



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

December 11, 2019 at 7 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. Package Delivery Lockers Ordinance
- VII. New Business**
 - A. Site Plan Review: 1174 Fort – Pharmacy
- VIII. Policy Review and Discussion**
- IX. Education and Training**
- X. Reports from Department and Other Boards and Commissions**
- XI. Public Comments**
- XII. Comments from Planning Commissioners**
- XIII. 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 Planning and Development

Ordinance Amendment Proposal: Package Delivery Lockers

December 2, 2019

The City of Lincoln Park has been approached to permit the addition of package delivery lockers to certain commercial properties within the City. The following regulations are proposed to ensure the safe installation and use of such lockers.

Definitions

proposed 1260.08

PACKAGE DELIVERY LOCKER: A privately owned, affixed, lockable container used for personal pick-up and / or return of items delivered by such organizations as the US Postal Service, UPS, Amazon, and others.

Standards

proposed 1294.41

- a. The maximum depth of the package delivery locker shall be three (3) feet.
- b. The maximum square footage of the package delivery locker shall be 220 cubic feet.
- c. The package delivery locker shall be bolted into a concrete pad on a flat surface. The change in grade over a nine (9)-foot span shall not be more than two (2) inches.
- d. The package delivery locker shall have the same minimum front, side, and rear setback requirements as a structure within the established zoning district.
- e. There shall be a minimum of five (5) inches between any side of the package delivery locker and any adjacent structure or wall.
- f. There shall be a minimum of one (1) foot of wall clearance for the electrical disconnect box.
- g. There shall be a minimum of three (3) feet of clearance along the front of the package delivery locker.
- h. The package delivery locker area shall be visible and well lit.

Proposed Motion

I move that the Lincoln Park Planning Commission recommend an ordinance amendment proposal governing package delivery lockers for adoption by the Lincoln Park City Council.

1174 Fort – Long Term Care Pharmacy

Site Plan Review

Applicant	Zeinab Dagher
Project	Pharmacy (Long Term Care)
Address	1174 Fort Street, Lincoln Park, MI 48146
Date	December 11, 2019
Request	Site Plan Review
Recommendation	Table

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 a Long Term Care Pharmacy (LTC) in the former WOW Internet company building on Fort Street within the DDA district boundary. The property is 6,083 sf (0.17 Acres) which consists of a 4,736 sf one-story building and a 1,347 sf open space to the west which serves as a parking space. The



Figure 1: Aerial View

applicant proposes a “closed door” pharmacy that offers pharmaceutical services in which medication is delivered to patients and care facilities such as group homes, assistance living facilities, and nursing homes. The pharmacy does not provide retail walk-in services to the customers; all services are delivered to the facilities. The applicant does not propose changes to the building footprint, lighting, landscaping, or vehicular access. Some façade improvements are proposed to demonstrate progress toward meeting compliance with §1296.03 Standrads for Architectural and Building Materials.

Site conditions

The site is located on Fort Street (M-85); approximately 77 ft away from Morris Ave. to the north and 111 ft away from College Ave. to the south. The front (east) of the building is served with a 15 ft concrete sidewalk on Fort Street which

provides pedestrian access to the main entrance of the building. On-street public parking is offered along Fort Street within the block. The rear (west) of the building is served with a public alley which provides egress and ingress to the parking space within the property. Additional public parking space is available to the west of the property separated by the public alley, serviced from College Ave.

Master Plan

Future Land Use Classification

The future land use classification for the site is General Commercial. The proposed use of the LTC pharmacy is consistent with the designation.

Intent; Desirable Uses and Elements

“The majority of commercial uses in the City are classified as **General Commercial**; these uses provide retail goods and services on a city-wide scale, often drawing customers from outside the City as well. Professional offices, including doctors, veterinarians, lawyers, insurance agents, etc., are properly sited within areas designated for General Commercial use. This land use category is the appropriate location for automobile-oriented uses, including drive-through restaurants, gas stations (with or without convenience stores), minor auto repair shops, and car washes. Large shopping centers and hotels are also included in the General Commercial category. Uses in this category should be located outside the downtown area as the design characteristics, setbacks, and parking of General Commercial uses directly conflict with the intent of a cohesive, attractive downtown district.”

Land Use and Zoning

Zoning



Figure 2: Zoning Map

The site is zoned Neighborhood Business District (NBD). The proposed use of a pharmacy is a principally permitted use in NBD in accordance with §1276.02, listed below.

- (g) Retail services and retail stores generally with less than twenty thousand (20,000) square feet of gross floor area, including the following:
 - (4) Drugstores and pharmacies.

The intent of the land use within the NBD is to permit **retail businesses and services which deal directly with the customers** and provide services that are needed to serve an immediate neighborhoods nearby residential areas. The intended potential customer base for these uses are the residential neighborhoods immediately adjacent to the NBD. The proposed use of the LTC pharmacy is a “closed door” pharmaceutical services which deliver medications to patients

and care facilities. The Planning Commission to consider the following to discern the compliance of the proposed use with the intent of the NBD:

- Though it is acknowledged that the use as described diverges from the traditional understanding of a pharmacy, which serves customers directly on the location. “Pharmacy” is not defined in the Lincoln Park Code of Ordinances, but a review of the American Planning Association Dictionary finds that the proposed use meets the definition.
- The Neighborhood Business District (NBD) land use intent is meant to provide for the immediate needs for **all citizens** within the community including the vulnerable citizens such as the elderly and/or the disabled who need assistance and/or live in care facilities, in which the proposed services could satisfy.
- The Future Land Use (FLUM) designation of the property is “General Commercial” which encourages a wide range of retail goods and professional services on a city-wide scale. The proposed use of the LTC pharmacy is in compliance with the designation.

Proposed and Existing Uses

Site	Commercial; Neighborhood Business District
North	Commercial; Neighborhood Business District
East	ROW then Multiple Family Residential District
South	Commercial; Neighborhood Business District
West	Public alley then Single Family District

Site Plan Documents

The following site plan drawings have been used to perform this review and are part of the public record.

Page	Sheet Title	Original Date	Last Revision
SP-1	Existing Site Plan	10/10/2019	11/17/2019
A-1	Existing Floor Plan	10/10/2019	11/17/2019
A-2	Elevations	10/10/2019	11/17/2019

Dimensional Standards

The dimensional requirements of the Neighborhood Business District (NBD) are described in the chart below. (§1294.32, except where noted.)

	Required	Provided	Compliance
Lot Width	Min. 40	60 ft	MET
Street Frontage (§1294.09)	Shrubbery and low retaining walls 2 ½' < height < 8'	Not Applicable	N/A
Lot Area	Min. 4,000 sq ft	6,083 Sq ft	MET
Lot Coverage	Max. 50%	78%	NOT MET
Height	2-story Building; 25 ft	One-story Building; 14 ft	MET
Setback – Front	0	0	MET
Setback – Sides	0	0	MET
Setback – Rear	0	20 ft	MET


The property does not conform to the lot coverage standards of 1294.32, schedule of Area Regulations: the existing building occupies 78% of the lot. The existing lot coverage of the property does relate to the majority of the adjoining properties and buildings within the same block; existing lot coverage ranges above 70% except for one property which estimates approximately 58%.

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'  <p><i>The remainder of the buildings on the block are faced in brick, and 50% of the establishments have traditional commercial storefronts with windows. The existing building sticks out for its noncompliant material and blank façade.</i></p>	NOT MET

Required	Compliance
<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) <i>Front façade (Fort Street): Percentage is not provided; applicant proposes modification to the façade consisted of the following material:</i> <i>Existing metal awning to remain; approximately (147 sf) 19%</i> <i>Existing vertical siding (material is not identified, appears to be metal siding) to remain; approximately (267 sf) 35%</i> <i>New Hardie Planks (Fiber-cement siding which resembles wood); approximately (222 sf) 29%</i> <i>New culture stone; approximately (134 sf) 17%</i> <i>This condition is not met.</i> • 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) <i>This condition is not met.</i> • Natural colors (bright for decorative features only) <i>Colors of the new Hardie Planks and new culture stone are not provided.</i> 	<p>NOT MET</p>
<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 	<p>MET</p>
<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 <i>Front Façade (Fort Street): percentage is not provided; approximately 4% provided.</i> <i>This condition is not met</i> • Size, shape, orientation, spacing to match buildings within 500' 	<p>NOT MET</p>
<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) 	<p>MET</p>
<ul style="list-style-type: none"> • Pitched / shingled roof forms suggested; overhanging eaves with slope of 0.5 to 1 <i>Not applicable.</i> • Rooflines >100' = roof forms, parapets, cornice lines <i>Not applicable.</i> • Roof-top mechanical equipment screened by roof form. <i>Mechanical equipment on the roof top are not visible from Fort street but they are visible from College Ave.</i> 	<p>NOT MET</p>

1276.06, Required Conditions (NEIGHBORHOOD BUSINESS DISTRICT)	Compliance
<ul style="list-style-type: none"> All businesses, services or processing shall be conducted wholly within a completely enclosed building. 	MET
<ul style="list-style-type: none"> All lighting in connection with permitted business uses shall be so arranged as to reflect away from adjoining residence buildings or residentially zoned property, and shall be no greater than ten (10) foot candles at any point upon the lot, and no greater than one (1) foot candle along any lot line. <i>Applicant proposes to keep existing light fixture on the rear façade. No further details are provided. The property is serviced with existing light pole at Fort Street.</i> 	MET
<ul style="list-style-type: none"> All business or service establishment shall be for the purpose of dealing directly with consumers. All goods produced or processed on the premises shall be sold at retail on the premises where produced and/or processed. <i>The proposed use of the LTC pharmacy is a "closed door" pharmaceutical services which deliver medications to patients and care facilities. The pharmacy is not open to the public and does not deal directly with customers. See Land Use and Zoning section.</i> <i>This condition is not met and is at the discretion of the PC</i> 	NOT MET; PC discretion
<ul style="list-style-type: none"> Where a new or expanded land use occurs in a Neighborhood Business District (NBD), which new or expanded land use abuts directly upon a residentially zoned district, protective screening shall be provided in accordance with Section 1294.28, Screening. <i>This condition is not met; applicant to request a waiver.</i> 	NOT MET; addressed under Landscaping below

The applicant has proposed some improvements to the façade intended to demonstrate progress toward the requirements of Section 1296.04. The two most significant deficiencies in the existing building are the façade material, which currently consists of a metal awning and unidentified siding, and the window requirement. The applicant has proposed to change the material on approximately half of the front façade, and has made no proposal to improve the window configuration. However, only one of the two materials proposed for replacement meets the code (cultured stone), so the net effect toward compliance is lessened. Ideally, it would be the City’s preference to extend the cultured stone up to the retained material, and to reduce the additional square footage of this improvement by expanding the window area. At a minimum, it is the City’s preference for the applicant to retain the cultured stone, and to address the window requirement rather than substituting one non-compliant material for another. **Because this item is at the Planning Commission’s discretion, the final design shall be approved by the PC.** A revised colored elevation containing all of the information described below may be submitted to the planning consultant in advance of the meeting for presentation to the Commission; alternately, the vote may be tabled pending receipt of a revised proposal.

Items to be addressed

- Applicant shall provide elevations showing the colors of the proposed new materials and any other proposed changes to exterior color
- Applicant shall indicate a clear description of the unidentified material of the existing vertical siding of the front façade.

- Applicant shall work with the Planning Commission on the desired improvements of the front façade to meet the building material and window requirements.
- Applicant shall provide adequate protective screening for the roof-top mechanical equipment.
- The Planning Commission to determine whether the proposed use of the LTC pharmacy fits the intent of land uses within the NBD.

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.

There are no significant natural features to preserve.

Items to be addressed

None

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.

The site is served by a 15 ft concrete sidewalk along Fort Street which provides pedestrian circulation seperated from the vehicular circulation. There are no bicycle lanes on the ROW or bicycle parking facilities proposed.

Items to be addressed

- Applicant shall ensure that concrete sidewalks are brought up to City standards.

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.

The pharmacy/drugstores use within the NBD falls under the retail services category; however, the proposed use of the LTC pharmacy does not provide retail services or direct contact with the customers. Therefore, the parking requirments could fall under service establishments.

Use	Required	Proposed	Compliance
Retail stores	One (1) for every two-hundred-fifty (250) square feet or gross floor area. $4736/250 = 19$ parking spaces	3 parking spaces *	NOT MET; Waiver is requested.
Service establishments	Two (2) for every one-thousand (1,000) square feet of gross leasable floor area $4736/1000 = 5 \times 2 = 10$ parking spaces		

The proposed number of the parking spaces does not comply with the retail services requirements or the service establishments requirements. The applicant requested a waiver to the parking standards because the pharmacy is not open to the public and the maximum number of employees on any shift is (3) employees. In addition, a public parking space is provided to the west of the property approximately 40 ft away from the back service door which is separated by the public alley and serviced from College Street. The site is also served by on-street parking spaces along Fort Street.

§1290.01 (q) Waiver or Modification of Standards for Special Situations. The Planning Commission may reduce or waive the number of off-street parking and/or loading spaces required for a specific use, provided they determine that no good purpose would be served by providing the required number of such spaces. In making such a determination to reduce or waive the requirements for off-street parking and/or loading spaces of this chapter, the following may be considered:

- (1) Extent that existing off-street parking and/or loading spaces can effectively accommodate the parking and loading needs of a given use.
- (2) Extent that existing on-street parking and/or loading spaces can effectively accommodate the parking and loading needs of a given use without negatively impacting traffic safety or adjacent uses.
- (3) Existing and proposed building placement.
- (4) Location and proximity of municipal parking lots and/or public alleys.
- (5) Agreements for parking and/or loading spaces with adjacent or nearby property owners.

	Required	Proposed	Compliance
Parking Area Type B §1290.05	Adequate means of ingress and egress shall be provided and shown	The public alley serves as egress and ingress to the parking space	MET
	Parking facilities, access drives, and maneuvering aisles shall be hard surfaced with concrete or plant-mixed bituminous material, maintained in a usable dustproof condition and graded and drained appropriately	Existing concrete Pad	MET
	Concrete curbs and gutters	Concrete car bumpers are provided as a means of protection to prevent vehicles from striking the wall of the rear building	MET

Parking	Required	Proposed	Compliance
	When adjoining residential property and/or a residential street or alley: 6' solid masonry wall, ornamental on both sides, with bumper guards	No solid masonry wall is proposed. The property adjoins SFRD to the west (rear) that is occupied by public parking spaces. The other residential building is screened with existing wooden fence.	NOT MET; addressed under Landscaping below
	All street boundaries of such parking facilities, where residential property is located on the opposite side of the street, shall be treated the same as set forth in Section 1290.04, Off-Street Parking A Areas; Residential Districts Adjoining Business or Industrial Districts.	The parking space adjoins a public alley and SFRD occupied by public parking space. The FLU designation of the SFRD is general commercial	N/A
	Entrance only from the adjoining principal use or adjoining alley; no use of street for backing or maneuvering	The public alley serves for backing and maneuvering	MET
	In all cases where such parking facilities abut public sidewalks, a wall or curb at least six (6) inches high, or steel posts twenty-four (24) to thirty (30) inches high and not more than five (5) feet apart, set three (3) feet in concrete, shall be placed thereon so that a motor vehicle cannot be driven or parked with any part thereof extending within two (2) feet of a public sidewalk.	The parking space abuts public alley	N/A

Items to be addressed

- *Applicant requested waiver from the Planning Commission for the parking spaces number deficiency since the proposed parking spaces can effectively accommodate the parking need of the proposed number of employees in accordance with §1290.01 (q).*

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
1 to 25	1 12 ft in width	1 16 ft in width	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
2,001-5,000	1 10x50 ft	1 9x21 ft	Area requirement is NOT MET

Items to be addressed

- Applicant to request waiver from the Planning Commission for the area requirement of the loading/unloading space in accordance with §1290.01 (q) of Lincoln Parking zoning code upon confirmation that the proposed loading area can effectively accommodate the loading/unloading needs.

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.

The standards of this section shall be applied to the following major traffic routes (arterials) identified in the City of Lincoln Park Comprehensive Development Plan: Southfield Road, Fort Street, Dix Avenue, and Outer Drive. There is no vehicular access to this site from any of these routes, so the standards of this section do not apply.

Items to be addressed

None

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.

The Existing Site Plan (SP-1) indicates provision of existing fire lane within the public alley between the rear property line and the existing public parking property line.

Fire Department request for clarification:

Are all the offices going to be occupied or will they be storage? If they are all occupied it may change the need for additional emergency lighting. There is a symbol for emergency lights but they represent combo lights, please clarify.

Fire Department review comments:

1. The door on the south hallway at the southeast area to the hallway exit will need to swing outward.
2. There will need to be one additional emergency light in both the north and south hallways halfway between the combo lights.
3. There needs to be a combo light on the inside of the storage area above the exit going out of the storage area.
4. Will need additional emergency lighting in "open area" on the west side of the building. It's hard to tell how many at this point because there were storage racks and counters there before.
5. Will need emergency lighting in kitchenette area if it's used as a break/kitchen area.

Items to be addressed

- *Site plan to be evaluated by third party for Fire Code compliance during the detailed engineering review.*
- *Applicant shall investigate and arrange to permit necessary emergency vehicle access as required by the Fire Department and Police Department.*
- *The following comments will be addressed during the Building Department's review*
 - *Applicant to clarify the use of offices*
 - *Door on south hallway at southeast area to the hallway exit to swing outward.*
 - *One additional emergency light in both the north and south hallways halfway between the combo lights.*
 - *Combo light on the inside of the storage area above the exit going out of the storage area.*
 - *Additional emergency lighting in "open area" on the west side of the building; determine quantity in conjunction with the Fire Department.*
 - *Emergency lighting in kitchenette area if it's used as a break/kitchen area.*

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	Sidewalk extends between building and ROW	N/A
	1 tree and 4 shrubs per 40' of street frontage <i>60/40 total = 2 trees and 8 shrubs, 30% requirement = 1 tree and 3 shrubs</i>	Not provided	NOT MET
	Where headlights from parked vehicles will shine into the ROW, may require a totally obscuring hedge	Not applicable	N/A
Interior Landscaping	10% of total lot area landscaped, including groundcover <i>6,083 sf * 0.1 = 608 sf landscaping</i>	Lot is entirely covered by building, sidewalk, and parking	N/A
	Interior landscaping to be grouped near entrances, foundations, walkways, service areas	N/A	N/A
	1 tree per 400 sf of required landscaping and 1 shrub per 250 sf of required landscaping <i>608 / 400 = 2 trees and 3 shrubs</i>	N/A	N/A
Parking Lot	1 deciduous or ornamental tree per 10 parking spaces <i>< 10 spaces</i>	N/A	N/A
	100 sf of planting area per tree	N/A	N/A
Screening	Waste receptacle: Decorative masonry wall of at least 6' with solid or impervious gate	Provided	MET
	Abutting residential: greenbelt, 15' with 5' evergreens (PC may waive); solid 6' masonry wall ornamental on both sides	Not provided; <i>The placement and size of the building provide no adequate space to deliver the provision of the greenbelt requirements in accordance with §1296.03 landscaping standards and the 6 ft solid masonry wall requirements in accordance with §1294.28 screening.</i>	Waiver Requested

§1294.28

- (a) Where a Business or Industrial District abuts directly upon a Residential District, a landscaped greenbelt meeting the requirements of Section 1296.03, Landscaping Standards, shall be provided and maintained along its entire length by the users of the business or industrially zoned property.
If, in the opinion of the Planning Commission, the greenbelt would serve no good purpose, the Commission may waive such requirement and provide only the wall between the residential use and the business or industrial use.
- (b) Where required walls are provided on the business side of public alleys, wall requirements may be waived to

provide necessary entrance to or exit from required off-street parking and loading areas, provided the parking area is in mid-block with no possibility for street ingress or egress, and provided, further, that such opening, if approved by the Police Department, the Traffic Division, and the Commission, shall be stepped down to a three (3)-foot level for a minimum of ten (10) feet on each side of the opening.

§1296.03 (k) Waiver or Modification of Standards for Special Situations. The Planning Commission may determine whether or not existing landscaping or screening intended to be preserved, or a different landscape design, would provide all or part of the required landscaping and screening. In making such a determination to waive or reduce the landscaping and screening requirements of this section, the following may be considered:

- (1) The extent that existing natural vegetation provides desired screening.
- (2) Whether there is a steep change in topography which would limit the benefits of required landscaping.
- (3) The presence of existing wetlands and watercourses.
- (4) Existing and proposed building placement.
- (5) Whether the abutting or adjacent land is developed or planned by the City for a use other than residential uses.
- (6) Building heights and views.
- (7) Whether the adjacent Residential District is over two-hundred (200) feet away from the subject site.
- (8) Whether similar conditions to the above exist such that no good purpose would be served by providing the landscaping or screening required.

Items to be addressed

- Planning Commission waiver requested for the provision of the greenbelt and 6' solid masonry wall between the parking space and the public alley in accordance with §1294.28 (b) of Lincoln Park zoning code*

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.

All erosion and sedimentation measures are under the jurisdiction of Wayne County.

Items to be addressed

- Applicant shall work with the building superintendent, City Engineer, and Lincoln Park Department of Public Services to review the proposal measure.*

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.

The site is served by public water and sewer. No new water line or sanitary sewer systems are proposed for the site.

Engineering comments:

1. Based on the site plan submitted, all existing utilities and leads are being reused. It is important that the developer realize these existing utilities are very old and may have reached their life expectancy. It is our strong recommendation for the developer to at least videotape the existing sewer lead to determine its condition prior to performing any new renovation on or around the building. If the service lead needs to be replaced the installation of the new service will need to be inspected by our office. The developer should verify with the City the existing sanitary service type and size. If it is undersized for the proposed building use it must be replaced. The developer's engineer or architect shall determine the sanitary service lead capacity.
2. The developer should verify with the City the existing water service type and size. If it is a lead service or if the service is undersized for the proposed building use, it should be replaced. The developer's engineer or architect shall determine the water service lead capacity.

Items to be addressed

- Applicant strongly recommended to videotape the existing sewer lead to determine its condition prior to performing any new renovation on or around the building.*
- Applicant shall work with the City Engineer to verify the existing water service and sanitary service type, size, and determine the lead capacity for the proposed building use.*

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 under the jurisdiction of Wayne County. No new stormwater management system is proposed to the site

Items to be addressed

- Applicant shall work with the City Engineer to review stormwater management system to determine the appropriate permitting process.*

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.

The site is served by an existing light pole located at the sidewalk of Fort Street. Another existing light fixture located on the rear façade of the building is proposed to remain. No other exterior lighting is proposed.

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.

No adverse noise impacts are anticipated from the development.

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.

Roof-top equipment is visible from College Avenue.

Items to be addressed

- Applicant shall provide adequate protective screening for the roof-top mechanical equipment.*

SIGNS

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

Signs shall be permitted by the building Department in accordance with the Lincoln Park Sign Ordinance. Sign information presented during Site Plan Review is for illustrative purposes only.

Items to be addressed

- Applicant shall work with the Building Department to ensure signs comply with the Lincoln Park Sign Ordinance.*

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.

There is no indication of hazardous substances and polluting materials to be used or stored on-site at the facility. The pharmacy deals with controlled and uncontrolled medications which are proposed to be stored within the building; controlled medication will be stored in a safe and non controlled medication will be stored on shelves.

Items to be addressed

None

SITE DESIGN STANDARDS FOR USES PERMITTED AFTER SPECIAL APPROVAL

All applicable standards for uses permitted after special approval are met.

The use of a pharmacy/drugstore in the NBD is a principal permitted use.

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.

Items to be addressed

- Applicant to secure all appropriate agency reviews as needed.

VARIANCES

No variances are anticipated in conjunction with this development.

Items to be addressed

None

RECOMMENDATIONS

Findings

A foundational concern of the project is the tension between the proposed use of the LTC pharmacy as a “closed door” pharmaceutical service which delivers medications to patients and care facilities, and the intent of the Neighborhood Business District (NBD) to permit only retail businesses and services that deal directly with the customers and provide services to the immediate nearby residential areas. However, a review of the American Planning Association Dictionary finds that the proposed use meets the definition, and the neighboring residential areas likely include persons receiving long-term care. It is recommended that the Planning Commission treat this variant the same way the principally permitted use would be treated.

A second concern is that the existing façade does not substantially meet any of the requirements of 1296.03, Standards for Architecture and Building Materials. The applicant was advised during the preparation of the site plan that full compliance would not be required for approval, but that progress toward the standards should be demonstrated, particularly in the areas of improving the façade material and expanding the windows. The applicant proposes to replace about one-quarter of the façade with a code-compliant material, and has proposed a non-compliant material for another quarter of the façade. No progress is proposed toward the window requirement. The issue of the non-compliant material must be addressed before approval. A revised elevation proposal which addresses the concerns outlined in the

Building Design section, above, may be evaluated by the Planning Commission at this meeting; alternately, it is recommended that the Planning Commission table consideration until such revision is received.

Conditions and Waivers

Waivers

- Applicant requested waiver from the Planning Commission for the parking spaces number deficiency since the proposed parking spaces can effectively accommodate the parking need of the proposed number of employees in accordance with §1290.01 (q).
- Applicant to request waiver from the Planning Commission for the area requirement of the loading/unloading space in accordance with §1290.01 (q) of Lincoln Parking zoning code upon confirmation that the proposed loading area can effectively accommodate the loading/unloading needs.
- Planning Commission waiver requested for the provision of the greenbelt and 6' solid masonry wall between the parking space and the public alley in accordance with §1294.28 (b) of Lincoln Park zoning code

Conditions to be addressed administratively before final Planning approval is issued

- Applicant shall indicate a clear description of the unidentified material of the existing vertical siding of the front façade.
- Applicant shall provide adequate protective screening for the roof-top mechanical equipment.

Conditions to be addressed during Building and Engineering Reviews

- Applicant strongly recommended to videotape the existing sewer lead to determine its condition prior to performing any new renovation on or around the building.
- Applicant shall work with the City Engineer to verify the existing water service and sanitary service type, size, and determine the lead capacity for the proposed building use.
- Applicant shall work with the City Engineer to review stormwater management system to determine the appropriate permitting process.
- Applicant shall ensure that concrete sidewalks are brought up to City standards.
- Site plan to be evaluated by third party for Fire Code compliance during the detailed engineering review.
- The following comments will be addressed during the Building Department's review
 - o Applicant to clarify the use of offices
 - o Door on south hallway at southeast area to the hallway exit to swing outward.
 - o One additional emergency light in both the north and south hallways halfway between the combo lights.
 - o Combo light on the inside of the storage area above the exit going out of the storage area.
 - o Additional emergency lighting in "open area" on the west side of the building; determine quantity in conjunction with the Fire Department.
 - o Emergency lighting in kitchenette area if it's used as a break/kitchen area.

- Applicant shall investigate and arrange to permit necessary emergency vehicle access as required by the Fire Department and Police Department.
- Applicant shall work with the Building Department to ensure signs comply with the Lincoln Park Sign Ordinance.
- Applicant to secure all appropriate agency reviews as needed.

Recommendations

It is recommended that the City of Lincoln Park **table** consideration of the site plan for 1174 Fort Street – LTC pharmacy pending the receipt of a revised façade proposal addressing the concerns outlined herein.

Upon receipt of such façade proposal which is acceptable to the Planning Commission, it is recommended that the Lincoln Park Planning Commission **approve** the site plan for 1174 Fort Street – LTC Pharmacy.

From: [Ziad EL-Baba](#)
To: [Leah DuMouchel](#); [Sobhi Zeidan](#)
Subject: Fwd: For leah
Date: Tuesday, November 19, 2019 12:24:39 PM
Attachments: [1174 PHARMACY NOV 19 A-2 ELEVATIONS.pdf](#)
[1174 PHARMACY NOV 19 A-1 FLOOR PLAN.pdf](#)
[1174 PHARMACY NOV 19 SP-1 SITE PLAN.pdf](#)

Hi Ms Leah

enclosed statement from the owner of the partnership and the internal use
also enclosed the revised plans

regards

Ziad
313 938 8767

----- Forwarded message -----

From: **Sobhi Zeidan** <sobhizeidan@gmail.com>
Date: Thu, Nov 14, 2019 at 2:15 PM
Subject: For leah
To: Ziad EL-Baba <zelbabaeng@gmail.com>

ownership:

Ali Elkhatib and Zeinab Dagher are both partners in this business. The building is for Ali Elkhatib. Zeinab Dagher Runs the business operation. both Ali and Zeinab signed the form that was sent to you.

Business operation:

We are going to open a **Long Term Care pharmacy (LTC)**. We only need to store medication in an room on shelves and some medication will have to be stored in a safe. We do not have large items to store. The Pharmacy takes care of Long term care facilities as Group homes, assistant living facilities and nursing homes. We have a marketer that gets the business, a pharmacist and 5 Technicians. There will be no walk ins to that building, no retail.

An **LTC pharmacy** is a business of pharmaceutical specialization that is specifically designed to support individuals or seniors living in a long-term care community, such as senior living.

The definition of a **retail pharmacy** is a pharmacy acting as a retail store, selling drugs to patients. This also means that a patient generally had to physically visit the pharmacy to pick up resident's medications.

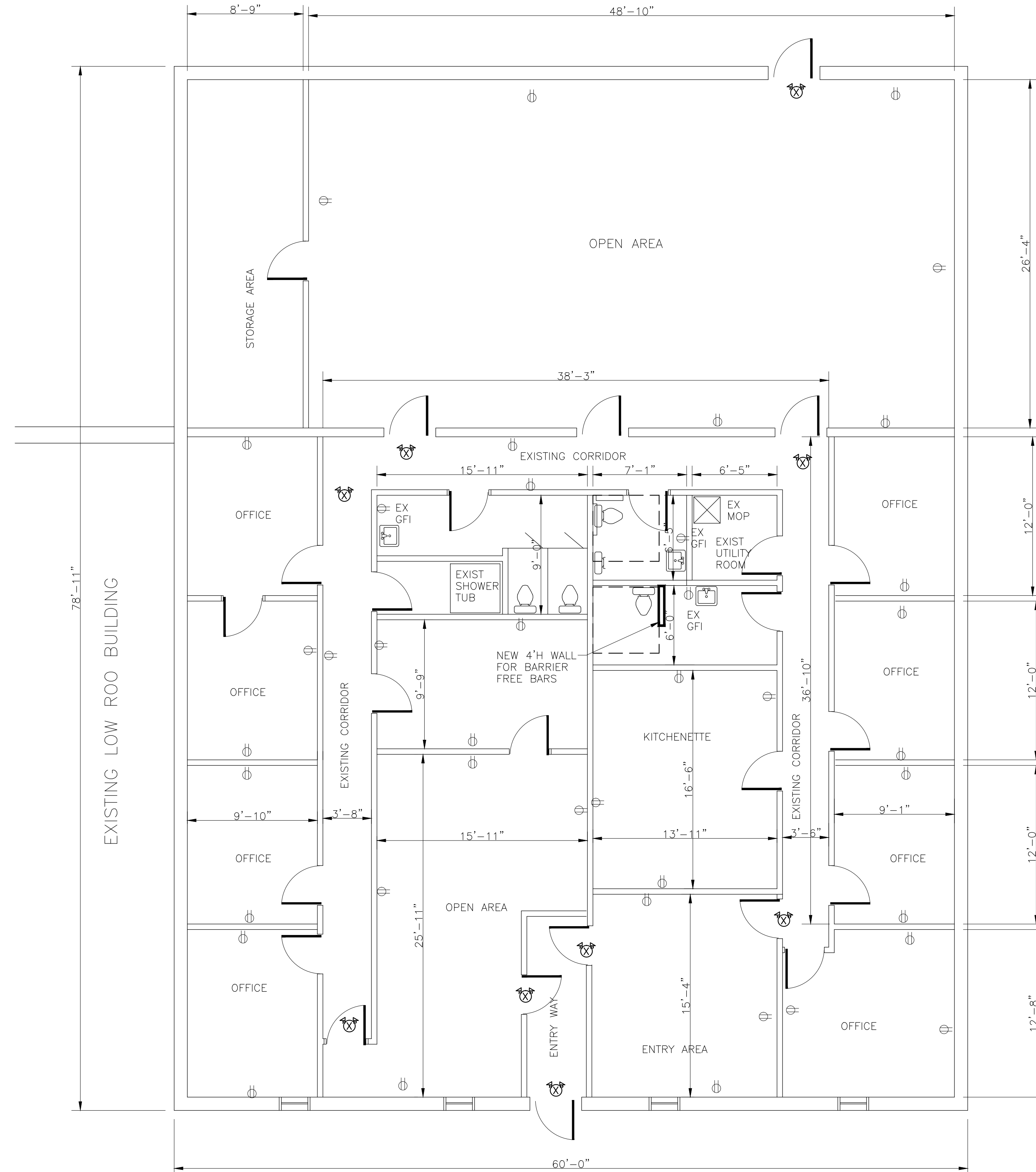
CODE COMPLIANCE
 ALL WORK MUST CONFORM TO
 2015 MICHIGAN BUILDING CODE
 2017 INTERNATIONAL FIRE CODE
 2015 MICHIGAN MECHANICAL CODE
 2015 MICHIGAN PLUMBING CODE
 2017 NATIONAL ELECTRIC CODE
 WITH PART 8 RULES
 ANSI 117.1-2015 (ACCESSIBILITY)
 ASHRAE 90.1 - 2013

- SHEETING, SHORING, AND BRACING:**
- TEMPORARY SHEETING, SHORING, GUYING AND TIEDOWNS OF THE WORK AND STRUCTURE DURING ERECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER ASSUME NO RESPONSIBILITY FOR THE ABSENCE, PRESENCE OR ADEQUACY OF ANY TEMPORARY BRACING. ALL EXISTING STRUCTURE THAT MAY BE AFFECTED BY THE NEW CONSTRUCTION SHALL BE BRACED AND PROTECTED AS REQUIRED.
 - THE STRUCTURAL DRAWINGS ARE THE PLACEMENT AND SIZE OF STRUCTURAL COMPONENTS ONLY. COMPLIANCE WITH O.S.H.A., AND SAFETY CODE REQUIREMENT ARE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL (ALL TRADES)

- THE 2015 MICHIGAN BUILDING CODE SPECIFICATIONS, LATEST EDITIONS, SHALL BE THE BASIS FOR ALL DESIGN AND CONSTRUCTION FOR THIS PROJECT.
- CONTRACTOR TO FIELD CHECK ALL REQUIRED DIMENSIONS AND REPORT ALL DISCREPANCIES TO ENGINEER AND ALL RELEVANT TRADES. CONTRACTOR TO ENSURE ALL OTHERS TRADES ARE IN PLACE BEFORE COMMENCING POURING CONCRETE, FABRICATING STEEL ETC..
- ALL APPLICABLE PERMITS TO BE ACQUIRED AND PAID BY GENERAL CONTRACTOR. LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURE (EXISTING FOOTING, WALL FTG., STRUCTURAL STEEL, BLOCK WALL ETC..) ARE APPROXIMATE. GENERAL CONTRACTOR TO TAKE ALL PRECAUTIONS WHEN EXCAVATING AND INSTALLING NEW STRUCTURE.

- 2x4" LAY-IN FLUORESCENT FIXTURE WITH 3-F40 T12 LAMPS WITH ACRYLIC LENS. LITHONIA CAT.# 2CT-340-A12 OR APPROVED EQUAL
- EMERGENCY LIGHTING UNIT WITH SEALED BATTERY MIN 90 MIN BACKUP INTENSITY TEST SWITCH AND READY LIGHT 120VAC OPERATION LITHONIA CAT# ELU-2H OR APPROVED EQUAL
- EXIT LIGHT STENCIL FACE 6" HIGH RED LETTERS SEALED BATTERY, MIN 90 MIN INTENSITY LITHONIA CAT# ESIR-ELC OR APPROVED EQUAL
- EXIT AND EMERGENCY LIGHTS COMBINED
- POT RECESSED LIGHT
- 2x4 FLORESCENT LIGHTS



EXISTING FLOOR PLAN
 SCALE: 3/16" = 1'-0"

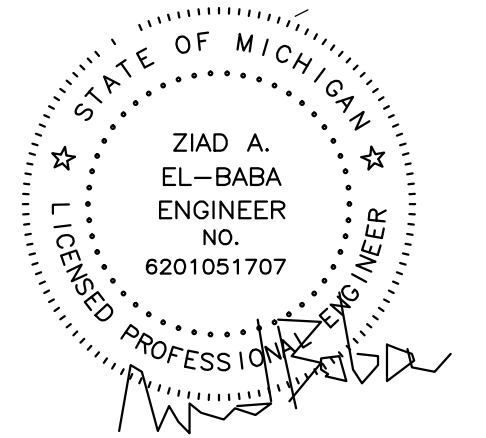


SITE DATA

SITE AREA 6083 SQ.FT. (.17 AC)
 EXISTING FLOOR AREA 4736 SQ FT
 USE GROUP : M (NOT OPEN FOR PUBLIC)
 CONSTRUCTION TYPE : III B

OCCUPANT LOAD

OFFICE AREA, 2000/100 = 20 people
 STORAGE AREA = 2000/ 300 = 7 PEOPLE
 27 PEOPLE



**ZIAD EL-BABA
 ENGINEERING**

674 GAUTHIER
 TECUMSEH ONTARIO
 N8N3P8 CANADA
 CELL - 313-938-8767
 CELL - 519-796-9882
 FAX - 519-979-3535

DATE	REV. NO.	ISSUED FOR
OCT.10.19		SITE PLAN
NOV.17.19		SITE PLAN

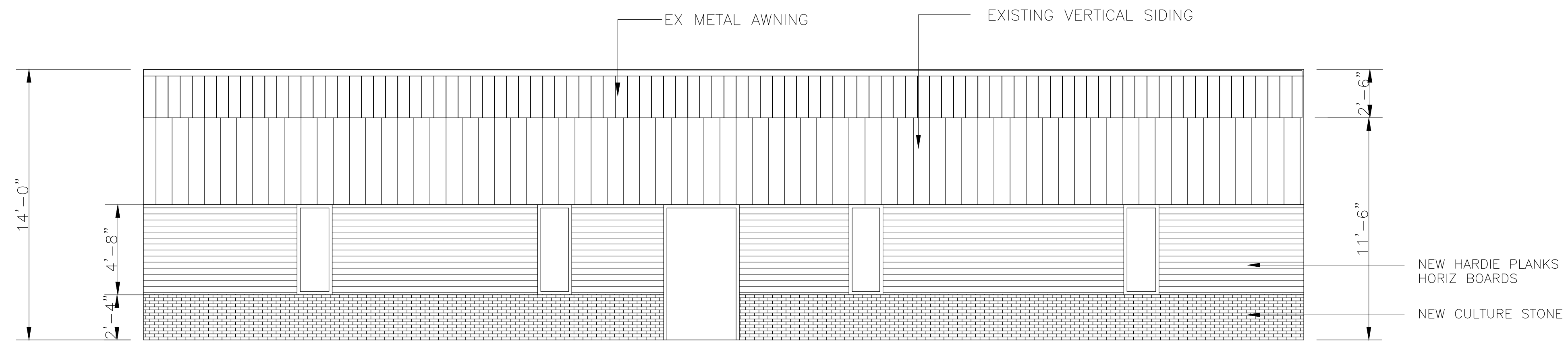
Project:
 EXISTING BUILDING'
 1174 FORT STREET
 LINCOLN PARK MI
 APPLICANT
 ZEINAB DAGHER
 1174 FORT STREET
 LINCOLN PARK MI
 313 663 4556

Drawing Title:
 EXISTING FLOOR PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

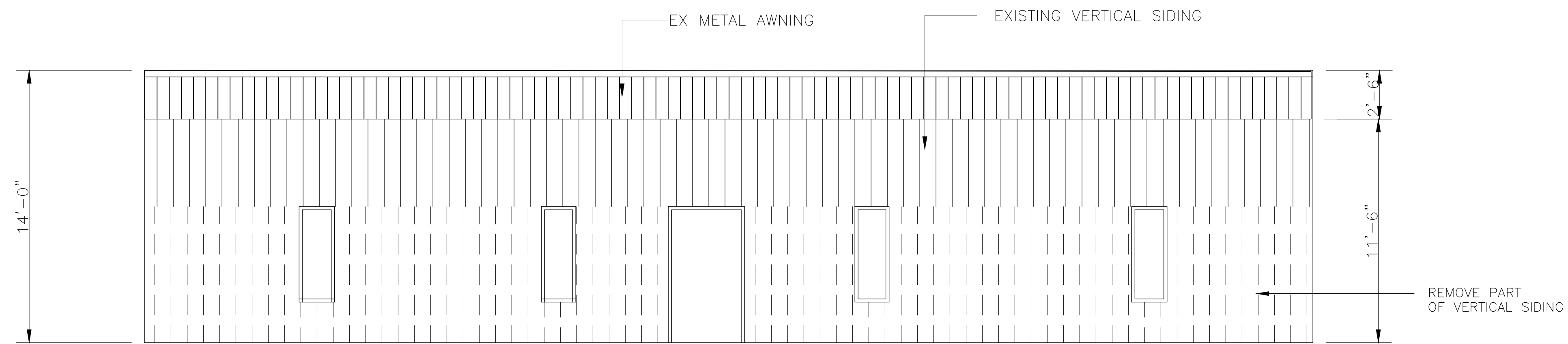
Drawing No.

A-1



MODIFIED SOUTH ELEVATION — FRONT

SCALE: 1/4" = 1'-0"



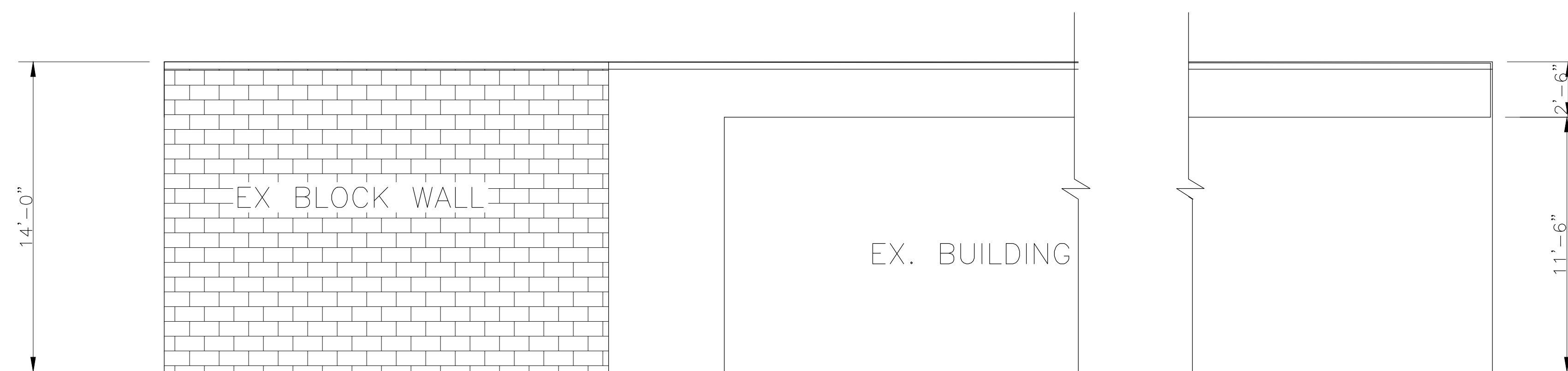
EXISTING SOUTH ELEVATION — FRONT

SCALE: 1/4" = 1'-0"



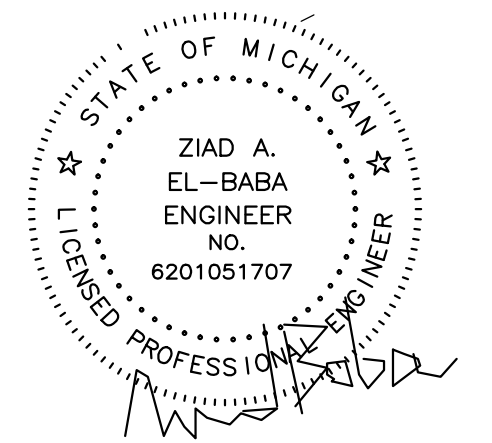
EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING PART WEST ELEVATION

SCALE: 1/4" = 1'-0"



**ZIAD EL-BABA
ENGINEERING**

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
CELL - 519-796-9882
FAX - 519-979-3535

DATE	REV. NO.	ISSUED FOR
OCT.10.19		SITE PLAN
NOV.17.19		SITE PLAN

Project:
EXISTING BUILDING
1174 FORT STREET
LINCOLN PARK MI
APPLICANT

ZEINAB DAGHER
1174 FORT STREET
LINCOLN PARK MI
313 663 4556

Drawing Title:
ELEVATIONS

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.

A-2

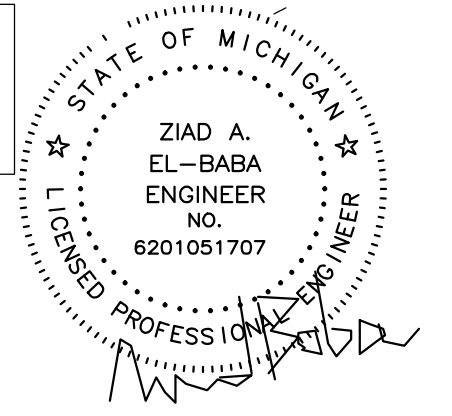
COLLEGE STREET 50 FT EX R.O.W.

EXISTING USE : WOW INTERNET COMPANY
 PROPOSED USE: LONG TERM CARE PHARMACY

WITHIN TWO WEEKS OF SITE PLAN APPROVAL, PROJECT WILL BE COMPLETED
 (EXTERIOR FACADE, DUMPSTER ENCLOSURE, PARKING STRIPPING...)

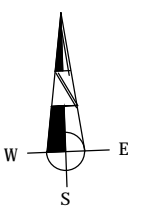
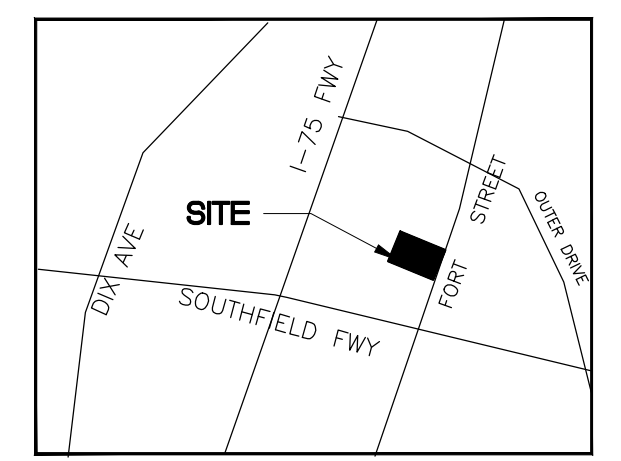
SITE DATA
 SITE AREA 6083 SQ.FT. (.14 AC)
 EXISTING FLOOR AREA 4736 SQ FT
 NO OF EMPLOYEES AT MAX SHIFT 3 PEOPLE
 1174 FORT LINCOLN PARK, MI 48146 (Property Address)
 Parcel Number: 45 003 04 0171 000 Account Number: 530070
 BM171 BM172 BM173 LOTS 171 172 AND 173 ASSESSORS FORT
 SUPERHIGHWAY SUB NO. 5 PC 119 L63 P25 WCR
 NO KNOWN EASEMENT ON SITE
 PROVIDED PARKING 3 SPACES
 ADDITIONAL 22 SPACES (PUBLIC PARKING TO THE NORTH)
 REQUIRED PARKING
 BASED ON RETAIL : 1 /250 SQFT = 4736 / 250 = 19 SPACES
 PARKING PROVIDED : 3 SPACES + LOADING UNLOADING

PARKING DEFICIENCY = 16 SPACES
 WAIVER IS REQUESTED FOR THE DEFICIENCY OF PARKING
 THE PHARMACY WILL HAVE 3 EMPLOYEES AT MAX SHIFT.
 AND NO RETAIL USE IS PROPOSED
 THE PHARMACY DELIVERS

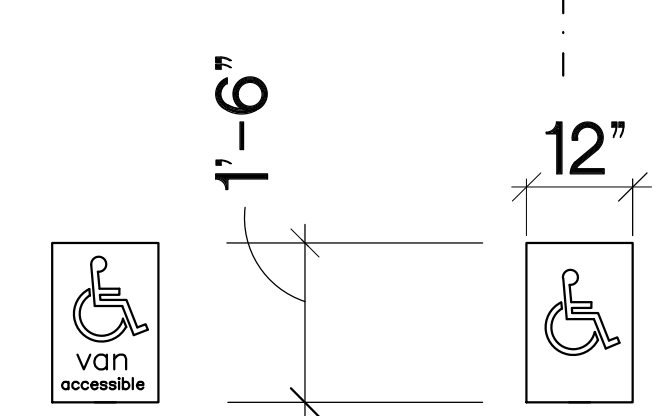
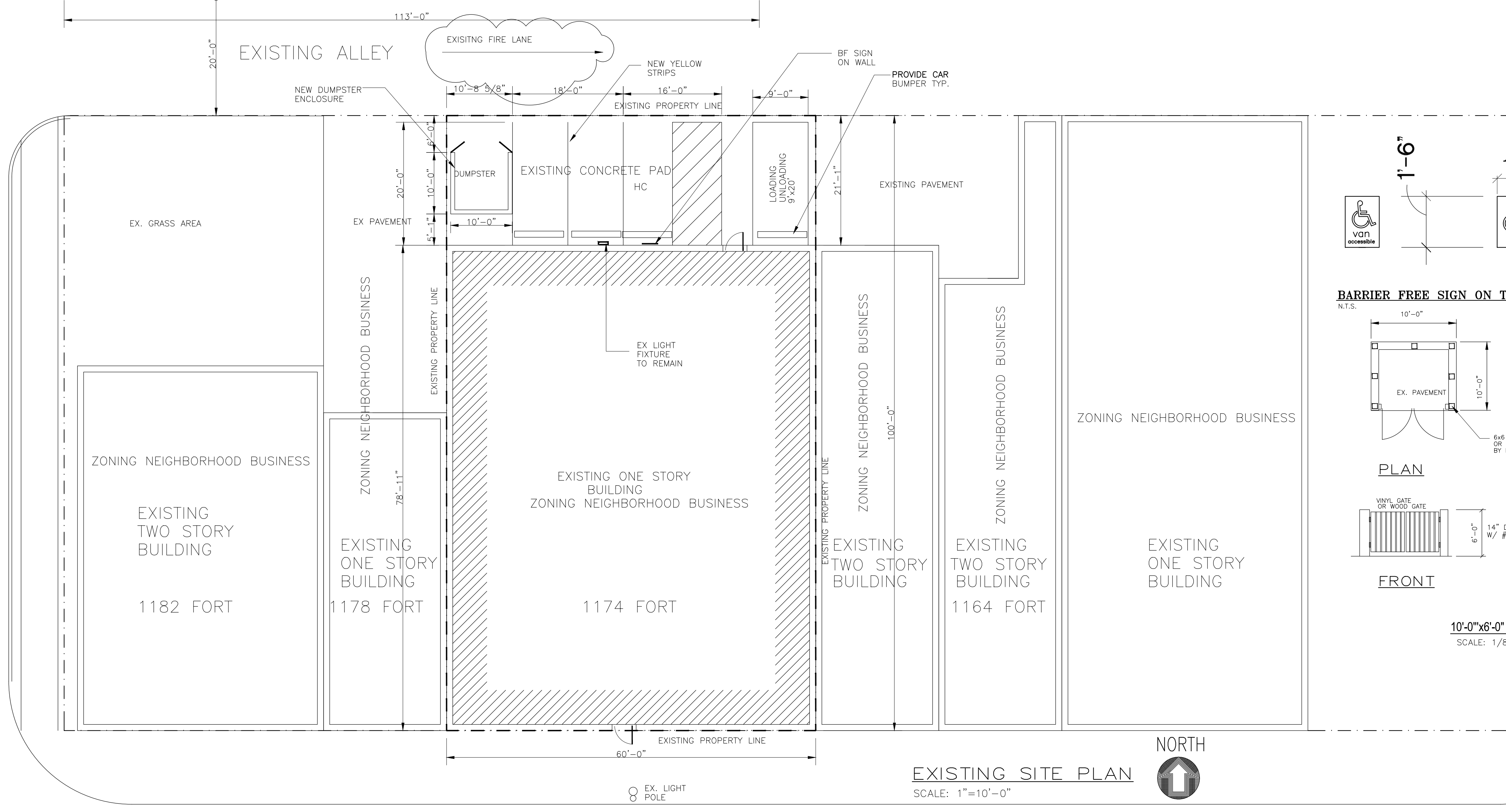
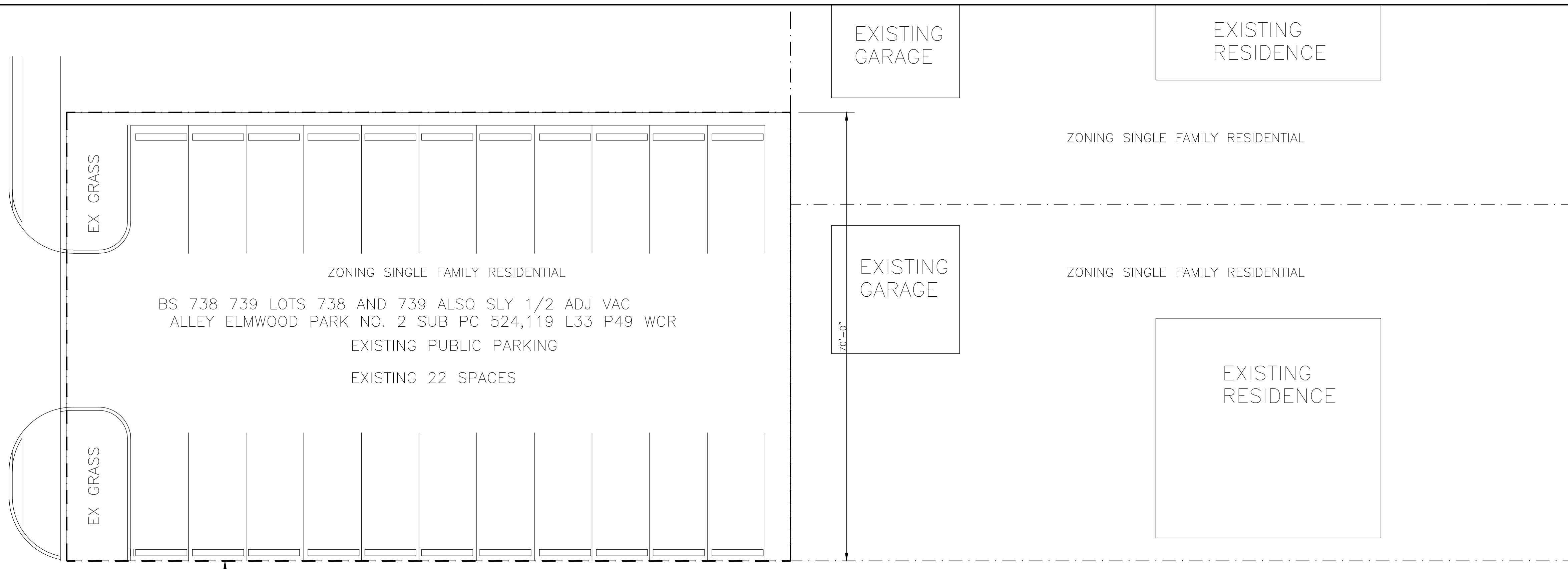


ZIAD EL-BABA ENGINEERING

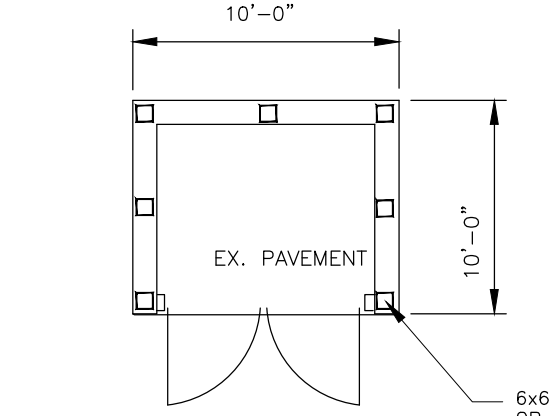
674 GAUTHIER
 TECUMSEH ONTARIO
 N8N3P8 CANADA
 CELL - 313-938-8767
 CELL - 519-796-9882
 FAX - 519-979-3535



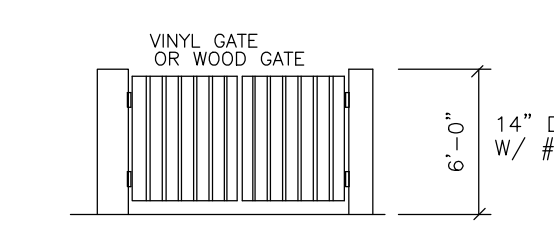
MORRIS AVE 50 FT EXISTING R.O.W.



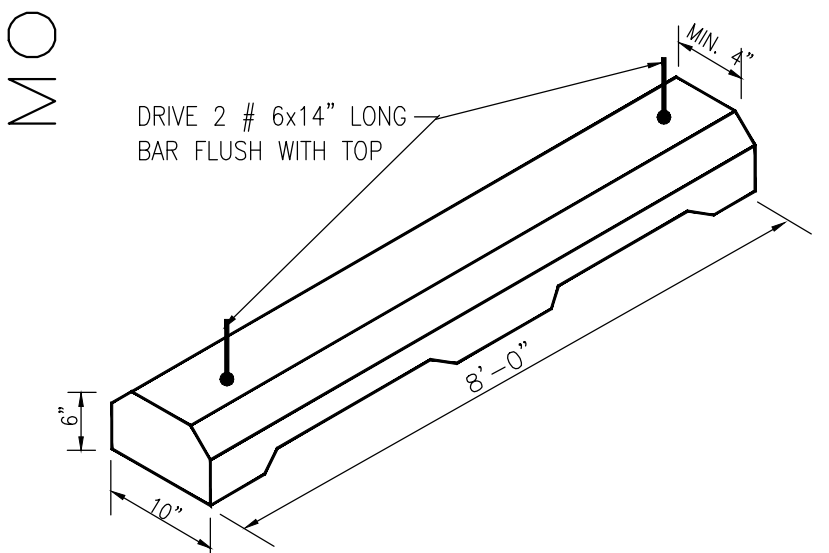
BARRIER FREE SIGN ON THE WALL
 N.T.S.



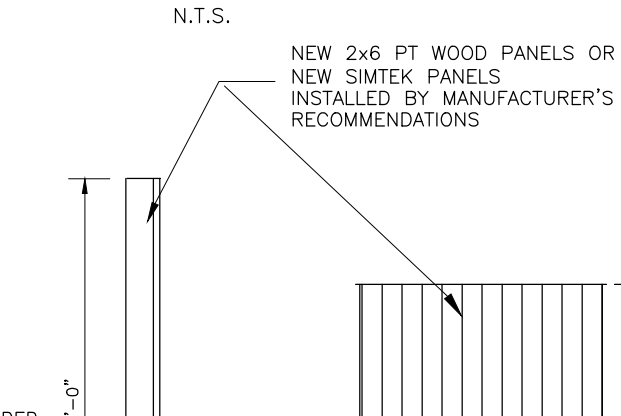
PLAN



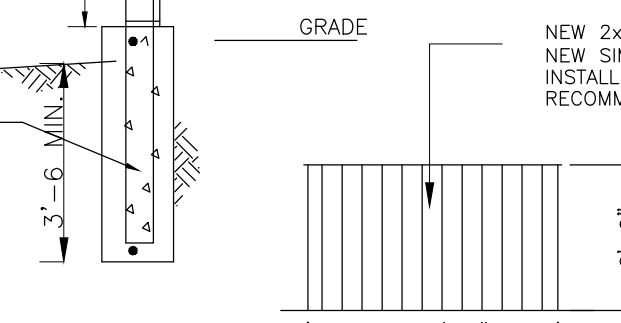
FRONT



CONC. CAR BUMPER
 N.T.S.



SIDE



REAR

10'-0"x6'-0" DUMPSTER ENCLOSURE ELEVATIONS
 SCALE: 1/8" = 1'-0"

SCREEN WALL DETAIL
 SCALE: 1/2" = 1'-0"

-EXISTING WATERLINE AND SANITARY SEWER
 NO NEW WATER LINE OR SANITARY SEWER OR STORM SYSTEM
 ARE PROPOSED FOR THIS SITE
 - NO ADDITIONAL EXTERIOR LIGHTING IS PROPOSED

DATE	REV. NO.	ISSUED FOR
OCT.10.19		SITE PLAN
NOV.17.19		SITE PLAN

Project:
 EXISTING BUILDING'
 1174 FORT STREET
 LINCOLN PARK MI
 APPLICANT
 ZEINAB DAGHER
 1174 FORT STREET
 LINCOLN PARK MI
 313 663 4556

Drawing Title:
 EXISTING SITE PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.

SP-1

EXISTING SITE PLAN
 SCALE: 1"=10'-0"



FORT STREET EXISTING R.O.W. 208 FT

RECEIVED

OCT 31 2019

CITY OF LINCOLN PARK
BUILDING DEPARTMENT

City of Lincoln Park

Case No. PPC19-0614

Date Submitted 10/31/19

APPLICATION FOR SITE PLAN REVIEW

NOTICE TO APPLICANT: Applications for Site Plan Review by the Planning Commission must be submitted to the City in substantially complete form at least thirty (30) days prior to the Planning Commission's meeting at which the proposal will be considered. The application must be accompanied by the data specified in the Zoning Ordinance and Site Plan Review Guidelines, including fully dimensioned site plans, plus the required review fees. Regular meetings of the Planning Commission are held on the second Wednesday of each month at 7:00 p.m. All meetings are held at the Lincoln Park City Hall, 1355 Southfield Road, Lincoln Park, Michigan 48146. Phone number (313) 386-1800; Fax (313) 386-2205.

TO BE COMPLETED BY APPLICANT:

I (we) the undersigned, do hereby respectfully request Site Plan Review and provide the following information to assist in the review:

Applicant: ZEINAB DAGHER
Mailing Address: 1174 FORT, LINCOLN PARK MI
Email: SOBHIZEIDANE@GMAIL.COM
Telephone: 313 663 4556 Fax:

Property Owner(s) Name (if different from Applicant): KHATIB INVESTMENT LLC
Mailing Address: 1956 S VENOY RD
Telephone: 313-414-0249 Fax:

Applicant(s) Explanation of Legal Interest in Property:
LONG TERM CARE PHARMACY.

Location of Property: Street Address: 1174 FORT ST.
Nearest Cross Streets: SOUTHFIELD & FORT.
Sidwell Number (Parcel ID#): 45 00 3-04-0174-000

Property Description:

If part of a recorded plat, provide lot numbers and subdivision name. If not part of a recorded plat (i.e., Acreage parcel"), provide metes and bounds description. Attach separate sheets if necessary.

BM171 BM172 BM173 LOTS 171, 172 & 173
ASSESSORS FORT SUPERHIGHWAY SUBNO
5 PC 119 603 P25 WCR

Property Size (Square Ft): 60 (Acres): 0.14 AC

Existing Zoning (please check):

- G SFRD Single Family Residential District
- G MFRD Multiple Family Residential District
- G MHRD Mobile Home Park District
- G NBD Neighborhood Business District
- G MBD Municipal Business District
- G PUD Planned Unit Development District
- G RBD Regional Business District
- G CBD Central Business District
- G GID General Industrial District
- G LID Light Industrial District
- G CSD Community Service District

Present Use of Property: WOW INTERNET SERVICE

Proposed Use of Property: NEW PHARMACY WITH NO RETAIL SPACE. PRESCRIPTIONS ARE ~~MAILED~~ MADE TO THE PREMISES & DELIVERED

Please Complete the Following Chart:

Type of Development	Number of Units	Gross Floor Area	Number of Employees on Largest Shift
Detached Single Family			
Attached Residential			
Office			
Commercial	<u>1</u>	<u>4736 SF.</u>	
Industrial			
Other			

Professionals Who Prepared Plans:

A. Name: ZIAD ELBABA

Mailing Address: 674 GAUTHIER

TECUMSEH ONT N 80 3 P8

Email Address: ZELBABAENG@GMAIL.COM.

Telephone: 3139388767 Fax: _____ Primary Design Responsibility: _____

B. Name: _____

Mailing _____ Address: _____

_____ Email _____

Address: _____

Telephone: _____ Fax: _____ Primary Design Responsibility: _____

C. Name: _____

Mailing Address: _____

Email Address: _____

Telephone: _____ Fax: _____ Primary Design Responsibility: _____

ATTACH THE FOLLOWING:

1. Eight (8) individually folded copies of the site plans, sealed by a registered architect, engineer, landscape architect or community planner as well as ONE (1) Electronic copy.
2. **A brief written description** of the existing and proposed uses, including but not limited to: hours of operation, number of employees on largest shift, number of company vehicles, etc.
3. Proof of property ownership.
4. Review comments or approval received from county, state, or federal agencies that have jurisdiction over the project, including but not limited to:




- | | |
|---|--|
| G Wayne County Road Commission | G Wayne County Drain Commission |
| G Wayne County Health Division | G Michigan Department of Natural Resources |
| G Michigan Department of Transportation | G Michigan Department of Environmental Quality |

PLEASE NOTE: The applicant or a designated representative **MUST BE PRESENT** at all scheduled review meetings or the site plan may be tabled due to lack of representation.

Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of a site plan application or to revoke any permits granted subsequent to site plan approval.

APPLICANT'S ENDORSEMENT:

All information contained herein is true and accurate to the best of my knowledge. I acknowledge that the Planning Commission will not review my application unless all information required in this application and the Zoning Ordinance have been submitted. I further acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing, or approval of this site plan application.

	<u>10-31-19</u>
Signature of Applicant	Date
	<u>10-31-19</u>
Signature of Applicant	Date
	<u>10-31-19</u>
Signature of Property Owner Authorizing this Application	Date

TO BE COMPLETED BY THE CITY	Case No. _____
Date Submitted: _____	Fee Paid: _____
By: _____	Date of Public Hearing: _____
PLANNING COMMISSION ACTION	
Approved: _____	Denied: _____
Date of Action: _____	

City of Lincoln Park Planning and Development

Checklist for Site Plan Review: 1174 Fort – “Closed Door” Pharmacy

§1296.01 of the Lincoln Park Zoning Code

APPLICATION PROCEDURE AND CONTENTS

The following information shall accompany all site plans and sketch plans submitted for all reviews:

- An application for site plan review, supplied by the Building Department, shall be submitted to the Building Superintendent, along with the required application fee and six copies of the site plan at the following scales:
 1. A scale of not less than one inch equals twenty feet for property less than one acre;
 2. One inch equals thirty feet for property larger than one acre but less than three acres; and,
 3. One inch equals fifty feet for property larger than three acres.
- A completed site plan application and site plan materials must be submitted at least thirty days prior to the Planning Commission or City Council meeting at which the review is requested. Upon confirmation from the City Planner, City Engineer, City Attorney, and other City consultants and staff that the site plan substantially meets the requirements of this chapter, an additional ten copies of the site plan shall be submitted to the Building Department. The Commission may prepare forms and require the use of such forms in site plan preparation. A separate escrow deposit may be required for administrative charges to review the site plan submittal.
- Current proof of ownership of the land to be utilized or evidence of a contractual arrangement to acquire such land, such as an option or purchase agreement, and a title search or other evidence of any applicable easements or deed restrictions.

SITE PLAN CONTENTS

Each site plan submitted for review shall have a sheet size of at least twenty-four inches by thirty-six inches and shall include the following information:

1. *Descriptive and identification data.*
 - Applicant's name and address, and telephone number.
 - Title block indicating the name of the development.
 - Scale.
 - Northpoint.
 - Dates of submission and revisions (month, day, year).
 - Location map drawn to scale with northpoint.
 - Legal and common description of property.
 - The dimensions of all lots and property lines, showing the relationship of the site to abutting properties. If the site is a part of a larger parcel, the plan should indicate the boundaries of total land holding.

- A schedule for completing the project, including the phasing or timing of all proposed developments.
- Identification and seal of architect, engineer, land surveyor, or landscape architect who prepared plan.
- Written description of proposed land use.
- Zoning classification of applicant's parcel and all abutting parcels.
- Proximity to driveways serving adjacent parcels.
- Notation of any variances which have or must be secured.
- Net acreage (minus rights-of-way) and total acreage, to the nearest one-tenth acre.

2. *Site data.*

- Existing lot lines, building lines, structures, parking areas, and other improvements on the site and within 100 feet of the site.
- Front, side, and rear setback dimensions.
- Proposed site plan features, including buildings, roadway widths and names, and parking areas.
- Dimensions and centerlines of existing roads and road rights-of-way.
- Proposed location and turning radii of driveway entrances and on-site driveways.
- Location of sidewalks within the site and within the right-of-way.
- Exterior lighting locations and method of shielding lights from shining off the site.
- Trash receptacle locations and method of screening, if applicable.
- Transformer pad location and method of screening, if applicable.
- Parking spaces, typical dimensions of spaces, indication of total number of spaces, drives, and method of surfacing.
- Information needed to calculate required parking in accordance with Zoning Code standards.
- The location of lawns and landscaped areas, including required landscaped greenbelts.
- Landscape plan, including location, size, type and quantity of proposed shrubs, trees and other live plant material.
- Location, sizes, and types of existing trees five inches or greater in diameter, measured at one foot off the ground, before and after proposed development.
- Location and description of all easements for public right-of-way, utilities, access, shared access, and drainage.
- Designation of fire lanes.
- Loading/unloading area.
- The location of any outdoor storage of materials and the manner by which it will be screened.

3. *Building and structure details.*

- Location, height, and outside dimensions of all proposed buildings or structures.
- Building floor plans.
- Total floor area.
- Location, size, height, and lighting of all proposed signs.

- Proposed fences and walls, including typical cross-section and height above the ground on both sides.
- Building facade elevations, drawn to a scale of one inch equals four feet, or another scale approved by the Building Official and adequate to determine compliance with the requirements of this section. Elevations of proposed buildings shall indicate type of building materials, roof design, projections, canopies, awnings and overhangs, screen walls and accessory building, and any outdoor or roof-located mechanical equipment, such as air conditioning units, heating units, and transformers, including the method of screening such equipment. Such equipment shall be screened from view of adjacent properties and public rights-of-way. Such screening shall be designed to be perceived as an integral part of the building design.

4. *Information concerning utilities, drainage, and related issues.*

- Schematic layout of existing and proposed sanitary sewers and septic systems; water mains, well sites, and water service leads; hydrants that would be used by public safety personnel to service the site; and, the location of gas, electric, and telephone lines.
- Location of exterior drains, dry wells, catch basins, retention/ detention areas, sumps and other facilities designed to collect, store, or transport stormwater or wastewater. The point of discharge for all drains and pipes should be specified on the site plan.
- Indication of site grading and drainage patterns.
- Additional information which may be reasonably necessary to determine compliance with the provisions of this Zoning Code.
- Soil erosion and sedimentation control measures.
- Proposed finish grades on the site, including the finish grades of all buildings, driveways, walkways, and parking lots.
- Listing of types and quantities of hazardous substances and polluting materials which will be used or stored on-site at the facility in quantities greater than twenty-five gallons per month.
- Areas to be used for the storage, use, loading/unloading, recycling, or disposal of hazardous substances and polluting materials, including interior and exterior area.
- Delineation of areas on the site which are known or suspected to be contaminated, together with a report on the status of site cleanup.

5. *Items not applicable.*

If any of the items listed are not applicable to a particular site, the following information should be provided on the site plan:

- A. A list of each item considered not applicable.
- B. The reason(s) why each listed item is not considered applicable.
- C. Such other information as may be required by the city to assist in the consideration of the proposed development, including but not limited to an analysis of the planning implications of the proposed development including the methodology of how the planning implications were determined.