adjacent to the property. If on-street parking is not allowed, four parking spaces shall be provided on premise.
 - (9) As part of the application, a site plan shall be submitted showing the designated outside play area, primary drop off/pick up entrance and parking spaces.
- (j) ***Residential care and treatment facilities*** subject to the following:
- (1) The use is located in an R-9, R-15, R-29, HR, C-1, C-2, C-3 or H-1 or H-2 district.
 - (2) The facility shall be located on an arterial or collector street as shown on the Zoning Map if such facility has more than 12 residents.
 - (3) Off-street parking is provided as required by this Zoning Code, except that the Planning Commission may vary the number of parking spaces required.

- (4) The design of the structure is approved by the Fire Marshall prior to the issuance of the special land use permit and at least annually thereafter to maintain the permit.
 - (5) The structure is not used as a medical clinic or for outpatient treatment unless located in a C-1, C-2 or C-3 District.
 - (6) The structure is not used primarily for office, administrative or regular meetings if located in a multiple family dwelling district, although occasional meetings may be allowed upon approval of the Planning Commission.
 - (7) All necessary licenses are obtained and maintained.
 - (8) The operators of the facility maintain a list of all persons residing at the facility and record their length of stay. State licensed residential facilities (e.g., adult foster care homes) with under seven residents are considered by State law to be single family residences, and State law preempts this Code. MCL 125.583(b); MSA 5.2933(2).
- (k) **Schools** subject to the following:
- (1) The use is located in an R-1a, R-1b, R-2, R-9, R-15, R-29, C-1, C-2 C-3 or GP district.
 - (2) A master site and facilities plan is submitted to and approved by the Planning Commission showing:
 - A. Existing facilities and planned facilities for the ensuing five years.
 - B. Adequate street crossing facilities, pedestrian routes and projected number of pedestrians.
 - C. Sufficient areas for motor vehicle and bus circulation routes, together with areas for pick up and drop off of students.
 - D. If child care use is provided, the facilities for such use shall be designated in the plan, together with the child care hours of operation.
 - E. The building and parking area shall not exceed 70 percent of the lot area.
 - (3) A traffic study must be submitted to the Planning Commission.
- (l) **Stores, retail, over 8,000 square feet per floor** in a D district, subject to the following:
- (1) The building is limited to 30,000 square feet;
 - (2) Thirty five percent of the building facade shall be windows or other street level activity;
 - (3) A traffic and economic impact analysis to assess impacts on neighboring streets is provided by the applicant.
- (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.
 - (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.
 - (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.

- (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.
- (n) **Temporary accessory dwelling units (TAD)** in an RC, R-1a or R-1b district, subject to the following:
- (1) The existing site and use are substantially in compliance with this Zoning Code.
 - (2) The floor area of the TAD unit is not larger than 676 square feet.
 - (3) The applicant shall present sufficient evidence to the Planning Commission to establish a substantial need for the TAD unit. The TAD shall be discontinued when the person or persons with the substantial need permanently moves to a different domicile or when there is a change in the circumstances where the substantial need no longer exists.
 - (4) A TAD unit is developed within an existing single-family and/or usual accessory use under this Zoning Code.
 - (5) A special land use permit for a TAD unit is not assignable or transferable and will expire automatically unless the applicant submits written evidence that a substantial need continues to exist three years from the date of approval and thereafter every five years.
 - (6) Upon the expiration of the special land use permit the TAD unit shall be discontinued and the property shall be brought into full compliance with the use requirements of this Zoning Code.
 - (7) Individual site plans, floor plans, elevation drawings and building plans for both the proposed TAD unit and the subsequent reconversion to conventional single-family residence and/or accessory use shall be submitted with the application for a special land use permit and shall be prepared by a registered architect or engineer licensed to practice in the State.
- (o) **Transit centers**, subject to the following:
- (1) The center is located in a C-4, D-2, D-3 or GP district.
 - (2) Buses can directly access the center without being dependent upon an access or sub collector street in a residential district.
 - (3) Existing streets in the area accommodate the projected bus traffic.
 - (4) The location of the center lends itself to an integrated transportation system (i.e., walk, bus, bike, rail).
 - (5) The center is within one quarter mile to a high concentration of job sites or dwellings.
 - (6) Noise, lights, glare and odor will not unreasonably disturb the surrounding land uses or members of the public.
 - (7) If potential adverse effects have been identified, alternative sites have been examined and determined by the applicant not to be feasible.
 - (8) No transit vehicle fueling, repair or storage is allowed.
- (p) **Theaters, live, and performance art centers in an R-9, R-15, or R-29, Multiple Family Dwelling District**, subject to the following conditions:
- (1) The use must have existed prior to 2005.
 - (2) Minor additions are allowed provided the addition is for barrier free access, fire safety or space that will not increase the seating capacity of the facility.
 - (3) Additions are architecturally compatible with the existing structure and the character of the neighborhood.

- (4) The applicant submits a parking plan that demonstrates there is sufficient parking within 500 feet to meet the theater's parking demand.
 - (5) On-site exterior lighting is directed to minimize impacts on adjacent residential areas.
 - (6) Performances are not allowed between the hours of 12:00 midnight and 8:00 a.m.
- (q) ***Transitional housing and Emergency shelters***, subject to the following:
- (1) The facility is fully enclosed in a building located in an HR, C-1, C-2, C-3, D-1, D-2, D-3, H-1, H-2, or I District.
 - (2) The site is located within a ½ mile of a bus stop connected by sidewalks or bike trails.
 - (3) The lot is not located within 1,500 feet of another lot devoted to transitional housing or emergency shelter.
 - (4) The facility shall have a maximum of 100 beds and/or sleeping pads.
 - (5) The building provides 50 square feet of heated building space per person staying overnight at the facility.
 - (6) The operator of the Emergency shelter shall provide continuous, on-site supervision by an employee or volunteer during all hours of operation.
 - (7) The operator of the facility shall have a written management plan including, as applicable, staffing levels, provisions for staff and volunteer training, neighborhood outreach, length of stay of residents, hours of operation, crime prevention, security, screening of residents to insure compatibility and the mission of service provided at the facility. The management plan shall establish a maximum length of time which clients may be accommodated.
 - (8) The operator shall have an ongoing housing assistance program on the premises to place the residents into permanent housing and maintain a list of all persons residing at the facility.
 - (9) Parking requirements would be determined by the Planning Director based on the intensity of the operation described in the management plan.
- (r) ***Wind energy system, pole or tower-mounted structures***. The intent of this section is to ensure that free-standing wind energy systems are constructed and placed in a manner which will protect the public health, safety and welfare and where visual impact is minimized. Free-standing wind energy systems are permitted if all of the following requirements are met:
- (1) The free-standing wind energy system is located in a T, GP, C-3, NMC-1, NMC-2, H-1, H-2 or I district and properties owned by governmental agencies.
 - (2) Guy wires are only permitted to be used in the I and T districts.
 - (3) The free-standing wind energy system complies with all applicable FCC and FAA regulations and all applicable building codes.
 - (4) The pole or tower is no higher than 20 feet above the height restrictions of the district in which it is located unless it can be demonstrated that additional height is necessary for the wind energy system's intended purpose, but in no case shall the wind energy system exceed 40 feet above the height restrictions of the district.
 - (5) Wind energy systems must be set back a distance equal to at least 75 percent of the height of the tower from any adjoining lot line. The setback can be reduced by up to 50% or a minimum of 20 feet from the lot line if it can be demonstrated through a registered architect or professional engineer that the tower is designed to collapse, fall, curl or bend within a distance or zone shorter than the height of the wind turbine. Accessory buildings must satisfy the minimum zoning district

setback requirements. The City Commission may reduce the standard setback requirements if the goals of this chapter would be better served thereby.

- (6) The design of the wind energy system or buildings and structures related to the wind energy systems shall, to the extent possible, use materials, colors, textures, screening and landscaping that will blend them into the natural setting and surrounding buildings.
 - (7) The wind energy system shall not use blinking or flashing lights, unless required by the FAA or other applicable authority. If lighting is required, the lighting and design chosen must cause the least disturbance to the surrounding views.
 - (8) Wind energy system cabinets housing operating equipment shall be architecturally screened from adjacent properties and street level views.
 - (9) Existing mature trees and natural land forms on the site are preserved to the maximum extent possible.
 - (10) The wind energy pole or tower-mounted system and operating equipment shall comply with the general standards for approval contained in this chapter. Any wind energy system that is not in operation for a continuous period of 12 months is considered abandoned, and the owner shall remove the same within 90 days of receipt of notice from the City. Failure to remove an abandoned wind energy system within said 90 days may be removed by the City at the owner's expense.
 - (11) The wind energy system will meet the standards set in the City of Traverse City Code of Ordinances, Chapter 652, Noise Control, specifically section 652.04 (h). A wind energy system emits a pure tone and would be subject to a reduction of five dBA.
- (s) ***Wind energy system, building-mounted structures.*** The intent of this section is to ensure that building-mounted wind energy systems are constructed and placed in a manner which will protect the public health, safety and welfare and where visual impact is minimized. Building-mounted wind energy systems may exceed the 20 feet above the height limitation of the district if all of the following requirements are met:
- (1) Height exceptions to what is allowed by right will not be allowed in the GP, PR, RC, R-1a, R-1b, R-2, R-9, R-15, R-29 Districts.
 - (2) A taller building-mounted wind energy system may be located in NMC-1, NMC-2, I, T, H-1, H-2, C-1, C-2, C-3, C-4, D and HR districts.
 - (3) Guy wires are only permitted to be used in the I and T districts.
 - (4) The building-mounted wind energy system complies with all applicable FCC and FAA regulations and all applicable building codes.
 - (5) A building-mounted wind energy system is no higher than 20 feet above the height of the roof deck in which it is located unless it can be demonstrated that additional height is necessary for the wind energy system's intended purpose, but in no case shall the wind energy system exceed 40 feet above the height of the roof.
 - (6) The setback can be reduced by up to 50% or a minimum of 20 feet from the lot line if it can be demonstrated through a registered architect or professional engineer that the tower is designed to collapse, fall, curl or bend within a distance or zone shorter than the height of the wind turbine. Accessory buildings must satisfy the minimum zoning district setback requirements. The City Commission may reduce the standard setback requirements if the goals of this chapter would be better served thereby.
 - (7) The design of the wind energy system or buildings and structures related to the

wind energy systems shall, to the extent possible, use materials, colors, textures, screening and landscaping that will blend them into the natural setting and surrounding buildings.

- (8) The wind energy system shall not use blinking or flashing lights, unless required by the FAA or other applicable authority. If lighting is required, the lighting and design chosen must cause the least disturbance to the surrounding views.
- (9) Wind energy system cabinets housing operating equipment shall be architecturally screened from adjacent properties and street level views.
- (10) Existing mature trees and natural land forms on the site are preserved to the maximum extent possible.
- (11) The wind energy pole or tower-mounted system and operating equipment shall comply with the general standards for approval contained in this chapter. Any wind energy system that is not in operation for a continuous period of 12 months is considered abandoned, and the owner shall remove the same within 90 days of receipt of notice from the City. Failure to remove an abandoned wind energy system within said 90 days may be removed by the City at the owner's expense.
- (12) The wind energy system will meet the standards set in the City of Traverse City Code of Ordinances, Chapter 652, Noise Control, specifically section 652.04 (h). A wind energy system emits a pure tone and would be subject to a reduction of five dBA.

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

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

Michael Estes, Mayor

Benjamin C. Marentette, City Clerk

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

Benjamin C. Marentette, City Clerk



Communication to the Planning Commission

FOR THE MEETING OF: OCTOBER 6, 2015

FROM: RUSS SOYRING, PLANNING DIRECTOR

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

DATE: OCTOBER 2, 2015

A request has been made by Doug Mansfield, Mansfield Land Use Consultants on behalf of Traverse Development Group to conditionally rezone three parcels on the north segment of Aero Park Court from I (Industrial) to C-3 (Community Commercial). In July, the applicant came before the Planning Commission with a similar proposal encompassing four parcels, but did not have site control of one of the parcels. The request has been modified slightly to encompass three parcels, of which the applicant has site control. On October 6, the Planning Commission scheduled a public hearing to consider the request.



The proposal is to build 150 multiple family dwelling units within five buildings and a commercial building. The site is wooded and vacant. Industrial uses are on three sides. To the north is an active railroad line and non-motorized asphalt trail and further north, across Parsons Road, is a single-family residential neighborhood.

C-3 zoning is sought because it allows buildings the sizes that are proposed. C-3 zoning also would allow for a new commercial building which is proposed for the southwest portion of the site. The applicant has stated that the proposed commercial use would complement the residential development and uses in the area. The applicant has included offers (included in a letter dated September 30, 2015) that if the rezoning is approved the property will be developed in accordance with the submitted site plan (dated September 29, 2015) for 150 multiple dwelling units with a commercial building.

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

Rezoning and conditional rezonings are legislative decisions and should to be based on sound planning principles. The following questions are appropriate when considering rezonings. Staff has provided their answers to the questions.

1. Is the current zoning reasonable for the land?

The industrial zoning is appropriate for this property. In other areas zoned industrial, mixed-use development is allowed.

2. Is the rezoning request consistent with the goals polices and future land use plan of the Master Plan?

The Master Plan designates this area as TC-C Campus Neighborhood. These areas are unique areas of the community with uses having common specialties located in proximity to each other. The Plan states this neighborhood type will have individualized special plans approved by the Planning Commission. This campus area does not have a special plan at this time.

At the boundaries of the campus, the level of intensity cannot exceed the level of intensity of the adjoining neighborhoods. The neighborhood to the north is designated as a TC-3 Traditional Neighborhood with a residential focus. The Zoning Element does not address the TC-C type neighborhoods.

3. Would the property size and environmental conditions accommodate the proposed use?

The proposed buildings can be accommodated on this parcel. Although undocumented, possible environmental contamination (being close to a rail line and having industrial zoning) may restrict more sensitive uses or possibly require clean up of the site.

4. Are 150 multiple dwellings and 5,000 square feet of commercial use compatible with the surrounding uses?

Housing opportunities within walking distance of employers in the Industrial Park as well as a direct connection to the TART Trail make the project compatible. Retail opportunities that are part of the development that serve residents in the development, East Bay Township residents to the north and the Industrial Park employees also could make it compatible. Developments which generate more than 500 trip ends would need to get site plan approval by the Planning Commission. This project as proposed would need to also go through a separate Site Plan Approval process. All the site plan standards would need to be met for approval.

5. Are there adequate utilities and capacity on the adjacent streets to serve a commercial building of this size?

There are adequate capacities in terms of utilities and streets to serve the proposed building.

6. Are there sufficient demands for 150 multiple family dwellings and 5,000 square of commercial space?

Yes, the recent [Grand Traverse County Target Market Analysis](#) report dated November 2014 states, "There is a maximum annual market potential throughout Grand Traverse County for 452 new owner-occupied units and 2,462 new renter-occupied units, for a total of 2,914 units. Assuming the market potential is fully served every year over the next five years, this implies a market potential for 2,260 owner-occupied units and 12,310 renter occupied units over the 5-year term. Again, the aggressive scenario includes households migrating into the county, plus households moving within the same county."

If you find the answers to be in the affirmative for the questions noted above, the following motion would be appropriate:

I move that the request from, Doug Mansfield, Mansfield Land Use Consultants representing Traverse Development Group, to conditionally rezone the properties commonly known as 2351, 2455 and 2457 North Aero Park Court from I (Industrial District) to C-3 (Community Center District) with conditions as offered by the applicant be recommended for approval to the City Commission.

RAS/ml

Planning Commissioners- Please refer to the Aero Park Court submittal from the applicant that was included in your October 6, 2015 packet. Additional copies of the submittal are **not** included in the packet.

2351, 2455 & 2457 Aero Park Court Conditional Rezoning Submittal contents:

- September 30, 2015 letter from Mansfield Land Use Consultants
- Zoning Change Application
- Conditional Rezoning Request- Offer Summary dated September 30, 2015
- Site Plans
- Elevation rendering (this was handed out at the October 6, 2015 meeting)

Note: The electronic packet **will** include the October 6, 2015 meeting submittal documents listed above.

September 30, 2015

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

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

Dear Russ,

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

The proposed project is located on four vacant parcels along the northeast corner of Aero-Park Drive and North Aero-Park Court. The proposed use includes the development of five 3-story buildings having 30 residential units each, for a total of 150 residential units on about 6.5 acres (23 units per acre). A proposed 5,000 square foot commercial use is intended to serve as a neighborhood type store for the convenience of residents of the development and the surrounding area.

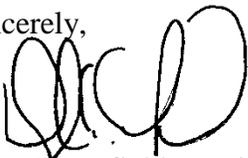
We believe that this request for conditional rezoning from I Industrial District to C-3 Community Center District is appropriate to this location for the following reasons:

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

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

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

Sincerely,



Doug Mansfield, President

TRAVERSE CITY PLANNING COMMISSION
APPLICATION FOR
ZONING CHANGE

APPLICATION REQUIREMENTS

The application fee must accompany this request.

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

APPLICATION FEE: DATE: May 27, 2015

Zoning Change \$425.00
 Conditional Rezoning \$830.00

Check No: _____ Hearing Date: _____
Receipt No: _____ Case No: _____

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

Tax Parcel Number: ~~28-51-851-048-90~~ ^{KS} 28-51-851-049-00,
28-51-851-050-00, 28-51-851-051-00

Legal Description: _____

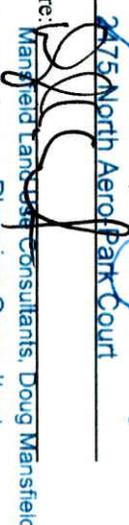
Traverse City Airport Industrial Park No. 3
Lots ~~48-51~~ ^{KS} 49-51

Present Zoning Classification: 1-Industrial District

Requested Zoning Classification: Conditional Rezoning, C-5

Signature of Owner:  Traverse Development Group, Ken Berg

Owner's Address: 2475 North Aero-Park Court

Applicant's Signature:  Mansfield Land-Use Consultants, Doug Mansfield

Relationship of Applicant to Owner: Planning Consultant

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

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

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

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

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

September 30, 2015

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

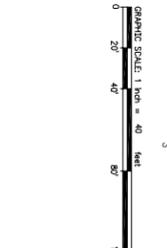
Re: Conditional Rezoning Request - Offer Summary

Rezoning Request: Current: I, Industrial District
Requested: C-3, Community Center

Subject Properties: 2351 North Aero Park CT (28-51-851-051-00)
2455 North Aero Park CT (28-51-851-050-00)
2457 North Aero Park CT (28-51-851-049-00)

Traverse Development Group (owner of the above referenced parcels) offers to permanently place the following restrictions upon the above referenced parcels, as a condition of rezoning these parcels to C-3 (Community Center) district.

1. The use of the property will be for multiple-family dwellings (150 dwelling units proposed in 5 buildings) and retail space (approximately 5,000 square feet proposed in 1 building), in accordance with the standards of standards of the C-3 zoning district.
2. The buildings and site elements shall be built substantially in conformance with the site plan dated September 29, 2015.
3. The applicant will work with the Bay Area Transportation Authority (BATA) to pursue an additional BATA bus stop located at North Aero Park CT and the applicant will pay for the infrastructure required to construct said bus stop to BATA specifications.
4. The dwelling units will be constructed and designed to accommodate local workforce housing.
5. The applicant will pursue a Michigan Department of Transportation (MDOT) permit to construct a sidewalk within an MDOT easement to fully connect the site to the adjacent Traverse Area Recreation and Transportation Trails system.



PRELIMINARY
 DATE: 1/30/15
 SHEET: 15057
 SHEET 2 OF 3

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

REV	DATE	BY	CHK	DESCRIPTION	
01	05-26-14	phk	mmh	phk	Original design
01	06-10-15	phk	mmh	phk	Submittal
02	08-27-15	phk	mmh	phk	Revised without Lot 48
03	09-29-15	phk	mmh	phk	City Submittal

Mansfield
 Land Use Consultants

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



Design and image area preliminary
and subject to copyright

Haggard's
PLUMBING and HEATING

"Business of Quality and Service"
"Charlevoix-the-Beautiful"
haggardsinc@hotmail.com

RECEIVED

OCT 21 2015

PLANNING DEPT
CITY OF
TRAVERSE CITY

Date: Monday, October 19, 2015

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

RE: Request from, Doug Mansfield, Mansfield Land Use Consultants; Proposal is to build 150 multiple family dwelling units within five buildings and a commercial building offering 5,000 square feet of commercial space.

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



Communication to the Planning Commission

FOR THE MEETING OF: NOVEMBER 3, 2015

FROM: RUSS SOYRING, PLANNING DIRECTOR

SUBJECT: SPECIAL LAND USE PERMIT REQUEST BY ERIK FALCONER, PINE STREET DEVELOPMENT ONE, LLC TO ALLOW FOR TWO TALLER BUILDINGS AT 305 W. FRONT STREET

DATE: OCTOBER 29, 2015

The Planning Department has received a request from, Erik Falconer, Pine Street Development One LLC for a Special Land Use Permit for two taller building buildings 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 192 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 specifying the unmet standard or conditions placed on the approval that will ensure all standards and conditions can be met. Please see the staff report, 15-SLUP-02 for a more detailed analysis.

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 staff report, the following motion would be appropriate:

I move that the Planning Commission affirms and adopts the facts and findings in the Staff Report 15-SLUP-2 dated October 29, 2015 after its review and public hearing and that based on those facts and findings the General Standards in Section 1364.02 and each Specific requirement in Section 1364.08(m) have been met and therefore the request by Erik Falconer, Pine Street Development One, LLC for a Special Land Use Permit to allow for two taller buildings at 305 W. Front Street be recommended for approval with conditions to the City Commission.

If further facts and findings are made by the Planning Commission at the public hearing then the motion should be modified to include them specifically.

RAS

STAFF REPORT

15-SLUP-02

DATE: October 29, 2015

APPLICANT: Eric Falconer, Pine Street Development One LLC
11123 S. Bugai Road
Traverse City, MI 49684

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

STATUS OF APPLICANT: Property Owner

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

REQUESTED ACTION: Construct two 100-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 feet above sea level.

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

SOILS: Contaminated Brownfield site with sandy well drained soils.



EXISTING ZONING: C-4c (Regional Center District).

SURROUNDING ZONING/LAND USE:

NORTH: C-4b (Regional Center District) / 4-story office building and one-story restaurant.

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

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

WEST: C-2 (Neighborhood Center District) / Boardman River and one-story flower shop.

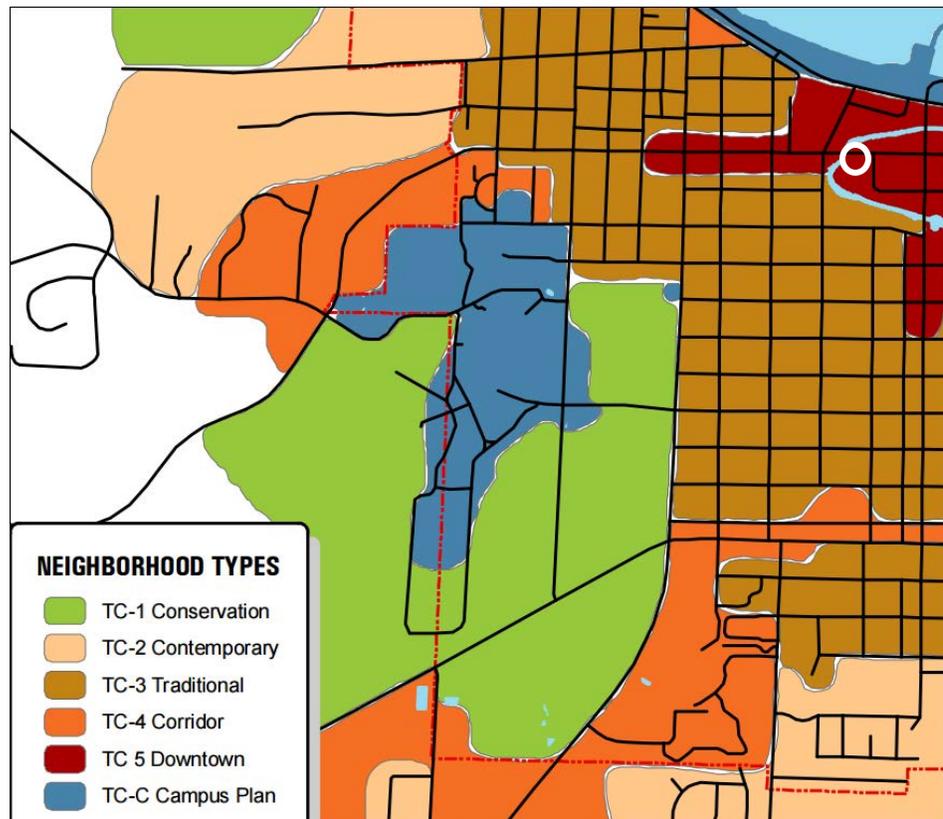
ZONING HISTORY: From 1958 to 1999 the property was zoned C-4 (Central Business District). In 1999 the property was rezoned to C-4c (Regional Center District).

RELEVANT SECTIONS OF THE ZONING ORDINANCE:

[Chapter 1346](#) C-4 Regional Center Districts (p. 87).
[Section 1346.02](#) Uses Allowed By Special Land Use Permit. (p. 89).
[Section 1364.02](#) General Standards For SLUP Approval (p.148).
[Section 1364.08\(m\)](#) Specific Requirements for Taller buildings (p. 157).

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 Traverse City Master 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.

Part of the Master Plan are the Plan Elements that cover a variety of planning subjects.

The Zoning Element states that the “higher intensity uses must step down in intensity at borders with less intense neighborhoods.” and that the Planning Commission “must develop an approach and process to deal with the interface areas where two different neighborhood types meet.”

The Urban Design Element mentions step downs in height and massing for developments adjacent to TC-2 and TC-3 Neighborhoods. This

element also states to “divide long facades into smaller increments.”

The Natural Resources Element of the Master Plan states, “Require new buildings to be set back from the shoreline using vegetative buffers where possible, rather than engineered walls and stone revetments per established guidelines.” The Natural Resources Element also states as an objective to “Work with private landowners to protect and restore natural vegetation around all water bodies, including rivers, streams, lakes and wetlands.”

The Parks and Recreation Element states, “Support the establishment of public access points along the Boardman Lake and River.”

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 Spring of 2016. 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. The City Engineer has reported that there are adequate utilities to serve the proposed development.

TRAFFIC

The 9-story building along Front Pine Streets will have a total square footage of 188,894 square feet and includes two levels of parking (177 spaces). The Front and Pine building is proposed to have 21,689 square feet of commercial uses on the first floor and 167,205 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 bicycle racks to accommodate up to 192 bicycles. Traditional downtown streetscape with bump-outs will be installed along Front and Pine Streets. The proposed bump outs will help to calm vehicle speeds while aiding pedestrians crossing the streets. The bump outs will reduce on-street public parking by several spaces.

The property owner will pay half the costs for the sidewalk improvements adjacent to the site. Tax Increment Financing revenues would pay for the remaining half. 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 on the site plan along the river's edge to be installed by others. Barrier free public access to this planned public boardwalk will be provided via an elevator that will be open to the public on the west side of the building connecting to Front Street.

All bus lines can be accessed from the transit center located approximately 800 feet (walking distance) from the property. The boardwalk along the river is not a part of this project but is being planned 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 bicycle racks to park up to 192 bicycles. Several parking spaces on Front and Park Streets would be lost due to the shown bump outs and driveway providing access to the development.

ANALYSIS:**General Standards 1364.02:**

- (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.**

Analysis The Future Land Use Map indicates that the site is in a TC-5 Downtown Neighborhood. Adjacent sites to north, south, east and west are also shown to be in the Downtown neighborhood. The TC-5 Downtown Neighborhood is intended to be the most formally and intensely developed commercial neighborhoods where the focus is on high intensity, regional, commercial activity. Nearby, south and southwest of the site is intended to be a TC-3 Traditional Neighborhood. This neighborhood type has a residential focus with a residential scale. The river and street provides a transitional zone of 260 feet between the proposed tall building on the riverfront and the nearest single family residential dwelling on Wadsworth Street. Maintaining and enhancing the existing vegetation along the river banks with the planting of trees will make the transitional zone between neighborhood types more effective.

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. Breaking up the long horizontal lines architectural would help to meet the Urban Design Element of to "divide long facades into smaller increments."

The Natural Resources Element encourages the establishment of natural vegetation buffers on all sites adjacent to water bodies. A narrow vegetated buffer is proposed along Boardman River. Most trees along the riverbank on the development side will be removed, seven will be saved. Smaller tree types, shrubs and perennials are proposed to be planted along the riverbank.

Finding The proposed use is designed so it can be constructed, maintained and operated to be harmonious and compatible in appearance with the intended character of the vicinity.

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

Analysis *The proposed 9-story mixed use building (retail, residential and parking) is reflective of the existing and 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 building 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 the five neighborhood types need to be protected as they evolve. The existing tree lined riverbank on both sides of the Boardman River helps to provide a transition or a step down from the City's most intense neighborhood type (TC-5) Downtown Neighborhood and the (TC-3) Traditional Neighborhood to the south and southwest. Additional tree plantings along the riverbank will visually enhance the transition between the two neighborhood types that are planned for different intensity levels.*

A ten-story 1970's residential masonry building is located immediately to the south, an existing four-story masonry office building to the north and a proposed five-story, mixed use, masonry/glass building to the northeast. A one-story building is to the east and across the river to the west and northwest are one-story buildings.

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, especially on the first story would help to break up the long façade of the building into increments more reflective to historic building patterns of downtown.

Finding The use will not be hazardous or disturbing to existing or planned uses in the vicinity provided a riparian buffer with trees, shrubs and plants are maintained along the river's edge and architectural elements and materials are incorporated in the buildings facades facing Front and Pine Streets to help break up the long horizontal lines of the building.

- (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.**

Analysis *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 buried in Spring of 2016. 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. The City Engineer has previously stated that the existing utilities to serve the development are adequate. The Police Department has indicated no concerns with the development.*

The Fire Department has raised concerns of being able to maneuver the 55-foot ladder truck to be adjacent to the riverfront building's long access as required by the Fire Code. The Fire Marshall will need to review the diagram submitted by the developer on October 28, 2015 that indicates a fire truck of this size and type can be in fact be positioned along the riverfront building. The access route for the fire truck would be within the parking structure so this parking structure will need to meet the structural specifications to handle the weight of the ladder truck.

Finding *Provided the Fire Marshall finds the access routes to the development meet the Fire Code, the use can be served adequately by existing public facilities and services.*

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

Analysis *The current electrical undergrounding along Pine Street and the pedestrian bridge were planned capital project improvements for the district. The sewer main along the alley will eventually need to be relined with or without this proposed development. Tax Increment Financing will pay for half of the streetscape improvements and the developer will pay for the all of the pedestrian bump-outs. Additional tax revenues generated by the development will off-set the increase of municipal service costs required for a growing community.*

Finding *The building will not create any excessive expenditure with public funds.*

- (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.**

Analysis *The current street system can support the potential increased traffic volume. It would be preferable if a shared driveway with the City Housing Commission could be used to eliminate a conflict point for pedestrians and vehicles and to preserve public on-street parking. Both the applicant and Commission are open to exploring the feasibility of a shared drive. 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 building filled with residents will also put eyes on the street which tends to make a commercial area safer and a deterrent to crime. Storm water runoff control must meet the requirements of Chapter 1068.*

Finding *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.*

- (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.**

Finding *There are no historic buildings or landmarks on the site. This part of downtown is not within a local or federal historic district.*

- (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.**

Analysis *The design and of the Front and Pine building has prominent store fronts with numerous windows and recessed pedestrian entrances which helps to break up the perceived length of the building. The design incorporates vertical relief that will 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.*

Finding The project buildings' layout and features are coherent overall pattern of development for downtown and the streetscape.

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

Analysis *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. It also states that high density housing is appropriate.*

Finding This project is consistent with the purpose and intent of the C-4 Regional Center District.

Specific Requirements 1364.08 (m)

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

Analysis *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 95 feet. The uppermost floor dwelling units will screen the rooftop mechanical equipment which will sit above the eighth floor. An 800 square foot portion of the building will be 100 feet in height to accent the corner and shield rooftop mechanical equipment. 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 is primarily residential with approximately 22,000 square feet of commercial space on the first floor.

The proposed 9-story building on Boardman River will be primarily residential with a 3,600 square foot restaurant; will have a height of 95 feet.

Finding The building stories and height proposed are consistent with Section 1368.01.

- (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.**

Analysis *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. The submitted drawings are not detailed enough to determine if this requirement is met.*

Finding The applicant has stated that this requirement will be met and staff will confirm once final permit drawings have been submitted that all mechanical equipment, appurtenances and access areas will be completely architecturally screened from view and enclosed by the top floor dwellings.

- (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.**

Analysis *An 800 square foot architectural feature is proposed to accent the corner of Front and Pine Streets at a height of 100 feet.*

Finding There are no architectural elements that exceed 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.**

Analysis *The applicant submitted a virtual model to show the relationship of the proposed buildings with the existing development.*

Finding A video model has been submitted showing the relationship of the proposed buildings with other buildings in the vicinity.

RECOMMENDATION:

Staff finds that Special Land Use Permit No. 15-SLUP-02 to construct two 9-story, 100-foot, mixed-use buildings meet all the standards for a Special Land Use Permit in Section 1364.02 and all standards for "Taller buildings" in Section 1364.08(m) and recommends approval of the request provided the following conditions are met:

1. The applicant and owner will continue to work with City Engineering and Light and Power in regards to the 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 fire access routes for both buildings shall be determined by the City Fire Marshal to meet the Fire Code.
5. The stormwater requirements outlined in the City Ordinance (reference 1068.06a) including the attached written guidelines of the City Engineering Department are to be met.
6. The owner shall provide a barrier-free elevator accessible and open to the public to access the future public boardwalk along the Boardman River.
7. A mutually agreeable pedestrian easement between the City and the owner for the future boardwalk shall be provided for access to the barrier-free elevator.
8. The owner will maintain a vegetated riparian buffer along Boardman River comprised of trees, shrubs and plants to the extent possible.
9. Audio and visual devices for managing conflicts between pedestrians and vehicular traffic entering and exiting the building shall be provided.
10. Unless determined to be unworkable for either the Housing Commission or the applicant, a shared driveway with the Housing Commission property shall provide parking access to the property. If found to be unworkable, the driveway shown in the submittal, shall conform to the zoning ordinance access requirements and the City's streetscape design requirements.

11. 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.
12. 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.
13. The project shall provide a variety of residential dwelling sizes as indicated in the submittal.
14. 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.

Planning Commissioners- Please refer to the 305 W Front submittal from the applicant that was included in your October 6, 2015 packet. Additional copies of the submittal are **not** included in the packet.

305 W. Front Street Applicant Submittal contents:

- September 30, 2015 letter from Mansfield Land Use Consultants
- Special Land Use Permit Application
- Project Narrative (8 pages)
- Site Plans and Elevations

Note: The electronic packet **will** include the October 6, 2015 meeting submittal documents listed above.

September 30, 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 reintroduced to the Planning Commission on October 6, 2015.

The application is comprised of the following documents, enclosed:

- Special land use permit application form
- Project narrative
- Site Plan of proposed development
- Elevations, floor plans, and renderings of proposed development

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 West Front Street Traverse City, MI 49684

Legal description: Tax ID# 28-51-794-001-00 see description on attached plan

Description of request: seeking approval of a Special Use Permit to develop a mixed-use (retail, office and residential) project with a height of 100-feet per Section 1364.08(m) "taller buildings"

<p>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, <i>SITE PLANS AND SITE DEVELOPMENT STANDARDS</i>.</p>
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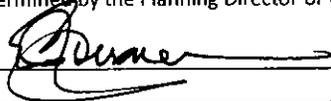
Names of all property owners: Pine Street Development One, L.L.C.
11123 South Bugai Road Traverse City, MI 49684

Applicant's name: Pine Street Development One, L.L.C. attn: Erik Falconer

Address: 11123 South Bugai Road Traverse City, MI 49684

Telephone: (231) 631-2600 Telefax: _____

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

Signature of owner(s): 

Signature of applicant (if different than owner): _____

Relationship of applicant to owner: the applicant is the property owner

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

SITE PLANS - TRAVERSE CITY CODE - APPLICABLE CODE SECTIONS

1364.03 SPECIAL LAND USE APPLICATIONS.

All land for which an application for a special land use permit is made shall be owned by the applicant or by a person who has consented, in writing, to the application. The parcel must be capable of being planned and developed as one integral land use unit. Noncontiguous parcels may be considered. The application must be signed by the applicant and by the owner or a person with the owner's written consent and must contain:

- (a) A site plan as described by this Zoning Code;
- (b) A statement of present ownership of all land which is the subject of the request;
- (c) An application fee. This application fee shall be non-refundable. The City Commission shall, by resolution, establish the amount of the application fee.
- (d) Upon the request of the Planning Director or the Planning Commission, the applicant shall provide such other information pertinent to the special land use application. Failure of the applicant to provide such requested information with a reasonable time may be grounds for denial of the application.
- (e) If the application is approved, the applicants shall pay all Register of Deeds recording fees to record the special land use permit.

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 appropriate in appearance with the existing or intended character of the general vicinity.
- (b) The use shall not be hazardous or disturbing to existing or planned future uses in the same general vicinity.
- (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.
- (d) The use shall not create excessive additional requirements at public cost for public facilities and services.
- (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, odors or water runoff.
- (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.
- (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.
- (h) The use shall be consistent with the intent and purposes of the zoning district in which it is proposed.
- (i) The specific requirements outlined in each applicable section of this Zoning Code shall be satisfied.

Introduction to Project

The proposed RiverWest Development is located at 305 W. Front Street in the C-4c Regional Center zoning district. The site plan is comprised of two mixed-use nine-story buildings made up of retail, restaurant, and civic uses at street level and residential units above. Two levels of private parking areas are included as accessory to these buildings and a public gathering space along Boardman River connects the two buildings and provides an attractive plaza for residents, passerby, and shoppers to mingle. The pedestrian infrastructure is designed to integrate with the existing sidewalk and future Boardman River walk systems and provides improved pedestrian access via new additional crosswalks on both Front and Pine Streets. The river level parking area is designed to meet all environmental requirements and will be surfaced with pervious pavement per the requirements of the Michigan Department of Environmental Quality.

The proposed development meets the standards of the City of Traverse City Zoning Ordinance. The ordinance allows a nine-story building in the C-4c district with a Special Land Use Permit, according to the general standards of approval outlined in chapter 1364.02 of the ordinance.

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.**

Intended Character per the Zoning Ordinance:

The subject property is zoned C-4c Regional Center District. The C-4c district allows for building heights of up to 100 feet by special land use permit. The proposed 9 story mixed-use building is 100 feet in height and is consistent with the required standards of the ordinance.

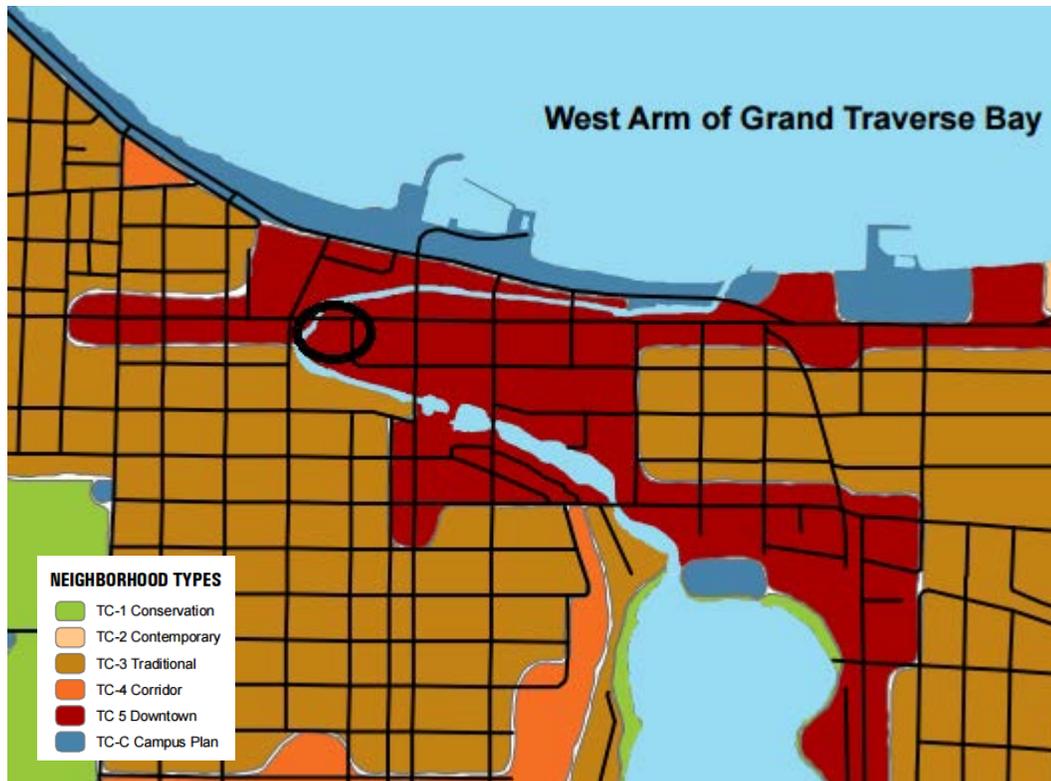
The intent and purpose of the C-4c district is to provide "...for the purpose of accommodating a broad variety of retail, office, and residential uses...". High density housing is considered appropriate and the ordinance specifically intends for commercial use to occur on lower floors and residential, 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 (page 85, chapter 1346).

The proposed development is comprised of a mixed-use building made up of residential, retail, restaurant, and civic uses and is consistent with the intent and purpose of the C-4c zoning district. The pedestrian 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 Front Street and the Boardman River.

Intended Character per the Master Plan and Grand Vision:

The subject property's intended designation is the "TC 5 Downtown" district according to the future land use map in the Traverse City Master Plan.



Future Land Use Map and Subject Parcel (circled in black)

The Master Plan describes this district as the "most formally and intensely developed" downtown district, focused on "high intensity, regional, commercial activity". According to the plan, the core principles of this district include diverse housing of commercial scale, infrastructure that is integrated with the Boardman River, and development which maintain and enhance the existing downtown character (pages 16-17, Master Plan).

Intended Character per the Grand Vision:

The Grand Vision 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 Grand Vision also notes that by locating high density and affordable residential options downtown this type of project alleviates development pressures on surrounding farms, orchards, and open spaces (pages 24-28, Grand Vision).

The proposed development is harmonious and compatible in appearance and use with the intended character of the vicinity according to the Master Plan and Grand Vision. Specifically, the following site components support these guiding planning documents:

- Tall building with nine stories.
- Outdoor public plaza adjacent to the Boardman River.
- Dedicated easement along the Boardman River to the City of Traverse City for potential future river boardwalk or acceptable use.
- Composed of 90% residential use, a portion of which is workforce housing.
- Diverse housing options including workforce, market-rate, and high-end condo dwelling units.

Harmonious Design and Appearance

The proposed design of the building is harmonious in appearance to the existing and planned developments in the surrounding area. The building is anchored to the corner of Front and Pine Streets with a prominent and welcoming corner façade. The design is sympathetic to the pedestrian corridor, with floors 5-9 recessed inward so as to minimize the height and maintain a harmonious scale for pedestrians at street level. The pedestrian sidewalk corridor along Front Street is engaging and lively, with inset courtyard areas at two locations (similar to Horizon Bookstore streetscape treatment, for example) which provides pedestrians areas for socializing and gathering.

The building is composed of traditional masonry construction with numerous windows, balconies, and landscaping in keeping with the existing downtown development pattern. Vertical modulation helps to break up the building mass and creates the look of several narrow buildings rather than one long building façade in harmony with the existing historical downtown Traverse City architecture.

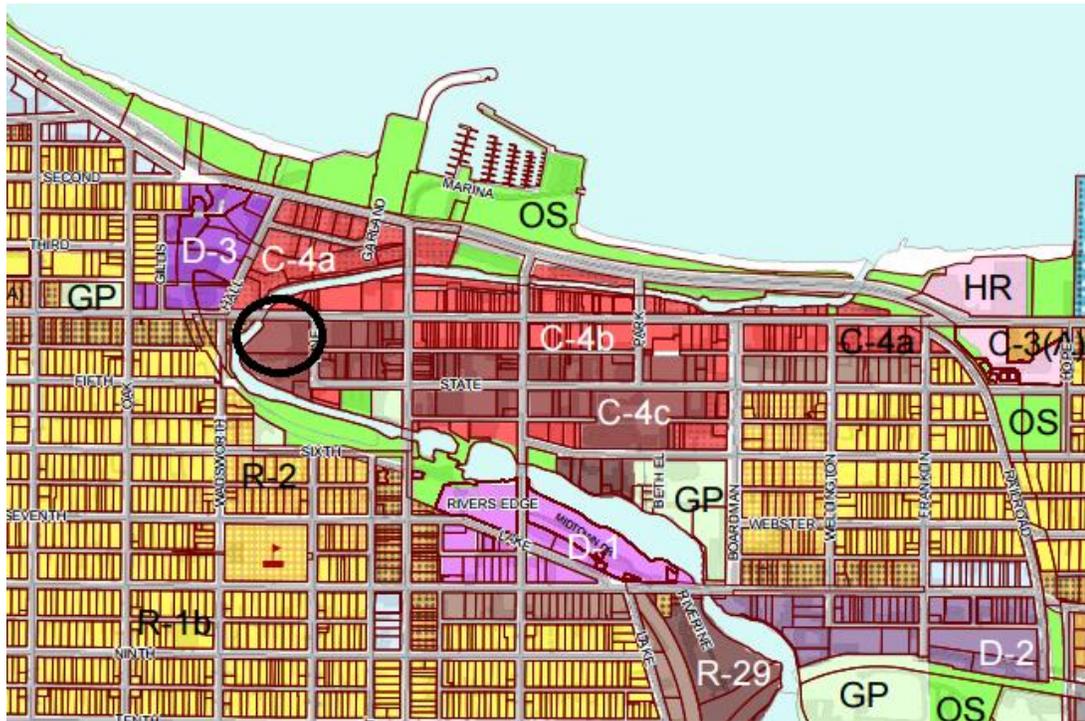
b. The use shall not be hazardous nor disturbing to existing or planned uses in the vicinity.

Existing Character and Use of Adjacent Vicinity

The subject property is zoned C-4c Regional Center District and is immediately bound by the following zoning categories: C-4b Regional Center District to the north; C-4c Regional Center District to the east; C-4c Regional Center District to the south; and C-2 Neighborhood Center District to the west.

The C-4c Regional Center District allows for building heights up to 85 feet by right and 100 feet by special land use permit. The proposed 9 story mixed-use building is 100 feet in height. Immediately south of the subject property, also zoned C-4c, is a 10 story multi-family residential building. To the north, zoned C-4a which allows for a maximum

height of 68 feet, is a 4 story office building. To the northeast, also zoned C-4b, a 5 story mixed use residential and commercial building is planned. The proposed development, composed of mixed use residential, commercial, and civic use is compatible with all of the immediately adjacent vicinity.



Current Zoning and Subject Parcel (circled in black)

Existing Character of Nearby Vicinity

Beyond the immediately adjacent land uses, the Central Neighborhood Historic District is the nearest two-family and single-family neighborhood to the subject property. South of Hannah Park and east of Wadsworth Street is zoned R-2 Two Family Residential. West of Wadsworth is zoned R-1b Single Family Residential. Neither district is immediately adjacent to the subject property. Instead, the Boardman River and Hannah Park buffer the neighborhoods from the intense commercial scale activities already occurring downtown including the existing ten story multi-family residential building immediately south of the subject property.

The proposed development will be served by the same natural buffer of the Boardman River so as to minimize potential disturbance to the existing character of the Central Neighborhood. There is over 200 feet between the southwest corner of the subject property and the Wadsworth Street and 5th Street intersection in Central Neighborhood.

Furthermore, other land uses allowed by right in the C-4c district, including convention centers and mechanical amusement arcades, are perhaps more disturbing to nearby

single-family residential land uses than the proposed mixed-use building comprised of residential, retail, and restaurant uses.

- 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 river level is designed with pervious pavement and a storm water 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.

- 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 will not involve any excessive production of traffic, noise, fumes, glare, or odors that would be detrimental to any person, property, or general public. The river level is designed with pervious pavement and a storm water infiltration system to effectively manage storm water runoff.

- 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. This standards does not apply.

- 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 proposed design of the building is harmonious in appearance to the existing and planned developments in the surrounding area. The building is anchored to the corner of Front and Pine Streets with a prominent and welcoming corner façade. The design is sympathetic to the pedestrian corridor, with floors 5-9 recessed inward so as to minimize the height and maintain a harmonious scale for pedestrians at street level. The

pedestrian sidewalk corridor along Front Street is engaging and lively, with inset courtyard areas at two locations (similar to Horizon Bookstore streetscape treatment, for example) which provides pedestrians areas for socializing and gathering.

The building is composed of traditional masonry construction with numerous windows, balconies, and landscaping in keeping with the existing downtown development pattern. Vertical modulation helps to break up the building mass and creates the look of several narrow buildings rather than one long building façade in harmony with the existing historical downtown Traverse City architecture.

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 high water and per the requirements of the Michigan Department of Environmental Quality. Planter boxes and trellis systems are designed to screen the street level parking from above. The 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 to the City.

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

The subject property is zoned C-4c Regional Center District. The C-4c district allows for building heights of up to 100 feet by special land use permit. The proposed 9 story mixed-use building is 100 feet in height and is consistent with the required standards of the ordinance.

The intent and purpose of the C-4c district is to provide "...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 (page 85, chapter 1346).

The proposed development is comprised of a mixed-use building made up of residential, retail, restaurant, and civic uses and is consistent with the intent and purpose of the C-4c zoning district. The pedestrian 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 Front Street and the Boardman River.

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 provides the following height-related standards:

- Minimum building height of 30 feet.
- 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.

The proposed building meets these requirements as follows:

- The building is 100 feet in height.
- The building is composed of 90% residential dwellings.
- 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.

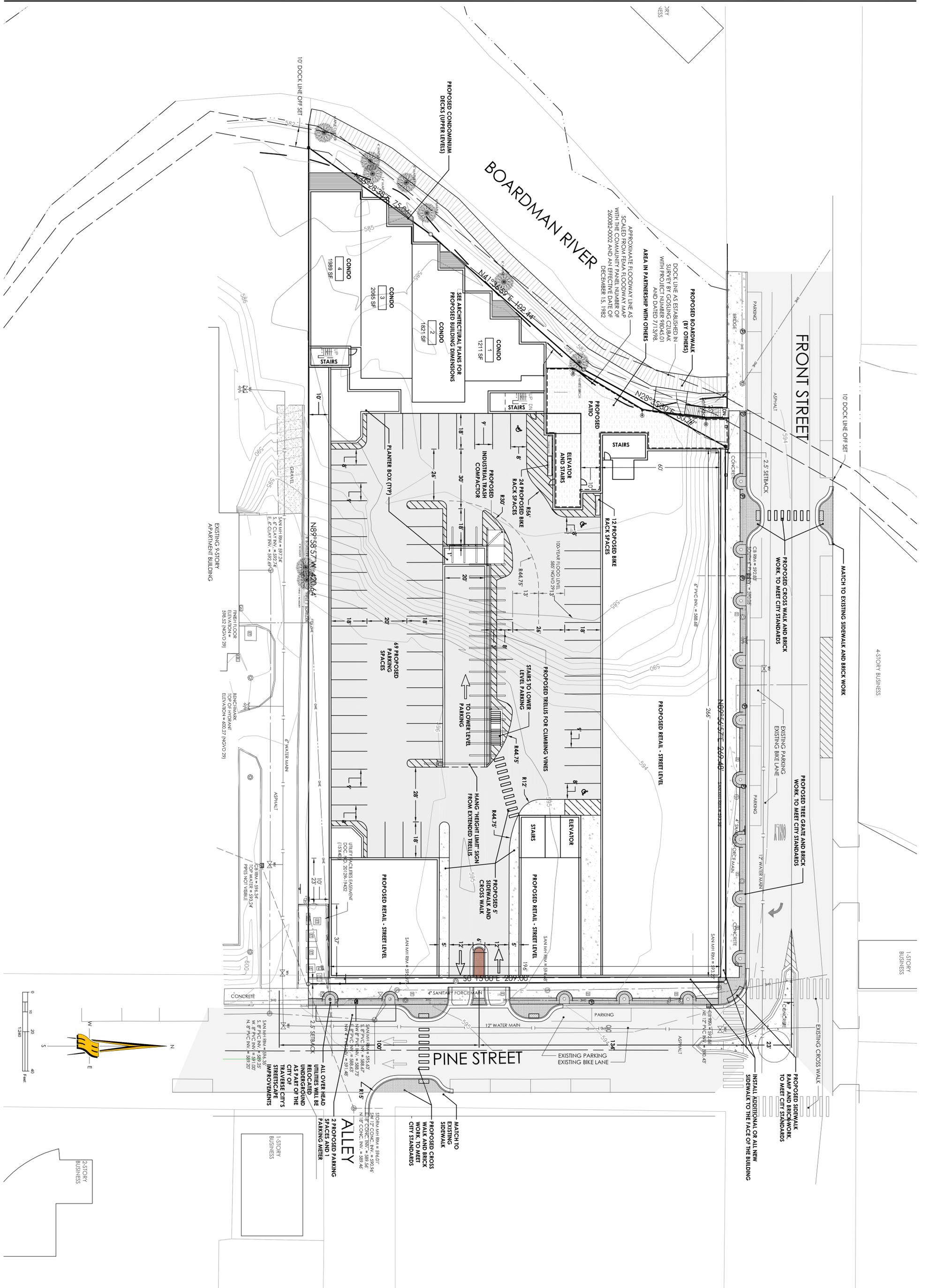
The rooftop mechanical equipment is located at the center of the building and is to be screened from public view by residences.

- 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 foot 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: 07-11-15
 DRAWN BY: MCH
 CHECKED BY: MCH
 PROJECT NO: 14035
 SHEET NO: SH1 2 of 4

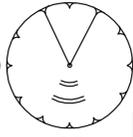
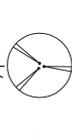
Pine Street Development One LLC
 Site and Dimension Plan - Street Level
 Part of Block 1, Original Plat of Traverse City
 City of Traverse City, Grand Traverse County, Michigan

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 TREES

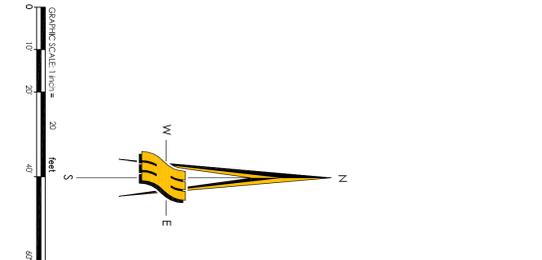
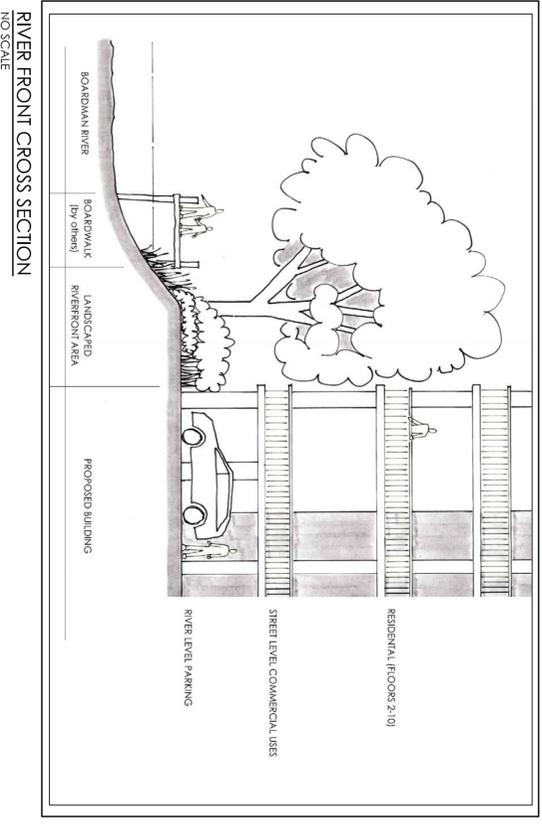
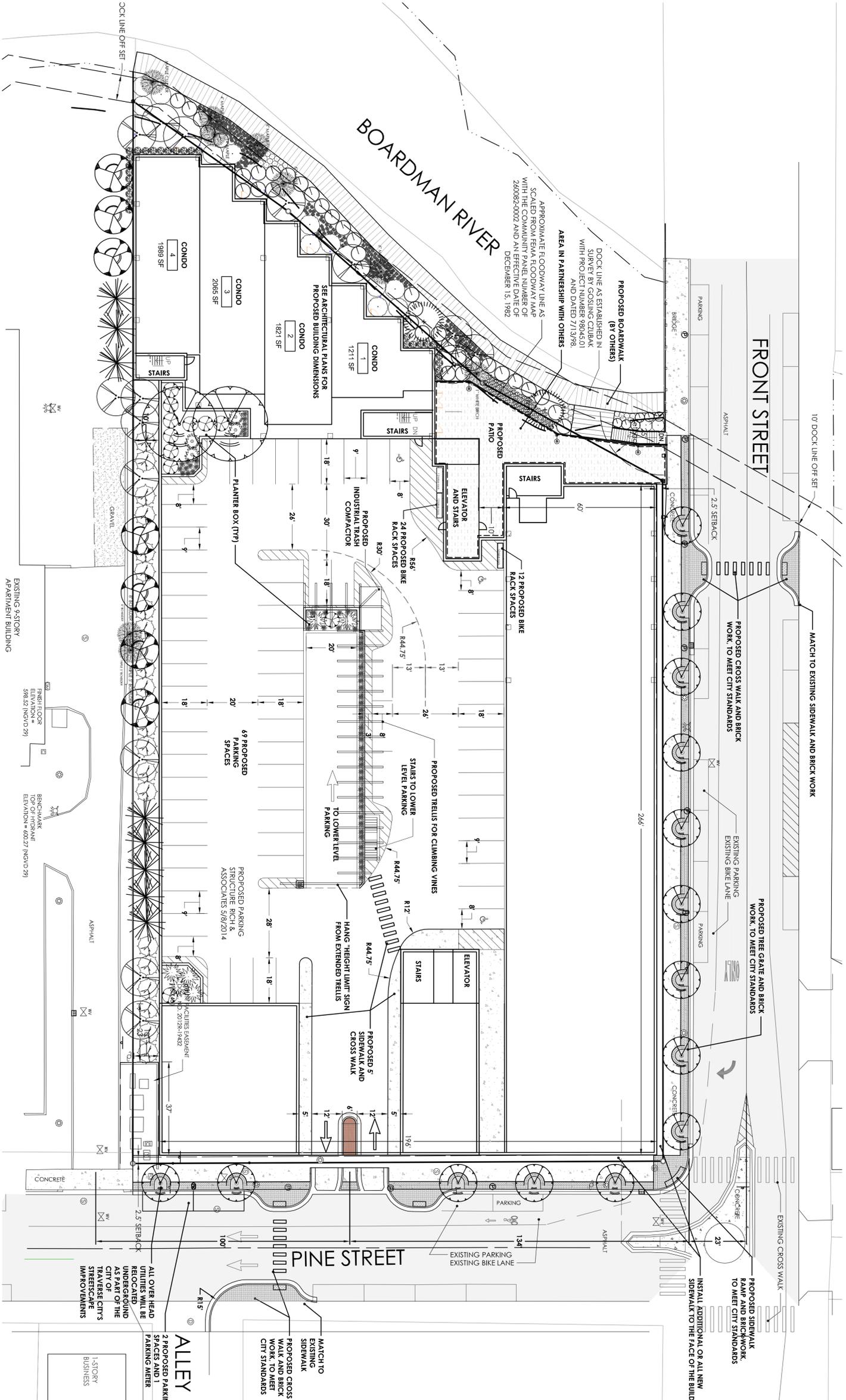
-  Maple Columnar Armstrong
(Acer columnar-armstrongii)
-  Honeylocust Skyline
(Gleditsia triacanthos 'Skyline')
-  Serviceberry
(Amelanchier x grandiflora 'Autumn Ballerina')
-  Spruce Black Hills
(Picea glauca 'Densata')
-  Tamarack Larch
(Larix laricina)

SHRUBS

-  Aronia
(Aronia arbuscula)
-  Bodieria
(Berberis thunbergii var. atropurpurea 'Nana')
-  Bowwood
(Rhus microcarpa 'Koreana Winter Gem')
-  Dogwood
(Cornus florida)
-  Juniper
(Juniperus chinensis 'Sea Green')
-  Syringa
(Rhus ornamental)
-  Witchazel
(Hamamelis virginiana)

PERENNIALS

-  Black-eyed Susan
(Rudbeckia hirta)
-  Daisy
(Fleurodicallis 'Star de Oro')
-  Fern
(Cinnamomum camphora)
-  Grass
(Stipa pennata)
-  Vine
(Parthenocissus quinquefolia)
-  Wintercreeper
(Euonymus fortunei var. 'Celerina')



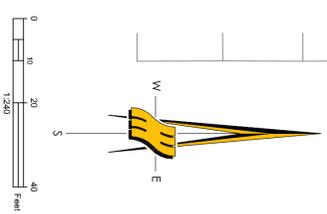
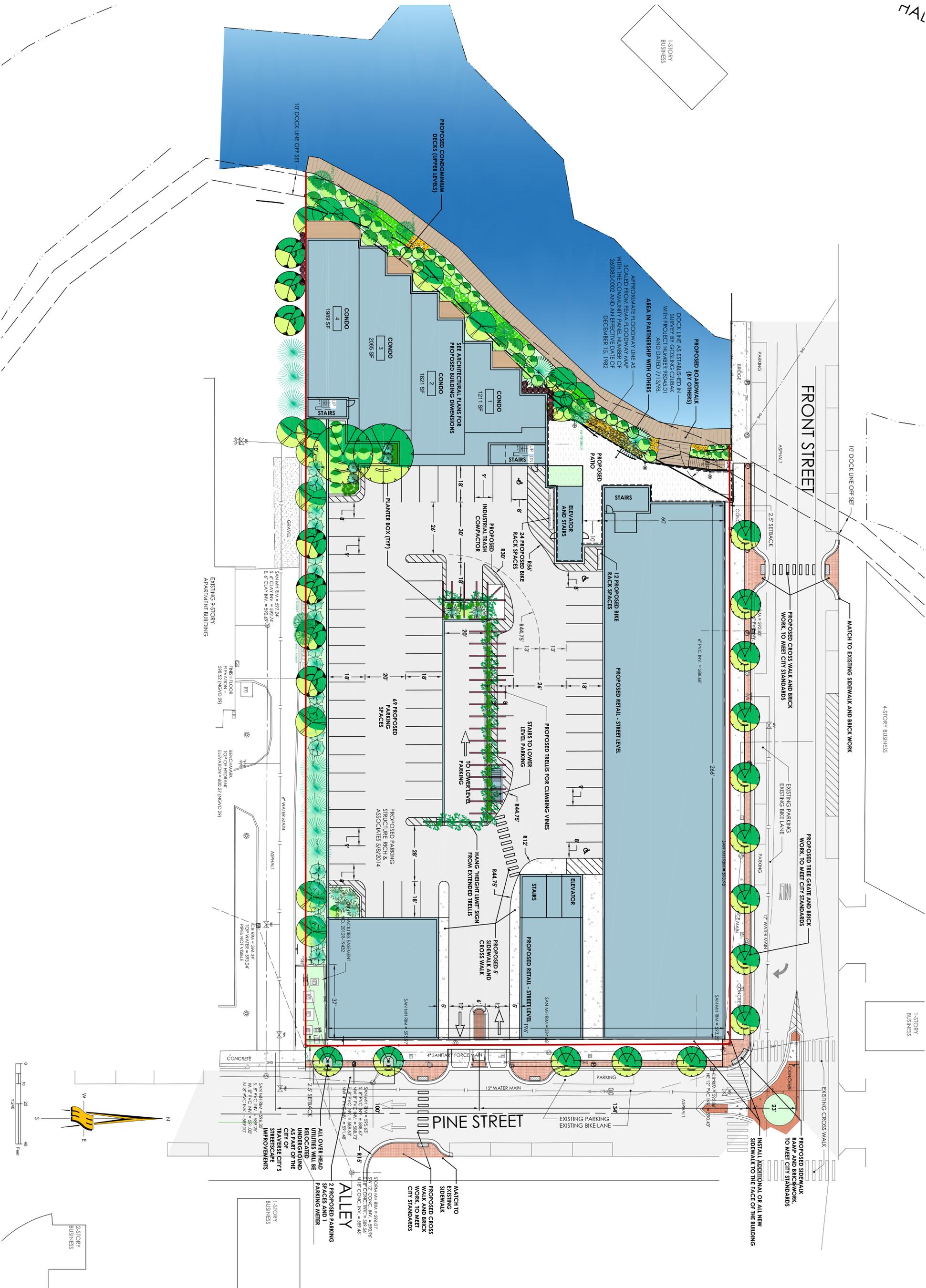
DATE	DESCRIPTION
05-11-15	Original
07-21-15	Alternate Parking Entrance

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

REV#	DATE	DES	DRN	CHK	DESC
01	05-11-15	dlm	mmm	dlm	Original
02	07-21-15	dlm	mmm	dlm	Alternate Parking Entrance

Mansfield
 &
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 Traverse City, MI 49685
 Phone: 231-946-9310
 www.maaeps.com
 info@maaeps.com



DATE	DESCRIPTION
05-11-15	Original
07-13-15	Add trash compactor
07-21-15	Alternate Parking Entrance

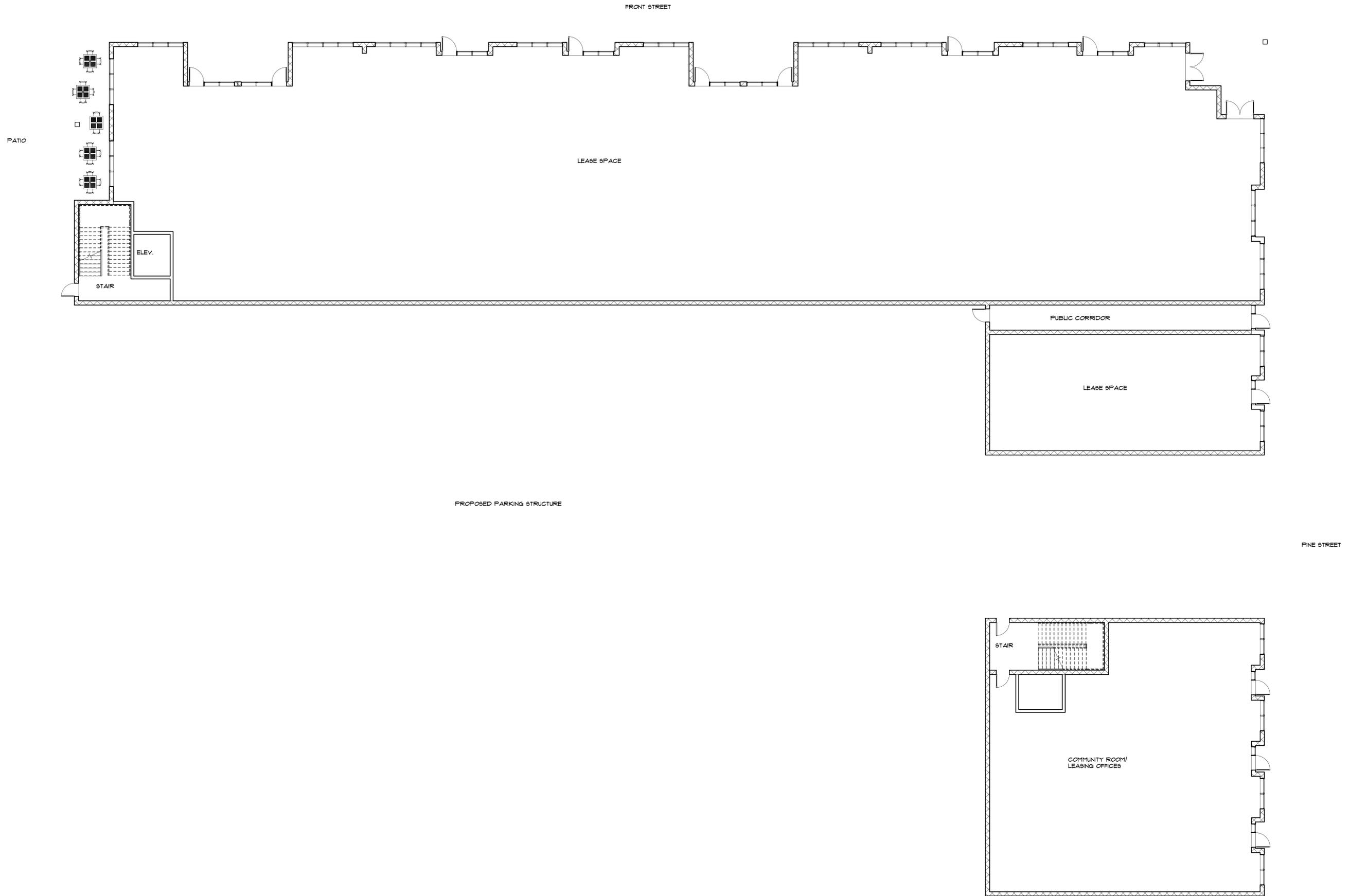
Pine Street Development One LLC
 Site and Dimension Plan - Street Level
 Part of Block 1, Original Plat of Traverse City
 City of Traverse City, Grand Traverse County, Michigan

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

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 info@maaeps.com

PRELIMINARY
 14035
 SHEET 2 OF 2



1 STREET LEVEL PLAN
1" = 10'-0"

TRAVERSE
ARCHITECT
GROUP
830 Cottageview Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49885
Ph: 231-946-9900 Fax: 231-946-9928



STREET LEVEL PLAN

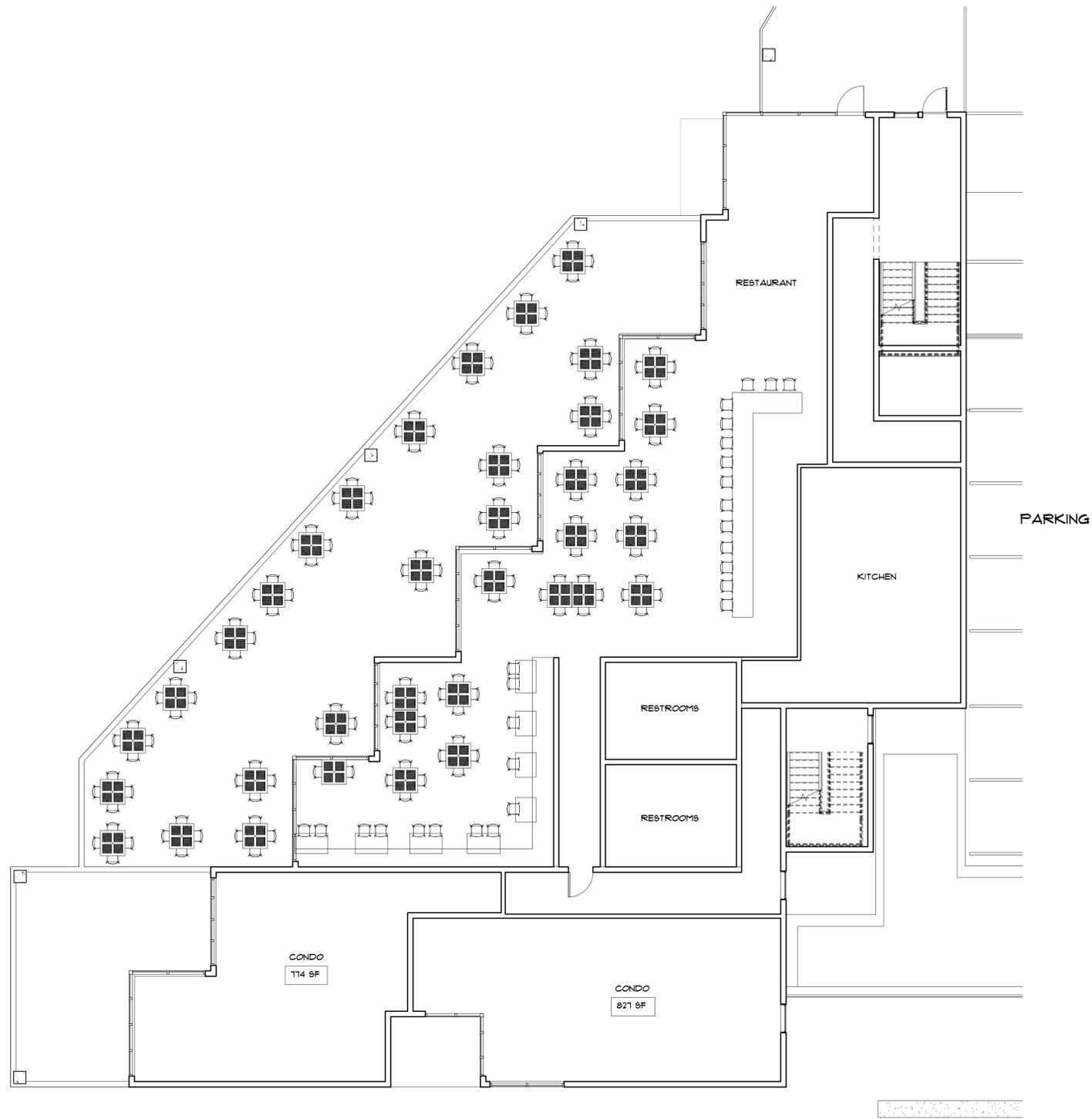
205 W. FRONT STREET

- PRELIMINARY
- CONSTRUCTION
- FINAL RECORD

DRAWING HISTORY	
DATE	DESCRIPTION

DRAWN BY: **RMM**
 CHECKED BY: **CLIENT**
 DATE: **9-30-15**
 JOB NO: **14035**

SHEET #
A2.2



① STREET LEVEL PLAN- RESTAURANT
1/8" = 1'-0"



STREET LEVEL PLAN

205 W. FRONT STREET

- PRELIMINARY
- CONSTRUCTION
- FINAL RECORD

DRAWING HISTORY	
DATE	DESCRIPTION

DRAWN BY: **RMM**
 CHECKED BY: **CLIENT**
 DATE: **9-30-15**
 JOB NO: **14035**
 SHEET #

A2.3



EXTERIOR ELEVATIONS

205 W. FRONT STREET

- PRELIMINARY
- CONSTRUCTION
- FINAL RECORD

DRAWING HISTORY	
DATE	DESCRIPTION

DRAWN BY: RMM
 CHECKED BY: OWNER
 DATE: 9-30-15
 JOB NO: 14035

SHEET #
A5.1



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



② SOUTH ELEVATION
 1/16" = 1'-0"



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 49885
PH: 231-946-9900 FAX: 231-946-9928



EXTERIOR ELEVATIONS

205 W. FRONT STREET

- PRELIMINARY
- CONSTRUCTION
- FINAL RECORD

DRAWING HISTORY	
DATE	DESCRIPTION

DRAWN BY: RMM
 CHECKED BY: OWNER
 DATE: 9-30-15
 JOB NO: 14035

SHEET #
A5.2



① EXTERIOR PERSPECTIVE



② EXTERIOR PERSPECTIVE 2

TRAVERSE
ARCHITECT
GROUP
830 Cottageview Dr., Ste. 201
P.O. Box 40715
Traverse City, MI 49885
Ph: 231-946-9900 Fax: 231-946-9928



EXTERIOR VIEWS

205 W. FRONT STREET

- PRELIMINARY
- CONSTRUCTION
- FINAL RECORD

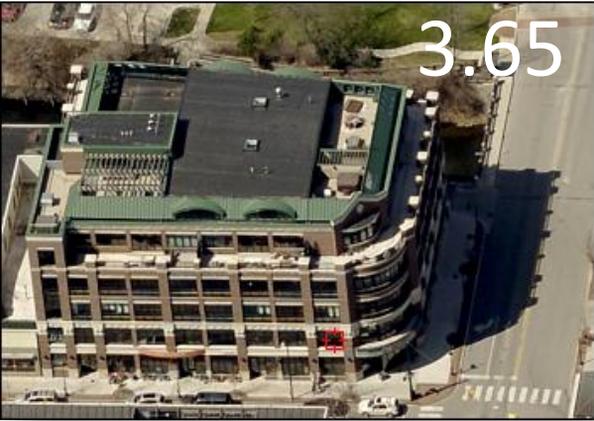
DRAWING HISTORY	
DATE	DESCRIPTION

DRAWN BY: RMM
 CHECKED BY: OWNER
 DATE: 9-30-15
 JOB NO: 14035

SHEET #
A5.4

Selected Floor Area Ratios

Total Floor Area/Lot Area



Haggard's

PLUMBING and HEATING

"Business of Quality and Service"

"Charlevoix-the-Beautiful"

haggardsinc@hotmail.com

RECEIVED

OCT 21 2015

**PLANNING DEPT
CITY OF
TRAVERSE CITY**

Date: Monday, October 19, 2015

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

RE: Request from, Erick Falconer of Pine Street Development One, LLC; for a Special Land Use Permit to allow for a taller building 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 country to do all we can to improve and promote growth in any way possible.

Sincerely,

Haggard's Plumbing & Heating

October 27, 2015
Michael Estes, Mayor
City of Traverse City
400 Boardman Avenue
Traverse City, MI 49684

RE: River West – Pine Street Development Project

Dear Mayor Estes, City Commissioners, & City Planning Commission;

I would like to share my support for the River West Development Project proposal before the Planning Commission on November 3, 2015, with subsequent consideration before the Mayor and City Commission. I ask that you support and approve this development.

This development is an important step in addressing a major jobs and housing imbalance in the city. I have been actively involved with recruiting professionals and young families to this area for several years and the availability of affordable workforce housing is a limiting factor in attracting eligible workers. Workforce housing is a key community need and a significant economic driver for Traverse City.

The size and scope of the River West proposal is consistent, compatible and harmonious with the intended character of the Pine Street area. The subject parcel is specifically designated for high-density regional and commercial activity (and it is immediately adjacent to an existing building of similar height). The project is consistent with the City's Master Plan and the Grand Vision process.

Most importantly, this development is part of an important choice that we need to make as a community. Traverse City is a wonderful place to live year-round, to live seasonally, and to visit – development pressures will continue. Our choice is this; do we want to maintain a diverse city that includes our young professionals, baby boomers, young families, the elderly, and students? Or do we limit height and density so that in-town real estate continues to be ever more expensive and development caters only to wealthy retirees and visitors? In this second scenario, housing expenses force our “regular” people out of the city to suburban developments. That would not only harm our scenic beauty, but creates a two-tier community with an expensive, hollow, “gentrified” city and a commuter “sprawled” local community. I argue that we should have a vibrant, dynamic, walkable downtown that offers a mix of housing, retail, office, recreational, and entertainment options geared toward people of all ages and incomes.

I hope you will support this project. Thank you for your consideration and your service to our community.

Sincerely,

Warren M. Call

Warren M. Call
621 Wadsworth Street
Traverse City, MI 49684

Communication
From the Office of the Fire Chief

The City of Traverse City
Fire Department



Station 01, 500 West Front Street, Traverse City MI 49684

(231) 922-4930 Ext. 1

August 20, 2015

Martin Colburn, Manager
City of Traverse City
400 Boardman Ave.
Traverse City, MI 49684

RE: DEVELOPMENT AT FRONT/PINE STREETS

I know there has been a significant discussion, both public and city staff, in regard to the proposed new development at the corner of West Front and Pine Streets, and how it will affect the Fire Department, and its ability to protect the occupants. I would like to point out some pertinent issues that are being addressed by the developer, and some needing to be addressed.

First and foremost, based on the height of the buildings, they will be classified as "High-Rise" structures under the 2012 Michigan Building Code. In the State of Michigan, correspondingly, Grand Traverse County structures with a floor height of greater than fifty-five (55) feet are classified as such. High-rise structures are required to be designed with many built-in life safety features, and are required to be equipped with the most up-to-date fire protection systems. Some of the requirements for the structure are as follows:

Fire Protection Systems

1. Complete coverage of automatic fire sprinklers.
2. Inter-connected of fire-fighting stand-pipes located in multiple locations.
3. A voice alarm fire alarm system.
4. Coverage with smoke detection.
5. A fire pump to supply the sprinklers and stand-pipe systems.

Building Systems

1. A smoke removal system.
2. Stand-by power provided by an emergency generator. This will power both the fire pump, and the elevators.
3. Pressurized stairwells to limit the amount of smoke entering.
4. Two-hour rated shaft enclosures for both stairwells and elevators.
5. Additional stairwells.
6. Areas of refuge within the stairwell landings.

The biggest question facing the department is, no, our aerial ladder truck will not be able to reach to the top of the structure. We currently have an aerial ladder tower that has a vertical reach of approximately one-hundred (100) feet when elevated straight up. This reach is not an accurate gauge of how high we can reach, because as stated, it only reach that height if extended straight up. This reach does not take into account the need to place the aerial an appropriate distance from the structure to set up the outrigger system, thereby requiring some of the vertical reach to be sacrificed for horizontal reach. In reviewing the preliminary site plans provided to the Fire Department, we have observed that there is a stepped construction to the two buildings. This will further move our ladder tower truck away from the buildings, and decrease the vertical reach. There are several structures similarly constructed within the City, and we cannot reach the tops of them. (Park Place Hotel, Riverview Terrace, State of Michigan Office Building.) At the Front/Pine development, we would estimate that we might be able to reach between the fifth and seventh floors.

The detection system, alarm notification system, sprinkler suppression system, and the building construction materials and methods used in today's high-rise buildings provides for an increased level of life safety that older buildings of the same type do not provide. Construction materials, building design and systems provide for limited fire and smoke travel in the event of a fire in modern high-rises. Areas of refuge designed into the building and constructed allow for sheltering of occupants to allow time for fire suppression operations to commence and extinguish the fire.

High-Rise firefighting and rescue is primarily an interior operation carried out by fire personnel using the water provided through the building's standpipe systems to supply special hose packs carried in by fire personnel to suppress fires. In rare occasions, ladder trucks are pressed into service to rescue occupants who cannot make a safe egress from the building.

A more common use of aerial fire apparatus is to support for defensive fire operations to provide elevated large volume hose streams to hold a fire in the building where it originated, and to protect adjacent structures from the spread of fire.

The current City of Traverse City Fire Prevention Ordinance, requires that buildings of the height proposed, have the ability to located aerial ladder trucks a minimum and maximum distance from the building(s).

Annex D105.3 Proximity to building.

At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

The plans as submitted will allow us to reach the lower stepped sections of the buildings that front on the city streets, but will not allow us to reach the taller portions. The building located along the river (west building) appears to be able to be reached from the east side, though, of course, not all the way to the top. The developers have proposed using the parking structure as our point of access to the building along the river. They are proposing constructing the parking structure adjacent to this building to a strength that would support fire apparatus. This shall be a requirement should this proposed access be utilized

Section 503.2.6 Bridges and elevated surfaces.

Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the fire code official . Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.

Though this would put our apparatus within a potential collapse zone, this is proposal is generally acceptable to me, based on the required construction type for these buildings. The problem with the plan as submitted, is the fact that we would not be able to maneuver our aerial ladder tower truck into the area provided for its placement. The lanes as shown would not allow a piece of fire apparatus the size of ours to negotiate the parked vehicles back to the west building.

Annex D105.1 Where required.

Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

The problem of this lack of access has been pointed out to the developer's representative, Doug Mansfield, by my staff.

I hope this answers some of the questions you have for me, and brings to light some of the problematic issues with this development. Please contact me with any additional questions you may have.

Sincerely,

Chief Tuller,
T.C.F.D.

cc: Tim Lodge, City Engineer



Communication to the Planning Commission

FOR THE MEETING OF: NOVEMBER 3, 2015

FROM: RUSS SOYRING, PLANNING DIRECTOR

SUBJECT: SITE PLAN REVIEW REQUEST BY ERIK FALCONER, PINE STREET DEVELOPMENT ONE, LLC FOR 305 W. FRONT STREET

DATE: OCTOBER 29, 2015

Erik Falconer of Pine Street Development One LLC is requesting Site Plan Review for a 2-building mixed-use (retail, office and residential) project located at 305 W. Front Street. Both buildings would be approximately 95 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 192 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.

Site Plan Review is regulated in [Chapter 1366, Site Plans and Site Development Standards](#) of the Zoning Code. The Planning Commission shall approve or deny the site plan according to the standards and requirements of the Zoning Code. Please see the staff report, 15-SPR-03, for a detailed analysis.

After reviewing the material and holding a public hearing, if you are in agreement with staff's assessment, the following motion would be appropriate:

I move that the request by Erik Falconer, Pine Street Development One, LLC for Site Plan Review 15-SPR-03 for development of a mixed-use project at 305 W. Front Street be recommended for approval to the City Commission provided that the conditions listed in the Staff Report 15-SPR-03 are met.

Site Plan Review

Staff Report

October 29, 2015

15-SPR-03: 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		Required setback lines, lot size, lot coverage (impervious surface) and any variance to be requested. <i>All setbacks and lot coverage are met. No variances are requested.</i>

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 188,894 square feet which includes two levels of parking (177 spaces) and 9 floors. The Front Street building will consist of 21,869 square feet of retail on the first floor and 167,205 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 are ongoing. 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. 192 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. 192 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. The Fire Department has raised concerns of being able to maneuver the 55 –foot ladder truck to be adjacent to the riverfront building’s long access as required by the Fire Code. The Fire Marshall will need to review the diagram submitted by the developer on October 28 that indicates a fire truck of this size and type can be in fact be positioned along the riverfront building. The access route for the fire truck would be within the parking structure so this parking structure will need to meet the structural specifications to handle the weight of the ladder truck.</i></p>
X		Every development shall have legal access to a public or private street.

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>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>
X		<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. Equipment will be installed to warn pedestrians when a motor vehicle is about to cross the sidewalk.</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 134 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 are ongoing. 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>

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>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>
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 go 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-03 for the property commonly known as 305 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 (reference 1068.06a) including the written guidelines of the City Engineering Department are met .
5. A mutually agreeable pedestrian easement between the City and the owner for the future public boardwalk shall be provided for access to the barrier-free elevator.
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.
10. Unless determined to be unworkable for either the Housing Commission or the applicant, a shared driveway with the Housing Commission Property shall provide parking access to the property. If found to be unworkable, the driveway shown in the submittal, shall conform to the zoning ordinance access requirements and the City's streetscape design requirements.
11. The owner will maintain a vegetated riparian buffer along Boardman River comprised of trees, shrubs and plants to the extent possible.
12. The site plan will need to be adjusted to remove the upper level decks and a corner of

condo 3 out of the 10 foot dock line setback.

13. The fire access routes for both buildings shall be determined by the City Fire Marshal to meet the Fire Code.
14. The top floor residential dwellings shall provide an architectural screen for the roof top mechanical equipment that will be located on the roof deck that is no higher than 85 feet above the street level.



City of Traverse City

PLANNING COMMISSION SITE PLAN REVIEW APPLICATION*

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

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

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

Property address: 305 West Front Street Traverse City, MI 49684

Legal description: Tax ID# 28-51-794-001-00 see description on attached plan

Description of request: seeking approval of a mixed-use (retail, office and residential) project in the C4-c District with a height of 100-feet per section 1364.08(m) "taller buildings"

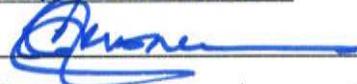
THE COMPLETED APPLICATION , FOURTEEN (14)* COPIES OF THE SITE PLAN SHALL, AND ONE (1) ELECTRONIC COPY OF THE APPLICATION AND SITE PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT A MINIMUM OF 21 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED FOR INTRODUCTION. THE SITE PLAN SHALL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

Names of all property owners: Pine Street Development One, L.L.C.
11123 South Bugai Road Traverse City, MI 49684

Applicant's name: Pine Street Development One, L.L.C.

Address: 11123 South Bugai Road Traverse City, MI 49684

Phone: (231) 631-2600 Fax: _____

Signature of owner(s): 

Signature of applicant (if different than owner): n/a

Relationship of applicant to owner: the applicant is the property owner

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

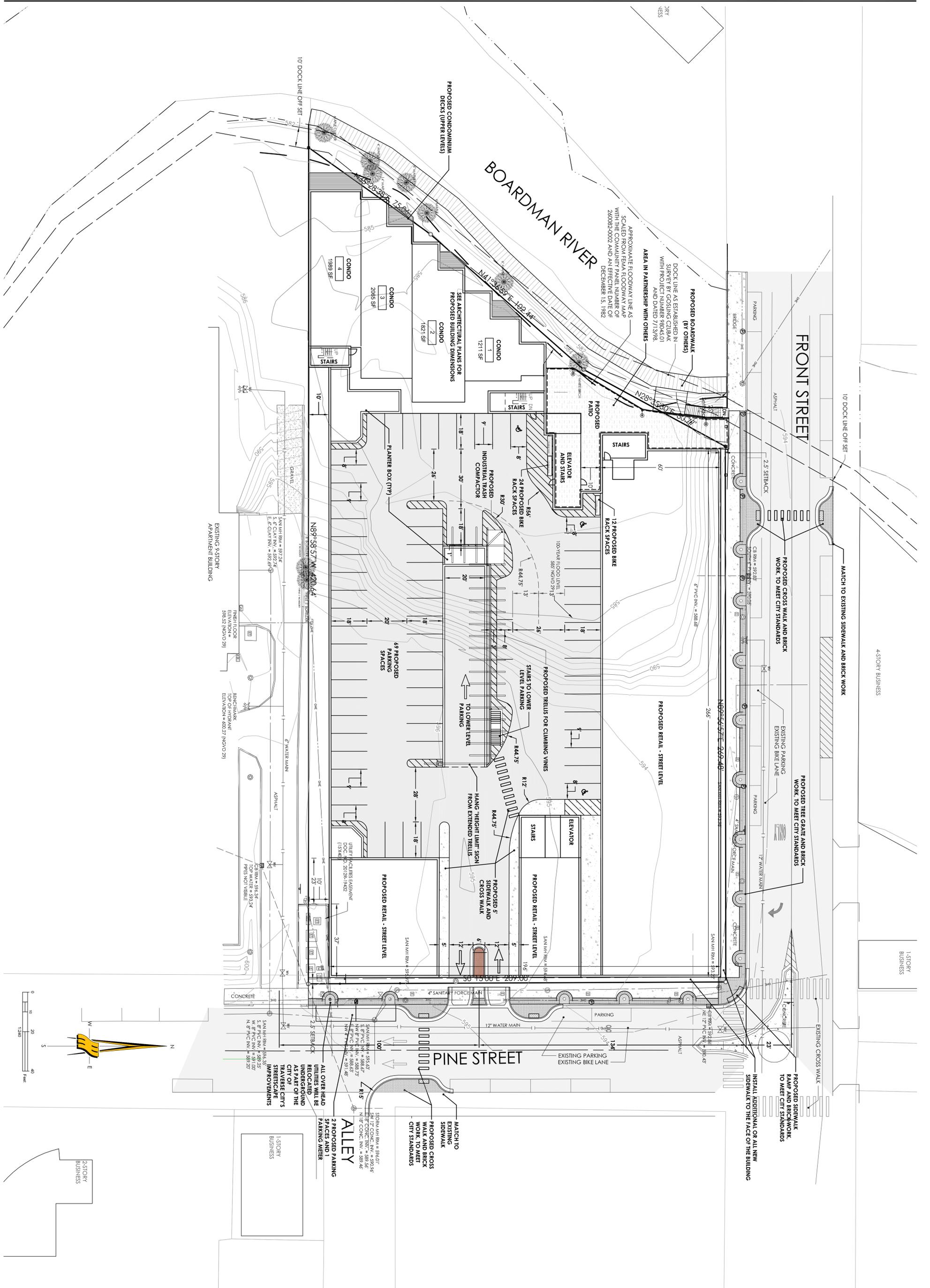
SITE PLAN REQUIREMENTS CHECKLIST

Yes	No	Site plans are required to meet the following requirements:
✓		Filing fee
deferred		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.)
✓		Drawn to scale with a scale on the plan
✓		Rendered on a minimum sheet size of 24 inches by 36 inches
✓		Legal description
✓		Property lines and dimensions
✓		North arrow
✓		Date
✓		Vicinity map
✓		Property owner's and applicant's name and address
✓		Preparer's name and address
✓		Street names
✓		Existing street and alley widths
✓		Location and width of utility easements
✓		Size and location of existing and proposed utilities and building service lines
✓		The zoning classification of the site and surrounding properties and, where applicable, the zoning request
✓		Required setback lines, lot size, lot coverage (impervious surface) and any variance to be requested
✓		The size and location of existing buildings and improvements on and adjacent to the subject parcel
✓		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
✓		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
✓		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

Yes	No	Site plans are required to meet the following requirements:
✓		The proposed location and dimensions of site drainage areas, walkways, landscaped areas, recreation areas, open space and screen walls
✓		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
✓		Any other information necessary to establish compliance with City ordinances.
✓		Landscaping - meets landscaping requirements of Chapter 1372
✓		Parking - meets parking requirements of Chapter 1374
The following additional information if requested by the Planning Director:		
		A report describing the soil types and the ability of soils to accommodate the proposed development.
✓		A tree location survey signed by an engineer, surveyor, landscape architect, showing all existing trees having a diameter at breast height of six inches or greater, the common and/or scientific names and the diameter at breast height of these trees, plus an indication of trees to be preserved, to be transplanted, or to be removed during site development. Closely grouped trees shall be designated by the predominate species represented, the number present and the diameter at breast height range of the group or clump.
✓		The existing and proposed topography at 2 foot intervals

**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.
✓		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.
✓		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.
✓		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.
✓		Every principal building or groups of buildings shall be so arranged as to permit emergency access by some practical means to all sides.
✓		Every development shall have legal access to a public or private street.
✓		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. Travelways which connect and serve adjacent development shall be designed appropriately to carry the projected traffic.
✓		A pedestrian circulation system shall be provided which is physically separated and insulated as reasonably possible from the vehicular circulation system.
✓		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.
✓		Where the opportunity exists, developments shall use shared drives. Unnecessary curb cuts shall not be permitted.
✓		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.
✓		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.
✓		Adequate utilities shall be provided to properly serve the development. All utilities shall be placed underground.
n/a		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.



PRELIMINARY
 DATE: 07-11-15
 DRAWN: MCH
 CHECKED: SLS
 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

PROJECT DATA:

Owner/Developer: Pine Street Development One LLC
 Address: 11123 S. Bugra 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 but 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 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 herein being des th n to Bottoman River and termination
 Parcel Size: 1.63 acres
 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: 100' (from street grade)

Min. Lot Width: No minimum
 Min. Lot Area: N/A
 Max. Density: N/A
 Impervious Surface: 100% allowed

Parking Provided: 175 standard on-site spaces
 8 handicap on-site spaces
 183 on-street 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

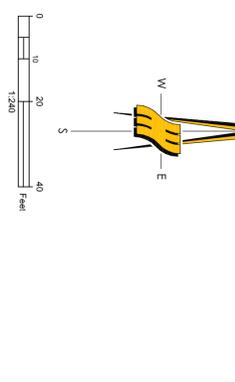
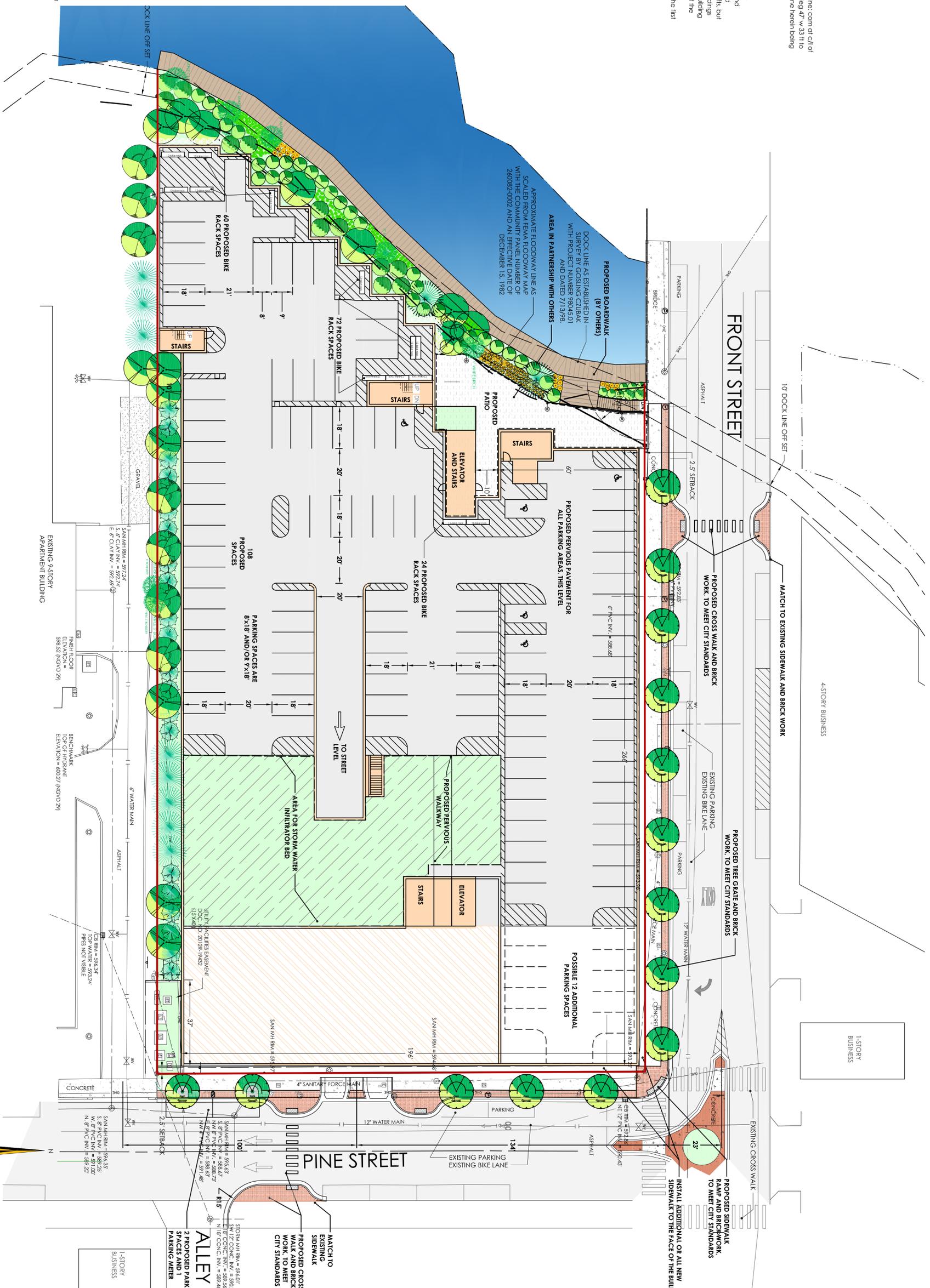
PROPOSED USES:

- 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 1600 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

- River Level 1300 s.t. Earth and Storm Water Infiltrator Bed
- Street Level 1600 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
- 1750 Total S.E. Proposed Retail/Office
- 1600 Total S.E. Proposed Community Room
- 3600 Total S.E. Proposed Restaurant



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

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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: 07-13-15
 DRAWN BY: S. J. HARRIS
 CHECKED BY: S. J. HARRIS

14035

Sht. 1 of 2



① STREET LEVEL PLAN- RESTAURANT
1/8" = 1'-0"



STREET LEVEL PLAN

205 W. FRONT STREET

- PRELIMINARY
- CONSTRUCTION
- FINAL RECORD

DRAWING HISTORY	
DATE	DESCRIPTION

DRAWN BY: RMM
 CHECKED BY: CLIENT
 DATE: 9-30-15
 JOB NO: 14035
 SHEET #

A2.3



EXTERIOR ELEVATIONS

205 W. FRONT STREET

- PRELIMINARY
- CONSTRUCTION
- FINAL RECORD

DRAWING HISTORY	
DATE	DESCRIPTION

DRAWN BY: RMM
 CHECKED BY: OWNER
 DATE: 9-30-15
 JOB NO: 14035

SHEET #
A5.1



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

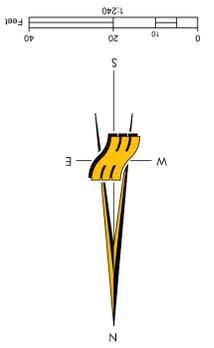
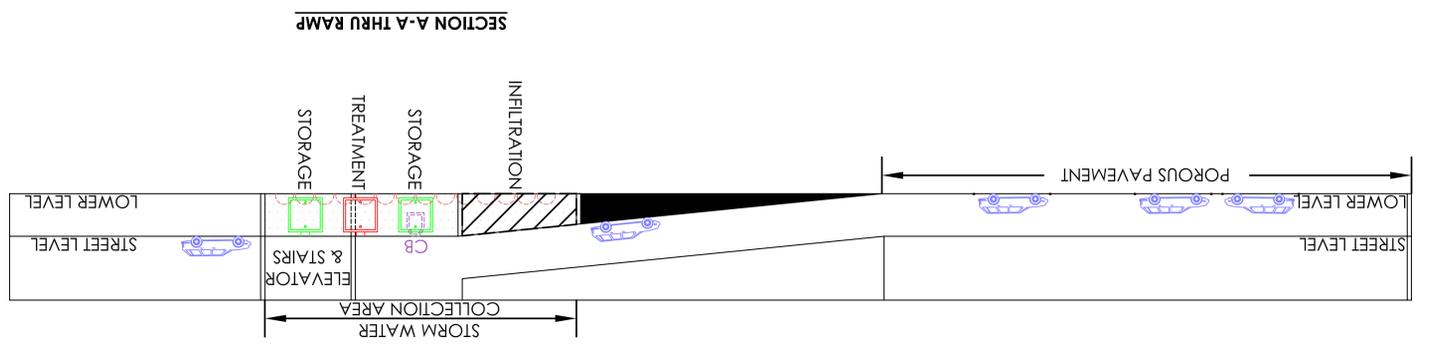
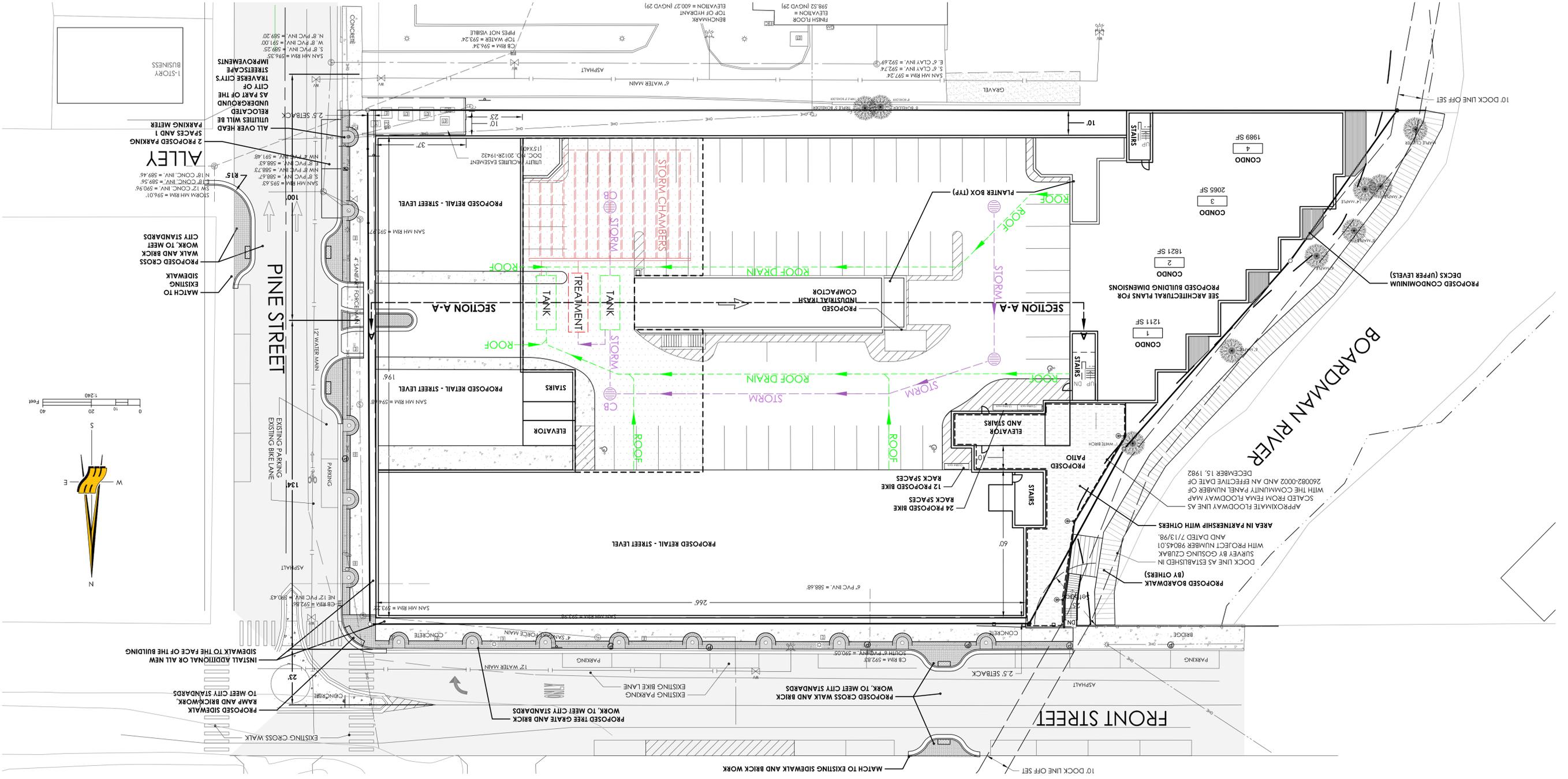


② SOUTH ELEVATION
 1/16" = 1'-0"

Pine Street Development One LLC
 Storm Water Management Plan - Preliminary
 Part of Block 1, Original Plat of Traverse City
 City of Traverse City, Grand Traverse County, Michigan

REV	DATE	ISS	BY	CHK	DESC
0	05/11/15	dm	mm	dm	Original
01	07/13/15	dm	mm	dm	Add from compactor
02	07/21/15	dm	mm	dm	Alternate Parking Entrance

Mansfield
 Land Use Consultants
 830 Cottageview Dr., Ste. 201
 Traverse City, MI 49685
 Phone: 231-946-9310
 www.mansfield.com
 info@mns.com



PROPOSED BOARDWALK (BY OTHERS)
 DOCK LINE AS ESTABLISHED IN SURVEY RECORDING CHUBBOK WITH PROJECT NUMBER 98045.01 AND DATED 7/13/98
 AREA IN PARTNERSHIP WITH OTHERS
 SCALED FROM FEMA FLOODWAY MAP WITH THE COMMUNITY PANEL NUMBER OF 260082-0002 AND AN EFFECTIVE DATE OF DECEMBER 15, 1982

PROPOSED BUILDING PLANS FOR CONDO
 1 1211 SF
 2 1821 SF
 3 2066 SF
 4 1989 SF

10' DOCK LINE OFF SET

MATCH TO EXISTING SIDEWALK AND BRICK WORK

PROPOSED TREE GRATE AND BRICK WORK TO MEET CITY STANDARDS
 WORK TO MEET CITY STANDARDS
 PROPOSED CROSS WALK AND BRICK WORK TO MEET CITY STANDARDS
 PROPOSED SIDEWALK RAMP AND BRICKWORK TO MEET CITY STANDARDS
 INSTALL ADDITIONAL OR ALL NEW SIDEWALK TO THE FACE OF THE BUILDING



Memorandum

Grand Traverse County
Planning and Development
231.922.4513 Fax 231.922.4636
email: jderenzy@grandtraverse.org

To: City Planning Commission / DDA Board of Directors
From: Jean Derenzy, Deputy Director Planning & Development
Date: October 30, 2015
Subject: Community Development Update

A handwritten signature in blue ink, appearing to read "Jean Derenzy", is written over the "From:" line of the memorandum.

November Update:

Project News:

The following is an update on some of the Community Development activities throughout the City and County:

Park Place Project: Work continues on development of plans with the Park Place for a conference center, workforce housing (contained in the current parking lot immediately adjacent to Washington Street) and a multi-story mixed use development immediately adjacent to the Park Place. Engagement of the surrounding neighbors will occur prior to an application being made to the Brownfield Authority. The engagement of the surrounding property owners was a request during the April presentation to the Joint County Board City Commission meeting, and also part of the Redevelopment Ready Evaluation criteria.

145 West Front Street: The Option Agreement for the purchase of 145 West Front Street has been signed effective October 26, 2015. That date starts the 6-month option period for the City's due diligence. Efforts to secure this parcel has several important factors, two of which are: 1) Provide parking within the west front street and 2) Assists in the additional economic development / new private investment and supports the current investments being made.

Boardman Lake Area Activities: Request for Proposals for preliminary design work for the last link for the Boardman Lake Trail are due Friday, November 6 at Noon. Work is being paid for by the Coastal Zone Management grant of \$75,000 and the Brownfield match.

Consultant group LSL Planning Consultant, JJR, and CDM Smith has met with citizen engagement group relating to the infrastructure activities relating to the Boardman lake Brownfield Plan. Citizen involvement, which included businesses in this area, was important to staff and the consultants to help form the scope of work to be completed. In other words instead of purely staff deciding on the scope, we asked for input into what is needed for the consultants to consider. The working group that the consultants will report to will be a citizen leadership team. The contact will go before the City Commission in November.

Funding for this project has been set aside in the Boardman Lake Brownfield Plan.

North Boardman Lake District (8th street from Lake to Barlow): Application has made to the Michigan State Housing Development Authority (MSHDA), for project funding of the charrette. The area within the charrette will from Union to Barlow (expanding out from the North Boardman Lake District). After receiving notice of the application, a preliminary budget will be presented to the City Commission for consideration, which is anticipated to be in December.

As stated within last month's report the charrette process is being tentatively planned for a spring 2016 event. This event is planned to be a duplicative effort for the other 4 corridors as well.

USDA/Traverse City Place Brownfield Plan: As reported last month, award of a \$200,000 grant from the United States Department of Agriculture Forest Service for tree plantings around the Traverse City Place Brownfield Plan and the Boardman River area to reduce groundwater issues has been received. Environmental Consulting and Technology will be working with me to develop an overview and scope which will be presented to the Brownfield Authority and City for input and approval.

Kingsley Visioning: Several agencies, including Environmental Protection Agency (EPA), Department of Environmental Quality (DEQ), Michigan State University School of Planning Design and Construction, Michigan State Housing Development Authority (MSHDA) and Michigan Economic Development (MEDC) to complete a visioning session. This session will be held on Tuesday, November 3rd from 6:30 – 9:00 at the Kingsley Village Hall.

Economic Strategy: As part of the Community Development Agreement, an economic strategy is to be developed for our community. The strategy is being worked on with input from business leaders and anticipated to be discussed with the elected officials in the second or third quarter of 2016.

Should you have any questions feel free to call me at 922-4513, or email at jderenzy@grandtraverse.org.