

CHARTER TOWNSHIP OF GARFIELD
VIRTUAL PLANNING COMMISSION MEETING

Wednesday, May 13, 2020 at 7:00 pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

The Wednesday, May 13, 2020 Planning Commission meeting at 7:00 pm will be held virtually due to COVID-19 and Governor Whitmer's Executive Order 2020-75: Temporary Authorization of Remote Participation in Public Meetings and Hearings. To provide input on any business that will come before the Commission or to contact the Commissioner(s), please send an email to the Township Planning Director, John Sych, at jsych@garfield-twp.com.

You are invited to join the Garfield Township Planning Commission Meeting on May 13, 2020 at 7:00 pm

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/84279551922>

Or iPhone one-tap :

US: +13017158592,,84279551922# or +13126266799,,84279551922#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 842 7955 1922

International numbers available: <https://us02web.zoom.us/j/84279551922>

A G E N D A

ORDER OF BUSINESS

Call meeting to order

Pledge of Allegiance

Roll call of Board Members

1. Public Comment

Public Comment Guidelines:

Any person shall be permitted to address a meeting of The Planning Commission, which is required to be open to the public under the provision of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et.seq.) Public Comment shall be carried out in accordance with the following Commission Rules and Procedures: a.) any person wishing to address the Commission is requested to state his or her name and address. b.) No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Commissioner's questions. Where constrained by available time the Chairperson may limit the amount of time each person will be allowed to speak to (3) minutes. 1.) The Chairperson may at his or her own discretion, extend the amount of time any person is allowed to speak. 2.) Whenever a Group

wishes to address a Committee, the Chairperson may require that the Group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak when constrained by available time. Note: If you are here for a Public Hearing, please hold your comments until that Public Hearing time.

2. **Review and approval of the Agenda – Conflict of Interest**
3. **Minutes** – April 22, 2020
4. **Correspondence**
5. **Reports**
 - a. Township Board
 - b. Planning Commissioners
 - c. Staff Report
6. **Unfinished Business**
 - a. PD 2020-72 – Barlow Garfield Neighborhood Plan PH
 - b. PD 2020-69 – 3479 Veterans Rezoning PH
 - c. PD 2020-71 – Chick-fil-A SUP Update
 - d. PD 2020-70 – 3077 Garfield Conditional Rezoning Update
7. **New Business**
 - a. PD 2020-67 – Chelsea Park West PUD Minor Amendment
 - b. PD 2020-68 – Oakleaf Village of Garfield Township PUD Intro
8. **Public Comment**
9. **Other Business**
10. **Items for Next Agenda – May 27, 2020**
 - a. Redevelopment Ready Communities – Intro
 - b. Zoning Ordinance Use Chart Project – Intro
 - c. C-P Sign Regulations – Discussion
11. **Adjournment**

**Joe Robertson, Secretary
Garfield Township Planning Commission
3848 Veterans Drive
Traverse City, MI 49684**

The Garfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Garfield Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620, or TDD #922-4412.

**CHARTER TOWNSHIP OF GARFIELD
VIRTUAL PLANNING COMMISSION MEETING
April 22, 2020**

Call Meeting to Order: Chair Racine called the meeting to order at 7:02 p.m. via the ZOOM application.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members

Present: Robert Fudge, Steve Duell, Joe McManus, Chris DeGood, Joe Robertson, Pat Cline, and John Racine

Staff Present: Planning Director John Sych and Deputy Planning Director Steve Hannon

1. Public Comment (7:03)
None

2. Review and Approval of the Agenda – Conflict of Interest (7:09)
Duell moved and Fudge seconded to approve the agenda as presented.

*Yeas: Duell, Fudge, McManus, Cline, DeGood, Robertson, Racine
Nays: None*

3. Minutes (7:10)
March 11, 2020

McManus moved and Duell seconded to adopt the minutes of March 11, 2020 as presented.

*Yeas: McManus, Duell, Fudge, Robertson, DeGood, Cline, Racine
Nays: None*

4. Correspondence (7:11)

Sych had explained that there was much correspondence received since the packets were issued and all correspondence was placed on the website. Correspondence was included from Ed Roy, Kathleen Hyland, and Bret Backus.

5. Reports (7:13)

Township Board Report

Duell reported that John Racine was reappointed to the Joint Planning Commission and a request to consider taking over the Cherryland Mobile Home Park water system was denied. The board also approved that the Supervisor draft a letter to the Governor about opening up some sectors of the economy.

Planning Commissioners

None

Staff Report**4051 Cedar Run Rezoning Update**

Planning Director John Sych said that the applicant has requested that the Cedar Run Rezoning request be paused at this time.

6. Unfinished Business**a. PD 2020-60 Chick-fil-A SUP Public Hearing (7:16)**

Progressive AE is requesting the approval of a Special Use Permit for a proposed 4,998 square foot Chick-fil-A restaurant with seating for 110 inside the building and 12 outside at the patio, and parking for 71 vehicles with a drive-through window accommodating 32 cars. Drive-through business uses are permitted via Special Use Permit in the C-G General Commercial district. Most requirements have been met; however, an official agreement regarding the ingress and egress location is still being negotiated between the parties. Other items are minor and can be dealt with by staff. Justin Lurk of Chick-fil-A and Cheryl Scales of Progressive AE said that they would answer any questions at this time, and they were excited to bring a Chick-fil-A to Traverse City. Racine opened the Public Hearing at 7:21pm.

Ed Roy, an attorney representing Grand Traverse Memorial Gardens said that there have been communications regarding the US 31 access and easement agreement. He said the proposed agreement was negotiated between Chick-fil-A and Walgreens and claims that it does not protect the interests of his client. Roy said he needs to be involved in the negotiations since he cannot allow any restrictions which would hinder potential future development of the back part of the cemetery property on the hill.

Justin Lurk said that they do have a cross access agreement and that it was intended to be a three-party agreement. Lurk is more than willing to discuss the access and move forward.

Township Attorney Scott Howard said that an agreement will be worked out and would be brought back to the Township for review and approval.

Commissioners discussed the easement issue at length and decided they would rather have everything in place before Findings of Fact were drafted and the development moves forward.

Fudge moved and DeGood seconded that application SUP-2020-01, submitted by Progressive AE, for a Special Use Permit for a drive-through restaurant at Parcels 05-016-002-10 and 05-016-007-10, BE tabled and the Public Hearing continued into the next meeting until the ingress and egress agreements are in place between the applicant, Walgreens and Memorial Gardens.

Commissioners and the various parties discussed the timing of the application and all agreed that the matter would be placed on the agenda as soon as the additional materials were received.

Yeas: Fudge, DeGood, Duell, Cline, Robertson, McManus, Racine
Nays: None

b. PD 2020-58 3077 Garfield Conditional Rezoning Public Hearing

This application requests the conditional rezoning of a portion of Parcel #05-014-077-00 at 3077 Garfield Road. These subject lands consist of approximately 2.85 acres of a 4.43-acre parcel. Conditional rezoning is described in Section 422 of the Zoning Ordinance. This request would conditionally rezone the subject lands from the C-G General Commercial to I-G General Industrial with small warehousing establishments as the only permitted use. Any conditions are voluntarily made by the applicant and if these conditions are not kept, the subject lands revert back to the underlying zoning. Doug Mansfield, representative of the applicant, Tom Krause, gave a project overview. Racine opened the Public Hearing at 8:07pm.

Richard Weaver, property owner, commented in favor of the project.

Rob Larrea, Community Planning and Land Use Consultants, stated his clients recently purchased the neighboring property. He said the Zoning Ordinance and Master Plan offer protections for property owners which would not be followed by granting this request. He cited Section 421 of the Zoning Ordinance and said this proposed use does not comply with the Master Plan and is not compatible as a transition use to neighboring sites. He asks for the PC to deny this request and if the PC wanted to consider similar requests, to potentially update the Master Plan instead. Dave Cutler, broker for the neighboring landowner, shared concerns that the proposed use is not appropriate for the site. The proposed use was not anticipated when the Zoning Ordinance was developed and there are other permitted uses possible here that would be compatible.

Racine closed the Public Hearing at 8:17pm.

Mansfield commented on the proposed conditional rezoning and its intent. Commissioners asked questions about setbacks and any future zoning on the site and whether the conditional rezoning was recorded and runs with the land. The subject of Conditional Rezoning was discussed considering the application. Commissioners asked for clarification of the proposed project and were concerned with establishing a precedent in the matter.

Duell moved Robertson seconded to table application Z-2020-03 until further discussion between staff and the applicant could take place.

Yeas: Duell, Robertson, Cline, McManus, Fudge, DeGood, Racine
Nays: None

c. Consumers Energy Boardman Substation SUP Findings of Fact (8:45)

This application requests approval of a Special Use Permit for Consumers Energy to expand its existing Boardman Substation located at the corner of Cass and Keystone Roads. The substation is a major essential service which may be permitted by special use permit in any zoning district.

Commissioners discussed adding a condition which would ensure that Consumers Energy would work with the neighbors to the south on the landscaping along that property line. Consumers intends to wait on the landscaping along the northern border until the Keystone roundabout is complete. Staff suggested requiring the landscaping along the northern border within one year of the roundabout completion or one year of the cancellation of the roundabout, if applicable.

DeGood moved and Cline seconded that Findings of Fact for application SUP-2019-07, submitted by Consumers Energy for a Special Use Permit for expansion of an existing major essential service facility at 825 Cass Road, as presented in Planning Department Report 2020-59 and being made part of this motion, BE ADOPTED.

*Yeas: DeGood, Cline, Robertson, Duell, McManus, Fudge, Racine
Nays: None*

DeGood moved and Duell seconded THAT application SUP-2019-07 BE APPROVED, subject to the following conditions:

- 1. Non-emergency light fixtures shall be directed downward to avoid light trespass onto neighboring sites. This shall be indicated on the site plan.*
- 2. The applicant shall work with Staff to ensure that the landscaping on the north side will be installed within one (1) year of the completion of the roundabout at Cass and Keystone or, if the roundabout project is cancelled, within one (1) year of such determination.*
- 3. All final reviews from agencies with jurisdiction shall be provided prior to any Land Use Permits being issued.*
- 4. All proposed landscaping and site amenities, except those to be installed in future phases, shall be installed prior to the issuance of a Certificate of Occupancy.*
- 5. The applicant shall provide two (2) full –size plan sets, one (1) 11x17” plan set, and one electronic copy of the full application (in PDF Format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.*
- 6. The applicant shall record promptly the amended Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains.*
- 7. The applicant shall submit an agreement with the property owner to the south regarding landscaping along the property line.*

*Yeas: DeGood, Duell, Fudge, Cline, Robertson, McManus, Racine
Nays: None*

d. Good News Automotive Rezoning Findings of Fact (9:07)

This application requests the rezoning of one parcel located at 3300 Cass Road, totaling 0.96 acres, from the I-G General Industrial zoning district to the C-G General Commercial zoning district through the zoning Map Amendment process, without restriction. The property is currently used by Good News Automotive service center and the neighborhood includes a variety of industrial and commercial uses. Staff finds that the proposed rezoning is consistent with the Master Plan.

Duell moved and Fudge seconded that the Findings of Fact for application Z-2020-01, as presented in Planning Department Report 2020-56 and being made a part of this motion, BE ADOPTED.

*Yeas: Duell, Fudge, Cline, Robertson, McManus, DeGood, Racine
Nays: None*

Duell moved and Fudge seconded to recommend to the Township Board THAT application Z-2020-01 BE APPROVED.

*Yeas: Duell, Fudge, Cline, McManus, DeGood, Robertson, Racine
Nays: None*

7. New Business**a. PD 2020-57 3479 Veterans Rezoning Intro**

This application requests the rezoning of one parcel at 3479 Veterans Drive, totaling 1.93 acres, from the R-1 One-Family Residential zoning district to the C-O Office Commercial zoning district via the zoning map amendment process, without restriction. The Veterans Drive corridor includes both residential and professional office buildings. Planning Commissioners want to know what neighbors think about the rezoning since it will be in the middle of a residential area. Thus, they agreed to move forward with a Public Hearing.

Fudge moved and Cline seconded that application Z-2020-04 BE SCHEDULED for public hearing for the May 13, 2020 Planning Commission Regular Meeting.

*Yeas: Fudge, Cline, DeGood, Robertson, McManus, Duell, Racine
Nays: None*

b. PD 2020-61 Burlington Sign Review

Burlington department store is in the process of occupying the former location of MC Sports located at 3450 West South Airport Road at US 31. The site is zoned C-P Planned Shopping Center. Section 630(G) of the Zoning Ordinance regulates signage in this district. The applicant is proposing a 149 square foot front wall sign located on the south side of the building. The proposed signage exceeds the requirement by 49 square feet. Sych commented that given the location and visibility of the

building from the road, excess signage is not warranted. Commissioners agreed with Sych and recommended that the request be denied.

McManus moved and Robertson seconded THAT application SPR 1995-02-D, submitted by Blair Sign Programs dated February 12, 2020, to install an exterior wall sign that exceeds the dimensional requirements on parcel 05-021-105-10 BE DENIED.

*Yeas: McManus, Robertson, Fudge, Duell, Cline, DeGood, Racine
Nays: None*

8. Public Comment

None

9. Other Business

a. Barlow Garfield Neighborhood Plan – Set Public Hearing for May 13, 2020 (9:30)

Sych said that the public comment period will be concluded on May 7 and the next step would be to set a Public Hearing for May 13, 2020. Commissioners discussed the proposed Public Hearing and format.

Fudge moved and Cline seconded to set a Public Hearing on the Barlow Garfield Neighborhood Plan for May 13, 2020.

*Yeas: Fudge, Cline, DeGood, Duell, McManus, Robertson, Racine
Nays: None*

10. Items for Next Agenda – May 13, 2020

a. To Be Determined

11. Adjournment

Fudge moved and McManus seconded to adjourn the meeting at 9:40 p.m.

*Yeas: Fudge, McManus, Cline, Robertson, DeGood, Duell, Racine
Nays: None*

Joe Robertson, Secretary
Garfield Township Planning
Commission
3848 Veterans Drive
Traverse City, MI 49684

Haggard's
PLUMBING and HEATING
"Business of Quality and Service"
"Charlevoix-the-Beautiful"
haggardsinc@hotmail.com

April 27, 2020

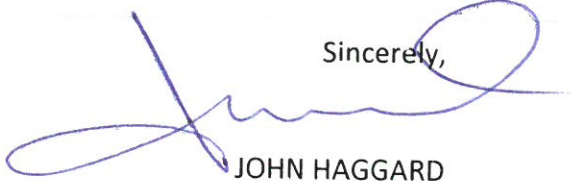
Garfield Township Hall
3848 Veterans Dr.
Traverse City, MI 49684

RE: Application by Larry, William, Jeffrey and Steven Tomlinson to amend the zoning ordinance and zoning map of the charter township of Garfield, Grand Traverse County to rezone from R-1 to C-o Office Commercial Zoning District. Parcel#05-016-038-00 located at 3749 Veterans Dr.


To Whom it May Concern,

Upon reviewing the above Article, I would like to express my view on the above plan request. Haggard's Plumbing & Heating is not opposed to the changed of the property and/or the request to the Zoning Board. If a property owner is fortunate enough to have the ability and the resources in this time to either build and/or improve their existing property, it would only help the economy continue to grow. It would prove positive for the local, county and state to do all we can to improve and promote growth in anyways possible.

Sincerely,



JOHN HAGGARD

 Charter Township of Garfield Planning Department Report No. 2020-72		
Prepared:	May 6, 2020	Pages: 1
Meeting:	May 13, 2020 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Draft Barlow Garfield Neighborhood Plan Public Hearing	

BACKGROUND INFORMATION:

In May 2019, the Planning Commission issued a Notice of Intent to Plan, in accordance with the Michigan Planning Enabling Act, to initiate development of the Barlow Garfield Neighborhood Plan. The following timeline outlines the planning process taken to draft the Plan:

June 2019 – September 2019

Staff prepared an Existing Conditions Report of the neighborhood.

October 21, 2019

On October 21, 2019, the Township hosted a public input session at the Grand Traverse County Health Department Building. About 20 people attended and engaged in an “visual preference survey” to determine their development preferences.

October 2019 – December 2019

The “visual preference survey” was made available on the Township website. There were approximately 10 responses.

November 5, 2019

The Township hosted “An Evening with Bob Gibbs” on November 5, 2019 at the Township Hall. Approximately 20 people attended the event. The ideas presented at this event may help inspire future development or redevelopment in the neighborhood.

November 2019 – December 2019

A mail out survey of all property owners within the Plan area was conducted. The Township received about 50 responses which roughly corresponded to 10% of all surveys mailed to property owners.

September 2019 – January 2020

Staff prepared the Draft Plan based on public input and Existing Conditions Report findings.

January 2020 – March 2020

The Planning Commission reviewed two drafts of the Plan before recommending that the Plan go through the formal review process.

March 2020

Township Board approves issuance of draft plan for review in accordance with the Planning Enabling Act.

REVIEW COMMENTS:

Since its disbursement in March, several comments have been received. See attached comments.

ACTION REQUESTED:

Following the public hearing and discussion, if the Planning Commission is comfortable with the Draft Plan, then the following motion is suggested:

MOTION TO DIRECT STAFF to prepare FINAL DRAFT of the Barlow Garfield Neighborhood Plan to consider for formal recommendation by the Planning Commission to the Township Board.

Attachments:

1. Draft Barlow Garfield Neighborhood Plan (Excluding Appendices. Plan with Appendices is available at: <http://www.garfield-twp.com/barlowgarfield.asp>)

John Sych

From: Russ Soyering <RSoyering@traversecitymi.gov>
Sent: Wednesday, March 25, 2020 5:10 PM
To: John Sych
Cc: Steve Hannon
Subject: Re: Charter Township of Garfield - Notice of Review for Master Plan Amendment

Hi John and Steve,

I spend 30 minutes looking over the Barlow Garfield Neighborhood Plan. Overall, looks good. I like the incremental approach, but with a longer term vision to be more transformative.

Here are a couple considerations for revisions: You may want to review the Airport Layout Plan (ALP) and land use restrictions, especially along the east/west approaches the the airport. There are zones in the flight paths that the ALP recommends restrictions for land uses which would invite higher concentrations of people such as places of assembly or higher density housing. The high density housing along Barlow may be an issue. Mobile homes in this area should also be avoided due to density and noise sensitivity with these thinned walled construction types. Perhaps where mobile homes are today would good places low intensity recreation in the future.

I would also address parking straight on. In the urban design section, I suggest discussing parking and where it should be positioned in relation to the street and buildings if the goal is to make the streets more inviting for walking. Sharing parking areas, using on-street parking and maybe mention parking maximums, if again, the goal is to change this auto centric area to a more compact and inviting environment for walking. Maybe I am getting into the weeds too much here for a plan, but a least mention that parking should not be placed in prominent locations. Let those areas be reserved for buildings and landscaping.

Thanks for hearing me out.

Russ

On Wed, Mar 25, 2020 at 3:44 PM John Sych <jsych@garfield-twp.com> wrote:

Pursuant to the Michigan Planning Enabling Act, please see the attached notice regarding an Amendment to the Garfield Township Master Plan.

Thank you,

John C. Sych, AICP
Planning Director
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684
jsych@garfield-twp.com
231.225.3155

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Russell A. Soyering, AICP
Planning Director

City of Traverse City
400 Boardman Avenue
Traverse City, MI 49684
231.922.4465

John Sych

From: Tyler Bevier <beviert@bata.net>
Sent: Thursday, March 26, 2020 8:14 AM
To: John Sych
Cc: Russ Soyring
Subject: Barlow-Garfield Neighborhood Plan : Transit

Hello John,

Thank you for including connectivity to transit and future collaboration on transit services in the neighborhood plan.

We are undergoing a Transit Master Plan this summer, and hope to see next steps on providing more robust and streamlined services.

Take care,

John Sych

From: Claire Karner <ckarner@eastbaytwp.org>
Sent: Wednesday, April 1, 2020 2:07 PM
To: John Sych
Cc: Steve Hannon
Subject: Re: Charter Township of Garfield - Notice of Review for Master Plan Amendment

Hi John and Steve,

I just reviewed this plan and it looks awesome! Great work. I'm excited to see this vision transformed into reality. We might borrow from this structure and approach for the Beach District subarea plan in East Bay. I will forward any other comments I receive from PC members or staff.

Hope you both are doing well and staying healthy.

~Claire

From: John Sych <jsych@garfield-twp.com>
Sent: Wednesday, March 25, 2020 3:44 PM
To: John Sych <jsych@garfield-twp.com>
Cc: Steve Hannon <shannon@garfield-twp.com>
Subject: Charter Township of Garfield - Notice of Review for Master Plan Amendment

Pursuant to the Michigan Planning Enabling Act, please see the attached notice regarding an Amendment to the Garfield Township Master Plan.

Thank you,

John C. Sych, AICP
Planning Director
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684
jsych@garfield-twp.com
231.225.3155

John Sych

From: Michael Tarnow <mtarnow@nmrec.com>
Sent: Thursday, April 30, 2020 9:57 AM
To: John Sych
Subject: Barlow Garfield Plan

Just looking over the map and the plan. My office is now just outside this area on Racquet Club Drive and I own property on South Airport Road. This is a very, very diverse area in terms of land uses; from single-unit residential to multi-family, mobile homes, retail, to offices and even industrial uses. It is important to continue to allow a variety of uses in the area in order to let the entrepreneurs determine what uses make the most sense. The zoning is too restrictive now. This is shown by the disallowing of the U-Haul facility at the old K-Mart. This proposed use fits into the neighborhood very well; there is a car rental office directly across the street and truck rentals there and at Marsh Auto. There are industrial uses in close proximity. Art Vans is closing. The big boxes are functionally obsolete and it is likely that there are very few alternative uses for these buildings. It is not economical to convert the big boxes to very many alternative uses. With the diverse ownership at the Cherryland Center it is going to be very difficult for any unified project to go forward. It is likely the number of tenants will be even lower when businesses reopen after the Covid-19 pandemic is over. If Garfield Township doesn't like a use like the U-Haul use then the Township needs to come up with (Brownfield) funds to incentivize the owners to remove the existing buildings. Too much planning is not good for the Township; flexibility is the key to moving forward.

Michael Tarnow, MAI, SRA, AI-GRS
Northern Michigan Real Estate Consultants
3210 Racquet Club Drive, Suite B
Traverse City, MI 49684
www.NMREC.com
Direct Dial 231-995-8828
Cell 231-590-2453

John Sych

From: snltc@att.net
Sent: Sunday, April 26, 2020 4:56 PM
To: John Sych
Cc: Steve Hannon
Subject: Public Comment re: Cherryland Center

I would like to see this facility be considered for housing multiple shops .. up cycles, re-sale, flea market, consignment, etc. I believe it would be a "destination". I have traveled downstate to visit such complexes.

Thank you for "listening"!

Liz Warren
1521 Arnold Ct
TC
231.645.8701

John Sych

From: Chris Campbell <ccampbell1873@charter.net>
Sent: Thursday, April 30, 2020 10:56 AM
To: John Sych
Subject: Barlow Garfield plans

My first home in Traverse City was 500 feet north of the B-G area boundary and I have an interest in the whole area's civic health.

I'm now a bicycle commuter, year round. The City of Traverse City has greatly improved the in-street bike lanes on my route, for which I am grateful. Garfield Twp. would be well advised to provide for bicycle transportation, including in-street bike lanes. The in-street lanes have the advantage of being plowed in the winter, allowing winter commutes without extreme effort.

Bicycle commuting is one of the few transportation modes that allows one to feel good at the end. How many people step out of their cars at work and say, "Wow, I feel great!"? When I arrive at work, even in January, I am refreshed, alert, and ready for the day's efforts. I keep saying that if everybody knew how easy and pleasant it was, even in winter, we would have to make special little lanes for the few cars that would be on the roads.

Thank you,

Chris Campbell

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This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

John Sych

From: Chuck Cigrand <ccigrand@yahoo.com>
Sent: Thursday, April 30, 2020 2:54 PM
To: John Sych
Subject: Barlow Garfield Neighborhood Plan

John: this plan looks good to move ahead with the improvement of the area. I would hope that sidewalks and pedestrian paths would proceed first as this is one area where people can benefit from immediately. Having a post office box at the Barlow branch, I see bikes and pedestrians walking along Barlow all the time and it would be nice to accommodate them quickly for safety and convenience. Thanks for your efforts on this project.

Chuck Cigrand
POB 5531
TC, 49696
231-758-4046

John Sych

From: Lorraine Beers <lorrainembeers@gmail.com>
Sent: Tuesday, May 5, 2020 12:04 PM
To: John Sych
Cc: Steve Hannon
Subject: Affordable housing in Barlow Neighborhood Plan

Good morning,

I am a nurse practitioner who has worked as a volunteer with our homeless population for over two years. The Barlow Neighborhood Plan has the opportunity to provide shelter and services for our homeless population through the use of voucher available housing, as well as construction of affordable housing within the geographic area. The redevelopment of Cherryland Mall and the option for high-density residential development in opportunity zones would benefit many of our homeless citizens. The area is walkable, has multiple services available, and has bus access.

COVID-19 has given us unforeseen challenges, as well as the chance to improve our existing infrastructures in meeting the needs of some of our most vulnerable people. Cherryland Center could provide shared housing and shared services if the space is used carefully. With the closure of the Art Van building, does exploring the possibility of redevelopment of that property also exist?

We have a generous community that is vested in providing basic services to each of us. If I can be of any service, or provide additional information, please feel free to contact me.
Thanks for considering my request.

Sincerely,

Lorraine Beers, RN, DNP

John Sych

From: Warren Call <warren.call@traverseconnect.com>
Sent: Tuesday, May 5, 2020 1:57 PM
To: John Sych
Cc: Steve Hannon; Chuck Korn
Subject: RE: Barlow Garfield Neighborhood Plan

John,

This is a very impressive plan and scope of work. Garfield township and your team have clearly put a lot of time and effort into this planning. I really like both possible scenarios for the Cherryland Center, the planning for surrounding parcels/locations, and the inclusion of mixed housing options throughout the plan. The detailed public input asking for opinions on various landscape photos was a stroke of genius! What a great way to get clear input in a concise way.

Traverse Connect wants to be a partner and supporter of this plan. We are here to help lend a voice of support now and we hope in the future to partner with Garfield Township to spur this development.

Best,
Warren

Warren M. Call
President | CEO
Traverse Connect
Phone: 231.995.7108
Mobile: 231.651.9174
Warren.Call@TraverseConnect.com
202 East Grandview Parkway
Traverse City, MI 49684



From: John Sych <jsych@garfield-twp.com>
Sent: Monday, April 27, 2020 2:12 PM
To: Warren Call <warren.call@traverseconnect.com>
Cc: Steve Hannon <shannon@garfield-twp.com>; Chuck Korn <ckorn@garfield-twp.com>
Subject: Barlow Garfield Neighborhood Plan

Hello Warren,

I am providing you with a draft edition of the new Barlow Garfield Neighborhood Plan in Garfield Township. Covering the northeast corner of the Township and centered around the Cherryland Center, the primary purpose of the plan is two-fold:

- 1) Present a community-supported vision for the neighborhood. The Plan supports higher density, multi-use development.

SAFE HARBOR

April 28, 2020

Mr. John Sych
Garfield Township Planning Director
3848 Veterans Drive
Traverse City, MI 49684

Re: Barlow Neighborhood Plan

Dear Mr. Sych,

The members of the Board of Safe Harbor of Grand Traverse, Inc. read with interest about Garfield Township's interest in revitalizing and developing the Cherryland Center for mixed-use including high-density residential developments.

We would like to strongly advocate for inclusion of voucher available housing in this plan. There are many of those experiencing homelessness, whom we serve, who are working but cannot find truly affordable housing in our town. Providing truly affordable housing in this federal Opportunity Zone would serve a great need for some of our most vulnerable citizens. The need and prioritization of housing has been illustrated as never before during this COVID-19 pandemic. We are committed to working together with other entities to achieve solutions.

This corridor has particular amenities that would greatly aid the citizens that Safe Harbor, Goodwill and the Coalition to end Homelessness serve including walkable access to pharmacies, a bank, bus routes to jobs and services, and a federally qualified health center among others. Development of walking paths down South Airport and Garfield roads would be utilized well by all.

Please strongly consider these needs in the Barlow Neighborhood Plan.

Sincerely,
Michael J. McDonald
Michael J. McDonald
Chairman, Board of Safe Harbor of Grand Traverse, Inc

Cc: Mr. Chuck Korn, Supervisor, Board of Trustees

Steve Hannon

From: Robert Foster <rfoster@infinitypos.com>
Sent: Wednesday, May 6, 2020 8:04 PM
To: John Sych; Steve Hannon
Subject: Barlow Garfield Neighborhood Plan



Infinite Solutions to Your POS Needs

Dear Shannon and John,

I have reviewed the draft proposal and its recommendations, and overall have found it to be superficial as to details. It does represent an initial description of the goals, but from my perspective is lacking on details that would enable the citizens to understand what the plan specifically is calling for, and most importantly whom and where the funds will be acquired.

As a 35 year property owner on Robinwood Court, I must object to the need to install sidewalks on this purely Commercial / Industrial street. There has been very little pedestrian traffic on this street, and I would like to keep it that way. These are all small businesses with employee and some customer traffic going to specific buildings. It is NOT a shopping district that by its nature incorporates foot traffic.

Over the years we have had to deal with many occasions of vandalism and breakins. It is my opinion that encouraging residents of the surrounding area to utilize Robinwood Court for exercise, recreation or whatever is an invitation to increase this crime to the business located on it. I also believe that the property owners will bear the cost of installing sidewalks, as I see nothing in the "draft plan" that covers whom is responsible or excludes a Special Assessment.

I look forward to you producing a DETAILED plan with all stakeholders input, with emphasis on the changes and costs associated with each sub-section.

Best Regards,

Robert W. Foster | President

 231.941.9800 x101

 231.218.5965

 231.941.4112

 RFoster@Infinitypos.com

BARLOW GARFIELD NEIGHBORHOOD PLAN



DRAFT

An addendum to the
Charter Township of Garfield Master Plan

Prepared by the
Charter Township of Garfield Planning Commission

Adopted by the
Charter Township of Garfield Board of Trustees
<insert date>

2020

CHARTER TOWNSHIP OF GARFIELD

PREFACE

In 2018, the Charter Township of Garfield adopted its current Master Plan. The Master Plan is a document and policy guide designed to help the Township achieve its desired vision of future development. As part of its implementation, the Master Plan recommended focusing on major corridors to create subplans to provide greater detail with regard to desired development in each subarea. At a joint meeting of the Township Board and Planning Commission in 2019, redevelopment of the Cherryland Center was made a priority. The Barlow Garfield Neighborhood Plan focuses on the east side of the Township including the Cherryland Center area, Barlow Street, South Airport Road, Garfield Avenue, and surrounding sites.

The Master Plan further recommends encouraging and incentivizing new and infill development close to the core area of the Township in close proximity to amenities in an effort to slow outward growth. The Barlow Garfield neighborhood is one of those areas. Historically, it is the first commercial center in the Township and has infrastructure needed for new and infill development. Its location at the center of the urban area creates a prime opportunity for new investment and growth. As an amended part of the Master Plan, this Plan will be an essential guide for land use and zoning decisions specifically for the Barlow Garfield neighborhood.

The Barlow Garfield Neighborhood Plan acknowledges that infill development and investment is needed in this area to address economically underperforming sites, especially Cherryland Center. As shopping and retail preferences have shifted away from big box stores and malls, shopping centers such as Cherryland Center have struggled to compete. Many former malls have closed across the country and many communities have used targeted planning efforts to reimagine the use of mall sites. A failure to address underperforming sites may lead to liabilities such as lower property tax revenue, enforcement issues, and potential decline of nearby areas. This Plan is Garfield Township's effort to be proactive in reversing those trends and incentivize new investment in the Barlow Garfield neighborhood.

ACKNOWLEDGEMENTS

Board of Trustees

Chuck Korn, *Supervisor*

Jeane Blood Law, *Treasurer*

Lanie McManus, *Clerk*

Molly Agostinelli, *Trustee*

Steve Duell, *Trustee*

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Joe Robertson, *Secretary*

Pat Cline

Chris DeGood

Steve Duell

Robert Fudge

Special Thanks

Rob Bacigalupi, *Mission North, LLC*

Amy DeHaan, *Township Assessor*

Jean Derenzy, *Traverse City DDA*

Robert Gibbs, *FASLA, AICP*

Grand Traverse County

Traverse Area Association of Realtors

CHARTER TOWNSHIP OF GARFIELD

John Sych, AICP, Planning Director | Stephen Hannon, AICP, Deputy Planning Director

3848 Veterans Drive | Traverse City, MI 49684 | 231-941-1620

www.garfield-twp.com

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EXECUTIVE SUMMARY

INTRODUCTION TO BARLOW GARFIELD NEIGHBORHOOD

This plan is intended to generate a vision and sense of place for this part of the township. The plan covers a neighborhood located generally in the northeast corner of the township, which presents an opportunity for new business investment and growth. Several properties in this neighborhood have been underperforming economically, particularly Cherryland Center. The plan is intended to guide infill development and redevelopment on these sites. The plan is also intended to recognize unique strengths of the area such as the proximity of Cherry Capital Airport, a key regional travel hub, and the intersections of major roads including Garfield Avenue and South Airport Road.

Forming a plan for this neighborhood will also guide the use of redevelopment tools and incentives. Financing programs, such as corridor improvement authorities or others, could be used to fund new infrastructure improvements or public amenities. Parts of the neighborhood are also located within the only Opportunity Zone in Grand Traverse County. The Opportunity Zone is a federal program designed to help spur private investment in economically distressed neighborhoods.

VISION STATEMENT

Barlow Garfield Neighborhood is a connected, livable, community center within Garfield Township. The neighborhood is a destination for shopping and services with sidewalks and improved streets. The neighborhood provides a variety of housing choices, public gathering places, and parks.

REDEVELOPMENT POTENTIAL

As the commercial market continues to change, many retail and shopping oriented properties have struggled to maintain occupancy. The Cherryland Center is an example of the changes in shopping trends away from large format and big box retail. It is also indicative of many commercial areas being 'over retailled,' creating an oversupply in the market. The Barlow Garfield Neighborhood was in part identified as a special planning area because of the opportunity to redevelop the Cherryland Center site and positively enhance the surrounding area. In addition, concepts for this area are intended to complement and build upon recent investment elsewhere in the Township and surrounding community. In order to increase activity and viability of retail space, there is a growing movement to infuse these properties with new activities and full-time residents which will diversify the market and increase day and night time activity in the area. The site also represents an opportunity to increase missing middle housing options in the Township.



EXISTING CONDITIONS & MARKET OPPORTUNITIES

The Existing Conditions Report for the Barlow Garfield neighborhood describes demographic, housing, economic, environmental, and other information for the area. The full Existing Conditions Report can be found in Appendix A. The key findings from this report include the following:

- The neighborhood sits in a strategic location in the region along major roadways and is near the Cherry Capital Airport
- The neighborhood has had economic challenges and lower average land values per acre, but the strengths of the neighborhood offer major opportunities for investment
- Specifically, the Cherryland Center site represents a key opportunity for investment given its location at a major intersection and the overall size of the site
- The investment and growth in nearby areas, including Traverse Heights to the north and on LaFranier Road to the south, bring additional potential demand to the neighborhood
- The neighborhood may be ideal to help meet the demand for smaller footprint commercial businesses along with some larger commercial along the major roadways
- The neighborhood may be ideal to help meet the demand in the Township and region for smaller, attached housing units, especially for young singles or retired people
- The neighborhood would benefit from investments in new infrastructure such as sidewalks and improvements to existing infrastructure
- Planning for this neighborhood will help meet the Garfield Township Strategic Plan goals of economic development, housing, and transportation and infrastructure
- Additional investment can be potentially attracted to this neighborhood from the private sector (Opportunity Zone) and public sector (tax increment financing)

DEVELOPMENT PRINCIPLES

Based on public input and data analysis gathered for this project, these are the guiding principles for the future development of the Barlow Garfield neighborhood:



1

MIXED-USE DEVELOPMENT

The neighborhood will allow for mixed-use development on primary corridors as appropriate including residential, commercial, light industrial, office, and institutional uses. Consideration shall be given to surrounding existing uses, future land use, and site design to determine the compatibility of proposed mixed-use developments.



2

PUBLIC SPACES

Development throughout the neighborhood will account for public spaces including public gathering, parks, and recreational areas. Public spaces in the neighborhood will accommodate a variety of activities and promote public safety and community identity.



3

CONNECTIVITY

Development throughout the neighborhood will encourage connectivity by including sidewalks and trails along primary corridors to promote walkability, internal street connections, cross-access agreements to allow access between adjacent sites and to manage curb cuts, and connections to transit services.



4

SITE DESIGN

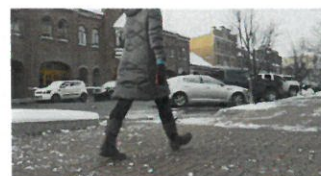
The neighborhood will allow sites to be designed at a scale that encourages a neighborhood character appropriate for the surrounding area. Site design will reinforce the development principles through consistency in building setback and placement, landscaping and planting elements, and other site features.



5

HOUSING

New housing stock in the neighborhood will allow for a diverse selection of unit types and sizes, which will serve the varied housing needs of the neighborhood population.



6

INFRASTRUCTURE

New developments will facilitate improvements for public infrastructure which could include water, sewer, sidewalks, benches, lampposts, signage, and other elements as needed.

DEVELOPMENT GUIDELINES

Future Land Use

- *Cherryland Center* — This plan envisions the redevelopment of the Cherryland Center as a catalyst for the neighborhood and to spur additional investment.
- *West Side of Barlow Street* — This plan is intended to encourage the continuation of light industrial uses while also allowing for additional complementary uses.
- *East Side of Barlow Street* — Improvement of this area will see a mix of new single and multi-family dwellings.
- *Garfield Avenue and South Airport Road (East of Barlow)* — This area will continue to serve as a vital commercial center for the Township and region.
- *South Airport Road (West of Barlow)* — Industrial uses should be maintained and improved.

Zoning and Design Standards

- Standards for setbacks and building placement to promote neighborhood character.
- Flexibility in land uses and improved urban design.
- Pedestrian-oriented design to increase walkability in the neighborhood
- Connectivity improves access, connects parking areas, reduces turning conflicts, and improves traffic flow.
- Community appearance and identity promote a safe and attractive neighborhood.

Public Infrastructure

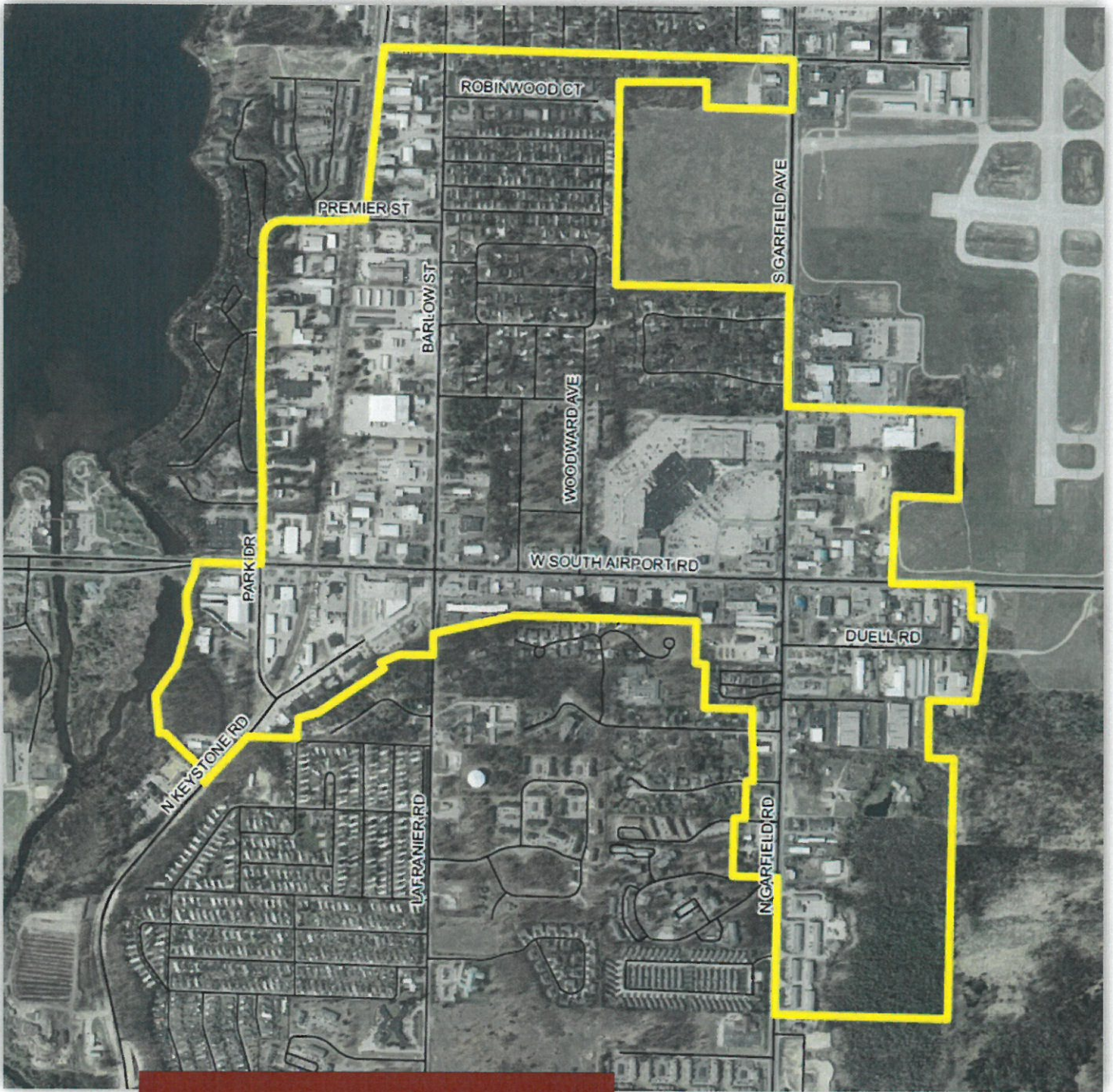
- Coordinated construction of public and private infrastructure support new development.
- Public parks and gathering places create a better sense of community.
- New sidewalks and trails expand the non-motorized network for the neighborhood.
- Landscaping and pedestrian scale lighting to support neighborhood identity.

Housing

- A variety of housing densities, unit types, and sizes should be strongly encouraged in this area.
- Residential options in mixed-use and non-residential districts should be provided where appropriate, including dwelling units above commercial uses and live-work units.

Investment

- Various economic development mechanisms serve as incentives for private investment for redevelopment and new development, including brownfield redevelopment, Corridor Improvement Authority, the Garfield Opportunity Zone, and Redevelopment Ready Communities.



The boundaries of the Barlow Garfield neighborhood

I INTRODUCTION

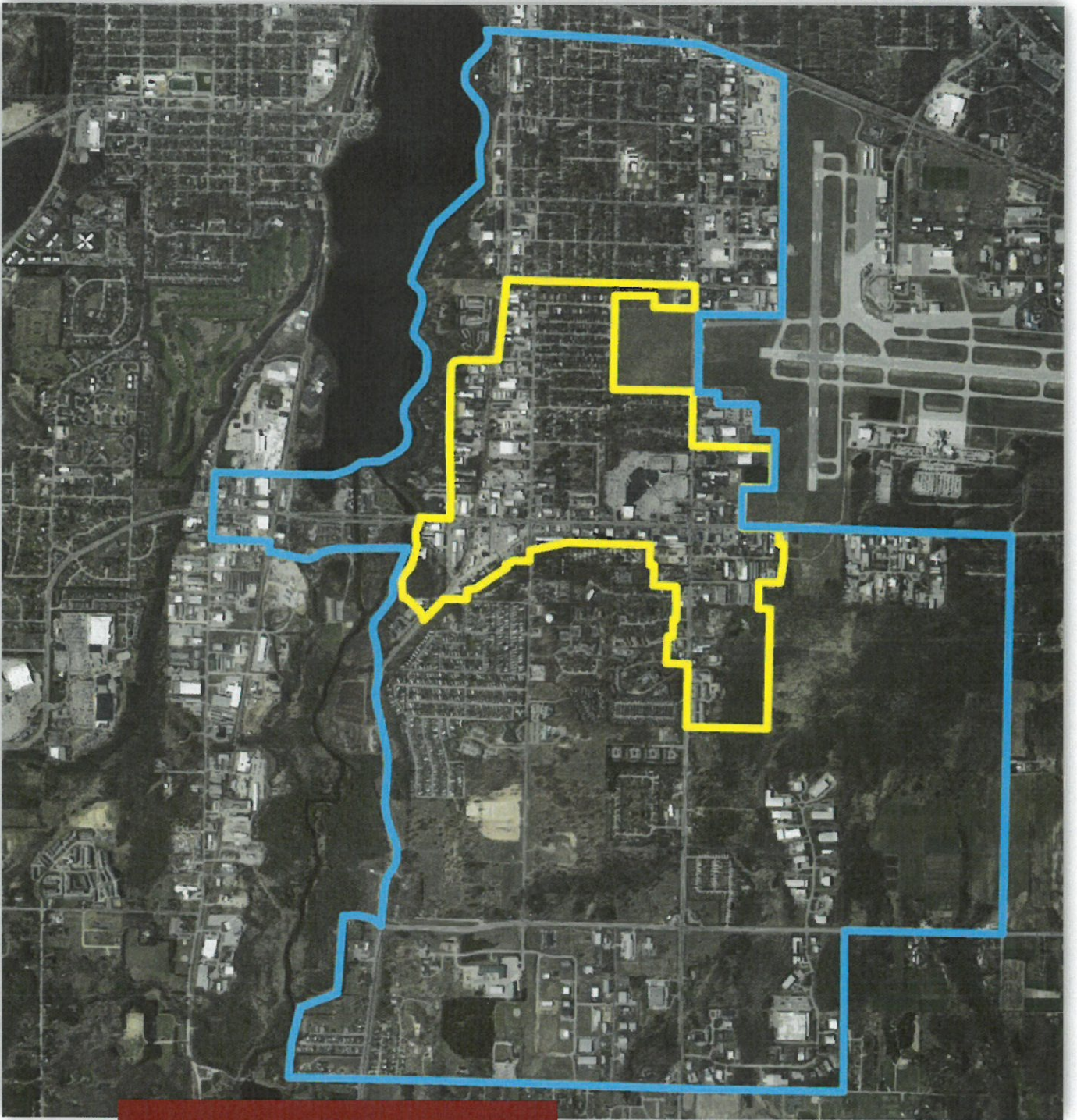
The Barlow Garfield Neighborhood Plan is Garfield Township’s plan to help guide future land use and development for a portion of the east side of the township. This neighborhood, the study area for the subplan, includes both sides of the street on portions of Barlow Street, South Airport Road, Garfield Avenue, and surrounding sites. This subplan, especially the Existing Conditions Report in Appendix A, also analyzes an “area of influence” which is roughly defined as a five-minute drive from Cherryland Center.

In accordance with the Michigan Planning Enabling Act, a planning commission may, by a majority vote of its members, adopt a subplan for a geographic area less than the entire planning jurisdiction, if, because of unique physical characteristics of that area, more intensive planning is necessary. The Barlow Garfield Neighborhood Plan functions as a subplan for this portion of the township. It has been adopted as an addendum to the Garfield Township Master Plan originally adopted in 2018.

PURPOSE OF THE PLAN

This plan is intended to generate a vision and sense of place for this part of the township. The plan covers a neighborhood located generally in the northeast corner of the township, which presents an opportunity for new business investment and growth. Several properties in this neighborhood have been underperforming economically, particularly Cherryland Center. The plan is intended to guide infill development and redevelopment on these sites. The plan is also intended to recognize unique strengths of the area such as the proximity of Cherry Capital Airport, a key regional travel hub, and the intersections of major roads including Garfield Avenue and South Airport Road.

Forming a plan for this neighborhood will also guide the use of redevelopment tools and incentives. Financing programs, such as corridor improvement authorities or others, could be used to fund new infrastructure improvements or public amenities. Parts of the neighborhood are also located within the only Opportunity Zone in Grand Traverse County. The Opportunity Zone is a federal program designed to help spur private investment in economically distressed neighborhoods.



Barlow Garfield neighborhood boundaries (yellow) with the area of Influence (blue). The area of influence is a five-minute drive from Cherryland Center.

DESCRIPTION OF THE PLANNING PROCESS

The following is a description and timeline of the planning process:

JUNE 2019—SEPTEMBER 2019

Prepare Existing Conditions Report

OCTOBER 21, 2019

Public Input Session

OCTOBER 2019—DECEMBER 2019

Online Survey

NOVEMBER 5, 2019

An Evening with Bob Gibbs

NOVEMBER 2019-DECEMBER 2019

Survey of Property Owners

SEPTEMBER 2019—JANUARY 2020

Prepare the Draft Plan

JANUARY 2020—MARCH 2020

Review the Draft Plan with Planning Commission

MARCH 25, 2020—MAY 5, 2020

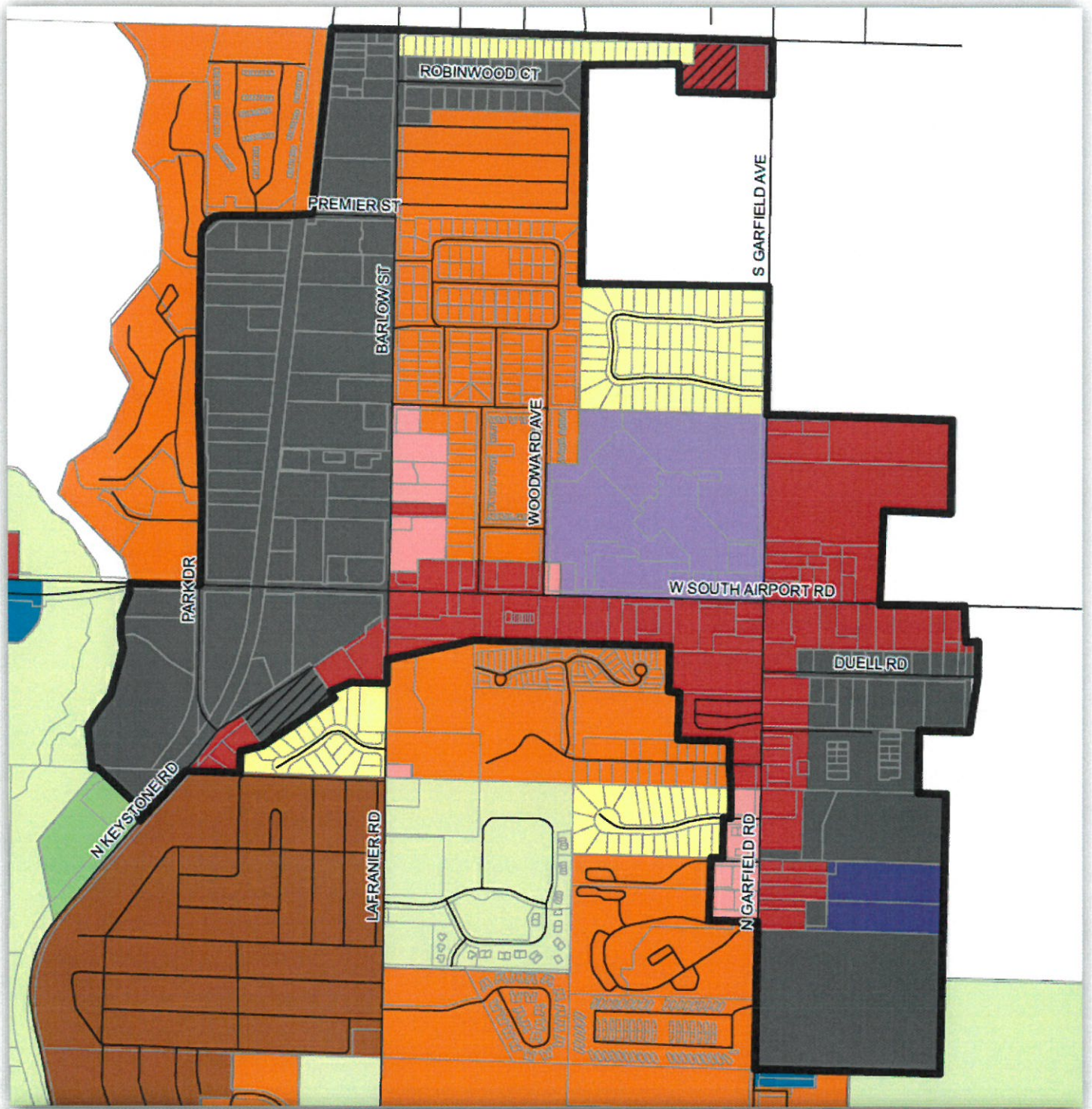
Public Comment Period

MAY 13, 2020

Public Hearing at Planning Commission

MAY 26, 2020

Adoption by the Township Board



- | | | |
|-----------------------|------------------------|------------------------------|
| A - Agricultural | C-O Office Commercial | I-G General Industrial |
| R-R Rural Residential | C-L Local Commercial | I-L Limited Industrial |
| R-1 One-Family Res | C-G General Commercial | P-R Park-Recreation |
| R-2 Two-Family Res | C-H Highway Commercial | GTC - Grand Traverse Commons |
| R-3 Multi-Family Res | C-P Planned Shopping | Conditionally Zoned |
| R-M Mobile Home Res | | |

Zoning map for the Barlow Garfield neighborhood

II EXISTING CONDITIONS

EXISTING CONDITIONS REPORT

The Existing Conditions Report chronicles the current conditions of the Barlow Garfield area, including the following:

<i>History of the Neighborhood</i>	<i>Regional Context</i>	<i>Existing Land Use</i>
<i>Development Patterns</i>	<i>Zoning</i>	<i>Roadways and Traffic Counts</i>
<i>Non-motorized Facilities</i>	<i>Transit</i>	<i>Utilities</i>
<i>Demographics</i>	<i>Housing</i>	<i>Land Values</i>
<i>Walkability</i>	<i>Wetlands</i>	<i>Parks and Open Space</i>
<i>Future Land Use</i>	<i>Opportunity Zone</i>	<i>Tax Increment Financing</i>

KEY FINDINGS

The full Existing Conditions Report can be found in Appendix A. Key findings presented in the Existing Conditions Report include the following:

- The neighborhood sits in a strategic location in the region along major roadways and is near the Cherry Capital Airport
- The neighborhood has had economic challenges and lower average land values per acre, but the strengths of the neighborhood offer major opportunities for investment
- Specifically, the Cherryland Center site represents a key opportunity for investment given its location at a major intersection and the overall size of the site
- The investment and growth in nearby areas, including Traverse Heights to the north and on LaFranier Road to the south, bring additional potential demand to the neighborhood
- The neighborhood may be ideal to help meet the demand for smaller footprint commercial businesses along with some larger commercial along the major roadways
- The neighborhood may be ideal to help meet the demand in the Township and region for smaller, attached housing units, especially for young singles or retired people
- The neighborhood would benefit from investments in new infrastructure such as sidewalks and improvements to existing infrastructure
- Planning for this neighborhood will help meet the Garfield Township Strategic Plan goals of economic development, housing, and transportation and infrastructure
- Additional investment can be potentially attracted to this neighborhood from the private sector (Opportunity Zone) and public sector (Tax Increment Financing)



*Bob Gibbs presenting on the evening of
November 5, 2019*

III PUBLIC ENGAGEMENT PROCESS

The awareness and involvement of interested persons in governmental processes are critical to successful planning. When the public is engaged in the process, their input and feedback help ensure projects address community needs. Likewise, the public gains a better understanding of the tradeoffs and constraints associated with planning.

The following public involvement process for the Barlow Garfield Neighborhood Plan alerts people of the effort and provides the foundation for plan goals and priorities. The complete results and data from the public engagement process can be found in Appendix B.

PUBLIC INPUT SESSION & ONLINE SURVEY

On October 21, 2019, the Township hosted a public input session at the Grand Traverse County Health Department Building. About 20 people attended and according to a survey of attendees, five live in the Barlow Garfield neighborhood and everyone else lives elsewhere.

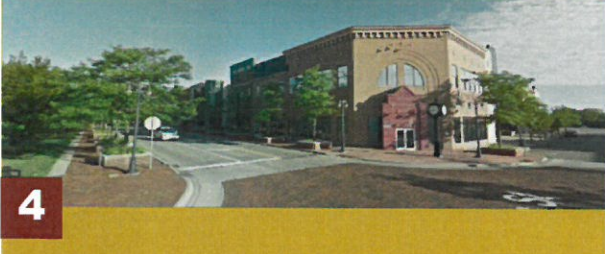
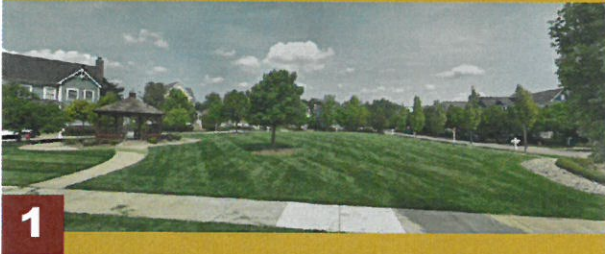
After going over the planning process and the existing conditions report, the people participated in a visual preference survey. This survey included different development types, architectural and design features, landscaping, street furniture, and other elements. The survey included 18 images with each image showing a combination of these elements.

Participants were asked to evaluate how well they thought the elements in each image would fit with the character of the Barlow Garfield neighborhood. This included images where only some of these elements may fit or fit only in certain parts of the neighborhood.

An online version of the visual preference survey was posted on the Township project website after the public input session. The online survey received eight total responses.

The highest rated and lowest rated images from those surveyed, combining the results of the public input session and online survey, were the following (see Appendix B for full results):

HIGHEST RATED IMAGES



LOWEST RATED IMAGES



Overall, the highest rated images share several common character traits. Each of these images include well-groomed landscaping and clear sidewalks. The buildings each show a different density and scale, but all have an architectural design that fits with the neighborhood. The highest rated of all images is a park with a gazebo. Several people commented that they liked seeing a shared open space and a place for people to gather.

The lowest rated images also share common character traits. These images showed areas with sparse landscaping and greenspace, including the image with a public square. For the other images, no sidewalks are shown. As several people commented, the buildings shown in these images have a generic look and architecture with no strong ties to activities along the street.

AN EVENING WITH BOB GIBBS

The Township hosted “An Evening with Bob Gibbs” on November 5, 2019 at the Township Hall. The event was co-sponsored by Garfield Township, the Traverse Area Association of Realtors, and Grand Traverse County. This event supported the Barlow Garfield Neighborhood Plan along with specific focus on the federally designated Opportunity Zone.

Mr. Robert Gibbs gave a presentation on the development trends facing urban, suburban and rural communities across the country, and different redevelopment opportunities for each type of place. Key concepts as presented by Mr. Gibbs included the following:

- Communities are facing economic challenges with declining shopping malls such as Garfield Township with Cherryland Center. Mr. Gibbs showed different examples of redevelopment on former shopping mall sites.
- Different scales of development such as city, town, village, and hamlet, encompass different strategies for design.
- The housing projections for the country indicate that there will be increasing demand for small-lot housing under 7,000 square feet and decreasing demand for large-lot housing. This may negatively affect communities whose housing stock is mostly large-lot housing.
- Approximately one-third of home buyers prefer walkable neighborhoods, one-third prefer a suburban neighborhood, and one-third are ambivalent.

Approximately 20 people attended the event. The ideas presented at this event may help inspire any future development or redevelopment in the Barlow Garfield neighborhood.

ROBERT GIBBS, FASLA, AICP

Robert Gibbs serves as president and managing director of Gibbs Planning Group. He is a registered landscape architect, professional planner and Charter Member of the American and European Congress for the New Urbanism. Mr. Gibbs teaches at the Harvard Graduate School of Design Executive Education program and has authored numerous books including, “Principles of Urban Retail Planning and Development.” Mr. Gibbs was named one of the 100 Most Influential Urbanists by Planetizen and has consulted across the globe for over 2500 projects.

SURVEY OF PROPERTY OWNERS

The Township mailed a survey in late November 2019 to property owners in the neighborhood, with responses accepted until late December 2019. The survey asked three questions:

- What aspects do you like about the neighborhood?
- What aspects do you NOT like about the neighborhood?
- What changes would you like to see in the neighborhood?

The Township received about 50 responses which roughly corresponded to 10% of all surveys mailed to property owners. The complete responses are included in Appendix B. The most common themes among responses were the following:

What aspects do you like about the neighborhood?

- Convenient location within the region
- Close to retail and commercial businesses
- Quiet neighborhoods
- Trees and wooded areas

What aspects do you NOT like about the neighborhood?

- Decline of Cherryland Center site
- Lack of sidewalks and accessibility issues
- Traffic congestion and speeding
- Poor condition of roads
- Poorly maintained properties and junk in yards

What changes would you like to see in the neighborhood?

- More sidewalks and pathways
- Clean up neighborhood and enforce junk ordinance
- Development on Cherryland Center site
- Road changes to reduce traffic congestion and speeding
- More trees and public park space



Neighboring property owners would like to see new development of the Cherryland Center (lower left)



There are some challenges and many opportunities facing the Barlow Garfield neighborhood. A strategic plan is the start to making the change toward its improvement.

IV STRATEGIC PLAN FOR THE NEIGHBORHOOD

VISION STATEMENT

The Barlow Garfield neighborhood is a connected, livable, community center within Garfield Township. The neighborhood is a destination for shopping and services with sidewalks and improved streets. The neighborhood provides a variety of housing choices, public gathering places, and parks.

VISION ELEMENTS

The following elements support the Vision for the Barlow Garfield neighborhood:

CONNECTED

- Neighborhood travel & mobility
- Enhanced arterial corridors and streets
- Walkable and bikeable

LIVABLE

- Regional and local businesses and services
- Housing choices
- Neighborhood gathering places

VITALITY

- Economic investment
- Redevelopment and infill development
- Improved infrastructure

IDENTITY

- Town center
- Quality design
- Landscaped areas

DEVELOPMENT PRINCIPLES

Based on public input and data analysis gathered for this project, these are the guiding principles for the future development of the Barlow Garfield neighborhood:

MIXED-USE

The neighborhood will allow for mixed-use development on primary corridors as appropriate including residential, commercial, light industrial, office, and institutional uses. Consideration shall be given to surrounding existing uses, future land use, and site design to determine the compatibility of proposed mixed-use developments.



PUBLIC SPACES

Development throughout the neighborhood will account for public spaces including public gathering, parks, and recreational areas. Public spaces in the neighborhood will accommodate a variety of activities and promote public safety and community identity.



CONNECTIVITY

Development throughout the neighborhood will encourage connectivity by including sidewalks and trails along primary corridors to promote walkability, internal street connections, cross-access agreements to allow access between adjacent sites and to manage curb cuts, and connections to transit services.





SITE DESIGN

The neighborhood will allow sites to be designed at a scale that encourages a neighborhood character appropriate for the surrounding area. Site design will reinforce the development principles through consistency in building setback and placement, landscaping and planting elements, and other site features.



HOUSING

New housing stock in the neighborhood will allow for a diverse selection of unit types and sizes, which will serve the varied housing needs of the neighborhood population.



INFRASTRUCTURE

New developments will facilitate improvements for public infrastructure which could include water, sewer, sidewalks, benches, lampposts, signage, and other elements as needed.

POTENTIAL REDEVELOPMENT SCENARIOS

The Barlow Garfield Neighborhood Plan envisions opportunities to improve the neighborhood by encouraging investment and redevelopment. There are several potential redevelopment sites in the neighborhood, but Cherryland Center is the largest of these sites. Redevelopment of Cherryland Center will help catalyze further investment in the neighborhood and may serve as a community focal point.

The following shows two conceptual redevelopment scenarios for the Cherryland Center site. These scenarios consider the vision and development principles of the Barlow Garfield neighborhood and are a compilation of the ideas and feedback gathered throughout the development of the plan:



REDEVELOPMENT SCENARIO #1

The first redevelopment scenario shown above would retain some of the existing buildings and site layout including the Big Lots and Sears buildings. These buildings and others facing South Airport Road are envisioned for mixed use development, primarily commercial and retail with the potential for office and residential uses. The northeast portion of the site would include mostly high-density residential uses and a central green space. The northwest portion would include moderate-density and low-density residential, to function as a transition between the redeveloped Cherryland Center site and the surrounding neighborhoods.



REDEVELOPMENT SCENARIO #2

The second redevelopment scenario envisions a complete redevelopment of the site. The retail and commercial sites along South Airport Road and Garfield Avenue are envisioned as mixed use which will allow for the continuation of retail and accommodation of additional uses. This scenario shows the common green space on South Airport Road in a more visible location. The central portion of the site would include high-density residential. To the north and west, moderate-density residential and low-density residential would be used to transition from the denser uses at the center of the site to the surrounding neighborhoods.

V DEVELOPMENT GUIDELINES

FUTURE LAND USE

The Cherryland Center. This plan envisions the redevelopment of the Cherryland Center as a catalyst for the neighborhood and to spur additional investment. The plan encourages mixed-use development on the site, which may be achieved through the following methods:

- *Zoning Changes* — The current C-P Planned Shopping zoning of the property permits a wide range of uses from entertainment centers to hotels. Further changes to the C-P district could allow for a greater flexibility in uses while also addressing connectivity, design standards, and other issues.
- *Planned Unit Developments* — The application of a planned unit development would provide greater flexibility to developers while also meeting community goals. A full redevelopment would allow for the creation of a public square or park where people could gather as a community and share experiences, as well as other amenities.

West Side of Barlow Street. The west side of Barlow Street is mostly light industrial. This plan is intended to encourage the continuation of light industrial uses while also allowing for additional complementary uses that create an innovation district. Business incubators, live-work units, makerspaces, and limited commercial may be considered for this area.

East Side of Barlow Street. At its core, this area is primarily residential. Improvement of this area will see a mix of new single and multi-family dwellings. Office and commercial uses may be permitted on Barlow Street between Floresta and South Airport Road.

Garfield Avenue and South Airport Road (East of Barlow). This area serves as a vital commercial center for the Township and region. Commercial uses along Garfield Avenue and South Airport Road, east of Barlow Street, should be maintained and improved. Improved access to these businesses is important for their continued vitality.

South Airport Road (West of Barlow). Industrial uses are needed to provide essential products and services for the community. Industrial uses should be maintained and improved along South Airport Road, west of Barlow Street. Complementary uses should be applied sparingly to keep it primarily an industrial area.

ZONING AND DESIGN STANDARDS

Standards for setbacks and building placement. Placement, scale, and design of buildings should establish a sense of place, while increasing the allowable density of land development creates a critical mass of activity. This critical mass of activity, through density, mix of uses, architectural character, and recreational opportunities draw new investment, visitors, and residents. This plan envisions any new buildings in the Barlow Garfield area to promote neighborhood character. For streets designed to be walkable, setbacks should be smaller and building placement should be consistent between neighboring sites.

Flexibility in land uses and improved urban design. To provide for a variety of development options, development of a mixed-use zoning district should be considered and the use of Planned Unit Developments should be applied where feasible to provide flexibility in uses and improved urban design.

Pedestrian-oriented design. To increase neighborhood walkability, buildings should be placed in close proximity and sidewalks should be constructed along major roads and interior streets and drives. Drive-thru development often conflicts with walkable areas and should be discouraged.

Connectivity. Shared driveways and cross-access easements should be developed to improve access, connect parking areas, reduce turning conflicts, and improve traffic flow on major thoroughfares. Currently, a limited number of driveways works successfully in providing smooth access to multiple businesses located at Cherryland Center. This same design can be applied to the south side of South Airport Road between LaFranier Road and Garfield Road. By providing cross access and consolidating driveways, access to businesses from South Airport Road is easier and results in an improved level of service on South Airport Road. The Township should work with the Grand Traverse County Road Commission and property owners on access issues.

Community Appearance and Identity. Positive visual aspects of the built and natural environment promote a safe and attractive neighborhood for residents and visitors. Furthermore, community pride is projected through the development and maintenance of a distinctive image. Activities to improve appearance include cleanup of properties, including enforcement of the Township junk ordinance, and upgrade of public infrastructure, including streets and sidewalks. Landscaping and signage create and enforce neighborhood identity.

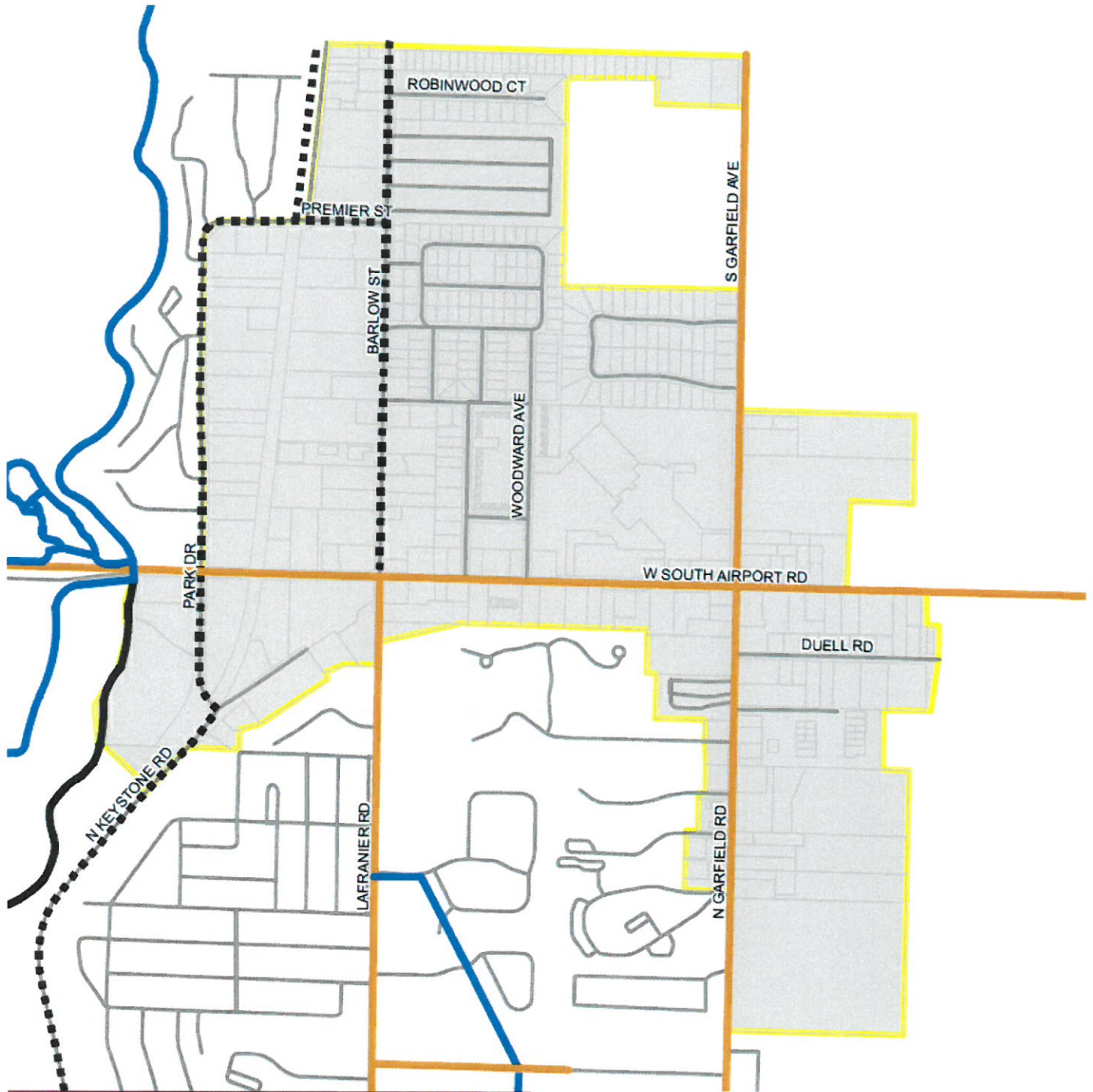
PUBLIC INFRASTRUCTURE

Prioritization of improvements. Coordinated construction of public and private infrastructure will support new development and ensure efficient expenditure of resources. Developing a capital improvement program (CIP) for the neighborhood is recommended for public improvements, including utilities, walkways, and streets.

Parks and gathering places. Establishing public parks and other types of gathering places in key locations within the neighborhood will create a better sense of community and meet the needs of residents and visitors. The parks and gathering places can be small in scale and provide a variety of activities and entertainment.

Non-motorized network. Sidewalks and trails should be built to expand the non-motorized network for the neighborhood and to connect with adjoining neighborhoods and areas. In addition to main corridors, interior streets and drives should also include sidewalks. On the following pages, current and proposed changes to the Township Non-Motorized Plan Map are provided to illustrate current and new sidewalk and bike path priorities for the neighborhood.

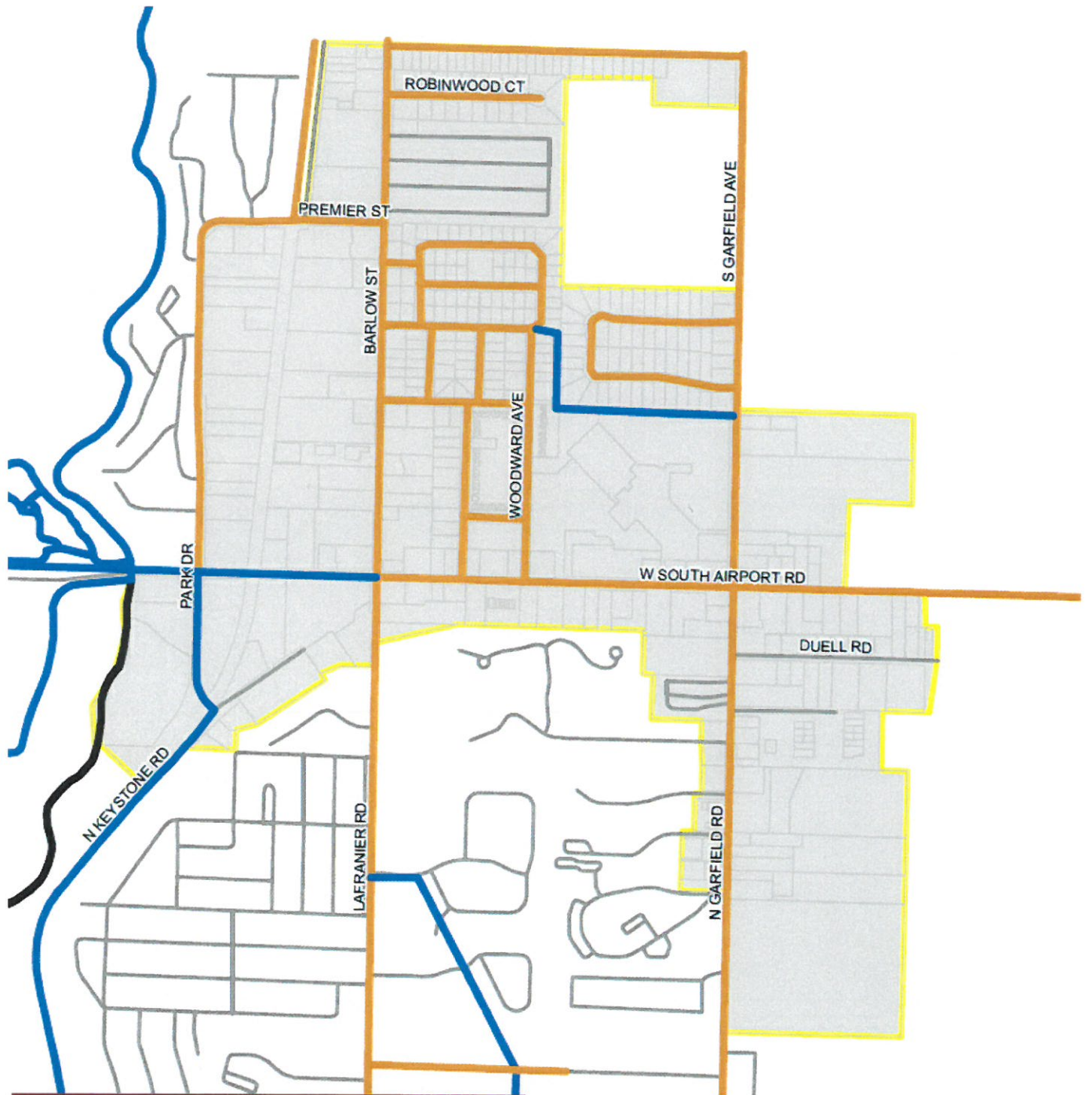
Streetscape improvements. To build neighborhood character and improve appearance, landscaping and pedestrian scale lighting should be provided along major thoroughfares and prominent interior streets.



Current Non-Motorized Plan Map from the Garfield Township Master Plan and Five-Year Parks and Recreation Master Plan


Legend

- Bike Path
- Nature Trail / Singletrack
- Sidewalk
- Connector Trail
- Bike Lane / Route
- Township Parkland
- Other Public Parkland
- Street



Proposed Non-Motorized Transportation Plan Map for the Barlow Garfield neighborhood, envisioning a greater density of sidewalks and trails in the neighborhood core

Legend

-  Bike Path
-  Nature Trail / Singletrack
-  Sidewalk
-  Connector Trail
-  Bike Lane / Route
-  Township Parkland
-  Other Public Parkland
-  Street

HOUSING

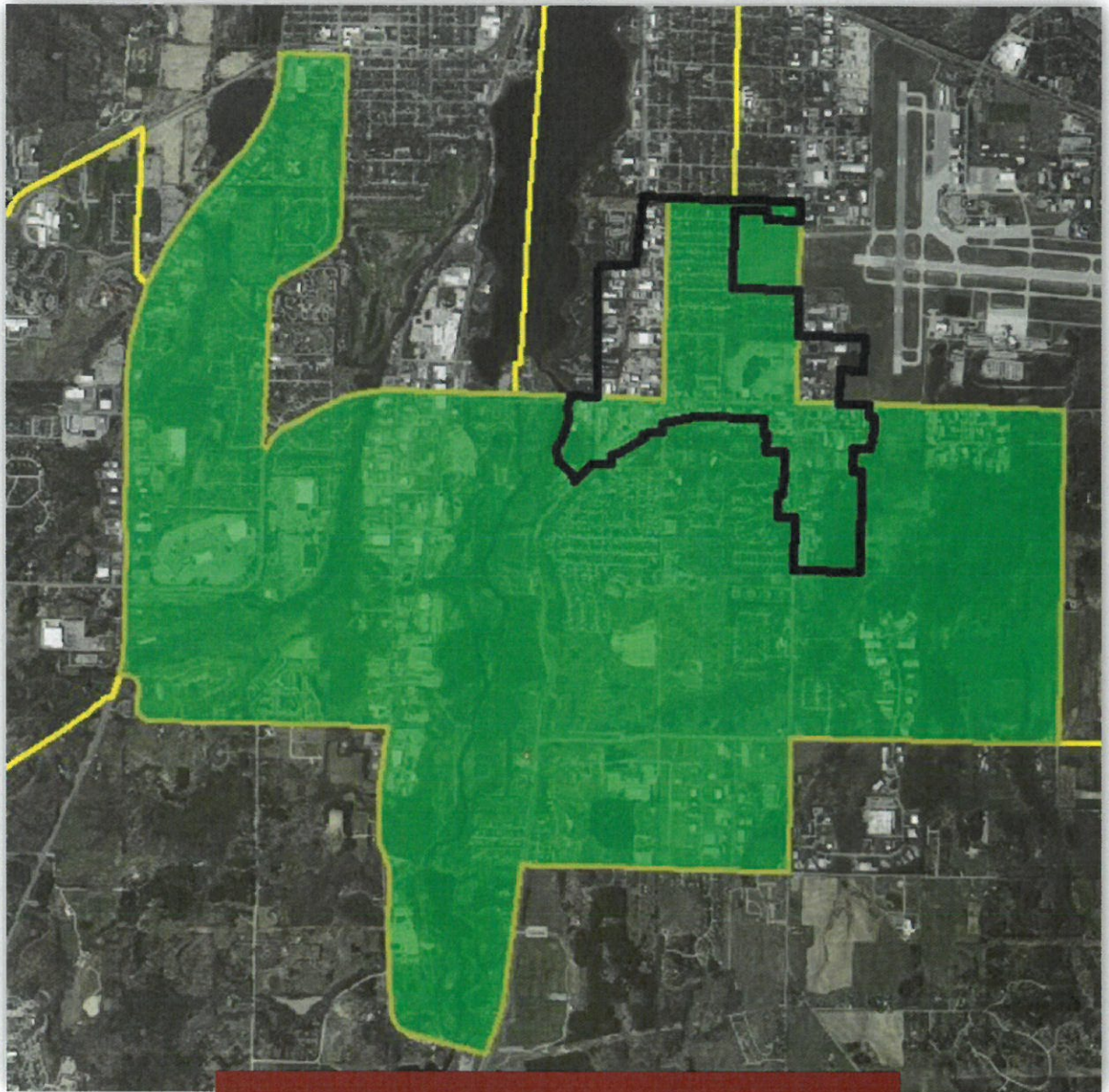
Housing options. A variety of housing densities, unit types, and sizes should be strongly encouraged in this area. Where appropriate, housing may be multiple-stories, provided it does not conflict with FAA height requirements.

Residential options in mixed-use development. Residential options in mixed-use and non-residential districts should be provided where appropriate, including dwelling units above commercial uses and live-work units.

INVESTMENT

Economic development and investing. Various economic development mechanisms serve as incentives for private investment for redevelopment and new development. The following incentive mechanisms should be pursued or promoted:

- **Brownfield redevelopment** uses tax increment financing (TIF) to reimburse brownfield related costs incurred while redeveloping contaminated, functionally obsolete, blighted or historic properties. The Grand Traverse County Brownfield Redevelopment Authority (BRA) is the local jurisdiction entity that manages the development of brownfield plans. After approval of a brownfield plan by the local governing body, the BRA may request capture of state school taxes via a work plan submitted to the State of Michigan. With local and state support, a brownfield plan should be applied to the Cherryland Center as incentive with new private investment.
- As noted above, a capital improvement program is recommended for the neighborhood. A CIP prioritizes public infrastructure improvements and identifies the needed resources to construct and maintain those improvements. One resource is the **Corridor Improvement Authority**. The Corridor Improvement Authority (CIA), Public Act 57 of 2018, is designed to assist communities with funding improvements in commercial corridors outside of a downtown area. The authority could be created and operated in a similar manner to a Downtown Development Authority (DDA). Once created, a Corridor Improvement Authority may hire a director, establish a tax increment financing plan, levy special assessments, and issue revenue bonds and notes for improvements along the corridor. The application of a CIA or similar TIF authority should be further evaluated along the South Airport Road, Garfield Road, and Barlow Street corridors.
- The **Garfield Opportunity Zone** is a United States Census Tract generally composed of economically distressed neighborhoods that qualify for the Opportunity Zone program, according to criteria outlined in the United States Tax Cuts and Jobs Act of 2017. The Opportunity Zone program was created to revitalize these neighborhoods using private investments rather than taxpayer dollars. To stimulate private participation in the program, taxpayers who invest in the Opportunity Zone are eligible to benefit from capital gains tax incentives available exclusively through the program. Continued promotion and awareness of the Opportunity Zone provides added value to potential investors in the neighborhood.



Map showing the Garfield Opportunity Zone, highlighted in green, with the Barlow Garfield neighborhood area outlined in black.

The Garfield Opportunity Zone covers most of the Barlow Garfield neighborhood. To access the tax benefits, investors must invest in the Opportunity Zone specifically through Opportunity Funds. A qualified Opportunity Fund is a US partnership or corporation that intends to invest at least 90% of its holdings in one or more qualified Opportunity Zones.

In exchange for following the rules of the Opportunity Zone program and investing in the Opportunity Zone through Opportunity Funds, investors can receive substantial capital gain tax incentives immediately and over the long term.

How does the Opportunity Zone work?

When an investor divests an appreciated asset, such as stocks or real estate, they realize a capital gain, which is a taxable event. Under the Opportunity Zone Program, if an investor reinvests a capital gain into an Opportunity Fund, they can defer and reduce their tax liability on that gain. Beyond that, they can also potentially receive tax-free treatment for all future appreciation earned through the fund. Together, these tax incentives can boost after-tax returns for Opportunity Fund investors:

- Those who invest realized capital gains into a Qualified Opportunity Fund can defer paying capital gains tax for those earnings until April 2027 for investments held through December 31, 2026. Gains must be invested in a Qualified Opportunity Fund within 180 days in order to qualify for any tax treatment available under the Opportunity Fund program.
- Those who hold their Opportunity Fund investments for at least five years prior to December 31, 2026, can reduce their liability on the deferred capital gain principal invested in the Opportunity Fund by 10%. If the investment is held for a minimum of seven years prior to December 31, 2026, the tax liability can be reduced by 15% total.
- Those who hold their Opportunity Fund investment for at least 10 years can expect to pay no capital gains taxes on any appreciation in their Opportunity Fund investment. That's because Opportunity Fund gains earned from Opportunity Zone investments can qualify for permanent exclusion from the capital gains tax if the investment is held for at least 10 years.

What types of investments are allowed?

Real estate investments using Opportunity Funds must lead to "substantial improvements" within 30 months after the acquisition. Investments in businesses such as liquor stores, massage parlors, country clubs, or casinos are prohibited through Opportunity Funds.

Why should investors be interested?

As part of the Traverse City urbanizing area, investors looking to this area will find projects that are low risk and provide substantial community benefit. Although the Opportunity Zone may be classified as an economically distressed area, Garfield is a market that has experienced continuous lucrative investment with future growth potential.


Redevelopment Ready Communities (RRC). Township enrollment in the RRC program operated by the Michigan Economic Development Corporation will help to attract and retain businesses, offer improved customer service, and streamline the development approval processes.

Further information on the Opportunity Zone, corridor improvement authorities, and tax increment financing is available in Appendix A.

APPENDICES

APPENDIX A—EXISTING CONDITIONS REPORT

APPENDIX B—RESULTS OF PUBLIC ENGAGEMENT

 Charter Township of Garfield Planning Department Report No. 2020-69		
Prepared:	May 6, 2020	Pages: 7
Meeting:	May 13, 2020 Planning Commission	Attachments: <input type="checkbox"/>
Subject:	3479 Veterans C-O Rezoning – Public Hearing	
File No.	Z-2020-04	Parcel No. 05-016-038-00
Owner:	Larry, William, Jeffrey, and Steven Tomlinson	
Applicant:	Larry, William, Jeffrey, and Steven Tomlinson	

PURPOSE OF APPLICATION:

This application requests the rezoning of one parcel at 3479 Veterans Drive, totaling 1.93 acres, from the R-1 One Family Residential zoning district to the C-O Office Commercial zoning district via the zoning Map Amendment process, without restriction.

BACKGROUND:

The Planning Commission first saw this application at their April 22, 2020 regular meeting. After a brief discussion, the Planning Commission recommended that Staff set a public hearing for the May 13, 2020 meeting. This report has much of the same information as the report (PD-2020-57) for this application at the April 22 PC meeting. However, this PD report includes a preliminary analysis of how this application compares to the approval requirements for a zoning map amendment, as listed in Section 421.E Approval Criteria of Zoning Map Amendment.

SUBJECT PROPERTY:

The subject property currently has a single-family home on it. The site is on the west of Veterans Drive across from the building containing Flaska Landscaping and Reverie Event Studio. The corridor contains different uses including the VFW, Metro Fire, Garfield Township Hall, single-family houses, and offices.

Zoomed-out aerial view of the subject property (highlighted in blue)



Zoomed-in aerial view of the subject property (highlighted in blue)

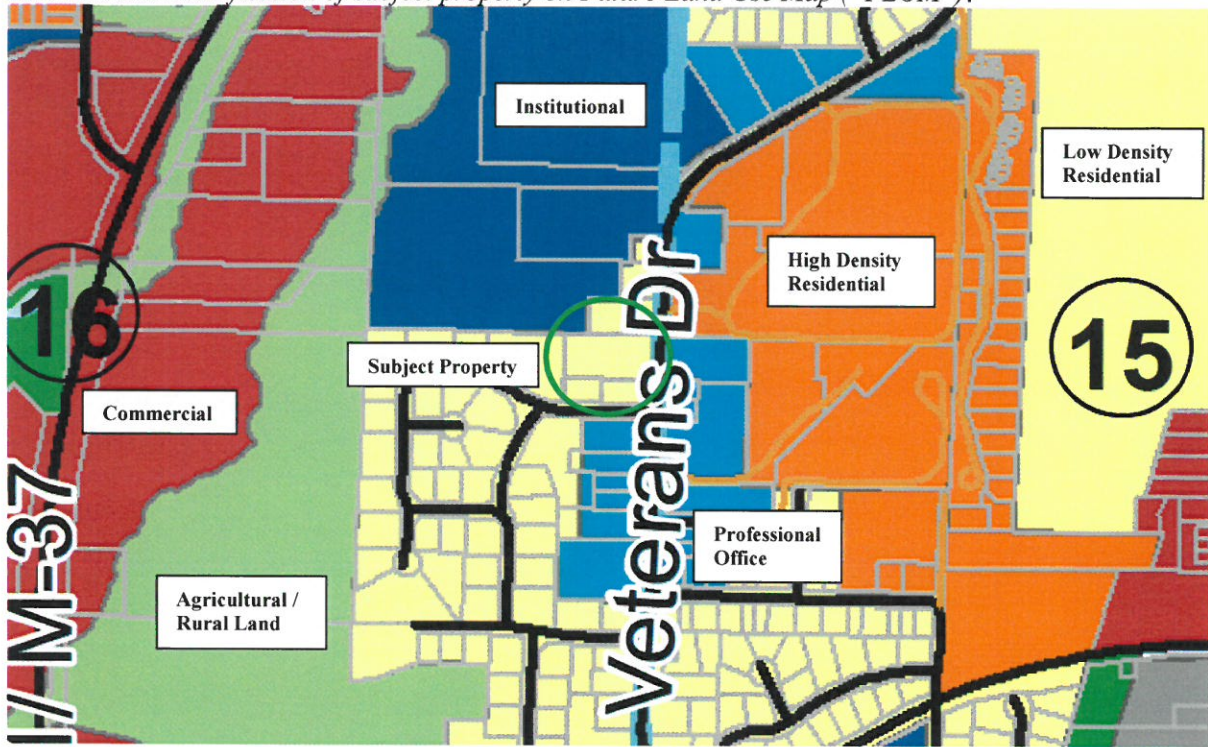


MASTER PLAN CONSIDERATIONS:

A key factor in considering rezoning requests is whether the request is consistent with the Master Plan. In this case, the Master Plan shows the subject parcel with the “Low Density Residential” designation on the Future Land Use Map. This future land use designation is intended to provide for “area for traditional single-family dwelling units. This includes areas of existing single-family development as well as areas within which such development appears likely and desirable...” The most compatible zoning district for this designation is R-1 Low-Density Residential, with R-R Rural Residential and A-Agricultural as other potentially compatible zoning districts.

The subject site is currently zoned as R-1 One-Family Residential. The requested zoning district is C-O Office Commercial. Aside from several other parcels designated as “Low Density Residential,” the other common Future Land Use designation on this part of Veterans is “Professional Office.” This designation indicates C-O Office Commercial as the most compatible zoning district with C-L Local Commercial as potentially compatible. Thus, the existing zoning of R-1 on the subject site is most compatible with the Future Land Use Map. The proposed zoning of C-O would be incompatible with the Future Land Use on the subject site, but compatible with other sites along this corridor. An excerpt from the Zoning Plan for the C-O zoning designation is provided below.

Location and classification of subject property on Future Land Use Map (“FLUM”):



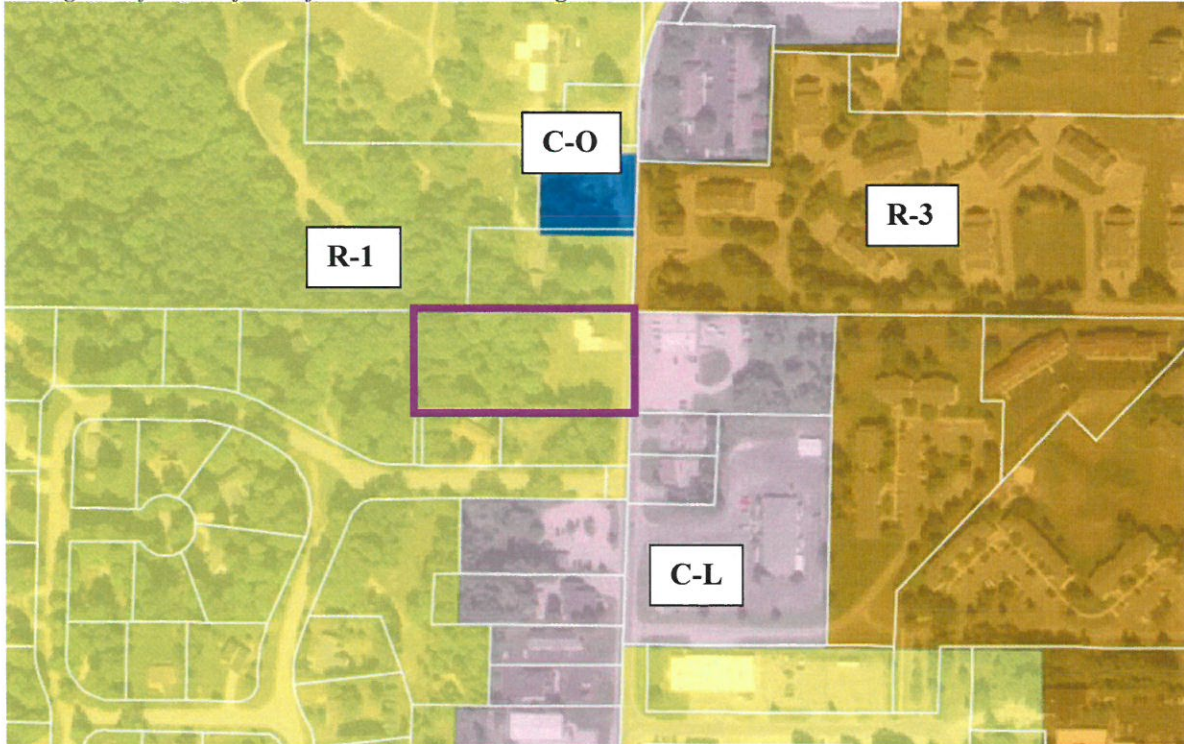
Excerpt from Zoning Plan for subject property's FLUM classification:

Master Plan Designation	Low-Density Residential
[Requested] Zoning	C-O Office Commercial
Zoning Ordinance District Intent	C-O (Office Commercial) districts provide areas for service-oriented enterprises and institutions having relatively low traffic generation. The districts include areas of existing office developments as well as areas within which such development appears likely and desirable. They are intended to facilitate the support and expansion of local business, while serving as a buffer between residential areas and more intensive commercial areas. The C-O districts are primarily restricted to office and ancillary uses that do not have peak weeknight or weekend usage so as to provide an orderly transition and buffers between uses.
Potentially Compatible District	R-1/A
Considerations for Downzoning (Less Density)	The Professional Office district should be located in areas in close proximity to the City core. Changes from this district should take into account adjoining residential districts.
Considerations for Upzoning (More Density)	Areas zoned professional office should remain as such and changes to more intense commercial districts should be carefully scrutinized.

SUBJECT SITE AND SURROUNDING PROPERTY ZONING:

The subject property is currently zoned R-1 One-Family Residential, shown in yellow. There are several other sites zoned as R-1 along Veterans Drive including the immediately adjacent parcels to the north and south. Across the street are several small businesses and the VFW zoned C-L Local Commercial, shown in pink. Further north is a small office zoned C-O Office Commercial, shown in blue. To the northeast is the Harbour Ridge residential complex zoned R-3 Multi-Family Residential, shown in orange.

Zoning classifications for subject site and surrounding sites



USES OF SUBJECT SITE AND SURROUNDING SITES:

The subject site is currently occupied by a single-family house. Across the street to the east is a building occupied by Flaska Landscaping and Reverie Event Studio. To the immediate south, west, and north, the site is surrounded by other single-family houses. To the northwest is part of the Grand Traverse Memorial Gardens property. To the northeast is the Harbour Ridge residential complex.

STAFF COMMENT:

Several factors need to be considered in reviewing the proposed Map Amendment. Staff is of the opinion that the proposed Map Amendment may be potentially justified. However, Staff recommends reviewing the approval criteria in Section 421.E. Staff provides the following preliminary review of these criteria:

PRELIMINARY REVIEW OF APPROVAL CRITERIA:

A conditional rezoning is subject to a review of the same criteria as any other Zoning Map Amendment. The following is a review of the approval criteria for a Zoning Map Amendment with the Staff analysis of several factors relevant to this application:

Section 421.E Approval Criteria of Zoning Map Amendment

In its review of an application for rezoning, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.E (1) Master Plan Consistency through § 421.E (8) Other Factors. No single factor is controlling; instead, each must be weighed in relation to the other standards.

The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information to address the following:

1. Master Plan Consistency

Rezoning should be consistent with the intent and purpose of the adopted master plan.

- The proposed Map Amendment does not match the specific Future Land Use designation in the Master Plan which is Low Density Residential.
- Though the Future Land Use designation for the subject site is Low Density Residential, there are many other sites on Veterans Drive with the Future Land Use designation of Professional Office. C-O is the most compatible district to Professional Office.
- Some of these nearby sites are zoned as C-O. Others are zoned C-L Local Commercial, but most are used as professional offices, especially on the west side of Veterans Drive south of the subject site. If these sites were zoned differently, C-O would be compatible.
- One of the goals within the Master Plan is to “continue to encourage and incentivize new and infill development close to the core area of the Township in close proximity to amenities in an effort to slow outward growth.” It should be considered that the proposed rezoning may help to meet this goal of the Master Plan by allowing an infill project on a corridor with other similar developments.

2. Adverse Impacts on Neighboring Lands

The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.

- As stated above, there are other sites along this corridor with Future Land Use designation of Professional Office and/or are currently used as professional offices.
- The use of this site as a professional office is not anticipated to generate adverse impacts on neighboring lands.

3. Suitability as Presently Zoned

The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.

- Veterans Drive includes a mix of uses such as civic institutions, professional offices, financial institutions, churches, and single-family homes.
- The site could feasibly be maintained as a single-family home under the current zoning.
- The application for rezoning is a request from the current property owners with the intention to sell the property.

4. Changed Conditions

The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.

- The application for rezoning is a request from the current property owners with the intention to sell the property.
- The proposed zoning district is C-O Office Commercial with the owners wishing to market the site with office uses permissible on the site. Several other properties on the west side of Veterans Drive to the north and south of the subject site are used as professional offices.

5. Health, Safety, and Welfare

The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.

- The proposed rezoning is not anticipated to have any negative impacts on the health, safety, or general welfare of the Township. The proposed rezoning would allow for uses on the site which exist elsewhere along the corridor.

6. Public Policy

Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.

- As stated above, one goal of the Master Plan is to “continue to encourage and incentivize new and infill development close to the core area of the Township in close proximity to amenities in an effort to slow outward growth.” It should be considered that the proposed rezoning may help to meet this goal of the Master Plan by allowing an infill project on a corridor with other similar developments. The Master Plan may be considered a public policy of the Township.

7. Size of Tract

The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.

- The subject parcel is 1.93 acres and has a lot width of about 109 feet. Both the lot size and lot width meet minimum C-O dimensional standards.
- Of the other nearby sites zoned C-O, there are four such sites to the north of this property and around the curve of Veterans Drive, ranging from 0.74 acres to 1.94 acres. The subject site is in the range of sizes of other C-O parcels in the area.

8. Other Factors

The Township may consider any other factors relevant to a rezoning application under state law.

- There appear to be no wetlands, wetland soils, or other environmental barriers to construction at the front of the parcel near Veterans Drive (see image below), and the existing trees at the back of the site will help provide a buffer from the single-family neighborhood to the west.

- Also, Veterans Drive is considered a “Major Collector” roadway on the National Functional Classification as described by the Federal Highway Administration (FHWA). According to the FHWA: “These routes funnel traffic from local and minor collector routes to the arterials. These may directly serve schools, business districts and important public functions.”

There appear to be no wetland soils or wetlands on this site (wetland soils in orange on edge of image)




ACTION REQUESTED:

The item is placed on tonight’s agenda to hold a public hearing on the rezoning application. If, following the public hearing, the Planning Commission is prepared to direct Staff to draft Findings of Fact for the application, then the following motion is suggested:

MOTION TO direct Staff to draft Findings of Fact for application Z-2020-04.

Additional information deemed necessary by the Planning Commission should be added to the motion.

 Charter Township of Garfield Planning Department Report No. 2020-71		
Prepared:	May 6, 2020	Pages: 1
Meeting:	May 13, 2020 Planning Commission	Attachments: <input type="checkbox"/>
Subject:	Chick-fil-A Restaurant Special Use Permit-Update	
File No.	SUP-2020-01	Parcel No. 05-016-002-10 & 05-016-007-10
Applicant/Owner:	Chick-fil-A Restaurants	
Agent:	Progressive AE	

BRIEF OVERVIEW:

- 3980 US-31 South
- 1.80 acres in area
- Existing Flap Jack Restaurant and parking area
- C-G General Commercial District

UPDATE:

This application requests approval of a Special Use Permit for a proposed 4,998-square foot restaurant with seating for 110 inside the building and 12 outside at a patio. There will be parking for 71 vehicles and a drive-through window that could accommodate 32 cars. Drive-through businesses uses are permitted via Special Use Permit in the C-G General Commercial District.


After the public hearing held on April 22, the Planning Commission tabled the application and continued the Public Hearing into this meeting so that the ingress and egress agreements are in place between the applicant, Walgreens and Memorial Gardens. At this date, the parties continue to meet but have not agreed to terms of an agreement.

ACTION REQUESTED:

As such, the following motion is offered for consideration:

MOTION THAT application SUP-2020-01 and the Public Hearing, submitted by Progressive AE, for a Special Use Permit for a drive-through restaurant at Parcels 05-016-002-10 & 05-016-007-10 BE FURTHER TABLED until the ingress and egress agreements are in place between the applicant, Walgreens, and Memorial Gardens.

Any additional information that the Planning Commission determines to be necessary should be added to this motion.

 Charter Township of Garfield Planning Department Report No. 2020-70		
Prepared:	May 6, 2020	Pages: 3
Meeting:	May 13, 2020 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	3077 Garfield Conditional Rezoning – Update	
File No.	Z-2020-03	Parcel No. 05-014-077-00 (portion)
Owner:	3077 Garfield LLC / Richard Weaver	
Applicant:	Premier Space Solutions	

PURPOSE OF APPLICATION:

This application requests the conditional rezoning of a portion of Parcel #05-014-077-00 at 3077 Garfield Road, identified as the “Subject Lands for Conditional Rezoning” by the applicant. These subject lands consist of approximately 2.85 acres of a 4.43-acre parcel. The request is to conditionally rezone this part of the site from C-G General Commercial to I-G General Industrial via the process described below.

BACKGROUND:

The applicant has offered a set of proposed conditions including that the only use on the subject lands will be small warehousing establishments; no servicing, repair or maintenance will be allowed, and the hours of operation will be limited. The full Statement of Conditions is described later within this report.

This application was introduced at the March 11, 2020 Planning Commission meeting. A public hearing was held on April 22, 2020. Previous reports for this application (PD-2020-45 and PD-2020-58) include full analyses on the Master Plan considerations, subject and surrounding property zoning, uses of subject site and surrounding sites, and a preliminary review of the Approval Criteria of Zoning Map Amendment as listed in Section 421.E of the Zoning Ordinance. This report is only intended to provide an update on the project since the previous meeting.

SUBJECT PROPERTY:

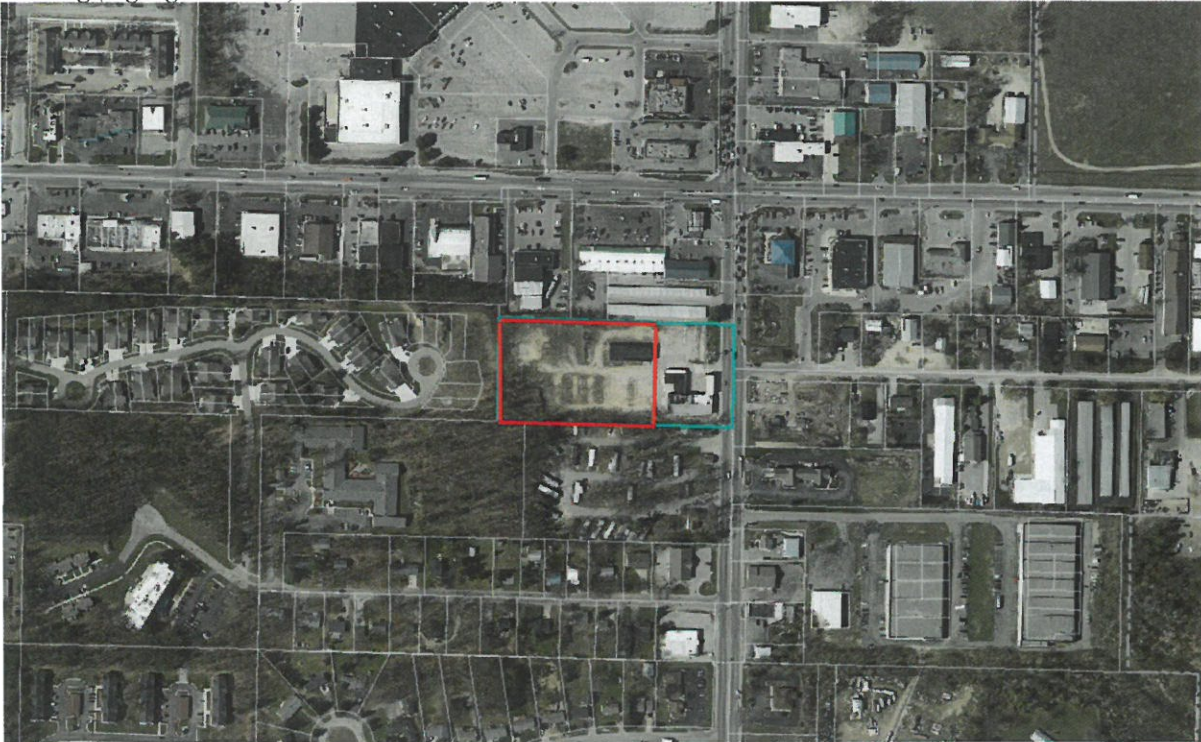
The subject property is currently vacant including several vacant buildings. The site is on the west side of Garfield Road just south of the intersection with South Airport Road. The neighborhood includes several commercial developments along South Airport and Garfield Roads. The portion of the property which is proposed for conditional rezoning is described by a legal description included as an attachment.

PROCESS FOR CONDITIONAL REZONING:

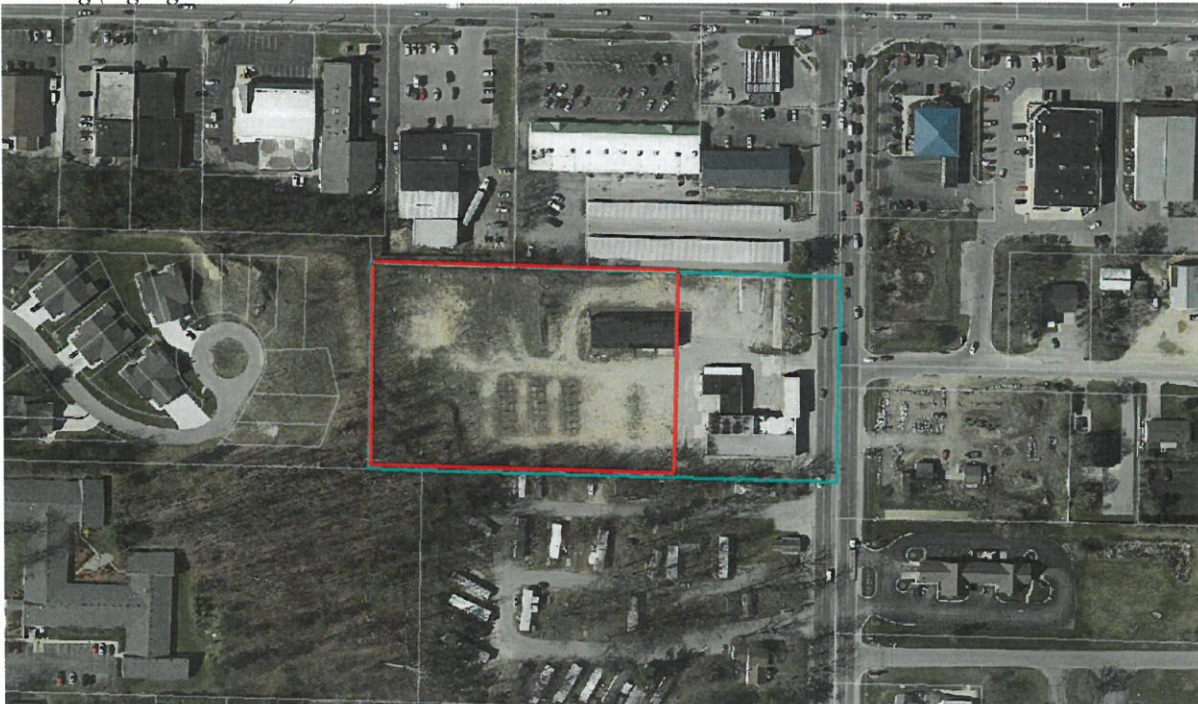
The process for conditional rezoning is described in Section 422 of the Zoning Ordinance. The procedure for approving a conditional rezoning is the same as for a rezoning and includes the following:

- A landowner may voluntarily offer, in writing, conditions relating to the use and/or development of land for which a rezoning is requested.
- The owner's offer of conditions shall bear a reasonable and rational relationship to the property for which rezoning is requested.
- The offer of conditions may be amended during the process of rezoning consideration, provided that any amended or additional conditions are entered voluntarily by the owner.
- If the Township Board approves the conditional rezoning request and offer of conditions, the offered conditions shall be incorporated into a formal written Statement of Conditions.
- Any failure to comply with a condition contained within the Statement of Conditions shall constitute a violation of this ordinance and be punishable accordingly including by rezoning of the property to its base zoning classification.

Zoomed-out aerial view of the subject property (highlighted in blue), including portion of property for conditional rezoning (highlighted in red)



Zoomed-in aerial view of the subject property (highlighted in blue), including portion of property for conditional rezoning (highlighted in red)



STAFF COMMENT:

At the public hearing, several members of the public and other nearby property owners or representatives voiced concerns about the proposal. Planning Commissioners echoed many of these concerns and voiced their own concerns that the proposed Statement of Conditions as supplied by the applicant are not sufficient. For reference, the Statement of Conditions are as follows:

- The only use permitted on the subject lands shall be small warehousing establishments, with totally enclosed storage.
- All other requirements of the I-G General Industrial zoning district and the Garfield Township Zoning Ordinance shall apply to the subject lands.
- No servicing, repair, or mechanical maintenance of stored materials will be allowed.
- Hours of operation shall be 7:00 am to 9:00 pm.

Since the public hearing, no revisions to the Statement of Conditions were received. Upon reviewing input from members of the public and Planning Commissioners, Staff is of the opinion that the proposed Statement of Conditions do not address the following issues:

- The legal description of the “subject lands” is not provided.
- Though not required for a Conditional Rezoning, the applicant had shown a conceptual plan of their proposed development with an office. No office would be permitted in the self-storage area.
- There are complaints about the self-storage units on the adjacent site being improperly used as residential units. Usage of self-storage units for permanent or temporary residential units is not permitted.
- All setbacks must be followed as if the proposed site was a separate legal parcel.

There were also other issues discussed including the appropriateness of this use next to residential to the west, other potential uses for this site that are already allowed in the C-G district, and the availability of industrial land elsewhere in the Township for the proposed use. These issues can be addressed in a full Findings of Fact for this application.

ACTION REQUESTED:

Staff considers that the current Statement of Conditions inadequate and offers the following motion for consideration:

MOTION TO direct Staff to draft Findings of Fact for application Z-2020-03.

Additional information should be added to the motion as deemed necessary by the Planning Commission.

If the applicant offers revised conditions, these may be reviewed by Staff and/or the Township Attorney before coming to the Planning Commission.

Attachments:

1. Letter from Mansfield Land Use Consultants dated May 5, 2020
2. Letter from Erik Bahle received May 4, 2020

May 5, 2020

Garfield Township
Attn: John Sych, Planning Director
3848 Veterans Drive
Traverse City, Michigan 49684

Re: 3077 N. Garfield Rd. Conditional Rezoning
Narrative Responses to City Staff Comments

Mr. Sych,

On behalf of our client, Premier Space Solutions, please find the following comments related to the rezoning standard of review items from Section 421.E of the Township's Zoning Ordinance. Ordinance text is shown in *italics*, and comments are shown in [blue text](#).

E. Approval Criteria of Zoning Map Amendment

In its review of an application for rezoning, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.E.1 Master Plan Consistency through § 421.E.8 Other Factors. No single factor is controlling; instead, each must be weighed in relation to the other standards. The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

The Ordinance lays out eight items that [should be considered](#) during a rezoning request decision, but does not require that each of the eight items be completely satisfied for a rezoning to be approved. As mentioned in the Ordinance language, no single factor is controlling when making a rezoning decision and each specific rezoning request must be considered from a variety of viewpoints. The following comments identify how the proposed conditional rezoning of the property located at 3077 N. Garfield Rd. (subject parcel) from General Commercial to General Industrial (with conditions) is justified and should be recommended for approval by the Township Board.

(1) Master Plan Consistency

Rezoning should be consistent with the intent and purpose of the adopted master plan.

The purpose of the Township Master Plan is to act as a guiding document for future land use decisions by identifying goals, objectives, and strategies for achieving desired land use patterns identified by citizens, stakeholders, and public officials. Master Plan documents are living, breathing documents meant to (and required by State statute) change and be updated as new information is brought to light and communities change over time. Ultimately, Master Plans offer guidance on how, generally, to make land use decisions that benefit citizens and the community as a whole based on desired outcomes. With that in mind, it is important to note that Master Plans, by their nature, make broad recommendations that don't necessarily consider every specific land use scenario that exists within the jurisdictional boundaries.

Looking at the Master Plan's Future Land Use Map clearly shows that the intent for the specific area surrounding the subject parcel is to promote the continuation or development of commercial uses along nearby major roadways (South Airport and Garfield Roads) that are compatible with adjacent uses or provide a buffer between less intense and more intense uses. That intent was incorporated into the Future Land Use Map using a parcel-based mapping method, where specific parcels were included in certain future land use categories without consideration of their dimensions, size, and existing features. In the case of the subject parcel, because of its frontage on Garfield Road, the Future Land Use Map identifies the parcel as Commercial without considering the parcel's larger relative size and deeper relative depth compared to other frontage parcels in the area. In general, the potential commercial uses that are identified for parcels along busier roads, both in the Ordinance and Master Plan, require good visibility from the roadway for them to be successful. In instances within the Township where larger, deeper parcels like the subject parcel are used for these types of commercial uses, the front portions of the properties are used as the commercial space while the rear portions often contain outdoor equipment/inventory storage, utility, delivery, and other undesirable elements that may not be as compatible with surrounding uses as the actual public facing portion of the commercial enterprise.

The Master Plan does not spell out a specific intent for the entire document and instead relays its intent to readers through descriptions of the Township's priorities, goals, and objectives for future development. It is our opinion that the proposed conditional rezoning is consistent with the intent and purpose of the Master Plan. Please consider the following during your review:

- The Master Plan lists "Continue to use the Township's Zoning Ordinance to encourage a wide variety of housing types and densities, as well as the mixing of residential uses with commercial and light-industrial uses where compatible" as a priority in the Implementation portion of the document.
 - The proposed conditional rezoning would allow for the construction of small self-storage units directly adjacent to existing duplex residential uses and areas identified in the Master Plan as high-density residential. Generally, promoting higher-density, multiple-family residential development accomplishes stated Township goals by increasing the variety of available housing choices (smaller apartments/studios) and affordable housing options. Residents in higher-density, multiple-family developments typically need more storage space than is available within their units and development amenities and recently published data shows that nearly 1 in 10 American households has a self-storage unit. Local demand for self-storage units has also shown to be high, as existing facilities are primarily full, with new units being built across the region.
 - As quoted above, the Master Plan intends for the mixing of uses (specifically commercial and light-industrial uses) in and near residential uses. The proposed conditional rezoning reflects this intention and allows for one specific "industrial" use to be located on the subject property. While more intense industrial uses like manufacturing would not be appropriate in close proximity to existing residential uses, the proposed self-storage units are more akin to a commercial or residential use as the units are essentially garages or storage sheds for local residents. The proposed conditions of rezoning prohibit impactful non-storage uses of the units like automobile maintenance and limit the hours of operation to reduce impacts to neighboring properties.

- The Master Plan promotes the location of housing developments proximate to resources like jobs, transportation facilities, entertainment, and shopping to reduce transportation costs and traffic congestion. The inclusion of the proposed self-storage uses adjacent to residentially planned portions of the Township allow for easy access of the units by those that live in the vicinity of the subject parcel while providing for needed storage and reduced travel distance to reach such storage.
- While the Master Plan contemplates only commercial zoning districts for the commercial areas of the Future Land Use Map, the limits of the proposed conditional rezoning satisfy the intent and purpose of the Plan by providing a mix of compatible uses in close proximity to an area of the Township planned for high-density residential development.

(2) Adverse Impacts on Neighboring Lands

The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.

As noted above, it is the intent of the Master Plan to accommodate the future development of varied, affordable housing along with a mix of related and compatible commercial and light-industrial uses. The proposed conditional rezoning allows only for the construction of self-storage units on the rear portion of the subject site and does not allow for other, more impactful, industrial uses on the property. The relative impacts of the proposed self-storage use on the subject site are significantly less than the potential impacts of many of the uses allowed by right in the underlying General Commercial zoning district. Self-storage units have relatively little traffic, noise, light, and odor impacts that by-right uses such as animal kennels, bars/night clubs, public amusement centers, motor vehicle repair centers, etc. These uses all, by their nature, have greater traffic, noise, light, and/or odor impacts on surrounding properties, but are currently allowed by right in the G-C district. The proposed conditional rezoning would allow only contained, interior, self-storage units to be built on the rear portion of the property, limiting traffic, noise, excessive light, and other impacts on the surrounding properties.

(3) Suitability as Presently Zoned

The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.

As discussed above under item (1) the proposed conditional rezoning allows for the subject property to be used for a needed use that is in high demand in an area planned for high-density residential development. The proposed conditional rezoning also helps to effectuate the intent and goals of the Master Plan by providing for a mix of uses that help promote and accommodate the future development of varied and affordable housing types within the Township. While the subject site could accommodate

many of the uses allowed by the underlying G-C zoning district, the proposed self-storage use helps to provide a buffer between the commercial uses and heavy traffic along Garfield Road and the residential properties to the west of the subject site while providing a needed amenity in close proximity to existing and future households.

It is important to note that the proposed conditions of rezoning allow for small-scale self-storage units for citizens to store their belongings. This use is not at all the same as “industrial warehousing,” as described in the April 16 letter provided by Community Planning & Land Use Consulting. Industrial warehousing is typically accommodated in large facilities that see traffic from commercial trucks at a wide variety of times and create substantially more noise than the proposed self-storage use.

(4) Changed Conditions

The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.

Recent construction activity in the Township has been heavy, as noted in the April 16 letter provide by Community Planning & Land Use Consulting. As the Planning Commission is aware, this recent construction has included, and will likely include in the future, larger numbers of high-density, multiple-family residential developments such as apartments. These new developments will drive the existing demand for additional self-storage units in the area even higher. The proposed conditional rezoning allows for the mixed-use of an existing parcel within the developed portion of the Township, providing a needed service to existing and future surrounding residents.

(5) Health, Safety, and Welfare

The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.

The proposed conditional rezoning allows for the construction of a needed, complementary use within proximity of residentially planned portions of the Township while continuing to utilize the front portion of the subject site for commercial purposes, maintaining the viability and character of the commercial corridor along Garfield Road. The conditional rezoning also reduces potential impacts on surrounding residential properties by limiting its development to self-storage units, which create fewer traffic, noise, light, and odor impacts on neighbors than other uses allowed by right in the G-C zoning district such as animal kennels, bars/night clubs, car dealerships, and motor vehicle service centers.

(6) Public Policy

Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.

The proposed conditional rezoning meets the intent of the Master Plan by accommodating future varied and affordable residential development, mixing uses within the existing neighborhood and on the subject site, providing infill development in an area of the Township with suitable infrastructure available. Furthermore, the proposal provides for the redevelopment of an existing commercial site that

has been underutilized and has seen interest as a potential site for the allowed uses in the G-C zoning district. While the Township has generally planned for “commercial” uses on the subject site, the proposed self-storage use complements the surrounding residential uses better than many of the uses allowed by right by the Zoning Ordinance. Should the proposed conditional rezoning be approved, the protections for surrounding properties put in place by the Ordinance would not disappear. The proposed use and site plans would be required to follow all relevant standards and regulations within the Ordinance, including those such as exterior lighting regulations, building setbacks, and landscape buffering to further reduce the impacts of development of the subject site on surrounding properties.

(7) Size of Tract

The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.

As discussed previously, the Future land Use Map in the Master Plan was created primarily by designating future land use areas using existing parcel boundaries, rather than broad brush strokes that ignored existing property lines. As a result, the entire subject parcel is currently zoned G-C and falls in the Commercial future land use area, despite its larger relative size when compared to other corridor commercial properties in the immediate vicinity and Township. Existing commercially zoned and planned properties near the subject parcel on South Airport and Garfield Roads range from between approximately 200’ to approximately 325’ deep, allowing for commercial enterprises to be visible from these highly-traveled roads and remain viable. The subject parcel is roughly twice as deep as these parcels at 617’ deep. The proposed conditional rezoning maintains the front 232’ for commercial uses that front on Garfield Road, continuing the aesthetic and use character of the commercial corridor. The rear, rezoned portion of the subject parcel, by the nature of the proposed conditions for rezoning, would be limited to only the development of small self-storage units. While considered “industrial” in nature by the Zoning Ordinance, the proposed use would present significantly fewer impacts on surrounding properties and residents than many of the uses currently allowed by right in the G-C zoning district such as animal kennels, bars/nightclubs, or automobile repair centers. Surrounding historic development patterns have maintained, and allowed for, commercial development along busy roadways within the Township while locating commentary uses that require less visibility behind these uses. The proposed conditional rezoning seeks to continue this pattern along the commercial corridor of Garfield Road while creating opportunity for the creation of new business, redeveloping an existing site within a developed portion of the Township near existing infrastructure, and limiting potential impacts on surrounding neighbors by limiting potential uses and impacts on the portions of the subject site closest to neighboring residences.

It should be noted here that the April 16 letter provided by Community Planning & Land Use Consultants claims that the proposed conditional rezoning is “spot zoning” and should be considered inappropriate by the Planning Commission. While this letter references the “classic definition” of spot zoning, it fails to take into account the flexibility given to local units of government when making rezoning decisions. A 2004 Public Policy Brief by Michigan State University Extension (MSUE) notes that using only the “classic definition” of spot zoning “...many neighborhood commercial uses or downtown apartments could be

characterized as illegal spot zoning. Commercial zoning to accommodate uses that predate an area's residential development also would be illegal, and mixed-use developments and cluster zoning would be more difficult to implement." It is our opinion that the text contained within the Township Master Plan (as mentioned previously) supports the intent of the proposed conditional rezoning as it furthers the goals and priorities of the Plan by mixing uses and promoting the future development of varied and affordable housing. The MSUE Public Policy Brief states that if the Master Plan's text presents justifications for the proposed use in the specific location and that the denial of the request precludes the property's use for any purposes to which it is reasonably adapted, the request can be considered without fear of it being "spot zoning." We believe that this document has proven the proposed conditional rezoning to be justified by the text of the Township Master Plan and that the site is uniquely adapted to the proposed self-storage use, which would be precluded by a denial.

(8) Other Factors

The Township may consider any other factors relevant to a rezoning application under state law.

It is our belief that the proposed conditional rezoning allows for the subject site to be utilized for a use that, while not allowed by right, would be far less impactful on the surrounding properties due to its relatively light traffic, noise, odor, and light impacts when compared to significantly more intense commercial uses currently allowed by right.

Conclusion

The Master Plan is a document that identifies a broad vision for future development and land use decisions within the Township. By its nature, it can not consider and make recommendations for the future land use of every parcel under every set of circumstances within the Township. Due to the unique size and shape of the subject parcel, as well as the stated priorities and goals within the Master Plan's text, we believe that the proposed conditional rezoning at 3077 Garfield Road is consistent with the intent and purpose of the Master Plan, provides a needed service in a suitable location, and provides for the continued regulation of on-site development by the Township Zoning Ordinance. While the Future Land Use Map identifies the subject parcel as Commercial, we believe that the proposed conditional rezoning, as outlined above, would allow for the reasonable development of the site, meet Township goals, and prevent potential adverse impacts on the surrounding properties that may occur if the parcel is developed, by right, for uses currently allowed in the Ordinance.

We recognize that these decisions are difficult and that there are numerous factors to be considered while making them. We ask that you consider the information presented in this document, compare it to the intent, goals, and priorities for future development in the Township, and approve the Conditional Rezoning Request as it is presented. We look forward to future discussion of the proposal and thank you for your time. If you have any questions, please feel free to contact us.

Sincerely,
Mansfield Land Use Consultants



Dusty Christensen, LLA

Hello,

My name is Erik Bahle and I live in Suttons Bay. My family owns and operates several businesses in the area, including a clothing store. The second floor of our clothing store houses our company offices where I work. Our address is 210 N. St Joseph. Why is this important to you? Well, we have been neighbors to Tom Krause and one of his development projects for the last four years. I feel strongly that sharing this information could help in your rezoning decision for 3077 Garfield.

The property he owns that I am referring to is located at 206 N St Joseph St. It was an old Dry Cleaners that resides directly on our southern border.

About four years back it was announced that Brian Whales (the previous property owner) had settled on a set of terms with Tom Krause of KRS Realty and Tom Krause would be purchasing and developing the property. Initially we were very excited, a run down and heavily contaminated piece of property was getting some needed attention. Tom greeted us with smiles, energy and grand stories of a re-do on the building.

Almost immediately our relationship soured. Tom bought the property on a land contract and never had it surveyed, he had no idea where boundaries were and had no intentions of respecting them. We endured contractors (some licensed but some not) constantly using our property to perform work on his building. On top of that there was a never ending supply of construction trash and debris left on our property to trip over and clean up. When I asked contractors to please not use our property for access I was most often greeted with a response along the lines of "oh Tom said you wouldn't mind if we used your property". This was at the point where the dry cleaner property started to look worse than it did before, half done projects, the same trash and construction debris we had on our property ended up everywhere. A general unkempt look took over the whole project, safety was an actual concern at this point. Nothing was secured and everywhere became a hazard.

On two separate occasions, I came into work to find open excavations right next to an active sidewalk, they were obviously dug the night before under cover of darkness. On one of those occasions a trench was left for several months without protection. When asking Tom Krause to flag the area and place cones or other proper protection so people wouldn't fall in and hurt themselves we were ignored rather rudely. This finally led us to have the property surveyed at our expense, it was verified that Tom Krause was installing utilities, leaving trash and using our property without consent. We ended up filling in the trenches ourselves to prevent injury.

Now even with a current survey the abuse of our property didn't stop. The use and construction debris subsided but things like gutters that discharge stormwater over the property line were now installed. Of course when addressing the issues with Tom Krause he told us we didn't understand how this sort of thing worked and basically to fluff off. He's a licensed real estate professional, we are just farmers from up in the hills.

Fast forward a few years and we were approached by the DEQ to install proper testing and soil vapor extraction equipment on our property. As mentioned, Tom Krause's property was a Dry Cleaners for many years and is heavily contaminated with tetrachloroethylene, trichloroethylene,

and petroleum compounds in the soil and groundwater beneath the building. Tom Krause is responsible for testing as well as installation and maintenance of Soil Vapor Extraction equipment to protect his building, the tenants and neighbors. Very important as he houses 3 food service establishments in this building. Back to the DEQ request, it was determined that Tom Krause was not taking proper persuasions when dealing with the contamination and DEQ requests/mandates were not being met by him. Because Tom Krause was unwilling to work with the DEQ to clean up we were asked if we would house all of the equipment needing to be installed (monitoring wells and SVE pumps) for potentially the next 2–3 years. I encourage all of you to reach out to Brian Flickinger at DEQ to verify this information. Of course we said yes as the contamination affects us directly and we wanted to support any type of environmental cleanup for the good of the greater community.

Furthermore, the original equipment installed to extract soil vapors when Tom Krause first bought the building was not suited to this application and improperly installed. Rather than extracting soil vapors from beneath the building it was just pulling air from an empty wall cavity, it fooled everyone for a short time. Sadly because it was improperly installed and made a great deal of noise. The older couple who own, operate and live above the gallery space to his south border now live with permanent hearing loss because of his failure to install the correct equipment.


Our rules and zoning have been carefully considered and put in place to protect against this exact situation and type of person. I encourage all of you to take a minute to research Grand Traverse and Leelanau County building department records. Specifically, look up how many stop work orders have been issued against Tom Krause, KRS Reality and Two Peas LLC over the last few years.

Now before you are plans showing what Tom Krause says will happen and how he will accomplish it. Others have already pointed out the many missing components of his planning and development process where he needs to demonstrate competency and awareness of issues facing him and the impacts of his projects. I hope to have provided you with a glimpse of what he has actually done and how he impacts others with his projects. Based on past performance I feel strongly that Tom Krause has a record demonstrating he is a danger to the safety and well being of our communities. He will not respect his neighbors or the zoning protecting them from his developments. I strongly encourage you to deny any rezoning requests made by Tom Krause.

If any of you have questions, would like written documentation to support my claims against Tom Krause or if you would like to hear in greater detail the struggles we have endured as his neighbor. Please do not hesitate to contact me. Thank you for your time and careful consideration in this matter.

Respectfully,
Erik Bahle

erik@bahles.net
231-715-3911

		Charter Township of Garfield	
		Planning Department Report No. 2020-67	
Prepared:	May 5, 2020	Pages:	2
Meeting:	May 13, 2020	Attachments:	<input checked="" type="checkbox"/>
Subject:	Chelsea Park West PUD Minor Amendment		
File No.	SPR 2000-09-J	Parcel No.	05-021-066-00
Applicant/Owner:	Bennett Donaldson/JB Donaldson Company		
Agent:	Bill Crain/Crain Engineering LLC		

SUBJECT PROPERTY:

The subject parcel is approximately 19.31 acres and located in the Chelsea Park PUD north off Hartman Road, east of US-31. The Chelsea Park West PUD Major Amendment was approved on October 8, 2019 to permit 192 multiple-family residential dwelling units. The Major Amendment was to increase the number of dwelling units from 172 to 192. The original Chelsea Park PUD was approved in 2000.

PURPOSE OF APPLICATION:

The request is to amend Chelsea Park West PUD for the following changes:

- Increase the number of carports from 63 to 195 (per Site Plan)
- Remove four dumpsters
- Replace a 2,400 square-foot resident storage, package center, and maintenance building with a “compactor building and recycling” and an addition to the clubhouse to provide a space for maintenance (the replacement structures appear to be equal to or less than 2,400 square feet)

The application was determined to be a Minor Amendment.

MINOR AMENDMENT:

Following a determination that the review criteria of Section 423.G(4)(b) are met, the Planning Commission may authorize the following amendments to an approved development plan without a public hearing:

- (a) Changes to the timing or phasing of the proposed development, provided that the use and overall geographic land area remains the same and that required public improvements are not delayed.
- (b) Increases in total building height of greater than five (5) feet provided that maximum height regulations are complied with.
- (c) Any other proposed amendment which is determined by the Planning Commission to have no detrimental impact on any adjacent property and is not considered or classified a Major Amendment under Section 423(6) Major Amendments.

DETERMINATION:

A review of the criteria in Section 423.G(4)(b) offers the following findings:

- (i) *No previous amendments have been granted that, together with the proposed amendment, would exceed the standards of this section;*

This is the second amendment to the Chelsea Park West portion of the Chelsea Park PUD. The Chelsea Park West Major Amendment was approved on October 8, 2019. The Major Amendment altered the building type and increased the number of dwelling units. This proposed amendment does not impact the number of dwelling units, introduce new land uses, require larger land area, or allow any decrease in buffers. The Major Amendment together with this proposed Minor Amendment do not exceed the standards of this section.

(ii) There will be no detrimental impact on any adjacent property caused by significant change in the appearance or use of the property or any other contributing factor;

The proposed carports are typical of apartment complexes and do not detract or negatively impact adjacent property. The four dumpsters will be replaced with a single building for compacting trash and provide recycling. Changes to the maintenance/compacting building and clubhouse addition shall not exceed 2,400 square feet.

(iii) Nothing in the currently valid special use permit precludes or otherwise limits such expansion or enlargement;

The current special use permit does not restrict or prevent the installation of carports or the proposed building changes.

(iv) The proposal conforms to this ordinance and is in keeping with the spirit and intent of the master plan; and

The carports provide an added amenity to the residents and is an overall improvement of the property. The added amenity creates an improved quality of development. Rearrangement of trash collection and maintenance is done in keeping with the overall design of the site. The carports will need to meet Township building code requirements for snow load. The Township Engineer will conduct a cursory review to see if there are any potential impacts on the stormwater system for the site.

(v) The amendment proposes no increase in density

The proposed carports and building changes do not increase density of the project. The use and overall geographic land area remain the same and required public improvements are not delayed.

ACTION REQUESTED:

For this application for a Minor Amendment of a PUD, the Planning Commission is the final approval authority. Following an opportunity for applicant presentation and Planning Commission discussion, if the Commission is prepared to make a decision, the following separate motions in support of approval are offered for consideration:

THAT Findings of Fact for application SPR 2000-09-J, included in PD Report 2020-67 and forming part of this motion, BE APPROVED.

THAT application SPR 2000-09-J, submitted by Bennett Donaldson/JB Donaldson Company to construct additional carports and reconfigure maintenance buildings for the Chelsea Park West apartments on parcel 05-021-066-00, BE APPROVED.

Any additional information that the Planning Commission determines to be necessary should be added to this motion.

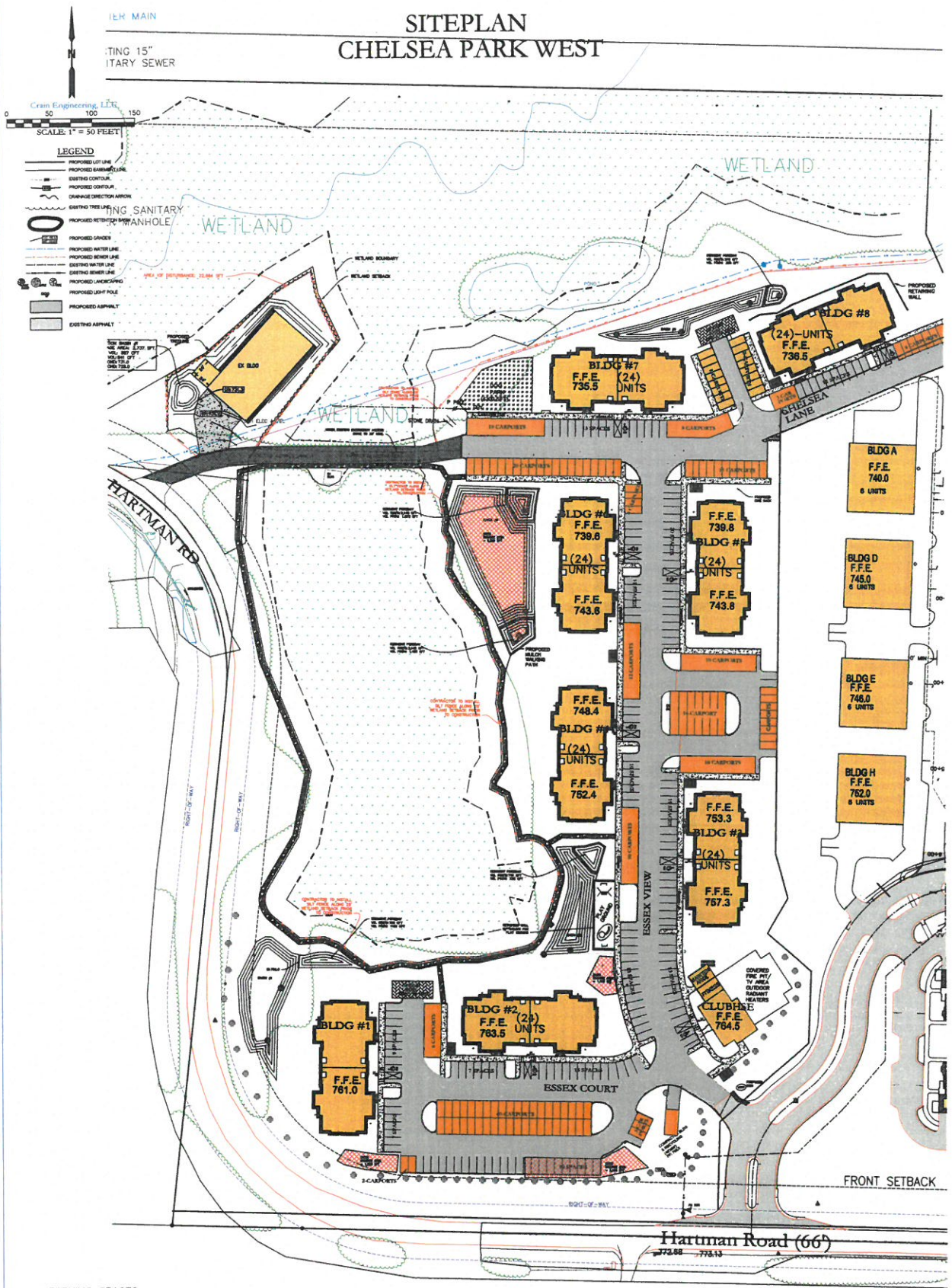
Attachments:

1. Impact Statement provided by the applicant
2. 11" X 17" Site Plan Sheet C-4A provided by applicant dated April 9, 2020
3. 11" X 17" SESC Plan Sheet C-7 provided by applicant dated April 9, 2020
4. Carport details dated April 7, 2020

Impact Assessment
Chelsea Park West, JB Donaldson Co.
3380 Hartman Road, Traverse City, Michigan
Garfield Township, Grand Traverse County
Property ID: 28-05-021-066-00

1. The existing site is a parcel of land that currently is under construction with two(2) apartment buildings as previously approved with Major Amendment. The site topography has a gradual slope to the North.
2. The current zoning is Agricultural District. The Proposed Minor Amendment is for the addition of carports over the previously approved asphalt parking areas, modification to the club house/maintenance building and recycling center. There is no change in the number of residential apartments of 192 units.
3. The proposed minor amendment consists of 201 carports and 161 open parking spaces.
4. The project will still be built in four(4) phases of construction. Construction on Phase 1 has commenced. Access to site is already established with existing infrastructure.
5. Storm water control will be managed within site by way of a retention basins. The collection system will use site grading, storm sewer, catch basins and basins. No changes to stormwater basins are proposed.
6. The site is serviced by public sewer and water. An extension of the public water system will be needed to service project.
7. The site Stormwater control measures will be handled by a retention basins located on the site.
8. Public sewer is available to the site along Chelsea Lane at the North end of project.
9. The proposed site should not create an increase of effluent discharge such as noise, dust, fumes and vibration. Landscaping will be provided on property boundaries to aid in screening between uses. Site lighting will be provided and use LED lighting. No changes in landscaping or lighting as part of Minor Amendment
10. The proposed use will be approved under the Minor Amendment Permit Application process of Garfield Township under the Agricultural Zoning District.
11. Person responsible for preparation of statement:
William Crain, P.E.
Crain Engineering, LLC, 7622 Bott Road Buckley, MI 49620
12. The drainage plan meets the GTCO Soil Erosion ordinance for methods and capacities for run-off control.
13. The site will be lighted by ground mounted lights and wall mounted lights on buildings that will be the box type lamps, directed downward with cutoff optics.

SITEPLAN CHELSEA PARK WEST



LEGEND

- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE DIRECTION ARROW
- EXISTING TREE LINE
- PROPOSED RETENTION POND
- PROPOSED SANITARY MANHOLE
- PROPOSED DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED LANDSCAPING
- PROPOSED LIGHT POLE
- EXISTING ASPHALT

PARKING SPACES:
 TOTAL UNITS = 192 UNITS
 PARKING SPACES REQ'D: MIN=288 SPACES
 MAX=384 SPACES
 PARKING SPACES PROV: 362 SPACES
 184 CARPORTS & 178 OPEN SPACES

MINOR AMENDMENT SITEPLAN
JB DONALDSON COMPANY
 SECTION 21 - TOWN 27 NORTH - RANGE 11 WEST
 GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

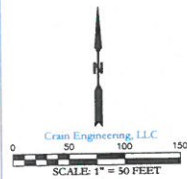
DRWN BY: WLC
 DSGN BY: WLC
 DATE: 04-09-2020
 REV DATE:

Crain Engineering, LLC
 Engineering, Consulting, & Design
 7622 Bott Road
 Buckley, MI 49620
 Phone: (231) 947-7255
 Cell: (231) 632-4207
 email: crainengineeringllc@gmail.com

JOB NUMBER:
 137519
 SHEET: C-4A

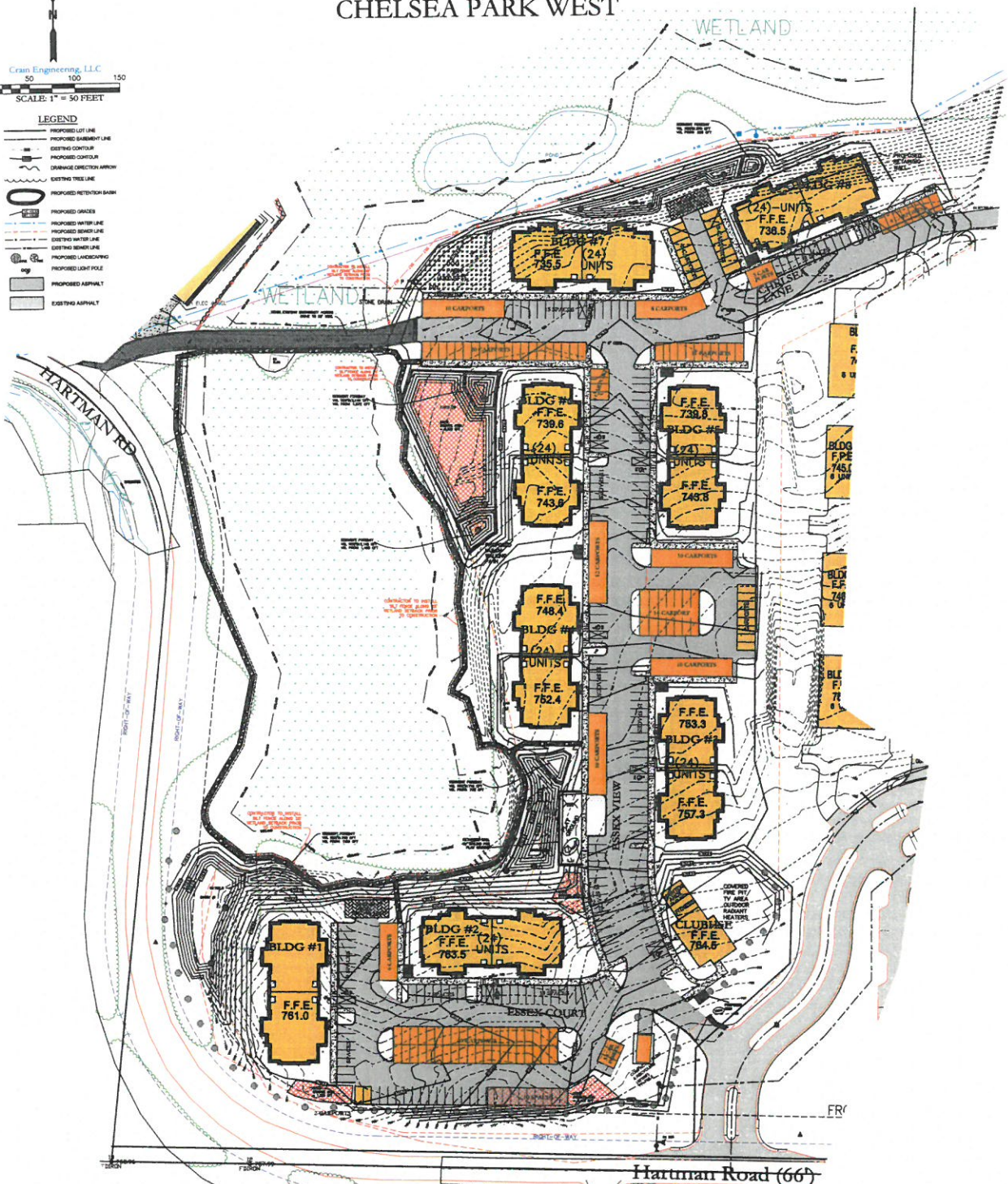


SESC PLAN CHELSEA PARK WEST



LEGEND

- PROPOSED LOT LINE
- PROPOSED BARRIERS LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE DIRECTION ARROW
- EXISTING TREE LINE
- PROPOSED RETENTION BARR
- PROPOSED DRIVE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED LANDSCAPING
- PROPOSED LIGHT POLE
- EXISTING ASPHALT



DRAINAGE AND GRADING NOTES

1. THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
2. ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDS, FERTILIZED AND MULCHED OR SOILED. HEALTH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS.
3. CONTRACTOR SHALL OBTAIN SOIL EROSION PERMIT PRIOR TO ANY CONSTRUCTION.
4. ALL RETENTION BARRIERS SHALL HAVE 3 ON 1 SIDE SLOPES. (UNLESS NOTED OTHERWISE)
5. PAVING LOT GRADING IN BARRIER FREE AREAS SHALL NOT EXCEED 2% SLOPE.
6. ALL EXCESS TOPSOIL WILL REMAIN WITHIN THE PROPERTY OWNER'S SITE. IF ADDITIONAL TOPSOIL IS AVAILABLE AFTER TOPSOILING THE CONSTRUCTION AREA, IT WILL BE STOCKPILED WITHIN 1000 FEET OF THE CONSTRUCTION AREA IN A DESIGNATED AREA AS DIRECTED BY THE FIELD ENGINEER.
7. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION AND SHALL RETAIN ALL INQUIRIES AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AFTER GROUND COVER IS ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.
8. THE PRESENCE OF OTHER THAN GRANULAR MATERIALS IN THE SUB-GRADE SOIL WILL REQUIRE A 7.5% WIDTH, FIFTEEN INCH GRANULAR SUB-BASE, ROOT CLASS 0 OR EQUIVALENT.

SNOW STORAGE CALCULATIONS:
 TOTAL PARKING AREA = 138,642 SFT
 PROPOSED SNOW STORAGE AREA = 13,864 SFT
 (BASED ON 10 SFT/100 SFT PARKING AREA)
 PROVIDED SNOW STORAGE AREA = 14,849 SFT
 (MULTIPLE AREAS PROPOSED)
 SNOW STORAGE IN BASIN #3 IS 1' DEEP

JOB NUMBER:
137519
SHEET C-7

CHELSEA PARK WEST APARTMENTS
JB DONALDSON COMPANY
 SECTION 21 - TOWN 27 NORTH - RANGE 11 WEST
 GARFIELD TWP., GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: WLC
 DGGN BY: WLC
 DATE: 04-09-2020
 REV DATE:

Crain Engineering, LLC
 Engineering, Consulting, & Design
 7622 Bott Road
 Buckley, MI 49620
 Phone: (231) 947-725
 Cell: (231) 632-420
 email: crainengineeringllc@gmail.com



CARPORT STYLE: FLAT TOP

DESIGN CRITERIA:

Wind Load: 90 MPH minimum
Ground Snow Load: 30 psf minimum
All Federal, State and Local codes reviewed.

COLUMNS: HSS ASTM A-500 Grade B A-500
Coating Options: Primed or Hot Dip Galvanized

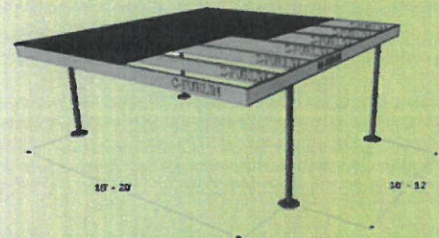
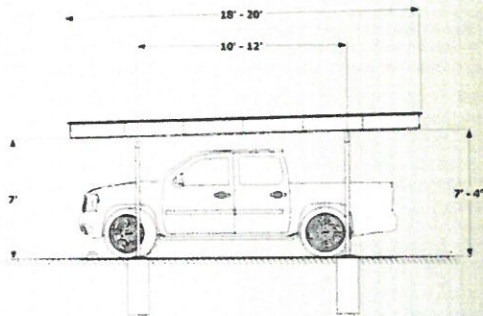
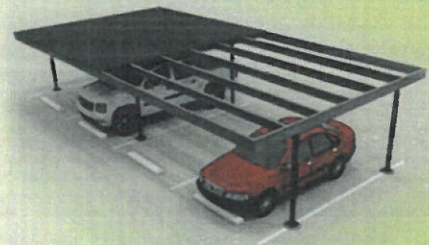
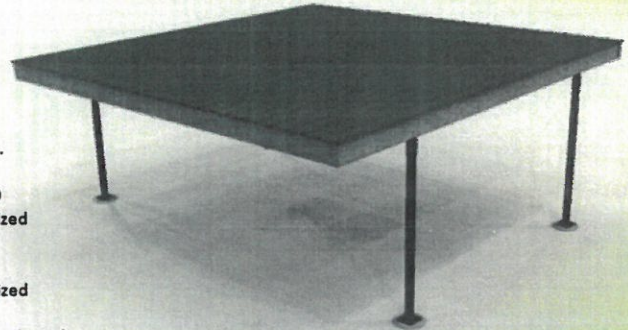
BEAMS: 10" deep A-992 Grade 50 Steel.
Coating Options: Primed or Hot Dip Galvanized

PURLINS: 16 GA. Cold Rolled G-90 Galvanized Steel

ROOFING: 29 GA Roll formed, Exposed Fasteners,
Galvanized Steel Panel with Siliconized Polyester or
Kynar 500 Factory Applied Finish in a variety of colors
with white underside.

OPTIONS:

- Roof Slope
- Hot Dip Galvanizing
- Site Specific Layout and Configuration
- Standing Seam Roof Sheeting
- Soffit Under Sheeting
- Metal End Panels
- End Overhangs 1'
- Solar Racking



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DATE: 04/07/2020
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**CARPORT DETAILS
CHELSEA PARK WEST**

SECTION 21 - TOWN 27 NORTH - RANGE 11 WEST
GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

		Charter Township of Garfield Planning Department Report No. 2020-68	
Prepared:	May 4, 2020	Pages:	6
Meeting:	May 13, 2020 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Oakleaf Village of Garfield Township PUD Introduction		
Applicant:	Wallick Communities		
Owner:	OTTO, LLC		
File No.	PUD 2020-01		
Parcel No.	05-018-013-00		

SUBJECT PROPERTY:

- 5143 North Long Lake Road, west of Zimmerman Road
- 52.56 acres in area
- Currently undeveloped open land
- A-Agricultural zoning

PURPOSE OF APPLICATION:

The application proposes a Planned Unit Development (PUD) for senior living campus including detached independent living villas and congregate residential buildings for independent living, assisted living, and memory care. The applicant is requesting approval via the PUD process as it allows for certain flexibility in development of the property.

PROCEDURE:

PUD applications shall be reviewed in a two-step process in accordance with Section 426.B Preliminary Review and Decision and with Section 426.C Final Review and Decision.

Preliminary review shall establish proposed land uses, project density, site layout and design, proposed vehicular and pedestrian circulation patterns, natural resource protection areas, open space, land use buffers, grading, storm water management patterns, and site servicing. Final engineering is not required for preliminary review and decision.

The Planning Commission shall hold a public hearing on the PUD application. Following review and public hearing on the application, the Planning Commission shall make a preliminary recommendation to the Township Board on whether to approve or deny the request for preliminary PUD approval. Preliminary recommendation of a PUD shall specify all conditions that must be satisfied prior to submission of the PUD under Section 426.C Final Review and Decision.

Upon receipt of the Planning Commission's recommendation, the Township Board may hold a public hearing on the application for preliminary PUD approval and may specify additional conditions or requirements that shall be satisfied prior to submission of the PUD under Section 426.C Final Review and Decision.

Preliminary plans may not be changed or amended except as required by final engineering.

Aerial image of the subject property (property lines highlighted in blue):



STAFF COMMENT:

This is the introductory meeting for the application, intended to identify and outline broader issues for your consideration as the application moves forward into the public process.

Uses:

A PUD may include any principal and other use(s) permitted by right, permitted under special condition or permitted by special use permit in the zoning district where the land is located. The Township Board may also authorize principal and other uses not permitted in the zoning district where the land is located, provided appropriate findings of fact are made demonstrating that:

- (a) The proposed uses, within the context of the overall development plan, are harmonious and compatible with the planned uses of the site and the surrounding area, as provided for within the master plan;
- (b) The proposed density is in accordance with the policies and objectives set out in the master plan; and
- (c) In areas where the surrounding lands have been substantially developed in accordance with a particular land use character, pattern and density, the planned unit development shall be consistent and compatible with that existing land use character, pattern and density.

The proposed development has two uses, congregate housing and assisted living, which are not permitted in the A-Agricultural zoning district where the land is located. However, institutional and office uses located nearby have a similar form and scale to the proposed congregate housing and assisted living. These uses include Traverse City West Senior High School, the Children’s House Montessori School, and four office buildings. The remaining proposed residential detached units are reflective of the surrounding uses.

The proposed uses are presented in an overall complete plan which provides a transition of density that is harmonious and compatible with the existing and developing land use pattern in the area. The proposed plan is to develop in accordance with the developing character of the area.

Scope of Authority – Dimensional Standards:

A PUD may alter and establish lot size limits, required facilities, buffers, open space areas, density limits, setback requirements, height limits, building size limits, off-street parking regulations, landscaping rules, miscellaneous regulations, and intensity limits where such regulations or changes are consistent with the intent and standards of the PUD section of the Zoning Ordinance.

Proposed Development and Phasing:

The proposed PUD would be comprised of the following buildings in two phases:

- Phase 1 – 154 units
 - 155,000 square-foot one-story and two-story licensed Adult Care Facility (50 Independent Living Apartments, 60 Assisted Living, and 24 Memory Care units)
 - 20 Independent Living detached villas
 - 1,800 square-foot maintenance building
- Phase 2 – 75 units
 - 33 detached single-family homes
 - Addition to Adult Care Facility (30 Assisted Living and 12 Memory Care units)

Based on this configuration, 229 total units are proposed.

Overall Design:

The PUD is proposed to be built in two major phases. Phase I provides higher density development in a campus like setting with a combination of attached, multi-story buildings and clustered detached, single story housing units. Phase II provides traditional single-family home sites. The attached buildings are a pattern of development compatible with the nearby institutional uses and similar development to the north. The detached, one-story housing units and traditional single-family homes are congruent with the residential homes around the remaining area.

With various amenities and landscaping elements, the proposed PUD is an aesthetically pleasing design that will benefit the residents. Furthermore, connected streets and non-motorized pathways also benefit the community. Overall the design has a variety of uses and elements that fit as a remaining puzzle piece in the pattern of surrounding developed land uses.

Agency Review:

Agency reviews of the PUD application will include Grand Traverse Metro Fire Department, Grand Traverse County Department of Public Works, Grand Traverse County Road Commission, and Grand Traverse County Soil Erosion and Sedimentation Control. Review will also be conducted by the Township Engineer.

Master Plan Considerations:

The subject site is designated as Low Density Residential by the current Township Master Plan with a planned density of 1 to 3 units per acre. Land to east, south, and partially to the west are also designated as Low Density Residential. Land to the north is designated as Moderate Density Residential (3 to 6 units per acre) and the remaining land to the west is designated as Institutional. From the north end of the site moving the south end of the site, the proposed development provides a transition between Moderate Density Residential to Low Density Residential.

Minimum Site Size:

The minimum site size for a PUD is 20 acres. The application is proposing a PUD on 52.56 acres.

Site Accessibility:

A PUD shall be directly accessible from major thoroughfares as designated on the Major Thoroughfare Plan for the Township. The proposed PUD will have primary access from North Long Lake Road which is designated as a Minor Arterial in the currently adopted Township Master Thoroughfare Plan based on the National Functional Classification (NFC). When fully developed, the PUD will have additional access from Zimmerman Road, a Minor Collector.

Open Space:

A PUD shall be designed to incorporate a minimum of 20% useable open space to supplement the residents of the PUD and/or Garfield Township. These areas are anticipated to provide recreational opportunities such as parks, trails, playgrounds, and other similar opportunities. Of the 52.56 net acreage of the subject site, Sheet C-3 of the site plan states 12.625 acres of open space is provided which exceeds the 20% requirement. Nine locations and the area of the open space are noted on Sheet C-3, however the boundaries of those areas should be shown to ensure the calculations do not include parking areas or drainage basins.

In addition to the open space, other amenities proposed in the PUD include walking paths, bike path, pickleball courts, gazebos, and formal sitting areas with benches.

Density:

The proposed density is 4.4 units per acre. In comparison with other PUD densities in the vicinity are as follows:

- Lone Tree PUD 3.4 units per acre
- Brookside Commons PUD 4.8 units per acre

Height:

The maximum building height in the A-Agricultural district is 2-1/2 stories/35 feet. Building height for gable roofs are measured to the mean height between eaves and the ridge. Building heights for the proposed buildings are as follows:

- Adult Care Facility 29' - 5"
- Villas 16' - 8"
- Maintenance Building 16' - 8"

Setbacks:

Overall development setbacks of 50 feet on the front yard and 30 feet on all side and rear yards are provided. The proposed single-family residential lots proposed in Phase II are in conformance with the setback and minimum lot size requirements for the R-1 One-Family Residential District, which is the zoning of the abutting properties.

Landscaping and Natural Features:

The existing site is presently undeveloped and open with a small cluster of trees at the north end. There are no significant natural features. Extensive landscaping and buffers are proposed in accordance with the Zoning Ordinance. A large pond is proposed to be constructed as a central natural feature of the PUD.

Non-Motorized Circulation:

Interior sidewalks and walking paths have been provided within the proposed PUD. A proposed bike path, in accordance with the Garfield Township Non-Motorized Plan, traverses from North Long Lake Road through the PUD to Zimmerman Road.

According to the Non-Motorized Plan map, North Long Lake Road is designated to have bike lanes along the frontage of the subject parcel. However, there are existing sidewalks along North Long Lake Road in

the front of the Children's House Montessori School to the west and in front of the office buildings to the north. Adding a sidewalk at the north end of the PUD along the south side North Long Lake Road would help expand the emerging sidewalk network.

Vehicular Circulation:

For Phase I, the PUD proposes one boulevard entrance off North Long Lake Road with a secondary gated emergency driveway located to the east. While the gated emergency access is noted on the Sheet C-2, all other plan sheets showing this location need to make the same notation.

For Phase II, a road connects south to the single-family homes. A new road entrance is proposed on Zimmerman Road and connections are proposed to two existing public streets (East Colonial Drive to the south and Ravenhurst to the east).

Parking:

For the Adult Care Facility area in Phase I, 158 total parking spaces are provided, including 50 underground spaces and 108 surface spaces, for 134 units. A breakdown of the parking is as follows:

- The 50 independent living apartments are proposed to 75 parking spaces. Housing for the elderly allows for one (1) to two (2) parking spaces for each unit.
- The 60-unit assisted living facility is proposed to have 30 parking spaces. For a nursing/convalescent facility, the range of parking is one (1) for each four (4) beds to one (1) for each two (2) beds.
- The 24-unit memory care facility is proposed to have 6 parking spaces. For a nursing/convalescent facility, the range of parking is one (1) for each four (4) beds to one (1) for each two (2) beds.

For the 20 independent villas in Phase I, two (2) parking spaces is proposed for each unit which meets the single-family dwelling housing requirement.

For the Adult Care Facility expansion in Phase II, the overall number of units will increase to 196. 20 additional parking units are provided for this expansion which will increase the number of parking spaces to 178. A breakdown of the parking is as follows:

- The 90-unit assisted living facility is proposed to have 45 parking spaces. For a nursing facility, the range of parking is one (1) for each four (4) beds to one (1) for each two (2) beds.
- The 36-unit memory care facility is proposed to have 9 parking spaces. For a nursing facility, the range of parking is one (1) for each four (4) beds to one (1) for each two (2) beds.

For the single-family residential lots in Phase II, each lot will meet the requirements for single-family dwellings.

Lighting:

A complete lighting and photometric plan has been proposed for the PUD. Some of the proposed lamps exceed 3,500 K. Section 517 of the Zoning Ordinance requires that all proposed lamps shall emit light measuring 3,500 K or warmer (between 0 K and 3,500 K) on the Kelvin scale.

Signs:

A complete sign plan has been provided for the PUD. The plan includes a 40-square foot monument sign will be constructed at the main entrance along with the placement of six 6-square foot directional ground signs at various locations within Phase I.

Snow Storage:

Section 551.E(6) of the Zoning Ordinance requires snow storage locations and associated calculations to be provided.

Stormwater:

Stormwater review by the Township Engineer will be required.

Traffic Impact Analysis:

Section 618 of the Zoning Ordinance states a traffic impact report shall be required for any major development, special use permit, or site plan under the following described conditions:

- (1) A proposed rezoning that could generate 150 or more directional trips during the peak hour or at least 1,000 more trips per day than the most intensive use that could be developed under existing zoning;
- (2) A proposed development that will generate 150 or more directional trips during the peak hour or at least 500 trips per day; or
- (3) A proposed development for a 5-acre or larger site; or
- (4) Upon determination by the Director of Planning, or by the Planning Commission, that a report is necessary to determine needed road improvements or to determine that unsafe or hazardous conditions will not be created by the development as proposed.

The applicant indicates that a traffic study was performed for the subject property and project in January 2020. The study estimates 650 vehicular trips per day and less than 90 directional peak hour trips. A copy of the study is requested which will require review by a traffic engineer.

ACTION REQUESTED:

Following an opportunity for applicant presentation and review by the Planning Commission, it would be appropriate at a minimum to accept the application. The following motion is recommended for that action:

THAT Application PUD 2020-01 submitted by Wallick Communities BE ACCEPTED.

If the Planning Commission is comfortable with the level of information submitted to date and does not anticipate significant changes to the application materials, you may wish to schedule a public hearing for the next regular meeting date. The following motion is recommended if you are prepared to take that action.

THAT application PUD 2020-01 be scheduled for a public hearing at the regular meeting of the Garfield Township Planning Commission on June 10, 2020.

If the Planning Commission requires additional information or significant changes to the site plan prior to reviewing and deciding upon the application, the application should be tabled.

Any additional information that the Planning Commission determines to be necessary should be added to this motion.

Attachments:

1. Project Narrative and Impact Statement dated April 14, 2020
2. 11" X 17" plan set provided by applicant dated April 13, 2020



Oakleaf Village of Garfield Township
Written Impact Statements

CURRENT ZONING:	A-Agricultural
PROPOSED ZONING:	Planned Unit Development (PUD)
EXISTING PROPERTY ADDRESS:	5143 N. Long Lake Road, Traverse City, MI
EXISTING PARCEL ID:	28-05-018-013-00
OWNER:	OTTO, LLC
APPLICANT:	Wallick Communities
DATE OF TEXT:	April 14, 2020

Introduction

Wallick Communities is excited to introduce Oakleaf Village of Garfield Township, our Independent Living, Assisted Living and Memory Care community, to Garfield Township. Wallick has been providing senior living solutions for more than 30 years. In the Garfield Township community and surrounding communities, Wallick has identified an under-served population of seniors who need greater housing, assisted living and care options.

The American population is aging at an unprecedented rate; the senior population is expected to nearly double by 2040. In the Primary Market Area (“PMA”) identified in the Market Study, there are more than 34,000 individuals aged 65 and older. As these individuals age their need for quality senior living environments within the PMA will increase. Based on Wallick’s experience in operating senior living communities, we know our typical residents are 65-74 years old for Independent Living and 75 and older for Assisted Living and Memory Care. Recognizing Independent Living is a choice for our residents, our design, programming and services are tailored to provide freedom, independence and an option to age-in-place and receive personal care assistance when needed. Many residents transition to Assisted Living and Memory Care, however, others come after they have either lost a loved one or have become too frail to remain at home. They seek a living arrangement that provides high-quality services at a financially attainable price.

Our commitment and dedication to caring for seniors involves more than just a building. We take a holistic approach to senior living, incorporating building design, services and activities, resident comfort and cost considerations. Through this multifaceted approach our communities become a home that can not only sustain – but also improve – that quality of life for our residents and provide peace of mind for their loved ones.

Wallick also understands the needs of the families of seniors and the importance and enrichment of their lives that comes from remaining close to loved ones. Many of our residents have resided in or have adult children who live within a ten (10) mile radius of our communities. Busy families, who are raising children and in the mid-career phase of their lives, want high quality living environments for their senior loved ones close to home. In this way, Oakleaf Village of Garfield Township incorporates amenities for families of senior residents.



Oakleaf Village of Garfield Township will “Open Doors to Homes, Opportunity and Hope” for senior residents and their families through a high-quality licensed Adult Care Facility that will provide housing and services at a financially attainable price point.

Project Narrative

Wallick Communities proposes to develop the property containing approximately 52.5 acres located at 5143 North Long Road between Zimmerman Road and Herkner Road (“The Property”) as a Class A Senior Living campus featuring Independent Living, Assisted Living, and Memory Care (“The Project”) and will provide services to the aging population of Garfield Township and surrounding areas. The proposed development will consist of two phases with the phase line running east to west.

Phase 1

Phase 1 of The Project will be constructed on approximately 30.77 acres on the northern section of The Property along North Long Lake Road. Phase 1 will feature an up-to 155,000 square-foot, two-story licensed Adult Care Facility that will provide housing and services through Independent Living, Assisted Living and Memory Care (“Congregate Building”), 20 Independent Living Villas (“Villas”) and a maintenance building and shall abide by the regulations set forth in Section 710 of the Ordinance. The Assisted Living and Memory sections of the Congregate Building are designed to allow expansion in Phase 2 without interfering in daily operations.

The licensed Congregate Building will consist of 50 Independent Living Apartments, 60 Assisted Living Apartments, and 24 Memory Care Apartments. Underground parking, dining rooms, bistros, fitness centers, beauty salon, health exam rooms, activity rooms, multipurpose rooms, and living rooms for residents and guests to enjoy will be in the Congregate Building.

The 20 Villas will be stand-alone homes situated in pocket neighborhoods, creating a park-like setting in each neighborhood. The Villas will be approximately 1,600 square-feet and will all feature the same floor plan designed for the more active and independent senior. Multiple exterior design options with varying rooflines will be constructed to differentiate the Villas and create aesthetic appeal as one moves through the neighborhoods.

Phase 2

Phase 2 of the Project will be constructed on approximately 21.79 acres on the southern section of the property with access from Zimmerman Road. Phase 2 will contain 33 stand-alone homes ranging from 1,800-2,400 square feet on individual lots of 15,000+ square feet. A 50,000 square-foot space located on the most northeast section of Phase 2 has been set-aside for additional community space.

In addition to the stand-alone homes and anticipating greater Assisted Living and Memory Care demand, additional wings will be added to the Assisted Living and Memory Care sections of the Congregate Building. The addition will consist of 30 Assisted Living Apartments and 12 Memory Care Apartments. This will provide additional capacity to the Adult Care Facility and allow the senior residents in the Independent Living components of The Project to age-in-place and not be forced to look for alternative housing options when additional care is required.



WRITTEN IMPACT STATEMENTS

§ 423.E. Approval Criteria

(1) The proposed use will be consistent with the purpose and intent of the master plan and this ordinance, including all regulations of the applicable zoning district

The Property is currently zoned A-Agricultural and is surrounded by A-Agricultural zoning districts to the north and west and R-1 One-Family Residential to the east, south and west. While the zoning districts to the north and west are A-Agricultural, the uses of these districts vary from its zoning classifications. The Children’s House to the west and Traverse City West Senior Highschool to the northwest both fall into the Institutional Land Use Type while Brookside Commons to the north falls into the Moderate Density Residential Land Use Group, 3-6 units per acre.



The 2018 Future Land Use Map indicates The Property is designated to fall under the Low Density Residential Land Use Type. The Project, as proposed, would have a density of 5.0 units per acre in Phase 1 and density of 4.37 units per acre once both phases are complete, which would fall into the Moderate Density Land Use Type. While the density is slightly higher than what the Future Land Use Map indicates, it has the same Land Use Type as Brookside Commons directly to the north. Furthermore, most of the density concentration lies within the Congregate Building which is situated in the northern most section of The Property, nearest to Brookside Commons. The density begins to lessen as you move further south with the standalone Villas, which is surrounded by Low Density Residential Land Uses. While the Project has a higher density than what is indicated in the Master Plan, it is consistent with surrounding land uses.

As indicated in the Master Plan, accessible housing for seniors will become increasingly important as the region grows and ages. According to the Master Plan, “the proportion of aged residents is projected to continue to climb to a County-wide average of 36% of households in 2040 being 65 years or older.”¹ The Project meets the purpose and intent of the Master Plan by providing a housing option for seniors that is currently not available, or very limited, in the region.

Recognizing that Independent Living is a choice, The Project offers a wide range of housing options and amenities to attract the younger, more active and independent senior who is looking to down-size their home and take away some of the daily burdens of home ownership, such as maintenance, lawn care, utilities, property taxes and meal preparation. It also provides peace of mind to the Independent residents knowing care options are available on-site as they age-in-place.

Assisted Living and Memory Care are need based and The Project is designed to provide the highest quality of life and care to the residents. 50% of the Assisted Living units and 100% of the Memory Care

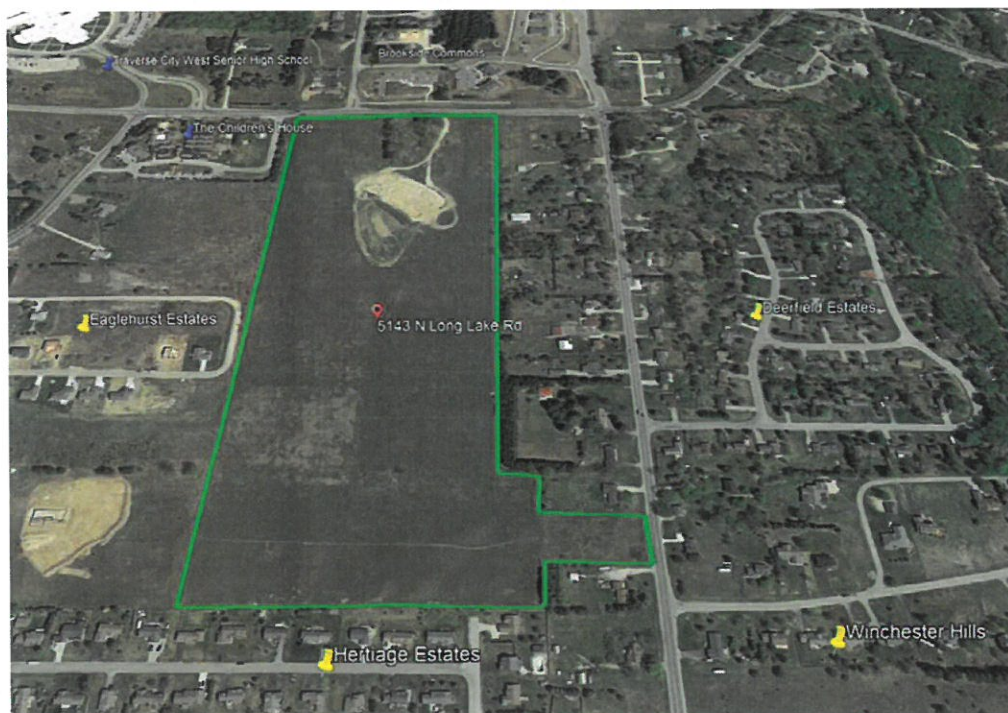
¹ Garfield Township Master Plan 2018

units will be handicap accessible which will provide a much-needed accessible housing option in Grand Traverse County as indicated in the Master Plan.

(2) The proposed use will be designed, constructed, operated and maintained so as to be compatible, harmonious and appropriate with existing or planned character and uses of the neighborhood, adjacent properties and the natural environment

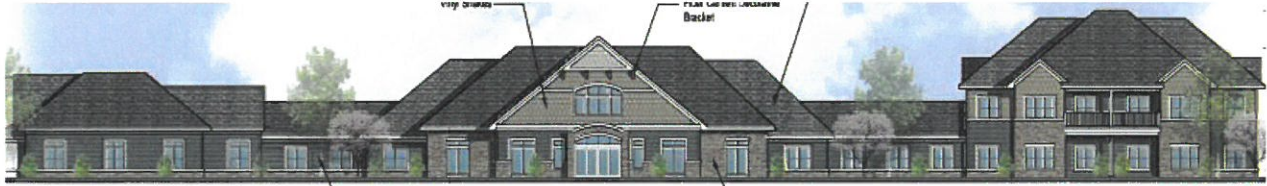
The Project provides a wider variety of housing types and styles to better accommodate the aging population and help achieve the housing goal set forth in the 2020 Strategic Plan and 2018 Master Plan. The Special Use Permit and Planned Unit Development will allow for the Property to function as a senior campus community with opportunities for residents to remain active in the Garfield Township community and surrounding areas. The Property's ideal location along North Long Lake Road, a minor arterial road in Garfield Township, allows the residents to access many shopping centers, grocery stores, restaurants and recreational activities in the area within a few minutes' drive.

While The Property is zoned A-Agricultural and is surrounded by A-Agricultural and R-1 One-Family Residential zoning districts, it is the only remaining Agriculture use amongst the adjacent properties. The Project's Phase 1 site plan is designed to be compatible, harmonious and appropriate with the surrounding adjacent properties. The two-story Congregate Building, which consists of 87% of the units in Phase 1, is located on the most northern portion of the parcel along North Long Lake Road, which is closest to the Moderate Density Residential community to the north and farthest from the Low Density Residential neighborhoods. The Project becomes far less dense with 20 stand-alone Villas in the middle and southern portions of Phase 1 of The Property and is compatible, harmonious and appropriate with the Low Density Residential neighborhoods to the east and west.





Aesthetically, the new two-story Congregate Building and single-story Villas will complement the existing single-family homes, schools, and multifamily community that are adjacent to the Property. Stone veneer, vinyl shake siding, and horizontal siding will be installed on the Congregate Building and Villas to create a visually appealing and vibrant Class A senior living community.



The middle and southern portions of Phase 1 utilizes the green space with even topography of the land to create a series of walking paths to provide pedestrian connectivity between the Villas, Congregate Building and outdoor amenities such as the pocket neighborhood parks, outdoor patio, gazebos, pickleball courts and water features. A multi-use pathway is included as part of Phase 1 which will connect North Long Lake Road and Zimmerman Road as presented in the Master Plan. Once Phase 2 is constructed, vehicular connectivity will be provided within The Project to North Long Lake Road to the north and Zimmerman Road to the east. Future connection to East Colonial Drive to the south and Ravenhurst Drive to the west is planned, pending Grand Traverse County Road Commission approval.

Phase 2 will consist of 33 stand-alone homes situated on individual lots of 15,000 square feet or more on 21.79 acres and is surrounded by Low Density Residential uses to the east, west and south and Phase 1 to the north. Phase 2 is compatible, harmonious and appropriate with the surrounding adjacent properties.

Type "D" landscaping buffer will be planted along the eastern and western boundaries of The Property in Phase 1 to separate the differing land uses of The Project and the surrounding Low Density Residential neighborhoods. Additional buffer will be planted near the maintenance building to the southwest portion of Phase 1 and near the Assisted Living parking lot on the east portion of Phase 1. Type "C" landscaping buffer will be planted along the northern and northwestern boundary of The Property in Phase 1 to between the Institutional and Moderate Density Residential uses. Phase 2 does not require a landscaping buffer.





(3) The proposed use will not be detrimental, hazardous or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, dust, gas, smoke, vibration, odor glare, visual clutter, electrical or electromagnetic interference

The Project's proposed use is a Senior Living campus featuring Independent Living, Assisted Living and Memory and will provide services to the aging population of Garfield Township and surrounding areas. The unit mix is 20 Independent Living Villas, 50 Independent Living apartments, 60 Assisted Living apartments, and 24 Memory Care apartments. It is anticipated that The Project will create 54 new jobs in Garfield Township. Activity within the senior living campus typically lessens after dinner-hours.

In January 2020, a traffic study was performed for the subject Property and Project. Based on the analyses performed, the Project will have minimal impact to existing traffic operations along adjacent roadways. The site is anticipated to generate approximately 650 total vehicular trips (total entering and exiting, including staff) during the typical weekday, 70 vehicular trips (48 entering, 22 exiting) during the morning peak-hour and 87 vehicular trips (30 entering, 57 exiting) during the afternoon peak-hour.

Garfield Township traffic impact study thresholds state that the minimum threshold for requiring a traffic impact study is 150 new peak-hour directional trips during either the morning or afternoon peak hour or 1,000 daily trips. The proposed project's trip generation is anticipated to be below this threshold.

(4) Potential adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the provision and location of screening, fencing, landscaping, buffers or setbacks

The proposed Project takes into consideration adverse effects arising from the proposed use on the neighborhood and adjacent properties by providing adequate parking and strategic placement of buildings, structures, and entrances:

- **Parking.** The need for parking amongst residents of The Project can vary depending on stage of life. In Wallick's more than 30 years of developing, owning, and operating Senior Living communities, Independent Living residents typically have one (1) car per unit, Assisted Living residents typically have one (1) care per four (4) units and Memory Care residents do not have cars at the community. 158 parking spaces will be provided in Phase 1 with the following breakdown:
 - Independent Living – 75 spaces, 1.5 spaces per unit
 - 50 garage spaces and 25 surface spaces
 - Assisted Living – 30 spaces, 1 space per 2 units
 - Memory Care – 6 spaces, 1 space per 2 units
 - Staff/Visitor – 47 spaces

In Phase 2, an additional 20 spaces will be constructed with the following breakdown:



- Assisted Living – 15 spaces
- Memory Care – 3 spaces
- Staff/Visitor – 2 spaces

Additionally, each Villa includes a two-car garage and driveway for additional guest parking.

Once both Phases are complete there will be 178 parking spaces for 196 units and staff. Given Wallick's history and experience operating Senior Living communities, the 172 parking spaces is adequate for The Project and will not create adverse effects for the neighborhood and adjacent properties

- **Placement of Buildings.** The two-story Congregate Building, which consists of 87% of the units in Phase 1, is located on the most northern portion of the parcel along North Long Lake Road, which is closest to the Moderate Density Residential community to the north and farthest from the Low Density Residential neighborhoods. The Project becomes far less dense with 20 stand-alone Villas in the middle and southern portions of Phase 1 of The Property and is compatible, harmonious and appropriate with the Low Density Residential neighborhoods to the east and west.

The maintenance building is in the southwest corner of Phase 1 and is screened from the adjacent Low Density Residential neighborhood to the west with additional landscaping buffer. The building is located outside of the residents' average travel patterns but it easily accessible for staff.

- **Placement of Entrances.** The main entrance will be located on the northwest side of The Property along North Long Lake Road. The boulevard entrance will be divided by a median to provide safe means of two-way ingress and egress traffic. Per preliminary discussions with the Grand Traverse County Road Commission and to minimize impact on traffic hazards and congestion, a deceleration lane will likely need to be constructed along North Long Lake Road for vehicles entering and exiting The Property traveling eastbound. The deceleration lane will be constructed at the developer's expense. Vehicles traveling westbound on North Long Lake Road will use the turning lane to enter and exit The Property. Pending further Grand Traverse County Road Commission review, the turning lane may need to be extended. The proposed 75' right of way along North Long Lake Road takes this turning lane extension into consideration.

A gated emergency entrance will be located on the northeast side of The Property along North Long Lake Road. This entrance is always to remain gated and is only accessible to emergency responders.

In Phase 2, the main entrance to the community will be located to the southeast side of The Property along Zimmerman Road, approximately 2,500 feet south of North Long Lake Road. The location of the main entrance in Phase 2 is not anticipated to adversely impact the traffic in this area.



- **Landscaping.** The proposed landscaping plan is very traditional in design and will enhance the natural features and general character of The Property with an emphasis on native species and hardy plants to ensure the health and vigor of the landscape for many years. Ornamental trees, deciduous shrubs, grasses, wildflower, shrubs and broadleaf evergreen shrubs will be planted around the Congregate Building, Villas, open space and outdoor amenities such as the patio, pocket parks, walking paths and pickleball courts. Plants around the pond and stormwater detention were carefully selected to improve water quality, prevent erosion and control nuisances and invasive species. Additional emphasis will be placed on the landscaping near the service area in the back of the Congregate Building to screen it from the patio setting, the Memory Care Courtyard, and the parking areas which complies with the regulation set forth in Sections 531 and 532 of the Ordinance. Ample foundation and street tree plantings will provide the scale and detail to create a pleasant pedestrian environment.
- **Buffers.** Type “D” buffer will be planted along the eastern and western boundaries of The Property in Phase 1 to separate the differing land uses of The Project and the surrounding Low Density Residential neighborhoods. Additional buffer will be planted near the maintenance building to the southwest portion of Phase 1 and near the Assisted Living parking lot on the east portion of Phase 1. Type “C” buffer will be planted along the northwestern and northern boundaries of The Property in Phase 1 to separate The Project and Institutional, Commercial and Moderate Density Residential uses and on the southern boundary of Phase 1. No buffering would be required in Phase 2.
- **Setbacks.** All setbacks proposed in the Planned Unit Development adhere to the regulations and conditions set forth in Section 777 of the Garfield Township Zoning Ordinance. The front setback to the north along North Long Lake Road is 50’ from the proposed public right of way. The side setbacks to the east and west of Phase 1 is 30’ from the development boundary line which is not a public right of way. No rear setback is required as Phase 2 is to the south. The setbacks for the single lots in Phase 2 shall comply with R-1 District standards.

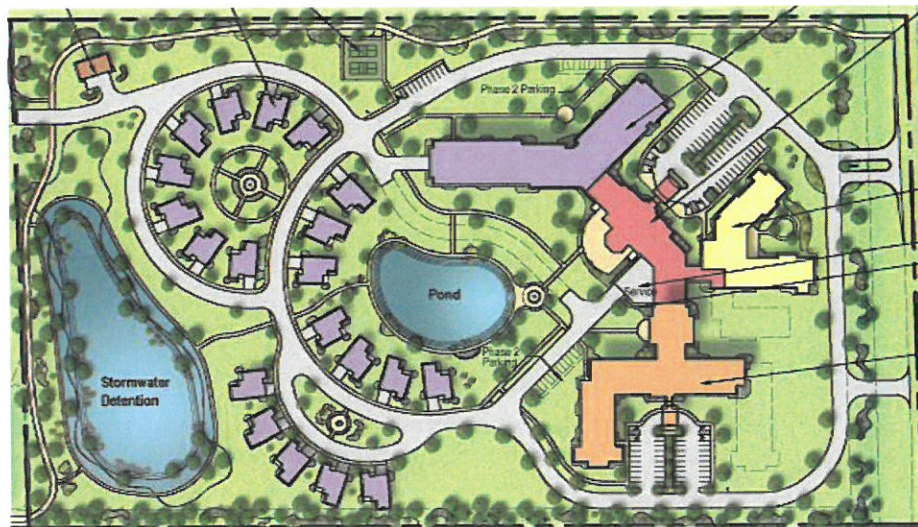
(5) The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood

The Property, as it exists today, is a former farm field which hasn’t been farmed in nearly two decades with minimal natural features. The Property is one of the few large former farm fields in Garfield Township that remains undeveloped. The flat topography of the land, which made it desirable farmland, also makes it a desirable senior living campus. The Project will feature 24% open space within the community and provide a series of walking paths and a multi-use pathway providing connectivity within The Property and public amenities outside of The Property. The proposed landscaping plan will enhance the natural features and general character of the neighborhood by incorporating native species into the design and minimize the visual and physical impact of the buildings, drives, and parking areas of The Project

(6) Adequate public and private infrastructure and services such as streets, water and sewage facilities, drainage structures, police and fire protection, and schools, already exist or will be provided without excessive additional requirements at public cost

The following public and private infrastructure and services already exist or will exist and are provided at The Property without excessive additional requirements at public cost:

- **Public Streets.** North Lake Long Road would serve as the primary access road to The Property for Phase 1 and Zimmerman Road would serve as the primary access road for Phase 2. Both are public roads.
- **Private Streets.** Within The Project, private roads will be constructed and maintained by ownership and management. In Phase 1, the private road will begin at the main entrance along North Long Lake Road and wrap around the Congregate Building and the Villas in a circular traffic pattern back to the main entrance. Additional roadway will be constructed on the southwest portion of Phase 1 to provide access to the maintenance building. The road will be stubbed after the maintenance building and will provide connectivity to Phase 2. In Phase 2, a winding road will be constructed to provide a slow and smooth traffic pattern throughout. Connectivity to Phase 1 will occur at the phase line along the western boundary of The Property. Once Phase 2 is complete, there will be vehicular connectivity from North Long Lake Road to Zimmerman Road through The Property. The winding design is intended to deter cut through traffic from North Long Lake Road to Zimmerman Road for non-residents. Future connection to East Colonial Drive to the south and Ravenhurst Drive to the west is planned, pending Grand Traverse County Road Commission approval.



- **Public Water and Sewage Facilities.** Municipal water and sanitary sewer services are available at The Property and are provided and administered by the Grand Traverse County Department of Public Works. An existing easement near the Eaglehurst Estate subdivision to the west allows for water and sewer extension and connection in Phase 1 and an existing easement along Zimmerman Road allows for water and sewer extension in Phase 2. Grand Traverse County Department of Public Works has ample capacity for The Project.
- **Private Drainage Structures.** In Phase 1, two stormwater retention ponds will be constructed with the capacity to handle back-to-back 100-year storm events for the entire parcel and stormwater runoff from paved parking lots and roads in Phase 1. In Phase 2, four additional



stormwater detention ponds will be constructed with the capacity to handle stormwater runoff for the additional infrastructure.

- **Police and Fire Protection.** The Property is in the Grand Traverse Sheriff's Department's jurisdiction and The Grand Traverse Metro Emergency Authority provides services to The Property.
- **Schools.** While the proposed Project is not anticipated to create additional burden on the school system due to the age of the residents in Phase 1 and only 33 stand-alone units in Phase 2, The Property is in the Traverse City Area Public Schools district. Traverse City West Senior High School is adjacent to The Property, Traverse City West Middle School is located approximately two miles from The Property, and Silver Lake Elementary School is located approximately five miles from The Property.

(7) The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare

The Project's proposed use is a Senior Living campus featuring Independent Living, Assisted Living and Memory Care and will provide services to the aging population of Garfield Township and surrounding areas. Wallick has been providing senior living solutions for more than 30 years. In the Garfield Township community and surrounding communities, Wallick has identified an under-served population of seniors who need greater housing, assisted living and care options. Building designs, services and activities, resident comfort and cost considerations are incorporated into a multifaceted ownership and management approach. Our communities become a home that can not only sustain, but also improve the health, safety, morals and comfort for aging Garfield Township residents.

(8) The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use

The Charter of Garfield Township 2020 Strategic Plan was adopted by the Board of Trustees in August 2019. The proposed use of The Project will help Garfield Township achieve several goals set forth in the Strategic Plan:

- **Identity.** The Project will support a rapidly growing population of senior citizens in Garfield Township and surrounding areas who are in need of housing options that provide high-quality care, services, activity, comfort, and safety; all of which conveys the character and values of the community
- **Economic Development.** The Property, as it exists today, is a former farm field which hasn't been farmed in nearly two decades and is one of the few large former farm fields in Garfield Township that remains undeveloped. Given the surrounding uses, the proposed use of The Project is ideal for Garfield Township since it puts minimal additional burden on public infrastructure and services, is developing approximately 52.5 acres of unused farmland, and is creating 54 new jobs.
- **Public Safety.** The Project will offer 24-hour healthcare and security to some of Garfield Township's most vulnerable residents while also providing three daily meals and snacks,



programming and activities to keep them healthy and active, and peace of mind to their families.

- **Park and Trails.** The Project features a series of walking paths to provide pedestrian connectivity between the Villas, Congregate Building and outdoor amenities such as the pocket neighborhood parks, outdoor patio, gazebos, pickleball courts and water features. A multi-use pathway is included as part of Phase 1 which will connect North Long Lake Road and Zimmerman Road. In Phase 2, the multi-use path is planned to be extended to provide pedestrian connectivity to Heritage Estates to the south and Eaglehurst Estates to the west.
- **Water Quality.** Stormwater basins will be constructed on both Phases which will maintain stormwater runoff on-site and will be maintained in accordance to Section 523 of the Garfield Township Zoning Ordinance. The Project will not adversely impact any nearby streams, wetland or water bodies.
- **Housing.** The Project provides a wide variety of Class A housing types and styles to better accommodate the aging population as they progress through life. The Project offers housing options and amenities to attract the younger, more active and independent senior who is looking to down-size their home and take away some of the daily burdens of home ownership; such as maintenance, lawncare, utilities, property taxes and meal preparation. It also provides peace of mind to the Independent residents knowing care options are available on-site as they age-in-place. Assisted Living and Memory Care are need based and The Project is designed to provide the highest quality of life and care to the residents. 50% of the Assisted Living units and 100% of the Memory Care units will be handicap accessible which will provide a much-needed accessible housing option in Grand Traverse County.
- **Partnerships.** The Project plans to partner with local companies and organizations to provide services and activities to our residents; including but not limited to fitness classes, outdoor activities, health screenings, beer and wine tastings with local breweries and wineries, musical events, and planned monthly outings in and around Garfield Township. Beyond these, Wallick will have a partnership with Garfield Township as long-term owners and operators of The Project.
- **Fiscal Responsibility.** Wallick has been developing, constructing and managing Senior Living communities for more than 30 years. As the long-term owner and operator of all our Senior Living communities, Wallick takes pride in delivering an efficient and high-quality product in all markets we serve.

(9) Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads

The main entrance will be located on the northwest side of The Property along North Long Lake Road. The boulevard entrance will be divided by a median to provide safe means of two-way ingress and egress traffic. Per preliminary discussions with the Grand Traverse County Road Commission and to minimize impact on traffic hazards and congestion, a deceleration lane will likely need to be constructed along North Long Lake Road for vehicles entering and exiting The Property traveling eastbound. The deceleration lane will be constructed at the developer's expense. Vehicles traveling westbound on North Long Lake Road will use the turning lane to enter and exit The Property. Pending further Grand Traverse County Road Commission review, the turning lane may need to be extended. The proposed 75'



right of way along North Long Lake Road takes this turning lane extension into consideration. A gated emergency entrance will be located on the northeast side of The Property along North Long Lake Road. This entrance is always to remain gated and is only accessible to emergency responders.

In Phase 2, the main entrance to the community will be located to the southeast side of The Property along Zimmerman Road, a Minor Collector, approximately 2,500 feet south of North Long Lake Road. The location of the main entrance in Phase 2 is not anticipated to adversely impact traffic in this area. Vehicular connectivity to Phase 1 will be provided at the phase line on the west side of The Property. Future connection to East Colonial Drive to the south and Ravenhurst Drive to the west is planned, pending Grand Traverse County Road Commission approval.

(10) Adequate measures shall be taken to provide vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks servicing the site in a safe and convenient manner

Within The Project, private roads will be constructed and maintained by owners and management. In Phase 1, the private road will begin at the main entrance along North Long Lake Road and wrap around the Congregate Building and the Villas in a circular traffic pattern back to the main entrance. Additional roadway will be constructed on the southwest portion of Phase 1 to provide access to the maintenance building. The road will be stubbed after the maintenance building and will provide connectivity to Phase 2. In Phase 2, a winding road will be constructed to provide a slow and smooth traffic pattern throughout. Connectivity to Phase 1 will occur at the phase line along the western boundary of The Property. Once Phase 2 is complete, there will be vehicular connectivity from North Long Lake Road to Zimmerman Road through The Property. The winding design is intended to deter cut through traffic from North Long Lake Road to Zimmerman Road for non-residents. Future connection to East Colonial Drive to the south and Ravenhurst Drive to the west is planned, pending Grand Traverse County Road Commission approval. The Project will provide a series of walking paths and a multi-use pathway for pedestrian traffic and connectivity within The Property and public amenities outside of The Property.

(11) The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district

The Property is currently zoned A-Agricultural and is surrounded by A-Agricultural zoning districts to the north and west and R-1 One-Family Residential to the east, south and west. While the zoning districts to the north and west are A-Agricultural, the uses of these districts vary from its zoning classifications. The Children's House to the west and Traverse City West Senior Highschool to the northwest both fall into the Institutional Land Use Type while Brookside Commons to the north falls into the Moderate Density Residential Land Use Group, 3-6 units per acre. The surrounding R-1 One-Family Residential zoning and their use is reflected as such.

The Special Use Permit and Planned Unit Development will allow for The Property to function as a senior campus community in Phase 1 and single homes in Phase 2 which complements the surrounding properties very well. The proposed use will not impede the orderly development and improvement property for uses permitted within the zoning district.



§ 426.A. Eligibility

(1) Generally

The proposed development would meet more than the required one (1) purposes of Section 426.A.1 of the Ordinance:

- a) Mixed or varied uses are proposed that cannot be achieved under a single zoning district. The proposed development consists of two phases. Phase 1 will be constructed on approximately 30.77 acres on the northern section of The Property along North Long Lake Road and includes a licensed Adult Care Facility, the Congregate Building, containing 50 Independent Living apartments, 60 Assisted Living apartments and 24 Memory Care apartments. The Congregate Building will also feature a commercial kitchen, dining rooms, bistros, fitness centers, beauty salon, health exam rooms, activity rooms, multipurpose rooms, and living rooms. Phase 1 will also include 20 Independent Living Villas which are stand-alone units. Phase 1 would be considered Moderate Density Residential Use and most like an R-3 zoning district with some components of C-G, General Commercial.

Phase 2 will be constructed on approximately 21.79 acres on the southern section of the property with access from Zimmerman Road. Phase 2 will contain 33 stand-alone units ranging from 1,800-2,400 square feet on individual lots of 15,000+ square feet. Phase 2 would be considered Low Density Residential Use and most like an R-1 zoning district. In anticipation of greater demand in the licensed Adult Care Facility, Phase 2 also includes expansion of the Congregate Building in Phase 1 for an additional 30 Assisted Living apartments and 12 Memory Care apartments. The proposed varied uses cannot be achieved under a single zoning district.

Phase 1 of The Project, as an Adult Care Facility, shall abide by all regulations set forth in Section 710 of the Ordinance.

- b) The site exhibits unusual topography or a unique setting within the community.

The Property is a unique setting in the community due to the acreage, location and surrounding uses. The Property, as it exists today, is approximately 52.5 contiguous acres of former farm field which hasn't been farmed in nearly two decades with minimal natural features. The Property is one of the few large former farm fields in Garfield Township that remains undeveloped. The flat topography of the land, which made it desirable farmland, also makes it a desirable senior living campus due to the open green space and walkability.

The Property is located on North Long Lake Road between Zimmerman Road and Herkner Road. The 2018 Future Land Use Map in the Master Plan indicates the use of The Property as Low Density Residential. The proposed use for The Property under this Planned Unit Development would create far less traffic hazards and congestion and would put far less burden on the school system than would a Low Density Residential use over the entire parcel.

The Property is currently zoned A-Agricultural and is surrounded by A-Agricultural zoning districts to the north and west and R-1 One-Family Residential to the east, south and west. While the zoning districts to the north and west are A-Agricultural, the uses of these districts



vary from its zoning classifications. The Children's House to the west and Traverse City West Senior Highschool to the northwest both fall into the Institutional Land Use Type while Brookside Commons to the north falls into the Moderate Density Residential Land Use Group, 3-6 units per acre. The surrounding R-1 One-Family Residential zoning and their use is reflected as such.

- c) Innovation and variety of design are proposed that are not achievable under the current zoning districts of this ordinance.

The proposed Project offers a wide variety of design and innovation. The Congregate Building is a licensed Adult Care Facility consisting of Independent Living, Assisted Living and Memory Care components. Residents will have access to 24-hour care, freshly prepared daily meals and snacks, fitness classes and planned activities. The Villas are stand-alone units designed for the younger and more active senior who is looking to downsize their home and remove some of the daily burdens of home ownership, but not quite ready to move into an apartment-like setting. Residents of the Villas will have access to all amenities in the Congregate Building. The Villas are situated in pocket-park neighborhoods with central gathering areas which create a sense of community within each neighborhood. The stand-alone homes in Phase 2 are like the Villas but located on 15,000+ square foot lots and not in a pocket neighborhood setting. The innovation and variety of design of the project are not achieve under the current zoning districts of the Ordinance.

- d) Additional amenities are made possible by and incorporated within the development

The proposed development offers several amenities to its residents and the public which are incorporated within the development. The site plan effectively and efficiently utilizes the green space with the level topography of the land to create a series of walking paths to provide pedestrian connectivity between the Villas, Congregate Building and outdoor amenities such as the pocket neighborhood parks, outdoor patio, gazebos, pickleball courts and water features. A multi-use pathway is included as part of Phase 1 which will connect North Long Lake Road and Zimmerman Road as presented in the Master Plan. Residents of The Project will enjoy all the amenities within the Congregate building, including but not limited to 24-hour care and security, freshly prepared meals and snacks, state of the art dining and exercise facilities, multi-purpose room used for movie nights and large group activities, bistros and pubs, classes, planned indoor and outdoor activities, beauty salon and barbershop, and large living rooms to gather with friends and family, all of which meet the criteria set forth in Section 710 of the Ordinance.

- e) A substantial public benefit is proposed within or as a result of the project.

The Project's proposed use is a Class A Senior Living campus featuring Independent Living, Assisted Living and Memory Care and will provide services to the aging population of Garfield Township and surrounding areas. Today, there's an under-served population of seniors who need greater housing, assisted living and care options and future demand is expected to increase significantly over the next 10-15 years. 50% of the Assisted Living units and 100% of the Memory Care units will be handicap accessible which will provide a much-needed accessible housing option in Grand Traverse County. Building designs, unit floor plans, services and



activities, resident comfort and cost considerations are incorporated into a multifaceted ownership and management approach. Our communities become a home that can not only sustain, but also improve the health, safety, morals and comfort for aging Garfield Township residents

2. Minimum Site Size

The Property (parcel ID 28-05-018-013-00) consists of approximately 52.5 contiguous acres, is self-contained and lies completely in Garfield Township's jurisdiction, which meets all criteria set forth in Section 426.2 of the Ordinance.

3. Site Accessibility

The Property is located at 5143 North Long Lake Road, Traverse City, Michigan and has direct access from North Long Lake Road, which is designated as a Minor Arterial Road on the 2018 Thoroughfare Plan map. Phase 2 will have direct access from Zimmerman Road which is designated as a Minor Collector.²

Senior Living communities generate far less traffic than single-family and multifamily residential neighborhoods based on the demographics of the residents and the amenities available on-site. Based on the traffic analyses performed, the Project will have minimal impact to existing traffic operations along adjacent roadways. The site is anticipated to generate approximately 650 total vehicular trips (total entering and exiting, including staff) during the typical weekday, 70 vehicular trips (48 entering, 22 exiting) during the morning peak-hour and 87 vehicular trips (30 entering, 57 exiting) during the afternoon peak-hour.

4. Open Space

The Project will feature 24% open space within the community along with a series of walking paths to provide pedestrian connectivity between the Villas, Congregate Building and outdoor amenities such as the pocket neighborhood parks, outdoor patio, gazebos, pickleball courts and water features. Additionally, a multi-use pathway will be constructed through The Property from North Long Lake Road to Zimmerman as outlined in the Master Plan.

§ 426.E. Approval Criteria

(1) Scope of Authority – Uses

The Project's proposed use is a Senior Living campus featuring Independent Living, Assisted Living and Memory Care and will provide services to the aging population of Garfield Township and surrounding areas. While the Property is currently zoned A-Agricultural and is surrounded by A-Agricultural and R-1 One-Family Residential zoning districts, it is the only remaining Agriculture use amongst the surrounding properties. The two-story Congregate Building, which consists of 87% of

² Garfield Township Master Plan 2018



the units in Phase 1, is located on the most northern portion of the parcel along North Long Lake Road, closest to the Moderate Density Residential community to the north and farthest from the Low Density Residential neighborhoods. The Project becomes far less dense with 20 stand-alone Villas in the middle and southern portions of Phase 1. The Project's Phase 1 site plan is designed to be harmonious and compatible with the uses of the site and the surrounding area.

Phase 2 will consist of 33 stand-alone homes situated on individual lots of 15,000 square feet or more and is surrounded by Low Density Residential uses to the east, west and south and Phase 1 to the north. Phase 2 is harmonious and compatible with the uses of the site and the surrounding area.

The 2018 Future Land Use Map³ indicates The Property is designated to fall under the Low Density Residential Land Use Type. The Project, as proposed, would have a density of 5.0 units per acre in Phase 1 and density of 4.37 units per acre once both phases are complete, which would fall into the Moderate Density Land Use Type. While the density is slightly higher than what the Future Land Use Map indicates, it has the same Land Use Type as Brookside Commons directly to the north. Furthermore, 77% of the density concentration, once both phases are complete, lies within the Congregate Building which is situated in the northern most section of The Property, nearest to Brookside Commons. The density begins to lessen as you move further south with the standalone Villas and homes, which is surrounded by Low Density Residential Land Uses. While The Project has a higher density than what is indicated in the Master Plan, it is consistent and compatible with the existing use character, pattern and density of surrounding land uses.

(2) Scope of Authority – Dimensional Standards

Under this application, this Planned Unit Development is requesting the following alteration to the regulations and standards set forth in the Ordinance:

- **Density limits** – The Property is currently zoned A-Agriculture and is designated as Low Density Residential in the 2018 Future Land Use Map. Under this Planned Unit Development application, an alteration to Medium Density Residential is requested. As the site plan indicates, 77% of the units of The Project are in the Congregate Building which lies on the northern most portion of The Property and is consistent and compatible with the use to the north. 23% of the density is in the middle and southern portions of The Property which is consistent and compatible with the surrounding uses to the south, east and west.

(3) Objectives

a) To permit flexibility in the regulation of land development

Approval of this Planned Unit Development application would permit flexibility in the regulation of land development and provide the following benefits to the community:

³ Garfield Township Master Plan 2018



- **Mixed uses** – the proposed Project would feature a licensed Adult Care Facility which most resembles a Medium Density Residential use and R-3 zoning classification with some components of C-G zoning classification and Villas and stand-alone homes which most resemble a Low Density Residential use and an R-1 zoning district
- **Housing** – the proposed Project would provide a variety of much-needed senior and accessible housing options to Garfield Township and surrounding areas
- **Vacant land** – the proposed Project provides an opportunity to develop an underutilized piece of land near community services and amenities without creating additional burden on public infrastructure, services, schools and roadways
- **Economic benefits** – the proposed Project will create new jobs and tax base to the community through the creation of a senior living campus

b) To encourage innovation in land use and variety in design, layout, and type of structures constructed

The Property is one of the few large former farm fields in Garfield Township that remains undeveloped. The flat topography of the land, which made it desirable farmland, also makes it a desirable senior living campus. In Phase 1, the two-story Congregate Building is located on the most northern portion of the parcel along North Long Lake Road, which is closest to the Moderate Density Residential community to the north and farthest from the Low Density Residential neighborhoods. The Project becomes far less dense with 20 Villas in the middle and southern portions of Phase 1 of The Property and is compatible and appropriate with the Low Density Residential neighborhoods to the east and west. In Phase 2, 33 stand-alone homes situated on individual lots of 15,000+ square feet are surrounded by Low Density Residential uses to the east, west and south and Phase 1 to the north. Phase 2 is compatible and appropriate with the surrounding adjacent properties.

Aesthetically, the new two-story Congregate Building and single-story Villas will complement the existing single-family homes, schools, and multifamily community that are adjacent to the Property. Stone veneer, vinyl shake siding, and horizontal siding will be installed on the Congregate Building and Villas to create a visually appealing and vibrant senior living community.



c) To achieve economy and efficiency in the use of land, natural resources, energy, and the providing of public services and utilities

The Project will provide a series of walking paths and a multi-use pathway providing connectivity within The Property and public amenities outside of The Property. The proposed landscaping plan will enhance the natural features and general character of the neighborhood by incorporating native species into the design and minimize the visual and physical impact of the buildings, drives, and parking areas. Stormwater basins will be constructed on both Phases which will maintain stormwater runoff on-site and will not adversely impact any nearby streams, wetland or water bodies. Electricity is provided by Consumers Energy. Municipal water and



sanitary sewer services are available at The Property and are provided and administered by the Grand Traverse County Department of Public Works. Grand Traverse County Department of Public Works has ample capacity for The Project.

d) To encourage useful open space; to provide improved housing, employment, and shopping opportunities particularly situated to the needs of the Grand Traverse Region

The Project's site plan includes 24% open space and utilizes the green space with even topography of the land to create a series of walking paths to provide pedestrian connectivity between the Villas, Congregate Building and outdoor amenities such as the pocket neighborhood parks, outdoor patio, gazebos, pickleball courts and water features. A multi-use pathway is included as part of Phase 1 which will connect North Long Lake Road and Zimmerman Road as presented in the Master Plan. The Project meets the purpose and intent of the Master Plan by providing an accessible housing option for seniors that is currently not available, or very limited, in the region and is anticipated to create 54 new jobs in Garfield Township.

e) To encourage the innovative use, re-use, and improvement of existing sites and buildings

The Property is a vacant former farm field which hasn't been farmed in nearly two decades and is one of the few large former farm fields in Garfield Township that remains undeveloped. Given the surrounding uses, the proposed use of The Project is ideal for Garfield Township since it puts minimal additional burden on public infrastructure and services and is developing approximately 52.5 acres of unused farmland.

f) To permit development in accordance with the policies and objectives of the Charter Township of Garfield Master Plan

The proposed development is in accordance with the policies and meets the following objectives of the Charter Township of Garfield Master Plan:

- **Housing** – The Project provides a wider variety of Class A housing types and styles with an underground parking garage to better accommodate the growing aging population of Grand Traverse County.
- **Accessibility** – The Project is a Senior Living Campus with Independent Living, Assisted Living and Memory Care components. 50% of the Assisted Living apartments and 100% of the Memory Care apartments are accessible.
- **Housing Condition** – Wallick Communities has been providing high-quality senior housing and care for 30+ years and is experienced with local and state inspections. Wallick takes pride in providing a safe, clean, sustainable and healthy living environment to our residents
- **Location** – The Property is located on a minor arterial road and will add minimal burden to public infrastructure and services
- **Utilities** – Municipal sanitary sewer and water services are available at The Property and are administered by the Grand Traverse County Department of Public Works



(4) Criteria

- a) **The uses will be compatible with the natural environment, and with adjacent and surrounding land uses and properties, and will not have an adverse economic, social or environmental impact on adjacent and surrounding land uses and properties**

The Property is a unique setting in the community due to the acreage, location and surrounding uses. The Property, as it exists today, is approximately 52.5 acres of former farm field which hasn't been farmed in nearly two decades with minimal natural features. The flat topography of the land, which made it desirable farmland, also makes it a desirable senior living campus due to the open green space and walkability. The proposed landscaping plan will enhance the natural features and general character of the neighborhood by incorporating native species into the design and minimize the visual and physical impact of the buildings, drives, and parking areas. Stormwater basins with the capacity to handle back-to-back 100-year storm events will be constructed on both Phases which will maintain stormwater runoff on-site and will not adversely impact the natural environment and is compatible with the natural environment.

In Phase 1, the two-story Congregate Building is located on the most northern portion of the parcel along North Long Lake Road, which is closest to the Moderate Density Residential community to the north and farthest from the Low Density Residential neighborhoods. The Project becomes far less dense with 20 Villas in the middle and southern portions of Phase 1. Phase 1 is compatible with the surrounding and adjacent land uses and properties and will not adversely impact the surrounding and adjacent land uses and properties socially or economically.

In Phase 2, 33 stand-alone homes situated on individual lots of 15,000+ square feet are surrounded by Low Density Residential uses to the east, west and south and Phase 1 to the north. Phase 2 is compatible with the surrounding and adjacent land uses and properties and will not adversely impact the surrounding and adjacent land uses and properties socially or economically.

- b) **The uses will be compatible with the capacity of existing public services and facilities, or of planned and feasible future public services and facilities, and such use is consistent with the public health, safety and welfare of the Township residents**

Municipal water and sanitary sewer services are available at The Property and are provided and administered by the Grand Traverse County Department of Public Works. An existing easement near the Eaglehurst Estate subdivision to the west allows for water and sewer extension and connection in Phase 1 and an existing easement along Zimmerman Road allows for water and sewer extension in Phase 2. Grand Traverse County Department of Public Works has ample capacity for The Project. Consumers Energy provides electricity to the property. The overhead electric lines running through The Property will be relocated to the right-of-way along North Long Lake Road at the developer's expense. The Property is in the Grand Traverse Sheriff's Department's jurisdiction and The Grand Traverse Metro Emergency Authority provides services to The Property. The proposed use is consistent with the public health, safety and welfare of the Township residents.



c) The uses and development are warranted by the design of additional amenities made possible with, and incorporated by, the development proposal

The proposed development offers several amenities to its residents and the public which are incorporated within the development. The site plan effectively and efficiently utilizes the green space with the level topography of the land to create a series of walking paths to provide pedestrian connectivity between the Villas, Congregate Building and outdoor amenities such as the pocket neighborhood parks, outdoor patio, gazebos, pickleball courts and water features. A multi-use pathway is included as part of Phase 1 which will connect North Long Lake Road and Zimmerman Road as presented in the Master Plan. Residents of The Project will enjoy all the amenities within the Congregate building, including but not limited to 24-hour care and security, freshly prepared meals and snacks, state of the art dining and exercise facilities, multi-purpose room used for movie nights and large group activities, bistros and pubs, classes, planned indoor and outdoor activities, beauty salon and barbershop, and large living rooms to gather with friends and family.

d) Insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil disturbance and removal

The Property is a former farm field which hasn't been farmed in nearly two decades with minimal natural features and vegetation. The flat topography of the land, which made it desirable farmland, also makes it a desirable senior living campus due to the walkability and amount of open space, requiring minimal soil disturbance and removal. Two existing tree stands on the northern portion of The Property lie predominantly in or near the proposed 75' right-of-way along North Long Lake Road. Due to the location and final site grade, the tree stands will most likely need to be removed. The proposed landscaping plan is very traditional in design and will enhance the natural features and general character of The Property by incorporating native species and hardy plants to ensure the health and vigor of the landscape for many years.

e) Existing important natural, historic and architectural features within the development shall be preserved

The Property is a vacant former farm field with minimal natural features and vegetation. Where practicable, the natural features of the possible shall be preserved. The proposed development and landscape plan will enhance the natural and architectural features of The Property.

f) Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings

All setbacks proposed in the Planned Unit Development adhere to the regulations and conditions set forth in Section 777 of the Garfield Township Zoning Ordinance. The front setback to the north along North Long Lake Road is 50' from the proposed public right of way. The side setbacks to the east and west of Phase 1 is 30' from the development boundary line



which is not a public right of way. No rear setback is required as Phase 2 is to the south. The setbacks for the single lots in Phase 2 shall comply with R-1 District standards.

In Phase 1, the Congregate Building is sited harmoniously to the terrain and other buildings in the vicinity. The Villas are sited in the middle and southern portions of Phase 1 surrounded by open space, pocket parks and walking paths and are harmonious to the terrain and to other buildings in the vicinity. Institutional uses to the west and Moderate Density Residential uses to the north are separated by type "C" buffers. Low Density Residential uses to the east and west are separated by type "D" buffers with additional plantings near parking areas and the maintenance building.

g) With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the:

- **Location and number of access points to public streets** – In Phase 1, the only access point will be located on the northwest side of The Property along North Long Lake Road. Per preliminary discussions with the GTCRC, a deceleration lane will likely need to be constructed along North Long Lake Road for vehicles entering and exiting The Property traveling eastbound. The deceleration lane will be constructed at the developer's expense. Vehicles traveling westbound on North Long Lake Road will use the turning lane to enter and exit The Property. Pending further GTCRC review, the turning lane may need to be extended. A gated emergency entrance will be located on the northeast side of The Property along North Long Lake Road and is always to remain gated and is only accessible to emergency responders. In Phase 2, the main access point to the community will be located to the southeast side of The Property along Zimmerman Road. The location of the main entrance in Phase 2 is not anticipated to adversely impact traffic in this area. Future connection to East Colonial Drive to the south and Ravenhurst Drive to the west is planned, pending GTCRC approval.
- **Minimizing potential motorized/non-motorized conflict points** - The walking paths, sidewalks and multi-use path were designed to provide pedestrian and non-motorized connectivity throughout The Property with minimal motorized conflict points. Markings shall be provided throughout The Property where access points do occur. In Phase 2, sidewalks shall be constructed to minimize potential conflict points.
- **Width of interior drives and access points** – the width of the interior drives and access points are 26' wide and exceed the minimum street surface width set forth in Section 521 of the Ordinance.
- **General interior circulation** – Walking paths and sidewalks provide pedestrian connectivity between the Villas, Congregate Building, single homes and outdoor amenities such as the pocket neighborhood parks, outdoor patio, gazebos, pickleball courts and water features. A multi-use pathway is included as part of Phase 1 which will connect North Long Lake Road and Zimmerman Road as presented in the Master Plan.
- **Separation of pedestrian and vehicular traffic** – The sidewalks, walking paths, and multi-use paths constructed throughout The Property separate pedestrian and vehicular traffic and will be constructed in accordance with Section 522 of the Ordinance.



- **Arrangement of parking areas that are safe and convenient and, insofar as is practicable, do not detract from the design of proposed structures and neighboring properties** – The main parking areas are located at the Congregate Building near the main commons entrance and the Assisted Living entrance, an underground parking lot will be constructed below the Independent Living segment of the Congregate Building and an additional parking area will be constructed near the pickleball courts in Phase 1. In Phase 2, additional surface parking areas will be constructed near the Assisted Living segment of the Congregate Building between the pond and west of the Independent Living segment of the Congregate Building. The parking areas are illuminated in accordance with Section 517 of the Ordinance. Additional landscaping buffer will be planted near the main Assisted Living parking area. The parking areas are safe and convenient and do not detract from the design of the proposed structures and neighboring properties.

h) Landscaping is provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property and, where applicable, to create a pleasant pedestrian scale outdoor environment

Type “D” buffer will be planted along the eastern and western boundaries of The Property in Phase 1 to separate the differing land uses of The Project and the surrounding Low Density Residential neighborhoods. Additional buffer will be planted near the maintenance building to the southwest portion of Phase 1 and near the Assisted Living parking lot on the east portion of Phase 1. Type “C” buffer will be planted along the northwestern and northern boundaries of The Property in Phase 1 to separate The Project and Institutional, Commercial and Moderate Density Residential uses and on the southern boundary of Phase 1. No buffering would be required in Phase 2.

The proposed landscaping plan is very traditional in design and will enhance the natural features and general character of The Property with an emphasis on native species and hardy plants to ensure the health and vigor of the landscape for many years. Ornamental trees, deciduous shrubs, grasses, wildflower, shrubs and broadleaf evergreen shrubs will be planted around the Congregate Building, Villas, open space and outdoor amenities such as the patio, pocket parks, walking paths and pickleball courts. Plants around the pond and stormwater detention were carefully selected to improve water quality, prevent erosion and control nuisances and invasive species. Additional emphasis will be placed on the landscaping near the service area in the back of the Congregate Building to screen it from the patio setting, the Memory Care Courtyard, and the parking areas which complies with the regulation set forth in Sections 531 and 532 of the Ordinance. Ample foundation and street tree plantings will provide the scale and detail to create a pleasant pedestrian environment.

i) The development consolidates and maximizes open usable space

The project features 24% open space consisting of 12.625 acres and is broken as follows:

- Open Space A – 0.757 acre
- Open Space B – 0.379 acre



- Open Space C – 0.213 acre
- Open Space D – 3.165 acres
- Open Space E – 1.144 acres
- Open Space F – 2.026 acres
- Open Space G – 0.629 acre
- Open Space H – 3.271 acres
- Open Space I – 1.041 acres

Approximately 85% of the open space is in the middle and southern portions of Phase 1 which is where most of the walking paths and multi-purpose path are located, and all the outdoor amenities are located. The development consolidates and maximizes open usable space and exceeds the 20% requirement set forth in Section 426 of the Ordinance.

j) The benefits of the development are not achievable under any single zoning classification

The proposed development consists of two phases. Phase 1 will be constructed on approximately 30.77 acres on the northern section of The Property along North Long Lake Road and includes a licensed Adult Care Facility, the Congregate Building, containing 50 Independent Living apartments, 60 Assisted Living apartments and 24 Memory Care apartments. The Congregate Building will also feature a commercial kitchen, dining rooms, bistros, fitness centers, beauty salon, health exam rooms, activity rooms, multipurpose rooms, and living rooms. Phase 1 will also include 20 Independent Living Villas which are stand-alone units. Phase 1 would be considered Moderate Density Residential Use and most like an R-3 zoning district with some components of C-G, General Commercial.

Phase 2 will be constructed on approximately 21.79 acres on the southern section of the property with access from Zimmerman Road. Phase 2 will contain 33 stand-alone units ranging from 1,800-2,400 square feet on individual lots of 15,000+ square feet. Phase 2 would be considered Low Density Residential Use and most like an R-1 zoning district. In anticipation of greater demand in the licensed Adult Care Facility, Phase 2 also includes expansion of the Congregate Building in Phase 1 for an additional 30 Assisted Living apartments and 12 Memory Care apartments.

The proposed varied uses cannot be achieved under a single zoning classification.

k) The development is compatible with the intent and purpose of the adopted master plan

The development is compatible with the intent and purpose of the Master Plan and meets the following objectives:

- **Housing** – The Project provides a wider variety of Class A housing types and styles with an underground parking garage to better accommodate the growing aging population of Grand Traverse County.
- **Accessibility** – The Project is a Senior Living Campus with Independent Living, Assisted Living and Memory Care components. 50% of the Assisted Living apartments and 100% of the Memory Care apartments are accessible.

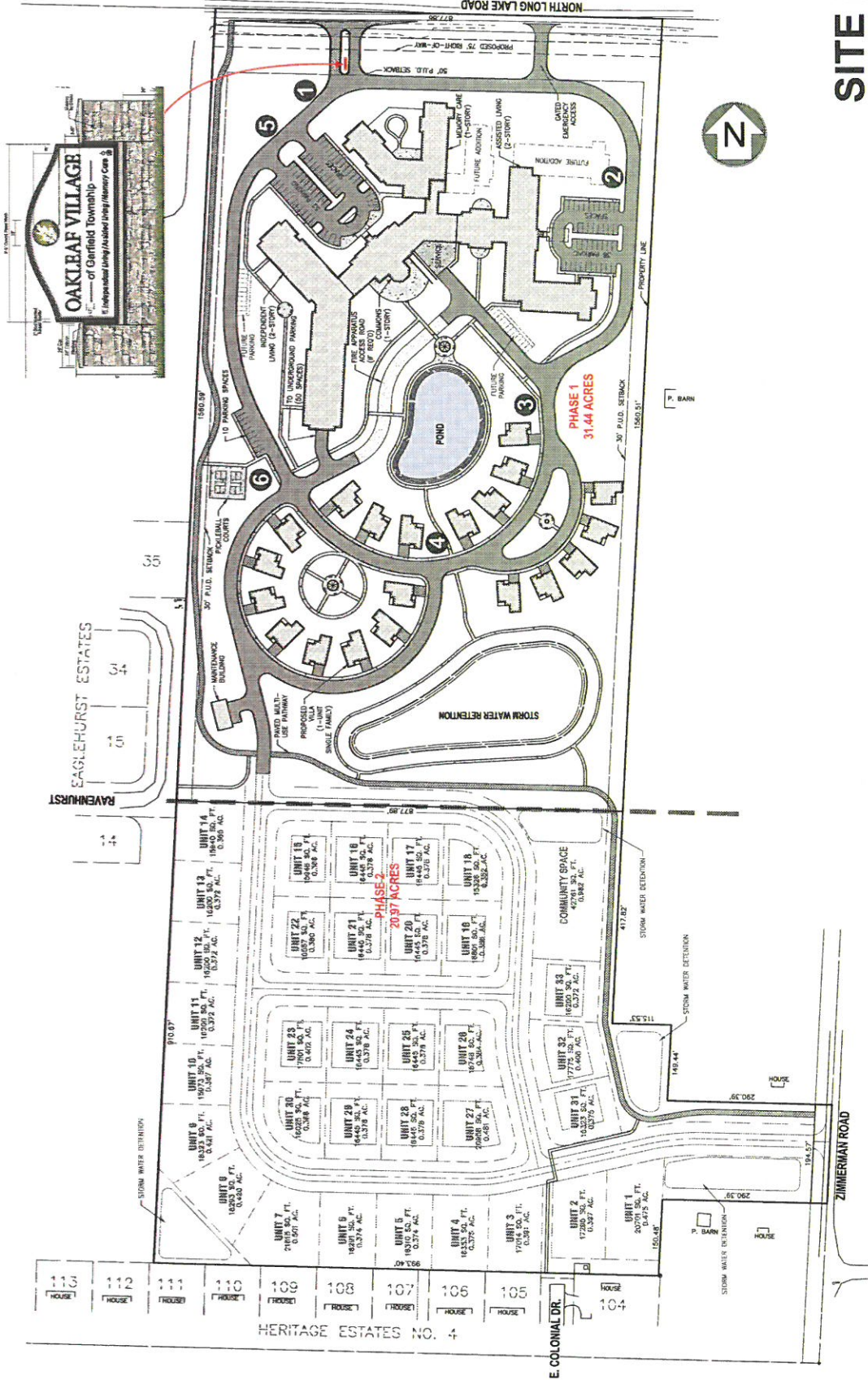
Oakleaf Village of Garfield Township

Special Use Permit and Planned Unit Development (PUD) for Senior Living Community



Communities

- **Housing Condition** – Wallick Communities has been providing high-quality senior housing and care for 30+ years and is experienced with local and state inspections. Wallick takes pride in providing a safe, clean, sustainable and healthy living environment to our residents
- **Location** – The Property is located on a minor arterial road and will add minimal burden to public infrastructure and services
- **Utilities** – Municipal sanitary sewer and water services are available at The Property and are administered by the Grand Traverse County Department of Public Works



SITE MAP

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SALES BMS	DATE 3-19-20
DESIGN RAF	SCALE Noted
SIZE 14	PROJECT # 20234
REVISION	
PROJECT NAME OAKLEAF VILLAGE	STATE MICHIGAN
LOCATION N. LONG LAKE RD.	CITY TRAVERSE CITY
PRODUCTION ART REQUIRED	
Colors on Printed Documents May Vary	
CLIENT APPROVAL	DATE



D.F. Externally Illuminated Monument Sign 39.74 SQ.FT.

CLIENT TO PROVIDE HIGH RESOLUTION LOGO ART FILE

PRIOR TO PRODUCTION
MASONRY BASE, COLUMNS AND LIMESTONE CAPS BY OTHERS.

SIGN CABINET FABRICATED FROM .090" THICK ALUMINUM OVER WELDED ALUMINUM ANGLE FRAMEWORK.

2" WIDE RAISED BORDER FABRICATED FROM 1/2" THICK CNC ROUTED EXTRUDA WITH SMOOTH, FINISHED EDGES. BORDER SECTIONS CONCEALED STUD INSTALLATION USING SILICONE ADHESIVE INTO PRE-DRILLED BORES. ONE SIDE OF SIGN RAISED BORDER INSTALLED IN FIELD, AFTER SIGN CABINET INSTALLED ON SUPPORT PIPE, TO CONCEAL FACE PANEL FASTENERS.

DIMENSIONAL GRAPHICS -

"OAKLEAF VILLAGE" AND "OF GARFIELD TOWNSHIP" ARE CNC ROUTED 1/2" THICK ACRYLIC LETTERS. "INDEPENDENT LIVING...etc." ARE 1/4" THICK ACRYLIC LETTERS. ALL LETTERS WITH SMOOTH, FINISHED EDGES. ELEMENTS ARE CONCEALED STUD MOUNTED TO FACE PANELS USING SILICONE ADHESIVE INTO PRE-DRILLED BORES.

VINYL GRAPHICS -
HANDICAP SYMBOL AND EHO SYMBOL ARE HIGH PERFORMANCE VINYL.

"LEAF" LOGO - FULL-COLOR DIGITAL PRINT INSTALLATION -

(1) 4" OD x 0.226" x 11'-2"+/- STEEL SUPPORT PIPE SET IN CONCRETE CAISSON 24" DIA. x 4.50 FT. DEEP. CABINET SECURED TO SUPPORT PIPE USING (2) WELDED PIPE SADDLES.

SMALL GAP ON EITHER SIDE OF CABINET CONCEALED WITH FLASHING AFTER INSTALLATION.

COLORS: VERIFY

CABINET FACES - WHITE, MAP #42202SP
RAISED BORDER, CABINET RETURNS, DIVIDER LINE - GREEN, PMS #371

"OAKLEAF VILLAGE" - GREEN, PMS #371



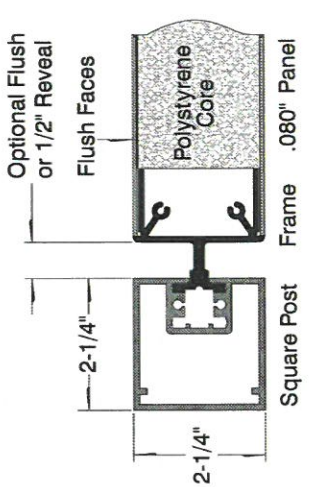
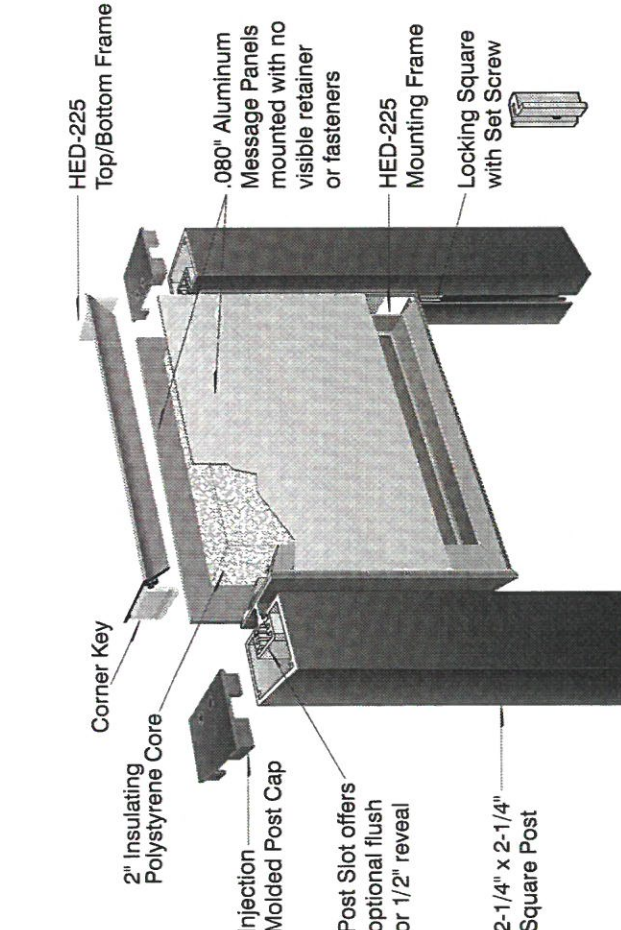
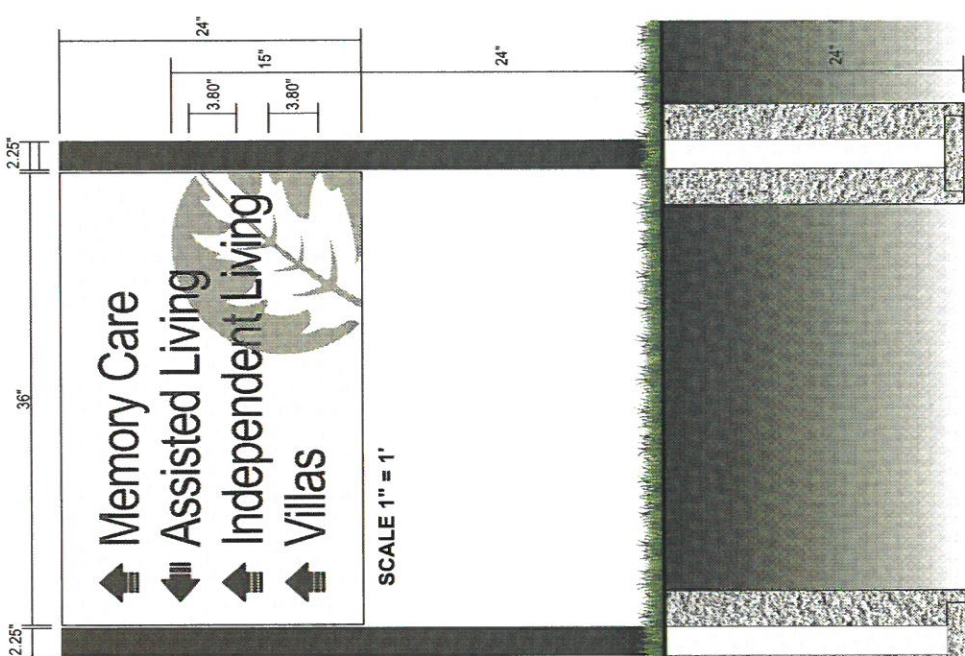
SCALE 1/2" = 1'
39.74 SQ.FT.

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600

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CLIENT APPROVAL _____	DATE _____	SALES BMS _____	DATE 3-19-20
PRODUCTION ART REQUIRED _____	OAKLEAF VILLAGE	DESIGN R/B _____	SCALE Noted
Colors on Printed Documents May Vary	N. LONG LAKE RD.	SIZE 14	PROJECT # 20234
	CITY TRAVERSE CITY	STATE MICHIGAN	
		REVISION _____	





S.F. Directional Post Signs
QUANTITIES SHOWN ON PAGE 2
 .080" THICK ALUMINUM CONSTRUCTION
 WITH 2.25" SQ. EXTRUDED ALUMINUM
 POSTS SET IN CONCRETE CAISSONS 8"
 DIA. x 4 FT. ABOVE GRADE.
 HIGH PERFORMANCE VINYL GRAPHICS
 APPLIED.
COLORS:
 POSTS & COPY - GREEN, PMS #371
 PANEL BACKGROUND - WHITE
 LOGO GRAPHIC - LT. GREEN, PMS #579

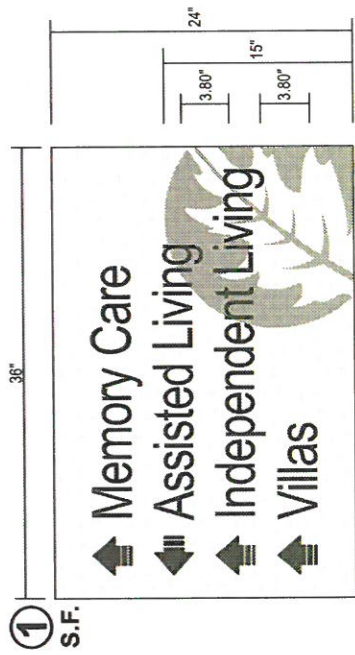
SCALE 1" = 1'

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

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SALES BMS	DATE	3-19-20
DESIGN R/R	SCALE	Noted
SIZE	REVISION	14
PROJECT NAME	OAKLEAF VILLAGE	
LOCATION	N. LONG LAKE RD.	
CITY	TRAVERSE CITY	
STATE	MICHIGAN	
PROJECT #	20234	

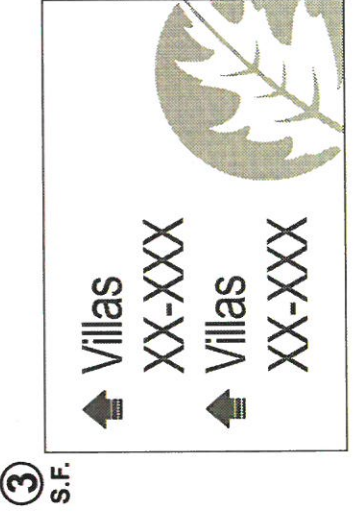




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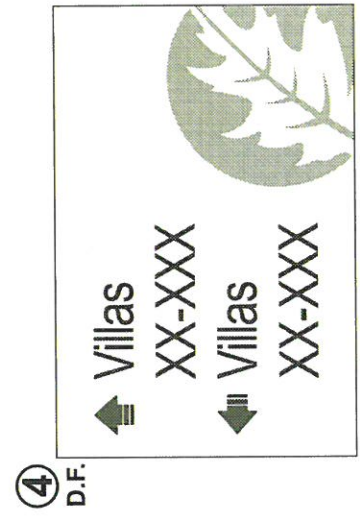


② S.F.



③ S.F.

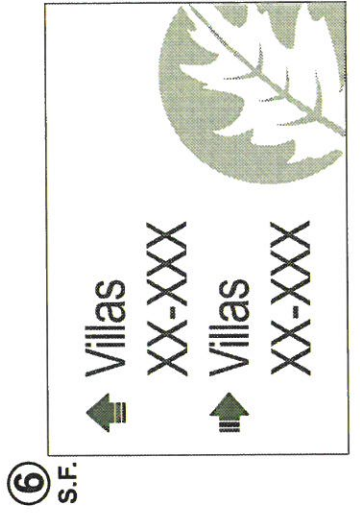
SCALE 1" = 1'



④ D.F.



⑤ S.F.



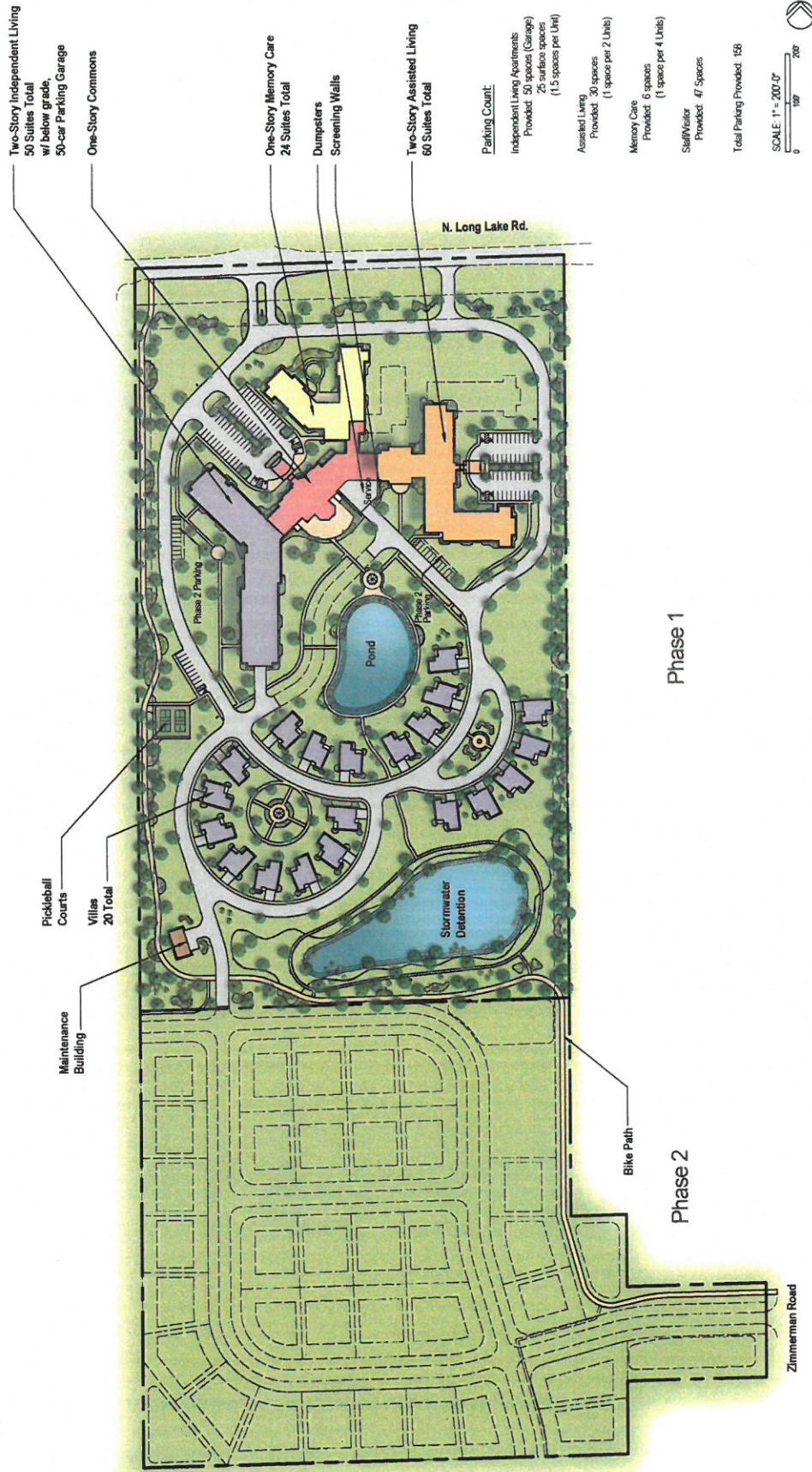
⑥ S.F.

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

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PRODUCTION ART REQUIRED <input type="checkbox"/> Colors on Printed Documents May Vary	PROJECT NAME OAKLEAF VILLAGE	SALES - BMS	DATE 3-19-20
CLIENT APPROVAL	LOCATION N. LONG LAKE RD.	DESIGN RAF	SCALE Noted
DATE	CITY - TRAVERSE CITY	STATE - MICHIGAN	PROJECT # 20234
REVISION		SIZE 14	





Two-Story Independent Living
50 Suites Total
w/ below grade,
50-car Parking Garage
One-Story Commons

One-Story Memory Care
24 Suites Total
Dumpsters
Screening Walls

Two-Story Assisted Living
60 Suites Total

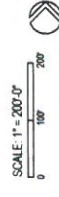
Parking Count:
Independent Living Apartments
Provided: 50 spaces (Garage)
25 surface spaces
(1.5 spaces per Unit)

Assisted Living
Provided: 30 spaces
(1 space per 2 Units)

Memory Care
Provided: 6 spaces
(1 space per 4 Units)

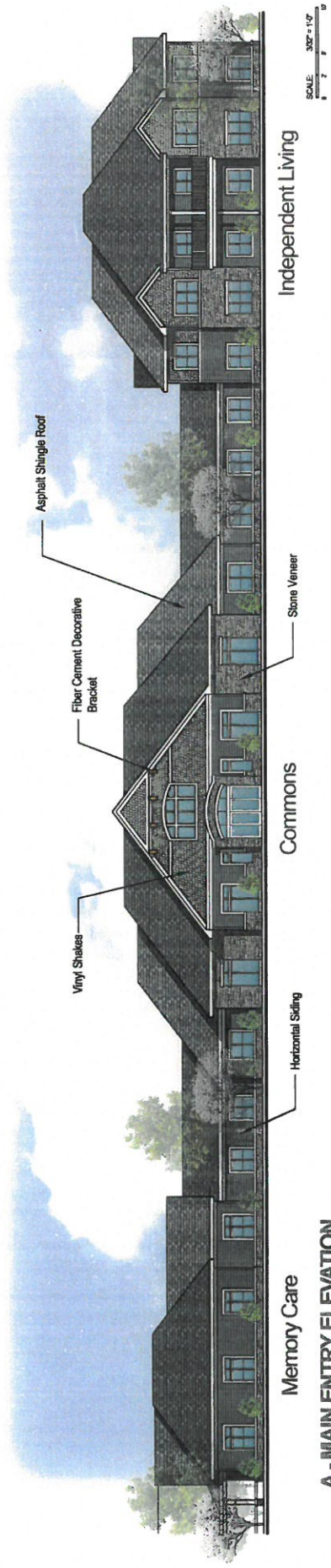
Staff/Visitor
Provided: 47 Spaces

Total Parking Provided: 158

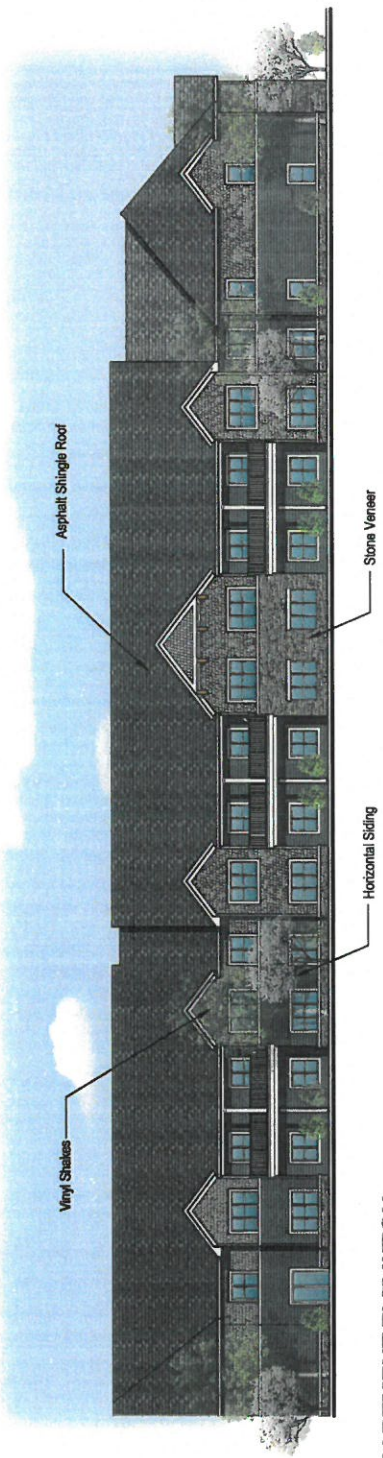


Phase 1

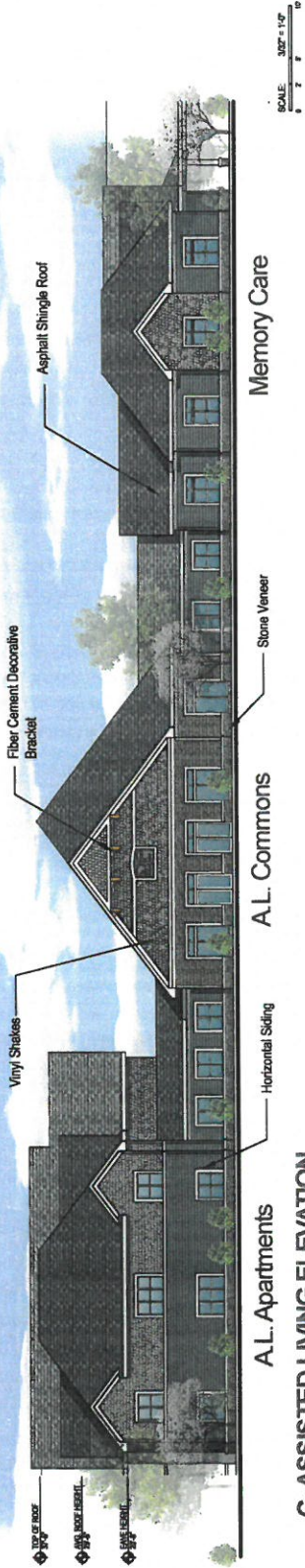
Phase 2



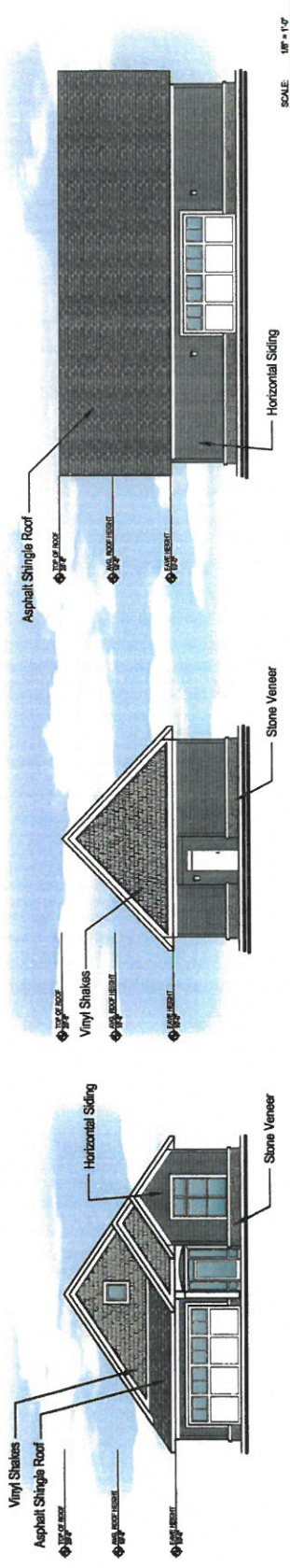
A - MAIN ENTRY ELEVATION



B - IL APARTMENT ELEVATION



C- ASSISTED LIVING ELEVATION



VILLA ELEVATION

MAINTENANCE BUILDING ELEVATIONS

D - DUMPSTER ENCLOSURE ELEVATIONS



REV	DATE	DESCRIPTION



LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PERMEABLE PAVEMENT
- OPEN SPACE
- OPEN SPACE BENTERS

PHASE 2 DIMENSIONAL STANDARDS
 (COMPLY WITH R-1 DISTRICT STANDARDS)

30 FEET FRONT SETBACK
 30 FEET REAR SETBACK
 5 FT SIDE SETBACK
 5 FT UNIT BOUNDARY

PARKING SUMMARY

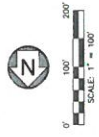
USE	MINIMUM PARKING REQUIRED	MAXIMUM PARKING PERMITTED
DWELLING - SINGLE FAMILY	1.5 PER DWELLING UNIT	2.0 PER DWELLING UNIT
HOUSING FOR THE ELDERLY	1 PER DWELLING UNIT	2.0 PER DWELLING UNIT

PROVIDED PARKING

USE	UNITS	PARKING SPACES PROVIDED	PHASE 1	PHASE 2	TOTAL
INDEPENDENT LIVING	50	75	---	---	75
ASSISTED LIVING (1 SPACE PER 2 UNITS)	60	30	15 SPACES	15 SPACES	30
ASSISTED LIVING (1 SPACE PER 4 UNITS)	24	6	3 SPACES	3 SPACES	6
SHUTTLE/STATION	154	158	30 SPACES	42	172
TOTAL			45	118	163

OPEN SPACE SUMMARY

OPEN SPACE	AREA (AC)
A	0.327
B	0.379
C	0.213
D	3.185
E	1.144
F	2.028
G	0.829
H	3.271
I	1.041
PROVIDED OPEN SPACE	12.825



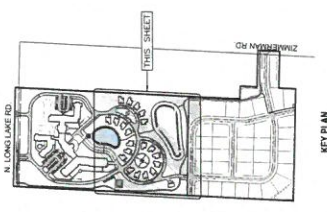
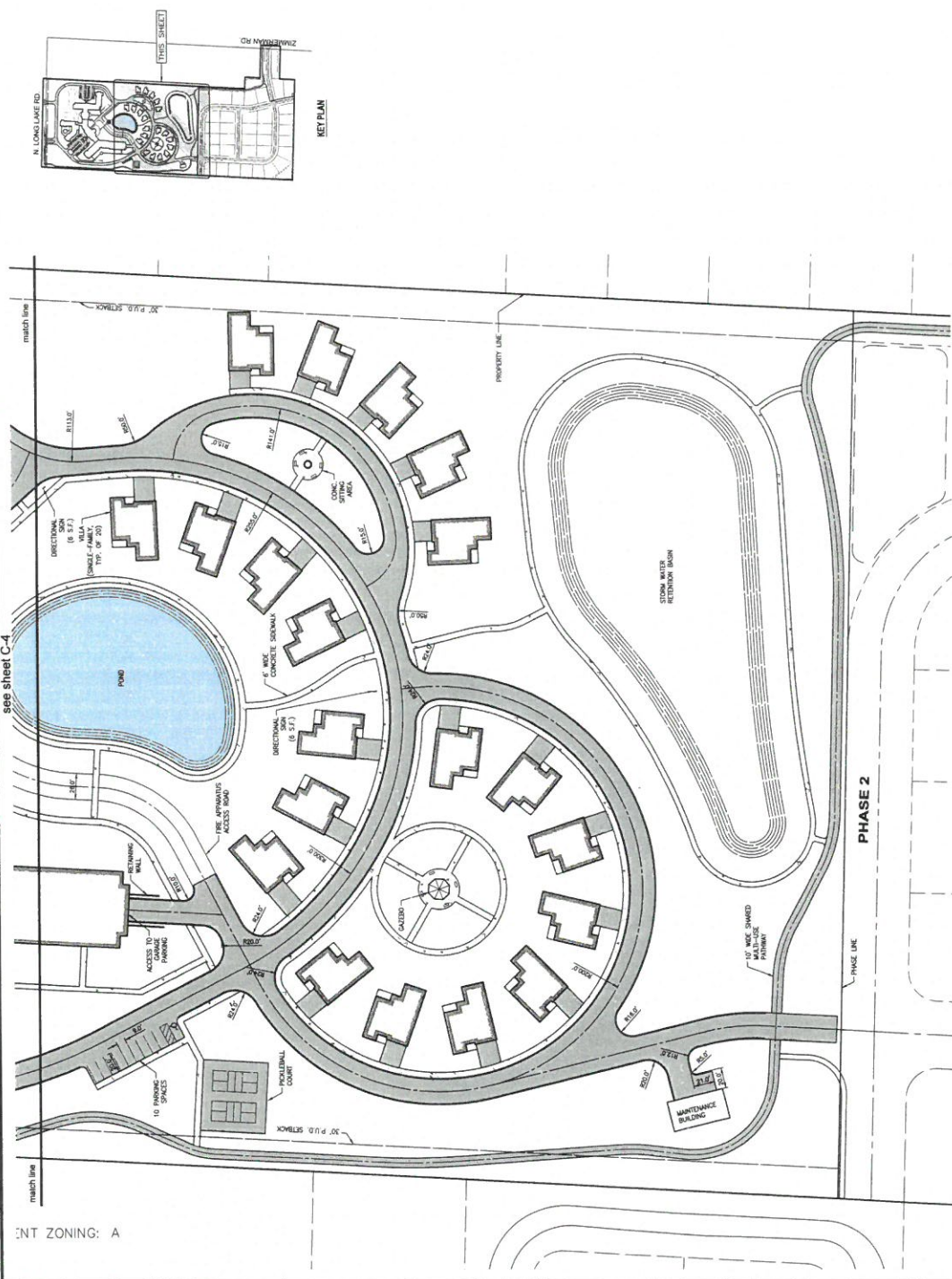
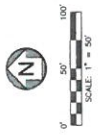
CONNECTION TO PUBLIC ROAD CORRESPONDENT WITH APPROVAL BY PUBLIC

CONNECTION TO PUBLIC ROAD CORRESPONDENT WITH APPROVAL BY PUBLIC

CONNECTION TO PUBLIC ROAD CORRESPONDENT WITH APPROVAL BY PUBLIC

CONNECTION TO PUBLIC ROAD CORRESPONDENT WITH APPROVAL BY PUBLIC

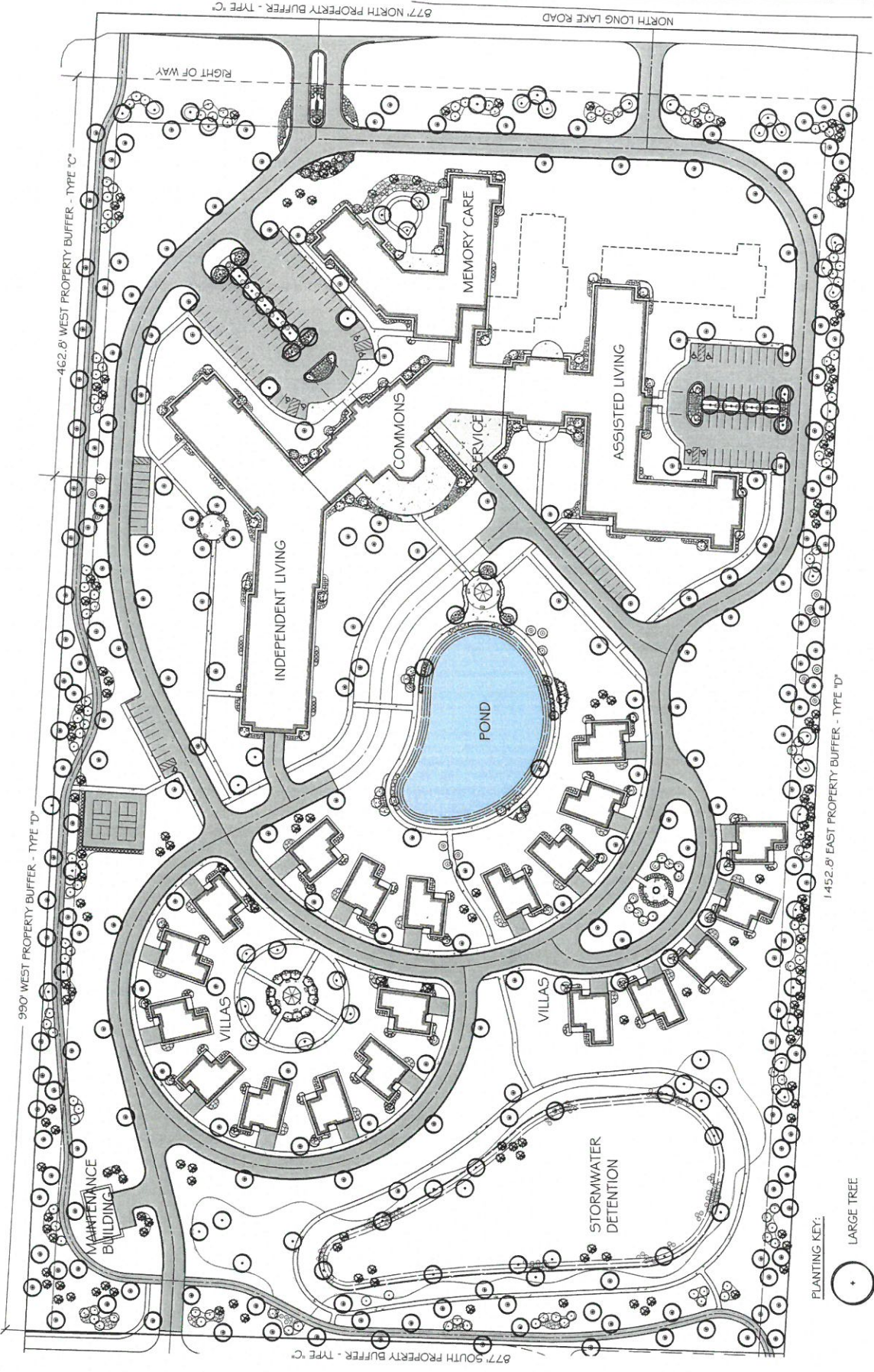
REV	DESCRIPTION	DATE	BY



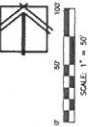
see sheet C-4

UNT ZONING: A

DATE	DESCRIPTION
08/15/20	PRELIMINARY LANDSCAPE PLAN
08/15/20	LANDSCAPE DEVELOPMENT PLAN



SEE SHEET L-0.0 FOR
LANDSCAPE BUFFER & PARKING
LOT REQUIREMENTS



LANDSCAPE SITE PLAN

PLANTING KEY:

- LARGE TREE
- MEDIUM/SMALL TREE
- EVERGREEN TREE
- LARGE DECIDUOUS SHRUB
- EVERGREEN SHRUB
- SMALL DECIDUOUS SHRUB
- PERENNIALS & ORNAMENTAL GRASSES

990' WEST PROPERTY BUFFER - TYPE "D"

462.8' WEST PROPERTY BUFFER - TYPE "C"

677' NORTH PROPERTY BUFFER - TYPE "C"

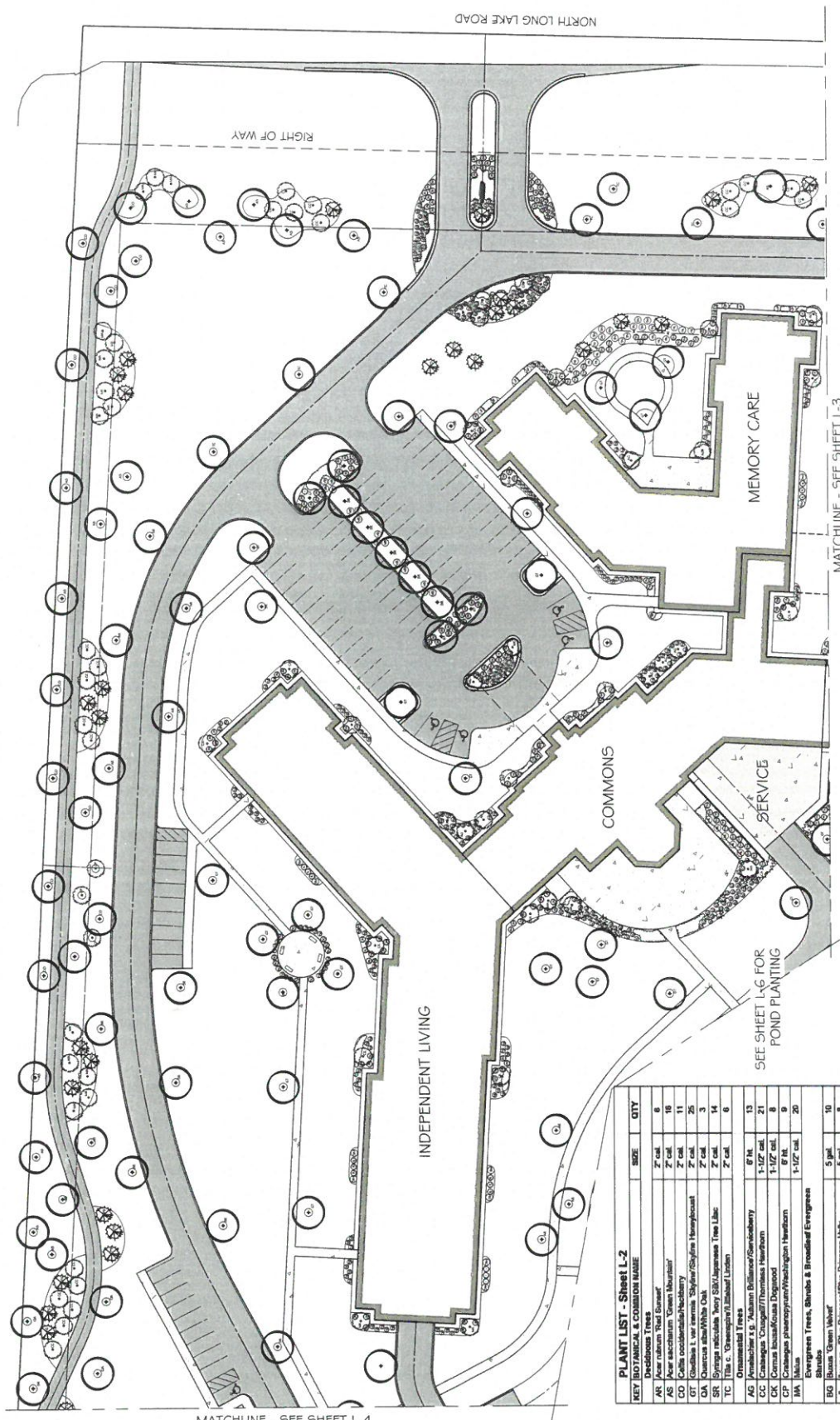
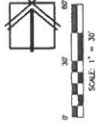
NORTH LONG LAKE ROAD

1452.8' EAST PROPERTY BUFFER - TYPE "D"

677' SOUTH PROPERTY BUFFER - TYPE "C"

ANITA SILVERMAN
 LANDSCAPE ARCHITECT

anitasilverman@gmail.com
 320 N. 75th Street
 Traverse City, MI 49884
 231.922.1925



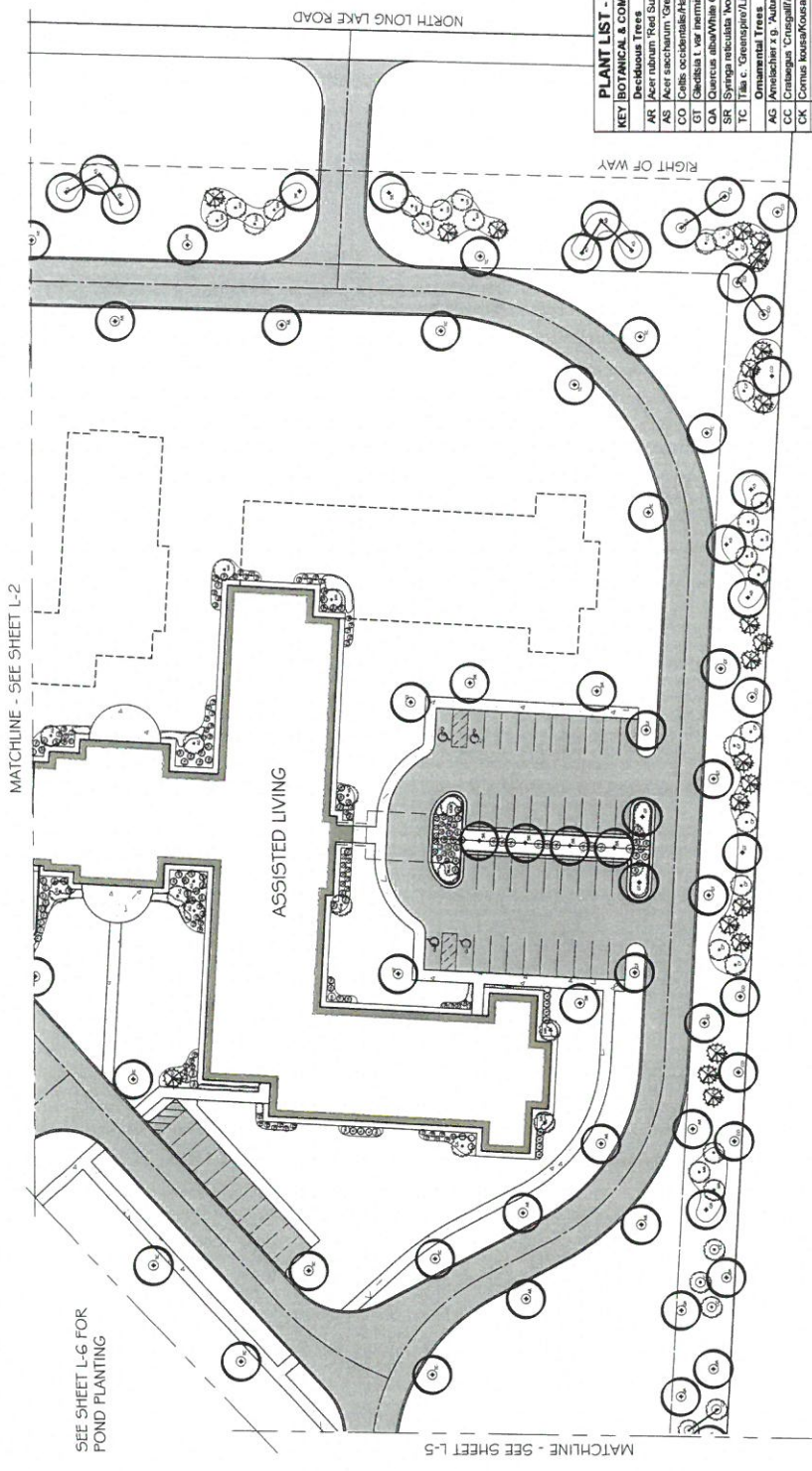
PLANT LIST - Sheet L-2

KEY	BOTANICAL & COMMON NAME	SIZE	QTY
Deciduous Trees			
AK	Acer rubrum 'Red Sunset'	2" cal.	6
AS	Acer saccharum 'Green Mountain'	2" cal.	10
CD	Calla occidentalis/Hickory	2" cal.	11
CO	Cornus L. 'Spice Queen' /Honeylocust	2" cal.	35
OU	Quercus L. 'White Oak' /Oak	2" cal.	3
SR	Syringa reticulata 'Peony' /Syringa Tree Libe	2" cal.	14
TC	Tilia L. 'Oreopanax' /Linden	2" cal.	6
Ornamental Trees			
AG	Amelanchier L. 'Albino' /Belted/Serviceberry	6" H.	13
CC	Crataegus 'Candida' /Thornless Hawthorn	1-1/2' cal.	21
CR	Crataegus lucinosa /Dogwood	1-1/2' cal.	6
GR	Gleditsia L. 'Sunburst' /Honeylocust	1-1/2' cal.	6
HA	Hamelia L. 'Sunburst' /Honeylocust	1-1/2' cal.	20
Evergreen Trees, Shrubs & Broadleaf Evergreens			
Shrubs			
BO	Buxus 'Green Velvet'	5 gal.	10
L	Lilac x m. 'Blue Princess' /Blue Princess Holly	5 gal.	8
N	Nandina x m. 'Blue Princess' /Blue Princess Holly	5 gal.	8
PA	Prunella L. 'Blue Princess' /Blue Princess Holly	5 gal.	10
PC	Prunella L. 'White Snow' /White Snow	6" H.	6
PO	Prunella L. 'White Snow' /White Snow	6" H.	12
PR	Prunella L. 'White Snow' /White Snow	6" H.	2
RH	Rhododendron L. 'White Snow' /White Snow	6" H.	9
TA	Taxus L. 'White Snow' /White Snow	5 gal.	3
TR	Thuja L. 'White Snow' /White Snow	5 gal.	40
TR	Thuja L. 'White Snow' /White Snow	6" H.	30
Shrubs			
AK	Acer rubrum 'Red Sunset'	5 gal.	8
HA	Hamelia L. 'Sunburst'	5 gal.	5
HA	Hamelia L. 'Sunburst'	5 gal.	16
HA	Hamelia L. 'Sunburst'	5 gal.	10
HA	Hamelia L. 'Sunburst'	5 gal.	10
HA	Hamelia L. 'Sunburst'	5 gal.	10
HA	Hamelia L. 'Sunburst'	5 gal.	10
HA	Hamelia L. 'Sunburst'	5 gal.	10
HA	Hamelia L. 'Sunburst'	5 gal.	10
HA	Hamelia L. 'Sunburst'	5 gal.	10
HA	Hamelia L. 'Sunburst'	5 gal.	10

MATCHLINE - SEE SHEET L-4

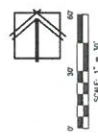
MATCHLINE - SEE SHEET L-3

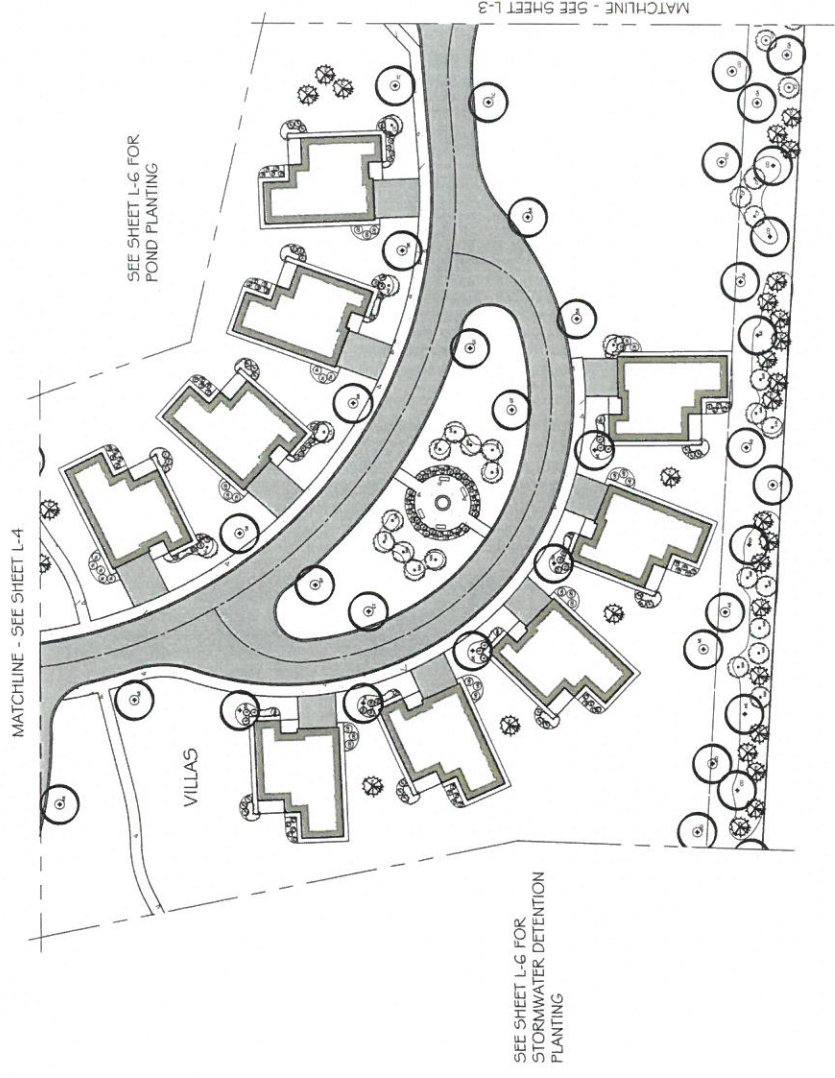
NORTH WEST QUADRANT



PLANT LIST - Sheet L-3

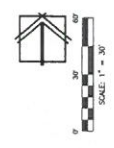
KEY BOTANICAL & COMMON NAME	SIZE	QTY
Deciduous Trees		
AR Acer rubrum 'Red Sunset'/Red Maple	2" cal.	9
AS Acer saccharum 'Green Mountain'/Sugar Maple	2" cal.	9
CO Crataegus occidentalis/Hawthorn	2" cal.	10
GT Gleditsia t. var. inermis 'Skyline'/Skyline Honeylocust	2" cal.	11
QA Quercus alba/White Oak	2" cal.	6
SR Syringa reticulata 'Navy Blue'/Japanese Tree Lilac	2" cal.	6
TC Tilia c. 'Greenspire'/Lime Tree	2" cal.	12
Evergreen Trees, Shrubs & Broadleaf Evergreen		
AS Ardisia c. 'Autumn Balance'/Saweberry	6" N.	6
CC Crataegus 'Cinagall'/Thornless Hawthorn	1-1/2" cal.	8
CK Cornus kousa/Kousa Dogwood	1-1/2" cal.	1
CP Crataegus phaeopyrum/Washington Hawthorn	6" N.	7
MA Malus 'Royal Raindrops'/Pink Flowering Crabapple	1-1/2" cal.	21
Shrubs		
BG Blechnum 'Green Velvet'	5 gal.	2
L. llex x m. 'Blue Princess'/Blue Princess Holly	5 gal.	8
L. llex x m. 'Blue Prince'/Blue Prince Holly	5 gal.	3
JN Juniperus h. 'Broadmoor'/Low Juniper	5 gal.	35
PA Picea abies/Knowley Spruce	6" N.L.	12
PG Picea gallica/Wildcat Spruce	6" N.L.	3
PS Picea canadensis/White Spruce	6" N.L.	3
RS Rhododendron c. 'Abundant White'/White Rhododendron	3/4" N.L.	1
TA Thuja o. 'Autumn Gold'/Autumn Yellow	5 gal.	29
TH Thuja o. 'Nigra'/Dark Green Arborvitae	6" N.L.	9
Deciduous Shrubs		
AN Anemone m. 'Low Scapo Mount'/Dwarf Anemone	5 gal.	13
HA Hydrangea a. 'Incrediball'	5 gal.	30
HL Hydrangea 'LimeLight'	5 gal.	10
HP Hypericum 'Sunny Boulevard'/St. John's Wort	5 gal.	19
SM Syringa p. 'Miss Kim'/Dwarf Lilac	5 gal.	5



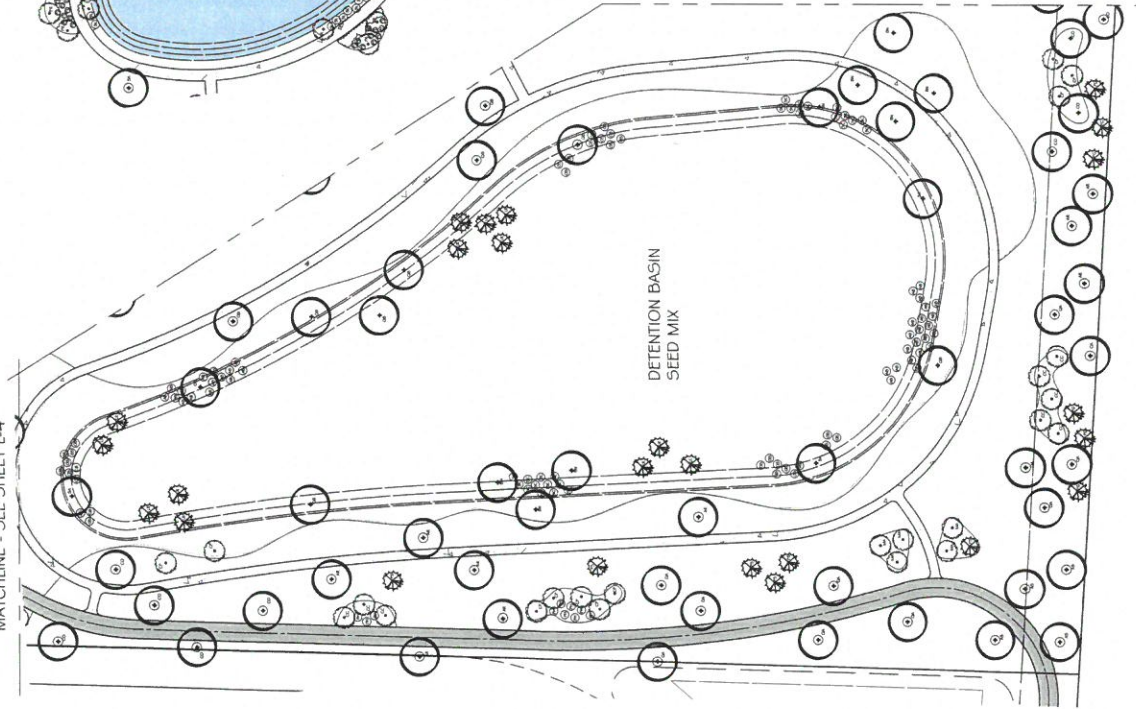


PLANT LIST - Sheet L-5

KEY	BOTANICAL & COMMON NAME	SIZE	QTY
Deciduous Trees			
AR	Acer rubrum 'Red Sunset'	2' cal.	6
AS	Acer saccharum 'Green Mountain'	2' cal.	2
CO	Celtis occidentalis 'Iceberry'	2' cal.	8
GT	Gleditsia triacanthos 'Skyline/Skyline Honeylocust'	2' cal.	4
QA	Quercus alba 'White Oak'	2' cal.	4
SA	Sapindus saponaria 'Japanese Tree Lilac'	2' cal.	10
TC	Tilia cordata 'Tatarian Linden'	2' cal.	2
Conifers			
AG	Arctostaphylos ssp. 'Muhlenbergii/Blaugarten'	6' H.	3
CC	Crataegus 'Crugall/Thornless Hawthorn'	1-1/2' cal.	2
CK	Cornus kousa 'Kousa Dogwood'	1-1/2' cal.	2
CP	Crataegus phaeopynum 'Washington Hawthorn'	6' H.	3
MA	Malus 'Royal Randolphe/Pink Flowering Crabapple'	1-1/2' cal.	18
Evergreen Trees, Shrubs & Broadleaf Evergreen			
Shrubs			
BG	Betula 'Green Velvet'	5 gal.	14
IL	Ilex x m. 'Blue Princess/Blue Princess Holly'	5 gal.	8
IL	Ilex x m. 'Blue Prince/Blue Prince Holly'	5 gal.	3
JP	Juniperus fl. 'Blue Star/Juniper'	5 gal.	3
JP	Juniperus fl. 'Blue Star/Juniper'	5 gal.	2
PA	Prunella 'Nana/White Spruce'	6' H.	11
PA	Prunella 'Nana/White Spruce'	6' H.	3
PS	Prunella 'Nana/White Spruce'	6' H.	14
RH	Rhododendron c. 'Albany/White Rhododendron'	3/4' H.	3
TA	Taxus 'Tallus/Red Yew'	5 gal.	6
TH	Thuja c. 'Meyer/Green Giant Arborvitae'	6' H.	6
Deciduous Shrubs			
AN	Anemone m. 'Low Scape Mound/Dwarf Anemone'	5 gal.	10
CS	Cornus s. 'Farrow/Arctic Fire Red Twig Dogwood'	5 gal.	15
DC	Deutzia s. 'Nancy'	5 gal.	10
HY	Hydrangea s. 'Nancy'	5 gal.	10
HP	Hydrangea 'Sunny Boulevard/PSL John's Woot'	5 gal.	34
PT	Potentilla 'Happy Face White'	5 gal.	15
SL	Salix purpurea 'Nana/Dwarf Arctic Willow'	5 gal.	6
SP	Spirea l. 'Galini/Double Play Ailsaan Spirea'	5 gal.	4
VB	Viburnum d. 'Blue Muffin/Arrowwood Murrum'	5 gal.	6

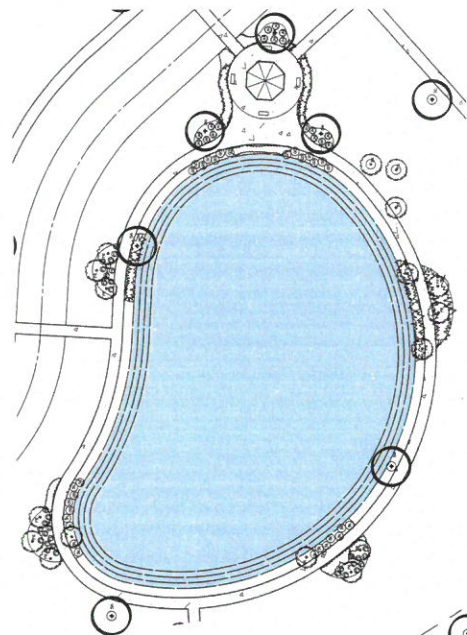


MATCHLINE - SEE SHEET L-4



STORMWATER DETENTION PLANTING

MATCHLINE - SEE SHEET L-5



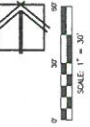
POND PLANTING

PLANT LIST - Sheet L-6
STORMWATER DETENTION

KEY BOTANICAL & COMMON NAME	SIZE	QTY
AR Acer rubrum 'Red Sunburst'	2' cal	9
AS Acer saccharum 'Green Mountain'	2' cal	4
BN Betula nigra 'Heritage'/River Birch	8" N	6
CO Carya occidentalis/Hackberry	2' cal	9
DA Quercus alba/White Oak	2' cal	11
DB Quercus bicolor/Swamp White Oak	2' cal	5
SA Salix alba 'Tritels'/White Willow	2' cal	3
Ornamental Trees		
CC Crataegus 'Crugalis'/Thornless Hawthorn	1-1/2' cal	8
CP Crataegus phoenicifolium/Washington Hawthorn	6" N	10
MA Malus 'Royal Raindrops'/Pink Flowering Crabapple	1-1/2' cal	5
Evergreen Trees, Shrubs & Broadleaf Evergreen		
Shrubs		
LR Lonicera americana/Larch	6" N	6
PS Prunella spicata/White Spice	6" N	6
PS Prunella spicata/White Spice	6" N	6
Diclidious Shrubs		
AS Aronia arbuscula/Chokeberry	5 gal	34
CS Cornus alternifolia/Flowering Dogwood	5 gal	34
PH Physocarpus opulifolius 'Siberian'/'Siberian White Herbstock	5 gal	10
SC Sambucus canadensis/Elderberry	5 gal	25

DETENTION BASIN SEED MIX

BOTANICAL NAME	COMMON NAME
Grasses, Sedges & Rushes	
Lolium multiflorum	Annual Ryegrass
Carex stipulata	Wool-Fruited Sedge
Avena sativa	Common Oats
Elymus repens	Common Spike Rye
Cyperus stratus	Four Nerve Grass
Carex vulpina	Fox Sedge
Juncus tenuis	Path Rush
Spartina patens	Rice Cut Grass
Juncus procerus	Rice Cut Grass
Larix laricina	Soft Spruce
Schneidectus labrocaeruleus	Swamp Willow
Panicum virgatum	Switchgrass
Elymus virginicus	Virginia Wildrye
Wildflowers	
Mimulus fringens	Allegheny Monkeyflower
Sagittaria latifolia	Arrowhead
Verbena hastata	Blue Vervain
Rudbeckia laciniata	Cutleaf Coneflower
Penstemon scroloides	Ditch Stonecrop
Asclepias incarnata	Swamp Milkweed
Bidens arifolia	Tickseed
Helianthus angustifolius	Sunflower
Alisma subcordatum	Water Plantain



ANITA SILVERMAN
LANDSCAPE ARCHITECT

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DATE	2007
SHEET	L-6

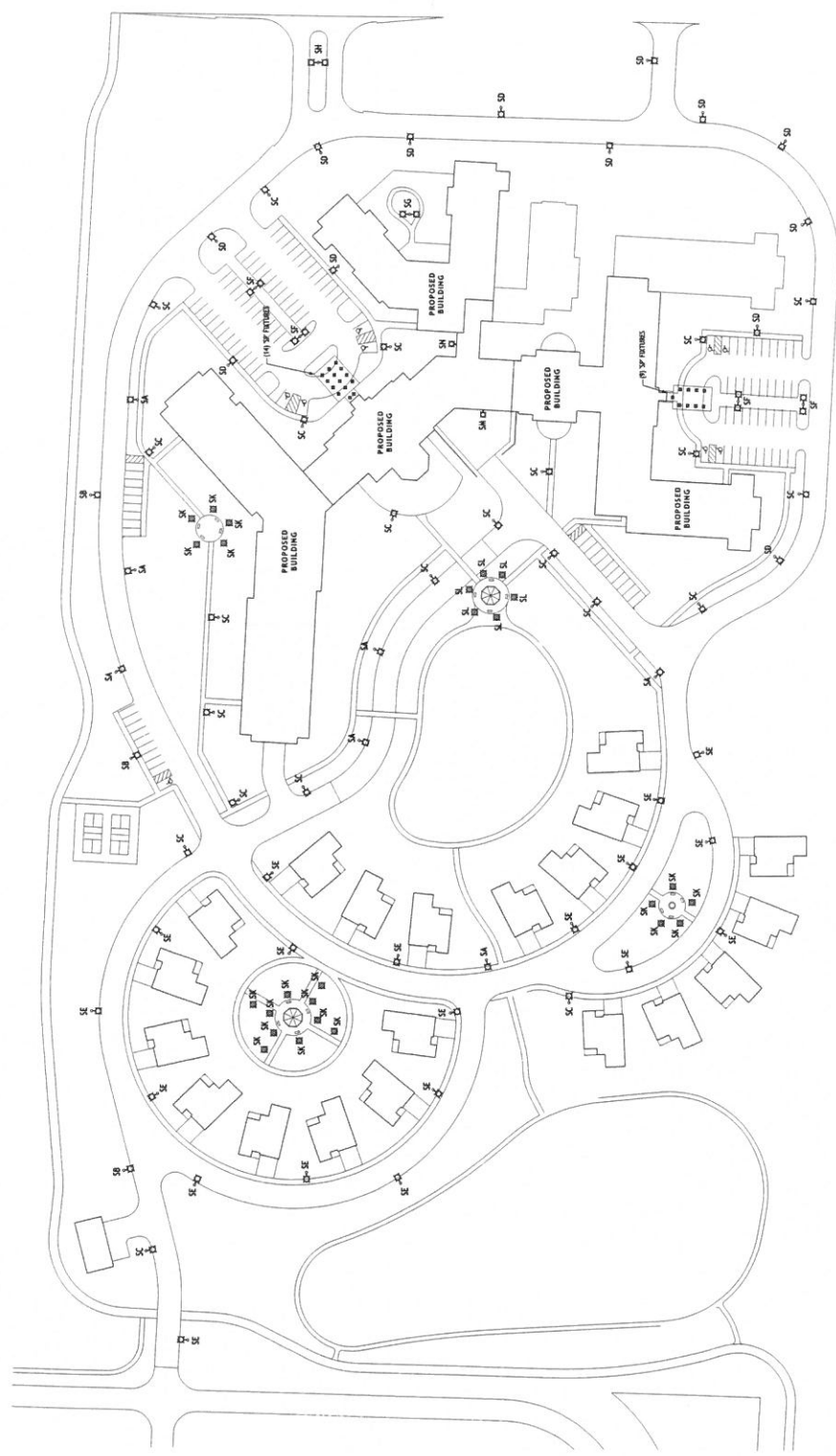
LANDSCAPE DEVELOPMENT PLAN
OAKLEAF VILLAGE - GARFIELD TOWNSHIP
NORTH LONG LAKE ROAD, TRAVERSE CITY, MICHIGAN

STORMWATER DETENTION & POND PLANTING



SITE NOTES:

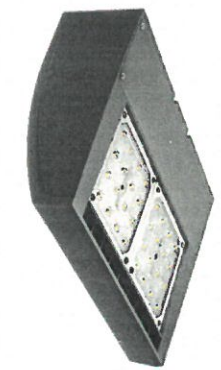
1. ALL POLE MOUNTED LIGHT FIXTURES ARE 14' HIGH ABOVE GRADE EXCEPT TYPES "SP" AND "SIP" WHICH ARE 20' HIGH ABOVE GRADE.
2. FIXTURES TYPES "3K" & "3L" ARE LOW LEVEL BOLLARD FIXTURES AT 42" HIGH.
3. COLOR TEMPERATURE FOR ALL FIXTURES WILL BE 3000K.
4. ALL SITE FIXTURES ARE FULL CUTOFF TYPE AND DARK SKY COMPLIANT.



ELECTRICAL SITE PLAN
SCALE: 1" = 40'



Symbol	Code	Mounting	Height	Beam Angle	Light Source	Notes	Quantity	Area	Volume
○	SA	7	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	84	144	0.9
○	SB	3	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	84	134	0.9
○	SC	33	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	84	120	0.9
○	SD	13	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	84	105	0.9
○	SE	19	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	84	106	0.9
○	SF	4	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	84	106	0.9
○	SG	1	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	43	130	0.9
○	SH	1	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	84	140	0.9
○	SK	20	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	84	140	0.9
○	SL	6	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	1	140	0.9
○	SM	1	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	31	465	0.9
○	SN	1	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	1	2602	0.9
○	SP	23	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	1	2602	0.9



TYPE "SN"

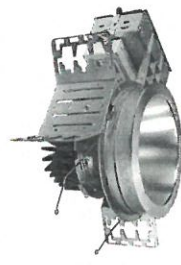


TYPE "SK" & "SL"



TYPES "SA, SB, SC, SD, SE, SF, SG, & SH" SINGLE AND TWIN MOUNT AS SHOWN

Symbol	Code	Mounting	Height	Beam Angle	Light Source	Notes	Quantity	Area	Volume
○	SA	7	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	84	144	0.9
○	SB	3	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	84	134	0.9
○	SC	33	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	84	120	0.9
○	SD	13	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	84	105	0.9
○	SE	19	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	84	106	0.9
○	SF	4	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	84	106	0.9
○	SG	1	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	43	130	0.9
○	SH	1	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	84	140	0.9
○	SK	20	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	84	140	0.9
○	SL	6	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	1	140	0.9
○	SM	1	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	31	465	0.9
○	SN	1	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	1	2602	0.9
○	SP	23	10.0	120	LED	SPIC. MEDIUM BEAM (4) 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE. 10.0' H. 120° BEAM ANGLE.	1	2602	0.9



TYPE "SP"

