



LINCOLN PARK PLANNING COMMISSION
CITY HALL – COUNCIL CHAMBERS 1355 SOUTHFIELD ROAD
LINCOLN PARK, MICHIGAN

March 13, 2019 at 7:00 p.m.

AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Approval of Previous Minutes**
- V. Approval of Agenda**
- VI. Old Business**
 - A. 2019 Training
- VII. New Business**
 - A. Conceptual Review: 26184 Outer Drive – Supportive Housing Apartments
 - B. Annual Report to City Council
- VIII. Policy Review and Discussion**
- IX. Reports from Department and Other Boards and Commissions**
- X. Public Comments**
- XI. Comments from Planning Commissioners**
- XII. Adjournment**

The City of Lincoln Park will provide necessary reasonable auxiliary aides and services, such as signers for the hearing impaired and audio tapes of printed material being considered at the meeting to individuals with disabilities at the meeting/hearing upon seven (7) days prior notice to the City of Lincoln Park. Individuals with disabilities requiring auxiliary aides or services should contact the City of Lincoln Park by writing or calling the following: The Building Department, 1355 Southfield Road, Lincoln Park MI 48146; 313-386-1800 ext. 1296

**CITY OF LINCOLN PARK
COUNTY OF WAYNE, STATE OF MICHIGAN
PLANNING COMMISSION MEETING OF NOVEMBER 14, 2018**

A Planning Commission meeting of November 14, 2018, held at the City of Lincoln Park City Hall, 1355 Southfield Road, Lincoln Park, Michigan.

1. MEETING CALLED TO ORDER:

- a. The meeting was called to order at 7:01 P.M.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL OF OFFICERS:

PRESENT: Kelsey, Palmer, Horvath, Kissel, Graczyk

ABSENT: Briones

EXCUSED: Medina

ALSO PRESENT: Leah DuMouchel, John Meyers

4. APPROVAL OF MINUTES

(A) October 10, 2018

(B) October 17, 2018 (SPECIAL MEETING)

Motion by Graczyk to approve minutes from the October 10th & 17th planning commission meeting as written, support by Palmer

Motion Carried – Unanimously

5. APPROVAL OF AGENDA

Agenda approved as submitted

6. UNFINISHED BUISNESS:

A. **Public Hearing: 2115 Fort St (White Castle)**- Proposed rezoning from PUD to CBD

Public hearing opened at 7:06 P.M.

Seeing no public present to be heard, public hearing was closed at 7:07 P.M.

B. **Rezoning: 2115 Fort St (White Castle)** from PUD to CBD

The owners and representatives of the property known as 2115 Fort St. did pursue and receive a zoning designation of Planned Unit Development in conjunction with an approved Site Plan to expand the footprint of the building and implement pedestrian-focused site improvements in late 2016 and early 2017.

The owners and representatives of the above referenced property did subsequently submit to the City a revised plan to renovate the building, which omitted both the building expansion and most of the pedestrian-focused site improvements.

The plan did not meet the standards for the Planned Unit Development;

The owners and representatives have indicated in writing a preference for reverting the zoning designation in accordance with the procedures of Chapter 1288 of the Lincoln Park Zoning code, Planned Unit Development; and Chapter 1288, Planned Unit Development, specifies that the Planning Commission may initiate proceedings to amend the zoning classification of the site to remove the PUD classification.

Motion by Kelsey to recommend approval to council that the property commonly known as 2115 Fort St. be rezoned from Planned Unit Development (PUD) to Central Business District (CBD), support by Graczyk

Motion carried unanimously

C. **Public Hearing: Proposed text amendments to §1290.01 / Off- Street Parking**

Public Hearing opened at 7:10 P.M.

Seeing no public present to be heard, public hearing was closed at 7:11 P.M.

D. **Zoning text amendment: Proposed minor modifications to §1290.01- Off-Street Parking**

The Lincoln Park Zoning Code describes six areas which are exempt from parking requirements due to their proximity to shared municipal parking facilities. However, the descriptions provide use plat and lot numbers to identify the parcels and the planner has been unable to locate an existing spatial representation of the exempt areas to use in applying the ordinance.

Motion by Horvath to recommend approval of the proposed street parking modifications, support by Palmer

Motion carried unanimously

7. **NEW BUISNESS**

A. Site Plan Review: 2041 Fort Street (Medical Office)

The applicant proposed a new outpatient medical sub-specialty office in a former Chase Bank branch building.

Discussion building façade material facing Fort Street right-of-way to be of brick or brick like material.

Discussion

Motion by Kelsey to approve site plan subject to conditions of the Planners review dated November 14, 2018, support by Palmer

All present voting yes
Motion carried unanimously

B. Site Plan Review: 4089 Dix (Shopping Center) Dix & Goddard

Applicant proposes a commercial plaza in a vacant building which was approved in 2014-15 as a health spa facility but was not completed. The individual units will be white boxed, with specific commercial uses to be dictated by tenants

The property was re-zoned to Municipal Business District (MBD) in 2006 and is zoned correctly. The Ecorse Creek forms the northern boundary of the site, and a portion of the parcel falls within the Flood Hazard Overlay Zone which is delineated by the boundary of the 100-year floodplain. Development within the floodplain is subject to the regulation by the Michigan Department of Environmental Quality (MDEQ)

All members agree on the right turn only restriction from Dix Highway egress.

Discussion

Motion by Kelsey to approve the site plan for the Dix Shopping Center, support by Horvath

Motion carried unanimously

8. POLICY REVIEW AND DISCUSSION

A. Annual Review of the Development Review Process: Redevelopment Ready Communities
The City of Lincoln Park is engaged in the redevelopment ready communities program. Michigan Economic Development Corporation has their community development block grant. They offer funds to cities for a variety of reasons.

The purpose of this development review process is to assure plans for specific types of development comply with local ordinances and are consistent with the Master plan.

9. REPORTS FROM DEPARTMENTS AND OTHER BOARDS AND COMMISSIONS

None

10. PUBLIC COMMENTS

None

11. COMMENTS FROM PLANNING COMMISSIONERS

12. ADJOURNMENT

Motion by Kelsey to adjourn, support by Palmer

Motion carried unanimously

Meeting adjourned at 8:50 PM

Ms. Krystle-Marie Media, Secretary

**CITY OF LINCOLN PARK
COUNTY OF WAYNE, STATE OF MICHIGAN
PLANNING COMMISSION MEETING OF JANUARY 9, 2019**

A Planning Commission meeting of January 9, 2019, held at the City of Lincoln Park City Hall, 1355 Southfield Road, Lincoln Park, Michigan.

1. MEETING CALLED TO ORDER:

A. The meeting was called to order at 7:00 P.M.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL OF OFFICERS:

PRESENT: Kelsey, Palmer, Horvath, Kissel, Graczyk, Medina

ABSENT: Briones

EXCUSED:

ALSO PRESENT: Leah DuMouchel, John Meyers

4. APPROVAL OF MINUTES

A. November 14, 2108

Tabled until next meeting

5. APPROVAL OF AGENDA

Agenda approved as submitted

6. UNFINISHED BUISNESS:

7. NEW BUISNESS

A. 2019 meeting Dates

Motion by Medina, support by Kelsey to adopt the 2019 Planning Commission meeting dates

B. 2019 Training

Tentatively coming up in the calendar. Topics to discuss; legalities and what is involved in the site plan review reports, Blue print explanation, written copy of the Zoning Ordinance would be helpful with high points identified.

C. ELECTION OF OFFICERS

Discussion

Palmer to nominate Kevin Kissel as Chairman – Nomination accepted, Unanimous support

Kelsey to nominate Palmer as Vice Chairman – Nomination accepted, Unanimous support

Kelsey to nominate Medina as Secretary - Nomination accepted, Unanimous support

Palmer to nominate Kelsey as Secretary – Nomination declined

8. POLICY REVIEW AND DISCUSSION

None

9. REPORTS FROM DEPARTMENTS AND OTHER BOARDS AND COMMISSIONS

Discussion, regarding Sonic wall and whether a variance for the six-foot wall at a section of the property is required.

A super meeting of all the Commission is tentatively scheduled for February 13, 2019 at the bandshell. Additional meeting information will be forthcoming

10. PUBLIC COMMENTS

None

11. COMMENTS FROM PLANNING COMMISSIONERS

12. ADJOURNMENT

Motion by Median to adjourn, support by Palmer

Motion carried unanimously

Meeting adjourned at 8:50 PM

Ms. Krystle-Marie Media, Secretary

Date: March 6, 2019

From: Leah DuMouchel

To: **Lincoln Park Planning Commission**
1355 Southfield Road
Lincoln Park, MI 48146

Project: **24184 Outer Drive: River's Edge Apartments**

Remarks:

The Planning Commission approved a Site Plan and Special Land Use permit for this project in September of 2016. However, the necessary funding for the project was secured through the Michigan State Housing and Development Authority via an extended process that exceeded the period of approval for the Special Land Use and Site Plan. Therefore, the applicant has re-submitted the drawings to the Planning Commission in order to start the process again.

There are no proposed changes to the site plan since the Planning Commission last approved it, with the exception of a minor boundary change which was approved administratively in March 2017. For the required Conceptual Review, the Commission is asked to consider the previously approved plans and analyses, which have been included in this packet.

A duly noticed Public Hearing will be held in conjunction with the Final Review, for which the applicant is requested to supply a fresh set of drawings with current signatures, seals, and revision dates, and which will be accompanied by a regular Staff Report.

Thank you.

RIVERS EDGE APARTMENTS

LINCOLN PARK

LIST OF DRAWINGS

CIVIL ENGINEERING

C1 BOUNDARY AND TOPOGRAPHIC SURVEY
 C2 PAVING AND GRADING PLAN
 C3 UTILITY PLAN
 C4 SOIL EROSION CONTROL

LANDSCAPING

L101 SITE PLANTING PLAN
 L102 PLANT LIST AND DETAILS
 L103 SITE DETAILS

ARCHITECTURAL

A.9.101 ARCHITECTURAL SITE PLAN
 A.101 FIRST / SECOND FLOOR PLAN
 A.201 EXTERIOR ELEVATIONS

ELECTRICAL

E.101 SITE PHOTOMETRIC PLAN

DEVELOPMENT TEAM

OWNER

COMMUNITY CARE SERVICES
 26184 W. OUTER DRIVE
 LINCOLN PARK, MI 48146
 (313) 389-7546

ARCHITECT

FUSCO, SHAFFER & PAPPAS, INC.
 550 NINE MILE ROAD
 FERNDALE, MICHIGAN 48220
 (248) 543.4100

LANDSCAPE ARCHITECT

KENNETH WEIKAL LANDSCAPE ARCHITECTURE
 33203 BIDDESTONE
 FARMINGTON HILLS, MI 48334-4313
 (248) 477-3600

CIVIL ENGINEER

GEORGE JEROME & CO.
 28304 HAYES
 ROSEVILLE, MI 48066
 (586)774-3000

MICHIGAN

SUMMARY TABLE

SITE DATA

NOTE THAT ALL INTENSITY AND DIMENSIONAL DATA NOTED AS "REQUIRED" OR "ALLOWABLE" IS BASED ON RBD ZONING STANDARDS

LOT SIZE
 REQUIRED (MINIMUM)
 (2,000 SF/UNIT PER MFRD STANDARDS) 64,000 OR 1.48 ACRES
 PROVIDED 64,333 OR 1.47 ACRES

ZONING
 EXISTING RBD - (REGIONAL BUSINESS DISTRICT)

SITE DENSITY (D.U./ACRE)
 ALLOWABLE (2,000 SF/UNIT PER MFRD LAND/UNIT) 21.79 DU/ACRE
 PROPOSED 21.77 DU/ACRE

LOT COVERAGE
 ALLOWABLE 50%
 PROPOSED 27%

FLOOR AREA RATIO
 ALLOWABLE 1.50
 PROPOSED (GROSS BUILDING AREA/GROSS SITE AREA) .51
 (35,200/68,183 SF)

LANDSCAPE AREA
 REQUIRED (10% OF SITE AREA) 6,433 SF
 PROPOSED 17,250 SF

PARKING
 REQUIRED SENIOR CITIZEN HOUSING - ONE FOR EVERY TWO DWELLING UNITS - 32/2 = 16 (20 MAX) 16 SPACES
 PROVIDED 18 OPEN SPACES PLUS 2 BARRIER FREE) 20 SPACES

BUILDING DATA

BUILDING FOOTPRINT 17,600 SF

GROSS BUILDING AREA
 1ST FLOOR 17,600 SF
 2ND FLOOR 17,600 SF
 TOTAL 35,200 SF

GROSS BUILDING AREA PER UNIT 1,100 SF
 35,200/32 UNITS

BUILDING HEIGHT
 ALLOWABLE 25 - 0' (2 STORIES)
 PROPOSED 25 - 0' (2 STORIES)

UNIT COUNT/MIX
 1 BEDROOM UNITS (725 SF) 32 UNITS

NOTES REGARDING NON-APPLICABLE ITEMS:-

PROPOSED BUILDING USE IS 32 UNITS OF SUPPORTIVE HOUSING.

1. (X) NO OUTDOOR STORAGE WILL BE PROVIDED ON SITE.
4. (H) NO HAZARDOUS AND POLLUTING MATERIALS WILL BE USED OR STORED ON SITE.
4. (I) NO HAZARDOUS SUBSTANCES WILL BE STORED, USED, RECYCLED OR DISPOSED OF ON SITE, NEITHER INSIDE OR OUTSIDE. (KEEP IN MECH./STORAGE.)
4. (J) NO UNDERGROUND STORAGE TANKS EXIST ON THE SITE OR ARE PROPOSED.
4. (K) NO KNOWN CONTAMINATED AREAS EXIST ON SITE PER SURVEY WORK, AND SITE INVESTIGATION.

| DATE | ISSUE |
|------------|-------------------|
| 08.24.2016 | SPA SUBMISSION |
| 03.27.2017 | BOUNDARY REVISION |
| 03.19.2018 | SPA RESUBMISSION |
| | |
| | |
| | |

SIGNATURE BLOCK

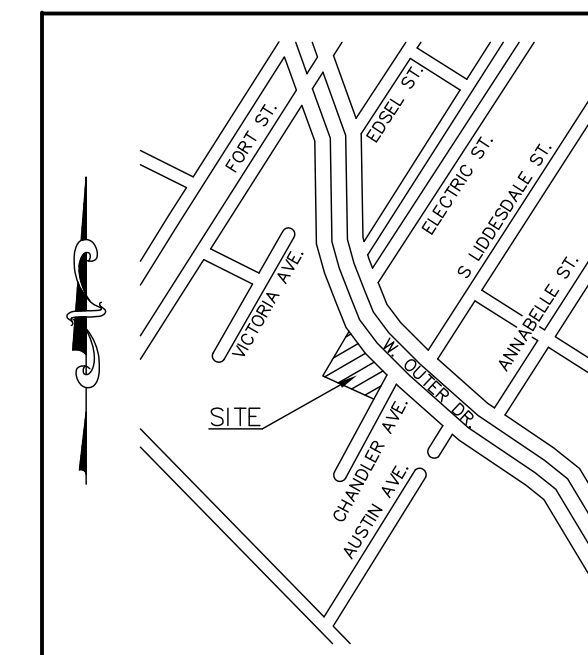
| SIGNATURE | INITIALS | DATE |
|--------------------|----------|------|
| OWNER | | |
| ARCHITECT | | |
| GENERAL CONTRACTOR | | |
| SURETY COMPANY | | |



FUSCO, SHAFFER & PAPPAS, INC.
 ARCHITECTS AND PLANNERS

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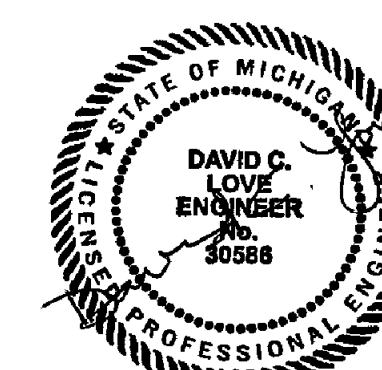




LOCATION MAP
NOT TO SCALE

LEGEND

- R. — RECORD
- M. — MEASURED
- C. — CALCULATED
- H. — HEARNE BRO.'S MAP
- F.I.R. — FOUND IRON ROD
- F.MON. — FOUND MONUMENT
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- SIGN
- G.W. — GUY WIRE
- x — FENCE
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- STORM SEWER
- WATERMAIN
- OHW — OVERHEAD UTILITY LINES



SITE BENCHMARKS:

REFERENCE BENCHMARK
DISC ON SE FACE OF 2ND COLUMN W OF NELY MOST COLUMNS N OD C OUTER DR & E OF C I-75
ELEV:589.24 (NAVD 88)

SITE BENCHMARK #1
R/R SPIKE IN S FACE OF UTILITY POLE W OF OUTER DR R.O.W. & 50' E/LY OF HIGH TENSION POWER LINES
ELEV:585.59 (NAVD 88)

SITE BENCHMARK #2
PK NAIL N SIDE CONC. LIGHT POLE BASE 50' S & 25' E OF SW PROPERTY CORNER
ELEV:583.17 (NAVD 88)

SITE BENCHMARK #3
PK NAIL N. SIDE CONC. LIGHT POLE BASE 86' W & 6' S OF SE PROPERTY CORNER
ELEV:584.78 (NAVD 88)

SCHEDULE B EXCEPTIONS

- ② Permanent Water Main Easement recorded in Liber 48984 Page 629, Wayne County Records. Easement location is approximate, as exact location of water main is not known.
- ③ Pipeline Easement recorded in Liber 8485 Page 243, Wayne County Records. Easement is not sufficiently described and therefore is not plotted heron.
- ④ Declaration and Grant of Cross Easements for Ingress and Egress recorded in Liber 23345 Page 548, Wayne County Records. Easement is blanket in nature and therefore is not plotted heron.
- ⑤ Terms and conditions of The Amended Urban Renewal Plan recorded in Liber 19755, 106, Wayne County Records. Easement is blanket in nature and therefore is not plotted heron.

LEGAL DESCRIPTION (Old Republic National Title Insurance Company Commitment No: 701109, Dated April 5, 2016)

Land in the City of Lincoln Park, County of Wayne, State of Michigan, described as follows:

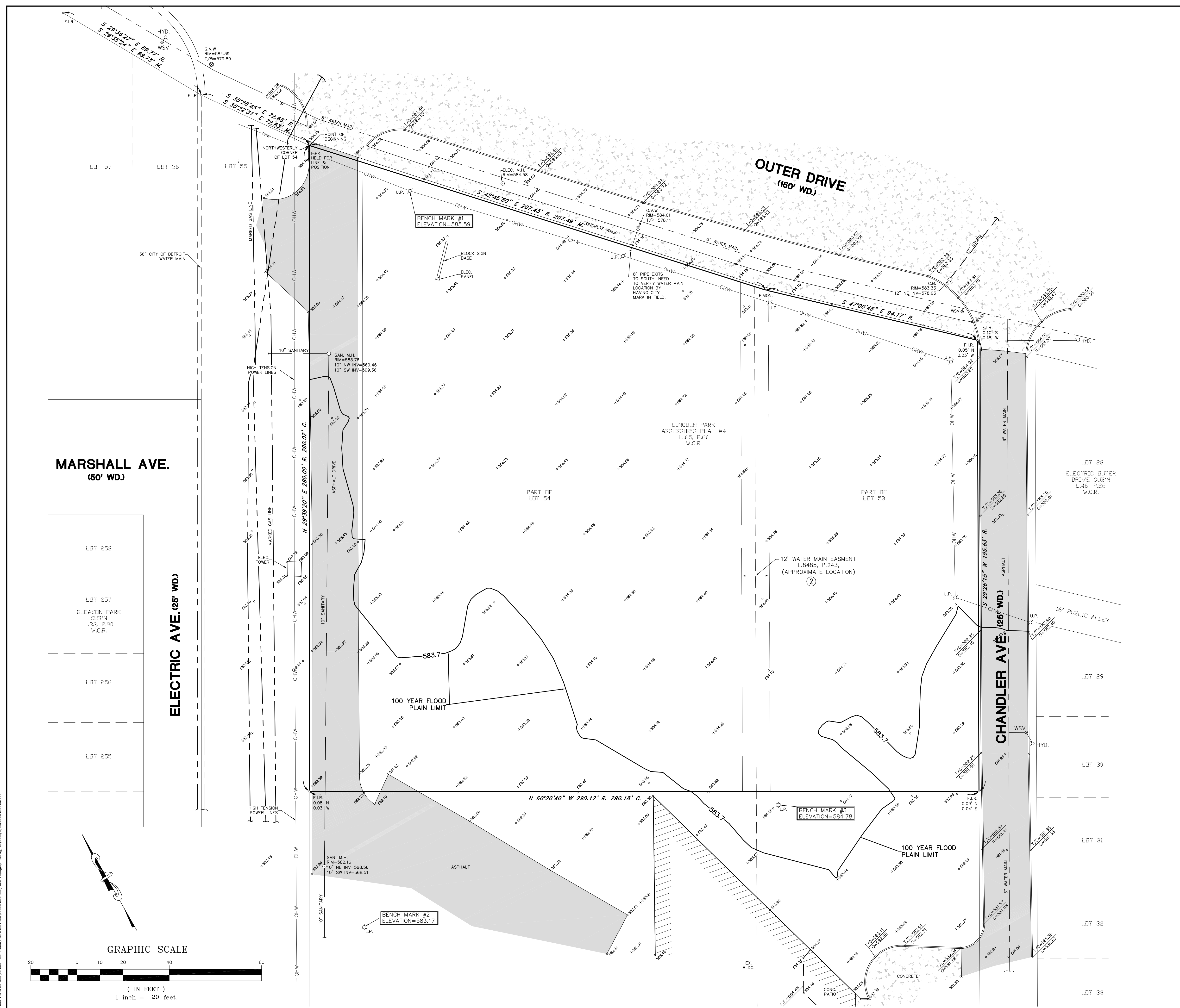
That part of Lots 53 and 54, "LINCOLN PARK ASSESSOR'S PLAT NO. 4", according to the plat thereof as recorded in Liber 65 of Plats, Page 60, Wayne County Records, described as beginning at the Northwestly corner of Lot 54; thence South 42 degrees 45 minutes 05 seconds East 207.43 feet; thence South 47 degrees 00 minutes 45 seconds East 94.17 feet; thence South 29 degrees 26 minutes 15 seconds West 195.63 feet; thence North 60 degrees 20 minutes 40 seconds West 290.12 feet; thence North 29 degrees 39 minutes 20 seconds East 280.00 feet to the point of beginning.

BOUNDARY CERTIFICATION

George Jerome & Co. hereby certifies to Community Care Services that it has surveyed the above described property, description furnished by you, for the purpose of establishing outline boundaries, and that the boundaries and corners of said property are as indicated herein.

George G. Jerome Jr., P.S. P.E.
46672

RIVERS EDGE APARTMENTS



MARSHALL AVE.
(60' WD.)

ELECTRIC AVE. (25' WD.)

OUTER DRIVE
(150' WD.)

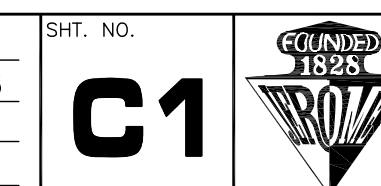
CHANDLER AVE. (25' WD.)

BOUNDARY & TOPOGRAPHIC SURVEY
PART OF LOTS 53 & 54, LINCOLN PARK ASSESSOR'S PLAT #4, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN

SURVEY BY P.J.
DRAWN BY D.J.C.
CHECKED BY G.J.J.R.
APPROVED BY G.J.J.R.

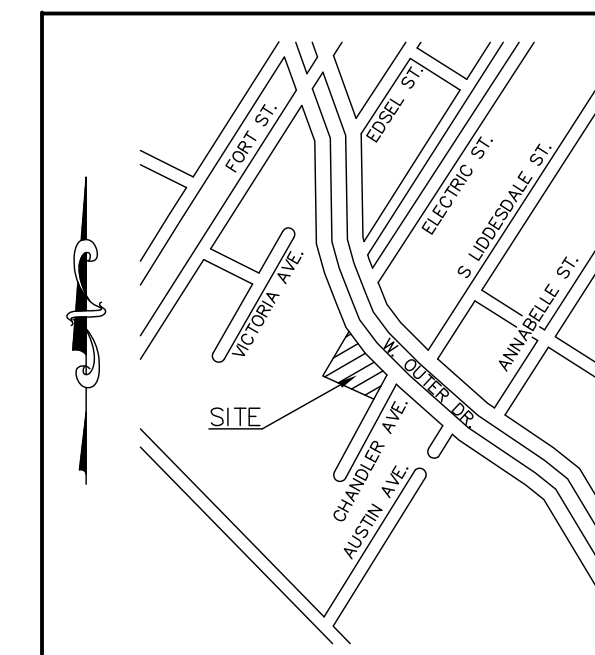
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28304 HAYES ROSEVILLE, MI 48066
www.GeorgeJerome.com

ORDER NO. 25-835
FIELD BOOK 1410 Pgs.1-3
SCALE 1" = 20'
FOR COMMUNITY CARE DATE 4-5-16
DRAWING FILE NO.



| DATE: | BY: | REVISIONS | DATE: | BY: | REVISIONS |
|---------|-----|---------------------------------|-------|-----|-----------|
| 8-24-16 | DCL | SITE PLAN APPROVAL | | | |
| 3-19-18 | DCL | SITE PLAN APPROVAL RESUBMISSION | | | |

\\sawyer\cadd\dwg\2016\25800\THRU 25899\25-835 - Community Care Services\25835 - Boundary and Topographic.dwg, Layout1, 3/10/2018 2:27:23 PM



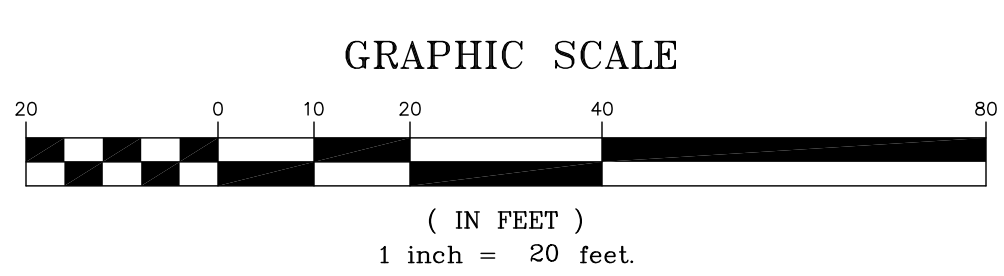
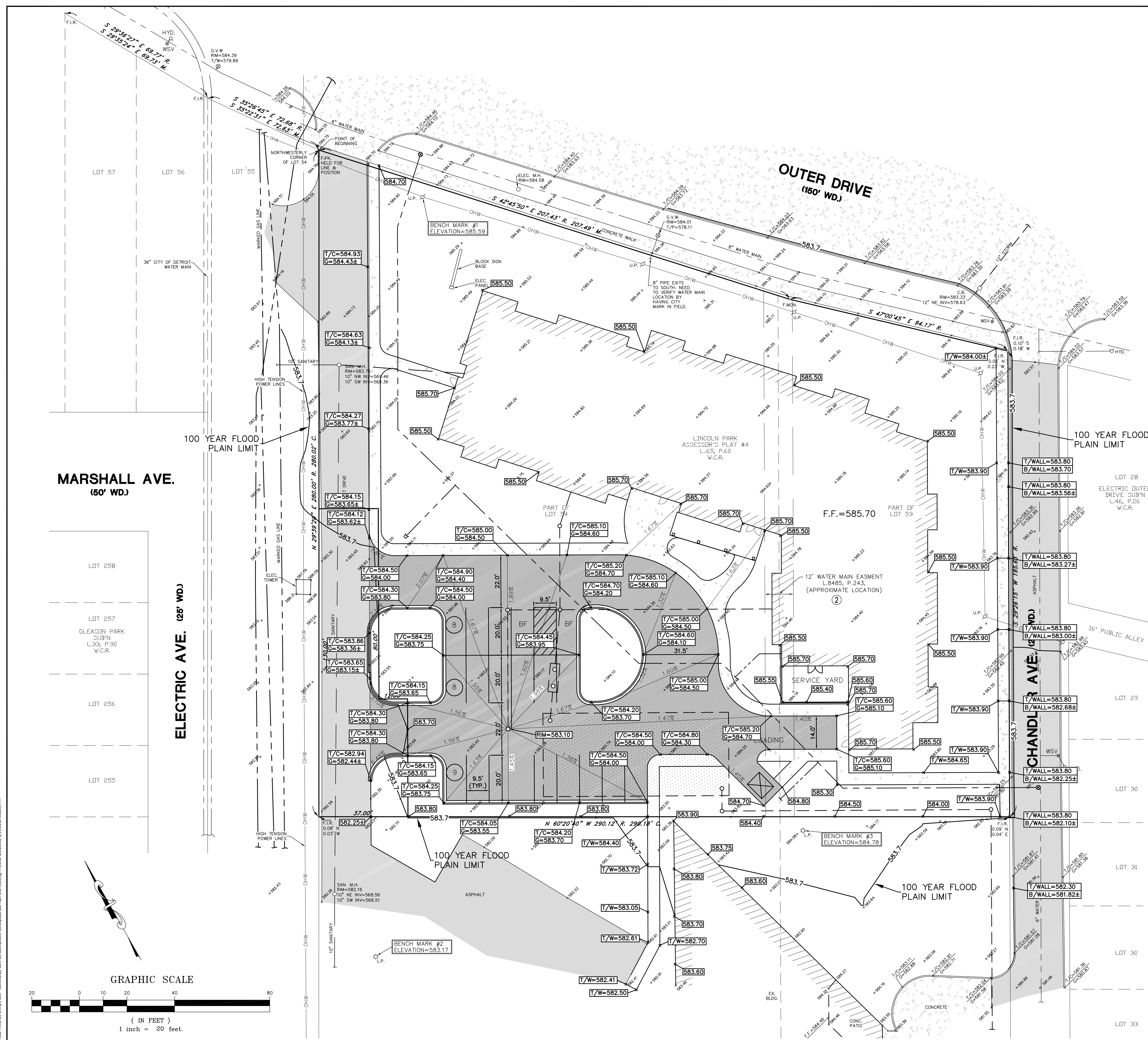
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SITE BENCHMARKS:

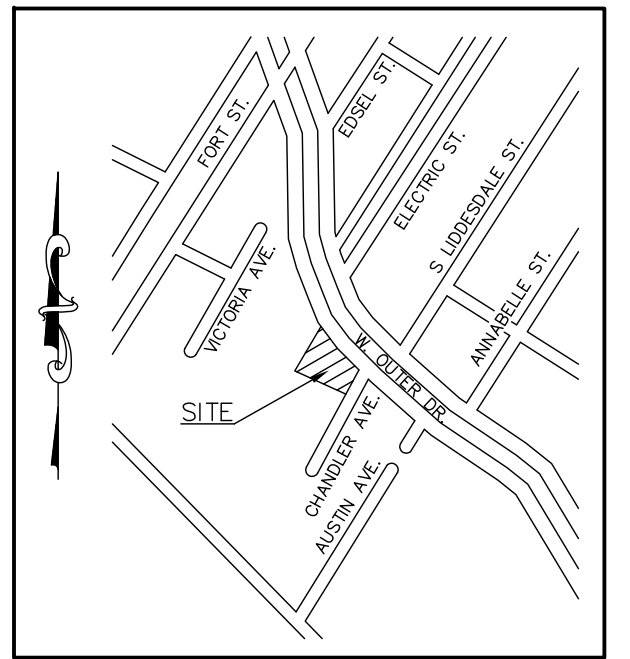
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| 3-19-18 | DCL | SITE PLAN APPROVAL RESUBMISSION | | | |

PAVING AND GRADING PLAN
26182 OUTER DRIVE, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN

| | | | | |
|-------------------------|--|--------------------------|---------|------------------|
| SURVEY BY P.J. | GEORGE JEROME & CO. CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS 28304 HAYES ROSEVILLE, MI 48066 (586) 774-3000 www.georgejerome.com | ORDER NO. 25-835 | SH. NO. | |
| DRAWN BY D.J.C. | | FIELD BOOK 1410 Pgs. 1-3 | | |
| CHECKED BY G.J.J.R. | | SCALE 1" = 20' | | DATE 4-5-16 |
| APPROVED BY G.J.J.R. | | FOR COMMUNITY CARE | | DRAWING FILE NO. |



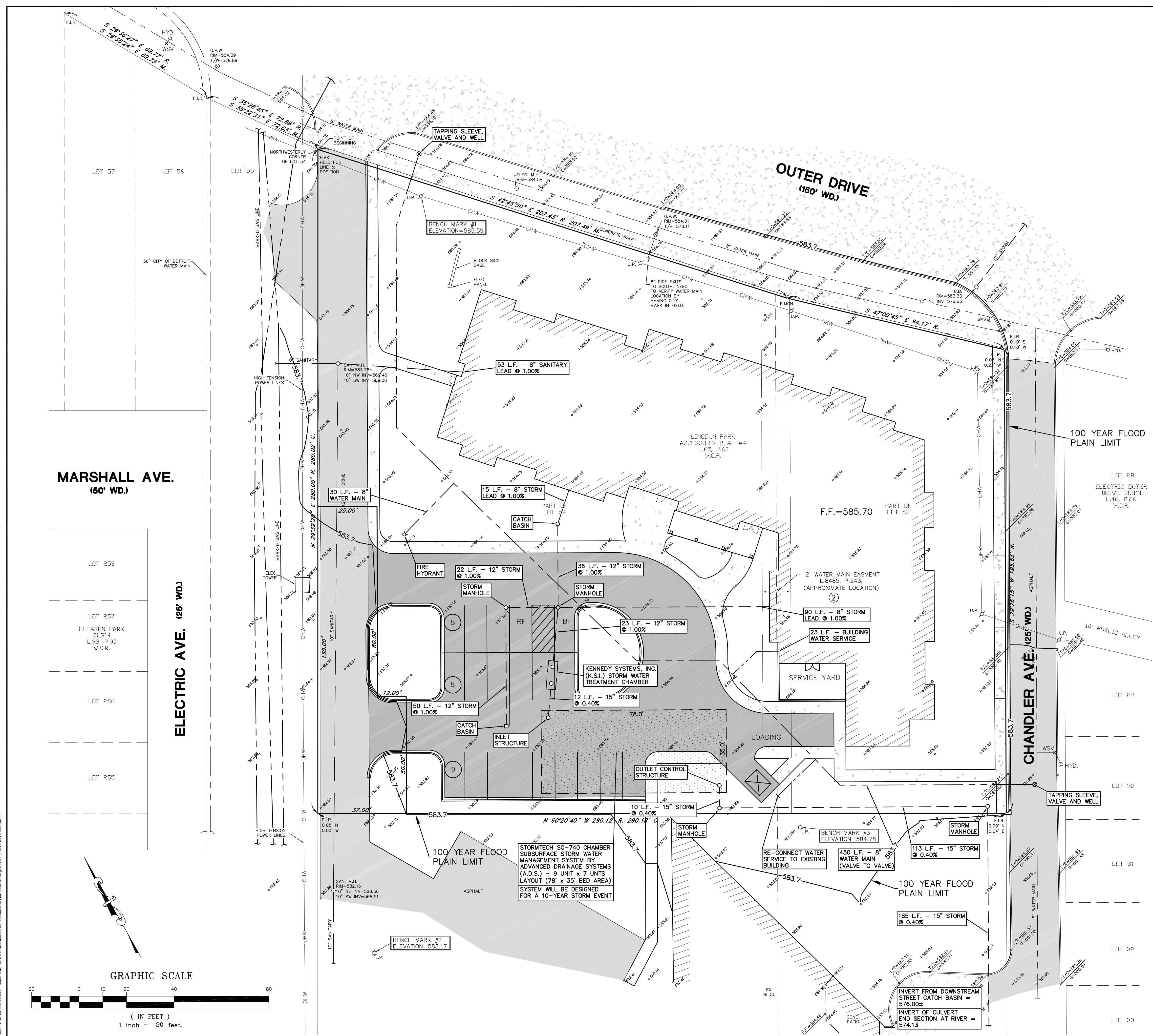
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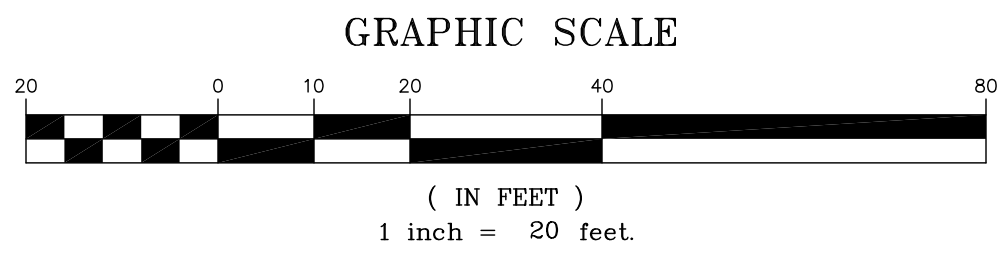


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(60' WD.)

ELECTRIC AVE.
(25' WD.)

OUTER DRIVE
(150' WD.)

CHANDLER AVE.
(25' WD.)



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UTILITY PLAN

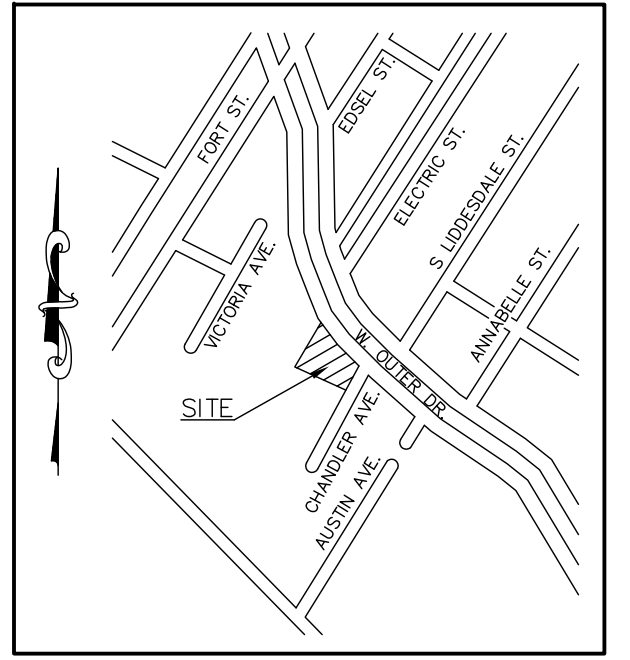
26182 OUTER DRIVE, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN

SURVEY BY P.J.
DRAWN BY D.J.C.
CHECKED BY G.J.J.R.
APPROVED BY G.J.J.R.

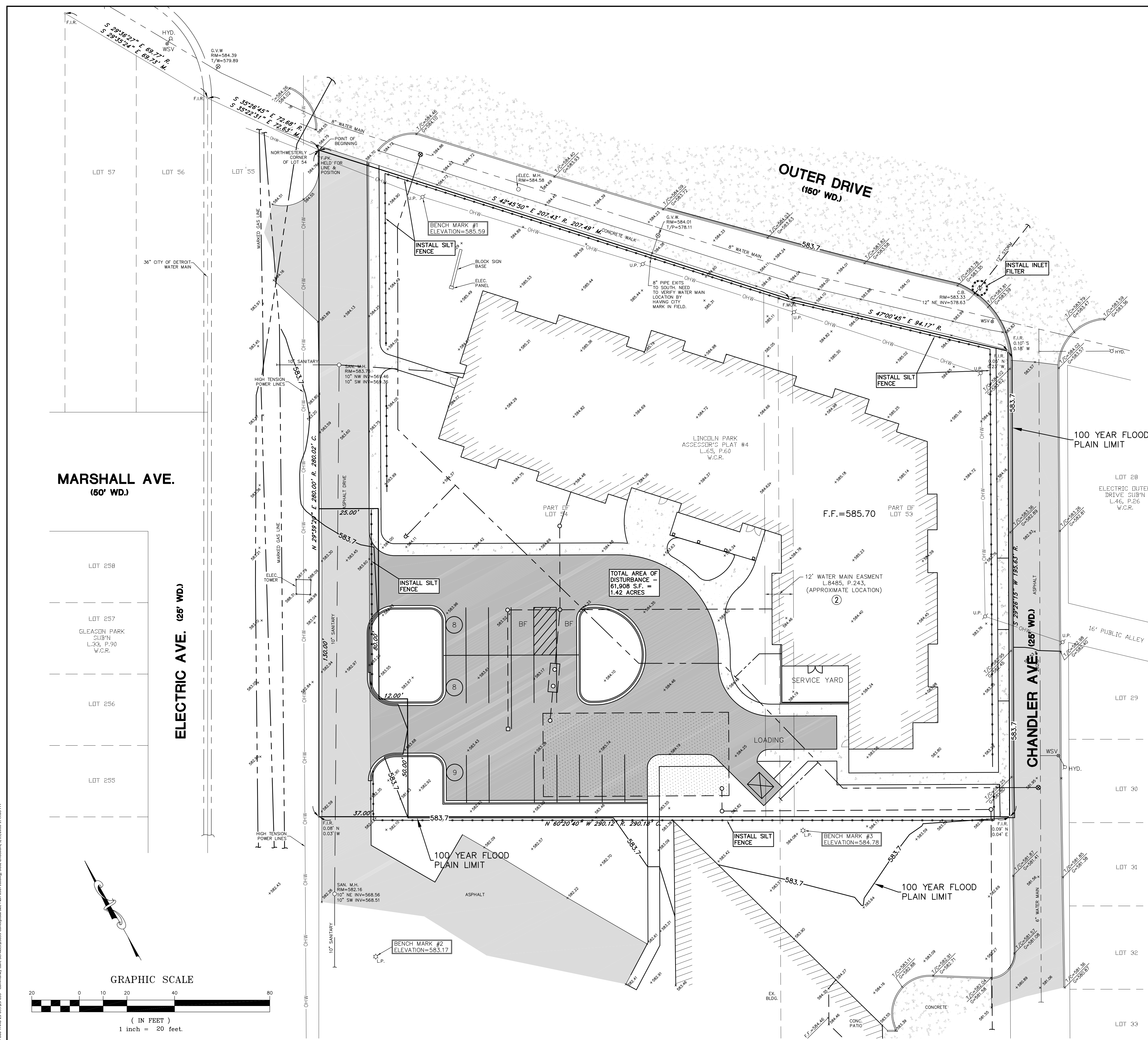
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ORDER NO. 25-835
FIELD BOOK 1410 Pgs.1-3
SCALE 1" = 20'
FOR COMMUNITY CARE
DATE 4-5-16
DRAWING FILE NO.

SH. NO. **C3**



LOCATION MAP
NOT TO SCALE



LEGEND

- R. ——— RECORD
- M. ——— MEASURED
- C. ——— CALCULATED
- H. ——— HEARNE BRO.'S MAP
- F.I.R. ——— FOUND IRON ROD
- F.MON. ——— FOUND MONUMENT
- S.I.R. ——— SET IRON ROD
- S.P.K. ——— SET P.K. NAIL
- T/C ——— TOP OF CURB
- G. ——— GUTTER
- FF ——— FINISHED FLOOR
- T/W ——— TOP OF WALL
- T/P ——— TOP OF PIPE
- C.B. ——— CATCH BASIN
- U.P. ——— UTILITY POLE
- M.H. ——— MANHOLE
- C.O. ——— CLEAN OUT
- L.P. ——— LIGHT POLE
- G.V. ——— GATE VALVE AND WELL
- W.S.V. ——— WATER STOP VALVE
- HYD. ——— FIRE HYDRANT
- S.P. ——— STEEL POST
- M.W. ——— MONITORING WELL
- +— SIGN
- G.W. ——— GUY WIRE
- x ——— FENCE
- +— SANITARY/COMBINED SEWER
- +— STORM SEWER
- +— WATERMAIN
- +— OVERHEAD UTILITY LINES

SITE BENCHMARKS:

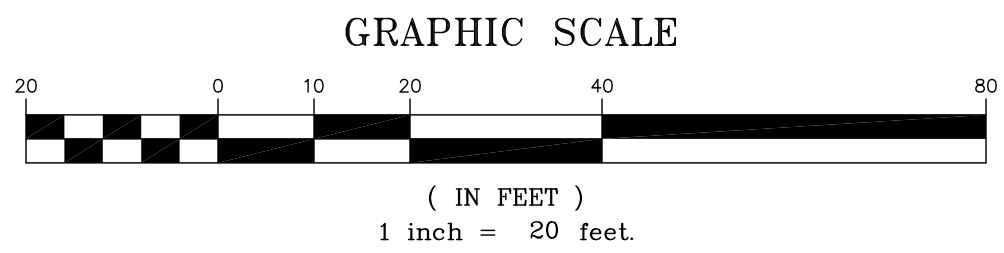
- REFERENCE BENCHMARK
DISC ON SE FACE OF 2ND COLUMN W OF NELY MOST COLUMNS N OD C OUTER DR & E OF C-175
ELEV=589.24 (NAVD 88)
- SITE BENCHMARK #1
R/R SPIKE IN S FACE OF UTILITY POLE W OF OUTER DR R.O.W. & 50' E/LY OF HIGH TENSION POWER LINES
ELEV=585.59 (NAVD 88)
- SITE BENCHMARK #2
PK NAIL N SIDE CONC. LIGHT POLE BASE 50' S & 25' E OF SW PROPERTY CORNER
ELEV=583.17 (NAVD 88)
- SITE BENCHMARK #3
PK NAIL N SIDE CONC. LIGHT POLE BASE 86' W & 6' S OF SE PROPERTY CORNER
ELEV=584.78 (NAVD 88)

MARSHALL AVE.
(60' WD.)

ELECTRIC AVE. (25' WD.)

CHANDLER AVE. (25' WD.)

OUTER DRIVE
(150' WD.)



SOIL EROSION CONTROL PLAN
26182 OUTER DRIVE, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN

| | | | | | |
|---------------|---------|--|-------|-----|------------|
| DATE: 8-24-16 | BY: DCL | REVISIONS: ISSUED FOR SITE PLAN REVIEW | DATE: | BY: | REVISIONS: |
| DATE: 3-19-18 | BY: DCL | REVISIONS: SITE PLAN APPROVAL RESUBMISSION | | | |

| | | | |
|-----------------------|--|--------------------------------|-----------|
| SURVEY BY: P.J. | GEORGE JEROME & CO. CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS 28304 HAYES ROSEVILLE, MI 48066 www.georgejerome.com | ORDER NO. 25-835 | SHR. NO. |
| DRAWN BY: D.J.C. | | FIELD BOOK 1410 Pgs.1-3 | C4 |
| CHECKED BY: G.J.J.R. | | SCALE 1" = 20' | |
| APPROVED BY: G.J.J.R. | | FOR COMMUNITY CARE DATE 4-5-16 | |

I:\Projects\2016\26182 Outer Drive\26182 Outer Drive.dwg, 3/19/2018, 1:40:05 PM

NOTE KEY: (2)

- ① PROJECT SIGN - SEE ARCH. PLANS
- ② OVERHEAD CANOPY - SEE ARCH. PLANS
- ③ DUMPSTER ENCLOSURE AREA - SEE ARCH. PLANS
- ④ SERVICE YARD - SEE ARCH. PLANS
- ⑤ SEEDED LAWN - SEE NOTES BELOW
- ⑥ SIDEWALK - SEE CIVIL PLANS
- ⑦ LOADING AREA
- ⑧ PATIO AREA

GENERAL PLANTING NOTES:

- Ⓐ ALL TREES TO HAVE CLAY OR LOAM BALLS. TREES WITH SAND BALLS WILL BE REJECTED.
- Ⓑ ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- Ⓒ ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER, TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- Ⓓ ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- Ⓔ ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- Ⓕ NO MACHINERY IS TO BE USED WITHIN THE DRIPLINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN DRIPLINE OF EXISTING TREES.
- Ⓖ ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- Ⓗ IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
- Ⓘ ALL PLANTING BEDS SHALL RECEIVE 6" SHREDDED BARK MULCH. SEE SPECIFICATIONS.
- Ⓝ SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.

PLANT MIX

EXCAVATE PLANT BEDS TO DEPTH SHOWN ON DETAILS - DISPOSE OF SPOILS OFF SITE.

PLANTING BEDS AND PLANT PITS TO RECEIVE MIXTURE OF: 70% LOAM TOPSOIL, 10% COMPOST, 20% SAND.

ADDITIONALLY - HAND TILL INTO EVERY 150 SQ. FT. BED AREA AND/OR ADD TO EVERY ONE CUBIC YARD OF PLANT PIT MIX:

- (1) 6 CU. FT. BALE ORGANIC COMPOST
 - (1) 40 LB BAG COMPOSTED POULTRY MANURE "CHICK MAGIC" 5-3-2 WWW.CHICKMAGIC.NET (262)495-6220
 - (1) 5 LB BAG SHEMINS 13-13-13 MULTI PURPOSE FERTILIZER
- HAND TILL INTO BED TO MINIMUM DEPTH OF 12"

MULCH

MULCH TO BE DOUBLE SHREDDED HARDWOOD BARK MULCH

NO GROUND WOOD PALLETTE MULCH PERMITTED

LANDSCAPE EDGING

ALL LANDSCAPE EDGES ARE SHOVEL CUT

LAWNS:

ALL LAWNS TO BE FESCUE SEED UNLESS NOTED

IRRIGATION SYSTEM

PROVIDE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. PROVIDE SHOP DRAWING INCLUDING SEPARATE ZONES FOR LAWNS, SHRUBS, PERENNIALS AND ANNUAL FLOWERS. INCLUDE QUICK COUPLERS FOR HAND WATERING AREAS IF NECESSARY. SUBMIT SHOP DRAWING TO ARCHITECT FOR REVIEW AND APPROVAL.

WATERING

CONTRACTOR RESPONSIBLE FOR MONITORING THE WATERING OF ALL PLANTINGS FOR ONE YEAR FROM THE START OF THE WARRANTY PERIOD.

PLANTINGS THAT PERISH DUE TO LACK OF WATER, OR TOO MUCH WATER, DO NOT QUALIFY AS THE ONE REQUIRED REPLACEMENT PLANT AS STATED IN THE SPECIFICATION, AND SHALL BE REPLACED AT NO COST TO THE OWNER.

CONTRACTOR IS ALSO RESPONSIBLE FOR MONITORING THE WATERING OF ALL NEWLY PLANTED LAWN AREAS FOR ONE YEAR FROM THE START OF THE WARRANTY PERIOD. NEWLY PLANTED LAWN AREAS THAT PERISH DUE TO LACK OF WATER, OR TOO MUCH WATER, DO NOT QUALIFY AS THE REQUIRED REPLACEMENT TO ESTABLISH A HEALTHY FULL DENSE LAWN AS STATED IN THE SPECIFICATION, AND SHALL BE REPLACED AT NO COST TO THE OWNER.

PLANTING KEY:

- TREE SYMBOL
- TREE TYPE KEY
- FAS PLANT LIST-SEE SHEET L102
- PLANTING DETAILS-SEE SHEET L102
- QUANTITY

| | |
|------------|----------------|
| 03/19/2016 | SPA SUBMISSION |
| 06/24/2016 | SPA |
| DATE | ISSUE |



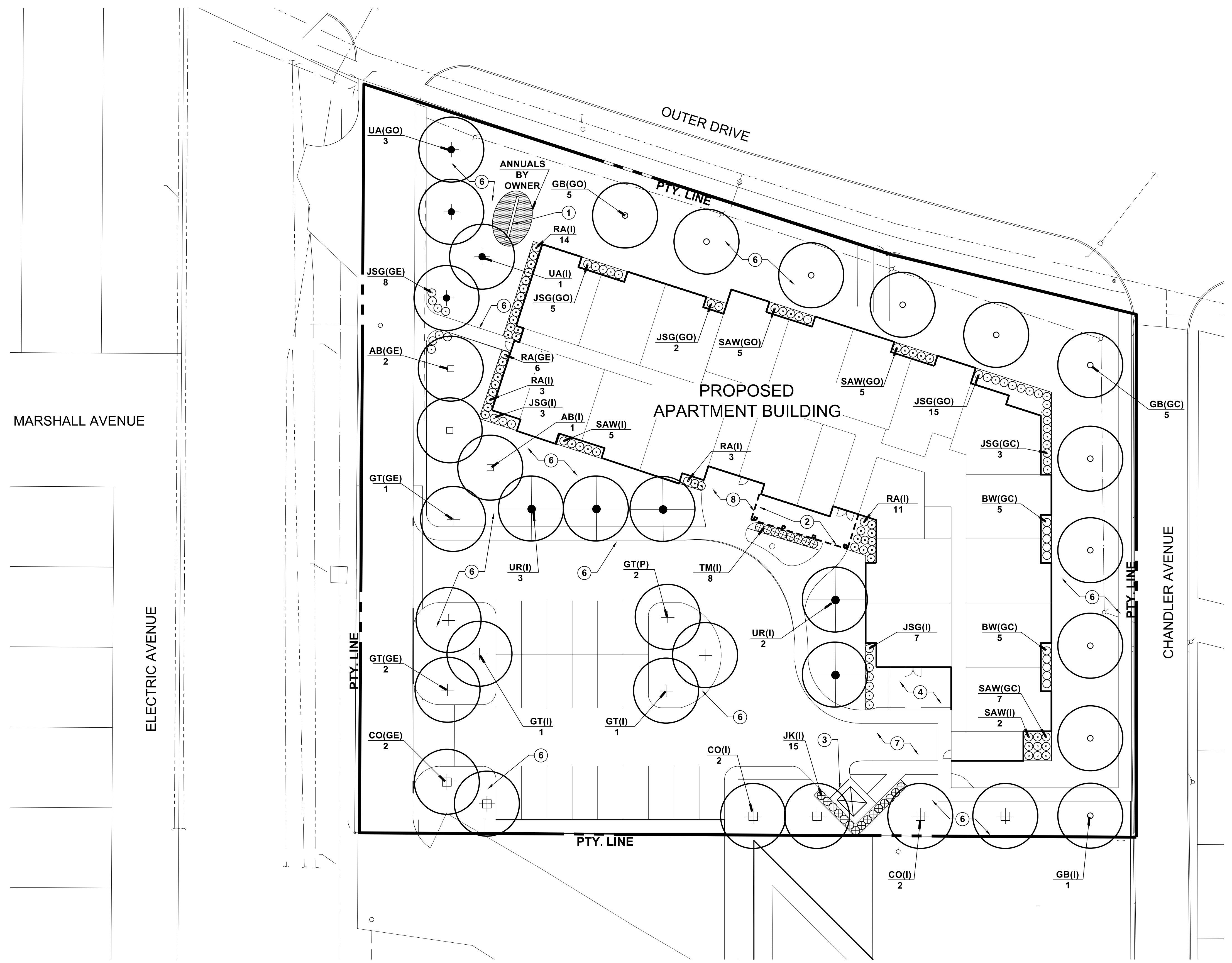
Site Plan Approval
FSP PROJECT NO.
COM16.023

DRAWING TITLE

SITE PLANTING PLAN

DRAWING NUMBER

L.101



1 SITE PLANTING PLAN
L.101 SCALE 1" = 20'



Elm Summary

The Elms specified are not American elm trees, which we all know have been decimated over the past 100 years in the American landscape, but special hybrids developed to replace the American Elm.

The **Regal Elm** - is a hybrid elm cultivar developed by the University of Wisconsin at Madison and released in 1983. 'Regal' was derived from seeds arising from the crossing of the Dutch hybrid clones of the Siberian elm and European smooth leaved elm (*Ulmus pumila* x '*Hoersholmiensis*'), sent in 1960 by the De Dorschkamp Research Institute in the Netherlands.

The Regal elm casts a honeylocust-like light shade that makes possible the successful culture of turf grass in the vicinity of the tree

The **'Accolade' Elm** - is a cross of the Japanese elm and Chinese elm, (*Ulmus japonica* x *Ulmus wilsoniana*)- and was developed by the Morton Arboretum in Chicago

It is an elm cultivar derived from an elm hybrid planted at the Morton Arboretum in 1924, which itself originated as seed collected from a tree at the Arnold Arboretum in Massachusetts.

Accolade Elm is a cross of Japanese and Chinese species selected for its vase shape, vigorous growth, excellent drought tolerance and good strong yellow fall color. It has excellent disease resistance to both Elm Yellows and to the dreaded Dutch Elm Disease. Mayor Daley of Chicago chose the Accolade Elm to bring elms back to Chicago's Grant Park in 2002.

The original tree at the Morton Arboretum is noted for its resemblance to the American Elm (*Ulmus americana*), its upright-arching branches creating the familiar vase-shape. Moreover, in its 80+ years it has survived three epidemics of Dutch Elm Disease there unscathed.

The **Triumph Elm** - is another elm developed at the Morton Arboretum

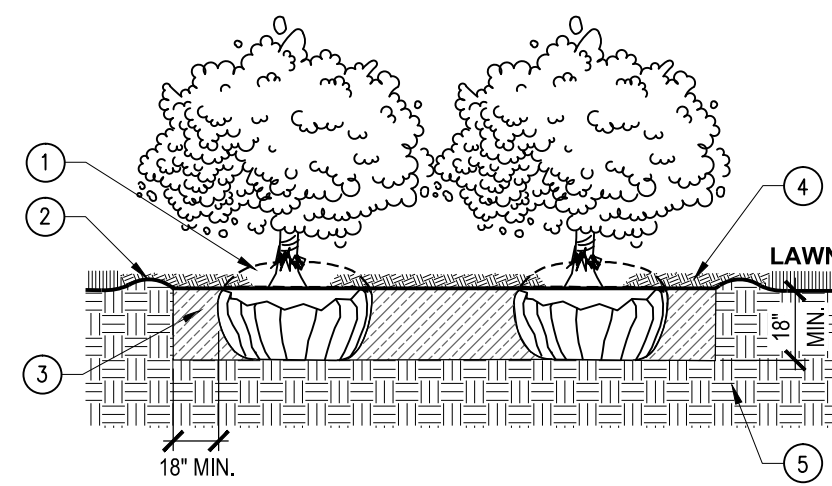
It is Asian hybrid - a cross between the 'Vanguard Elm' and 'Accolade Elm' (parentage - Japanese, Chinese and Siberian elms)

All three of these elms have been selected for their fast growth and environmental tolerance.

All three of these elms have been specified by our office and are awaiting planting or have been specified and planted in Canton, Novi, Northville, West Bloomfield, Waterford, Shelby Township, Grand Blanc, the city of Detroit and projects in Illinois and Ohio.

PRUNE BRANCHES TO THIN OR MATCH, RETAIN NORMAL PLANT SHAPE. PRUNE DEAD BRANCHES

SHRUBS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THEY BORE TO ORIGINAL GRADE.
REMOVE ALL FIBER, PLASTIC OR METAL CONTAINERS.
KNIFE SLIT SIDE OF ROOT BALL 6 TIMES, 1" DEEP EACH



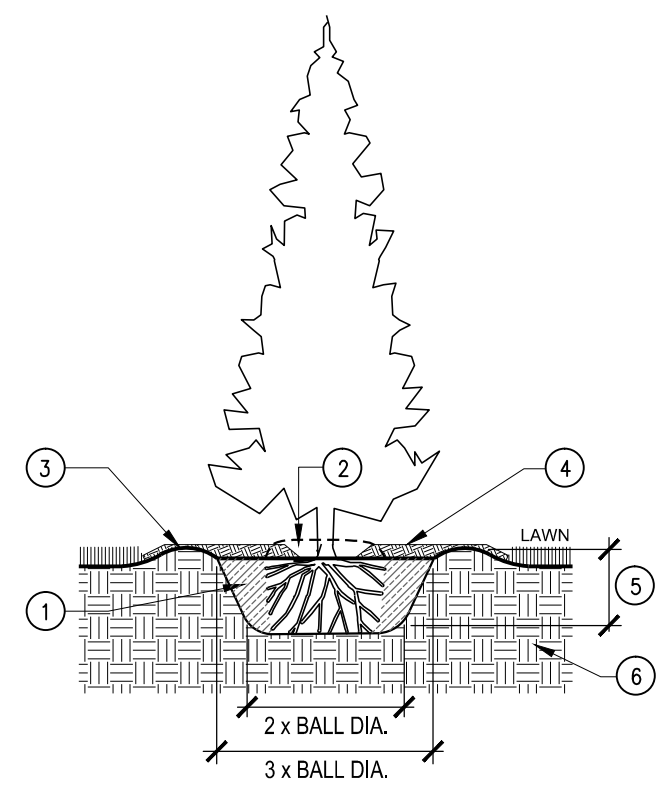
- 1 REMOVE ALL OF BURLAP FROM ROOTBALL
- 2 MOUND TO FORM SAUCER - FORM SOIL SAUCER WITH 3" HT. CONTINUOUS RIM
- 3 SPECIFIED PLANTING MIX - WATER & TAMP TO REMOVE AIR POCKETS - 18" MIN. DEPTH OR DEPTH OF ROOT BALL
- 4 3" DEPTH MULCH - DO NOT BURY CROWN OF PLANT; PROVIDE A 4" DIAMETER CLEAR AREA AROUND PLANT CROWN
- 5 UNDISTURBED SUBSOIL

1 SHRUB BED PLANTING DETAIL

NOT TO SCALE

PRUNE BRANCHES TO THIN OR MATCH, RETAIN NORMAL PLANT SHAPE.

SHRUBS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THEY BORE TO ORIGINAL GRADE.
REMOVE ALL FIBER, PLASTIC OR METAL CONTAINERS.
KNIFE SLIT SIDE OF ROOT BALL 6 TIMES, 1" DEEP EACH



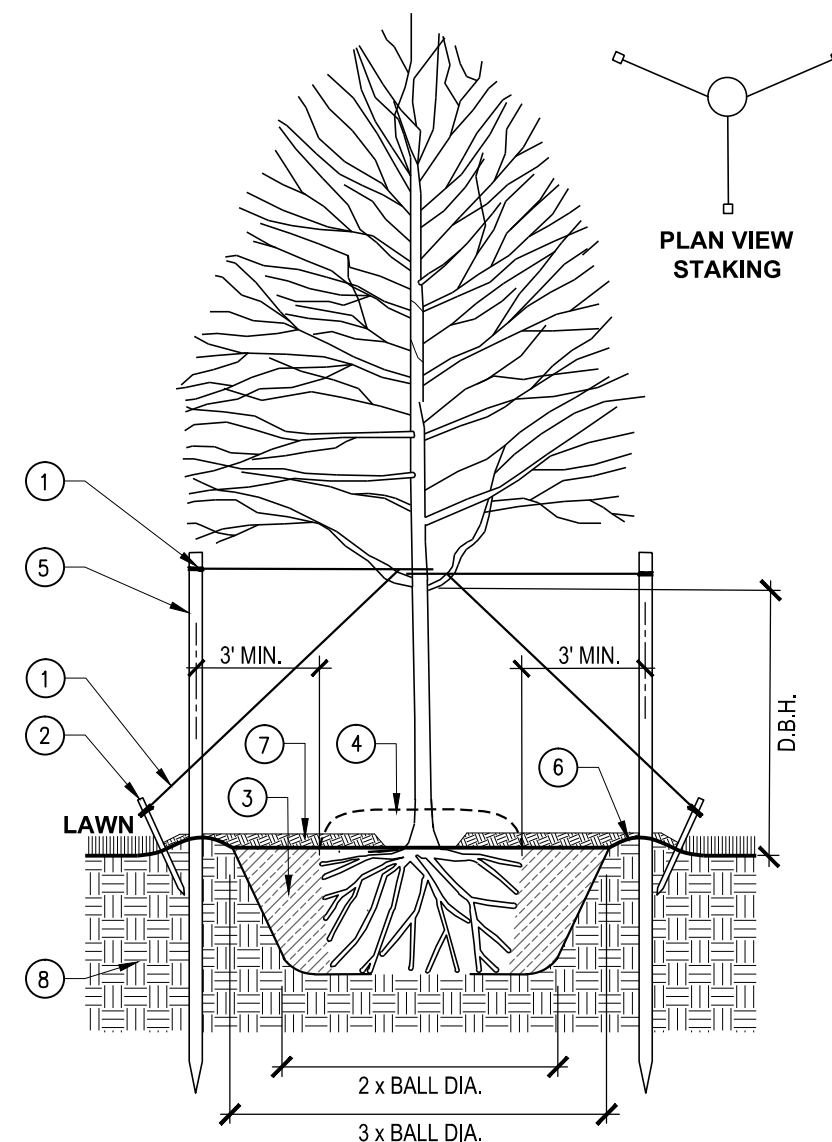
- 1 AMEND SOIL PER SPECIFICATION REQUIREMENTS; WATER AND TAMP TO REMOVE AIR POCKETS
- 2 REMOVE 4"-8" OF SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE. SOIL CAN BE USED IN PLANT MIX. REMOVE ALL OF BASKET AND BURLAP
- 3 FORM SAUCER 3" HT. AT EDGE OF PLANT PIT
- 4 3" DEEP SHREDDED BARK MULCH LEAVE 6" DIA. CIRCLE OF BARE SOIL AT TRUNK - DO NOT BURY TRUNK BASE
- 5 18" MIN. OR DEPTH OF ROOT BALL
- 6 UNDISTURBED SUBSOIL

2 TALL SHRUB PLANTING

NOT TO SCALE

STAKE ALL TREES UNDER 4" GUY ALL TREES 4" AND OVER

PRUNE ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES
PLANT SO THAT TOP OF ROOT FLARE IS EVEN WITH THE FINISHED GRADE
NEVER CUT LEADER
KNIFE SLIT SIDE OF ROOT BALL 6 TIMES, 1" DEEP EACH



- 1 'ARBORITE' NYLON STRAPS
STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT
- 2 FOR TREES OVER 4" CAL.
(3) 2"x4"x24" PRESS. TREATED STAKES TOP OF STAKE 6" ABOVE GROUND
- 3 AMEND SOIL PER SPECIFICATION REQUIREMENTS; WATER AND TAMP TO REMOVE AIR POCKETS
- 4 REMOVE 4"-8" OF SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE. SOIL CAN BE USED IN PLANT MIX. REMOVE ALL OF BASKET AND BURLAP
- 5 HARDWOOD STAKES (3) STAKES 2"x2" DRIVEN (MIN. 18") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING. REMOVE AFTER 1 YEAR
- 6 FORM SAUCER 3" HT. AT EDGE OF PLANT PIT
- 7 3" DEEP SHREDDED BARK MULCH LEAVE 6" DIA. CIRCLE OF BARE SOIL AT TRUNK - DO NOT BURY TRUNK BASE
- 8 UNDISTURBED SUBSOIL

3 DECIDUOUS TREE PLANTING

NOT TO SCALE

LANDSCAPE DATA:

GREENBELT TREES - FRONTAGE REQUIREMENTS

(GE) FRONTAGE - ELECTRIC

TOTAL FRONTAGE LENGTH: 280 LN. FT.
TREES REQ. (1/40 LN. FT.): 7 TREES
TREES PROVIDED: 7 TREES

SHRUBS REQ. (4/40 LN. FT.): 28 SHRUBS
SHRUBS PROVIDED: 28 SHRUBS

(GO) FRONTAGE - OUTER DRIVE

TOTAL FRONTAGE LENGTH: 302 LN. FT.
TREES REQ. (1/40 LN. FT.): 8 TREES
TREES PROVIDED: 8 TREES

SHRUBS REQ. (4/40 LN. FT.): 32 SHRUBS
SHRUBS PROVIDED: 32 SHRUBS

(GC) FRONTAGE - CHANDLER

TOTAL FRONTAGE LENGTH: 196 LN. FT.
TREES REQ. (1/40 LN. FT.): 5 TREES
TREES PROVIDED: 5 TREES

SHRUBS REQ. (4/40 LN. FT.): 20 SHRUBS
SHRUBS PROVIDED: 20 SHRUBS

(P) PARKING LOT - REQUIREMENTS

TOTAL PARKING SPACE: 20 SPACES
TREES REQ. (1 TREE / 10 SPACES): 2 TREES
TREES PROVIDED: 2 TREES

(I) INTERIOR - REQUIREMENTS

PROJECT AREA: 68,205 SQ. FT.
10% OF PROJECT AREA: 6,821 SQ. FT.
TREES REQ. (1 TREE / 400 SQ. FT.): 17 TREES
TREES PROVIDED: 14 TREES

SHRUBS REQ. (1 SHRUB / 250 SQ. FT.): 28 SHRUBS
SHRUBS PROVIDED: 57 SHRUBS

PLANT LIST - GREENBELT FRONTAGE - ELECTRIC (GE)

| QUAN. | KEY | COMMON/BOTANICAL NAME | SIZE | SPEC. |
|-------|-----|--|----------|-------|
| 2 | AB | Autumn Blaze Maple <i>Acer x. freemanii</i> 'Autumn Blaze' | 3" Cal. | B&B |
| 2 | CO | Hackberry <i>Celtis occidentalis</i> | 3" Cal. | B&B |
| 3 | GT | Thornless Honey Locust <i>Gledit. tria. iner.</i> 'Skyline' | 3" Cal. | B&B |
| 20 | RA | Gro-Low Fragrant Sumac <i>Rhus aromatica</i> 'Gro-Low' | 24" Spr. | B&B |
| 8 | JSG | Sea Green Juniper <i>Juniperus</i> 'Sea Green' | 24" Spr. | Cont. |

PLANT LIST - GREENBELT FRONTAGE - OUTER DRIVE (GO)

| QUAN. | KEY | COMMON/BOTANICAL NAME | SIZE | SPEC. |
|-------|-----|--|----------|-------|
| 5 | GB | Ginkgo <i>Ginkgo biloba</i> | 3" Cal. | B&B |
| 3 | UA | Accolade Elm <i>Ulmus parviflora</i> 'Morton' | 3" Cal. | B&B |
| 22 | JSG | Sea Green Juniper <i>Juniperus</i> 'Sea Green' | 24" Spr. | Cont. |
| 10 | SAW | Anthony Waterer Spirea <i>Spiraea</i> 'Anthony Watererii' | 24" Spr. | B&B |

PLANT LIST - GREENBELT FRONTAGE - CHANDLER (GC)

| QUAN. | KEY | COMMON/BOTANICAL NAME | SIZE | SPEC. |
|-------|-----|--|----------|-------|
| 5 | GB | Ginkgo <i>Ginkgo biloba</i> | 3" Cal. | B&B |
| 10 | BW | Green Velvet Boxwood <i>Buxus m.</i> 'Green Velvet' | 24" Ht. | Cont. |
| 3 | JSG | Sea Green Juniper <i>Juniperus</i> 'Sea Green' | 24" Spr. | Cont. |
| 7 | SAW | Anthony Waterer Spirea <i>Spiraea</i> 'Anthony Watererii' | 24" Spr. | B&B |

PLANT LIST - PARKING (P)

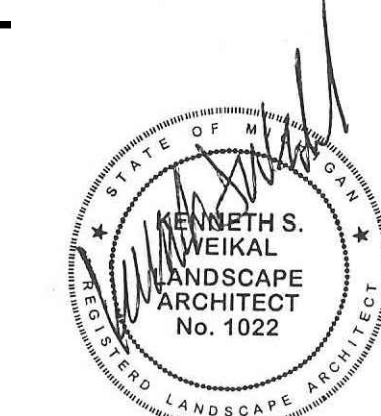
| QUAN. | KEY | COMMON/BOTANICAL NAME | SIZE | SPEC. |
|-------|-----|--|---------|-------|
| 2 | GT | Thornless Honey Locust <i>Gledit. tria. iner.</i> 'Skyline' | 3" Cal. | B&B |

PLANT LIST - INTERIOR (I)

| QUAN. | KEY | COMMON/BOTANICAL NAME | SIZE | SPEC. |
|-------|-----|--|----------|-------|
| 1 | AB | Autumn Blaze Maple <i>Acer x. freemanii</i> 'Autumn Blaze' | 3" Cal. | B&B |
| 4 | CO | Hackberry <i>Celtis occidentalis</i> | 3" Cal. | B&B |
| 1 | GB | Ginkgo <i>Ginkgo biloba</i> | 3" Cal. | B&B |
| 2 | GT | Thornless Honey Locust <i>Gledit. tria. iner.</i> 'Skyline' | 3" Cal. | B&B |
| 1 | UA | Accolade Elm <i>Ulmus parviflora</i> 'Morton' | 3" Cal. | B&B |
| 5 | UR | Regal Elm <i>Ulmus carpinifolia</i> 'Regal' | 3" Cal. | B&B |
| 10 | JSG | Sea Green Juniper <i>Juniperus</i> 'Sea Green' | 24" Spr. | Cont. |
| 15 | JK | Ketter Juniper <i>J. 'Ketterii'</i> | 6' Ht. | B&B |
| 17 | RA | Gro-Low Fragrant Sumac <i>Rhus aromatica</i> 'Gro-Low' | 24" Spr. | B&B |
| 7 | SAW | Anthony Waterer Spirea <i>Spiraea</i> 'Anthony Watererii' | 24" Spr. | B&B |
| 8 | TM | Dense Yew <i>Taxus x. m.</i> 'Densiflora' | 24" Ht. | B&B |

RIVERS EDGE APARTMENTS
MICHIGAN
LINCOLN PARK

03/19/2016 SPA SUBMISSION
06/24/2016 SPA
DATE ISSUE



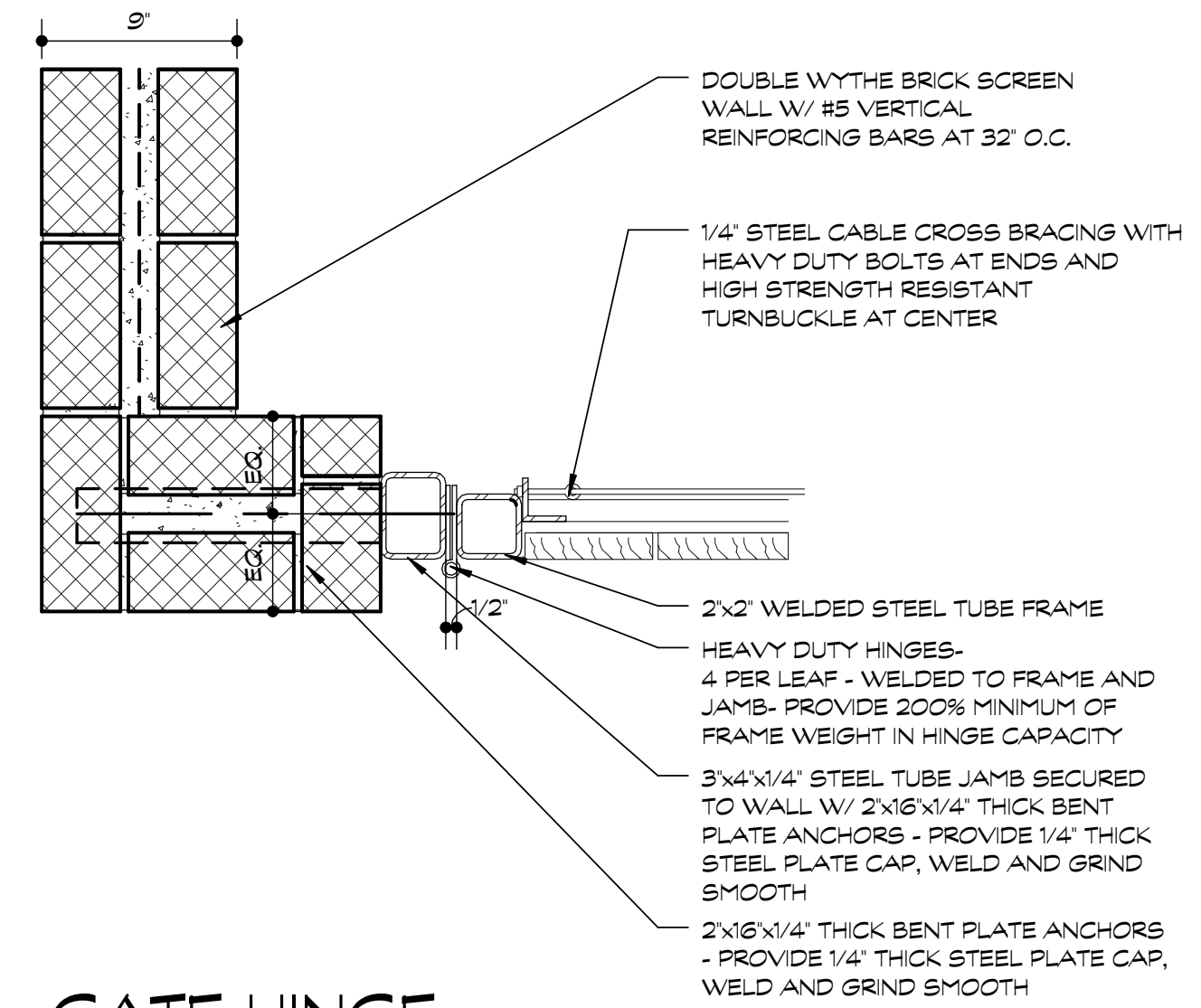
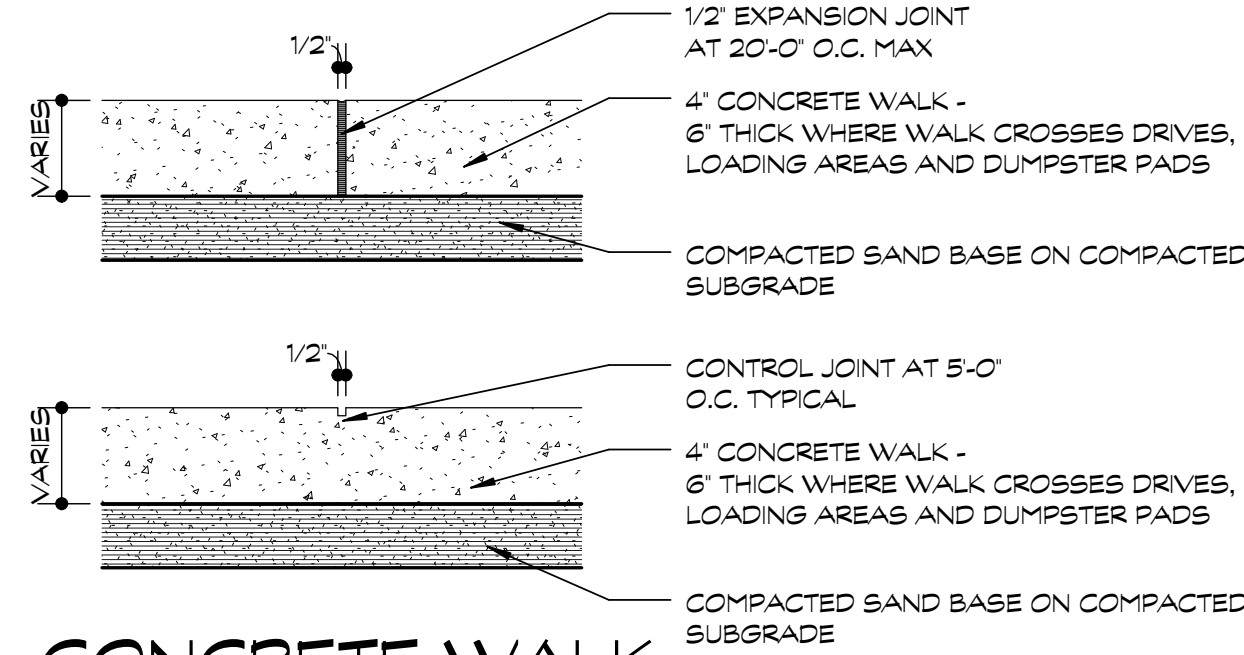
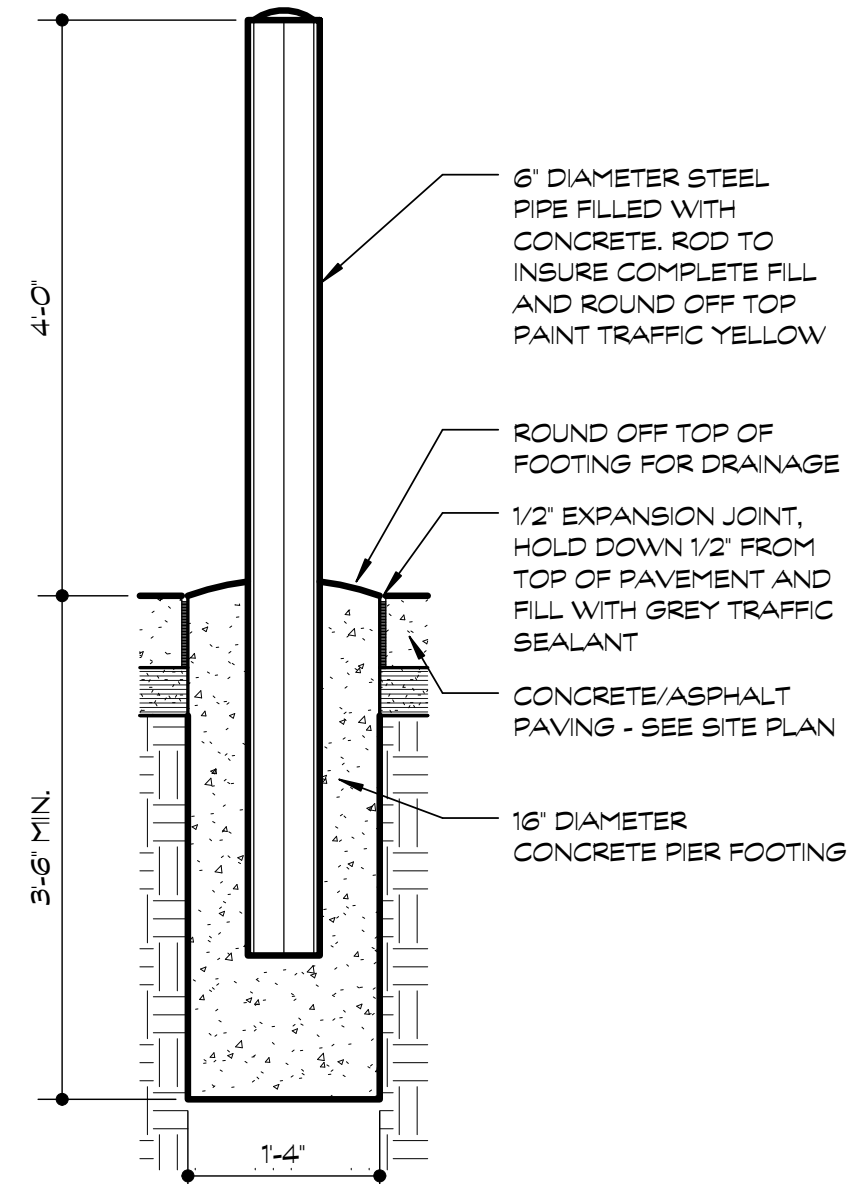
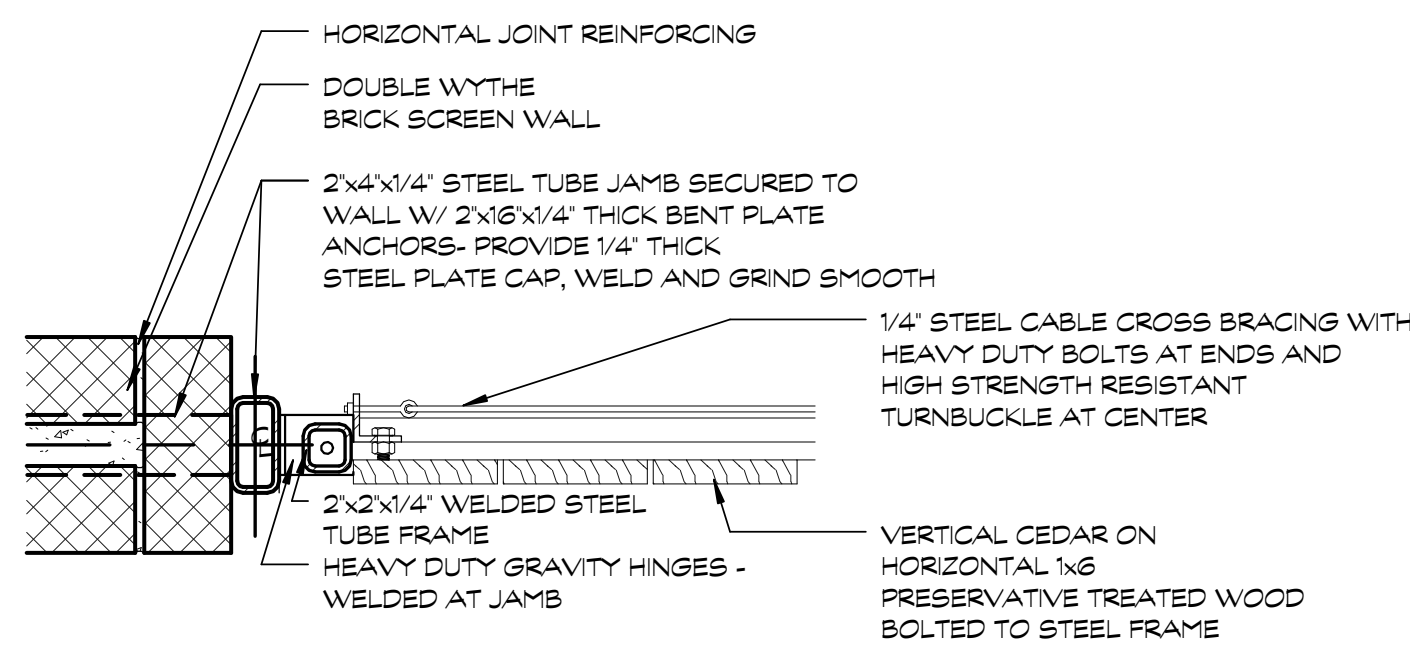
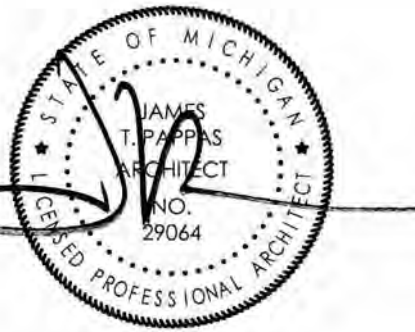
Site Plan Approval
FSP PROJECT NO.
COM16.023

DRAWING TITLE

PLANT LIST & DETAILS

DRAWING NUMBER



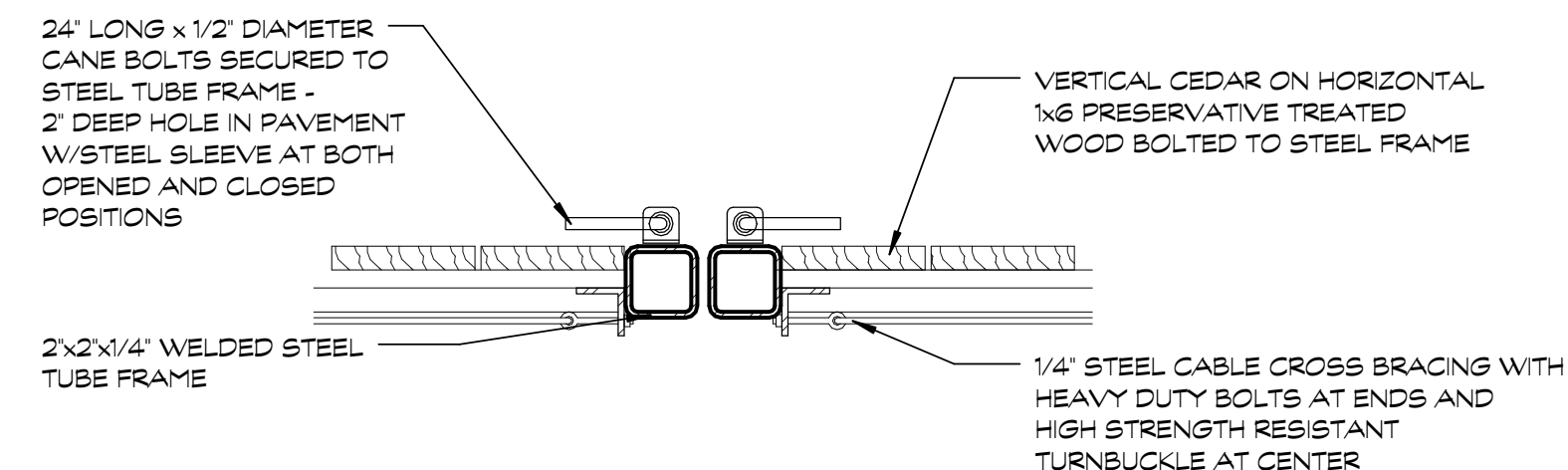


9 GATE SECTION
SCALE: 1/2" = 1'-0"

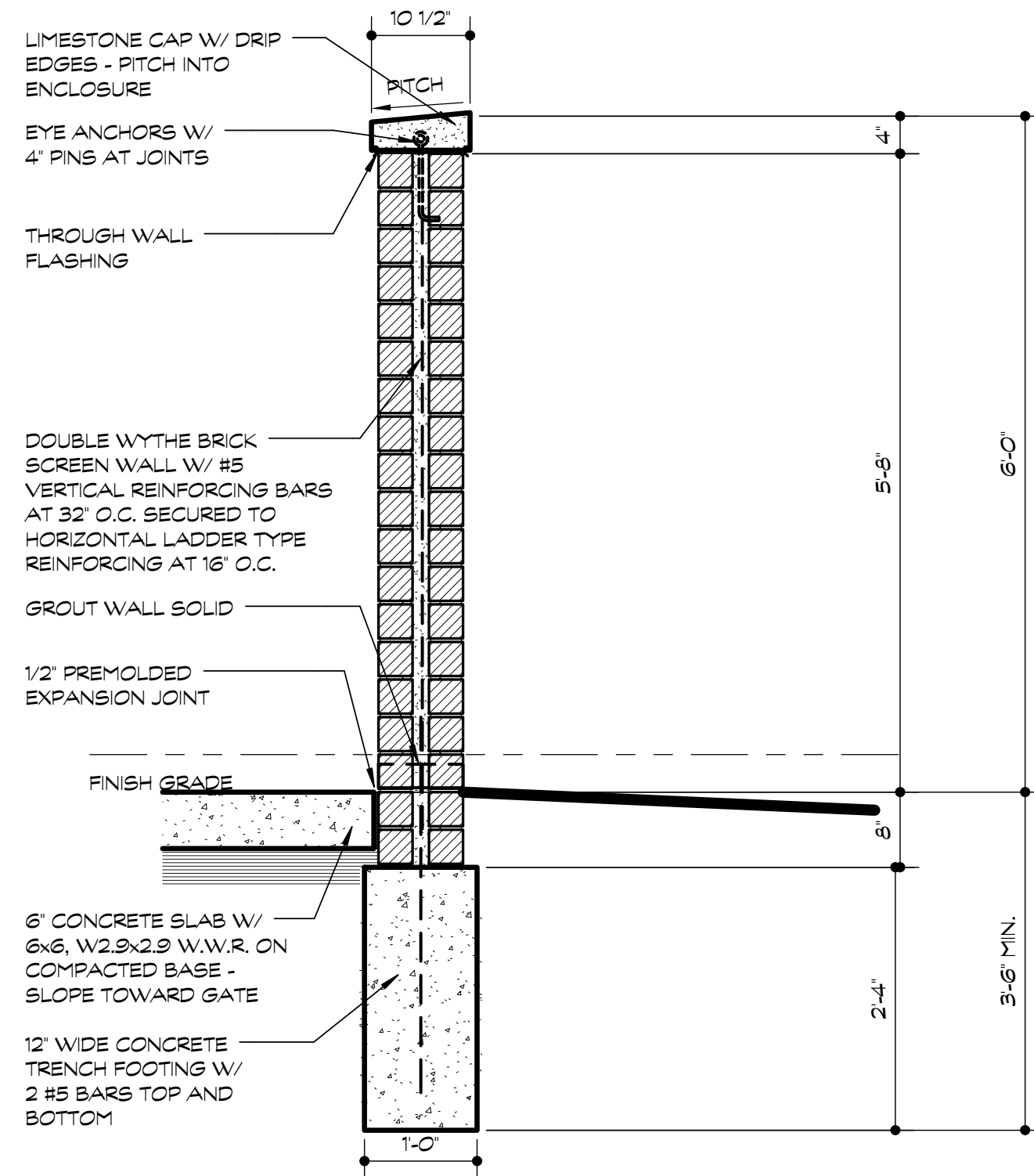
10 PIPE BOLLARD
SCALE: 3/4" = 1'-0"

6 CONCRETE WALK SECTIONS
SCALE: 1" = 1'-0"

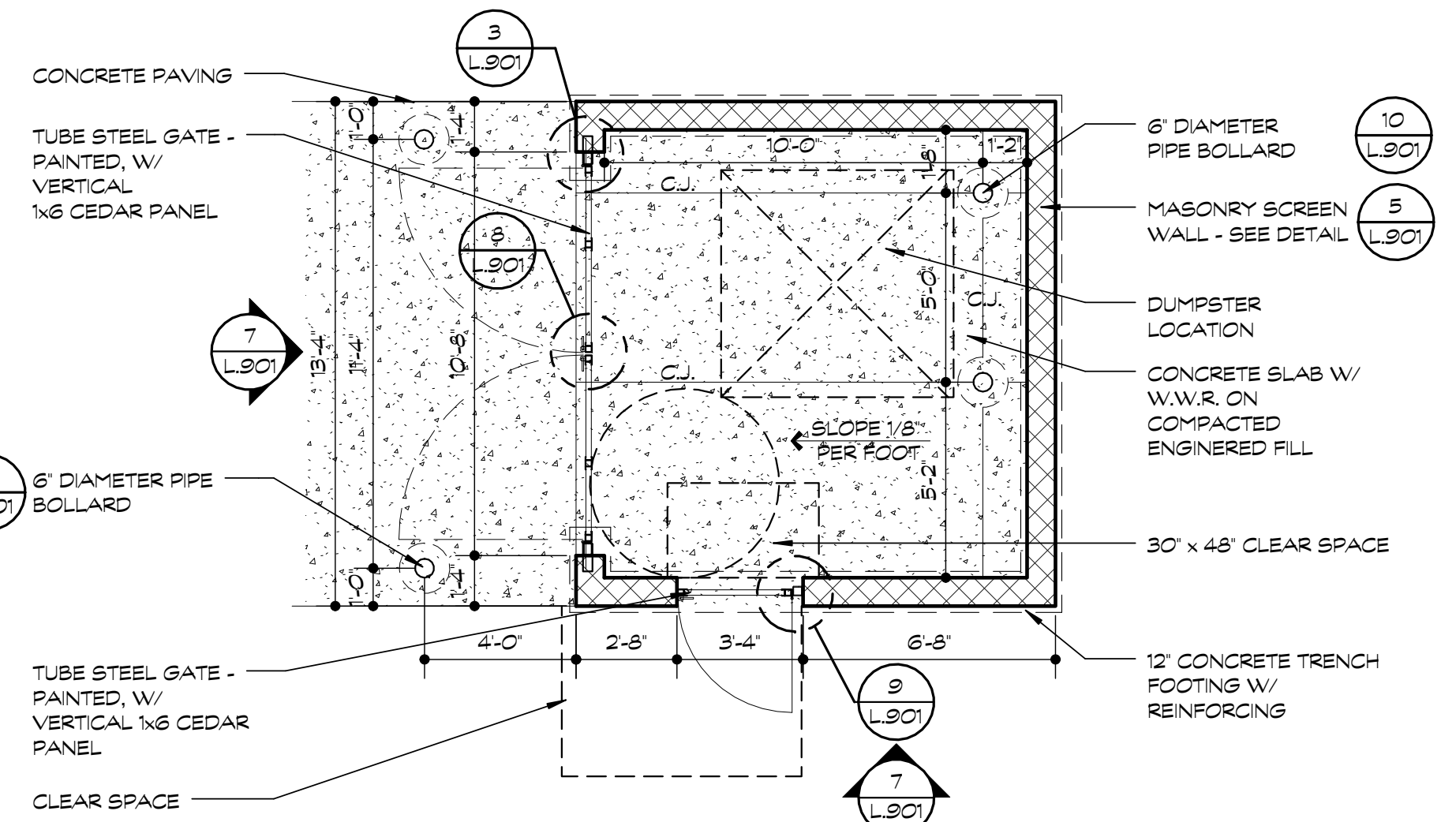
3 GATE HINGE SECTION
SCALE: 1/2" = 1'-0"



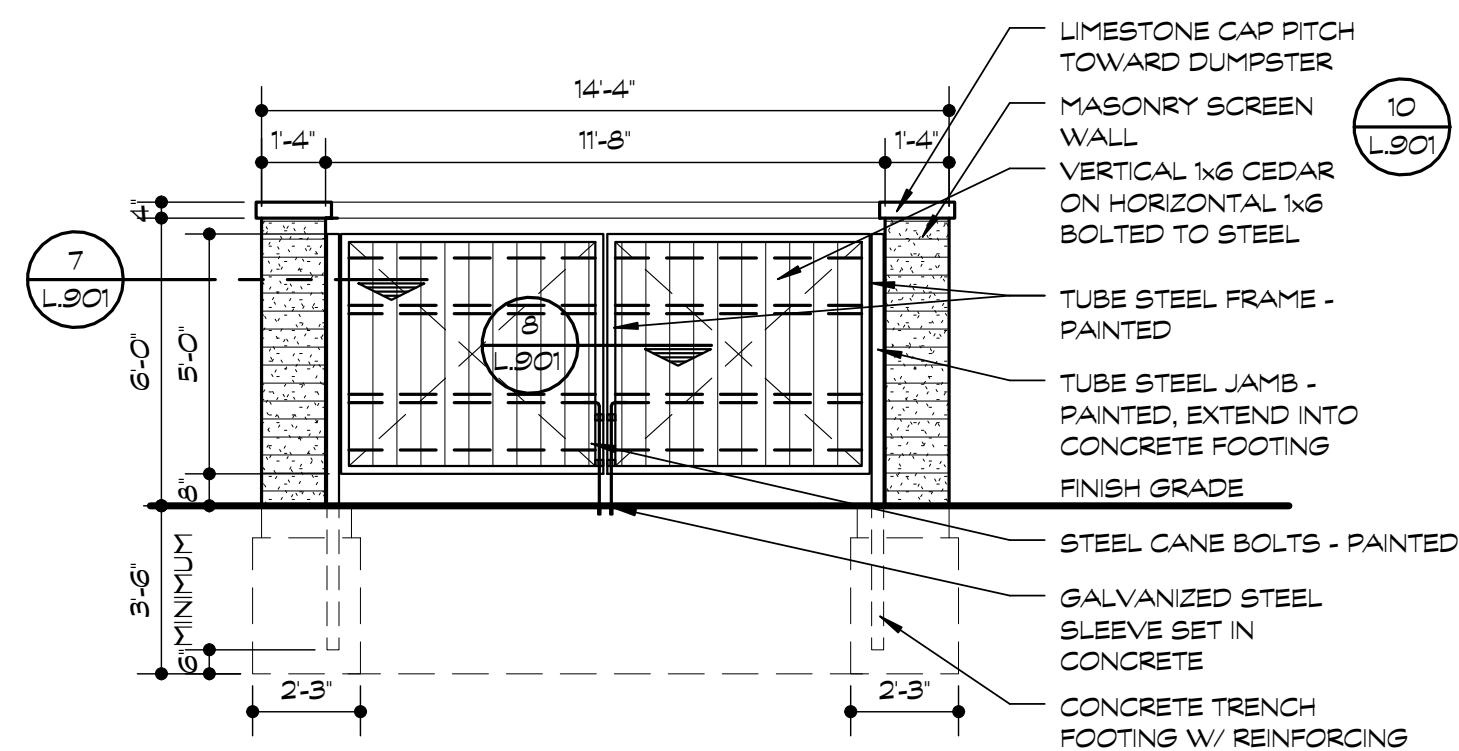
8 GATE LATCH SECTION
SCALE: 1/2" = 1'-0"



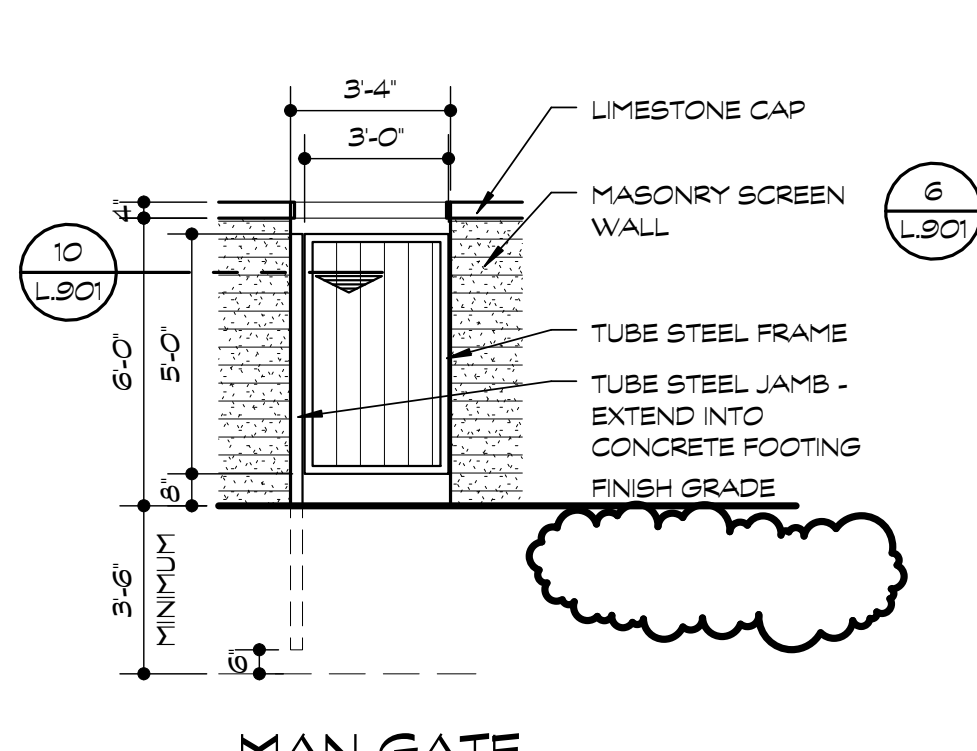
5 SCREEN WALL SECTION
SCALE: 3/4" = 1'-0"



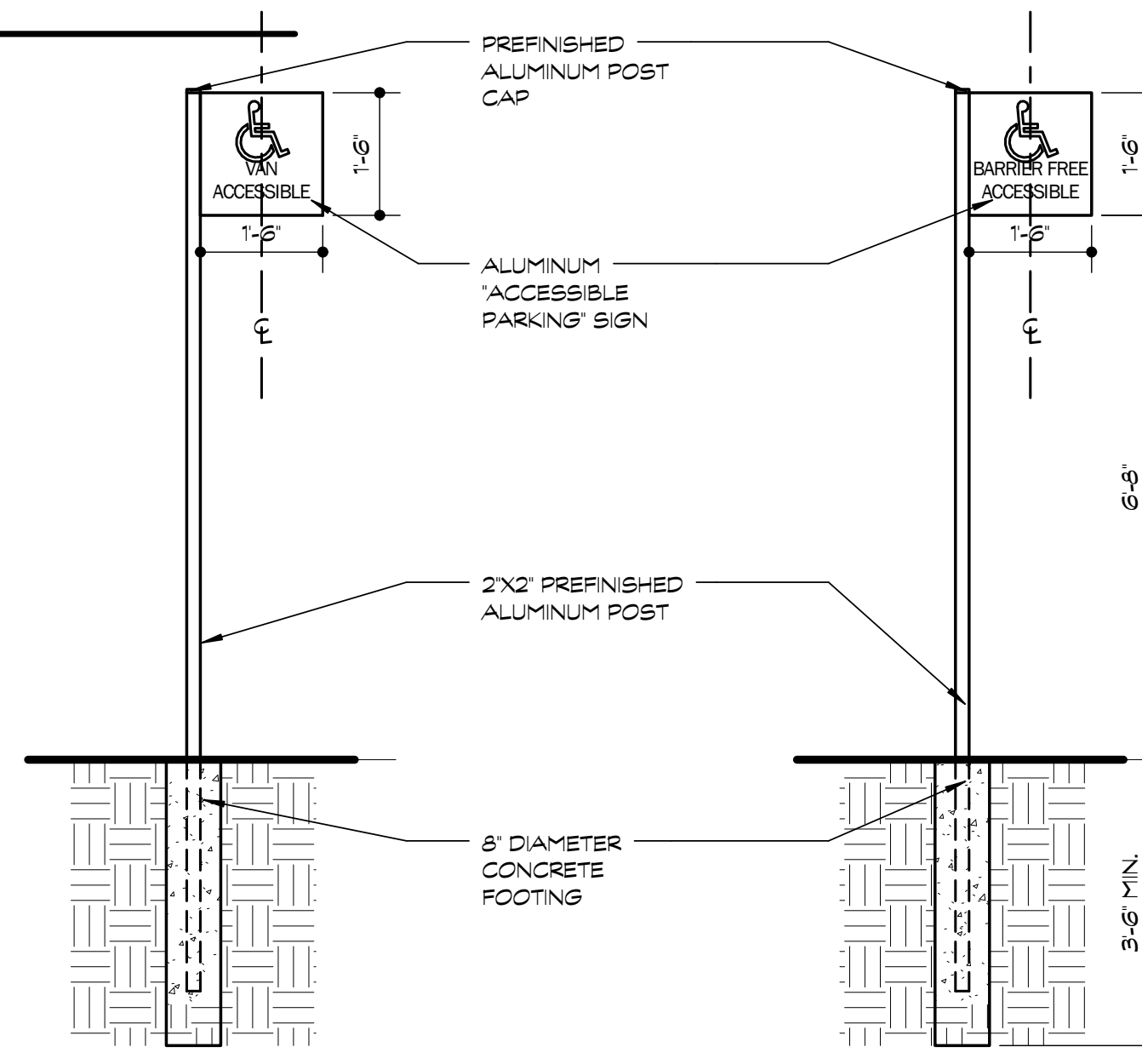
2 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



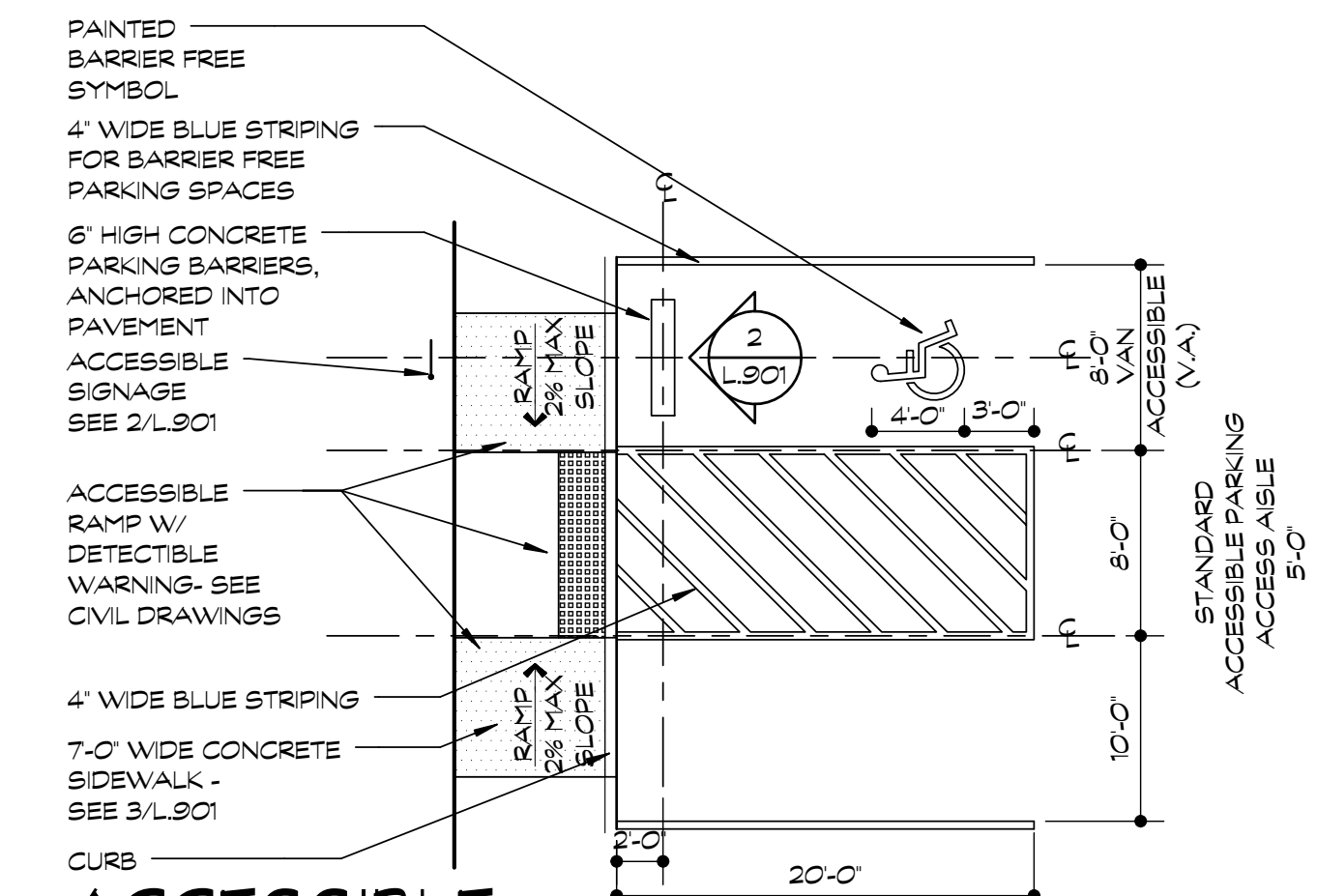
7 DUMPSTER ENCLOSURE GATE ELEVATION
SCALE: 1/4" = 1'-0"



MAN GATE



4 ACCESSIBLE SIGN ELEVATION
SCALE: 1/2" = 1'-0"



1 ACCESSIBLE STRIPING PLAN
SCALE: 1/8" = 1'-0"

03.19.2018 SPA RESUBMISSION
08.24.2016 SPA SUBMISSION
DATE ISSUE

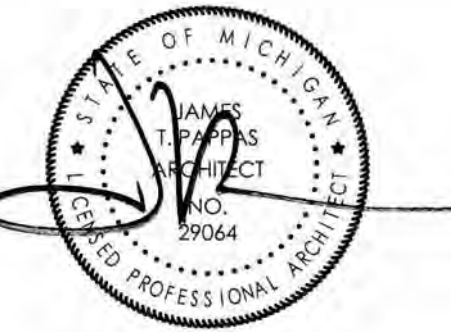
KEY PLAN

FSP PROJECT NO.
COM16.023

DRAWING TITLE

SITE DETAILS

DRAWING NUMBER



MICHIGAN

RIVERS EDGE APARTMENTS

LINCOLN PARK

| | |
|------------|------------------------|
| 03.19.18 | SPA RESUBMISSION |
| 03.27.2017 | BOUNDARY REVISION |
| 09.16.2016 | SPA REVISED SUBMISSION |
| 08.24.2016 | SPA SUBMISSION DATE |

KEY PLAN

FSP PROJECT NO.
COM16.023

DRAWING TITLE

ARCHITECTURAL SITE PLAN

DRAWING NUMBER

A.S.101

SITE DATA

NOTE THAT ALL INTENSITY AND DIMENSIONAL DATA NOTED AS "REQUIRED" OR "ALLOWABLE" IS BASED ON RBD ZONING STANDARDS

| | |
|--|----------------------|
| LOT SIZE | |
| REQUIRED (MINIMUM) | 64,000 OR 1.46 ACRES |
| ALLOWABLE (2,000 SF/UNIT PER MFRD LAND/UNIT) | 64,333 OR 1.47 ACRES |
| PROVIDED | |

| | |
|---------------|------------------------------------|
| ZONING | |
| EXISTING | RBD - (REGIONAL BUSINESS DISTRICT) |

| | |
|--|---------------|
| SITE DENSITY (D.U./ACRE) | |
| ALLOWABLE (2,000 SF/UNIT PER MFRD LAND/UNIT) | 21.79 DU/ACRE |
| PROPOSED | 21.77 DU/ACRE |

| | |
|---------------------|-----|
| LOT COVERAGE | |
| ALLOWABLE | 50% |
| PROPOSED | 27% |

| | |
|---|------|
| FLOOR AREA RATIO | |
| ALLOWABLE | 1.50 |
| PROPOSED (GROSS BUILDING AREA/GROSS SITE AREA) (35,200/68,193 SF) | .51 |

| | |
|-----------------------------|-----------|
| LANDSCAPE AREA | |
| REQUIRED (10% OF SITE AREA) | 6,433 SF |
| PROPOSED | 17,250 SF |

| | |
|---|-----------|
| PARKING | |
| REQUIRED SENIOR CITIZEN HOUSING - ONE FOR EVERY TWO DWELLING UNITS - 32/2 = 16 (20 MAX) | 16 SPACES |
| PROVIDED | 20 SPACES |
| 18 OPEN SPACES PLUS 2 BARRIER FREE | |

BUILDING DATA

| | |
|---------------------------|-----------|
| BUILDING FOOTPRINT | 17,600 SF |
|---------------------------|-----------|

| | |
|----------------------------|-----------|
| GROSS BUILDING AREA | |
| 1ST FLOOR | 17,600 SF |
| 2ND FLOOR | 17,600 SF |
| TOTAL | 35,200 SF |

| | |
|-------------------------------------|----------|
| GROSS BUILDING AREA PER UNIT | 1,100 SF |
| 35,200/32 UNITS | |

| | |
|------------------------|---------------------|
| BUILDING HEIGHT | |
| ALLOWABLE | 25 - 0' (2 STORIES) |
| PROPOSED | 25 - 0' (2 STORIES) |

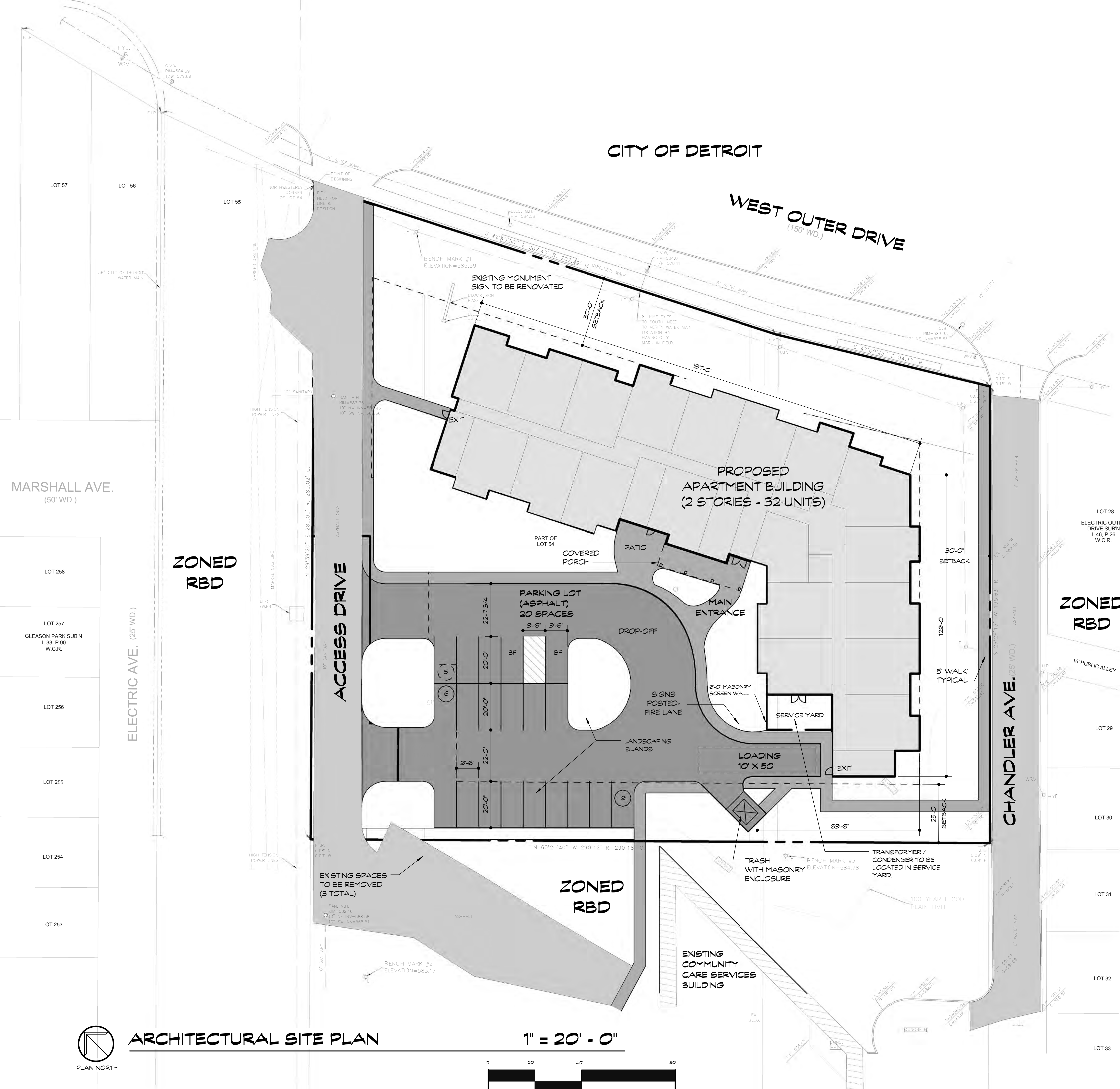
| | |
|-------------------------|----------|
| UNIT COUNT/MIX | 32 UNITS |
| 1 BEDROOM UNITS (75 SF) | |

NOTES REGARDING NON-APPLICABLE ITEMS:-
PROPOSED BUILDING USE IS 32 UNITS OF SUPPORTIVE HOUSING.

- (X) NO OUTDOOR STORAGE WILL BE PROVIDED ON SITE.
- (H) NO HAZARDOUS AND POLLUTING MATERIALS WILL BE USED OR STORED ON SITE.
- (I) NO HAZARDOUS SUBSTANCES WILL BE STORED, USED, RECYCLED OR DISPOSED OF ON SITE. NEITHER INSIDE OR OUTSIDE. (KEEP IN MECH./STORAGE.)
- (J) NO UNDERGROUND STORAGE TANKS EXIST ON THE SITE OR ARE PROPOSED.
- (K) NO KNOWN CONTAMINATED AREAS EXIST ON SITE PER SURVEY WORK, AND SITE INVESTIGATION.

SITE PLAN LEGEND:

| | |
|-------------------|-----------|
| NEW SIDEWALK | [Pattern] |
| PROPOSED BUILDING | [Pattern] |
| NEW DRIVE | [Pattern] |
| BARRIER FREE | [Pattern] |



CITY OF DETROIT

WEST OUTER DRIVE
(150' WD.)

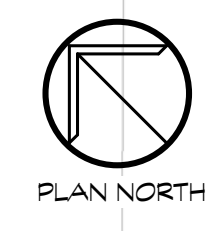
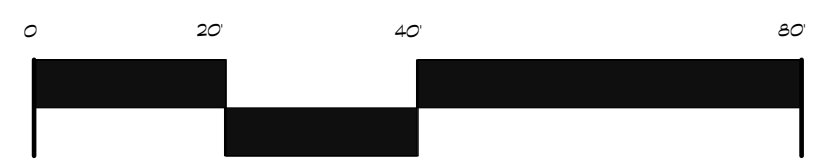
ZONED RBD

ZONED RBD

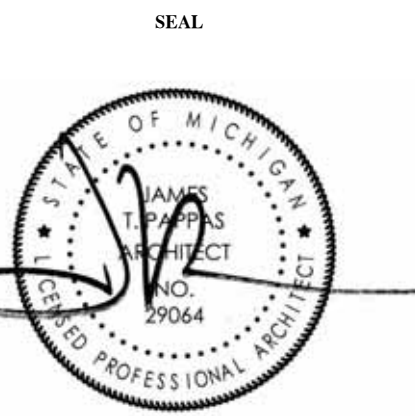
ZONED RBD

ARCHITECTURAL SITE PLAN

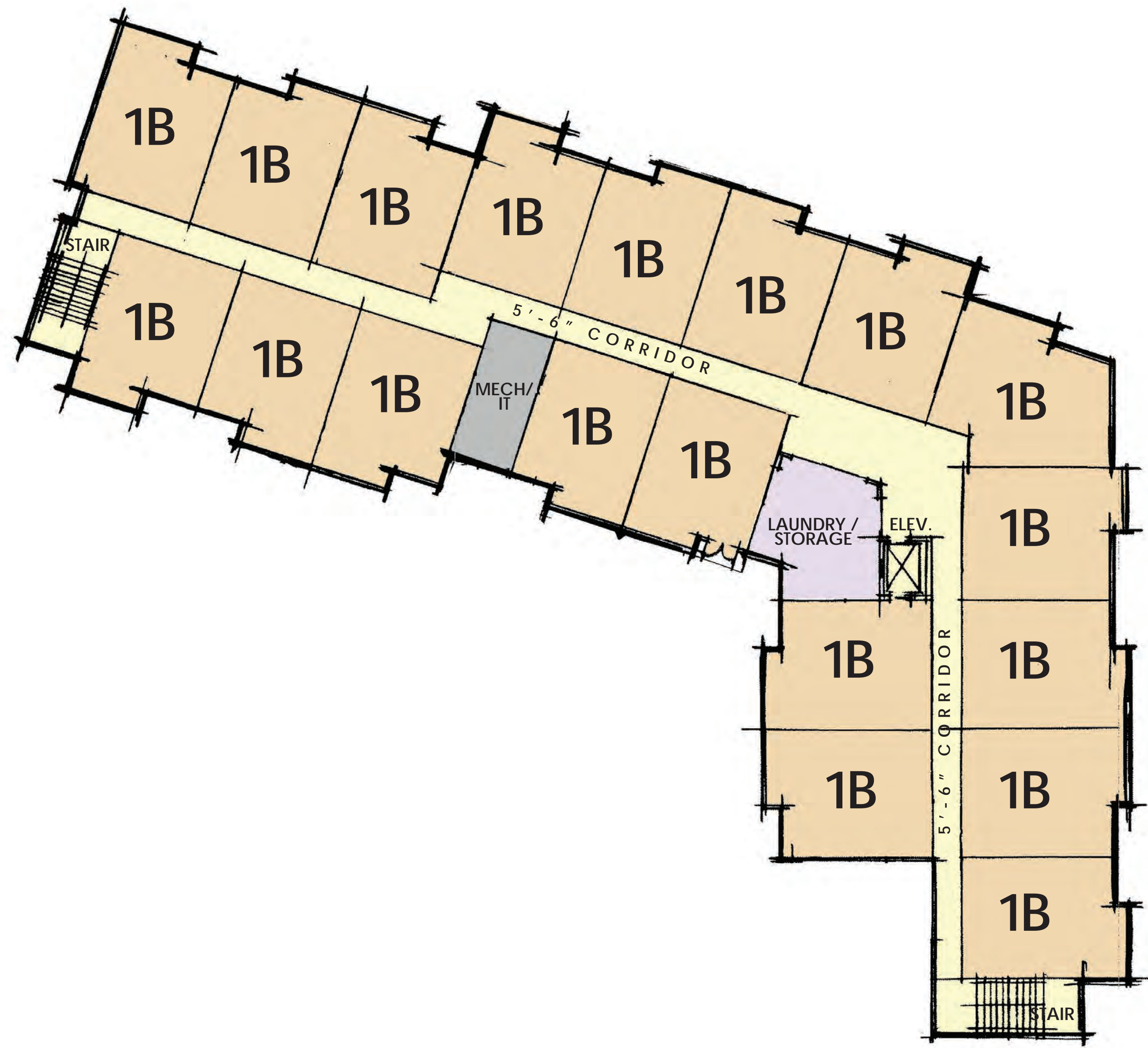
1" = 20' - 0"



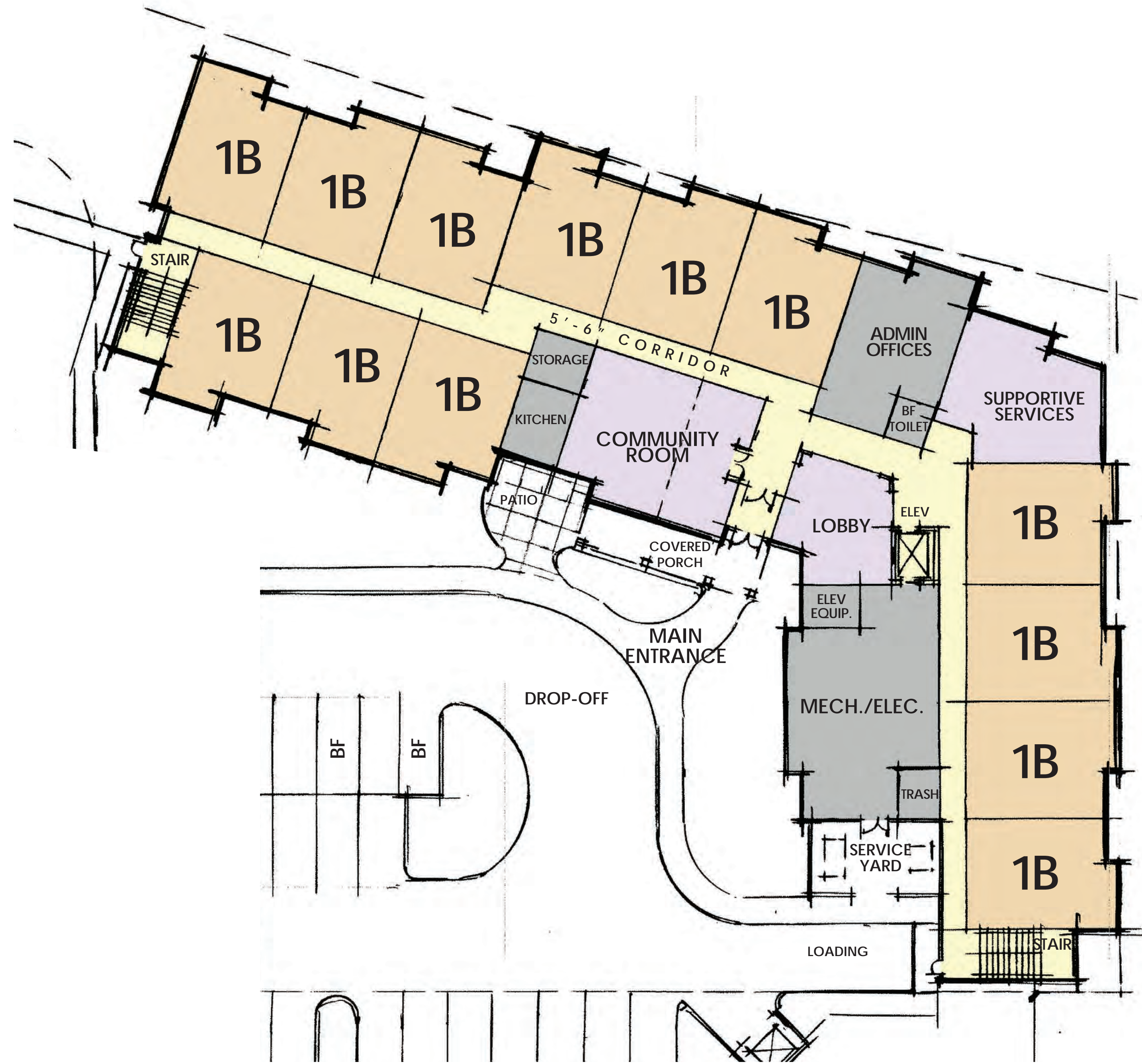
PLAN NORTH



MICHIGAN
RIVERS EDGE APARTMENTS
 LINCOLN PARK



SECOND FLOOR PLAN
 (19 UNITS)



FIRST FLOOR PLAN
 (13 UNITS)



| | |
|------------|-------------------|
| 03.19.2016 | SPA RE-SUBMISSION |
| 08.24.2016 | SPA SUBMISSION |
| DATE | ISSUE |

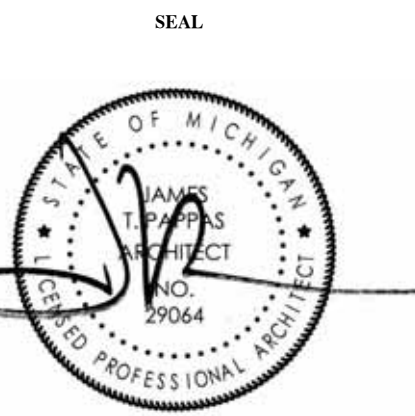
KEY PLAN

FSP PROJECT NO.
 COM16.023

DRAWING TITLE
 FIRST/SECOND
 FLOOR PLAN

DRAWING NUMBER

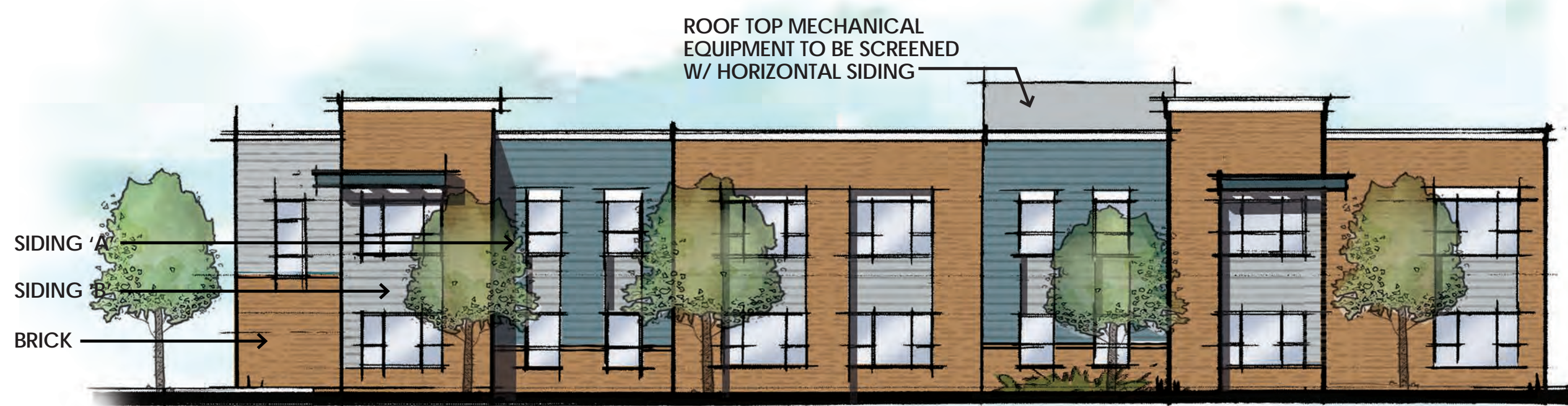
A.101



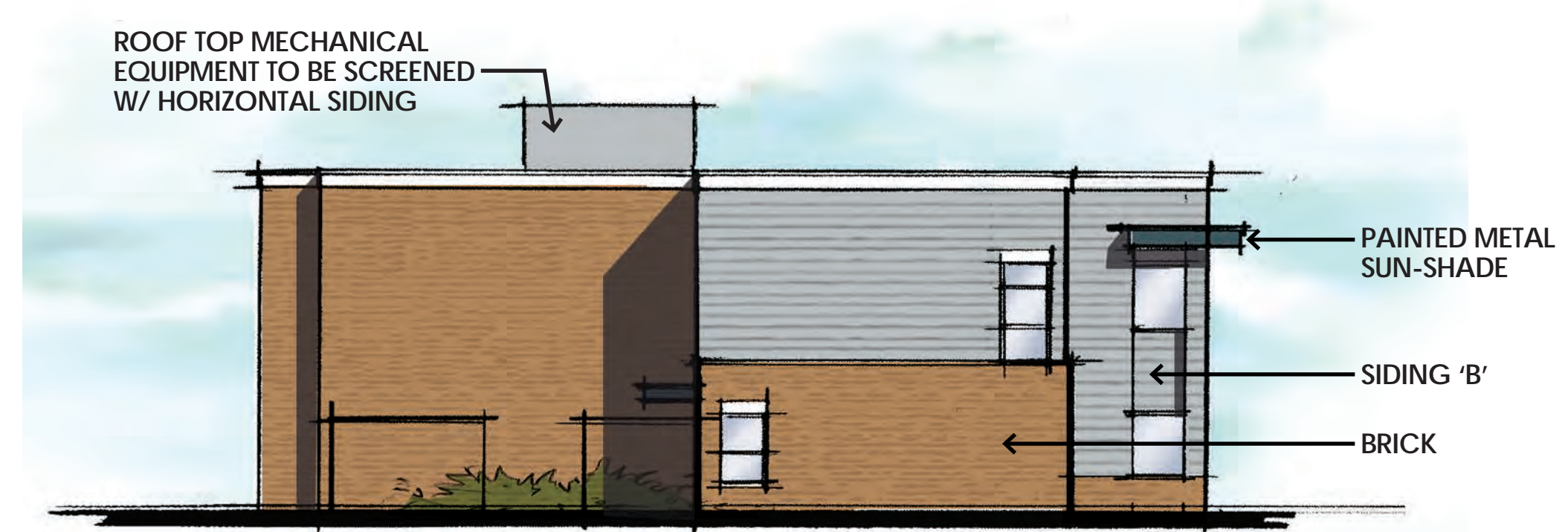
1 NORTHWEST ELEVATION 3/32" = 1'-0"



2 NORTHEAST ELEVATION (OUTER DRIVE) 3/32" = 1'-0"



3 SOUTHEAST ELEVATION (CHANDLER AVENUE) 3/32" = 1'-0"



4 SOUTHWEST ELEVATION 3/32" = 1'-0"



5 SOUTHEAST ELEVATION (FACING PARKING LOT) 3/32" = 1'-0"



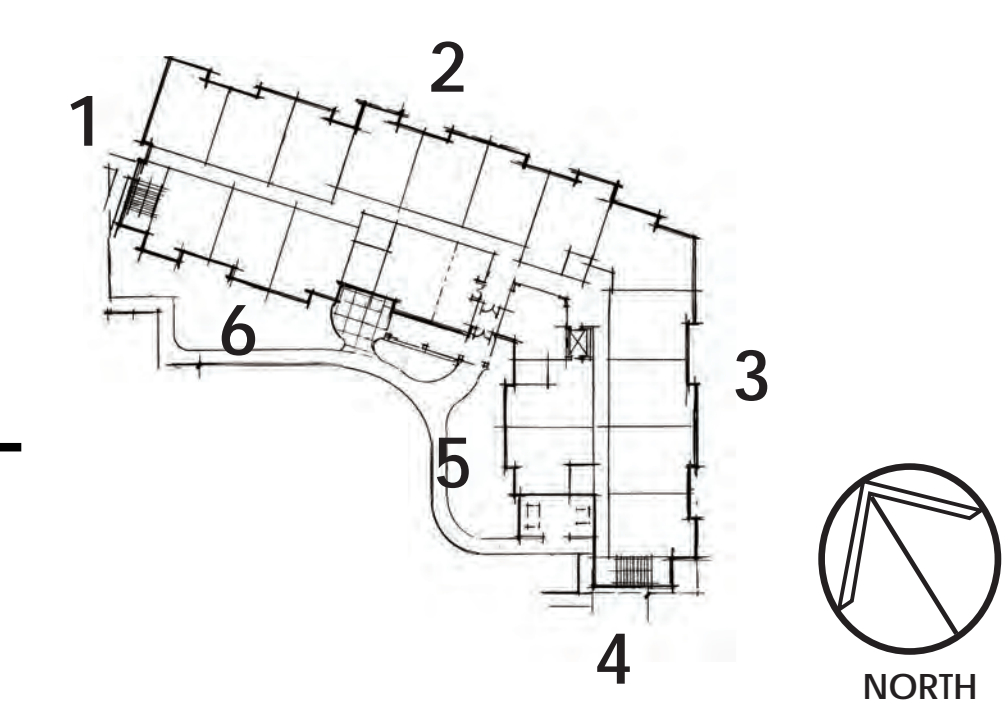
6 SOUTHWEST ELEVATION (FACING PARKING LOT) 3/32" = 1'-0"

NOTE: BUILDING HEIGHT (TO ROOF SURFACE) NOT TO EXCEED 25'-0".

ELEVATIONS



3/32" = 1'-0"



RIVERS EDGE APARTMENTS
 MICHIGAN
 LINCOLN PARK

| | |
|------------|-------------------|
| 03.19.2016 | SPA RE-SUBMISSION |
| 08.24.2016 | SPA SUBMISSION |
| DATE | ISSUE |

KEY PLAN

FSP PROJECT NO.
 COM16.023

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING NUMBER

A.201

D-Series Size 0 LED Area Luminaire

Specifications Luminaire

EPA: 0.8 ft (0.24 m)
Length: 26" (660 mm)
Width: 13" (330 mm)
Height: 7" (178 mm)
Weight (max): 16 lbs (7.3 kg)

Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBX0

| Series | LEDs | Drive Current | Color Temperature | Distribution | Voltage | Mounting | Control Options | Other Options | Finish (optional) |
|----------|--------------------|---------------|-------------------|--------------|---------|------------------|-------------------|---------------|-------------------|
| DSX0 LED | 40C 1000 (40 LEDs) | 350 mA | 4000K | T3M | MVOLT | Shipped included | Shipped installed | DSX00 | Dark bronze |
| | 40K 1000 (40 LEDs) | 350 mA | 4000K | T3M | MVOLT | Shipped included | Shipped installed | DSX00 | Black |
| | 40K 1000 (40 LEDs) | 350 mA | 4000K | T3M | MVOLT | Shipped included | Shipped installed | DSX00 | White |

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBX0

| Series | LEDs | Drive Current | Color Temperature | Distribution | Voltage | Mounting | Control Options | Other Options | Finish (optional) |
|----------|--------------------|---------------|-------------------|--------------|---------|------------------|-------------------|---------------|-------------------|
| DSX0 LED | 40C 1000 (40 LEDs) | 350 mA | 4000K | T3M | MVOLT | Shipped included | Shipped installed | DSX00 | Dark bronze |
| | 40K 1000 (40 LEDs) | 350 mA | 4000K | T3M | MVOLT | Shipped included | Shipped installed | DSX00 | Black |
| | 40K 1000 (40 LEDs) | 350 mA | 4000K | T3M | MVOLT | Shipped included | Shipped installed | DSX00 | White |

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WSTM LED Mini Wall Sconce

Specifications Luminaire

Height: 5-3/4" (14.6 cm)
Width: 12-1/2" (31.8 cm)
Depth: 1-1/2" (3.8 cm)
Weight: 6 lbs (2.7 kg)

Ordering Information

EXAMPLE: WSTM LED 2A 40K 120 DDBTX0

| Series | LEDs | Drive Current | Color Temperature | Distribution | Voltage | Mounting | Control Options | Other Options | Finish (optional) |
|----------|---------------------|---------------|-------------------|--------------|---------|------------------|-------------------|---------------|-------------------|
| WSTM LED | 2A 40K 120 (2 LEDs) | 300 mA | 4000K | T2M | 120V | Shipped included | Shipped installed | WSTM000 | Dark bronze |
| | 2A 40K 120 (2 LEDs) | 300 mA | 4000K | T2M | 120V | Shipped included | Shipped installed | WSTM000 | Black |
| | 2A 40K 120 (2 LEDs) | 300 mA | 4000K | T2M | 120V | Shipped included | Shipped installed | WSTM000 | White |

Introduction

The Architectural WSTM Mini-Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 87% over metal halide versions. The diffuse lens eliminates harsh glare while producing comfortable illumination.

The WSTM LED is ideal for replacing existing 50-100W metal halide or 26-42W compact fluorescent wall-mounted products and can be mounted in either lens up or lens down orientation. The expected service life is over 10 years of nighttime use.

Ordering Information

EXAMPLE: WSTM LED 2A 40K 120 DDBTX0

| Series | LEDs | Drive Current | Color Temperature | Distribution | Voltage | Mounting | Control Options | Other Options | Finish (optional) |
|----------|---------------------|---------------|-------------------|--------------|---------|------------------|-------------------|---------------|-------------------|
| WSTM LED | 2A 40K 120 (2 LEDs) | 300 mA | 4000K | T2M | 120V | Shipped included | Shipped installed | WSTM000 | Dark bronze |
| | 2A 40K 120 (2 LEDs) | 300 mA | 4000K | T2M | 120V | Shipped included | Shipped installed | WSTM000 | Black |
| | 2A 40K 120 (2 LEDs) | 300 mA | 4000K | T2M | 120V | Shipped included | Shipped installed | WSTM000 | White |

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D-Series Size 1 LED Wall Luminaire

Specifications Luminaire

Width: 13-3/4" (349 mm)
Depth: 10" (254 mm)
Height: 6-3/8" (162 mm)

Back Box (BBW, ELCW)

Width: 13-3/4" (349 mm)
Depth: 4" (102 mm)
Height: 6-3/8" (162 mm)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building modern applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTX0

| Series | LEDs | Drive Current | Color Temperature | Distribution | Voltage | Mounting | Control Options | Other Options | Finish (optional) |
|-----------|--------------------|---------------|-------------------|--------------|---------|------------------|-------------------|---------------|-------------------|
| DSXW1 LED | 20C 1000 (20 LEDs) | 350 mA | 4000K | T3M | MVOLT | Shipped included | Shipped installed | DSXW000 | Dark bronze |
| | 20K 1000 (20 LEDs) | 350 mA | 4000K | T3M | MVOLT | Shipped included | Shipped installed | DSXW000 | Black |
| | 20K 1000 (20 LEDs) | 350 mA | 4000K | T3M | MVOLT | Shipped included | Shipped installed | DSXW000 | White |

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building modern applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTX0

| Series | LEDs | Drive Current | Color Temperature | Distribution | Voltage | Mounting | Control Options | Other Options | Finish (optional) |
|-----------|--------------------|---------------|-------------------|--------------|---------|------------------|-------------------|---------------|-------------------|
| DSXW1 LED | 20C 1000 (20 LEDs) | 350 mA | 4000K | T3M | MVOLT | Shipped included | Shipped installed | DSXW000 | Dark bronze |
| | 20K 1000 (20 LEDs) | 350 mA | 4000K | T3M | MVOLT | Shipped included | Shipped installed | DSXW000 | Black |
| | 20K 1000 (20 LEDs) | 350 mA | 4000K | T3M | MVOLT | Shipped included | Shipped installed | DSXW000 | White |

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LDN4SQ

FEATURES & SPECIFICATIONS

INTENDED USE — Typical application includes corridors, lobbies, restrooms and private offices.

CONSTRUCTION — Double square metal reflectors retained by tension springs. Galvanized steel mounting junction box; galvanized steel junction box with bottom flanged access covers and spring latches.

VERTICALLY ADJUSTABLE — Mounting brackets with commercial bar hangers provide 3-1/2" total adjustment. Two combinations 1/2" 3/4" and 1/2" 1/2" knockouts for mounting through ceiling. Capacity: 5 lbs; 4 lbs; for 12 lbs; for 12 lbs.

OPTICS — LED arrayed in a 3-step SDCI, 8000K minimum. LED lights are concealed with diffusing optics.

GENERAL ILLUMINATION — 1.5 S/N and 55° cutoff for sensor and sensor stage. Self-adjusted anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted finishes.

ELECTRICAL — 16A 120V, 2000h; 4000h; 6000h; 8000h; 10000h; 12000h; 14000h; 16000h; 18000h; 20000h; 22000h; 24000h; 26000h; 28000h; 30000h; 32000h; 34000h; 36000h; 38000h; 40000h; 42000h; 44000h; 46000h; 48000h; 50000h; 52000h; 54000h; 56000h; 58000h; 60000h; 62000h; 64000h; 66000h; 68000h; 70000h; 72000h; 74000h; 76000h; 78000h; 80000h; 82000h; 84000h; 86000h; 88000h; 90000h; 92000h; 94000h; 96000h; 98000h; 100000h.

LISTINGS — Compliant to US and Canadian safety standards. Mount location standard (vert location), covered ceiling optional.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerService/Forms_and_Webinars.aspx

Note: Actual performance may differ as a result of end-use environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

LDN4SQ

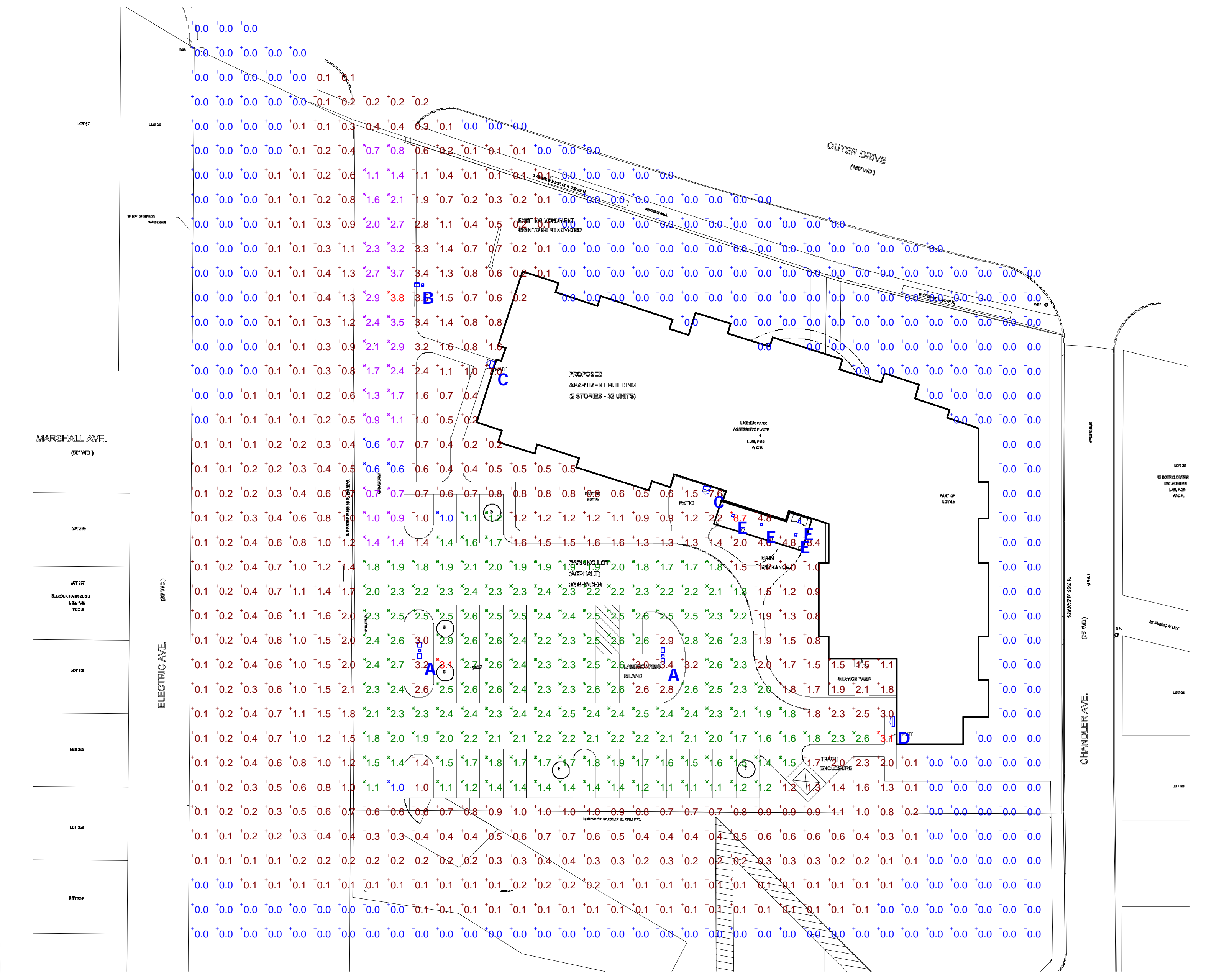
Load device will vary depending on options selected. Consult with your sales representative.

| Series | Color Temperature | Lumens* | Aperture/Trim Color | Finish | Voltage | Driver | Options |
|------------------|-------------------|---------------|---------------------|-------------|-----------|--------|--------------------|
| LDN4SQ 4" square | 27/ 2700K | 45 500 lumens | LS4 Downlight | AR Clear | 120/ 120V | EV1 | added LED 1% 0-10V |
| | 30/ 3000K | 45 500 lumens | LSW4 Walkway | WR White | 120/ 120V | EV2 | added LED 1% 0-10V |
| | 35/ 3500K | 45 500 lumens | LS4 Downlight | BR Black | 277/ 277V | EV3 | added LED 1% 0-10V |
| | 40/ 4000K | 45 500 lumens | LS4 Downlight | LS Specular | 147/ 347V | EV4 | added LED 1% 0-10V |

Notes:

- Overall height is based on luminaire package height to dimensional chart on page 1.
- Not available with finishes.
- Not available with emergency options.
- Not available with 120V/277V.
- Available with 16A 120V reflector only.

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GENERAL NOTE

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

| Symbol | Label | QTY | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Filename | Lumens per Lamp | LLF | Wattage | Mounting Height |
|--------|-------|-----|-------------------|---------------------------------|--|--------------|--------------|---------------------------------------|-----------------|-----|---------|-----------------|
| | A | 2 | Lithonia Lighting | DSX0 LED 40C 1000 40K T5W MVOLT | DSX0 LED with 40 LEDs @ 1000 mA, 4000K, Type 5 Wide Optics | LED | 1 | DSX0_LED_40C_1000_40K_T5W_MVOLT.ies | 15741 | 0.9 | 276 | 20'-0" |
| | B | 1 | Lithonia Lighting | DSX0 LED 40C 1000 50K T2M MVOLT | DSX0 LED with 40 LEDs @ 1000 mA, 5000K, Type 2 Medium Optics | LED | 1 | DSX0_LED_40C_1000_50K_T2M_MVOLT.ies | 14986 | 0.9 | 138 | 20'-0" |
| | C | 2 | Lithonia Lighting | WSTM LED 2A 40K 120 DIFS | WSTM LED WITH 2 BOARDS, 4000K CCT, 120 VOLT, DIFFUSE GLASS LENS | SAMSUNG 2323 | 1 | WSTM_LED_2A_40K_120_DIFS.ies | 1277 | 0.9 | 16.2 | 8'-0" |
| | D | 1 | Lithonia Lighting | DSXW1 LED 20C 1000 40K TFTM | DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA | LED | 1 | DSXW1_LED_20C_1000_40K_TFTM_MVOLT.ies | 7711 | 0.9 | 73.2 | 15'-0" |
| | E | 4 | Lithonia Lighting | LDN4SQ 40/10 LS4AR LD | 4IN SQUARE LDN, 4000K, 1000LM, BOCRI, CLEAR, MATTE DIFFUSE REFLECTOR | LED | 1 | LDN4SQ_40_10_LS4AR_LD.ies | 978 | 0.9 | 12.58 | 10'-0" |

| DATE: | BY: | REVISIONS: | DATE: | BY: | REVISIONS: |
|---------|-----|---------------------------------|-------|-----|------------|
| 3-3-17 | DD | ISSUED FOR CITY REVIEW | | | |
| 3-16-18 | DD | SITE PLAN APPROVAL RESUBMISSION | | | |

REMOVAL FROM FLOOD PLAIN PLAN

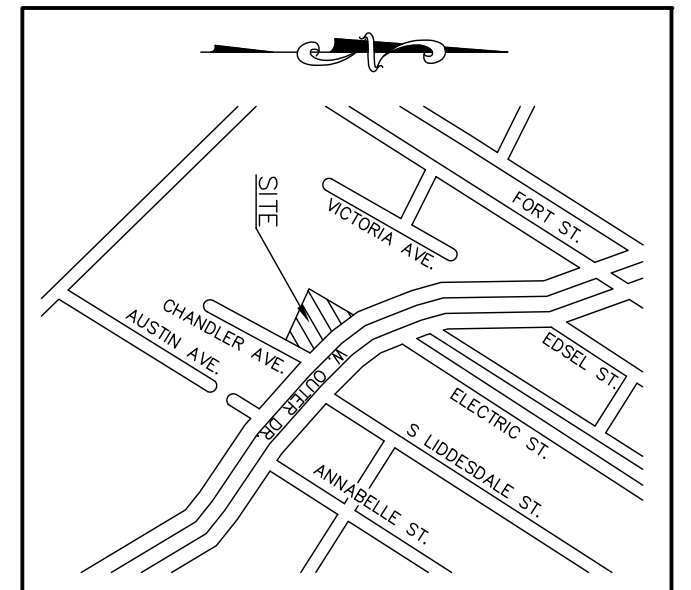
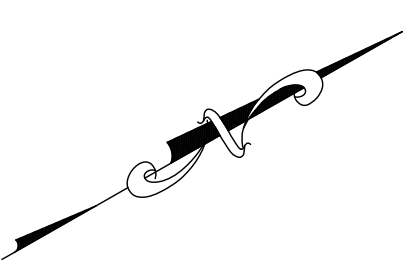
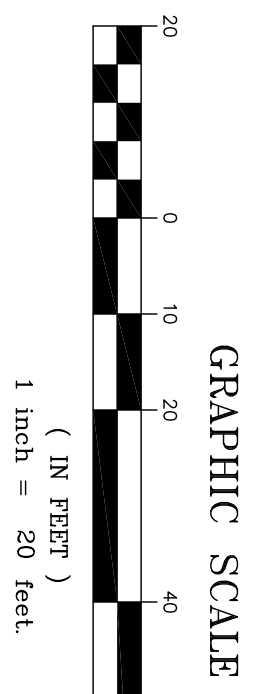
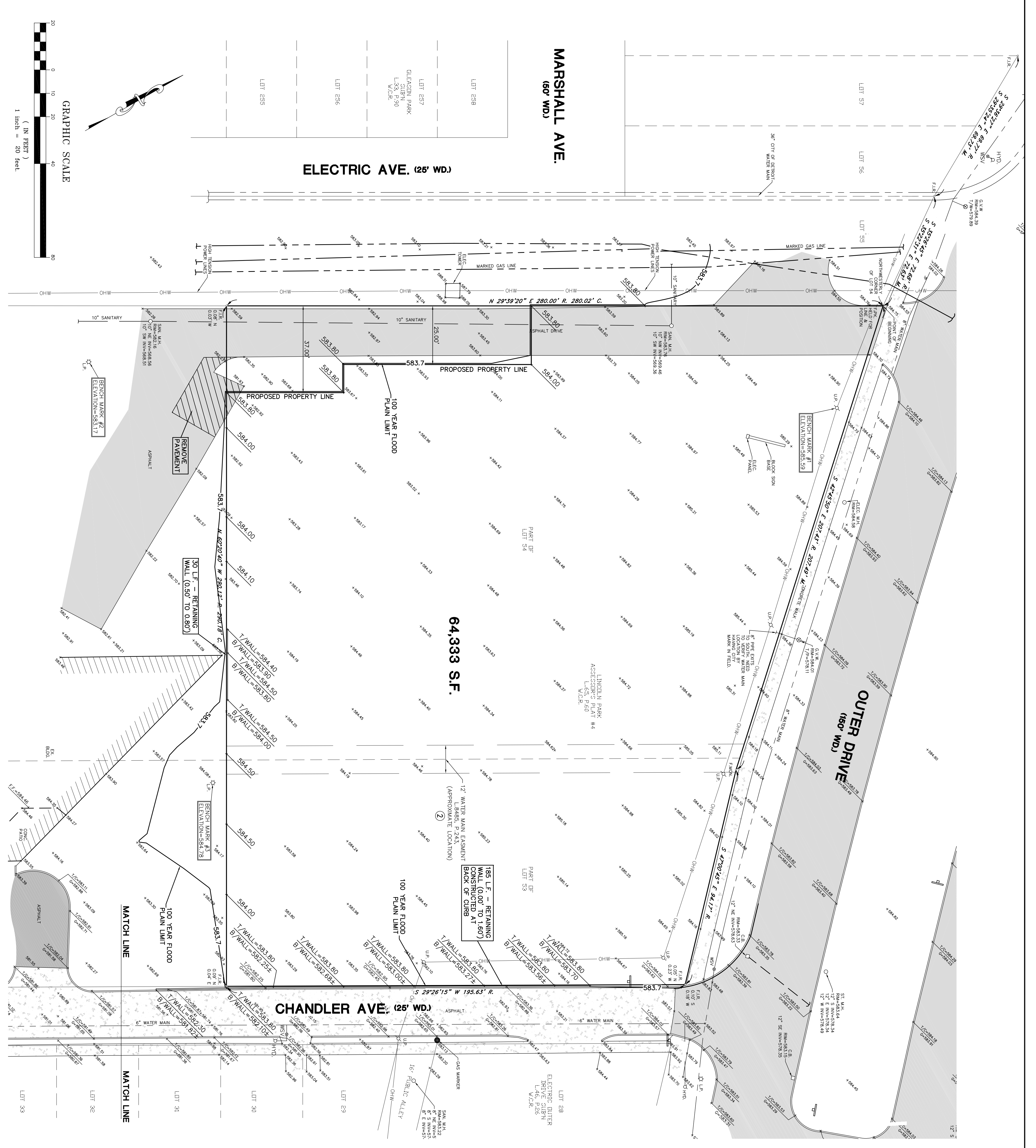
PART OF LOTS 53 & 54, LINCOLN PARK ASSESSOR'S PLAT #4, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN

| | |
|-------------|----------|
| SUBMIT BY | P.J. |
| DESIGN BY | D.J.C. |
| CHECKED BY | G.J.L.R. |
| APPROVED BY | G.J.L.R. |

GEORGE JEROME & CO.
CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS
28300 HAWES
ANN ARBOR, MI 48106
(360) 774-3000

ORDER NO. 25-835
FIELD BOOK 1410 PDS-1-3
DRAWING FILE NO. _____

SHEET NO. **1**



LEGEND

| | |
|--------|-------------------------|
| RE | RECORD |
| MC | MISCELLANEOUS |
| HC | HEAVY BROW'S MAP |
| FR | FOUND IRON ROD |
| FMON | FOUND MONUMENT |
| S.I.R. | SET IRON ROD |
| SPK | SET P.K. NAIL |
| OC | OUTLET CURB |
| FF | FINISHED FLOOR |
| T/W | TOP OF WALL |
| T/P | TOP OF PIPE |
| D.C.B. | CATCH BASIN |
| U.P. | UTILITY POLE |
| CO | CLEAN OUT |
| CLP | CLEAN LINE |
| GW | GATE VALVE AND WELL |
| WSV | WATER STOP VALVE |
| 4.H.D. | FIRE HYDRANT |
| S.P. | STEEL PIPES |
| W.M. | WATER MAINS |
| W | WELL |
| FW | FENCE |
| G.W. | GUY WIRE |
| S | SANITARY/COMBINED SEWER |
| SS | STORM SEWER |
| U | UTILITY LINES |
| OHW | OVERHEAD UTILITY LINES |

SITE BENCHMARKS.

- 1. REFERENCE BENCHMARK: 20' CONCRETE COLUMN W/ NEI'S MOST COLLUMNS N. ON C. OUTER DR. & E. OF C. 175 ELEV. 589.24 (N.AVD 88)
- 2. SITE BENCHMARK #1: R.R. SPIKE IN STAGE OF UTILITY POLE W. OF OUTER DR. R.O.W. & 50' ELY. OF HIGH TENSION POWER LINES ELEV. 585.59 (N.AVD 88)
- 3. SITE BENCHMARK #2: I.R. NAIL N. SIDE CONC. LIGHT POLE BASE 50'S & 25' E. OF SW PROPERTY CORNER ELEV. 583.17 (N.AVD 88)
- 4. SITE BENCHMARK #3: I.R. NAIL N. SIDE CONC. LIGHT POLE BASE 80' W. & 6' S. OF SE PROPERTY CORNER ELEV. 584.78 (N.AVD 88)

SCHEDULE B EXCEPTIONS

1. Permanent Water Main Easement recorded in Liber 48984 Page 625, Wayne County Records. Easement location is approximate, as exact location of water main is not known.
2. Pipeline Easement recorded in Liber 5485 Page 243, Wayne County Records. Easement is not sufficiently described and therefore is not plotted hereon.
3. Declaration and Grant of Cross Easements for Ingress and Egress recorded in Liber 21343 Page 548, Wayne County Records. Easement is blatted in nature and therefore is not plotted hereon.
4. Terms and conditions of The Amended Urban Renewal Plan recorded in Liber 19755, 106, Wayne County Records. Easement is blatted in nature and therefore is not plotted hereon.

LEGAL DESCRIPTION (Old Republic National Title Insurance Company Commission No. 701109, Dated April 5, 2010)

Land in the City of Lincoln Park, County of Wayne, State of Michigan, described as follows:
That part of Lots 53 and 54, "LINCOLN PARK ASSESSOR'S PLAT NO. 4", according to the plat thereof as recorded in Liber 65 of Plats, Page 60, Wayne County Records, described as beginning at the Northwestly corner of Lot 54, thence South 42 degrees 45 minutes 05 seconds East 207.43 feet, thence South 47 degrees 00 minutes 45 seconds East 94.17 feet, thence South 29 degrees 24 minutes 20 seconds East 280.00 feet to the point of beginning.

BOUNDARY CERTIFICATION

George Jerome & Co. hereby certifies to Community Care Services that it has surveyed the above described property, description furnished by you, for the purpose of establishing outline boundaries, and that the boundaries and corners of said property are as indicated hereon.

River's Edge Apartments Site Plan Review

| | |
|----------------|--|
| Applicant | Community Care Services, Susan Kozak |
| Project | River's Edge Apartments |
| Address | 26182 Outer Drive (<i>Working address has been CCS, 26184 Outer Drive</i>) |
| Date | September 7, 2016 |
| Request | Site Plan Approval |
| Recommendation | Approve with Conditions |

GENERAL

All elements of the site plan shall be designed to take into account the site's topography, the size and type of plot, the character of adjoining property, and the traffic operations of adjacent streets. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Zoning Code. The site plan shall conform with all requirements of this Zoning Code, including those of the applicable zoning district(s).

Project and Site Description

The applicant proposes to build thirty-two (32) units of affordable multifamily rental housing with supportive services to be provided on and off site. Residency will be restricted to individuals and tenants whose incomes are at or below 60% of the area median income for Wayne County. It is intended that Community Care Services will work closely with the facility's management to coordinate the housing needs of CCS's clientele with the facility, and for CCS to offer some of its customary outpatient care services on-site at the proposed facility. These services are intended to enhance the residents' ability to maintain independent living, and will address the unique needs of each resident.

Site conditions

Figure 1: Aerial View



The property is a vacant parcel which is owned by and adjacent to Community Care Services’ property at 28164 West Outer Drive. It is on the northern edge of the City, separated from the City of Detroit by Outer Drive. The northern branch of the Ecorse River flows to the south of CCS’ current building, and a small portion of the subject site’s southwest corner falls within the 100-year floodplain while a much larger portion is within the 500-year floodplain. Land within the 500-year floodplain designation serves as a buffer between areas of likely flooding (100-year) and areas of minimal flood hazard. It is generally not associated with additional property impacts, such as flood insurance requirements, but should be understood by its proprietors to have some risk of flood damage.

Figure 2: Flood Zone



Master Plan

Future Land Use Classification

The site is intended for Office / Medical future land use.

Intent; Desirable Uses and Elements

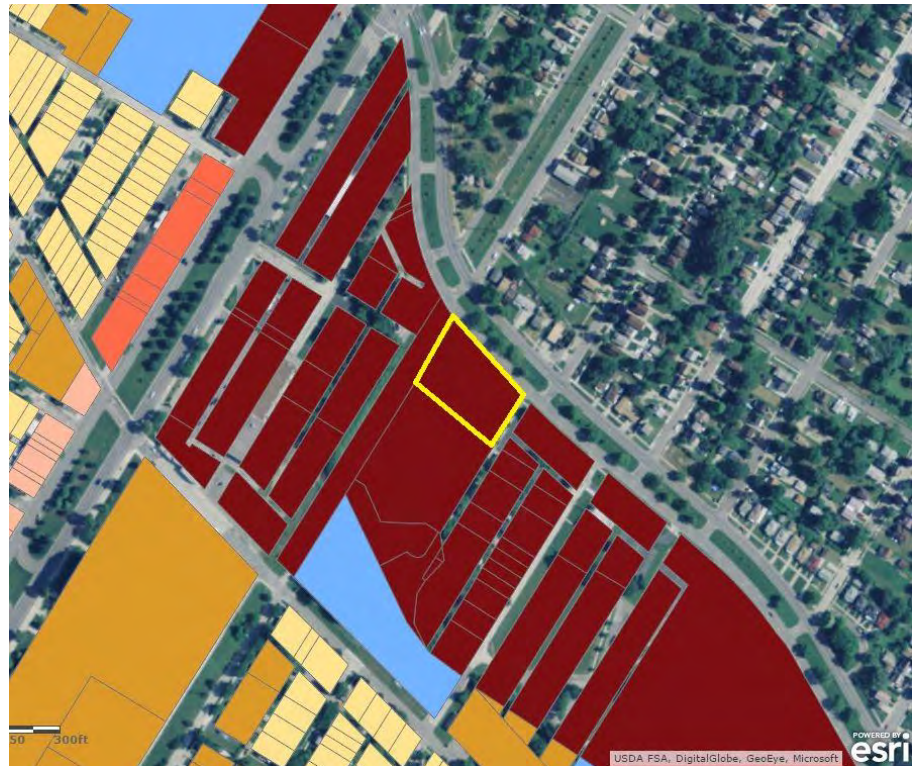
The intent of this district is to locate professional offices and larger medical facilities, including health centers and hospitals, along major thoroughfares to ensure ready access for all City residents. Limited commercial uses that complement and have minimal impact on the primary office uses are also appropriate. Office / Medical uses should provide for pedestrian circulation and public transportation facilities.

Land Use and Zoning

Zoning

The site is zoned Regional Business District (RBD).

Figure 3: Zoning Map



Per Section 1282.02 of the Lincoln Park Zoning Code, senior housing and housing for the elderly is a principal permitted use in the RBD, and Section 1282.03 of the Code permits after special approval uses which are similar to principal permitted uses. The Code defines “housing for the elderly” in Section 1260.08 as follows:

HOUSING FOR THE ELDERLY: *An institution other than a hospital or hotel which provides room and board to non-transient persons primarily sixty (60) years of age or older. Housing for the elderly may include:*

- (1) **Senior Apartments:** *Multiple-family dwelling units occupied by persons fifty-five (55) years of age or older.*
- (2) **Elderly Housing Complex:** *A building or group of buildings containing dwellings where the occupancy is restricted to persons sixty (60) years of age or older or couples where either the husband or wife is sixty (60) years of age or older.*
- (3) **Congregate or Interim Care Housing:** *A semi-independent housing facility containing congregate kitchen, dining, and living areas, but with separate sleeping rooms. Such facilities typically provide special support services, such as transportation and limited medical care.*
- (4) **Dependent Housing Facilities:** *Facilities such as convalescent homes and nursing homes which are designed for older persons who need a wide range of health and support services, including personal nursing care.*

The proposed project consists of a housing facility restricted to individuals and tenants whose incomes are at or below 60% of the area median income for Wayne County. It is intended that Community Care Services will work closely with the facility’s management to coordinate the housing needs of CCS’s clientele with the facility, and for CCS to offer some of its customary outpatient care services on-site at the proposed facility. Because of this relationship, and because the City of Lincoln Park does not define “supportive housing” specifically, this project is considered for the purposes of zoning classification to be similar to housing for the elderly, and thus a use permitted after special approval in the RBD.

In addition to the RBD designation, the City’s Flood Hazard Overlay District is delineated by the 100-year floodplain designations throughout the City, including the area shown on the project site in Figure 2. Uses in this part of the site are restricted by §1294.36; off-street parking is proposed and permitted.

Proposed and Existing Uses

- Site: Supportive housing
- North: ROW, City of Detroit
- East: Medical
- South: Community Care Services (same ownership)
- West: Electrical transmission easement

Dimensional Standards

The dimensional requirements of the RBD district are described in the chart below. (§1294.32, except where noted.)

| | Required | Provided | Compliance |
|--------------------------------------|---|-----------------------|------------|
| Lot Width | 40' | 286' | Met |
| Street Frontage (§1294.09) | Shrubbery and low retaining walls 2 ½' < height < 8' | | Met |
| Lot Area | 4000 sf in RBD; 2000 sf per dwelling unit used to calculate (MFRD standard) = 64,000 sf | 66,495 sf | Met |
| Lot Coverage | 50% | 17,475 / 66,495 = 26% | Met |
| Height | 2 stories or 25' | 25' plus parapet | Met |
| Setback – Front | 30' | 30' | Met |
| Setback – Sides | 10' least; 20' total | 30', 30' = 60' total | Met |
| Setback – Rear | 25' | 27' | Met |

Items to be addressed

None

BUILDING DESIGN

The building design shall relate to the surrounding environment in regard to texture, scale, mass, proportion, and color. High standards of construction and quality materials will be incorporated into the new development. In addition to following design guidelines adopted in specific district or sub-area plans, the building design shall meet the requirements of Section 1296.04, Standards for Architecture and Building Materials.

| Required | Compliance |
|--|------------|
| <ul style="list-style-type: none"> • Building mass, height, bulk and width-to-height ratio within 50-150% of buildings within 500' | Met |
| <ul style="list-style-type: none"> • Architectural variety • Similar materials and entrances to buildings within 500' | Met |
| <ul style="list-style-type: none"> • Building materials: primarily natural products conveying permanence (brick, decorative masonry block, stone, or beveled wood siding) = 75% of each façade (industrial districts, 50% if facing ROW) • 25% may be glass, exterior insulation finish systems (EIFS), vinyl, aluminum, or steel siding; or similar synthetic or highly-reflective materials (industrial districts not facing public streets or freeways, these and pre-cast concrete or plain masonry block) • Natural colors (bright for decorative features only) | Met |
| <ul style="list-style-type: none"> • Façade: <100' uninterrupted • If >100' = recesses, off-sets, angular forms, arches, colonnades, columns, pilasters, detailed trim, brick bands, contrasting courses of material, cornices or porches • All sides similar | Met |
| <ul style="list-style-type: none"> • Windows: vertical, recessed, visually-obvious sills • Spaces between windows = columns, mullions, or material found elsewhere on the façade • Front facades > 25% windows • Size, shape, orientation, spacing to match buildings within 500' | Met |
| <ul style="list-style-type: none"> • Main entrances: doors larger • Framing devices (overhangs, recesses, peaked roof forms, porches, arches, canopies, parapets, awnings, display windows, accent colors, tile work, moldings, pedestrian-scale lighting, distinctive door pulls) | Met |
| <ul style="list-style-type: none"> • Pitched / shingled roof forms • Overhanging eaves with slope of 0.5 to 1 • Rooflines >100' = roof forms, parapets, cornice lines • Roof-top mechanical equipment screened by roof form. | Met |

Items to be addressed

None

PRESERVATION OF SIGNIFICANT NATURAL FEATURES

Judicious effort shall be used to preserve the integrity of the land, existing topography, and natural, historical, and architectural features as deemed in this Zoning Code, in particular flood hazard areas and wetlands designated/regulated by the Michigan Department of Environmental Quality, and, to a lesser extent, flood hazard areas and wetlands which are not regulated by the Department.

A portion of the site, which is proposed to be developed into the parking lot, lies within the 100-year floodplain of the Ecorse River. Applicant to identify how this criteria has been met.

Items to be addressed

- Applicant to identify how the project addresses the preservation of significant natural features, specifically the inclusion of lands within the 100-year floodplain in the parking area

SIDEWALKS, PEDESTRIAN AND BICYCLE CIRCULATION

The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and sidewalks/ pedestrian or bicycle pathways in the area. There shall be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of primary and secondary schools, playgrounds, local shopping areas, fast food/ service restaurants and other uses which generate a considerable amount of pedestrian or bicycle traffic.

Sidewalks are provided throughout the project site. A separated pedestrian circulation system connects the proposed project to the parking lot, the service drive, public rights-of-way at Outer Drive and Chandler Avenue, and Community Care Services’ existing property at 26184 West Outer Drive. The sidewalk along Outer Drive also serves as a connection to the SMART transit system, hosting a stop for route 125 Fort Street / Eureka.

Items to be addressed

None

PARKING

The number and dimensions of off-street parking [spaces] shall be sufficient to meet the minimum required by this Zoning Code. However, where warranted by overlapping or shared parking arrangements, the Planning Commission may reduce the required number of parking spaces, as provided in this Zoning Code.

| Use | Required | Proposed | Compliance |
|--------------------|---|----------|--|
| Supportive housing | Senior citizen housing: One for every two dwelling units = 32/2 = 17 (max 21) Convalescent homes: One for every three beds or two rooms plus one for each employee on duty = 20 (max 25) | 32 | Exceeds maximum requirements by 7 to 11 spaces depending on the standard used |

It appears that the applicant used the standards for Multiple Family Residential Housing to calculate the parking requirements. However, the application is being considered as a similar use to housing for the elderly, which has differing requirements from MFRD and even differing requirements among types of housing for the elderly. The applicant should declare which of the two scenarios above most closely resembles the proposed scenario (senior citizen housing or convalescent home), then reduce the parking

allotment to no more than 25% above the minimum required. Removal of parking within the 100-year floodplain is preferred.

Items to be addressed

- Applicant to declare whether the use more closely resembles “senior citizen housing” or a “convalescent home,” and adjust the proposed parking allotment to no more than 25% above the minimum required number of spaces.

BARRIER-FREE ACCESS

The site has been designed to provide barrier-free parking and pedestrian circulation.

| Required Spaces | Required Barrier-Free Spaces | Proposed Barrier-Free Spaces | Compliance |
|-----------------|------------------------------|------------------------------|------------|
| >25 | 1 | 2 | Met |

Items to be addressed

None

LOADING

All loading and unloading areas and outside storage areas, including refuse storage stations, shall be screened in accordance with this Zoning Code.

| Gross Floor Area | Loading Spaces – Required | Loading Spaces – Provided | Compliance |
|------------------|---------------------------|---------------------------|------------|
| 17,475 | 1 | 1 | Met |

Items to be addressed

None

ACCESS, DRIVEWAYS, AND VEHICULAR CIRCULATION

Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the site shall be provided. Drives, streets, parking and other elements shall be designed to discourage through traffic, while promoting safe and efficient traffic operations within the site and at its access points. All driveways shall meet the design and construction standards of the City. Access to the site shall be designed to minimize conflicts with traffic on adjacent streets, particularly left turns into and from the site. For uses having frontage and/or access on a major traffic route, as defined in the City of Lincoln Park Comprehensive Development Plan, the number, design, and location of access driveways and other provisions for vehicular circulation shall comply with the provisions of Section 1290.10, Access Management Standards.

Outer Drive is identified in §1290.10 as a major traffic route to which the access management and driveway standards in that section apply.

| Required | Provided | Compliance |
|---|---|------------|
| <ul style="list-style-type: none"> • Single two-way driveway or pair of one-way driveways • Two-way: 25' < throat width < 30' (face to face of curb). One-way paired: each 20' measured perpendicularly. May be separated by 10' median; sidewalks shall be continued or maintained • 25' radii; 30' radii where daily truck traffic expected • Corner lots: one access point per street with >100' frontage • If frontage >300' and documented need (ITE), may allow additional access with design restrictions • If frontage >600', max of 3 drives may be allowed; one with design restrictions | <p>The site is accessed via an access road from Outer Drive. A pair of two-way driveways leads from the access drive into the parking lot.</p> | <p>Met</p> |
| <ul style="list-style-type: none"> • Shared access: driveways along property lines, connecting parking lots, on-site frontage roads, rear service drives. Encouraged and may be required for sites within 1/4 mile of major intersections; having dual frontage; with <300' frontage; with sight distance problems; along congested or accident-prone roadway segments • Connection to adjacent facilities may be required; site accommodation may be required for future connection to undeveloped adjacent property • Letters of agreement or access easements required | <p>No shared access arrangements are proposed, and connection to adjacent facilities is limited to the sidewalk along Chandler Ave. Considering the uniform ownership of, and proposed relationship between, the existing CCS property and the subject site, it is recommended that the applicant consider these opportunities.</p> | <p>Met</p> |
| <ul style="list-style-type: none"> • Triangular unobstructed view areas: from corner of two ROWs, 25' along each; from corner of ROW and driveway, 10' along driveway and 5' along ROW • Grass / groundcover only in 3' strip abutting driveway and ROW • Trees permitted if trimmed between 30" and 6' from ground level | <p>Groundcover and trees are proposed in the triangular unobstructed view areas.</p> | <p>Met</p> |
| <ul style="list-style-type: none"> • May require drive to be located on the far side of the property from congested intersections • >150' from signalized intersection or 4-way stop, or right-turn-only at 75' from intersection • >100' otherwise • >200' from centerline of I-75 access ramps | <p>N/A</p> | <p>N/A</p> |
| <ul style="list-style-type: none"> • Same side of street: Driveway spacing determined by speed limits in §1290.10 • Across the street: Driveways directly aligned or >150' offset (excludes right-turn-only) • Directional driveways, divided driveways, and deceleration tapers and/or by-pass lanes may be required by the Planning Commission where they will reduce congestion and accident potential | <p>N/A</p> | <p>N/A</p> |

Items to be addressed

- No shared access arrangements are proposed, and connection to adjacent facilities is limited to the sidewalk along Chandler Ave. Considering the uniform ownership of, and proposed relationship between, the existing CCS property and the subject site, it is recommended that the applicant consider these opportunities.*

EMERGENCY VEHICLE ACCESS

All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as required by the Fire Department and Police Department.

This item is subject to review by the Lincoln Park Fire and Police Departments.

Items to be addressed

- Emergency vehicle access is subject to Fire and Police Department review*

STREETS

All streets shall be developed in accordance with the City of Lincoln Park Subdivision Control Ordinance and construction standards, unless developed as a private road in accordance with the requirements of the City.

No new streets are proposed.

Items to be addressed

None

LANDSCAPING, SCREENING, AND OPEN SPACE

The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this Zoning Code. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. Landscaping, landscape buffers, greenbelts, fencing, walls and other protective barriers shall be provided and designed in accordance with the provisions of Section 1296.03, Landscaping Standards. Recreation and open space areas shall be provided in all multiple-family residential and educational developments.

| | Required | Proposed | Compliance |
|--------------------|--|---------------------|------------|
| Street Landscaping | Greenbelt, 10' width minimum with groundcover | 14' - 30' greenbelt | Met |
| | 1 tree and 4 shrubs per 40' of street frontage 769' total = 19 trees and 76 shrubs | 19 trees; 72 shrubs | -4 shrubs |
| | Where headlights from parked vehicles will shine into the ROW, may require a totally obscuring hedge | N/A | N/A |

| | Required | Proposed | Compliance |
|----------------------|--|---------------------|---------------------|
| Interior Landscaping | 10% of total lot area landscaped, including groundcover (66,495 sf * 0.1) = 6650 sf landscaping | 17,250 sf | Met |
| | Interior landscaping to be grouped near entrances, foundations, walkways, service areas | | Met |
| | 1 tree per 400 sf of required landscaping and 1 shrub per 125 sf of required landscaping 66,475 sf = 17 trees and 53 shrubs | 10 trees; 51 shrubs | -7 trees, -2 shrubs |
| Parking Lot | 1 deciduous or ornamental tree per 10 parking spaces 20/10 = 2 | 2 trees | Met |
| | 100 sf of planting area per tree | | Met |
| Screening | Waste receptacle: Decorative masonry wall of at least 6' with solid or impervious gate | 6' masonry wall | Met |

Items to be addressed

- 7 additional trees and 6 additional shrubs shall be added to landscaping plan.

SOIL EROSION CONTROL

The site shall have adequate lateral support so as to ensure that there will be no erosion of soil or other material. The final determination as to adequacy of, or need for, lateral support shall be made by the Building Superintendent or City Engineer.

Soil erosion controls are subject to detailed engineering review. A Soil Erosion and Sedimentation permit must be obtained from Wayne County.

Items to be addressed

- Soil erosion controls shall be addressed in detailed engineering review.
- Soil Erosion and Sedimentation permit shall be obtained from Wayne County.

UTILITIES

Public water and sewer facilities shall be available or shall be provided for by the developer as part of the site development, where such systems are available.

Public water and sewer facilities are available to the development. Utility installation is subject to detailed engineering review.

Items to be addressed

- Utility installation shall be addressed in detailed engineering review.*

STORMWATER MANAGEMENT

Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made to accommodate stormwater which complements the natural drainage patterns and wetlands, prevent erosion and the formation of dust. Sharing of stormwater facilities with adjacent properties shall be encouraged. The use of detention/ retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water.

Stormwater management is subject to detailed engineering review; preliminary comments are appended to this report. The storm sewer system is under the jurisdiction of Wayne County; required permits must be secured.

Items to be addressed

- Applicant to show percent slopes on parking lot grades.*
- Stormwater management shall be addressed in detailed engineering review.*
- Applicant shall provide required Wayne County Drain Commission permitting documents.*

LIGHTING

Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted.

Exterior lighting is not expected to impede the vision of traffic along adjacent streets.

Items to be addressed

None

NOISE

The site has been designed, buildings so arranged, and activities/equipment programmed to minimize the emission of noise, particularly for sites adjacent to residential districts.

Noise impacts associated with the proposed use are expected to be minimal.

Items to be addressed

None

MECHANICAL EQUIPMENT

Mechanical equipment, both roof and ground mounted, shall be screened in accordance with the requirements of this Zoning Code.

All proposed mechanical equipment is screened.

Items to be addressed

None

SIGNS

The standards of the City's Sign Code are met.

Signage is subject to Building Department review.

Items to be addressed

- Signage shall be permitted by the Building Department in accordance with Chapter 1476 of the City Code.*
-

HAZARDOUS MATERIALS OR WASTE

For businesses utilizing, storing or handling hazardous material such as automobile service and automobile repair stations, dry cleaning plants, metal plating industries, and other industrial uses, documentation of compliance with state and federal requirements shall be provided.

No hazardous materials are expected.

Items to be addressed

None

OTHER AGENCY REVIEWS

The applicant has provided documentation of compliance with other appropriate agency review standards, including, but not limited to, the Michigan Department of Natural Resources, Michigan Department of Environmental Quality, Michigan Department of Transportation, Wayne County Drain Commission, Wayne County Health Department, and other federal and state agencies, as applicable.

A permit must be secured from the Michigan Department of Environmental Quality for any work performed in the floodplain. Off-street parking is currently proposed.

Items to be addressed

- A permit must be secured from the Michigan Department of Environmental Quality for any work performed in the floodplain. Off-street parking is currently proposed.*
-

VARIANCES

No variances are requested.

Items to be addressed

None

RECOMMENDATIONS

Findings

The application is in substantial compliance with §1296, Site Plan Review.

Conditions and Waivers

- Applicant to identify how the project addresses the preservation of significant natural features, specifically the inclusion of lands within the 100-year floodplain in the parking area
- Applicant to declare whether the use more closely resembles “senior citizen housing” or a “convalescent home,” and adjust the proposed parking allotment to no more than 25% above the minimum required number of spaces.
- No shared access arrangements are proposed, and connection to adjacent facilities is limited to the sidewalk along Chandler Ave. Considering the uniform ownership of, and proposed relationship between, the existing CCS property and the subject site, it is recommended that the applicant consider these opportunities.
- Emergency vehicle access is subject to Fire and Police Department review
- 7 additional trees and 6 additional shrubs shall be added to landscaping plan.
- Soil erosion controls shall be addressed in detailed engineering review.
- Soil Erosion and Sedimentation permit shall be obtained from Wayne County.
- Utility installation shall be addressed in detailed engineering review.
- Applicant to show percent slopes on parking lot grades.
- Stormwater management shall be addressed in detailed engineering review.
- Applicant shall provide required Wayne County Drain Commission permitting documents.
- Signage shall be permitted by the Building Department in accordance with Chapter 1476 of the City Code.
- A permit must be secured from the Michigan Department of Environmental Quality for any work performed in the floodplain. Off-street parking is currently proposed.

Recommendations

It is recommended that the Planning Commission **approve** the Site Plan submission for Rivers Edge Apartments, 26182 West Outer Drive, with the conditions and waivers noted herein.

September 25, 2016

Community Care Services

Attention: Susan Kozak, Executive Director
26184 Outer Drive
Lincoln Park, MI 4146

Regarding: River's Edge Apartments, 26182 Outer Drive, 45 002 03 0053 303

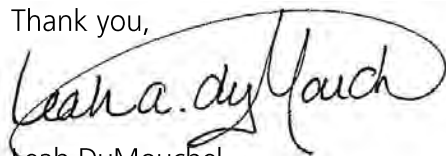
Ms. Kozak:

This letter serves as your official written notices that your Site Plan regarding the above-reference property was approved with conditions by the Lincoln Park Planning Commission on September 14, 2016. The plan, dated August 24, 2016, was approved with the following conditions and waivers to be resolved administratively:

- Applicant to identify how the project addresses the preservation of significant natural features, specifically the inclusion of lands within the 100-year floodplain in the parking area
- Applicant to declare whether the use more closely resembles "senior citizen housing" or a "convalescent home," and adjust the proposed parking allotment to no more than 25% above the minimum required number of spaces.
- No shared access arrangements are proposed, and connection to adjacent facilities is limited to the sidewalk along Chandler Ave. Considering the uniform ownership of, and proposed relationship between, the existing CCS property and the subject site, it is recommended that the applicant consider these opportunities.
- Emergency vehicle access is subject to Fire and Police Department review
- 7 additional trees and 6 additional shrubs shall be added to landscaping plan.
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- Applicant shall provide required Wayne County Drain Commission permitting documents.
- Signage shall be permitted by the Building Department in accordance with Chapter 1476 of the City Code.
- A permit must be secured from the Michigan Department of Environmental Quality for any work performed in the floodplain. Off-street parking is currently proposed.

At the same meeting, a Special Land Use approval for supportive housing was granted to the property.

Thank you,



Leah DuMouchel
Planner of Record, City of Lincoln Park

Re: 26182 W. Outer Drive - Rivers Edge Apartments

Leah DuMouchel

Fri 3/10/2017 5:15 PM

To: Linda Couch-Verdura <llcv@fsparch.com>; rszeman@comcareserv.org <rszeman@comcareserv.org>; skozak@comcareserv.org <skozak@comcareserv.org>;

Cc: 'bobzinser@gmail.com' <bobzinser@gmail.com>; 'George@GeorgeJerome.com' <George@GeorgeJerome.com>; James Pappas <JPappas@fsparch.com>;

Hi, Linda. I have reviewed the change and the following information:

- Overall project site size is now 64,333 or 1.477 acres.
- Minimum required lot size is 64,000. This condition is met.
- Maximum density is 21.79 du/acre; 21.77 du/acre is proposed. This condition is met.
- Maximum lot coverage is 50%; 27% is proposed. This condition is met.
- Minimum landscaped area is 6433 sq.ft.; 17,250 sq.ft. is proposed. This condition is met.
- Setback requirements are met.
- Community Care Services is the owner of the property on both sides of the lot line.
- Community Care Services intends to, and has agreed to, complete all legal documentation of the boundary change.

In light of the information above, the requested boundary change does not affect the City's recommendation of Approval with Conditions, as documented in the Site Plan Review report dated September 7, 2016.

Best,
Leah

Leah DuMouchel, AICP
Senior Associate

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Traverse City, MI 231.933.8400

Toledo, OH 419.242.3428

Please visit us at www.bria2.com

From: Linda Couch-Verdura <llcv@fsparch.com>

Sent: Tuesday, March 7, 2017 3:30 PM

To: rszeman@comcareserv.org; skozak@comcareserv.org; Leah DuMouchel

Cc: 'bobzinser@gmail.com'; 'George@GeorgeJerome.com'; James Pappas

Subject: 26182 W. Outer Drive - Rivers Edge Apartments

All,

Sorry for the confusion- the correct address for the Rivers Edge Apartments project is 26182 W. Outer Drive.

Please let me know if you have any issues trying to open these files.

Thank you, Linda

Hi Leah,

Please see the attached Site Plan for the Rivers Edge Apartments, on Outer Drive in Lincoln Park, which you reviewed for SPA last August. The project requires a revision to the property line by George Jerome, the Civil Engineer, in order to remove the site from the 100 year floodplain. He is proposing to modify the Eastern property line to bypass the floodplain line as well as re-grade the access road by adding an asphalt cap (4" +/-). This change will NOT create any deficiencies or modifications to the initial Lincoln Park Ordinance Requirements such as density, lot coverage, setbacks or floor area ratio. I have included the original Site Plan dated 8-24-16 (page 1) as well as George Jerome's proposed Removal from Flood Plain Plan (page 2) indicating the property line change.

Please let me know if this will cause any issues with your approval .

Thank you, Linda

Linda Couch-Verdura

ph 248.543.4100

fax 248.543.4141

llcv@fsparch.com

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February 5, 2018

Community Care Services
Attention: Susan Kozak, Executive Director
26184 Outer Drive
Lincoln Park, MI 48146

Regarding: River's Edge Apartments, 26182 Outer Drive, 45 002 03 0053 303

Ms. Kozak:

This letter serves as your official written notice that your Site Plan regarding the above-reference property was approved with conditions by the Lincoln Park Planning Commission on September 14, 2016. The plan, dated August 24, 2016, was approved with the following conditions and waivers to be resolved administratively:

- *Applicant to identify how the project addresses the preservation of significant natural features, specifically the inclusion of lands within the 100-year floodplain in the parking area*

Sheet C2 – Paving and Grading Plan has been revised to show that the entirety of the parcel (with the proposed removal of the 3,850 square foot area in the southwest corner) will be above the 100-year floodplain elevation of 583.70.

- *Applicant to declare whether the use more closely resembles "senior citizen housing" or a "convalescent home," and adjust the proposed parking allotment to no more than 25% above the minimum required number of spaces.*

Parking calculations are provided based on senior citizen housing, one for every two dwelling units.
 $32/2 = 16 + 25\% \text{ additional} = 20 \text{ spaces}$

- *No shared access arrangements are proposed, and connection to adjacent facilities is limited to the sidewalk along Chandler Ave. Considering the uniform ownership of, and proposed relationship between, the existing CCS property and the subject site, it is recommended that the applicant consider these opportunities.*

Sheet A.S.101 has been revised to include an internal walk for direct access between the campus buildings.

- *Emergency vehicle access is subject to Fire and Police Department review*

We will comply.

- *7 additional trees and 6 additional shrubs shall be added to landscaping plan.*

Sheets L.101 and L.102 have been revised to include 7 additional trees and 6 additional shrubs.

- *Soil erosion controls shall be addressed in detailed engineering review.*

This will be addressed in the final engineering drawings.

- *Soil Erosion and Sedimentation permit shall be obtained from Wayne County.*

This will be addressed in the final engineering drawings.

- *Utility installation shall be addressed in detailed engineering review.*

This will be addressed in the final engineering drawings.

- *Applicant to show percent slopes on parking lot grades*

Sheet C2 - Paving and Grading Plan has been revised to include percent slopes for the proposed parking lot grades.

- *Stormwater management shall be addressed in detailed engineering review*

This will be addressed in the final engineering drawings.

- *Signage shall be permitted by the Building Department in accordance with Chapter 1476 of the City Code.*

Signage will comply with chapter 1476.

The following items have been documented by the applicant as resolved:

- *Applicant shall provide required Wayne County Drain Commission permitting documents.*
- *A permit must be secured from the Michigan Department of Environmental Quality for any work performed in the floodplain. Off-street parking is currently proposed.*

At the same meeting, a Special Land Use approval for supportive housing was granted to the property.

Thank you,

Leah DuMouchel
Planner of Record, City of Lincoln Park

City of Lincoln Park Planning and Development
2018 Annual Report of the Planning Commission

1220.08 of the Lincoln Park Zoning Code

SUMMARY OF ACTIVITIES

The Planning Commission shall make an annual written report to the City Council concerning its operations and the status of the planning activities, including recommendations regarding actions by the City Council related to planning and development. The City Manager shall prepare the Capital Improvements Program Plan.

Administration

Officer Elections. The following officers were elected in January 2018: Kevin Kissel, Chair; Larry Kelsey, Vice Chair; Krystal Medina, Secretary. In July 2018, the Planning Commission voted to name Joseph Palmer to the office of Vice Chair to comply with the statutory prohibition against an ex-officio member of the Planning Commission presiding over a meeting.

Member Appointment to Zoning Board of Appeals. Commissioner Horvath was appointed to serve on the Zoning Board of Appeals. It is important for the Planning Commission to have representation on this board in order to inform the ZBA proceedings with the PC's intent, and to report back to the PC on issues of appeal which should be addressed through regulatory adjustments.

Training. A four-hour training session was held for members of the Planning Commission, City Council, and Zoning Board of Appeals in order to increase and share knowledge about planning policies and practices in the City. The training was developed and delivered by the City's regular Planning Consultant (Beckett & Raeder, Inc.), and focused specifically on development examples in the City.

Planning Commission Bylaws. In August, the Planning Commission adopted a set of bylaws to define policies and procedures of the board. As none had been on file previously, the Commission developed its bylaws using language from State and Local ordinances as well as best practices.

Annual Review of the Development Review Process. In compliance with the Redevelopment Ready Communities program with which the City of Lincoln Park is engaged, the Commission set aside time at its November meeting to consider its development review process. No specific recommendations were made and general satisfaction with the process was expressed; the Commission will be keeping its eye out in the coming year for areas of improvement.

Development Review

Site Plan Review. The following site plans were approved in the City in 2018.

- 3419 Fort St (Restaurant)
- 2556 Dix (Papa John's)
- 1770 Fort St (Get Well Urgent Care)
- 3528 Fort St. (Knights of Columbus)
- 2041 Fort Street (Medical Office)
- 4089 Dix (Shopping Center)

Special Land Use. The following Special Land Uses were approved in the City in 2018.

- 2306 Dix (Taco Bell)
- 3563 Fort St. (Tire Mall)
- 4057 Dix (Car Wash)

Rezoning. There was one rezoning in the City of Lincoln Park in 2018, at 2115 Fort St (White Castle). The applicant had previously successfully rezoned this property from CBD to Planned Unit Development as part of demolish-and-rebuild plan. However, constraints which were encountered after the Planning process induced the developer to scale back the planned improvements such that they no longer qualified for the PUD designation. The applicant opted to revert the zoning back to CBD and proceed with the project under those regulations.

Zoning Amendments

Body Art Facilities. The City modernized its approach to these facilities, formerly referred to as “tattoo parlors.” The use was removed from “Adult Regulated Uses” and permitted in the Central Business District, and ordinance text language aligns with State regulations.

Exempt Parking Areas. Several minimal text changes were made to six areas which are exempt from parking requirements to correct errors and align with current conditions in the City.

Policy Review and Study

Medical Uses in the Central Business District. The Planning Commission considered a conflict between the current Master Plan and Zoning Ordinance regarding medical uses in the CBD, wherein the use is principally permitted by the zoning code but is not a desired future land use as noted in the master plan. The PC referred the question to Lincoln Park Master Plan Steering Committee and encouraged the DDA director to attend the future Planning Commission meeting for discussion.

Flood Hazard Overlay Zone. The consultant undertook a review of this district’s boundaries, permitted uses, legal influences, apparent past conformity, and a field study to determine the continued appropriateness of this district. Recommendations will be incorporated into the Master Plan.

Regional Correspondence

City of Detroit Master Plan Amendments. Letter of intent was reviewed.

Lincoln Park Master Plan

The Master Plan Steering Committee met monthly throughout 2018 to draft the City’s new plan. A Community Engagement meeting was held in May, and a Community Survey and a Business Survey each invited input into the plan. At the close of 2018, the Committee had completed its studies of Demographics, Housing, Existing Land Use, Centers/Corridors/Neighborhoods, Natural Systems, and Public Facilities. A draft plan is expected in April 2019 and review and adoption is expected about 90 days thereafter, including the mandatory 63-day public and interagency review process.

REPORT ON OPERATION OF THE ZONING ORDINANCE

In accordance with Section 308 of Michigan Public Act 110 of 2006, as amended, the Planning Commission shall prepare an annual report to the City Council on the administration and enforcement of the Zoning Ordinance including recommendations as to the enactment of amendments or supplements to the Ordinance.

The Planning Commission is hopeful that a thorough review of the Zoning Ordinance will follow the completion of the Master Plan effort. Zoning issues which have been identified through the course of the Planning Commission's development review procedures this year include:

Neighborhood Business District / Municipal Business District. These districts are interconnected, with few physical characteristics that distinguish them but significant differences in permitted uses. The regulatory history of these two classifications is similarly unclear. The Future Land Use Map that accompanies the forthcoming Master Plan will attempt to clarify the use of these districts.

Automotive Service Stations, Repair Centers, and Public Garages. These uses have been problematic at times in the City, leading to attempted regulatory solutions which have had varying degrees of success. Currently, a standalone ordinance section establishes development criteria for these uses, but its application has been inconsistent. A mandatory 5,000 foot setback between similar uses, likely intended to dilute the quantity of such uses, has been difficult to administer and has not produced the intended result. The Future Land Use plan that accompanies the forthcoming Master Plan may consider an overlay district permitting auto-related uses in an area of the City with the greatest concentration of such uses.

Screening. The City of Lincoln Park requires a six-foot-tall masonry screening wall to separate residential uses from business and industrial uses. This requirement can be cost prohibitive to some developments, especially local and startup commerce which the City wishes to encourage. The Planning Commission will study whether there are less expensive but equally effective ways to meet the goals of protection from noise, glare, and sound.