



LINCOLN PARK PLANNING COMMISSION

September 23, 2020 at 7 p.m.

NEW DATE

REMOTE MEETING VIA ZOOM

Call: 1 646 558 8656

Web: www.zoom.us

Meeting ID 839 1642 9304

Participant ID is #

AGENDA

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Previous Minutes**
- IV. **Approval of Agenda**
- V. **Old Business**
 - A. Site Plan Review: 970 Fort – Auto Sales and Service
 - B. Public Hearing: 970 Fort – Auto Sales and Service
 - C. Special Land Use: 907 Fort – Auto Sales and Service
- VI. **New Business**
 - A. Public Hearing: Zoning Text Amendment – Standards for Marijuana Businesses
 - B. Zoning Text Amendment – Standards for Marijuana Businesses
- VII. **Policy Review and Discussion**
- VIII. **Education and Training**
 - A. Michigan Association of Planning Conference: October 7-9. VIRTUAL and CHEAPER this year! planningmi.org
- 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

970 Fort Street – Auto Sales and Services

Site Plan Review

Applicant	Mohammed Aoude
Project	Auto Sales and Service
Address	970 Fort Street, Lincoln Park, MI 48146
Date	September 9 2020
Request	Final Review – Special Land Use
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



An auto sales and service business has been operating on this site for approximately 5.5 years. It was the subject of several enforcement actions in August 2017, and during the subsequent investigation it was discovered that the property did not have the required Special Land Use approval to operate these uses. The Building Department referred the project for Planning approval before a Certificate of Occupancy can be issued.

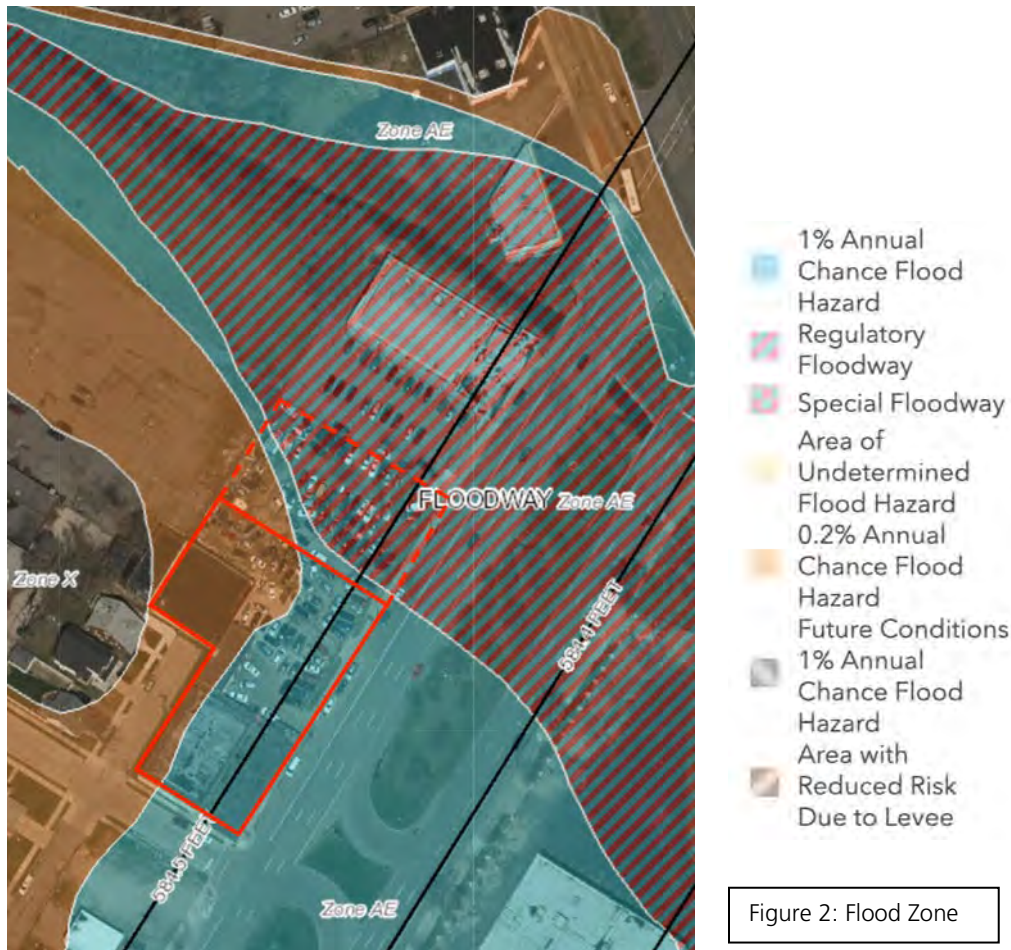
Incomplete site plan packages were submitted in June and October of 2018. These plans did not address a primary challenge to the site, which is its adjacency to Ecorse Creek. The whole of the parcel is within the floodway, 100-year floodplain, or 500-year floodplain.

The site is an existing auto sales and service business that is located on a parent parcel that was split into two child parcels: the south parcel with the auto sales and services building on it that the applicant is proposing to improve, and the north parcel which is proposed to host some parking. The site plan as submitted for approval is considered to apply to both parcels, and both will be

governed by the resulting approval.

Site conditions

That site is located between Fort St. and Council Ave corner, Kaier St. ends on the rear side of half of the property while the other rear half abuts a Community Service District. The Ecorse River runs to the north of the site, and a large portion of the property falls within a flood hazard overlay zone. Property within the Regulatory Floodway, including the majority of the north parcel, is unbuildable per State and Federal Standards. Property within the 100-year floodplain, also known as 1% annual chance flood hazard area, is considered to be within the Flood Hazard Overlay Zone per 1294.36 of the Lincoln Park Zoning Code. Permitted uses are limited to recreation, preserves, fishing and hunting, docks, and accessory structures including parking facilities. It is also subject to review and regulation by the Michigan Department of the Environment, Great Lakes, and Energy (EGLE). No development restrictions are associated with the 500-year floodplain, or 0.2% annual chance flood hazard, but it is worth noting that “100-year floods” have been increasing and are occurring more frequently in Michigan.



Master Plan

Future Land Use Classification

The future land use classification for the site is General Commercial.

Intent; Desirable Uses and Elements

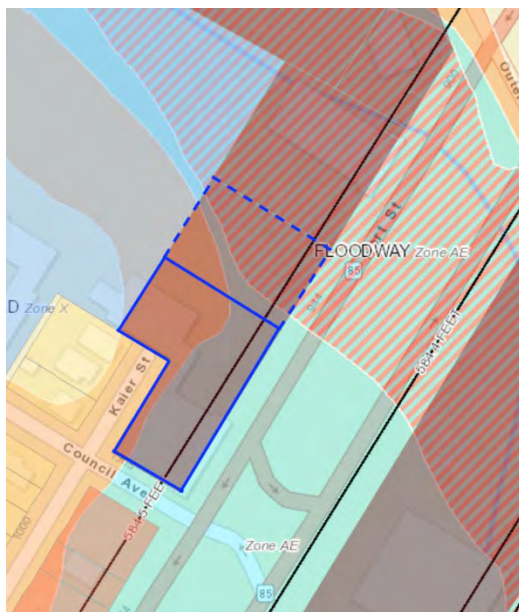
The General Commercial land use is intended to provide retail goods and services on a city-wide scale as well as a regional-scale that draw customers from within and outside the City. This land use is appropriate location for automobile-oriented uses such as restaurants, gas stations with or without convenience stores, minor auto repair shops, and car washes that comply with special design standards that are not appropriate in other City areas such as the downtown.

Land Use and Zoning

Zoning

The site is zoned Regional Business District (RBD). The proposed use of automotive repair station and used motor vehicle uses are permitted after special approval under section 1282.03, listed below

- (a) (2) Automotive repair stations, provided that any outdoor storage of vehicles is screened in accordance with the standards of Section 1294.28, Screening.
- (e) New or used motor vehicle or recreational vehicle sales or rentals, including boats, snowmobiles, travel trailers, campers, motor homes, tents and accessory equipment, wherein motor vehicles or recreational vehicles are stored or displayed outside of completely enclosed buildings.



In addition to the general regulations and standards for buildings that fall within the RBD, special design standards for automotive service stations, repair center, and public garages are provided under section 1294.14 to control noise, odor, light, fumes, vibration, dust, and any other adverse effect that may impact the surrounding areas.

Also, the site falls within a flood hazard overlay zone; any development within the property shall comply with section 1294.36 to ensure conformity with the National Flood Insurance Program to reduce harm to people and damage to property as a result of flood occurrences in the City.

Figure 3: Zoning Map

Proposed and Existing Uses

Site	Commercial; Regional Business District
North	Commercial then Floodplain zone overlay; Regional Business District
East	ROW then Commercial; Regional Business District
South	ROW then Commercial; Municipal Business District
West	ROW then Single Family Residential District and Community Service

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/Topo Survey (Cover Sheet)	07/08/2019	08/14/2020
SP-2	Proposed Site Plan	07/08/2019	08/14/2020
SP-3	Proposed Landscape & Lighting Plans	07/08/2019	08/14/2020
SP-4	Proposed Grading & Utility Plans	07/08/2019	08/14/2020
SP-5	Soil Erosion and Sedimentation Control	07/08/2019	08/14/2020
A-1	Existing Building Floor Plan	07/08/2019	08/14/2020
A-2	Existing Building Elevations	07/08/2019	08/14/2020

Dimensional Standards

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

	Required	Provided	Compliance
Lot Width (§1294.14)	Min. 150 ft	240.28 ft	MET
Street Frontage (§1294.09)	Shrubbery and low retaining walls 2 ½' < height < 8'	No shrubby Area within the corner of the lot	MET
Lot Area (§1294.14)	Min. 15,000 sf	31,398 Sf	MET
Lot Coverage	Max. 50%	32%	MET
Height	Max. 2-story building; 25ft	One story building; 18.5 ft	MET
Setback – Front (§1294.14)	Min. 40 ft from ROW	Setback approximately ranges from 0 ft, 73.90 ft, 98.95 ft	*PARTIALLY MET
Setback – Sides (§1294.14) (§1294.32)	Min. 40 ft from ROW At least 10 ft, total of two 20 ft	Council Ave; 0 ft Interior lot (north) side; 39.38 ft	NOT MET MET
Setback – Rear (§1294.14) (§1294.32)	Min. 40 from ROW Min. 25 ft	Kaiser St; 0 ft Community Service; 0 ft	NOT MET NOT MET
Setback – Similar Uses (§1294.14)	No automotive fueling station, service station or repair center shall be permitted within a five thousand (5,000) foot radius of an existing automotive fueling station, service station or repair center. Measurement of the five thousand (5,000) foot radius shall be made from the outermost boundaries of the lot or parcel upon which the proposed automotive fueling station, service station or repair center will be situated.	Google shows 3 auto repair stations and 6 gas stations within the setback area	NOT MET

*Front Setback: Approximetly 60% of the garage building is built on the front property line. The other 9% area is built approximately 74 ft from the front line. The dealer building, which is 30% of the facade, is built approximately 99 ft from property line.

Items to be addressed

- The property does not conform to the setback standards of 1294.14. Site plan approval requires granting the waiver described under Site Design Standards for Uses Under Special Approval, below.*

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>The site</p>  <p>Fort St. and Outer Dr. intersection; looking north</p>  <p>Fort St. and Council Ave. intersection; looking south</p>	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>Percentage is not provided, building materials are mostly painted CMU Block and painted brick. The material across the extended parapet of the service and sales building is metal panels that are black in color. This condition is 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 MET.</i> • Natural colors (bright for decorative features only) <i>CMU Block on Fort St. is painted in black, white, and red color.</i> 	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 <i>Percentage is not provided; estimated percentage is 4.5% on Fort St. and 1% on Council Ave, and 0% on Kaier St. This condition in NOT MET.</i> • Size, shape, orientation, spacing to match buildings within 500' 	NOT 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 suggested; overhanging eaves with slope of 0.5 to 1 • Rooflines >100' = roof forms, parapets, cornice lines • Roof-top mechanical equipment screened by roof form. 	NOT APPLICABLE

The existing building does not meet the standards for transparency. As the proposal does not include changes to the building façade, the City has historically permitted existing façade conditions to remain.

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.

The property falls in proximity to Ecrose Creek within the Flood Hazard Overlay Zone. Development within the floodplain is subject to regulation by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

Engineering review comments:

1. The plans acknowledge the site is in a flood plain. They do not indicate part of the site is in a floodway. The flood plain and floodway should be clearly indicated on the site plan.
2. Work within the flood plain may require an EGLE/CORP joint Permit. Any work in the floodway will require an EGLE/CORP joint Permit.
3. In the engineer's review, the engineer must verify that the finish floor is above the flood plain elevation. If possible a LOMA or LOMR may need to be filed.

Items to be addressed

- Site plan shall clearly indicate the floodplain and floodway.*
- Applicant shall verify that the finish floor is above the floodplain elevation. If possible, a LOMA or LOMR may need to be filed.*
- Applicant shall obtain permits from the Michigan Department of Environment, Great Lakes, and Energy (EGLE)/CORP for work within the floodplain as required, and for any work within the floodway.*

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 property is serviced by (6) ft of concrete sidewalk along Fort St and (5) ft concrete sidewalk along Council Ave. which provides pedestrian circulation separated from the vehicular circulation. There is no sidewalk on Kaier St along the west side of the building; however, a sidewalk is provided along the residential area across the street from the building. There is no bicycle lanes either on the ROW or bicycle parking facilities.

Engineering review comments:

1. Fort Street is under the jurisdiction of Michigan Department of Transportation (MDOT). A permit is required from the MDOT to do any work within the Fort Street Right-of-Way.
2. Any sidewalk that is broken in the Fort Street or Council Street right-of-way will need to be replaced

Items to be addressed

- Applicant shall secure permits from the Michigan Department of Transportation (MDOT) for work within the Fort Street right-of-way.
- Applicant shall ensure that concrete sidewalk must be 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.

Use	Required	Proposed	Compliance
Automobile and truck sales, with or without automotive service and/or repair facilities	<p>One (1) for every four hundred (400) square feet of gross floor area of the sales room, plus one (1) for each employee on duty based upon maximum employment shift, plus spaces required for any automotive service and/or repair facilities.</p> <p>Automotive Service station: two (2) for each service bay.</p> <p><i>Automobile sales area: 4,934 sf/400 = 12</i></p> <p><i>Employment: (5) employess and (2) Manager = 7</i></p> <p><i>Repair facility/bay: 3X2 =6</i></p> <p><i>Total = 25 required parking spaces</i></p>	21	NOT MET

§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	Existing egress and ingress is indicated on Fort St.	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	Ex. Pavement to be resurfaced with a min. 2" of Asphalt pavement on subbase and new asphalt is proposed.	MET
	Concrete curbs and gutters	Illustration provided on SP-3, not to scale	MET
	When adjoining residential property and/or a residential street or alley: 6' solid masonry wall, ornamental on both sides, with bumper guards	NOT APPLICABLE	NOT APPLICABLE
	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.	NOT APPLICABLE	NOT APPLICABLE
	Entrance only from the adjoining principal use or adjoining alley; no use of street for backing or maneuvering	Provided	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.	Existing chain link fence is provided along the lot line facing Fort St. and a concrete bumper is proposed on all parking spaces.	MET

Engineering review comments:

1. The southerly drive approach is broken and will need to be replaced.
2. The proposed work in the parking lot will need to be evaluated during the detailed engineering site plan review

The parking lot has been preliminarily evaluated by Hennessey Engineers in an effort to accommodate the applicant's intent to conduct the minimal repairs required to meet code. This evaluation, while preliminary, indicated that the parking lot's condition was too deteriorated to be repaired with the proposed

resurfacing and would instead need to be fully reconstructed. Further observations will be made during detailed engineering review.

Items to be addressed

- Planning Commission waiver sought to reduce the number of required parking spaces from 25 to 21 (provides 84% of requirement)*
- Broken south drive approach shall be removed or replaced.*
- Proposed work in parking lot will be evaluated for adequacy during detailed engineering review; if parking lot conditions prove too deteriorated for successful resurfacing as proposed, the lot shall be reconstructed.*

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
1-25	1	1	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
5,001 to 20,000	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.

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.

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 	<ul style="list-style-type: none"> • The north and south driveways are two-way • The north driveway is 32.84 ft and the south driveway is ~28 ft • Not provided • There are two access points on Fort St. and no access point on Council Ave. or Kaier St. • Not Applicable • Not applicable 	<ul style="list-style-type: none"> • NOT MET • PARTIALLY MET • NOT PROVIDED • NOT MET • NOT APPLICABLE • NOT APPLICABLE
<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>Approximately 4 ft of the north driveway located on parcel (B), as well as the dumpster and (14) parking spaces are located within Parcel (B). As submitted, this site plan covers and applies to both parcels.</p>	<p>NOT APPLICABLE</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>The building structure is constructed within the traingular area; however, the curb line is extended on Fort St. to providing clear view.</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>The south driveway is approximately 105 ft from Fort St. and Council Ave. intersection</p>	<p>MET</p>

Required	Provided	Compliance
<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 	Fort St. speed is 45 mph; required spacing is 230 ft. Provided 79 ft	NOT MET

In addition to the general standards set forth in the above section, the following requirements shall comply with section 1294.14 automotive service stations, repair centers, and public garages

Required	Provided	Compliance
<ul style="list-style-type: none"> • Driveways providing ingress or egress, not more than 30 ft wide at property line • Not more than (1) curb opening along any street • No driveway or curb opening located nearer than 20ft from corner or exterior line • No driveway located nearer than 30ft to any driveway 	<ul style="list-style-type: none"> • The north driveway is 32.83 ft and the south one is ~28 ft • Provided two (2) curb opening along Fort St. • The north driveway is approximately 0 ft from the exterior line of the property and the south driveway is approximately 105' from the corner of Fort St. and Council Ave. • The north driveway is 79 ft away from the south driveway 	<ul style="list-style-type: none"> • PARTIALLY MET • NOT MET • NOT MET • MET
<ul style="list-style-type: none"> • Raised concrete curb (6) inches, along all street lot lines, except driveways. 	Curblines are provided on existing and proposed site plan along Fort St. and Council Ave.	MET
<ul style="list-style-type: none"> • The entire lot, except building, of hard surfaced; concrete or plant-mixed bituminous material. • Landscaped shall be separated from by raised concrete curb (6) inches. 	<ul style="list-style-type: none"> • Provided existing pavement area to be resurfaced and new asphalt area. • Landscaped areas along Fort Street are separated by a 6" curb. 	<ul style="list-style-type: none"> • MET • MET

- (4) For expansion and/or redevelopment of existing sites where the Planning Commission determines that compliance with all the standards of this section is unreasonable, the standards shall be applied to the maximum extent possible. In such situations, suitable alternatives which substantially achieve the purpose of this section may be accepted by the Planning Commission, provided that the applicant demonstrates that all of the following apply:
- A. The size of the parcel is insufficient to meet the dimensional standards.
 - B. The spacing of existing, adjacent driveways or environmental constraints prohibit adherence to the access standards at a reasonable cost.

- C. The use will generate less than five hundred (500) total vehicle trips per day or less than seventy-five (75) total vehicle trips in the peak hour of travel on the adjacent street, based on rates developed by the Institute of Transportation Engineers (ITE).
- D. There is no other reasonable means of access.

Items to be addressed

- Driveways and curb cuts are larger than permitted by either 1290.10 or 1294.14, and curb cuts exceed the maximum number permitted. The site plan shall be revised to close one curb cut.*
- Applicant shall provide concrete raised curb (6) inches along the landscaped areas.*

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.

A firehydrant is located on the sidewalk of Fort St. within approximately 70 ft away from the north driveway. The applicant proposes a Fire Lane, approximately 12X50 ft, within the site on the north side of the automobile sales building.

Police Department comment:

The police department has no issues with the used auto sales/repair facility moving forward.

Fire Department comment:

I would request that this site plan go out for a third party review regarding fire codes. It was a really complicated building and the site was a combination of grass, gravel, and concrete which may need to be corrected for FD access. I also think the size of the building may need additional fire suppression to bring it up to current code.

(Note: Such review would occur during detailed engineering, in conjunction with the finalized parking lot scheme and the MDOT approval process)

Items to be addressed

- Site plan to be evaluated by third party for Fire Code compliance during detailed engineering 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	<i>Fort St</i> ; provided approximately 5 ft with provision of curblin greenbelt approximately 6 ft. <i>Council Ave</i> ; not provided. Provision of curblin greenbelt approximately 2 ft and 4ft between the sidewalk. <i>Kasier St</i> ; not provided. Provision of curblin greenbelt approximately 10 ft	MET AS POSSIBLE
	1 tree and 4 shrubs per 40' of street frontage <i>Fort St</i> : 240'/40 = 6 trees and 24 shrubs <i>Council Ave</i> : 100'/40= 3 trees and 10 shrubs <i>Kaiser St</i> : 133'/40 = 4 trees and 14 shrubs Total: 13 trees and 48 shrubs 30%: 4 trees and 14 shrubs	<i>Fort St</i> : provided 5 trees and 18 shrubs. <i>Council Ave</i> : Not provided <i>Kaiser St</i> : Not provided Parcel B (not along Front St): 6 trees and 18 shrubs	MET
	Where headlights from parked vehicles will shine into the ROW, may require a totally obscuring hedge	2 trees and 9 shrubs are proposed where headlights from parked vehicles could shine into <i>Fort St</i> .; applicant to confirm that these species in this quantity are "totally obscuring"	SUBSTANTIALLY MET
Interior Landscaping	10% of total lot area landscaped, including groundcover <i>(51,871 sf * 0.1) = 5,187 sf landscaping</i>	16,580 sf or 32%	MET
	Interior landscaping to be grouped near entrances, foundations, walkways, service areas	Most of landscaping is grouped near the parking areas and near the front curb cuts	SUBSTANTIALLY MET
	1 tree per 400 sf of required landscaping and 1 shrub per 250 sf of required landscaping <i>5,187 sf = 13 trees and 21 shrubs</i> 30% = 4 trees and 7 shrubs	11 trees and 36 shrubs	MET

	Required	Proposed	Compliance
Parking Lot	1 deciduous or ornamental tree per 10 parking spaces <i>21/10 = 3 trees</i>	9 trees surround the parking lot	MET
	100 sf of planting area per tree	Trees are located within Parcel (B) without planters	MET
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 Applicable	NOT APPLICABLE

§1296.03 (c) Special Provisions for Existing Sites. Special provision is made for applying these standards to developed sites which existed prior to the City adopting landscaping requirements. Therefore, when an existing site is undergoing redevelopment, improvement, a change in use, or expansion, the objective of these standards is to gradually bring the existing site into compliance with the minimum standards of this section in relation to the extent of expansion or change on a site.

When reviewing plans for a change in use or expansion which requires site plan review, the Planning Commission shall require an upgrade in landscaping, using the following as guidelines:

- (1) Each building expansion of one percent (1%) of gross floor area should include at least two percent (2%) of the landscaping required for new developments, or a minimum of thirty percent (30%) of the landscaping required for new developments, whichever is greater.
- (2) Landscaping along the street and as a buffer between adjacent land uses should take priority over parking lot and site landscaping. Where parking lot landscaping cannot be provided, additional landscaping along the street or in the buffer areas should be considered.

Items to be addressed

None

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.

The applicant proposed soil erosion and sedimentation control notes and maintenance notes of constructing the project in compliance with part 91 of Act 451 of 1995, as amended, the Soil Erosion and Sedemination Control Act and the Wayne County Soil Erosion and Sedimentation Control Ordinance.

Items to be addressed

- *Applicant shall work with the Building Superintendent, City Engineer, Lincoln Park Department of Public Services, and Wayne County to control soil erosion. Special attention shall be given to soil erosion control due to the site's location on a floodplain and in a floodway.*

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.

Engineering review comments:

1. Based on the site plan submitted, all existing utilities and leads are being reused. It is our recommendation that the new addition should be serviced by new water and sanitary sewer services. If the existing services are approved for tie-in by the Plumbing Inspector 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 doing any renovations on the existing 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 is recommended to videotape the existing sewer lead to determine its condition prior to doing renovations on the existing building, If the service lead need to be replaced the Installation of the new service will need to be Inspected.*
- *Applicant shall 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 applicant's engineer or architect shall determine the sanitary service lead capacity.*
- *Applicant shall verify with the City the existing water service and size. If It Is lead service or If Is undersized for the proposed building use, it shall be replaced. the applicant's engineer or architect shall determine the water service lead capacity.*
- *Applicant shall work with City Engineer of Lincoln Park Department of Public Services to review the public water and sewer systems on the site.*

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.

Engineering review comments:

Storm water management is under the jurisdiction of Wayne County. As of June 22 2020, the Wayne County permit office has determined that the proposed project area is small enough to avoid triggering the county's stormwater ordinance. A permit is not required.

Items to be addressed

- Stormwater management measures shall be evaluated during detailed engineering review.*

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.

Street lightings to remain. Applicant proposes (7) new building wall mount light on the north and east interior sides of the building facing Fort St. and the parking spaces. All proposed lighting will be directed downward and away from the street and adjacent properties.

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 indication of 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.

No roof or ground mounted mechanical equipment is visible from the ROW.

Items to be addressed

None

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.

The proposed use is expected to generate some quantity of hazardous materials or waste. Applicant shall provide documentation of compliance with State and Federal standards for storage, use, handling, and disposal.

Items to be addressed

- Applicant shall provide documentation of compliance with State and Federal standards for storage, use, handling, and disposal of hazardous materials and waste.*

SITE DESIGN STANDARDS FOR USES PERMITTED AFTER SPECIAL APPROVAL

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

(a) Purposes. In order to regulate and control the problems of noise, odor, light, fumes, vibration, dust, danger of fire and explosion and traffic congestion, which result from the unrestricted and unregulated construction and operation of automotive service stations and automotive repair centers, and to regulate and control the adverse effects which these and other problems incidental to automotive service stations and repair centers may exercise upon adjacent and surrounding areas, the following regulations and requirements are provided for automotive service stations and repair centers located in any zone. All automotive service stations and repair centers erected after the effective date of this Zoning Code shall comply with this section. No automotive service station or repair center existing on the effective date of this Zoning Code shall be structurally altered so as to provide a lesser degree of conformity with this section than existed on the effective date of this Zoning Code.

Requirement	Proposed	Compliance
Frontage along the principal street of not less than one-hundred- fifty (150) feet	357 feet	MET
Minimum area of fifteen-thousand (15,000) square feet.	51,871 square feet	

Requirement	Proposed	Compliance
<p>> 40' from any street lot line</p> <p>>15' from any side or rear lot line directly adjoining a residentially zoned district (may be constructed on property line if abutting an alley)</p> <p>>5000' from existing automotive fueling station, service station or repair center (outermost boundaries of the lot)</p>	<p>0 feet from street lot line</p> <p>~5 feet from residentially zoned partial side lot line (~15' adjacency of 170' parcel depth)</p> <p>~3 service stations and 6 fueling stations are identified within the setback radius</p>	NOT MET
<p>Driveways < 30' feet wide at the property line</p> <p>1 curb opening along any street</p> <p>Driveway / curb opening > 20' to any corner or exterior line (along the property line)</p> <p>Driveway > 30' to any other driveway (along the property line)</p> <p>6" concrete curb along all street lot lines</p>	<p>~32' and ~28'</p> <p>2 curb cuts on Fort</p> <p>110' from lot line and 100' from corner</p> <p>150' to next driveway</p> <p>Curb is existing</p>	NOT MET
<p>Entire lot hard surfaced (concrete or plant-mixed bituminous material)</p> <p>Landscaped area separated from all paved areas by 6" concrete curb</p>	<p>Covered by asphalt</p> <p>Curb identified</p>	MET
<p>All lubrication equipment, motor vehicle washing equipment, hydraulic hoists and pits enclosed entirely within a building</p> <p>All gasoline / fuel pumps > 15' from any lot line</p> <p>Pumps arranged so that motor vehicles shall not overhang any public sidewalk, street or right of way.</p>	<p>None shown outside building</p> <p>No pumps proposed</p>	MET
<p>Lot 15,000 sf: 4 double gasoline / fuel pumps or 8 single gasoline / fuel pumps and 2 enclosed stalls for servicing</p> <p>Additional 2 gasoline / fuel pumps and/or 1 enclosed stall may be included with each additional 2,000 sf of lot area.</p>	<p>No pumps proposed</p>	Not applicable

Requirement	Proposed	Compliance
<p>Where adjoining residential district: 6' solid, ornamental, masonry wall erected and maintained along the interior (or alley) lot line</p> <p>All trash areas, used tires, automotive parts, other items enclosed on all sides by 6' masonry wall constructed of the same materials as main or principal building, faced with brick, decorative block, or pre-cast concrete (decorative pattern, painted in the same color scheme)</p> <p>Masonry walls protected by a fixed curb or vehicle barrier</p> <p>Masonry wall may be required by the Building Superintendent where adjoining a nonresidential use, such as a professional office building, clinic or day nursery, or a landscaped area of any other nonresidential use</p> <p>Walls may be stepped down within 25' of street right-of-way line.</p>	<p>Not applicable</p> <p>Dumpster enclosure proposed; no other exterior storage is permitted</p> <p>No independent wall proposed or required</p> <p>No wall has been required</p>	<p>Met as applicable</p>
<p>Exterior lighting, including illuminated signs, hooded or shielded away from neighboring property</p>	<p>See Lighting</p>	
<p>>200 from school, playground, church, hospital or other such use where large numbers of people congregate (measured from property line)</p>	<p>Iglesia La Casa De Mi Padre church: 195' from lot lines</p> <p>Former St. Henry's: Adjacent lot line (0'); future use unclear</p>	<p>SUBSTANTIALLY MET</p>
<p>All repair work conducted completely within enclosed building; no storage of parts, trash, supplies or equipment outside of a building. Outdoor vehicle and trailer storage / parking prohibited between 10:00 p.m. and 7:00 a.m. Exceptions: private passenger automobiles, equipment rental operations (see ordinance for details)</p>	<p>No outside storage shown</p>	<p>MET</p>
<p>If use abandoned or terminated > 1 year, all underground gasoline storage tanks shall be removed from the premises.</p>	<p>No USTs known</p>	<p>MET</p>

The site does not meet any of the required setbacks of 1294.14. The driveways are wider than are permitted by either 1290.10 or 1294.14, and the second curb cut violates 1294.14. Curbs are not shown

near the landscaping on Parcel B. The location is in the proximity of two properties which are listed as churches in City records, though current use of both is unclear.

(n) **Waiver or Modification of Standards for Special Situations.** In cases where an applicant is proposing to open a new automotive service station or repair center on a site that was previously a non-conforming service station, the Planning Commission may reduce or waive the minimum area, frontage, or setback standards, provided they determine that no good purpose would be served by upholding the minimum standards. In making such a determination to reduce or waive the requirements for the minimum area, frontage, or setbacks, the following may be considered:

(1) **Extent that the proposed site can effectively accommodate and control the problems of noise, odor, light, fumes, vibration, dust, danger of fire and explosion, and traffic congestion associated with automatic service stations and repair centers.**

The site has been operating as intended for several years, and no changes are proposed which would address the above criteria. Evaluation of this criteria should be based on experience.

(2) **Extent that the proposed site can operate as an automotive service station or repair center without negatively impacting traffic safety or adjacent uses.**

The site has been operating as intended for several years and no changes are proposed which would address the above criteria. Evaluation of this criteria should be based on experience.

(3) **Existing and proposed building placement.**

The site has been operating as intended for several years and no changes are proposed which would address the above criteria. Evaluation of this criteria should be based on experience.

(4) **On-site traffic circulation.**

The second curb cut is prohibited by ordinance, and does not appear to be critical to the site's internal circulation. A revised site plan shall show a single curb cut.

(5) **Proximity to residential uses.**

The majority of the site is not adjacent to a residential use.

(6) **Visual impacts.**

The proposed site design improves the visual impact of the property by introducing landscaping and removing blighted paving.

Items to be addressed

- Planning Commission waiver sought for all of the setback requirements of 1294.14: 40' from front lot line; >15' from any side or rear lot line directly adjoining a residentially zoned district; and >5000' from existing automotive fueling station, service station or repair center*

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.

Applicant shall provide documentation of compliance with other appropriate agency review standards, including but not limited to the Michigan Department of the Environment, Great Lakes, and Energy (EGLE) and the Michigan Department of Transportation.

Items to be addressed

- Applicant to secure all appropriate agency reviews as needed, including but not limited to the Michigan Department of the Environment, Great Lakes, and Energy (EGLE) and the Michigan Department of Transportation.

VARIANCES

No variances are anticipated as part of this proposal.

Items to be addressed

None

RECOMMENDATIONS

Findings

If waivers are granted, this proposed plan does substantially meet the city's zoning ordinance requirements.

Conditions and Waivers

Waivers

- Planning Commission waiver sought for all of the setback requirements of 1294.14: 40' from front lot line; >15' from any side or rear lot line directly adjoining a residentially zoned district; and >5000' from existing automotive fueling station, service station or repair center
- Planning Commission waiver sought to reduce the number of required parking spaces from 25 to 21 (provides 84% of requirement)

Conditions to be addressed before approval

- Site plan shall clearly indicate the floodplain and floodway.
- Driveways and curb cuts are larger than permitted by either 1290.10 or 1294.14, and curb cuts exceed the maximum number permitted. The site plan shall be revised to close one curb cut.
- Applicant shall provide concrete raised curb (6) inches along the landscaped areas.

Conditions of approval

- Applicant shall verify that the finish floor is above the floodplain elevation. If possible, a LOMA or LOMR may need to be filed.

- *Applicant shall obtain permits from the Michigan Department of Environment, Great Lakes, and Energy (EGLE)/CORP for work within the floodplain as required, and for any work within the floodway.*
- *Proposed work in parking lot will be evaluated for adequacy during detailed engineering review; if parking lot conditions prove too deteriorated for successful resurfacing as proposed, the lot shall be reconstructed.*
- *Applicant shall secure permits from the Michigan Department of Transportation (MDOT) for work within the Fort Street right-of-way.*
- *Applicant shall ensure that concrete sidewalk is brought up to City Standards.*
- *Broken south drive approach shall be removed or replaced.*
- *Site plan to be evaluated by third party for Fire Code compliance during detailed engineering review*
- *Applicant is recommended to videotape the existing sewer lead to determine its condition prior to doing renovations on the existing building, if the service lead needs to be replaced the installation of the new service will need to be inspected.*
- *Applicant shall 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 applicant's engineer or architect shall determine the sanitary service lead capacity.*
- *Applicant shall verify with the City the existing water service and size. If it is lead service or if it is undersized for the proposed building use, it shall be replaced. The applicant's engineer or architect shall determine the water service lead capacity.*
- *Applicant shall work with City Engineer of Lincoln Park Department of Public Services to review the public water and sewer systems on the site.*
- *Stormwater management measures shall be evaluated during detailed engineering review.*
- *Applicant shall work with the Building Superintendent, City Engineer, Lincoln Park Department of Public Services, and Wayne County to control soil erosion. Special attention shall be given to soil erosion control due to the site's location on a floodplain and in a floodway.*
- *Applicant shall provide documentation of compliance with State and Federal standards for storage, use, handling, and disposal of hazardous materials and waste.*
- *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, including but not limited to Wayne County, the Michigan Department of the Environment, Great Lakes, and Energy (EGLE) and the Michigan Department of Transportation.*

Proposed Motion

I move that the Lincoln Park Planning Commission approve site plan request #PPC18-005 and accompanying site plan dated August 14, 2020, for Auto Repair and Auto Sales at 970 Fort Street, based on the finding that the plan substantially meets the requirements of Section 1296.01, with the conditions and waivers noted above to be resolved administratively.

From: [John Kozuh](#)
To: [Leah DuMouchel](#); [Fire Chief](#); [Irenda Lockhart](#); [Robert Wright](#); [Ray Watters](#); [Krystina Erdos](#)
Subject: RE: Site Plan Review Request: 970 Fort - Auto Service and Sales
Date: Friday, August 21, 2020 9:05:04 AM

Leah: With a new 2" overlay, and the parking lot surface draining to the N thru the 2' outlets, and there being no cb structures, I have nothing in regards to the parking area's of concern. I do not know the existing condition of either the approaches or the sidewalks, if either are rough shape, they should be addressed.

John Kozuh
DPS Director
City of Lincoln Park

From: Leah DuMouchel <ldumouchel@bria2.com>
Sent: Wednesday, August 19, 2020 9:20 AM
To: Fire Chief <FChief@citylp.com>; Irenda Lockhart <ILockhart@citylp.com>; Robert Wright <RWright@citylp.com>; Ray Watters <RWatters@citylp.com>; Krystina Erdos <KErdos@citylp.com>; John Kozuh <JKozuh@citylp.com>
Subject: Site Plan Review Request: 970 Fort - Auto Service and Sales

Hello! Please find attached a proposed site plan for 970 Fort for your review and comment. The Lincoln Park Planning Commission appreciates your comments at this email address by Monday, August 31. If you have any questions, please do not hesitate to reach out. Thank you!

Leah DuMouchel, AICP, CNU-A, NCI M&FC, FBCI
Principal

Beckett&Raeder, Inc.
Making Great Places for over 50 Years

535 West William St Suite 101
Ann Arbor, MI 48103

Office: 734.663.2622
Direct Line: 734.239.6616

Petoskey, MI 231.347.2523
Traverse City, MI 231.933.8400
Toledo, OH 419.242.3428

Please visit us at www.bria2.com

From: [Ray Watters](#)
To: [Leah DuMouchel](#)
Subject: Re: Site Plan Review Request: 970 Fort - Auto Service and Sales
Date: Tuesday, August 25, 2020 9:47:10 AM

The police department has no issues with the auto shop moving forward.

Chief R.Watters

From: Leah DuMouchel <ldumouchel@bria2.com>
Sent: Wednesday, August 19, 2020 9:20 AM
To: Fire Chief <FChief@citylp.com>; Irenda Lockhart <ILockhart@citylp.com>; Robert Wright <RWright@citylp.com>; Ray Watters <RWatters@citylp.com>; Krystina Erdos <KErdos@citylp.com>; John Kozuh <JKozuh@citylp.com>
Subject: Site Plan Review Request: 970 Fort - Auto Service and Sales

Hello! Please find attached a proposed site plan for 970 Fort for your review and comment. The Lincoln Park Planning Commission appreciates your comments at this email address by Monday, August 31. If you have any questions, please do not hesitate to reach out. Thank you!

Leah DuMouchel, AICP, GNU-A, NCI M&FC, FBCI
Principal

Beckett&Raeder, Inc.
Making Great Places for over 50 Years

535 West William St Suite 101
Ann Arbor, MI 48103

Office: 734.663.2622
Direct Line: 734.239.6616

Petoskey, MI 231.347.2523
Traverse City, MI 231.933.8400
Toledo, OH 419.242.3428

Please visit us at www.bria2.com

From: [Robert Wright](#)
To: [John Kozuh](#); [Leah DuMouchel](#); [Fire Chief](#); [Irenda Lockhart](#); [Ray Watters](#); [Krystina Erdos](#)
Subject: Re: Site Plan Review Request: 970 Fort - Auto Service and Sales
Date: Thursday, August 27, 2020 11:02:44 AM

Hi Lea,

I will look today after I get the plans from the BD but I would like to request that they get reviewed by Fire Safety Consultants Inc. (FSCI)

We have had numerous violations with this building and have had to shut them down. There are currently numerous outstanding fire code violations. There also seems to be a continuous change of business owners, all the while operating as an open business, and all with what appears to be the same building owner.

The construction and roof and size of the building so close to residential properties adds to our concern.

Bob Wright
Lieutenant/Fire Inspector
Lincoln Park Fire Department
Office (313) 381-1100
Station (313) 381-1975
Fax (313) 381-1831
rwright@citylp.com

From: Leah DuMouchel <ldumouchel@bria2.com>
Sent: Wednesday, August 19, 2020 9:20 AM
To: Fire Chief <FChief@citylp.com>; Irenda Lockhart <ILockhart@citylp.com>; Robert Wright <RWright@citylp.com>; Ray Watters <RWatters@citylp.com>; Krystina Erdos <KErdos@citylp.com>; John Kozuh <JKozuh@citylp.com>
Subject: Site Plan Review Request: 970 Fort - Auto Service and Sales

Hello! Please find attached a proposed site plan for 970 Fort for your review and comment. The Lincoln Park Planning Commission appreciates your comments at this email address by Monday, August 31. If you have any questions, please do not hesitate to reach out. Thank you!

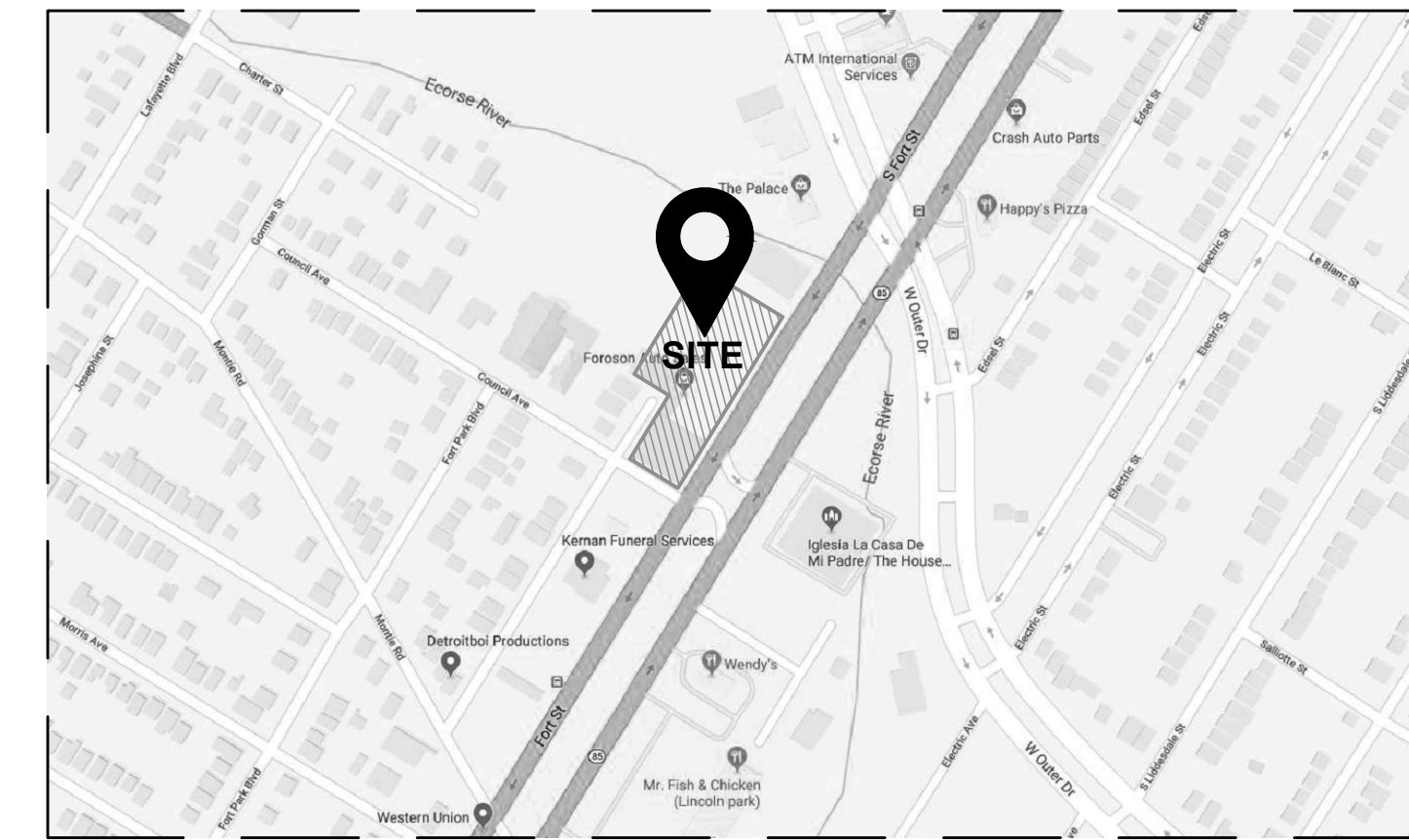
PROJECT: USED AUTOMOBILE SALES WITH REPAIR FACILITY

LOCATION:
970 FORT ST. LINCOLN PARK, MI 48146

DRAWING INDEX	
SHEET No.	SHEET TITLE
SP-1	EXISTING SITE PLAN/TOPO SURVEY (COVER SHEET)
SP-2	PROPOSED SITE PLAN
SP-3	PROPOSED LANDSCAPE & LIGHTING PLANS
SP-4	PROPOSED GRADING & UTILITY PLANS
SP-5	SOIL EROSION AND SEDIMENTATION CONTROL
A-1	EXISTING BUILDING FLOOR PLAN
A-2	EXISTING BUILDING ELEVATIONS

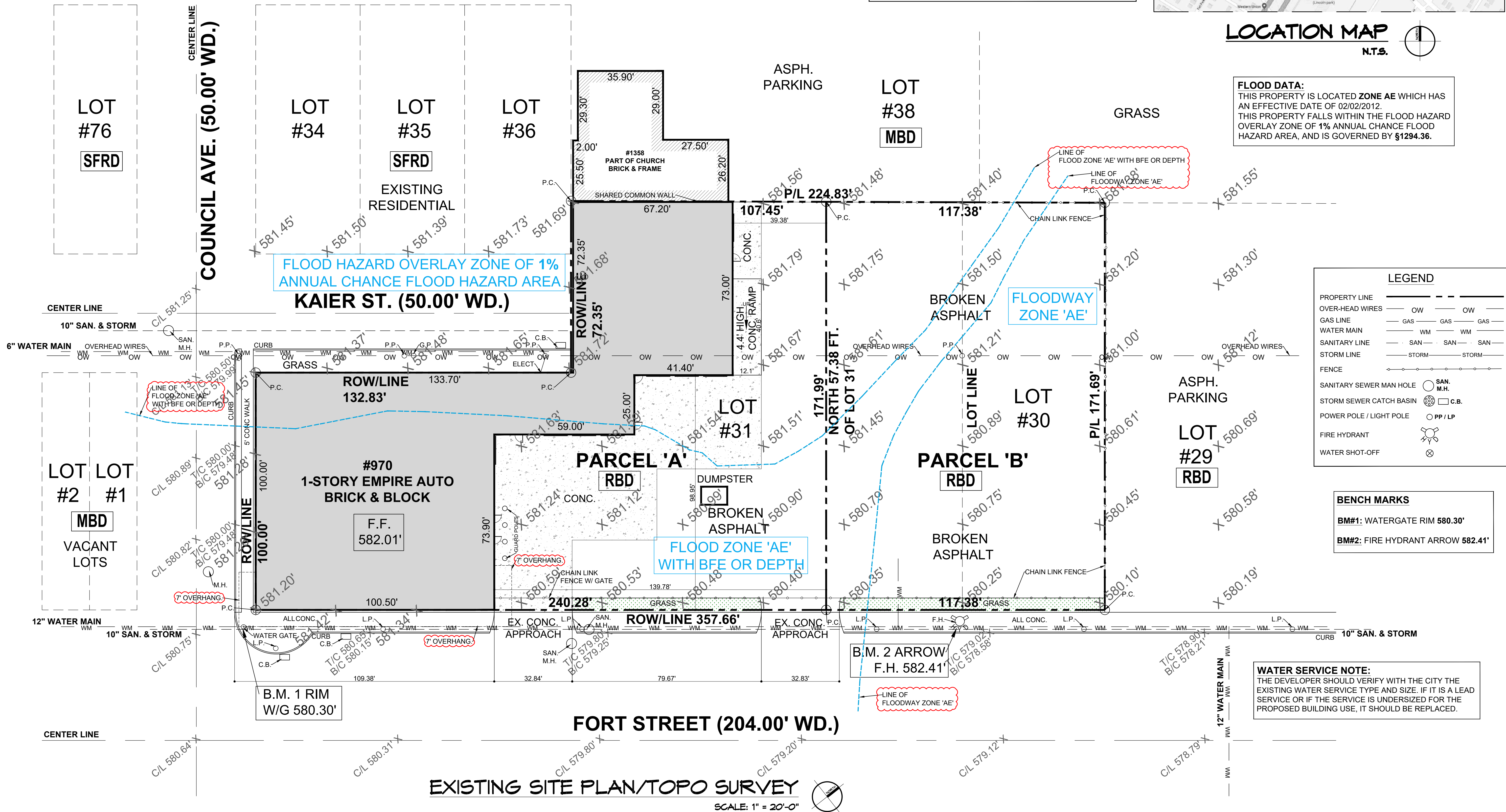
PARCEL 'A'
PARCEL ID: 45 003 01 0031 311
LEGAL DESCRIPTION: (EXISTING BUILDING)
THE SOUTH 240.28 FT. OF LOT 31 OF LINCOLN PARK ASSESSORS PLAT No. 3, PC 50, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 65, PAGE 59 OF PLAT, WAYNE COUNTY RECORDS.
PROPERTY AREA: 31,398 SQ.FT. (0.72 ACRES)

PARCEL 'B'
PARCEL ID: 45 003 01 0031 310
LEGAL DESCRIPTION: (VACANT LOT)
THE LOT 30 AND THE NORTH 57.38 FT. OF LOT 31 OF LINCOLN PARK ASSESSORS PLAT No. 3, PC 50, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 65, PAGE 59 OF PLAT, WAYNE COUNTY RECORDS.
PROPERTY AREA: 20,473 SQ.FT. (0.47 ACRES)



LOCATION MAP
N.T.S.

FLOOD DATA:
THIS PROPERTY IS LOCATED ZONE AE WHICH HAS AN EFFECTIVE DATE OF 02/02/2012. THIS PROPERTY FALLS WITHIN THE FLOOD HAZARD OVERLAY ZONE OF 1% ANNUAL CHANCE FLOOD HAZARD AREA, AND IS GOVERNED BY §1294.36.



LEGEND	
PROPERTY LINE	---
OVER-HEAD WIRES	— OW — OW —
GAS LINE	— GAS — GAS — GAS —
WATER MAIN	— WM — WM — WM —
SANITARY LINE	— SAN — SAN — SAN —
STORM LINE	— STORM — STORM —
FENCE	— — — — —
SANITARY SEWER MAN HOLE	○ SAN. M.H.
STORM SEWER CATCH BASIN	⊗ C.B.
POWER POLE / LIGHT POLE	○ PP / LP
FIRE HYDRANT	⊙
WATER SHOT-OFF	⊗

BENCH MARKS
BM#1: WATERGATE RIM 580.30'
BM#2: FIRE HYDRANT ARROW 582.41'

WATER SERVICE NOTE:
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.

MONEER ALAHWAL
Residential & Commercial Designer
Cell Phone: (313) 505-7744
Email: alahwalmoneer@gmail.com

PROJECT: USED AUTOMOBILE SALES WITH REPAIR FACILITY
LOCATION: 970 FORT ST. LINCOLN PARK, MI 48146
OWNER'S NAME & ADDRESS: EMPIRE REALSTATE LLC., 970 FORT ST. LINCOLN PARK, MI 48146
NOTICE: The material on these drawings may not be reproduced or distributed without the prior written permission of Moneer Alahwal. All rights reserved.

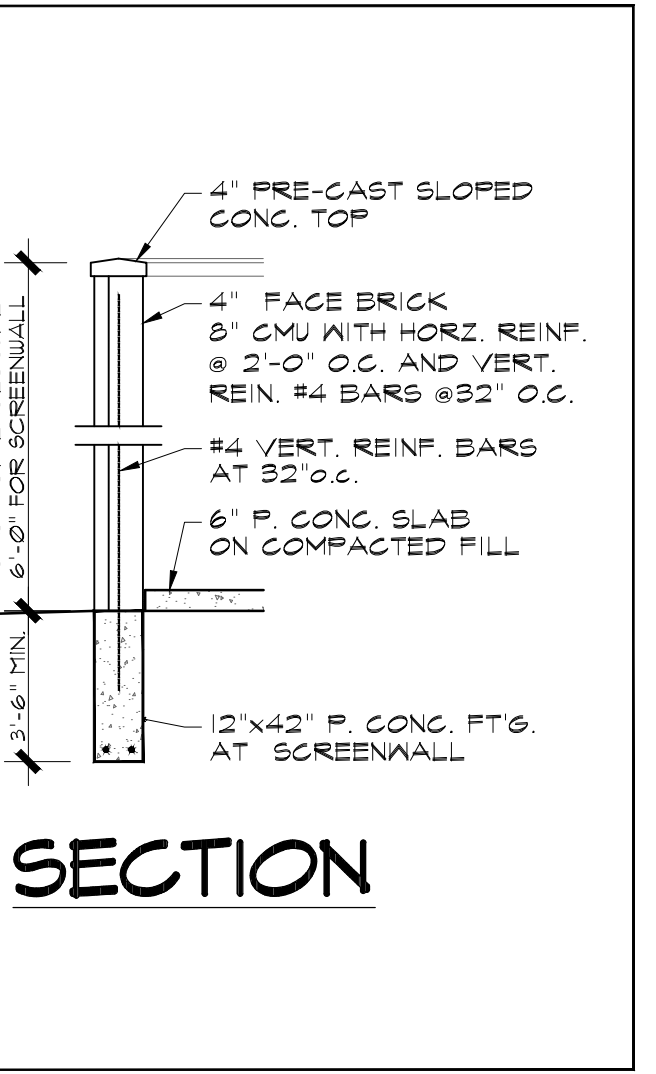
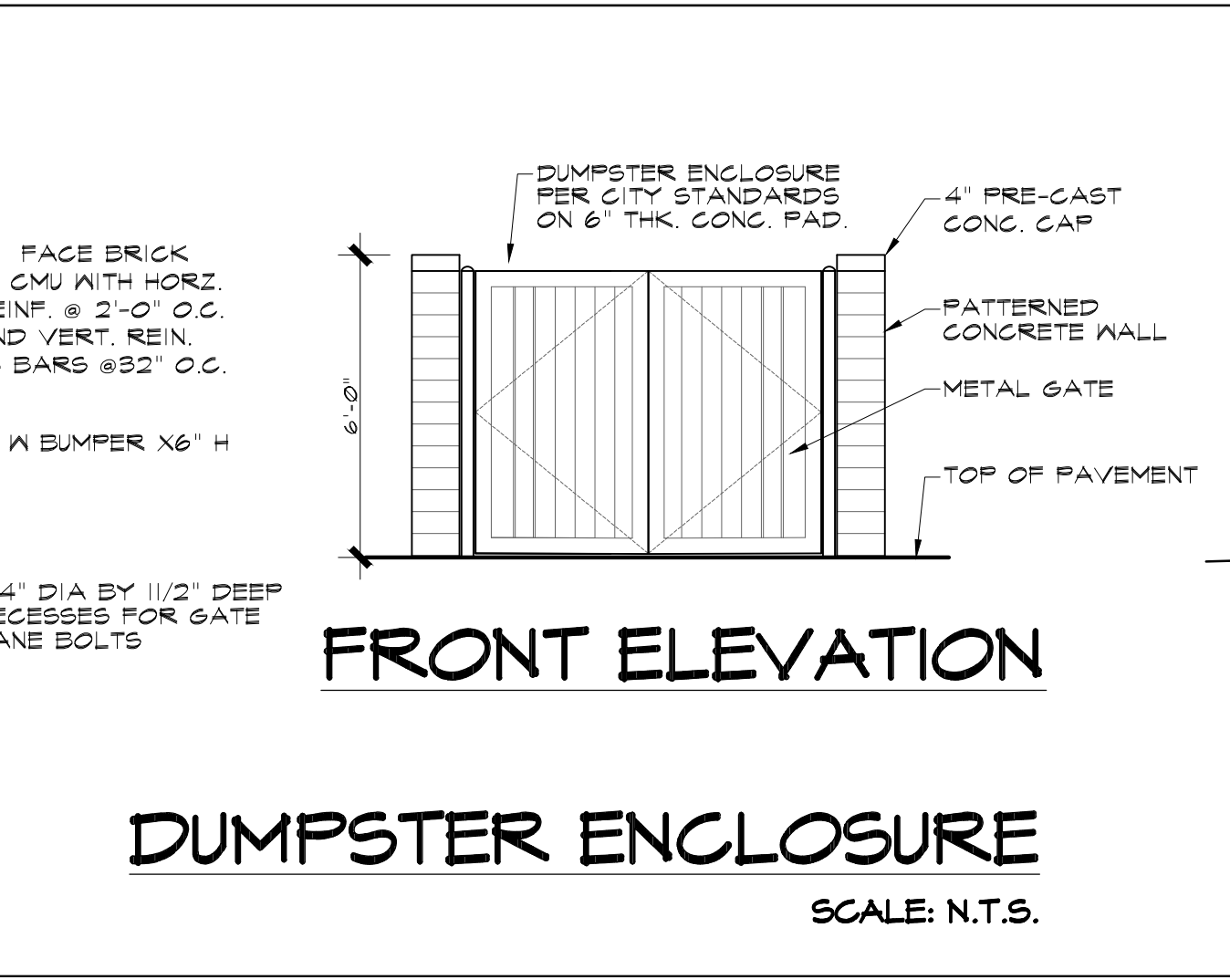
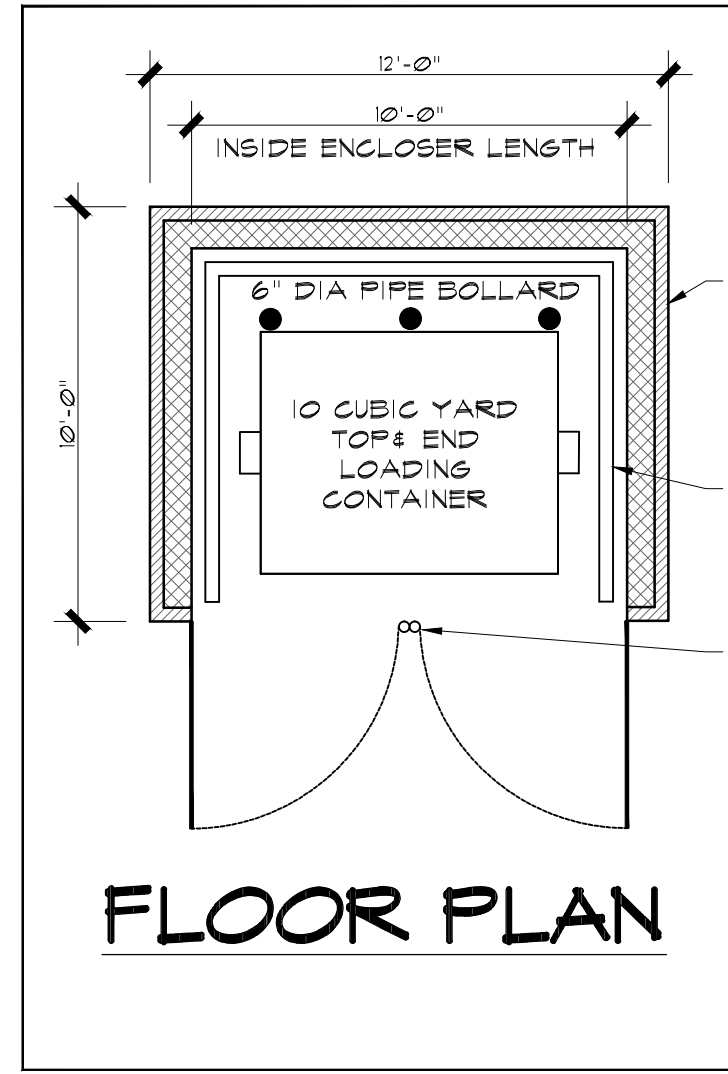
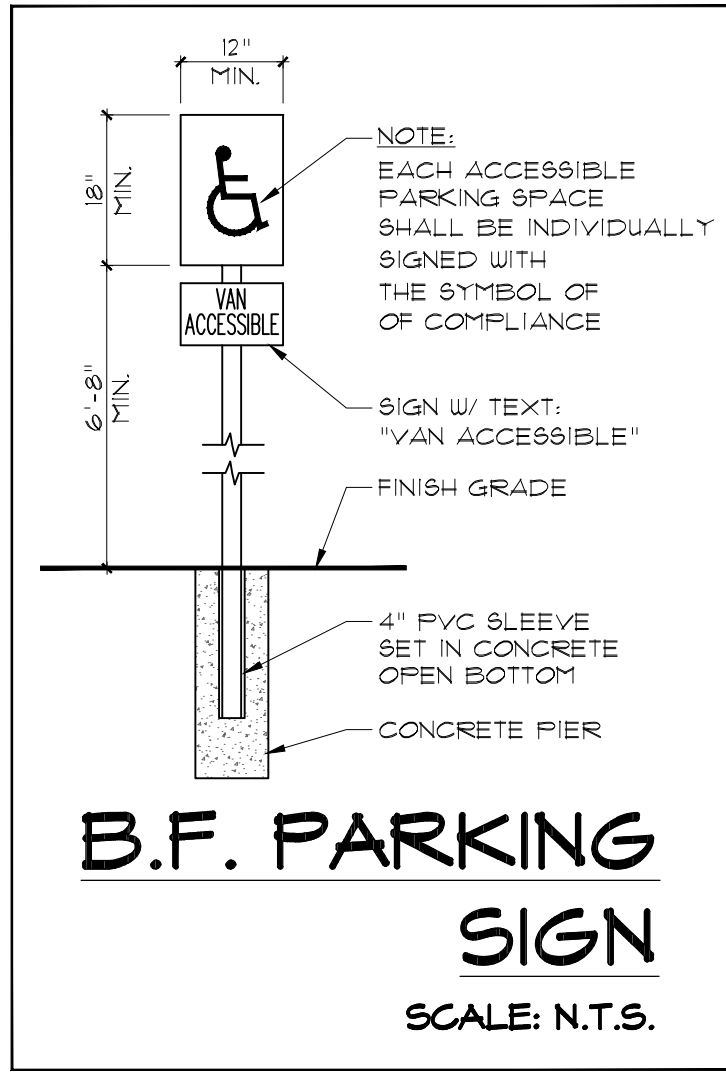
REVISIONS:	
	05/20/2020
	07/23/2020

DATE: 07/08/2019
DRAWN BY: MONEER ALAHWAL
SCALE: AS NOTED
* DO NOT SCALE DRAWING. Use figure dimensions only.

SHEET TITLE:
- EXISTING SITE PLAN / TOPO SURVEY
(COVER SHEET)

SHEET #: SP-1

APPROVED BY:



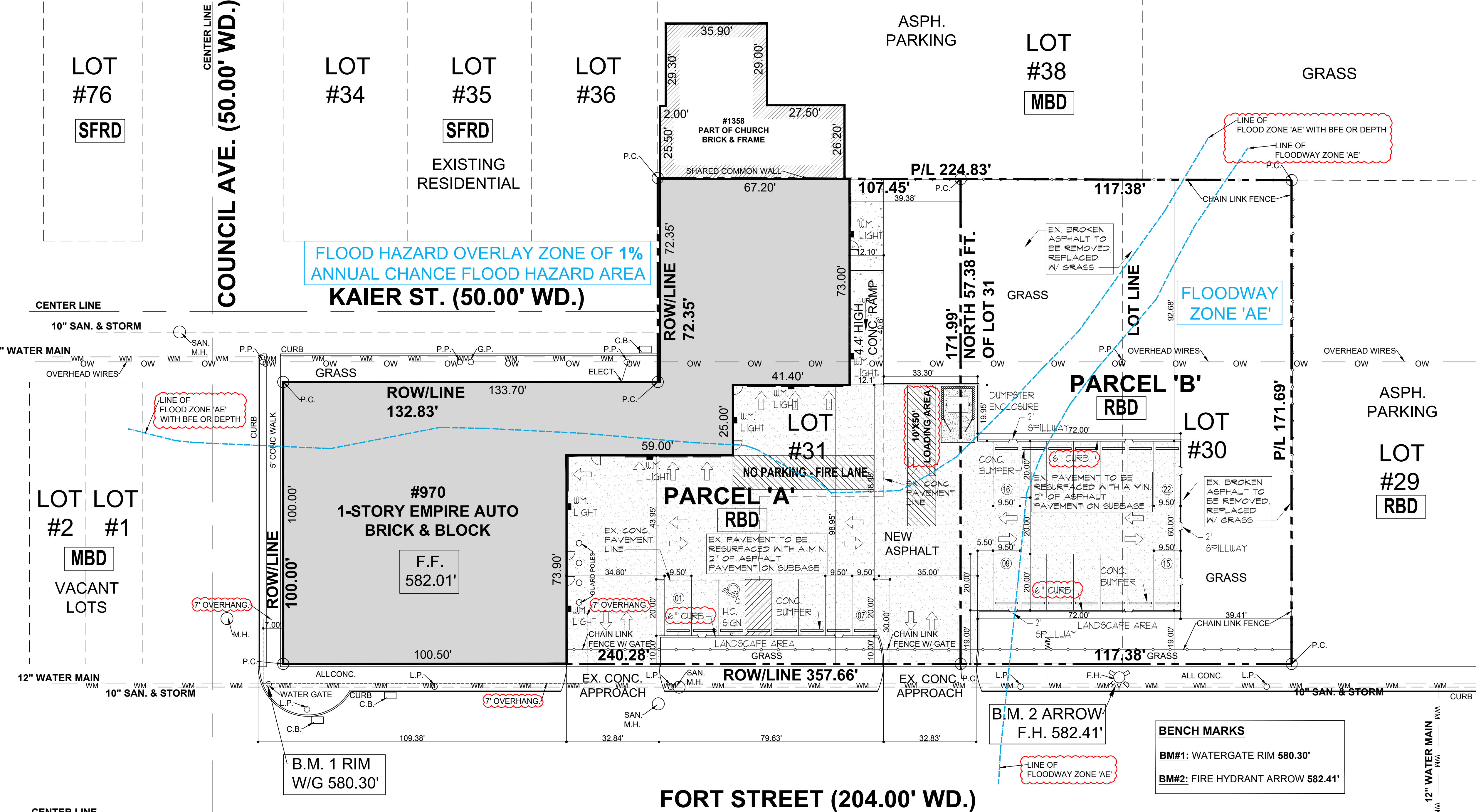
PARCEL 'A'
PARCEL ID: 45 003 01 0031 311
LEGAL DESCRIPTION: (EXISTING BUILDING)
THE SOUTH 240.28 FT. OF LOT 31 OF LINCOLN PARK ASSESSORS PLAT No. 3, PC 50, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 65, PAGE 59 OF PLAT, WAYNE COUNTY RECORDS.
PROPERTY AREA: 31,398 SQ.FT. (0.72 ACRES)

PARCEL 'B'
PARCEL ID: 45 003 01 0031 310
LEGAL DESCRIPTION: (VACANT LOT)
THE LOT 30 AND THE NORTH 57.38 FT. OF LOT 31 OF LINCOLN PARK ASSESSORS PLAT No. 3, PC 50, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 65, PAGE 59 OF PLAT, WAYNE COUNTY RECORDS.
PROPERTY AREA: 20,473 SQ.FT. (0.47 ACRES)



MONEER ALAHWAL
Residential & Commercial Designer
Cell Phone: (313) 505-7744
Email: alahwalmoneer@gmail.com

PROJECT: USED AUTOMOBILE SALES WITH REPAIR FACILITY
LOCATION: 970 FORT ST. LINCOLN PARK, MI 48146
OWNER'S NAME & ADDRESS: EMPIRE REALSTATE LLC., 970 FORT ST. LINCOLN PARK, MI 48146
NOTICE: This material on these drawings may not be reproduced or distributed without the prior written permission of Moneer Alahwal. All rights reserved.



GOVERNING CODE:
MICHIGAN BUILDING CODE 2015 AND CITY OF LINCOLN PARK CODE OF ORDINANCES

ZONING	RBD (REGIONAL BUSINESS DISTRICTS)
CURRENT BUILDING USE:	AUTO SERVICES & USED AUTO SALES
USE GROUP:	S-1 (MODERATE-HAZARD STORAGE)
CONSTRUCTION TYPE:	IIIB
SPRINKLER SYSTEM:	N/A

BUILDING DATA:
TOTAL PROPERTY AREA (PARCEL 'A'+PARCEL 'B'): ± 51,871 SQ.FT. = 1.2 ACRES
EXISTING BUILDING AREA = 16,460 SQ.FT.
EXISTING BUILDING HEIGHT = APPROXIMATELY 18.5 FT.

LOT COVERAGE
REQUIRED = 50% MAX. EXISTING = 31.73%

REQUIRED:	EXISTING:
FRONT: N/A	FRONT: 0.0 FT. MAY REQUIRE WAIVER
WEST SIDE: N/A	WEST SIDE: 0.0 FT. (ABUTS COUNCIL AVE.) MAY REQUIRE WAIVER
EAST SIDE: N/A	EAST SIDE: 39.38 FT. MAY REQUIRE WAIVER
REAR: N/A	REAR: 0.0 FT. (ABUTS KAIER ST.) MAY REQUIRE WAIVER

OCCUPANCY CALCULATIONS
OFFICE AND SALES AREAS: TOTAL OFFICE AND SALES AREA: 650 SQ. FT. OCCUPANT LOAD: 650/100 = 7
STORAGE SPACE AREA: OCCUPANT LOAD: 921/300 = 4
TOTAL OCCUPANT LOAD = 11

EGRESS EXIT DOORS REQUIRED: 1
EGRESS EXIT DOORS PROVIDED: 1
MAX. TRAVEL DISTANCE REQUIRED: 75'
MAX. TRAVEL DISTANCE PROVIDED: < 75'

PARKING REQUIREMENTS
REQUIRED PARKING SPACES:
ONE (1) FOR EVERY FOUR HUNDRED (400) SQUARE FEET OF GROSS FLOOR AREA OF THE SALES ROOM, PLUS ONE (1) FOR EACH EMPLOYEE ON DUTY BASED UPON MAXIMUM EMPLOYMENT SHIFT, PLUS SPACES REQUIRED FOR ANY AUTOMOTIVE SERVICE AND/OR REPAIR FACILITIES.
AUTOMOTIVE SERVICE STATION: TWO (2) FOR EACH SERVICE BAY.
AUTOMOBILE SALES AREA: 4,934 SF/400 = 12
EMPLOYMENT: (5) EMPLOYEE AND (2) MANAGER = 7
REPAIR FACILITY/BAY: 3X2 = 6
TOTAL = 25 REQUIRED PARKING SPACES

PROVIDED PARKING SPACES:
22 PARKING SPACES, INCLUDING 1 HANDICAPPED PARKING. *MAY REQUIRE WAIVER*

OPERATING HOURS
MON - SAT
9:00 AM - 6:00 PM

CODES CURRENTLY IN EFFECT
- 2015 MICHIGAN BUILDING CODE, MBC 2015
- 2015 MICHIGAN MECHANICAL CODE, MMC 2015
- 2015 MICHIGAN PLUMBING CODE, MPC 2015
- 2017 NATIONAL ELECTRICAL CODE W/STATE AMENDMENTS, NEC 2014
- ACCESSIBILITY: MICHIGAN BARRIER FREE DESIGN LAW, P.A. 1966 AS AMENDED AND THE 2003 ICC/ANSI A117.1 STANDARD

REVISIONS:

	05/20/2020
	07/23/2020

DATE: 07/08/2019
DRAWN BY: MONEER ALAHWAL
SCALE: AS NOTED
SHEET TITLE: - PROPOSED SITE PLAN
SHEET #: SP-2
APPROVED BY:

SIDEWALK NOTES:
ANY SIDEWALK THAT IS BROKEN IN THE FORT STREET OR COUNCIL STREET RIGHT-OF-WAY SHALL NEED TO BE REPLACED AND MEET THE CITY STANDARDS.

DRIVEWAYS NOTES:
THE SOUTHERLY DRIVE APPROACH IS BROKEN AND WILL NEED TO BE REPLACED. A PERMIT IS REQUIRED FROM THE MDOT TO DO ANY WORK WITHIN THE FORT STREET RIGHT-OF-WAY.

NOTE:
- THERE SHALL BE NO STORAGE OF VEHICLE COMPONENTS AND PARTS, TRASH, SUPPLIES OR EQUIPMENT OUTSIDE OF A BUILDING. OUTDOOR STORAGE OR PARKING OF VEHICLES, OTHER THAN PRIVATE PASSENGER AUTOMOBILES, SHALL BE PROHIBITED BETWEEN 10:00 P.M. AND 7:00 A.M.
- SIGNS. THERE SHALL BE COMPLIANCE WITH CHAPTER 1476, SIGNS, OF THE BUILDING AND HOUSING CODE.



BUILDING WALL MOUNT LIGHT

FEATURES & SPECIFICATIONS

INTENDED USE — For building and wall-mounted applications.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing. Die-cast door frame has impact-resistant, tempered glass lens. Door frame is fully sealed with a closed cell silicone gasket.

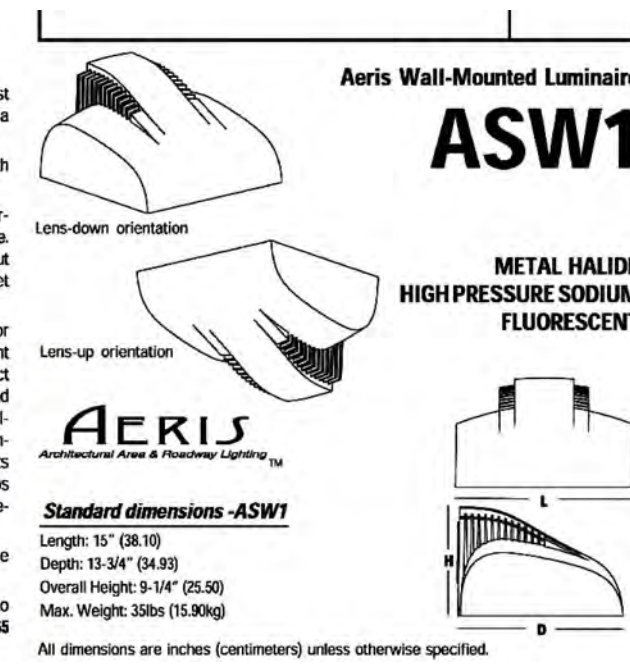
FINISH — Standard finish is textured dark bronze (DDBT) polyester powder finish, with other architectural colors available.

OPTICAL SYSTEM — High performance segmented reflectors provide superior uniformity and control. Specialty anodized aluminum spot and grazer optics are also available. Reflectors are interchangeable and have field degree aiming capability up to 10° without tools. Reflectors allow for tool-less access to electrical components. All optics meet IESNA full cutoff criteria in lens-down orientation.

ELECTRICAL SYSTEM — HID T8W-150W utilizes a high-reactance, high power factor ballast. T8W allows a constant wattage autoregulation ballast. Compact fluorescent utilizes an electronic high frequency ballast. Quick-disconnect plugs easily disconnect reflector from ballast and fixture from supply wires. Ballasts are precision-wound and 100% factory tested. For HID products, medium base socket with copper alloy nickel-plated screw shell and center contact. Compact fluorescent fixture has positive latching thermoplastic. UL listed CSA, NOM or NRTL required for proper safe shipments outside of the US for T8W. Not available with T8W SCWA. Ceramic metal halide lamps are recommended for use in applications where superior color rendition, lumen maintenance and longer lamp life are desired.

INSTALLATION — Universal mounting plate with integral mounting bolts supports the fixture for easy, one-person installation.

LISTING — UL listed suitable for wet locations in up or down orientation. UL Listed to US and Canadian safety standards (see Options). NOM Certified (see Options). IP65 rated US Patent No. 5,900,588. Canadian Patent No. 10,761.



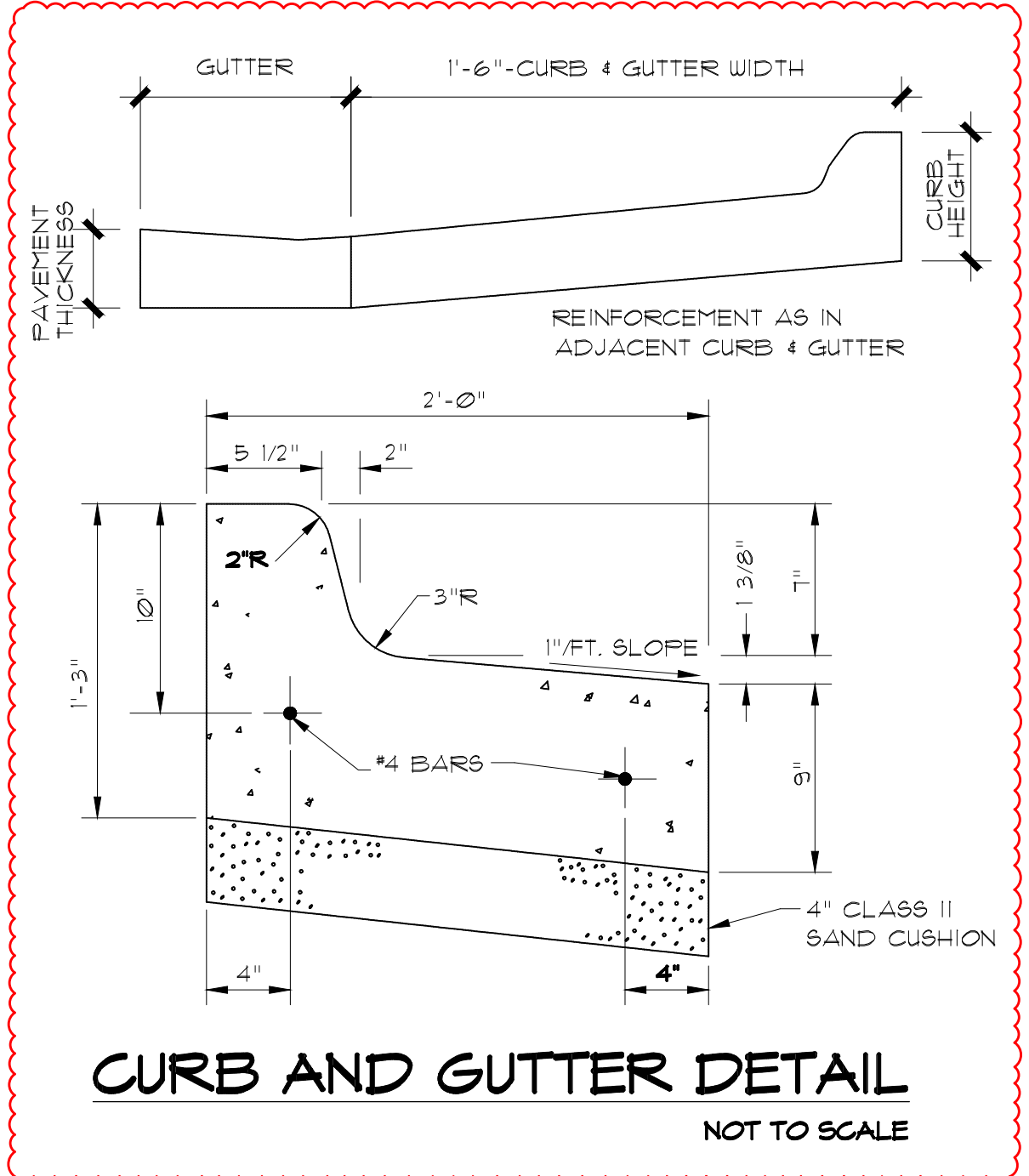
Standard dimensions - ASW1

Length: 15" (38.1)
Depth: 13.5" (34.3)
Overall Height: 9.1" (23.0)
Max. Weight: 2.6lb (11.9kg)

All dimensions are inches (centimeters) unless otherwise specified.

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
■	A	7	ASW1 ISOM SR3 (PROBE)	AERIS ARCHITECTURAL BUILDINGS MOUNTED LUMINAIRE SR3 (SEGMENTED TYPE III, ASYMMETRIC) DISTRIBUTION, ISOM MH W/ CLEAR LAMP.	ONE 150-WATT CLEAR EDIT METAL HALIDE, HORIZONTAL POS.	ASW1 ISOM SR3 (PROBE).igs	12500	0.85	224

NOTE: ALL LIGHTING WILL BE DIRECTED DOWNWARD AND AWAY FROM THE STREET AND ADJACENT PROPERTIES

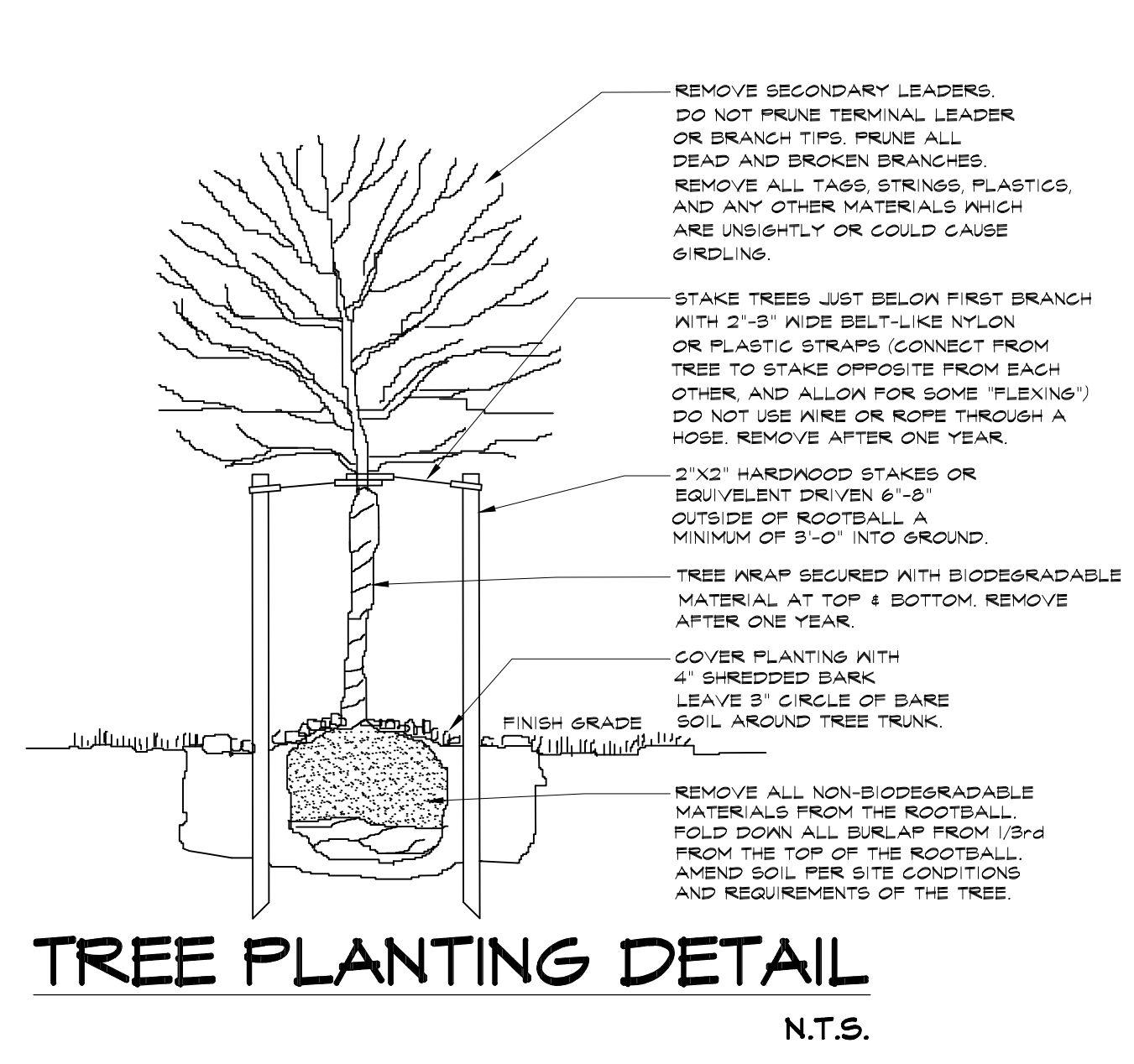
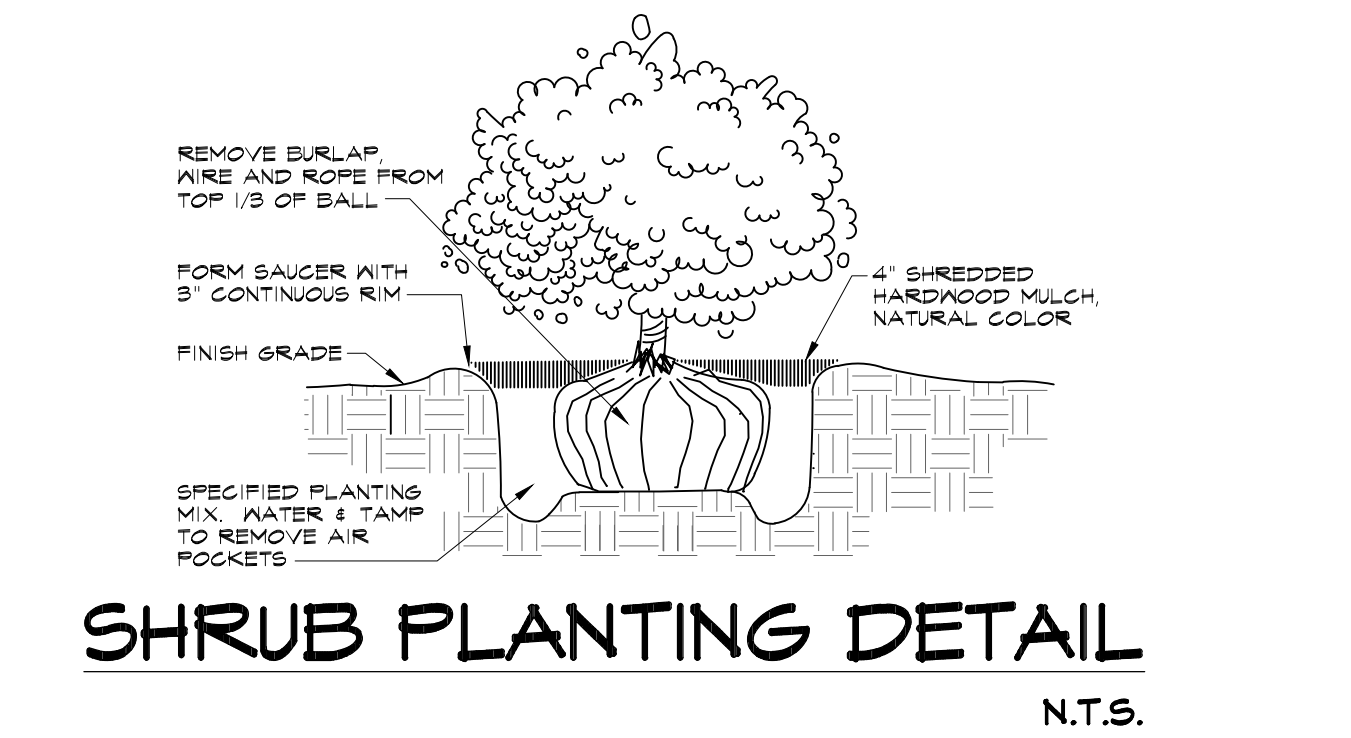
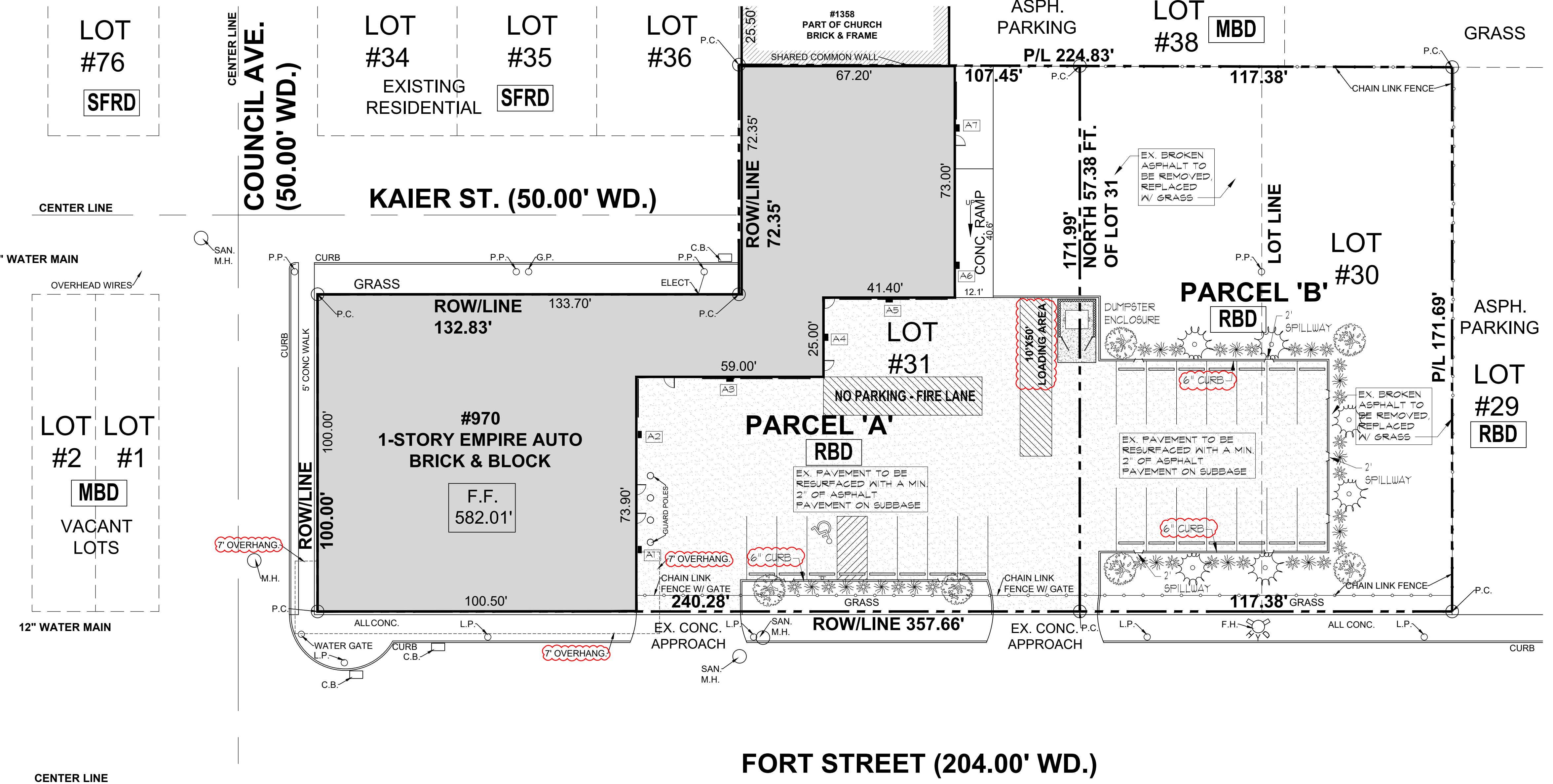
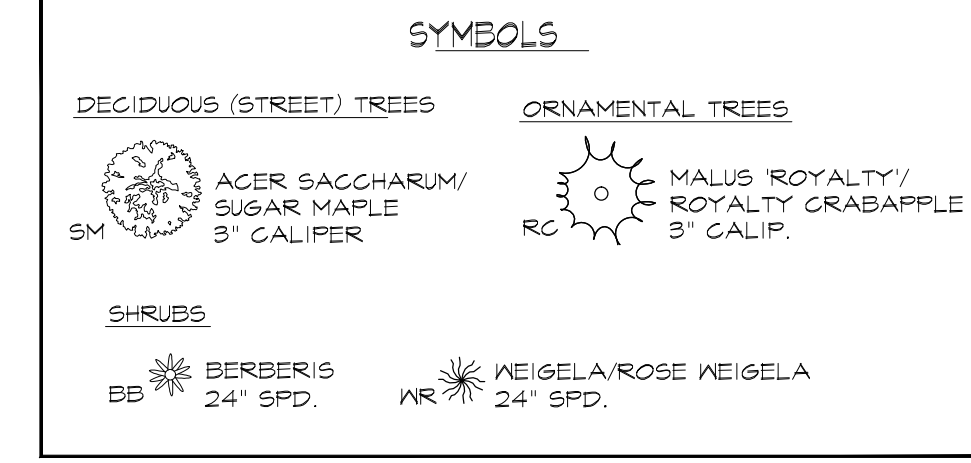


GENERAL LANDSCAPE NOTES

- ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS TO BE ADJUSTED ON SITE IF NECESSARY.
- ANY SUBSTITUTION OF PLANT MATERIAL OR ALTERATION IN PLANT SIZES OR SPECIFICATIONS TO BE CONFIRMED BY THE LANDSCAPE ARCHITECT.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED, AS DETAILED ON PLAN.
- PLANT BEDS TO BE MULCHED AND DRESSED WITH 4" OF SHREDDED HARDWOOD BARK.
- EVERGREEN GROUPINGS TO VARY IN HEIGHT AS SPECIFIED IN THE PLANT MATERIAL LIST.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALLS. BACKFILL WITH ONE PART TOP SOIL AND ONE PART SOIL EXCAVATED FROM PLANTING HOLE.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS (IN DETAIL).
- LAWN TREES TO BE MULCHED WITH A 4" WIDE MINIMUM OF 6" DEEP SHREDDED BARK RINGS OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION.
- PROVIDE SOD AND 1 YEAR MAINTENANCE FOR ALL NEW LAWN AREAS, IF NECESSARY NEXT SPRING.
- INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS. ALL PLANT MATERIALS SHALL BE NURSERY GRADE NO.
- PLANT MATERIALS, ESPECIALLY EVERGREENS, TO BE PLANTED HIGHER THAN NORMAL WHEN HEAVY SOIL CONDITION (CLAY, ETC.) PREVAIL.
- NO TREES OR LARGE EVERGREENS TO BE PLANTED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR EXACT LOCATIONS AND DETAILS.
- ALL LAWN AREA AND LANDSCAPE AREA TO BE FULLY IRRIGATED WITH AUTOMATIC UNDERGROUND SYSTEM.
- LAWN TREES ARE TO BE MULCHED WITH A MINIMUM OF 4" WIDE BY 6" DEEP SHREDDED BARK RINGS OR APPROVED DESIGNS FOR TRUNK PROTECTION. ONLY NATURAL COLORED SHREDDED HARDWOOD BARK MULCH.
- SOD IS TO BE PROVIDED FOR ALL NEW LAWN AREAS, ESPECIALLY IN RIGHTS-OF-WAY AND HIGH.
- BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO THE TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLEMENT.
- ALL LANDSCAPE AREA, ESPECIALLY PARKING LOT ISLANDS AND LANDSCAPE BEDS NEXT TO BUILDINGS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS TO A DEPTH OF 12-18" AND BACKFILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4-6" OF TOPSOIL OVER FILL MATERIAL AND CROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLEMENT UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:
 - REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 6-8" DEPENDING ON THE DEPTH OF THE SUB BASE AND DISPOSE OFF OF SITE.
 - CALL FOR AN INSPECTION PRIOR TO BACKFILLING.
 - REPLACE EXCAVATED MATERIAL WITH THE FOLLOWING: GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4-6" OF TOPSOIL OVER FILL MATERIAL AND CROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLEMENT UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN. IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREA(S) REPLACE EXCAVATED MATERIAL WITH THE FOLLOWING: GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4-6" OF TOPSOIL OVER FILL MATERIAL AND CROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLEMENT UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- ALL EXISTING TREES ON SITE AND IN THE RIGHTS-OF-WAY SHALL BE PRUNED AS DIRECTED BY THE CITY TO REMOVE DEAD, DYING AND HAZARDOUS LIMBS OR TO REMOVE LIMBS WHICH IMPEDE CONSTRUCTION, DRIVEWAYS AND SIDEWALKS. PRUNING AND DEEP-ROOT FERTILIZING IS TO BE DONE ONLY BY A QUALIFIED TREE SERVICE LICENSED COMPANY.
- CONTRACTOR SHALL SEED ALL BARE SPOTS IN EXISTING TURF ON SITE, INCLUDING EXISTING RIGHTS OF WAY AND ETC. TO PROVIDE A CONTINUOUS DENSE LAWN.

NEW PLANTING SCHEDULE

KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	REMARKS	NEW QUAN.
DECIDUOUS TREES					
SM	ACER SACCHARUM / SUGAR MAPLE	3" CALIP.	B.B.	NEW	6
ORNAMENTAL TREES					
RC	MALUS ROYALTY / ROYALTY CRABAPPLE	3" CALIP.	B.B.	NEW	6
TOTAL					12
SHRUBS					
BB	BARBERRY / BERBERIS	24" SPD.	B.B.	NEW	23
WR	WEIGELA / ROSE WEIGELA	24" SPD.	B.B.	NEW	13
TOTAL					36



SIDEWALK NOTES:
ANY SIDEWALK THAT IS BROKEN IN THE FORT STREET OR COUNCIL STREET RIGHT-OF-WAY SHALL NEED TO BE REPLACED AND MEET THE CITY STANDARDS.

PROPOSED LANDSCAPE & LIGHTING PLANS
SCALE: 1" = 20'-0"

DRIVEWAYS NOTES:
THE SOUTHERLY DRIVE APPROACH IS BROKEN AND WILL NEED TO BE REPLACED. A PERMIT IS REQUIRED FROM THE MDOT TO DO ANY WORK WITHIN THE FORT STREET RIGHT-OF-WAY.

MONEER ALAHWAL
Residential & Commercial Designer
Cell Phone: (313) 505-7744
Email: alahwalmoneer@gmail.com

PROJECT: USED AUTOMOBILE SALES WITH REPAIR FACILITY
LOCATION: 970 FORT ST. LINCOLN PARK, MI 48146
OWNER'S NAME & ADDRESS: EMPIRE REALSTATE LLC., 970 FORT ST. LINCOLN PARK, MI 48146
NOTICE: This material on these drawings may not be reproduced or distributed without the prior written permission of Moneer Alahwal. All rights reserved.

REVISIONS:

05/20/2020	
07/23/2020	

DATE: 07/08/2019
DRAWN BY: MONEER ALAHWAL
SCALE: AS NOTED
SHEET TITLE: - PROPOSED LANDSCAPE & LIGHTING PLANS
SHEET #: SP-3
APPROVED BY:

EXISTING SITE:

EXISTING SITE AREA = 51,871 SQFT. = 12 ACRES
 C (IMPERVIOUS; ROOF & PAVEMENT) = 0.95,
 C (GRASS) = 0.25 "HYDROLOGIC SOIL GROUP B" SLOPE < 4%
 C (BROKEN ASPHALT; ASPHALT & GRASS) = 0.85

A (PAVEMENT+BUILDING) = 6,892+16,460 = 23,352 SQFT.
 A2 (BROKEN ASPHALT; ASPHALT & GRASS) = 28,519 SQFT.

TOTAL EXISTING AXC = (23,352x0.95) + (28,519x0.85) = 46,425 SQFT.

PROPOSED SITE:

PROPOSED SITE AREA = 51,871 SQFT. = 12 ACRES
 C (BUILDING AND PAVEMENT) = 0.95,
 C (GRASS) = 0.25 "HYDROLOGIC SOIL GROUP B" SLOPE < 4%
 (TOTAL) = 51,871 SQFT.

AREA OF (GRASS) = 18,069 SQFT.
 AREA OF (PAVEMENT + BUILDING) = 17,342+16,460 = 33,802 SQFT.

TOTAL PROPOSED AXC = (33,802x0.95) + (18,069x0.25) = 36,629 SQFT. LESS THAN 46,425 SQFT.

SINCE THERE IS NO INCREASE IN HARD SURFACES, THEN NO STORM STORAGE IS REQUIRED

TOTAL GRASS AREA = 18,069 SQFT.
 TOTAL PAVEMENT + BUILDING AREA = 33,802 SQFT.
 (TOTAL) = 51,871 SQFT.

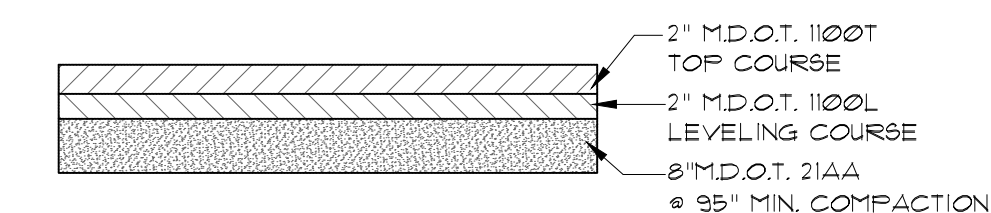
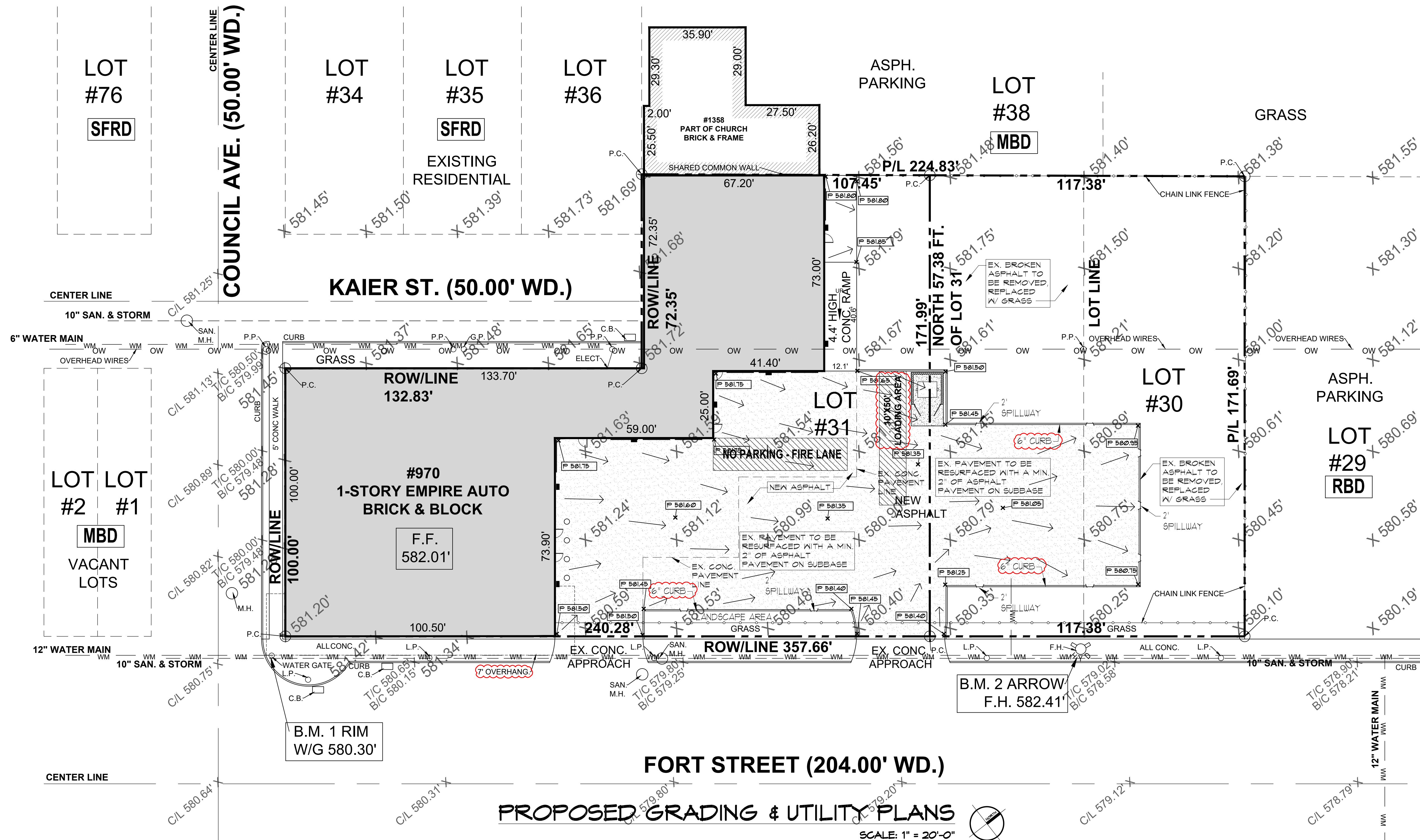


LOCATION MAP

N.T.S.

Cell Phone: (313) 505-7744
 Email: alahwalmoneer@gmail.com

PROJECT: USED AUTOMOBILE SALES WITH REPAIR FACILITY
LOCATION: 970 FORT ST. LINCOLN PARK, MI 48146
OWNER'S NAME & ADDRESS: EMPIRE REALSTATE LLC., 970 FORT ST. LINCOLN PARK, MI 48146
 NOTICE: The material on these drawings may not be reproduced or distributed without the prior written permission of Monieer Alahwal. All rights reserved.



ASPHALT PAVEMENT DETAIL
 NOT TO SCALE

LEGEND

PROPERTY LINE	---	---
OVER-HEAD WIRES	— OW —	— OW —
GAS LINE	— GAS —	— GAS —
WATER MAIN	— WM —	— WM —
SANITARY LINE	— SAN —	— SAN —
STORM LINE	— STORM —	— STORM —
FENCE	—	—
SANITARY SEWER MAN HOLE	○ SAN. M.H.	
STORM SEWER CATCH BASIN	⊗ C.B.	
POWER POLE / LIGHT POLE	○ PP / LP	
FIRE HYDRANT	⊗	
WATER SHOT-OFF	⊗	
WATER SERVICE LINE	---	
PROP. SANITARY	---	
PROP. STORM	---	
DRAINAGE DIRECTION	→	
EXISTING ELEVATION	x 580.50	
PROPOSED ELEVATION	Ⓜ 581.20	
PAVEMENT	Ⓜ	

BENCH MARKS
BM#1: WATERGATE RIM 580.30'
BM#2: FIRE HYDRANT ARROW 582.41'

REVISIONS:

05/20/2020	
07/23/2020	

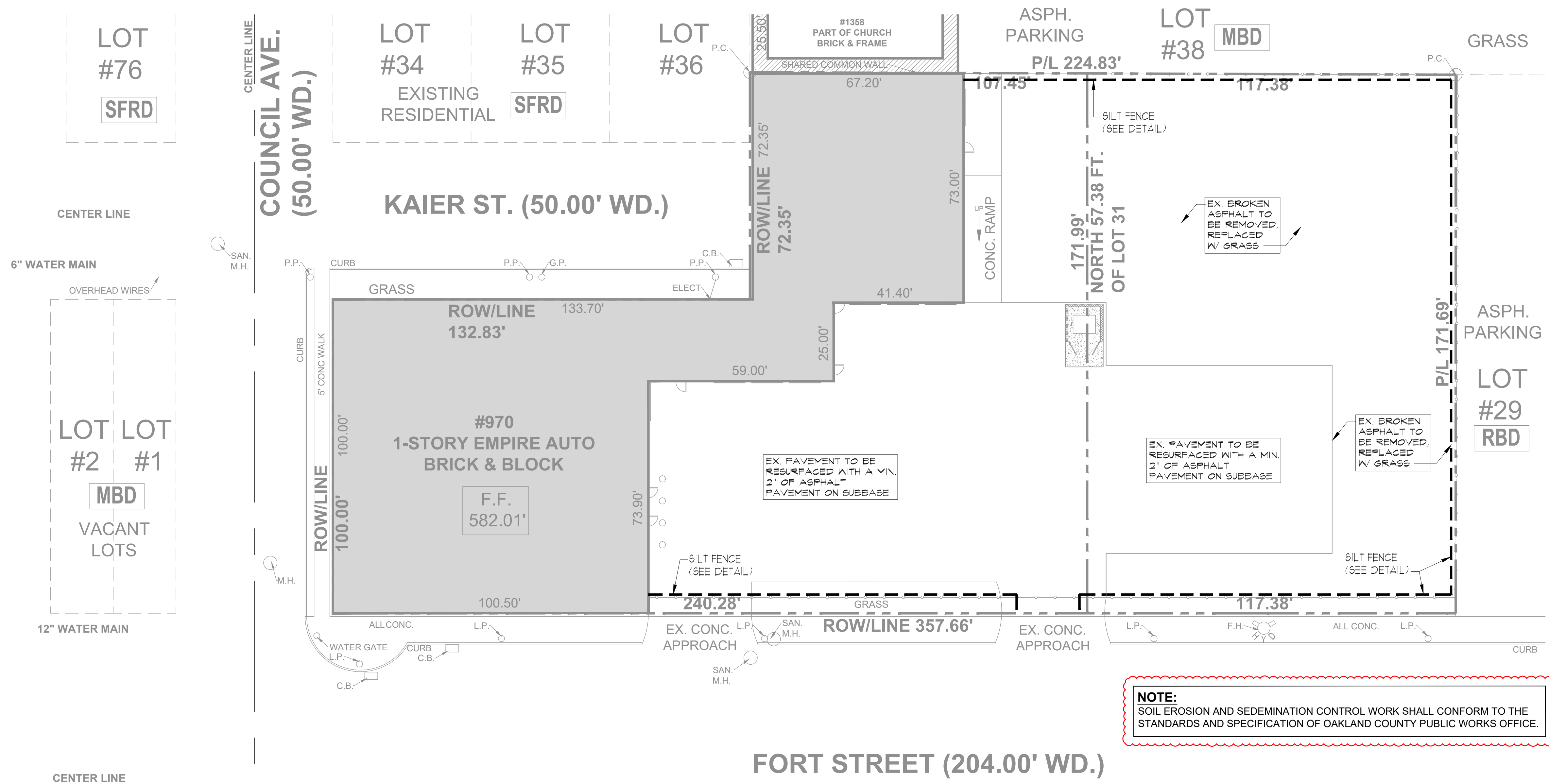
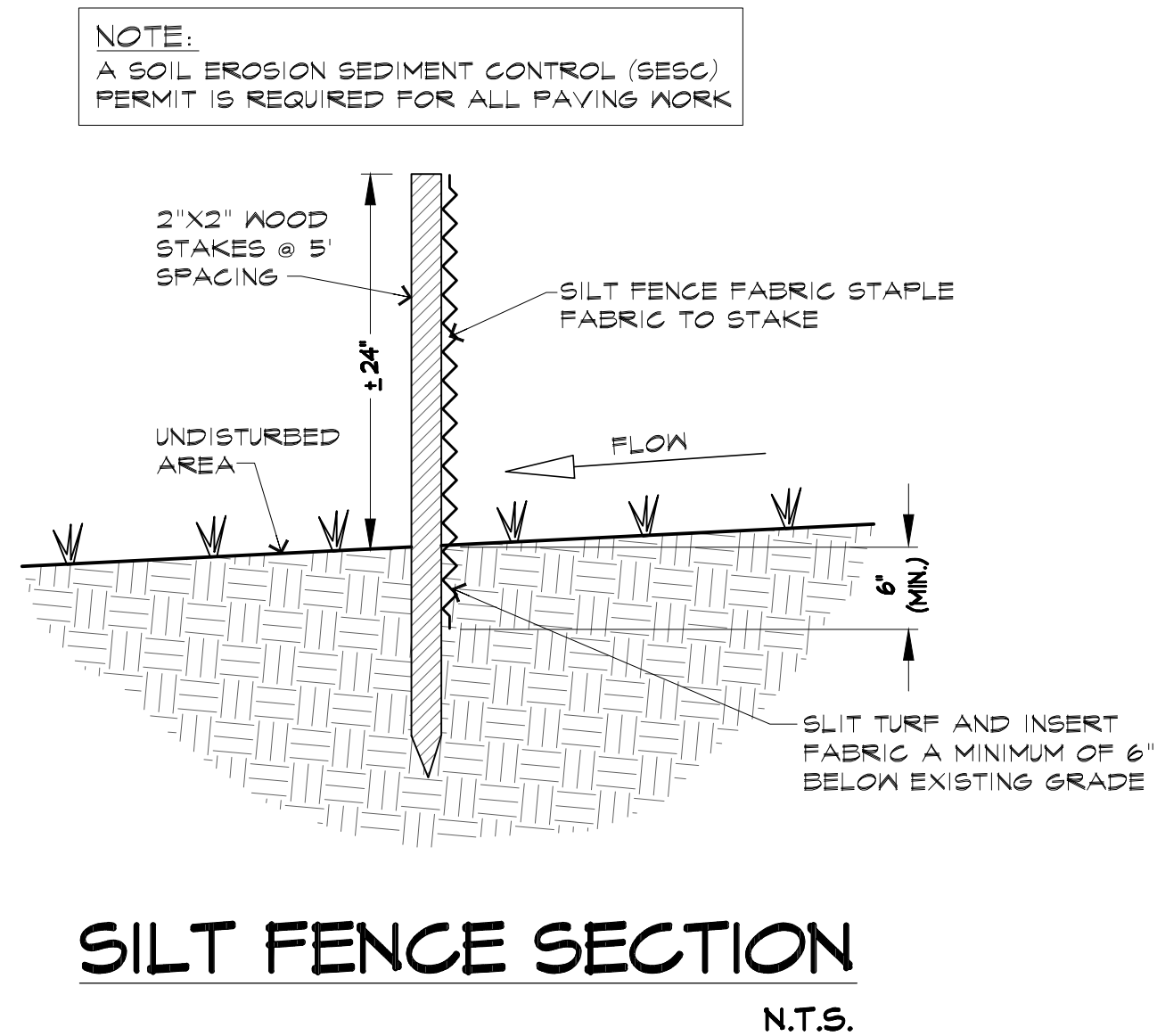
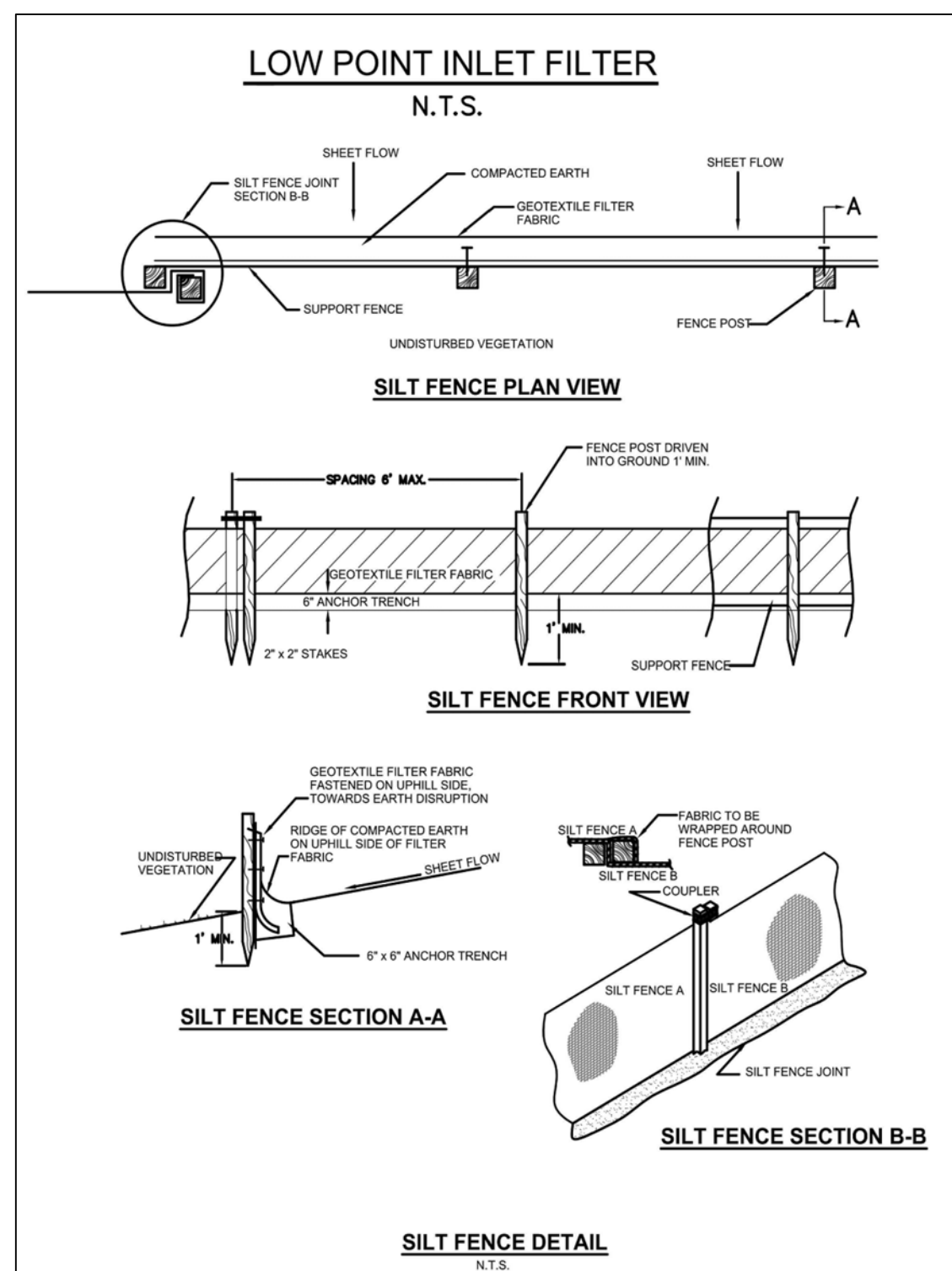
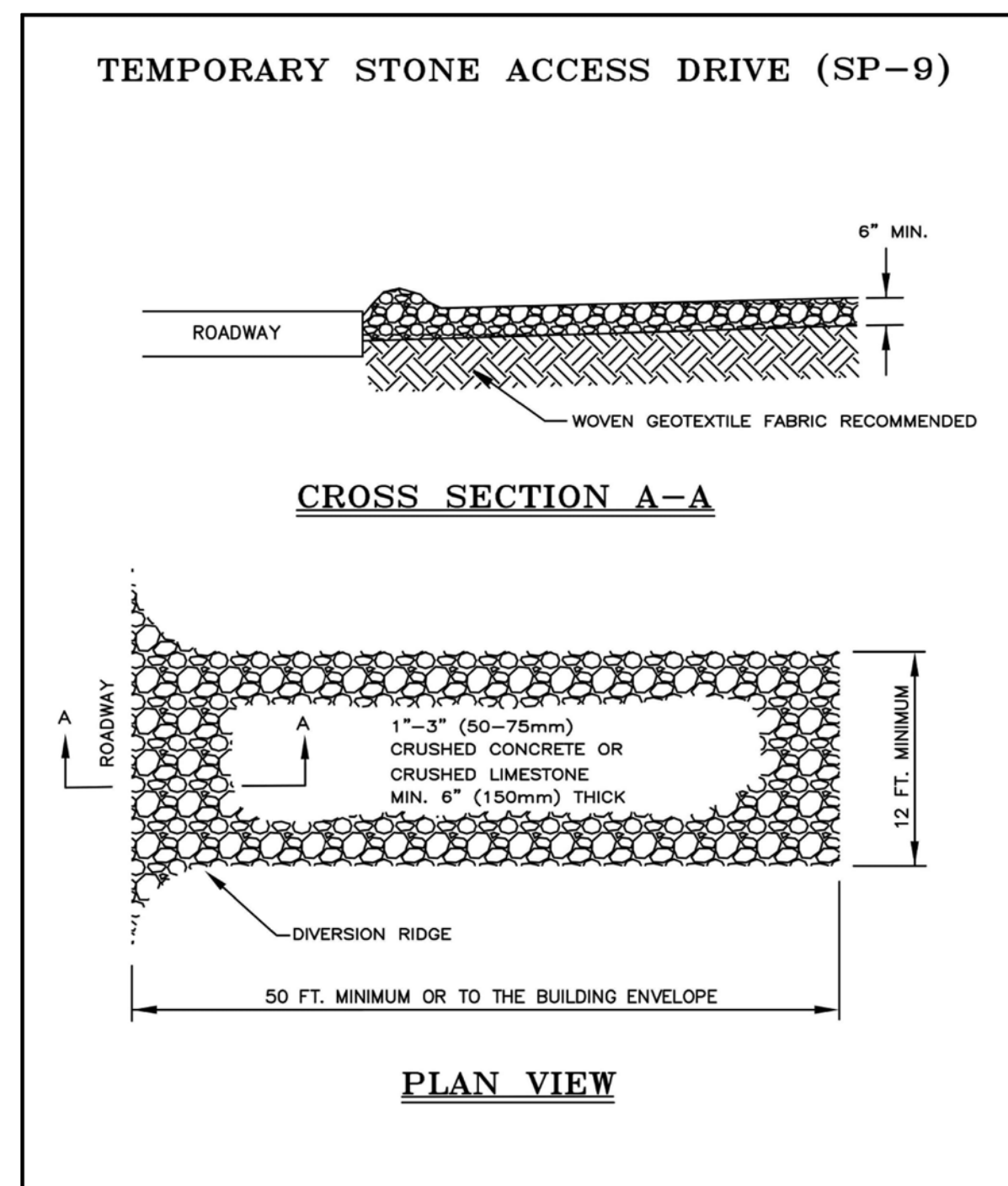
DATE: 07/08/2019
DRAWN BY: MONIEER ALAHWAL
SCALE: AS NOTED
 * DO NOT SCALE DRAWING. Use figure dimensions only.

SHEET TITLE:
 - PROPOSED GRADING & UTILITY PLANS

SHEET #: SP-4

APPROVED BY:

PROPOSED GRADING & UTILITY PLANS
 SCALE: 1" = 20'-0"



SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND MAINTENANCE NOTES

This project shall be constructed in compliance with part #1 of Act 481 of 1964, as amended, the Soil Erosion and Sedimentation Control Act and the Oakland County Soil Erosion and Sedimentation Control Ordinance.

All erosion and sedimentation control work shall conform to the standards and specifications of the Oakland County Public Works Office.

Erosion and any sedimentation from work on this site shall be contained on the site and not allowed to collect on any off site areas or waterways. Waterways include both natural and man made open ditches, streams, storm drains, lakes and ponds.

Staging the work will be done by the landowner or landowner's representative as directed in these plans and as required to ensure progressive stabilization of disturbed earth change.

The landowner or landowner's representative shall be responsible for installation and maintenance of soil erosion and sedimentation control devices.

The landowner or landowner's representative shall implement and maintain the soil erosion control measures as shown on the plans before and at all times during construction on this project. Any modifications or additions to soil erosion control measures due to construction or changed conditions shall be compiled with as required or directed by Oakland County Public Works Office.

If any of the SESC measures on this site are deemed inadequate or ineffective, the Oakland County Public Works Office SESC division has the right to require additional SESC measures at the expense of the landowner.

Install a crushed concrete access drive placed on geotextile fabric as indicated on the plan. The access drive must be a minimum 30"x50"x8".

A. New layers of crushed concrete will be added as old layers become compacted.

Install silt fence as indicated on the plan and at additional areas as necessary.

A. Silt fence shall be installed per detail.

B. Build up sediment shall be removed when sediment accumulates to 1/3 to 1/2 the height of the silt fence.

C. If silt fence fabric decomposes or becomes ineffective prior to the end of expected usable life and the barrier is still required, the silt fence shall be replaced promptly.

D. Silt fence shall be inspected weekly under normal conditions, within 24 hours of rainfall and daily during a prolonged rain event. Required maintenance shall be provided promptly.

Install inlet filter on all pavement catch basins per detail.

A. Inlet filters shall be inspected weekly under conditions, within 24 hours of a rainfall and daily during a prolonged rain event.

B. Build up sediment and debris shall be removed promptly.

C. If fabric decomposes or becomes ineffective prior to the end of expected usable life and the barrier is still required, the fabric shall be replaced promptly.

Install drain guard on all catch basins per detail, seed or sod the area between the silt fence and the filter.

A. Drain guards shall be inspected weekly under normal conditions, within 24 hours of rainfall and during a prolonged rain event.

B. Build up sediment shall be removed when sediment accumulates to 1/3 to 1/2 the height of the silt fence.

C. If fabric decomposes or becomes ineffective prior to the end of expected usable life and the barrier is still required, the silt fence shall be replaced promptly.

All stockpiled soils shall be maintained in such a way as to prevent erosion from leaving the site. If the stockpile will be on site for more than 30 days, then the stockpile must be seeded. Silt fence must be installed around the perimeter of the stockpile.

Immediately after seeding, mulch all seeded areas with unweathered small grain straw spread uniformly at the rate of 1 to 2 tons per acre or 100 pounds (2-3 bags/100 square feet). This mulch shall be applied with disc type mulch spreading tool or other means as approved by the Oakland County Public Works Office. Mulch matting may be used in lieu of loose mulch.

If any dewatering is needed, it shall be discharged through a filter bag over a well-vegetated area. The pump must discharge at a non-erosive velocity. If necessary, and approved energy dissipater may be used.

All dirt tracked onto any roadway shall be removed immediately.

Streets and on parking areas will be scraped on a daily basis and swept at a minimum of once per week by the landowner or landowner's representative.

During dry periods, all disturbed areas shall be watered for dust control.

Permit soil erosion control measures for all slopes, channels, ditches, or any disturbed land area shall be completed within 5 calendar days after final grading or the final earth change has been completed. When it is not possible to permanently stabilize a disturbed area after earth change activity ceases, temporary soil erosion control measures shall be implemented immediately. All temporary soil erosion control shall be maintained until permanent soil erosion control measures are implemented. All permanent soil erosion control measures will be implemented and established before a certificate of compliance is issued.

DEWATERING CONSTRUCTION SITES

IT IS A VIOLATION OF THE MICHIGAN SOIL EROSION AND SEDIMENT CONTROL ACT (PAET #1) AND THE WAYNE COUNTY SOIL EROSION ORDINANCE TO DISCHARGE SEDIMENT LADEN WATER DIRECTLY TO LAKES, STREAMS, COUNTY DRAINS, WETLANDS OR STORM SEWER. THIS PRACTICE WILL RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND ENFORCEMENT ACTION BEING TAKEN AGAINST THE VIOLATORS. THE PROPER METHOD TO DEWATER A SITE IS AS FOLLOWS:

DISCHARGE SEDIMENT-LADEN WATER TO:

- GEOTEXTILE FILTER BAG
- SEDIMENT BASIN
- VEGETATED AREA (NOT WETLANDS)
- CONSTRUCTION CONTAINMENT AREAS

DISSIPATE ENERGY TO PREVENT SCOURING, AND INSPECT DEWATERING OPERATION SEVERAL TIMES DAILY.

NOTE:

STREETS AND WALK WILL BE SCRAPPED AND SWEEPED ON A DAILY BASIS AT A MINIMUM OF ONCE PER WEEK BY LANDOWNER OR LANDOWNER'S REPRESENTATIVE.

NOTE:

ALL DIRT TRACKED ONTO ANY ROADWAY SHALL BE REMOVED IMMEDIATELY.

NOTE: SOIL EROSION AND SEDEMINATION CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATION OF OAKLAND COUNTY PUBLIC WORKS OFFICE.

SESC SEQUENCE OF CONSTRUCTION		WORK PROGRESS	
DESCRIPTION		OCT. 2020	NOV. 2020
INSTALL SESC MEASURES		█	
PAVEMENT REMOVAL			█
R.O.W. WORK			█
PAVEMENT INSTALLATION			█
RESTORATION & LANDSCAPING			█
REMOVE SESC MEASURES			█

SOIL EROSION AND SEDIMENTATION CONTROL
SCALE: 1" = 20'-0"

Cell Phone: (313) 505-7744
Email: alahwalmonieer@gmail.com

PROJECT: USED AUTOMOBILE SALES WITH REPAIR FACILITY
LOCATION: 970 FORT ST. LINCOLN PARK, MI 48146
OWNER'S NAME & ADDRESS: EMPIRE REALSTATE LLC., 970 FORT ST. LINCOLN PARK, MI 48146

NOTICE: The material on these drawings may not be reproduced or distributed without the prior written permission of Monieer Alahwal. All rights reserved.

REVISIONS:

05/20/2020	
07/23/2020	

DATE: 07/08/2019
DRAWN BY: MONIEER ALAHWAL
SCALE: AS NOTED
SHEET TITLE: SOIL EROSION AND SEDIMENTATION CONTROL
SHEET #: SP-5
APPROVED BY:



MONEER ALAHWAL
Residential & Commercial Designer

Cell Phone: (313) 505-7744
Email: alahwalmoneer@gmail.com

PROJECT: USED AUTOMOBILE SALES WITH REPAIR FACILITY
LOCATION: 970 FORT ST. LINCOLN PARK, MI 48146
OWNER'S NAME & ADDRESS: EMPIRE REALSTATE LLC., 970 FORT ST. LINCOLN PARK, MI 48146
NOTICE: The material on these drawings may not be reproduced or distributed without the prior written permission of Moneer Alahwal. All rights reserved.

REVISIONS:

_____	05/20/2020
_____	07/23/2020

DATE: 07/08/2019

DRAWN BY: MONEER ALAHWAL

SCALE: AS NOTED

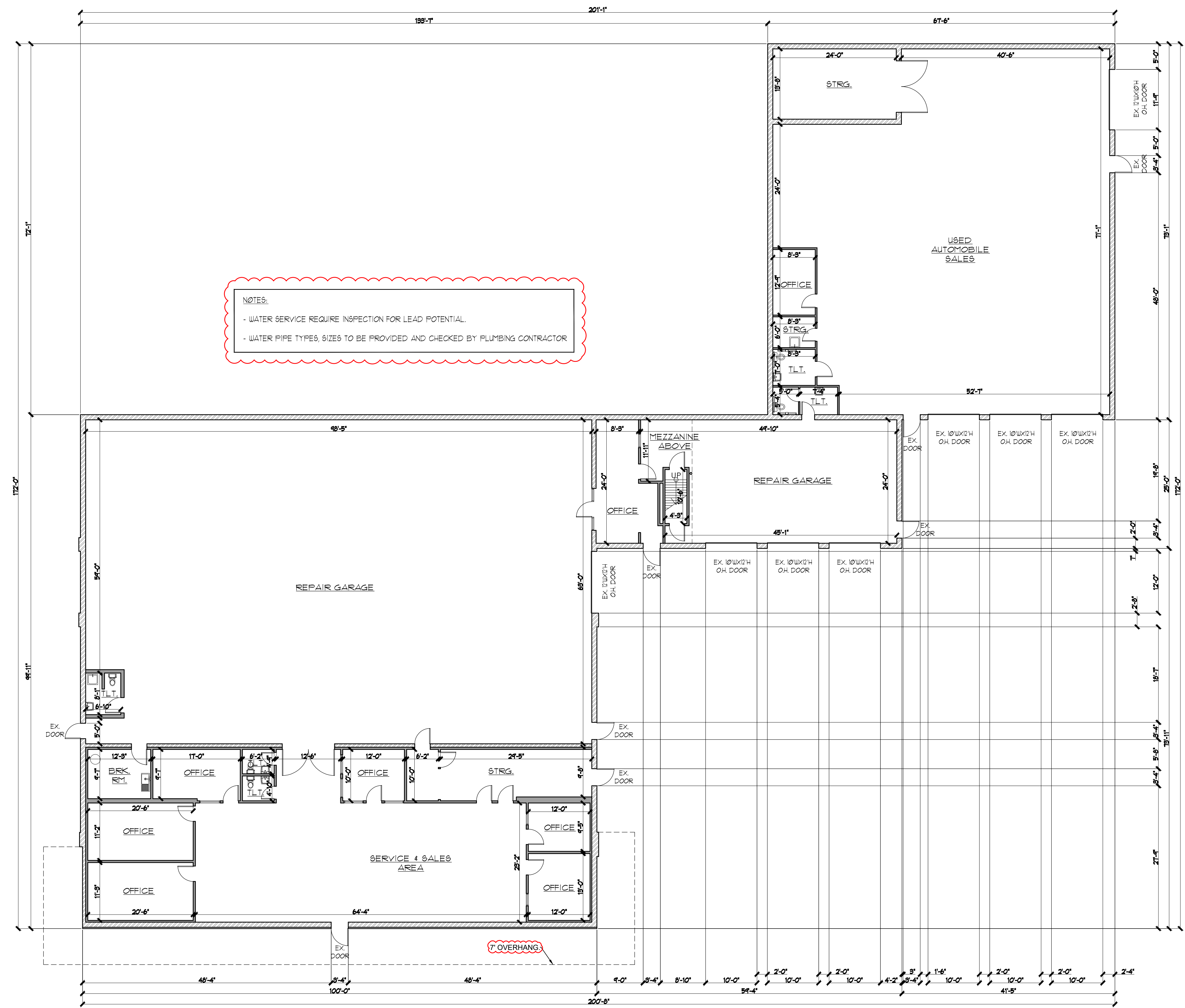
* DO NOT SCALE DRAWING.
Use figure dimensions only.

SHEET TITLE:

- EXISTING BUILDING FLOOR PLAN

SHEET #: **A-1**

APPROVED BY:

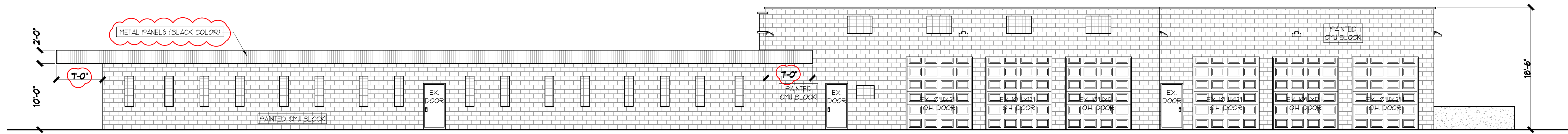


BUILDING DATA-MBC 2015	
USE GROUP	S-1 (STORAGE)
CONSTRUCTION TYPE	II-B
BUILDING AREA	EXISTING AUTOMOBILE SALES AREA = 4,934 SQ. FT. EXISTING SERVICE & SALES AREA = 3,603 SQ. FT. EXISTING REPAIR GARAGES AREA = 7,923 SQ. FT. TOTAL EXISTING BUILDING AREA = 16,460 SQ. FT.
OCCUPANT LOAD CALCULATION	FOR USED AUTOMOBILE SALES AREA: 4,934/100 = 50 2 EXIT DOOR REQUIRED, 2 EXIT DOOR PROVIDED SERVICE & SALES AREA: 3,603/100 = 36 1 EXIT DOOR REQUIRED, 2 EXIT DOOR PROVIDED FOR REPAIR GARAGES AREA: 7,923/300 = 27 1 EXIT DOOR REQUIRED, 1 EXIT DOOR PROVIDED TOTAL OCCUPANT LOAD = 50+36+27= 113 OCCUPANTS



MONEER ALAHWAL
Residential & Commercial Designer

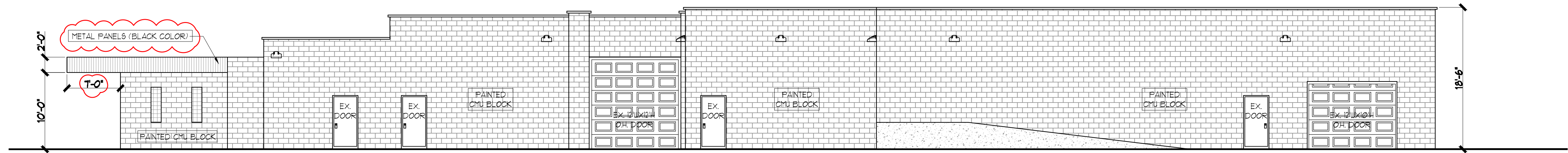
Cell Phone: (313) 505-7744
Email: alahwalmoneer@gmail.com



WINDOW PERCENTAGE: $\frac{1419.082}{3282} = 43.1\%$
FACADE AREA: 3282 SF.
TOTAL WINDOW AREA: 141 SF.

EXISTING EAST ELEVATION

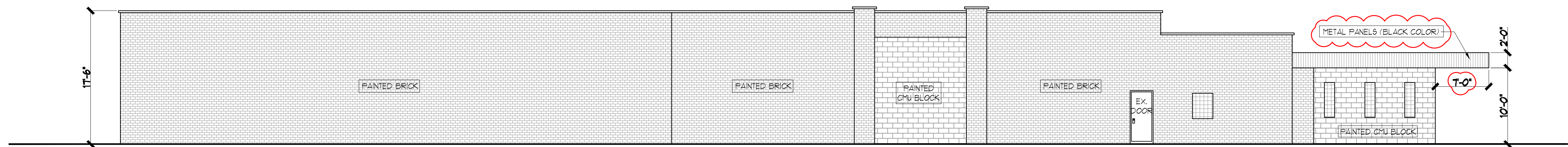
SCALE: 1/8" = 1'-0"



WINDOW PERCENTAGE: $\frac{12.910}{2910} = 0.44\%$
FACADE AREA: 2910 SF.
TOTAL WINDOW AREA: 12 SF.

EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WINDOW PERCENTAGE: $\frac{26.2810}{8700} = 0.30\%$
FACADE AREA: 8700 SF.
TOTAL WINDOW AREA: 26 SF.

EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT: USED AUTOMOBILE SALES WITH REPAIR FACILITY

LOCATION: 970 FORT ST. LINCOLN PARK, MI 48146

OWNER'S NAME & ADDRESS: EMPIRE REALSTATE LLC., 970 FORT ST. LINCOLN PARK, MI 48146

NOTICE: The material on these drawings may not be reproduced or distributed without the prior written permission of Moneer Alahwal. All rights reserved.

REVISIONS:	DATE:
_____	05/20/2020
_____	07/23/2020

DATE: 07/08/2019

DRAWN BY: MONEER ALAHWAL

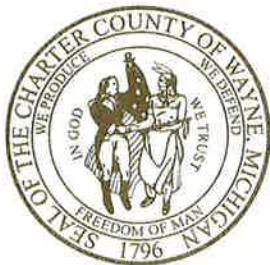
SCALE: AS NOTED
* DO NOT SCALE DRAWING.
Use figure dimensions only.

SHEET TITLE:
- EXISTING BUILDING ELEVATIONS

SHEET #: A-2

APPROVED BY:





Warren C. Evans
Wayne County Executive

June 22, 2020

Mohamed Aoude
2020 Whitefield St
Dearborn Heights, MI 48127

RE: Auto Sales & Service
970 Fort St.
Lincoln Park, MI 48146

No Wayne County Jurisdiction for Plan Review: R 20-306

After an initial review, the Permit Office has determined that the proposed project small area does not trigger the County of Wayne Storm Water Ordinance and has no jurisdiction for the above referenced project located at 970 Fort St. Lincoln Park, MI 48146. Therefore, a permit is not required from this office. You may need to contact the City of Lincoln Park for a permit.

If payment was made for review costs associated with this project, please contact Mr. Hikmat Kassem at (734) 858-2757, for a refund. If you have any further questions regarding this project, contact Mr. Bernabe Salinas at ((734) 858-2771. To help avoid unnecessary delays, refer to **Plan Review Number: R 20-306** when calling or sending correspondence.

Sincerely,
WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES

Bernabe Salinas
Plan Review Engineer

Hikmat Kassem, PE
Assistant Division Permit Engineer



RECEIVED

JUN 11 2018

Beckett & Raeder Inc

City of Lincoln Park

Case No. PPC18-0005

Date Submitted 6/4/18

~~UNDER REVIEW~~

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: * Mohamed Aoude *
Mailing Address: 2020 Whitefield st. Dearborn Hgts, MI 48127
Email: aoude mi@outlook.com
Telephone: 313-229-7112 Fax:

Property Owner(s) Name (if different from Applicant): Emad Aoude
Mailing Address: 2020 Whitefield st Dearborn Hgts MI 48127
Telephone: 313 706-1200 Fax:

Applicant(s) Explanation of Legal Interest in Property:

Location of Property: Street Address: 970 Fort st, Lincoln Park, MI 48146
Nearest Cross Streets: Fort st. & Outer dr.
Sidwell Number (Parcel ID#):

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.

Property Size (Square Ft): (Acres): 1.19

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: Auto Repair and Cardealership

Proposed Use of Property: Auto Repair and Sale Used Cars

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			
Industrial			
Other			

Professionals Who Prepared Plans:

A. Name: A & M Consultant
 Mailing Address: 835 MASON UNIT B290
Dearborn, MI 48124
 Email Address: aboaled@yahoo.com
 Telephone: 313 582 0022 Fax: _____ Primary Design Responsibility: Architecture, Engineering

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>M. Toude</u>	<u>5/29/2018</u>
Signature of Applicant	Date
_____	_____
Signature of Applicant	Date
<u>[Signature]</u>	<u>5/31/2018</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: _____

Auto Sales and Service Special Land Use Review

Applicant	Mohammed Aoude
Project	Auto Sales and Services
Address	970 Fort Street, Lincoln Park, MI 48146
Date	September 23, 2020
Request	Special Land Use Approval

REQUEST

The applicant proposes to obtain Special Land Use approval for an operating auto sales and services located at 970 Fort Street. The site is adjacent to Ecrose Creek within the floodway and 100- year floodplain. The proposal includes a split of the site into two child parcels; the south parcel "A" with the auto sales and service building on it, and the north vacant parcel "B" that the applicant is intended to sell. The applicant proposes to improve parcel "A" with the building and change the use from auto repair and car dealership to auto repair and sale used cars, and to remove broken asphalt and seed parcel "B". The proposed use of of automative repair station and used motor vehicle sales are permitted within the Regional Business District (RBD) after Special Land Approval under section 1282.03 of Lincoln Park Zoning Code, and subject to section 1294.14.

The property is legally described as:

Parcel "A" - with the existing building; ID # 45 003 01 0031 311 legally described as BH31B, 31 the South 240.28 ft of Lot 31, Lincoln Park Assessors Plat No. 3, PC 50 119,524 L65 P59 WCR.

Parcel "B" - vacant lot; ID # 45 003 01 0031 310 legally described as BH30 BH31A, Lot 30 and the North 57.38 ft of Lot 31 Lincoln Park Assessors Plat No.3, PC 50, 119, 524 L65 P59 WCR.

CRITERIA FOR REVIEW

The following conditions are all required to be met before a Special Land Use approval may be granted:

- 1) The special use will promote the use of land in a socially and economically desirable manner for persons who will use the proposed land use or activity, for landowners and residents who are adjacent thereto and for the City as a whole;

This condition is MET.

- 2) The special use is compatible and in accordance with the goals, objectives and policies of the City's Comprehensive Development Plan;

The Future land use classification for the site is General Commercial;

"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."

This condition is MET.

- 3) The special use is necessary for the public convenience at that location;

This condition is MET.

- 4) The special use is compatible with adjacent uses of land, and can be constructed, operated and maintained so as to continue to be compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area in which it is proposed;

This condition is MET.

- 5) The special use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;

This condition is MET.

- 6) The special use can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area;

This condition is MET.

- 7) The special use will not cause injury to the value of other property in the neighborhood in which it is to be located;

This condition is MET.

- 8) The special use will protect the natural environment, help conserve natural resources and energy, and will not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to the natural environment, public health, safety or welfare by reason of excessive production of traffic, noise, smoke, odors or other such nuisance;

The property falls in proximity to Ecorse Creek within the Flood Hazard Overlay Zone, with a portion of the parking lot located within the regulatory floodway. It is recognized that automotive uses can be expected to generate a higher-than-average amount of runoff contamination, and this proximity will facilitate the transmission of those contaminants directly into Ecorse Creek in the absence of appropriate detention and treatment.

This condition is NOT MET.

- 9) The special use is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located, and meets applicable site design standards for use in Section 1296.02; and 1294.14;

The site design as proposed does not conform with the requirements of 1294.14, but may be waived for good reason per the same section.

This condition is CONDITIONALLY MET

- 10) The special use is related to the valid exercise of the City's police power and purposes which are affected by the proposed use or activity.

This condition is MET.

PROPOSED MOTION

I move that the Lincoln Park Planning Commission grant Special Land Use Approval for Automotive Repair and Used Vehicles Sales at 970 Fort St., as requested in PPC 18-0005, based on an affirmative finding of compliance with the criteria set forth in Section 1262.08 of the Lincoln Park Zoning Code.

RECEIVED

JUN 11 2018

Case No. PPC18-0005
Date Submitted 6/14/18

Beckett & Raeder Inc

City of Lincoln Park

APPLICATION FOR SPECIAL USE APPROVAL

NOTICE TO APPLICANT: Applications for Special Use 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 six (6) individual folded copies of the site plan, 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.

Special Uses shall comply with the standards in Section 1262.08 of the Zoning Ordinance. Accordingly, a public hearing shall be held by the Planning Commission before a decision is made on any Special Use request. Furthermore, a site plan shall be required, which shall be prepared in accordance with Section 1294.01 of the Ordinance.

TO BE COMPLETED BY APPLICANT:

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

Applicant: Mohamad Aoude

Mailing Address: 2020 Whitefield st, Dearborn Hgts, MI 48127

Email Address: aoude.mi@outlook.com

Telephone: 313-229-7112 Fax: _____

Property Owner(s) (if different from Applicant): Imad Aoude

Mailing Address: 2020 Whitefield st, Dearborn Hgts, MI 48127

Telephone: 313-706-1200 Fax: _____

Applicant's Legal Interest in Property: _____

Location of Property: Street Address: 970 Fort st, Lincoln Park MI 48146

Nearest Cross Streets: _____

Sidwell Number: _____

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.

Property Size (Square Ft): _____ (Acres): 1.19

Present Use of Property: Auto Repair & used car sales

Proposed Use of Property: _____

Existing Zoning (please check):

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

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			
Industrial			
Other			

ATTACH THE FOLLOWING:

- Six (6) individually folded copies of the site plan, sealed by a registered architect, engineer, landscape architect or community planner.
- Proof of property ownership.
- A brief written description of the proposed use.

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.

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 application.

m. Aoude 5/31/2018
 Signature of Applicant Date

 Signature of Applicant Date

[Signature] 5/31/2018
 Signature of Property Owner Authorizing this Application Date

To be completed by City:
 Date Submitted: 6/4/18 Fee Paid: 3,150
 Received By: [Signature] Date of Public Hearing: _____

PLANNING COMMISSION ACTION (RECOMMENDATION)
 To Approve: _____ To Deny: _____ Date of Action: _____
 Reasons for Action Taken: _____

CITY COUNCIL ACTION
 Approved: _____ Denied: _____ Date of Action: _____
 Reasons for Action Taken: _____

City of Lincoln Park Planning and Development

Zoning Text Amendment Memo: Marijuana Business Uses

September 9, 2020

Background

In November 2019, voters in the City of Lincoln Park passed a referendum opting into recreational marijuana businesses in the City. The referendum specified the number of each type of license to be granted, and that such businesses shall be located in the General Industrial District.

Lincoln Park City Council has adopted a police power ordinance governing the process and requirements for assigning such license. To implement it, the Lincoln Park Zoning Code needs to be amended to list the new business types among the permitted land uses in the City. This is also an opportunity to create standards to guide the physical development of the businesses. The regulatory approach taken in this proposal is fairly light, in keeping with the City's earlier provisions adopted to guide the development of caregiver facilities as well as the new State and local regulations concerning medical and recreational marijuana businesses.

Proposed Amendments

CHAPTER 1260: General Provisions and Definitions

1260.08 RULES OF CONSTRUCTION; DEFINITIONS.

(b) In addition, as used in this Zoning Code, the following words and terms shall have the following meanings:

"Co-Locate" or "Co-Location" means any combination of growers, processors, and/or marijuana retail establishments that may operate as separate marijuana businesses at the same physical location.

"Marihuana" means all parts of the plant of the genus cannabis, growing or not; the seeds of the plant; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds or resin, including marijuana concentrate and marijuana-infused products. Marijuana does not include: (i) the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks, except the resin extracted from those stalks, fiber, oil, or cake, or any sterilized seed of the plant that is incapable of germination; (ii) industrial hemp; or (iii) any other ingredient combined with Marijuana to prepare topical or oral administrations, food, drink, or other products.

"Marihuana accessories" means any equipment, product, material, or combination of equipment, products, or materials, which is specifically designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, ingesting, inhaling, or otherwise introducing marijuana into the human body.

“Marihuana Business” means a marihuana grower, marihuana safety compliance facility, marihuana processor, marihuana retailer, marihuana provisioning center, marihuana secure transporter, or any other type of marihuana establishment or facility licensed by LARA.

“Marihuana grower” means a person licensed to cultivate marihuana and sell or otherwise transfer marihuana to marihuana establishments.

“Marihuana Processor” means a person licensed to obtain marihuana from marihuana establishments; process and package marihuana; and sell or otherwise transfer marihuana to marihuana establishments.

“Marihuana Provisioning Center” means a licensee that is a commercial entity located in the city that purchases marihuana from a grower or processor and sells, supplies, or provides marihuana to registered qualifying patients, directly or through the patients’ registered primary caregivers pursuant to the MMFLA.

“Marihuana Retailer” means a licensee that is a commercial entity located in the city that purchases marihuana from a grower or processor and sells, supplies, or provides marihuana to the public in accordance with the MRTMA.

“Marihuana Safety Compliance Facility” means a person licensed to test marihuana, including certification for potency and the presence of contaminants.

“Marihuana Secure Transporter” means a person licensed to obtain marihuana from marihuana establishments in order to transport marihuana to marihuana establishments.

“Primary Caregiver” or “Registered Primary Caregiver” means a person who is at least 21 years old and who has agreed to assist with a registered qualifying patient’s medical use of Marihuana and who has not been convicted of any felony within the past 10 years and has never been convicted of a felony involving illegal drugs or a felony that is an assaultive crime as defined in Section 9a of Chapter X of the Code of Criminal Procedure, 1927 PA 175, MCL 770.9a.

“Qualifying Patient” or “Registered Qualifying Patient” means a person who has been diagnosed by a physician as having a debilitating medical condition and who has a valid registry identification card issued by LARA or an equivalent approval lawfully issued under the laws of another State or other entity of the United States which identifies the person as a registered qualifying patient.

CHAPTER 1286: General Industrial Districts (GID)

1286.03 USES PERMITTED AFTER SPECIAL APPROVAL

In a General Industrial District (GID), the following uses may be permitted subject to the applicable site design standards of Section 1296.02, Site Design Standards for Uses Permitted After Special Approval, and subject, further, to the approval of Council after recommendation from the Planning Commission in accordance with the processing procedures in Section 1262.08, Powers of Council Re Special Approval:

- (a) Breweries, distilleries, canning factories and chemical plants.
- (b) Central station lights or power plants.
- (c) Junkyards and scrapyards.
- (d) Kennels.
- (e) Mining, excavating or other removal of sand, earth, minerals or other materials naturally found in the earth.
- (f) Open storage yards of building and construction contractors, equipment and supplies and lumberyards.

(g) Outdoor theaters.
(Res. 98-340A. Passed 9-21-98.)

(h) ~~Medical marihuana facilities subject to the following conditions:~~

- ~~—(1) A minimum setback of two hundred (200) feet from all homes or residentially zoned districts, adult regulated uses, schools, churches, child care facilities, parks, and drug free zones.~~
- ~~—(2) A State registered and local business registration & specialty license is required for all facilities and primary caregivers. If the primary caregiver is not the owner of the premises then consent must be obtained in writing from the property owner to ensure the owner's knowledge of the use.~~
- ~~—(3) Consumption of marihuana on the premises is prohibited.~~
- ~~—(4) The location from which a primary caregiver manufactures, stores and distributes medical marihuana to a qualifying patient shall not be used by another primary caregiver for any purpose whatsoever.~~
- ~~—(5) No more than five (5) patients per caregiver. Each patient shall be limited to: two and one half (2.5) ounces of usable marihuana (excludes seeds, stalks and roots) and twelve (12) marihuana plants kept in an enclosed, locked facility.~~
- ~~—(6) The facility shall be subject to scheduled inspections to confirm compliance in accordance with applicable laws, including, but not limited to, State law and City ordinances.~~
- ~~—(7) Hours of operations permitted: M-F: 9:00 a.m.—9:00 p.m.; Sat.: 9:00 a.m.—6:00 p.m.; Sunday: 10:00 a.m.—6:00 p.m.~~
- ~~—(8) Minimum distance from other similar uses: Two hundred (200) feet.~~
- ~~—(9) Drive-through facilities shall be prohibited.~~
- ~~—(10) Security: A security plan shall be submitted for review and approval by the Planning Commission.~~
- ~~—(11) A conspicuous sign(s) shall be posted stating that "No loitering is permitted" on such property.~~
- ~~—(12) Exterior lighting shall be required for security purposes, but in accordance with the provisions of the Zoning Ordinance.~~

(Res. 2010-268A. Passed 10-18-10)

(h) Marihuana establishments:

1. Marihuana Retailer establishments;
2. Medical Marihuana Provisioning Centers;
3. Marihuana Secured Transporter establishments;
- ~~4.~~4. Marihuana Grower facilities;
5. Marijuana Primary Caregiver facilities;
6. Marihuana Processing establishments; and
7. Marihuana Safety Compliance facilities.

(i) Pawn shops

CHAPTER 1296: Site Plan Review and Design Standards

1296.02 SITE DESIGN STANDARDS FOR USES PERMITTED AFTER SPECIAL APPROVAL.

The following standards are in addition to the requirements of Section 1296.01, Site Plan Review:

Note: The requirements noted in this section are in addition to, or, where in conflicts, supersede, those general requirements by zoning districts, as indicated in Section 1296.01, Site Plan Review. For all uses permitted after special approval, see the processing requirements in Section 1262.08, Special Approvals.

QQ. Marihuana Establishments

- (1) All establishments and facilities shall operate in compliance with the Michigan Department of Community Health, the MRTMA, the MMMA, and all administrative rules and regulations in the Ordinance Chapter 853 Marihuana Licenses.
- (2) A minimum setback of two hundred (200) feet shall separate a marihuana establishment from all public or private schools providing education for kindergarten through 12th grade.
- (3) There shall be no other accessory uses permitted within the same building, other than those clearly necessary for continued operation, such as offices, employee facilities, and storage.
- (4) The location from which a primary caregiver manufactures, stores, and distributes medical marihuana to a qualifying patient shall not be used by another primary caregiver for any purpose whatsoever.
- (5) Except for marihuana retail establishments and provisioning establishments, dispensing of marijuana is prohibited.
- (6) Temporary outdoor marihuana special events are prohibited.
- (7) All activity related to marihuana businesses shall be conducted indoors.
- (8) No outdoor storage shall be allowed.
- (9) Waste receptacles that are outdoors must be enclosed, and locked at all times when not in use.
- (10) Loading zones for any marihuana business shall not be visible to the public. Loading zones shall be either fully or partially enclosed. Loading zones shall be any of the following: an area indoors that meets the loading zones size requirements, an area enclosed by two or more walls, a vehicle bay, or garage, or any other configuration that blocks the transfer of goods from vehicle to facility. All products shall be transferred directly from the vehicles into the establishment. Should a vehicle have to maneuver to enter the loading zone, it is subject to parking lot requirements in 1290.08.
- (11) A marihuana establishment may not allow cultivation, processing, sale, or display of marihuana or marihuana accessories to be visible from a public place outside of the marihuana establishment without the use of binoculars, aircraft, or other optical aids.
- (+)(12) If a building with windows is utilized as a marihuana grower facility, any lighting methods shall not exceed the foot candles permitted for the exterior of the building between the hours of 11pm and 7am.
- (13) A roof on a marihuana grower facility may consist of a sturdy transparent material, such as glass, approved by the Building Superintendent, to allow for sunlight into the growing area

of the building. If such transparent material is utilized, it must be fully covered with a non-transparent material between dusk and dawn that prevents interior lighting from escaping through the roof.

- (14) The portion of the structure where the storage of any chemicals such as herbicides, pesticides, and fertilizers shall be subject to inspection and approval by the Lincoln Park Fire Department to ensure compliance with the Michigan Fire Protection Code
- (15) Exterior lighting shall be required for security purposes, and shall be implemented in accordance with the provisions of the Zoning Ordinance.
- (16) If a marihuana business ceases operation for a length of time of one-hundred-twenty (120) days or greater, any Special Use permit shall expire.

(Res. 98-340A. Passed 9-21-98; Res. 08-383A. Passed 12-15-08; Res. 2012-223A. Passed 7-16-12, effective 8-1-12; Res. 2012-259A. Passed 8-20-12, effective 9-5-12; Res. 2016-13A. Passed 2-1-16, effective 3-2-16.)

CHAPTER 1290: Off-Street Parking and Loading

1290.02 NUMBER OF SPACES REQUIRED.

The amount of required off-street parking space for new uses or buildings, additions thereto and additions to existing buildings, or changes in use, as specified in Section 1290.01, Off-Street Parking Generally, shall be determined in accordance with the following table. The space so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use and/or shall comply with Section 1290.04, Off-Street Parking A Areas; Residential Districts Adjoining Business or Industrial Districts; 1290.05, Off-Street Parking B Areas; Business Districts; 1290.06, Off-Street Parking C Areas; Industrial Districts; or 1290.07, Parking in Residential Districts, as may be applicable.

<u>Use</u>	<u>Number of Spaces</u>
(c) <u>Business and Commercial</u>	
Retail stores, except as otherwise specified herein (includes marihuana retailers and provisioning centers)	One (1) for every two-hundred-fifty (250) square feet of gross floor area.
(f) <u>Industrial</u>	
Marihuana growing facility Marihuana safety compliance facility Marihuana processing establishment Marihuana secured transporter establishment	1 for every employee on peak shift, 1 for every 1,000 square feet of gross floor area for facilities/establishments over 5,000 square feet

Proposed Motion

I move that the Lincoln Park Planning Commission recommend to the Lincoln Park City Council the adoption of four proposed amendments to the Lincoln Park Zoning Code in order to allow marijuana establishments in the General Industrial District in accordance with the Special Election of November 2019 and subsequent adoption of Chapter 853 of the Lincoln Park Code of Ordinances. The following sections will be amended as specified in the memo titled "Zoning Text Amendment Memo: Marijuana Business Uses," dated September 9, 2020:

- 1260.08, Definitions;
- 1286.03, Special Land Uses in the General Industrial District;
- 1296.02, Site Design Standards for Uses Permitted After Special Approval;
- 1290.02, Off-Street Parking and Loading