

CHARTER TOWNSHIP OF GARFIELD
VIRTUAL PLANNING COMMISSION MEETING

Wednesday, June 10, 2020 at 7:00 pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

The Wednesday, June 10, 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 June 10, 2020 at 7:00 pm

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87225768747>

Or iPhone one-tap :

US: +13017158592,,87225768747# or +13126266799,,87225768747#

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: 872 2576 8747

International numbers available: <https://us02web.zoom.us/j/87225768747>

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 – May 27, 2020

4. Correspondence

5. Reports

- a. Township Board
- b. Planning Commissioners
- c. Staff Report

6. Unfinished Business

- a. PD 2020-90 – Oakleaf Village PUD PH
- b. PD 2020-89 – 3479 Veterans C-O Rezoning FOF
- c. PD 2020-91 – 3077 Garfield Conditional Rezoning Update #2
- d. PD 2020-87 – Chick-fil-A SUP Update #2

7. New Business

8. Public Comment

9. Other Business

10. Items for Next Agenda – June 24, 2020

- a. Redevelopment Ready Communities – Self-Evaluation
- b. Zoning Ordinance Use Chart Project – Update
- c. Requirements for Siting Solar Energy Systems – 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
May 27, 2020**

Call Meeting to Order: Chair Racine called the meeting to order at 7:00pm 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 (7:01)

None

2. Review and Approval of the Agenda – Conflict of Interest (7:02)

DeGood moved and Robertson seconded to approve the agenda as presented.

Yeas: DeGood, Robertson, Duell, Cline, Fudge, McManus, Racine

Nays: None

3. Minutes (7:04)

a. May 13, 2020

McManus moved and DeGood seconded to adopt the minutes of May 13, 2020 as amended noting clarifications to the 3077 Garfield Rezoning Request and the Chelsea Park item.

Yeas: McManus, DeGood, Duell, Fudge, Robertson, Cline, Racine

Nays: None

4. Correspondence (7:08)

Sych mentioned a letter commenting on the Garfield Barlow Plan.

5. Reports (7:08)

Township Board Report

Duell reported that the Good News Automotive rezoning request was approved and the updated Parkland Ordinance amendment was also approved. He added that the board also approved the Joint Recreation Authority Budget and remanded the Boardman Valley River kayak issue to the Parks Commission. The board also accepted the Trail Maintenance agreement for the Boardman Lake Loop.

Planning Commissioners

None

Staff Report

None

6. Unfinished Business**a. PD 2020-80 Barlow Garfield Neighborhood Plan – Approval and Recommendation (7:11)**

DeGood moved and Fudge seconded THAT the resolution adopting the Barlow Garfield Neighborhood Plan, an amendment to the 2018 Charter Township of Garfield Master Plan, in accordance with the procedures set forth in the Michigan Planning Enabling Act (Act 44 of the Public Acts of 2008, as amended), be ADOPTED and RECOMMEND APPROVAL of the Amendment to the Township Board.

Yeas: DeGood, Fudge, Cline, Duell, Robertson, McManus, Racine

Nays: None

b. PD 2020-81 Grand Traverse Mall Signage – Discussion

The Planning Commission recently denied an application by Grand Traverse Mall to install an exterior wall sign for Shoe Dept. Encore at the south entrance of the mall. The Planning Commission indicated that it was amenable to a signage proposal which permitted visibility to interior stores. The Grand Traverse Mall is now proposing two 150 square foot directory signs that would allow for a variety of interior stores to be listed. One would be located at the south entrance and one would be located at the north entrance. A sign for Dunham's near the food court would be removed. The zoning ordinance states that any proposed signage not meeting the standards for wall signage must be approved by the Planning Commission. Steve Russell, representing the Grand Traverse Mall, spoke and said he appreciated how staff worked with them to come to an agreement. Commissioners discussed the proposed signage and were favorable to the proposal presented by the applicant. The applicant will submit another application which includes the signage as proposed.

7. New Business**a. PD 2020-75 Redevelopment Ready Communities –Intro (7:35)**

Planning Deputy Steve Hannon reviewed the concept of the Redevelopment Ready Communities. The Michigan Economic Development Corporation's Redevelopment Ready Communities works with small communities to streamline the development approval process. The program certifies communities who engage stakeholders and align plans, zoning and the development review process to foster economic development. There are six best practices that the township will work towards to gain certification and a portion has already been completed. Once a community is certified, it can gain access to many helpful tools such as a specialized redevelopment team to assist with marketing and

development in the community. Study sessions can be useful for training Planning Commissioners. The staff will move forward and complete the Self-Evaluation portion of the process.

b. PD 2020-76 Zoning Ordinance Use Chart Project – Intro (7:53)

Earlier in the year, commissioners identified priority projects for the 2020 year. One project called for clarification and consistency of terms used in the Ordinance. Staff suggests that creating a use chart would help to resolve the issues identified by the Planning Commission and would give the township a tool to help provide information to township residents and applicants. Staff considered six guiding principles in creating the use chart. Commissioners liked the concept and were looking forward to having a clear, concise Zoning Ordinance to help the public.

8. Public Comment (8:07)

None

9. Other Business (8:07)

Planning Commissioners discussed the ordinance in light of restaurant openings. Communication with restaurant and small business owners is crucial and staff is encouraged to consult with them in terms of providing guidance to navigate the ordinance.

10. Items for Next Agenda – June 10, 2020 (8:18)

- a. Oakleaf Village PUD- Public Hearing
- b. 3479 Veterans C-O Rezoning FOF
- c. Chick-fil-A SUP Update #2
- d. 3077 Garfield Conditional Rezoning Update #2

11. Adjournment

Fudge moved and Duell seconded to adjourn the meeting at 8:25pm.

Yeas: Fudge, Duell, Robertson, McManus, Cline, DeGood, Racine

Nays: None

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

June 4, 2020

The Charter Township of Garfield Planning Department
Mr. John Sych
3848 Veterans Drive
Traverse City, MI 49684

RE: Oakleaf Village of Garfield Township – Responses to Staff Report and Planning Commission Comments

Mr. Sych,

On May 13, 2020, Wallick Communities presented Oakleaf Village of Garfield Township to the Garfield Township Planning Commission. The staff report indicated there were minor items which needed clarification but did not require plan revisions at this time. Additionally, the commissioners had questions pertaining to the pond located in the center of the community. Please consider this letter as a response to those outstanding items ahead of the Public Hearing scheduled for June 10, 2020.

Sincerely,



Michael DiCarlantonio
Vice President – Development
mdicarlantonio@wallick.com, 614-552-5604

Open Space:

Comment: 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.

Response: Open space areas denoted on sheet C-3 do not include parking spaces or detention areas. Future submittals will illustrate the boundaries of the open space areas for clarity.

Snow Storage:

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

Response: Snow storage will be provided on site. The independent living parking lot is approximately 25,300 square feet, requiring 2,600 square feet of snow storage area. Adequate space for snow storage is available to the northwest of the parking lot, across the main access driveway. The assisted living parking lot is approximately 15,000 square feet, requiring 1,500 square feet of snow storage area. Prior to phase 2 construction, snow will be stored north of the parking area (planned for a future independent living wing in phase 2). After phase 2 has been completed, snow storage is available south of the parking lot and across the main drive aisle. At these locations, regularly spaced trees can be avoided to protect existing landscaping. The areas will be delineated on future submittals.

Pond Details:


Comment: No direct comment in the staff report, but a few questions regarding the depth, maintenance and functionality of the pond were asked by the Commissioners during Preliminary Introduction.

The central pond south of the main building is intended to be a focal point on the grounds. This pond will require a liner due to relatively sandy soils. For safety purposes, the pond will be designed with a shallow 'walkable' slope (approximately 1:3 slope) to an anticipated maximum depth of 4 feet. The edge of the pond will be lined with 6"-12" plain rip-rap to act as a visual and physical barrier. If necessary, warning signs will be posted to prohibit swimming activities and a rescue station, consisting of a post with life ring, rope, and rescue pole will be provided on the premises.

Lighting:

Comment: 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.

Response: Type SA (7), Type SB (3), and Type SH (1) of the lighting specs in the illumination plan exceed 3,500 K. Future submittals will comply with the standards set forth in Section 517 of the Zoning Ordinance for all lamps.

		Charter Township of Garfield	
		Planning Department Report No. 2020-90	
Prepared:	June 3, 2020	Pages:	7
Meeting:	June 10, 2020 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Oakleaf Village of Garfield Township PUD - Public Hearing		
Applicant:	Wallick Communities		
Owner:	OTTC, 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 public hearing meeting for the application intended to obtain resident input on the proposed development.

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 of 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 have 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 which 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.A 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 has provided a trip generation analysis. While not a traffic study or traffic impact report as defined in the Zoning Ordinance, the trip generation analysis does indicate there will be approximately 551 daily trips and 34 peak hour morning trips and 46 peak hour afternoon trips. Based on this information and pursuant to Section 618.A(2), a traffic impact report is required.

However, Section 618 further states that the requirements for a traffic impact report may be waived in whole or in part by the Director of Planning, or by the Planning Commission, upon a determination that such report is not necessary to determine needed road improvements or that no unsafe or hazardous conditions will be created by the development as proposed. Based on the analysis, the number of trips per day exceeds 500 however, the peak hour trips less than 150. Therefore, the The Planning Commission should consider whether a traffic impact report is required.

In summary, based on the above review, the following items need to be addressed:

1. The Planning Commission should determine whether a traffic impact report is required.
2. The Planning Commission should determine whether a sidewalk along North Long Lake Road is required.
3. Boundaries of the open space areas shall be provided.
4. Notation of the gated emergency access on all plan sheets shall be provided.
5. Snow storage locations and associated calculations shall be provided.
6. Outdoor lamps that do not exceed 3,500 K shall be provided.

ACTION REQUESTED:

The purpose of this item being placed on tonight's agenda is to hold a public hearing on the preliminary review of the PUD application. If, following the public hearing and discussion, the Planning Commission is prepared to direct Staff to draft Findings of Fact for the application, then the following may be considered:

MOTION TO direct Staff to prepare Findings of Fact for Preliminary Review of PUD application 2020-01 for consideration at the July 8, 2020 Regular Meeting of the Planning Commission.

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

Attachments:

1. Trip Generation Analysis from Progressive AE dated January 31, 2020
2. Project Narrative and Impact Statement dated April 14, 2020
3. 11" X 17" plan set provided by applicant dated April 13, 2020

January 31, 2020

Doug Hula, PE
 Senior Geotechnical Engineer
 Gosling Czubak Engineering Sciences, Inc.
 1280 Business Park Drive
 Traverse City, MI 49686

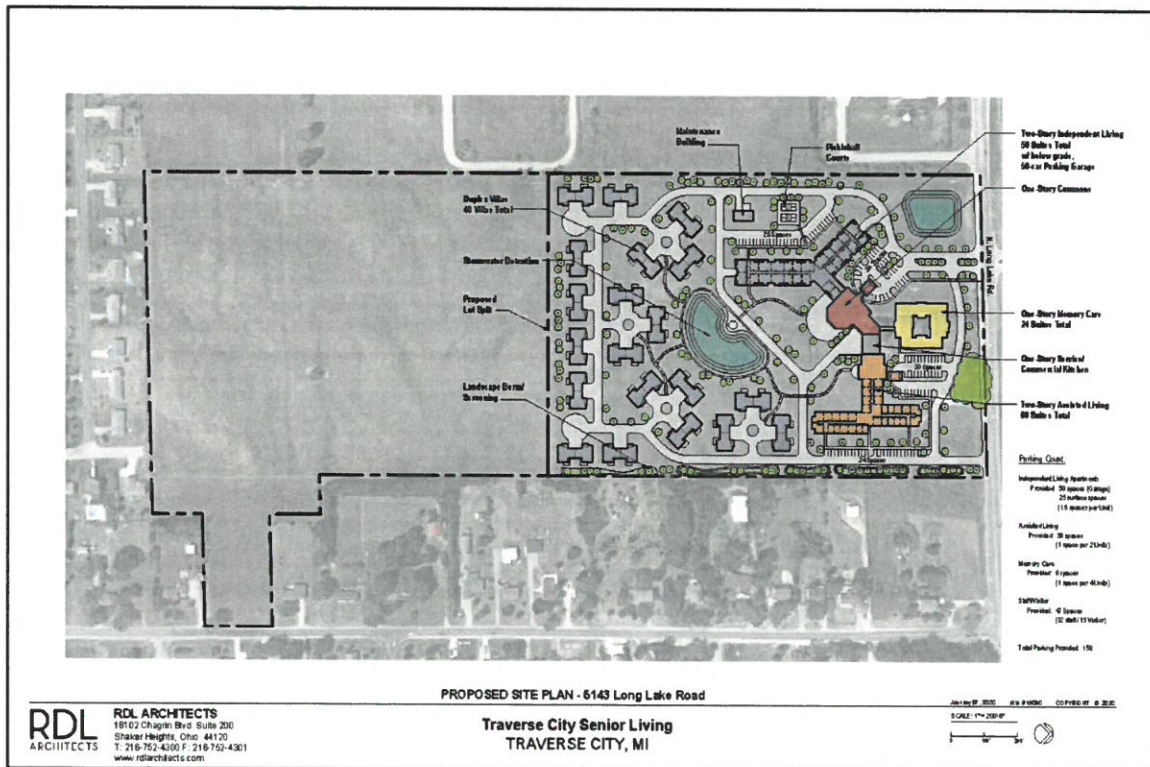
Re: Trip Generation Analysis
 Senior Living Development in Garfield Township, Grand Traverse County
 5143 Long Lake Road, Traverse City, Michigan

Dear Mr. Hula:

Progressive AE has completed a review of the anticipated future trip generation characteristics for the proposed senior living project located on Long Lake Road in Garfield Township, Michigan. The following sections summarize our findings regarding the potential trip generation projections for the proposed site.

INTRODUCTION

As a part of the approval process for the proposed senior living development, it is our understanding that a trip generation analysis has been requested for the proposed development. The proposed development consists of senior adult housing facilities including 90 attached independent housing units, 60 assisted living units, and 24 memory care units.



TRIP GENERATION

The Trip Generation Manual, Tenth Edition, by the Institute of Transportation Engineers (ITE) was used to calculate the anticipated traffic that may be generated by the proposed site. Trips are measured individually for inbound and outbound movements; therefore, a visit to the site by an employee or visitor, for instance, generates two trips—one inbound and one outbound.

Based on the land use descriptions provided within the ITE Trip Generation Manual, the most applicable land uses for the proposed site would be the Senior Adult Housing — Attached (Land Use 252) and Assisted Living (Land Use 254). As the memory care units are the most similar to the assisted living land use description, these 24 units were included with the 60 assisted living units for the purposes of the trip generation analysis. Table 1 shows the anticipated trip generation for the proposed site.

Table 1. Senior Living Development Trip Generation Summary

Land Use	ITE Code	Size	AM			PM			Daily Trips
			Total	Enter	Exit	Total	Enter	Exit	
Senior Adult Housing — Attached	252	90 units	18	6	12	24	13	11	333
Assisted Living	254	84 units	16	10	6	22	8	14	218
Total			34	16	18	46	21	25	551

Source: Progressive AE, January 2020

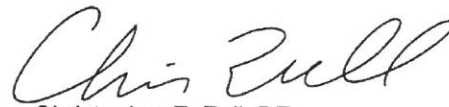
CONCLUSIONS

Based on the analyses performed, the proposed senior living development will have minimal impact to existing traffic operations along adjacent roadways. The site is anticipated to generate approximately 551 total vehicular trips (total entering and exiting) during the typical weekday, 34 vehicular trips (16 entering, 18 exiting) during the morning peak-hour and 46 vehicular trips (21 entering, 25 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.

Sincerely,


 Nicholas D. LaCroix, PE, PTOE
 Senior Transportation Engineer


 Christopher E. Zull, PE
 Transportation Practice Leader

NDL:smg

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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.

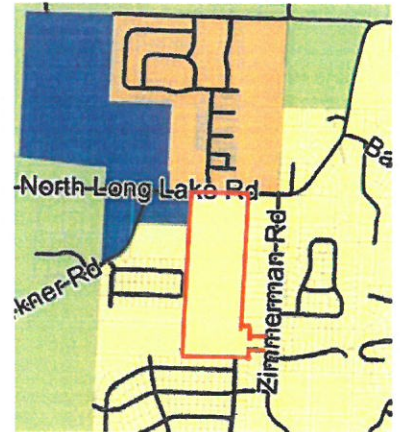


WRITTEN IMPACT STATEMENTS

§ 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, 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

¹ Garfield Township Master Plan 2018

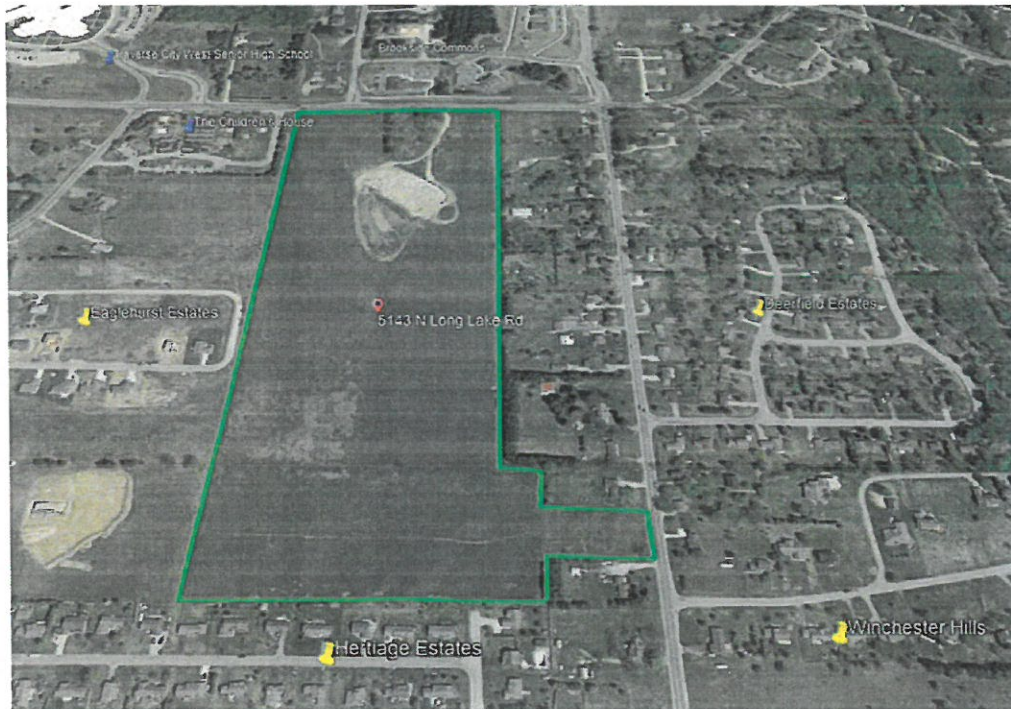


units will be handicap accessible which will provide a much-needed accessible housing option in Grand Traverse County as indicated in the Master Plan.

(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.





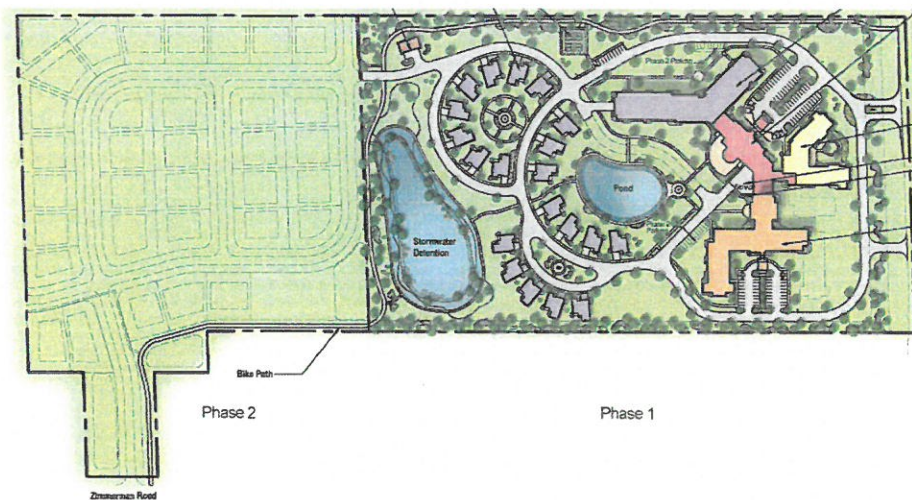
Aesthetically, the new two-story Congregate Building and single-story Villas will complement the existing single-family homes, schools, and multifamily community that are adjacent to the Property. Stone veneer, vinyl shake siding, and horizontal siding will be installed on the Congregate Building and 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) car 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

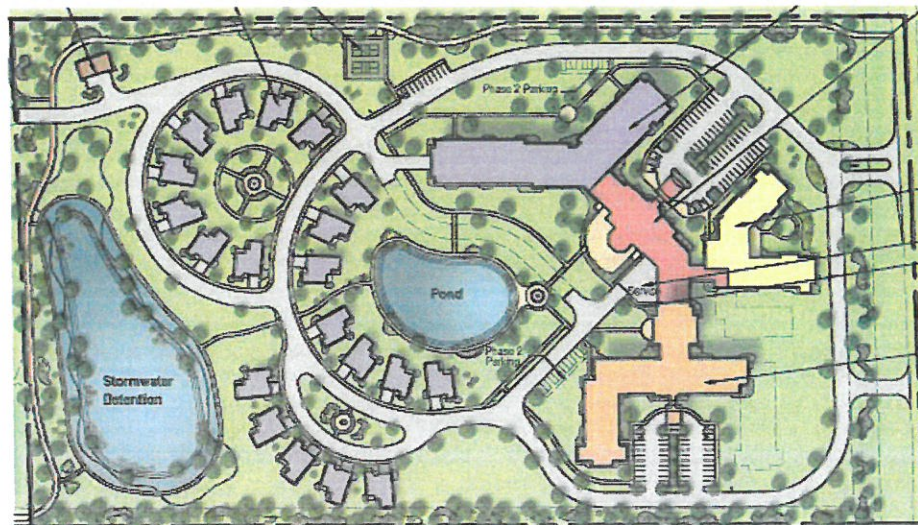
The Property, as it exists today, is a former farm field which hasn't been farmed in nearly two decades with minimal natural features. The Property is one of the few large former farm fields in Garfield Township that remains undeveloped. The flat topography of the land, which made it desirable farmland, 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

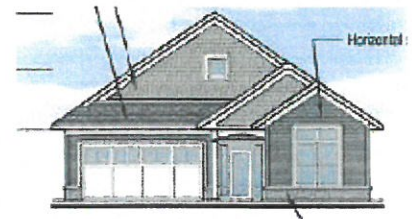


- **Mixed uses** – the proposed Project would feature a licensed Adult Care Facility which most resembles a Medium Density Residential use and R-3 zoning classification with some components of C-G zoning classification and Villas and stand-alone homes which most resemble a Low Density Residential use 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.

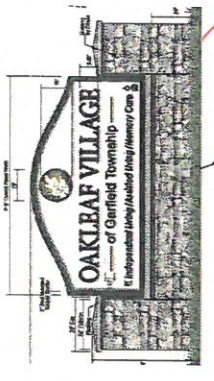
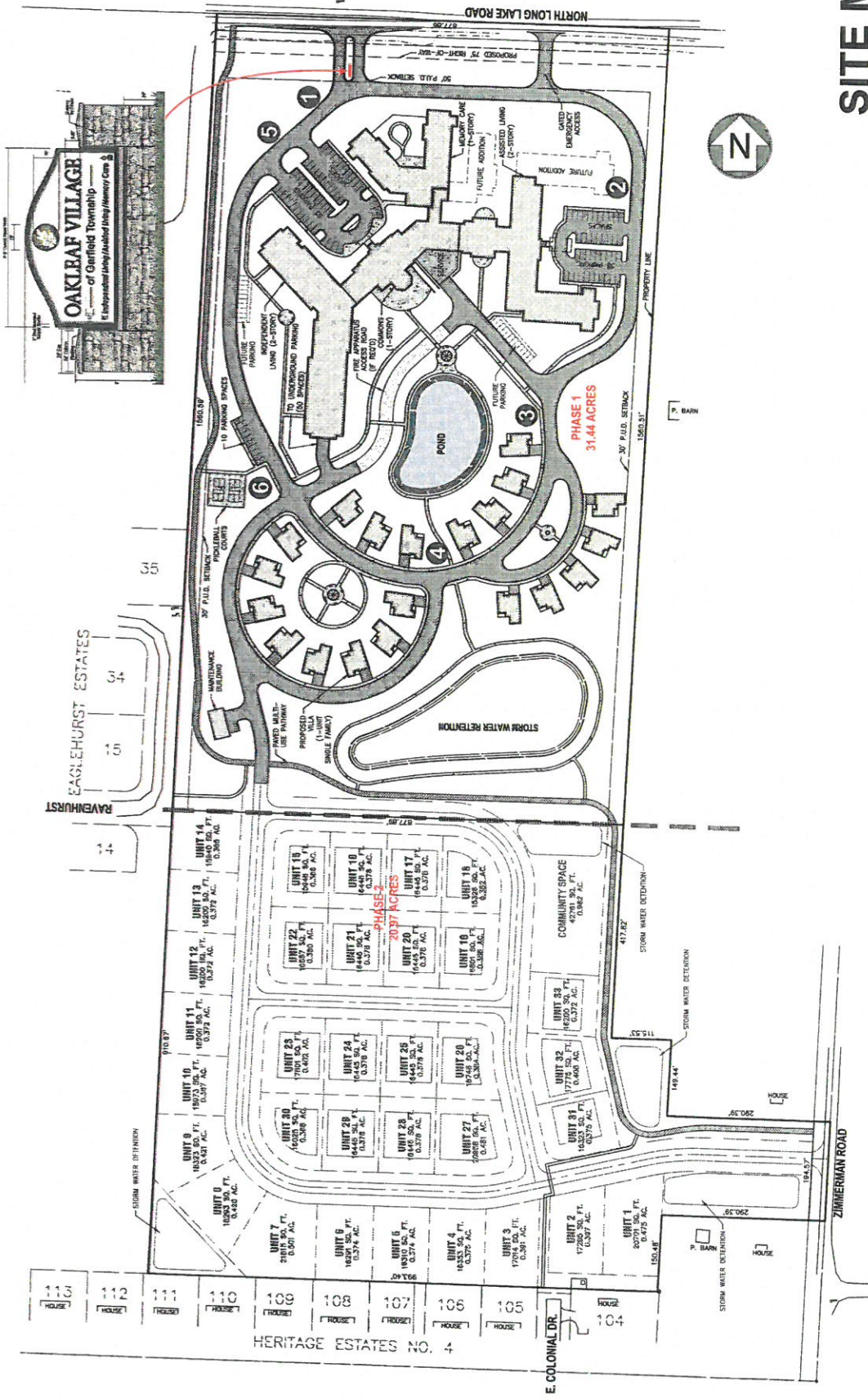
i) The development consolidates and maximizes open usable space

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



- **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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PROJECT NAME: OAKLEAF VILLAGE
 LOCATION: N. LONG LAKE RD.
 CITY: TRAVERSE CITY STATE: MICHIGAN

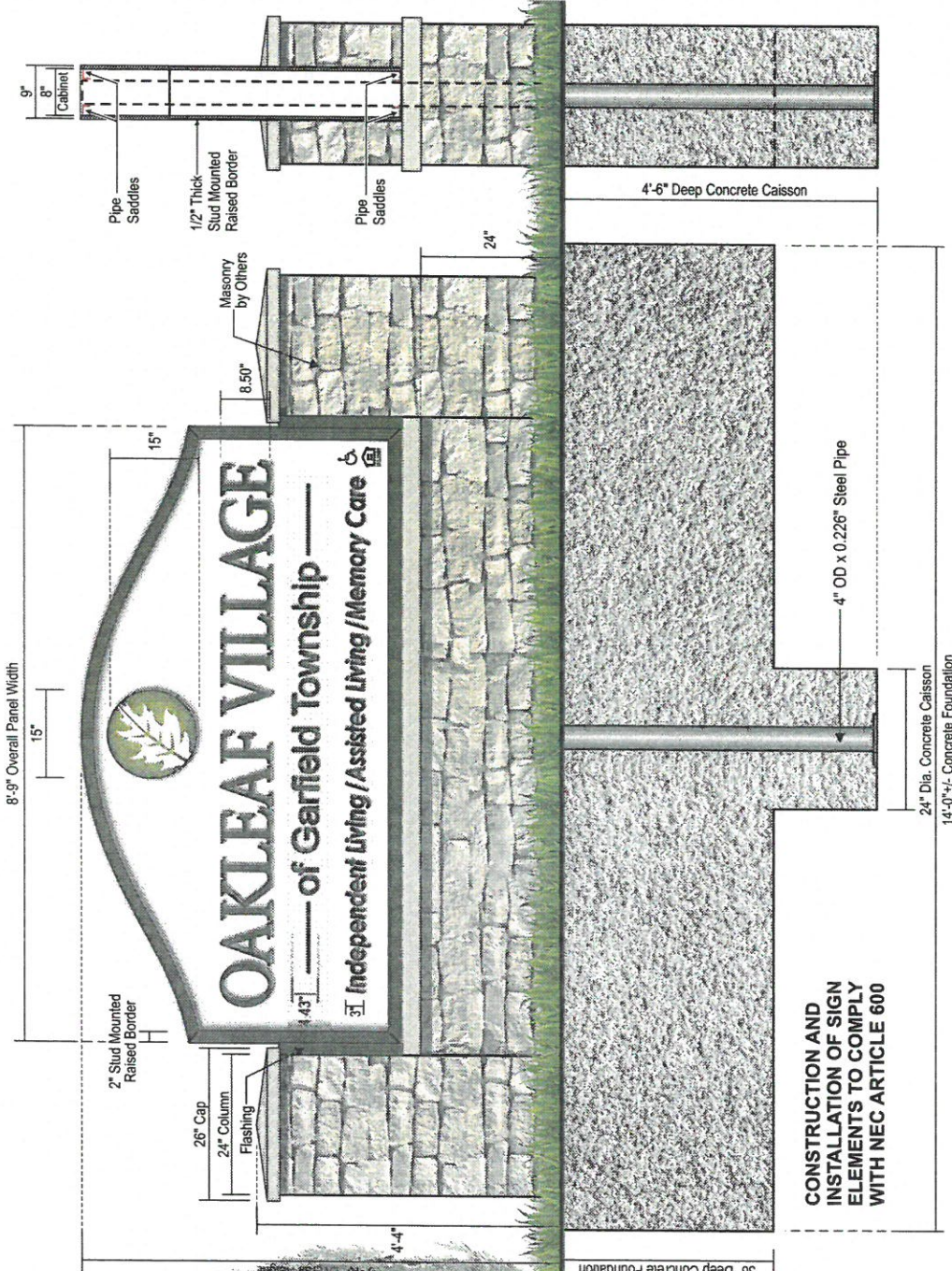
PRODUCTION ART REQUIRED: Colors on Printed Documents May Vary

CLIENT APPROVAL: _____ DATE: _____

SALES_BMS: _____ REVISION: _____
 DESIGN_RAF: _____
 SIZE: 14

DATE: 3-19-20
 SCALE: Noted
 PROJECT#: 20234





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

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

**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 EXTRA WITH SMOOTH, FINISHED EDGES.
BORDER SECTIONS CONCEALED STUD INSTALLATION
USING SILICONE ADHESIVE INTO PRE-DRILLED BORES.
ONE SIDE OF SIGN RAISED BORDER INSTALLED IN
PIPE, 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"-L- 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

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SALES BMS DATE 3-19-20
DESIGN RBF SCALE Noted
SIZE 14 PROJECT # 20234

REVISION

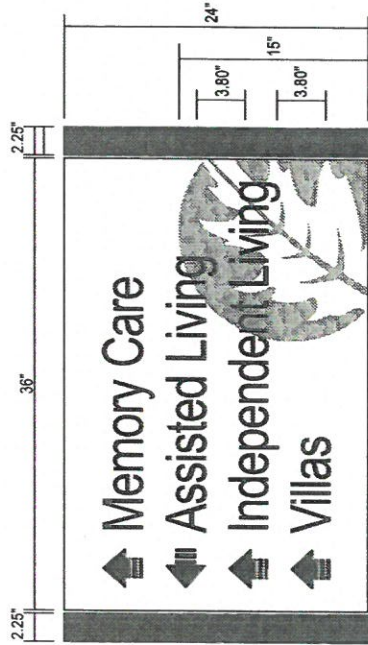
PROJECT NAME OAKLEAF VILLAGE
LOCATION N. LONG LAKE RD.
CITY TRAVERSE CITY STATE MICHIGAN

PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

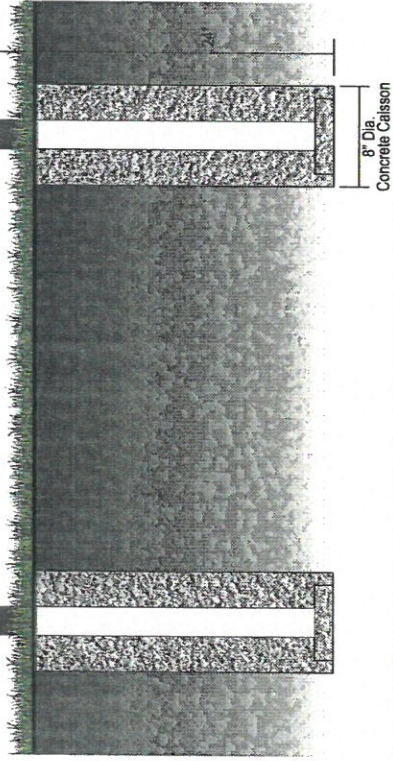
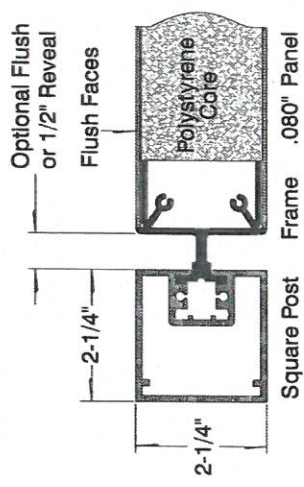
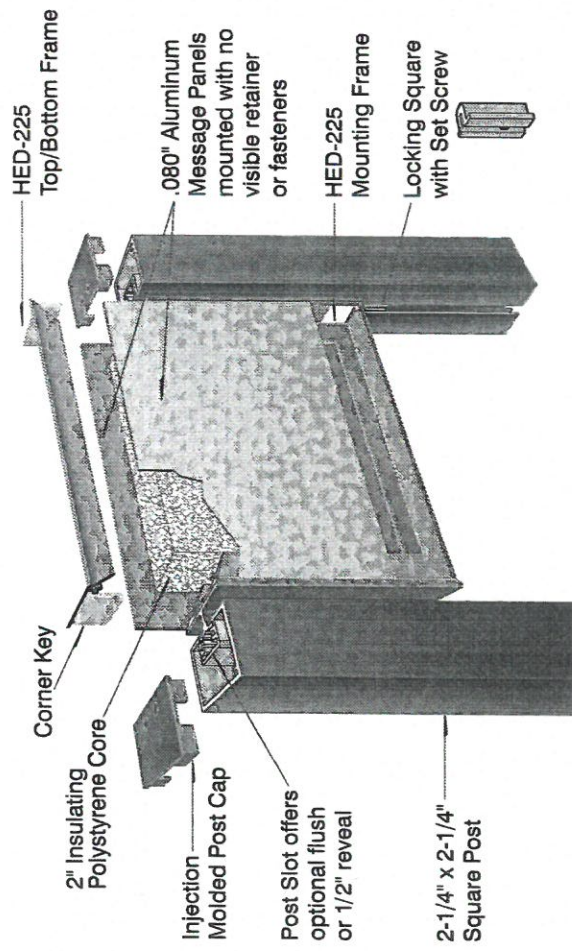
CLIENT APPROVAL DATE



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'



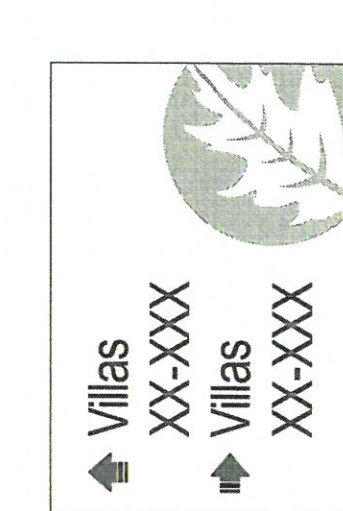
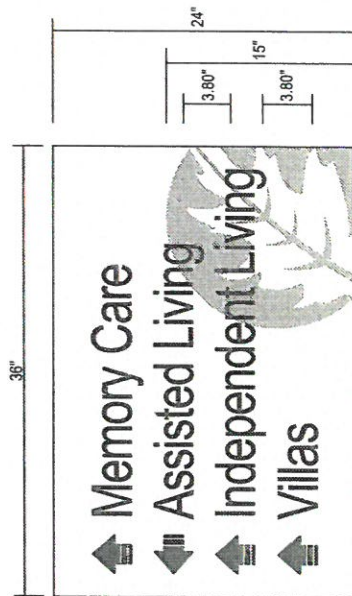
CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

PAGE 1

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





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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CLIENT APPROVAL _____ DATE _____

PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME OAKLEAF VILLAGE
LOCATION N. LONG LAKE RD.
CITY TRAVERSE CITY STATE MICHIGAN

REVISION _____

SALES_BMS _____
DESIGN_RAF _____
SIZE 74

DATE 3-19-20
SCALE Noted
PROJECT# 20234

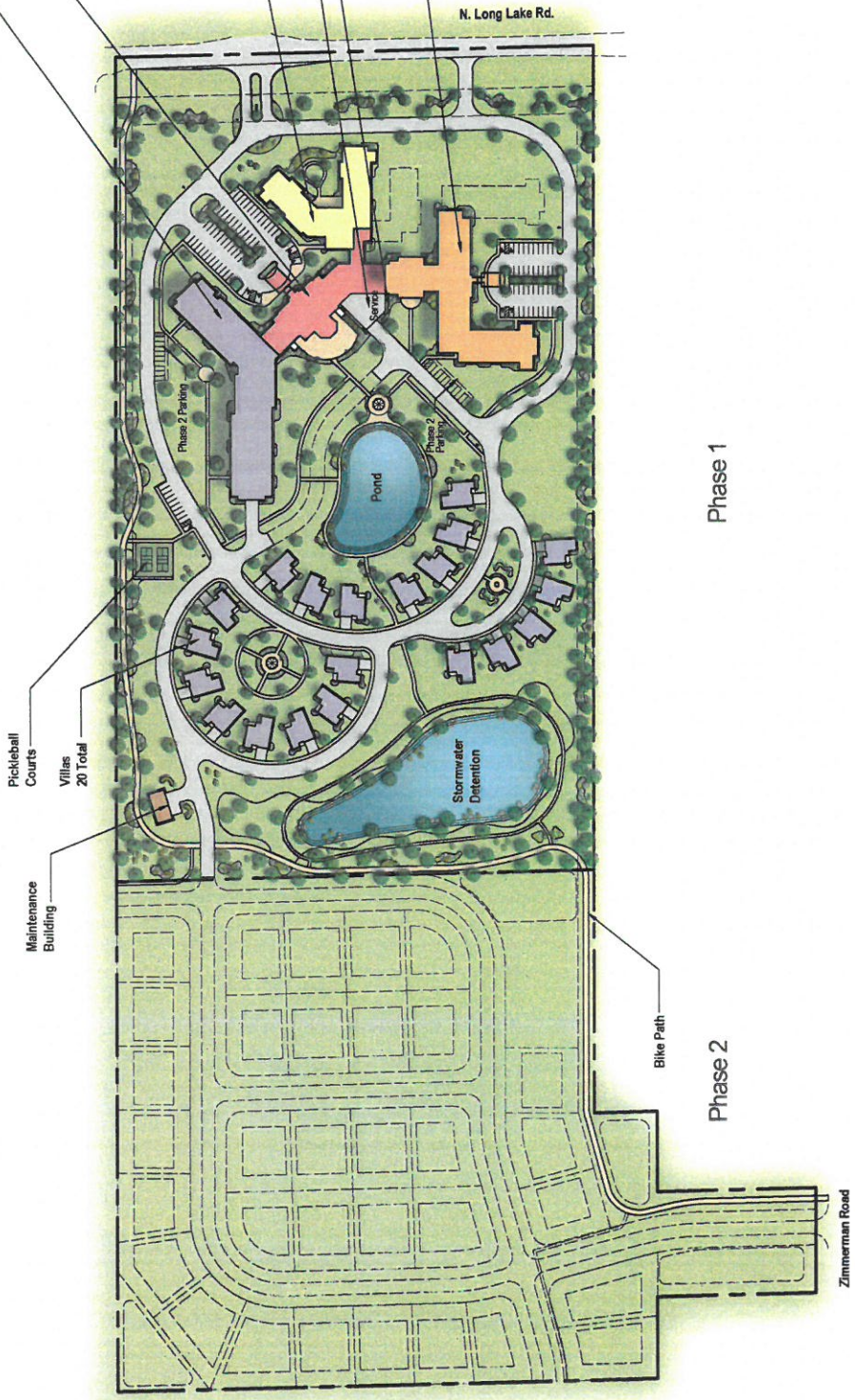
Two-Story Independent Living
50 Suites Total
w/ below grade,
50-car Parking Garage
One-Story Commons

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: 169

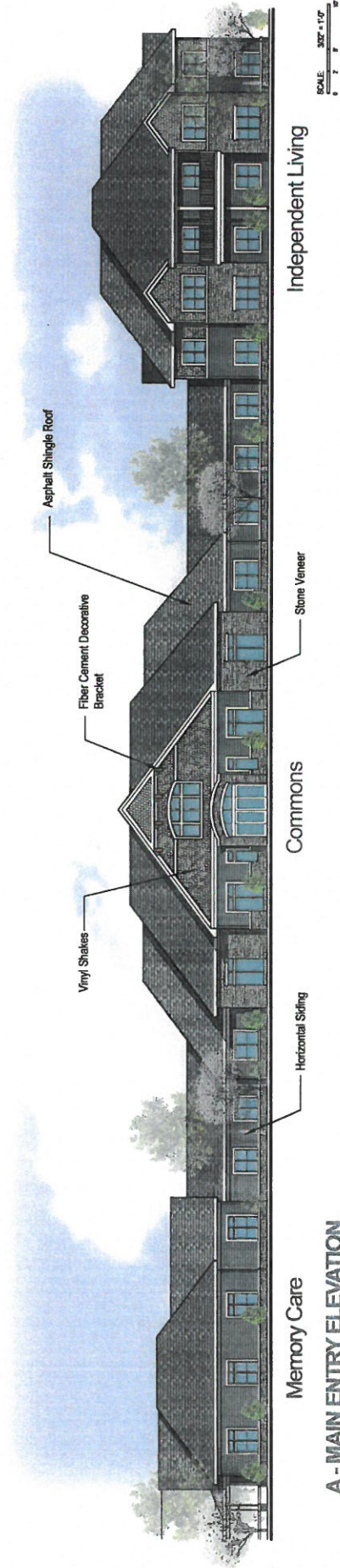
SCALE: 1" = 200'-0"
0 100' 200'



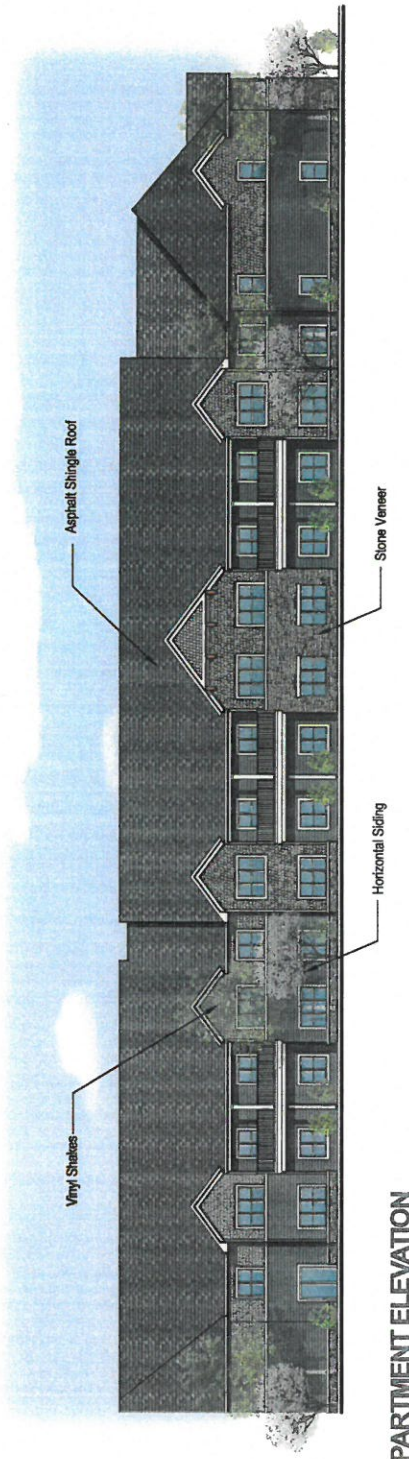
Phase 1

Phase 2

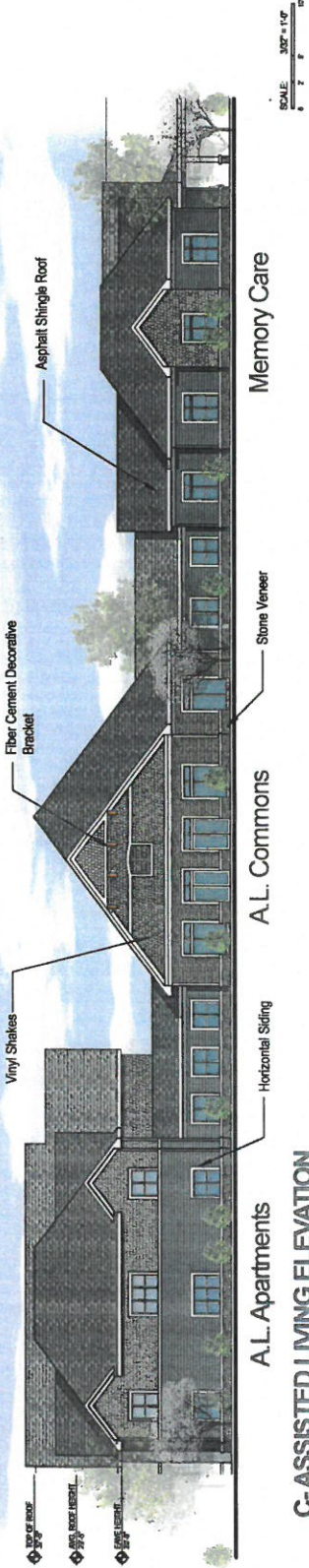
The drawings, specifications, notes, schedule and arrangements represented hereby are and shall remain the property of the architect. No part of said drawings, specifications or notes is to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect. The architect shall not be responsible for construction methods or materials used in the construction of the project. The architect shall not be responsible for the construction of the project. The architect shall not be responsible for the construction of the project.



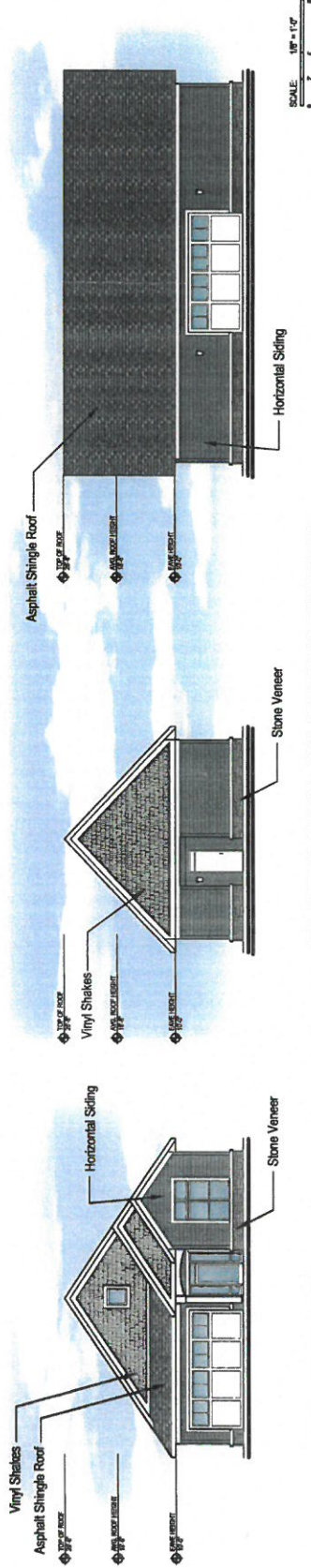
A - MAIN ENTRY ELEVATION



B - IL APARTMENT ELEVATION

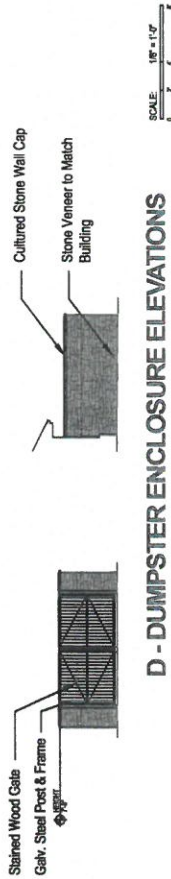


C- ASSISTED LIVING ELEVATION



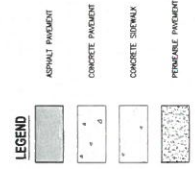
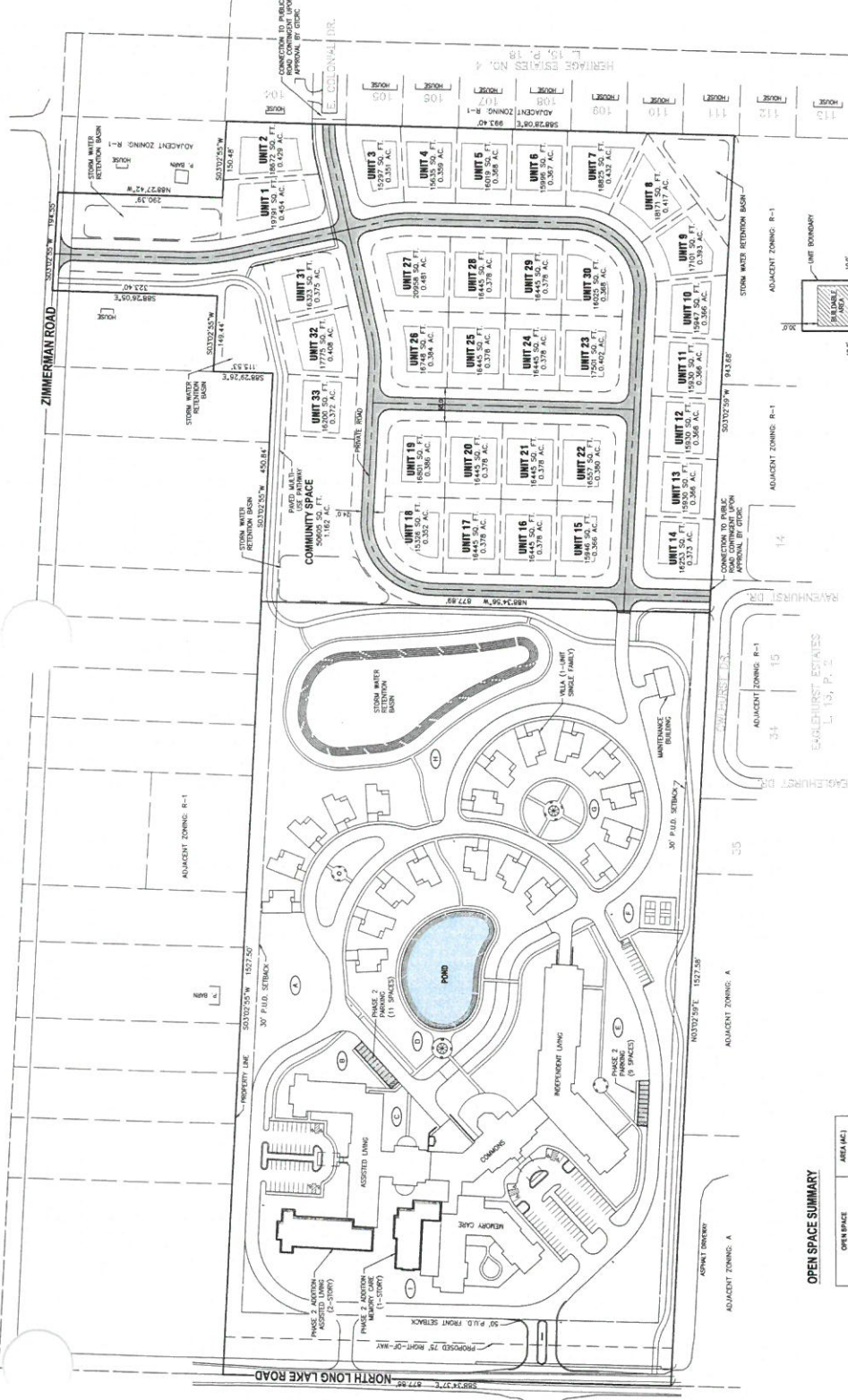
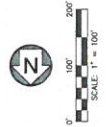
VILLA ELEVATION

MAINTENANCE BUILDING ELEVATIONS



D - DUMPSTER ENCLOSURE ELEVATIONS

REV	DESCRIPTION	DATE	BY



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

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

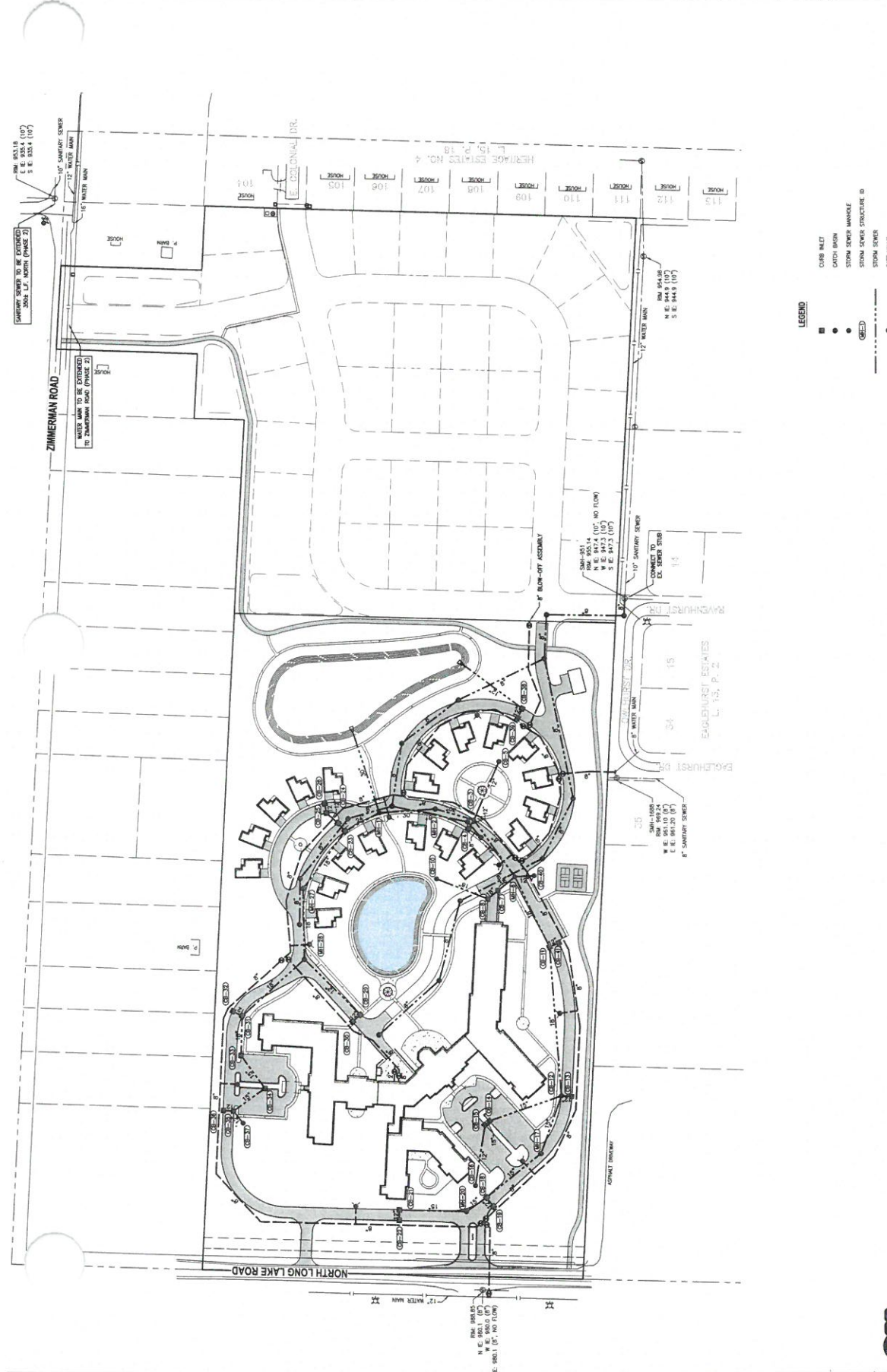
USE	PHASE 1		PHASE 2		TOTAL
	UNITS	PARKING SPACES PROVIDED	UNITS	PARKING SPACES PROVIDED	
INDEPENDENT LIVING	50	50 SPACES (GARAGE)	50	50 SPACES (GARAGE)	100
ASSISTED LIVING	60	30 SPACES (SURFACE)	30	15 SPACES (SURFACE)	90
MEMORY CARE (1 SPACE PER 2 UNITS)	24	8 SPACES	12	3 SPACES	36
MEMORY CARE (1 SPACE PER 4 UNITS)	41	4 SPACES	2	1 SPACES	43
SUITE/ASSIST	154	154 SPACES	42	20 SPACES	196
TOTAL	330	330 SPACES	136	178 SPACES	500

NOTE: PARKING FOR VEHICLES IN PHASE 1 AND SINGLE HOMES IN PHASE 2 NOT INCLUDED IN PARKING CALCULATION. VEHICLES PROVIDED TWO (2) SPACES PER UNIT (GARAGE). SINGLE HOMES SHALL PROVIDE PARKING AS REQUIRED BY THE GARFIELD TOWNSHIP ZONING ORDINANCE.

OPEN SPACE SUMMARY

AREA	AREA (AC)
OPEN SPACE	0.757
A	0.379
B	0.213
C	3.165
D	1.144
E	2.026
F	0.679
G	3.271
H	10.41
PROVIDED OPEN SPACE	12.825

REV	DESCRIPTION	DATE	BY

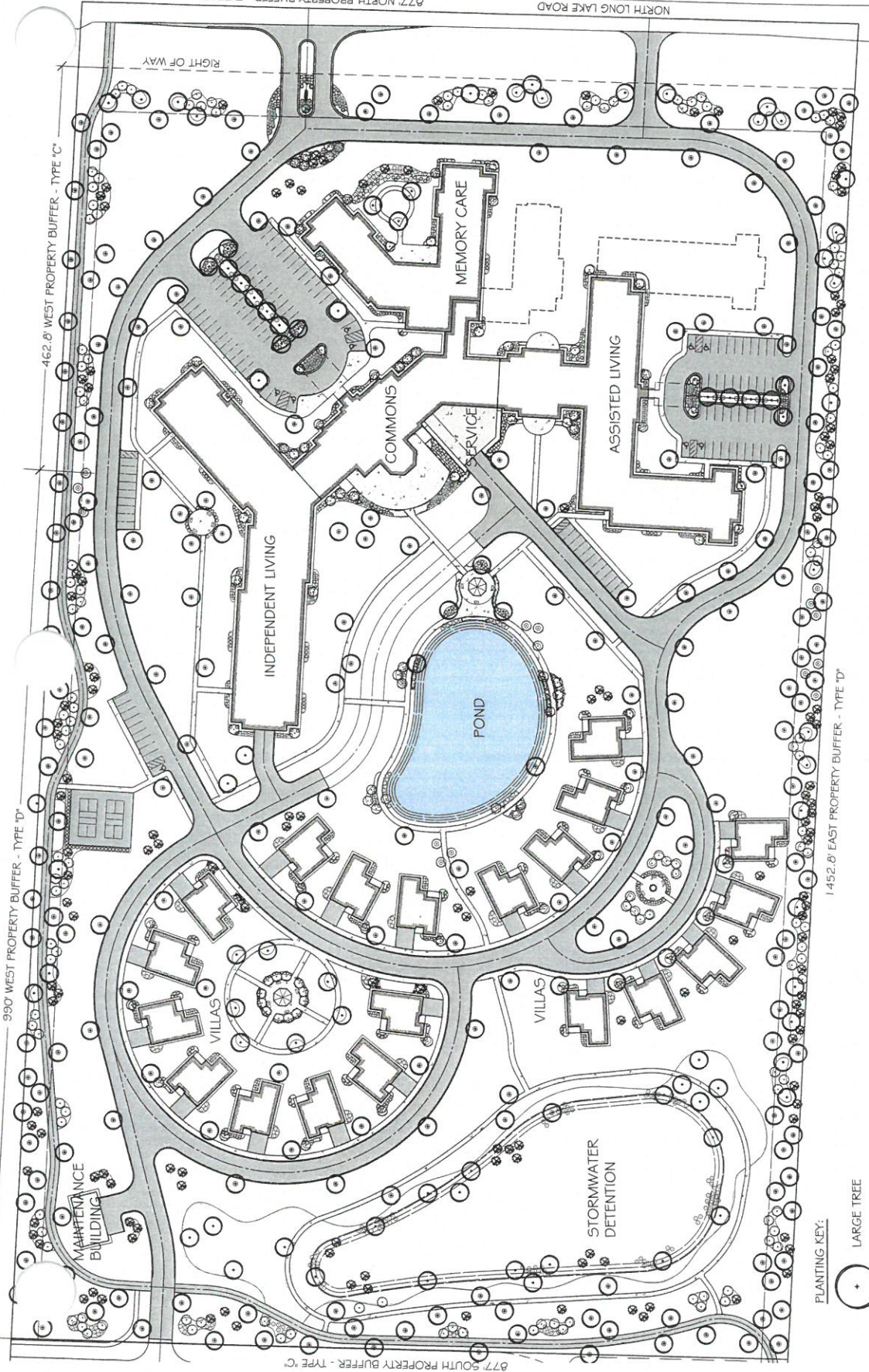


811
Know what's below.
Call before you dig.

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM EXISTING RECORDS AND FIELD SURVEY. VERIFY ALL UTILITIES BEFORE ANY CONSTRUCTION. THE USER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN. IT IS ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

NO.	DATE	DESCRIPTION

DATE	2007
SCALE	L-1



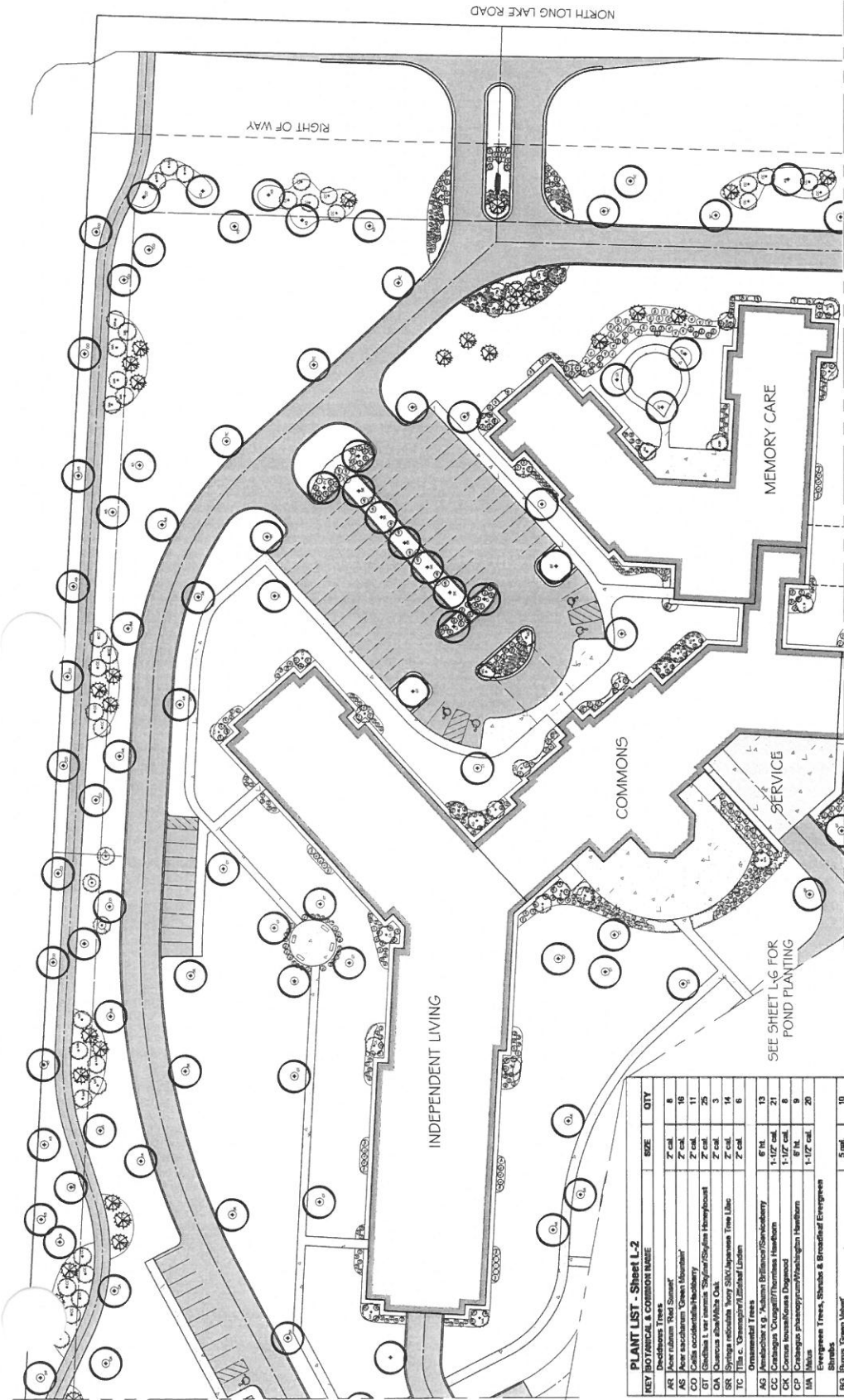
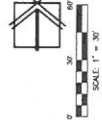
SEE SHEET L-0.0 FOR
LANDSCAPE BUFFER & PARKING
LOT REQUIREMENTS



LANDSCAPE SITE PLAN

PLANTING KEY:

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



NORTH WEST QUADRANT

PLANT LIST - Sheet L-2
REV: BOTANICAL & COMMON NAME

REV	DESCRIPTION	SIZE	QTY
AS	Acer rubrum 'Red Sunset'	2" cal.	8
AS	Acer saccharum 'Green Mountain'	2" cal.	16
CO	Calla occidentalis 'Blackberry'	2" cal.	11
GT	Gaultheria l. var. inermis 'Sylvan/Opaline Honeybunch'	2" cal.	25
CA	Chaenactis alba/White Chalk	2" cal.	3
SR	Syringa reticulata 'Henry 2002/Japanese Tree Lilac'	2" cal.	14
TC	Thuja c. var. 'Green/Emerald Luster'	2" cal.	6
AG	Arctostaphylos c. 'Adams/Brimstone/Snowberry'	6" N.	13
CC	Crataegus 'Orange/Flameless Hawthorn'	1-1/2' cal.	21
CK	Cornus kousa/Kousa Dogwood	1-1/2' cal.	8
CP	Crataegus phaenopyrum/Washington Hawthorn	6" N.	9
MA	Malus	1-1/2' cal.	20
Evergreen Trees, Shrubs & Broadleaf Evergreens			
BO	Buxus 'Green Velvet'	5 gal.	10
IL	Ilex c. m. 'Blue Prince/Blue Prince Holly'	5 gal.	8
IL	Ilex c. m. 'Blue Prince/Blue Prince Holly'	5 gal.	4
JN	Jasminum s. 'Bonsai/Jasmine of Love/Jumper'	5 gal.	109
PA	Picea abies/White Spruce	6" N.	6
PS	Pinus strobus/White Spruce	6" N.	2
PS	Pinus strobus/White Spruce	6" N.	2
RH	Rhododendron c. 'Nobori/White Rhodod'	30" N.	3
TA	Taxus 'Tradition/Tradition Tree'	5 gal.	49
TH	Thuja o. 'Nippon/Ocean Giant Arborvitae'	6" N.	38
Deciduous Shrubs			
AN	Anemone m. 'Lace Scarves/Anemone/Anemone'	5 gal.	26
AN	Anemone m. 'Lace Scarves/Anemone/Anemone'	5 gal.	16
HA	Hydrangea s. 'Endless Summer'	5 gal.	16
IP	Ipomoea s. 'Blue Star/Ipomoea/Ipomoea'	5 gal.	10
RO	Rosa s. 'Rosa Carolina/Carolina Rose/Climbing Rose'	5 gal.	60
SA	Saxifraga s. 'Saxifraga/Stonecrop/Stonecrop'	5 gal.	10
VA	Viola s. 'Viola/Madonna/Viola'	5 gal.	10
VP	Verbena s. l. 'Shoreland/Verbena/Verbena'	5 gal.	8

MATCHLINE - SEE SHEET L-4

MATCHLINE - SEE SHEET L-3

MATCHLINE - SEE SHEET L-2

SEE SHEET L-6 FOR POND PLANTING

ASSISTED LIVING

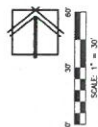
MATCHLINE - SEE SHEET L-5

RIGHT OF WAY

NORTH EAST QUADRANT

NORTH LONG LAKE ROAD

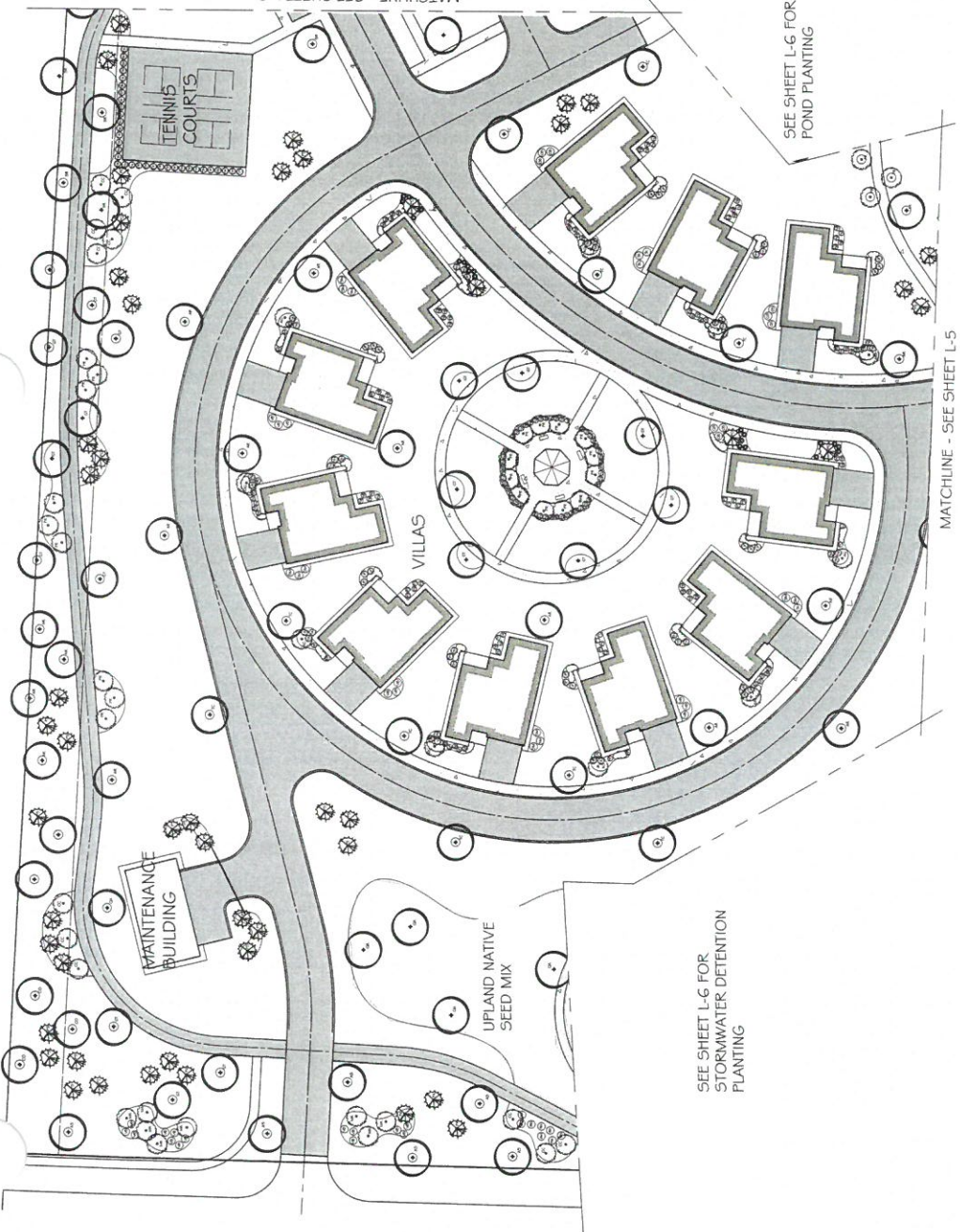
KEY BOTANICAL & COMMON NAME	SIZE	QTY
Deciduous Trees		
AR Acer rubrum 'Red Sunset'/Red Maple	2" cal.	9
AS Acer saccharum 'Green Mountain'/Sugar Maple	2" cal.	9
CO Crataegus occidentalis/Hawthorn	2" cal.	10
GT Gleditsia L. var. inermis 'Skyline'/Skyline Honeylocust	2" cal.	11
QA Quercus alba/White Oak	2" cal.	5
SR Syringa racemata 'Wey SM'/Japanese Tree Lilac	2" cal.	9
TC Tilia c. 'Greenspire'/Littleleaf Linden	2" cal.	12
Ornamental Trees		
AG Anemone x g. 'Autumn Brilliance'/Sensiberry	6" HL	6
CC Crataegus 'Catspaw'/Thomas Hawthorn	1-1/2" cal.	6
CK Cornus kousa/Kousa Dogwood	1-1/2" cal.	1
GP Ginkgo biloba/Bald Cypress	6" HL	7
MA Malus Royal Raindrops/Pink Flowering Crabapple	1-1/2" cal.	21
Evergreen Trees, Shrubs & Broadleaf Evergreen		
BG Brunnera 'Green Velvet'	5 gal.	2
L Ilex x m. 'Blue Princess'/Blue Princess Holly	5 gal.	6
L Ilex x m. 'Blue Prince'/Blue Prince Holly	5 gal.	6
JN Juniperus h. 'Broadmoor'/Low Juniper	5 gal.	35
PA Picea abies/Norway Spruce	6" HL	12
PG Picea glauca/White Spruce	6" HL	3
PO Picea omorika/Serbian Spruce	6" HL	1
PS Pinus strobus/White Pine	6" HL	6
RH Rhododendron c. 'Album'/White Rhododendron	30" HL	1
TA Thuja o. 'Tussock'/Tussock Yew	5 gal.	29
TH Thuja o. 'Nigra'/Dark Green Arborvitae	6" HL	9
Deciduous Shrubs		
AN Anemone m. 'Low Scapa Mount'/Dwarf Anemone	5 gal.	13
HL Hydrangea 'Annabelle'/Annabelle	5 gal.	30
HL Hydrangea 'Limelight'/Limelight	5 gal.	10
HP Hydrangea 'Sunny Boulevard'/Sunny Boulevard	5 gal.	19
SM Syringa p. 'Miss Kim'/Dwarf Lilac	5 gal.	5



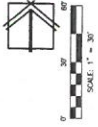
NO.	DATE	DESCRIPTION

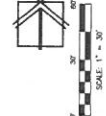
KEY BOTANICAL & COMMON NAME	SIZE	QTY
Deciduous Trees		
AR Acer rubrum 'Red Sunset'	2' cal.	16
AS Acer saccharum 'Green Mountain'	2' cal.	6
CO Carya occidentalis 'Hobbyberry'	2' cal.	17
GI Gleditsia triacanthos 'Skyline Homegarden'	2' cal.	5
SH Sycamore	2' cal.	10
SL Salix nigra 'Landscape Tree Line'	2' cal.	10
TC Tilia cordata 'Libellul Linden'	2' cal.	5
Ornamental Trees		
AG Amelanchier alba 'Autumn Brilliance Serviceberry'	6' N.	5
CC Crataegus 'Crusgall' Thornless Hawthorn	1-1/2' cal.	11
MA Malus 'Royal Raindrops' Pink Flowering Crabapple	1-1/2' cal.	6
MG Magnolia s. 'Royal Star' Star Magnolia	6' N.	3
PR Prunus s. 'Kwanzan' Kwanzan Flowering Cherry	1-1/2' cal.	23
Evergreen Trees, Shrubs & Broadleaf Evergreen		
Shrubs		
JN Juniperus h. 'Broadmoor' Low Juniper	5 gal.	9
JF Juniperus c. 'Hetzl Columnar' Green Columnar Juniper	6' N.	18
RI Rhus typhina 'Norway Spruce'	6' N.	9
RO Rhus typhina 'Spartan Spruce'	6' N.	3
PO Picea canadensis 'Spatula Spruce'	6' N.	11
PS Picea canadensis 'White Pine'	6' N.	28
TA Taxus 'Tafelberg' Tabletop Yew	5 gal.	21
TH Thuja o. 'Nigra' Green Giant Arborvitae	6' N.	49
Deciduous Shrubs		
AN Anemone m. 'Low Scape Mound' Dwarf Anemone	5 gal.	15
CS Cornus s. 'Farrow' Arctic Fire Red Twig Dogwood	5 gal.	9
DD Deutzia s. 'Nana'	5 gal.	5
HA Hydrangea s. 'Incrediball'	5 gal.	27
HA Hydrangea s. 'Bosch' Blue Hydrangea	5 gal.	4
PH Phlox s. 'Santitas' Dwarf Phlox	5 gal.	3
SL Salix purpurea 'Nana' Dwarf Arctic Willow	5 gal.	3
SM Syringa p. 'Miss Kim' Dwarf Lilac	5 gal.	12
SP Spiraea l. 'Golden Double Play' Arman Spirea	5 gal.	5
VB Viburnum d. 'Blue Muffin' Arrowwood Vib.	5 gal.	9

BOTANICAL NAME	COMMON NAME
Grasses	
Blue Grass	Blue Grass
Shades of Greens	Shades of Greens
Sand Dropseed	Sand Dropseed
Prarie Junegrass	Prarie Junegrass
Wildflowers	
Black-Eyed Susan	Black-Eyed Susan
Butterfly Milkweed	Butterfly Milkweed
Clasping Coneflower	Clasping Coneflower
Dwarf Evening Primrose	Dwarf Evening Primrose
Grey-Headed Coneflower	Grey-Headed Coneflower
Indian Blanket	Indian Blanket
Lance-Leaved Conopsis	Lance-Leaved Conopsis
Lavender Hyssop	Lavender Hyssop
New England Aster	New England Aster
Ohio Spigelmort	Ohio Spigelmort
Ox-Eye Sunflower	Ox-Eye Sunflower
Pale Purple Coneflower	Pale Purple Coneflower
Prarie Aster	Prarie Aster
Prarie Coneflower	Prarie Coneflower
Purple Coneflower	Purple Coneflower
Purple Prairie Clover	Purple Prairie Clover
Smooth Penstemon	Smooth Penstemon
Sweet Black-Eyed Susan	Sweet Black-Eyed Susan
Thick-Jawed Gaylardinier	Thick-Jawed Gaylardinier
White Upland Aster	White Upland Aster

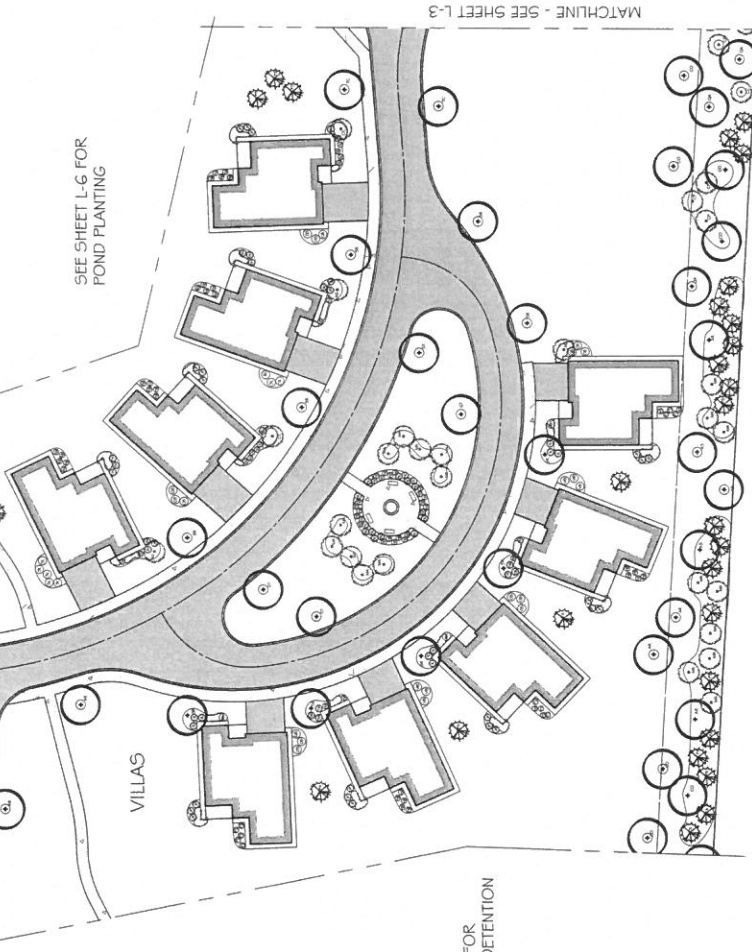


SOUTH WEST QUADRANT





KEY	IDENTICAL & COMMON NAME	SIZE	QTY
AR	Acer rubrum 'Red Sunset'	2' cal	8
AS	Acer saccharum 'Green Mountain'	2' cal	2
CO	Cornus occidentalis/Hobbleberry	2' cal	6
GT	Gleditsia L. var. inermis 'Skyline/Skyline Honeylocust'	2' cal	4
OA	Quercus alba/White Oak	2' cal	3
SR	Syringa reticulata 'Ivory Silk/Japanese Tree Lilac'	2' cal	10
TC	Tilia c. 'Greenspire'/Hilical London	2' cal	2
Ornamental Trees			
AG	Amelanchier x.g. 'Autumn Brilliance/Serviceberry'	6' HL	3
CC	Crataegus 'Creegill'/Thornless Hawthorn	1-1/2' cal	2
CK	Cornus kousa/Kousa Dogwood	1-1/2' cal	2
CP	Crataegus phanopygium/Washington Hawthorn	6' HL	3
WA	Malus 'Royal Ranunculus'/Flowering Crabapple	1-1/2' cal	19
Evergreen Trees, Shrubs & Broadleaf Evergreen Shrubs			
EG	Buxa '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
JN	Juniperus h. 'Broadmoor'/Low Juniper	5 gal	6
JP	Juniperus c. 'Hetzl Columnaris'/Green Columnar Juniper	6' HL	21
PA	Picea abies/Newey Spruce	6' HL	11
PG	Picea glauca/White Spruce	6' HL	3
PS	Pinus strobus/White Pine	6' HL	14
RH	Rhododendron c. 'Album'/White Rhododendron	30" HL	3
TA	Thuja s. 'Tulipifera'/Eastern Yew	5 gal	6
TH	Thuja o. 'Nigra'/Green Giant Arborvitae	6' HL	6
Deciduous Shrubs			
AN	Anemone in low Scapa Island/Dwarf Anemone	5 gal	10
CS	Cornus Florida/Flowering Dogwood	5 gal	15
DS	Desmodium s. 'Naxos'	5 gal	10
HA	Hydrangea s. 'Incredibel'	5 gal	14
HP	Hydrangeum 'Sunny Boulevarde'/SL John's Wort	5 gal	34
PT	Potentilla 'Happy Face White'	5 gal	15
SL	Salix purpurea 'Nana'/Dwarf Arctic Willow	5 gal	6
SP	Spirea J. 'Galen'/Double Play Arabian Spirea	5 gal	4
VB	Viburnum d. 'Blue Muffin'/Arrowwood Viburnum	5 gal	6



MATCHLINE - SEE SHEET L-4

SEE SHEET L-6 FOR POND PLANTING

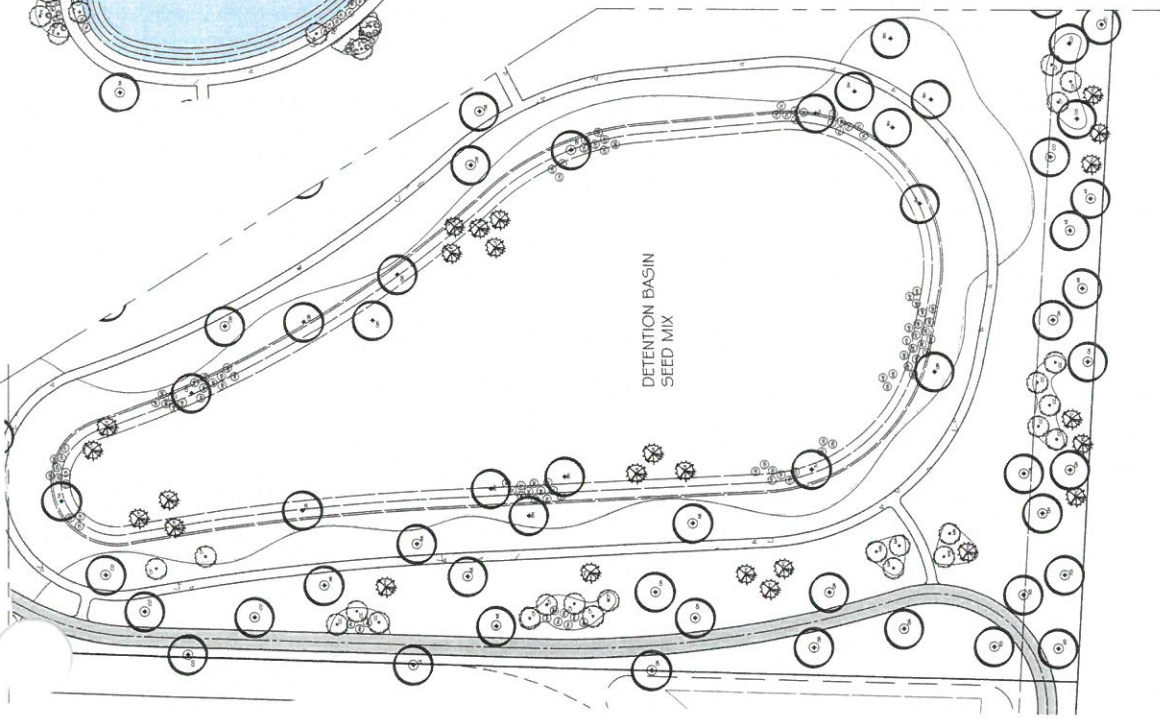
MATCHLINE - SEE SHEET L-3

VILLAS

VILLAS

SEE SHEET L-6 FOR STORMWATER DETENTION PLANTING

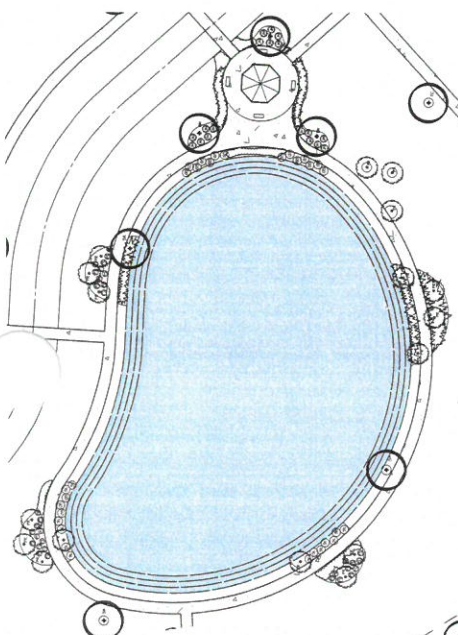
MATCHLINE - SEE SHEET L-4



DETENTION BASIN SEED MIX

STORMWATER DETENTION PLANTING

POND PLANTING



PLANT LIST - Sheet L-6 - POND

KEY BOTANICAL & COMMON NAME	SIZE	QTY
Deciduous Trees		
BN <i>Betula nigra</i> 'Heritage'/River Birch	10' H	3
SA <i>Salix alba</i> 'Tristis'/White Willow	2" cal.	3
TC <i>Tilia c.</i> 'Greenspire'/Littleleaf Linden	2" cal.	1
Ornamental Trees		
PR <i>Prunus s.</i> 'Kwanzan'/Kwanzan Flowering Cherry	1-1/2" cal.	17
Evergreen Trees, Shrubs & Broadleaf Evergreen Shrubs		
JN <i>Juniperus h.</i> 'Broadmoor'/Low Juniper	5 gal.	18
Deciduous Shrubs		
CS <i>Cornus s.</i> 'Farrow'/Arctic Fire Red Twig Dogwood	5 gal.	17
PT <i>Potentilla</i> 'Happy Face White'	5 gal.	33
SL <i>Salix purpurea</i> 'Nana'/Dwarf Arctic Willow	5 gal.	13

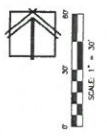
**PLANT LIST - Sheet L-6
STORMWATER DETENTION**

KEY BOTANICAL & COMMON NAME	SIZE	QTY
Deciduous Trees		
AR <i>Acer rubrum</i> 'Red Sunset'	2" cal.	9
AS <i>Acer saccharum</i> 'Green Mountain'	2" cal.	4
BN <i>Betula nigra</i> 'Heritage'/River Birch	8" H	8
CO <i>Celtis occidentalis</i> 'Hedgeberry'	2" cal.	9
QA <i>Quercus alba</i> 'White Oak'	2" cal.	11
OB <i>Quercus bicolor</i> 'Swamp White Oak'	2" cal.	5
SA <i>Salix alba</i> 'Tristis'/White Willow	2" cal.	3
Ornamental Trees		
CG <i>Crataegus</i> 'Chagall'/Thornless Hawthorn	1-1/2" cal.	8
GG <i>Crataegus planifolia</i> 'Washington Hawthorn'	8" H	10
MA <i>Malus 'Royal Raindrops'</i> 'Pink Flowering Crabapple'	1-1/2" cal.	5
Evergreen Trees, Shrubs & Broadleaf Evergreen Shrubs		
LR <i>Larix laricina</i> 'Amersal Larch'	6" H	6
PG <i>Pinus glauca</i> 'White Spruce'	6" H	6
PS <i>Pinus strobus</i> 'White Pine'	6" H	6
Deciduous Shrubs		
AB <i>Abutilon s.</i> 'Billionaire'/Chestnut	5 gal.	34
CS <i>Cornus s.</i> 'Farrow'/Arctic Fire Red Twig Dogwood	5 gal.	31
PH <i>Physocarpus o.</i> 'Seward'/Summer Wine Ninebark	5 gal.	10
SC <i>Sambucus canadensis</i> 'Ebberry'	5 gal.	25

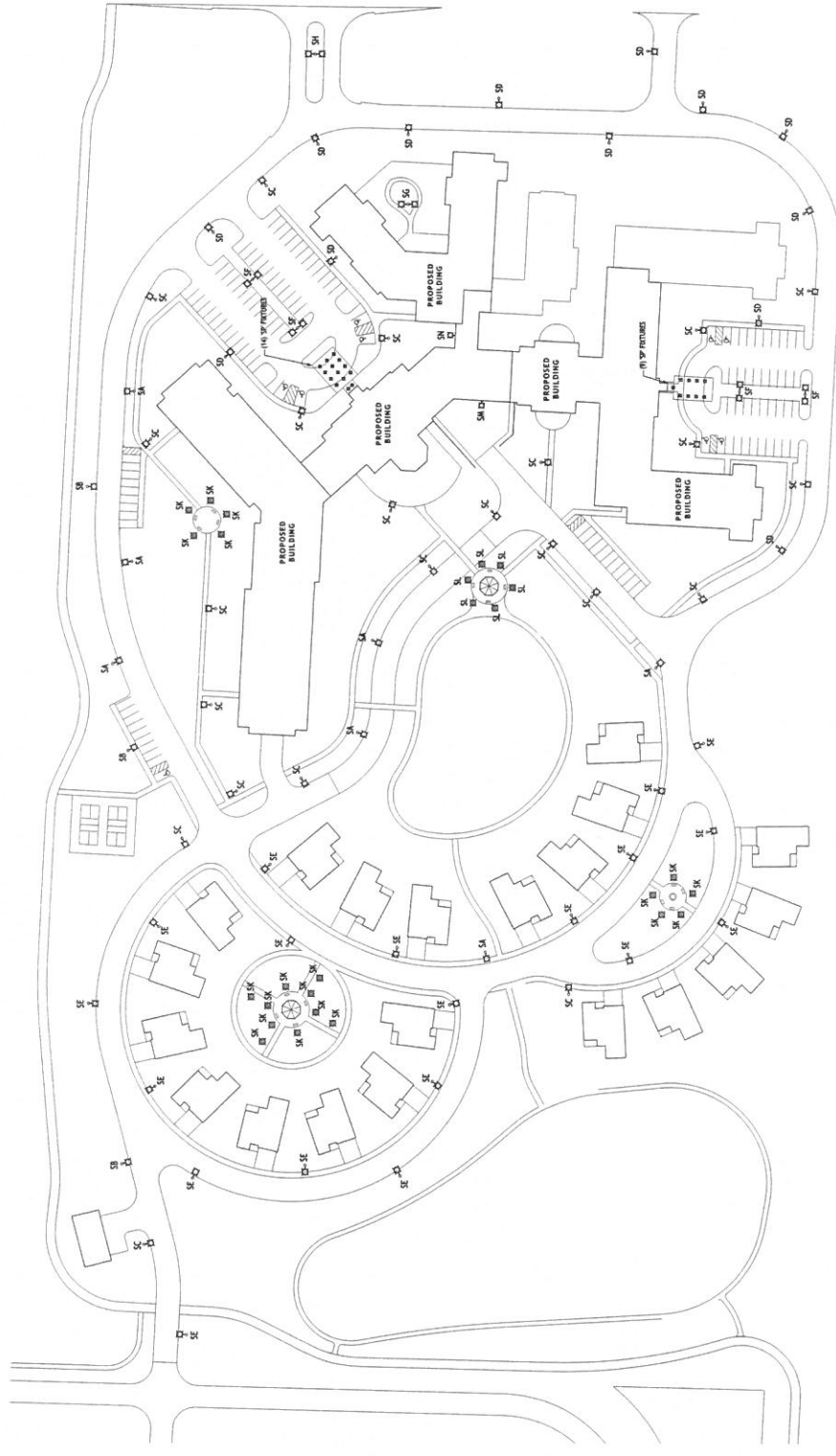
MATCHLINE - SEE SHEET L-5

DETENTION BASIN SEED MIX

BOTANICAL NAME	COMMON NAME
Grasses, Sedges & Rushes	
<i>Lolium multorum</i>	Annual Ryegrass
<i>Carex capillaris</i>	Awl-Grass
<i>Arundo donax</i>	Common Reed
<i>Phragmites australis</i>	Common Spikerush
<i>Cyperus tenuiflorus</i>	Common Spikerush
<i>Carex vulpinoidea</i>	Soft Spikerush
<i>Juncus tenuis</i>	Pine Spikerush
<i>Spartina pectinata</i>	Prairie Cordgrass
<i>Leersia oryzoides</i>	Rice Cut Grass
<i>Juncus effusus</i>	Soft Rush
<i>Scheuchzeria palustris</i>	Soft Rush
<i>Panicum virgatum</i>	Switchgrass
<i>Elymus virginicus</i>	Switchgrass
<i>Viola sp.</i>	Virginia Wildflower
Wildflowers	
<i>Mimulus ringens</i>	Allegheny Monkeyflower
<i>Sagittaria latifolia</i>	Arrowhead
<i>Verbena hastata</i>	Blue Vervain
<i>Rudbeckia laciniata</i>	Culvert Coneflower
<i>Pentstemon sp.</i>	Ditch Starwort
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Bidens arborescens</i>	Tree Top
<i>Helianthus angustifolius</i>	Swamp Sunflower
<i>Nymphaeaceae</i>	Water Plantain



- SITE NOTES**
1. ALL ELECTRICAL AND LIGHT FIXTURES ARE 14 FEET ABOVE GRADE EXCEPT TYPES "SP" AND "SIP" WHICH ARE 20' HIGH ABOVE GRADE.
 2. FIXTURES TYPES "SC" & "SI" ARE LOW LEVEL, WOLFLAND FIXTURES AT 4' 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'-0"



Symbol	Code	Mounting	Height	Beam Angle	Light Source	Notes	Quantity	Location
○	SA	7	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY	1	100W LED 120°
○	SB	3	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY	1	100W LED 120°
○	SC	23	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY	1	100W LED 120°
○	SD	33	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY	1	100W LED 120°
○	SE	19	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY	1	100W LED 120°
○	SF	4	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY	1	100W LED 120°
○	SG	1	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY	1	100W LED 120°
○	SH	1	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY	1	100W LED 120°
○	SK	20	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY	1	100W LED 120°
○	SL	6	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY	1	100W LED 120°
○	SH	1	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY	1	100W LED 120°
○	SN	1	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY	1	100W LED 120°
○	SP	23	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY	1	100W LED 120°



TYPE "SN"



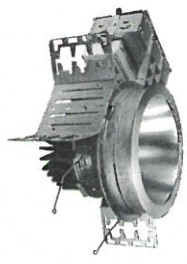
TYPE "SM"



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




TYPE "SK" & "SL"



TYPE "SP"

Code	Quantity	Height	Beam Angle	Light Source	Notes
SA	1	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY
SB	1	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY
SC	1	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY
SD	1	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY
SE	1	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY
SF	1	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY
SG	1	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY
SH	1	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY
SK	1	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY
SL	1	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY
SH	1	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY
SN	1	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY
SP	1	10.00	120°	100W LED	RECESSED MOUNTING (4) WITH LUMINAIRE (4) AND OPTICAL PHOTOMETRY

 Charter Township of Garfield Planning Department Report No. 2020-89			
Prepared:	June 3, 2020	Pages:	9
Meeting:	June 10, 2020 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	3479 Veterans C-O Rezoning – Findings of Fact		
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 has seen this application at the following meetings:

- April 22, 2020 – Introduction (PD Report 2020-57)
- May 13, 2020 – Public Hearing (PD Report 2020-69)

This report contains much of the same information as in the prior two reports. However, this report also includes the suggested Findings of Fact after the Planning Commission directed Staff to prepare Findings of Fact after the Public Hearing on May 13, 2020.

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)

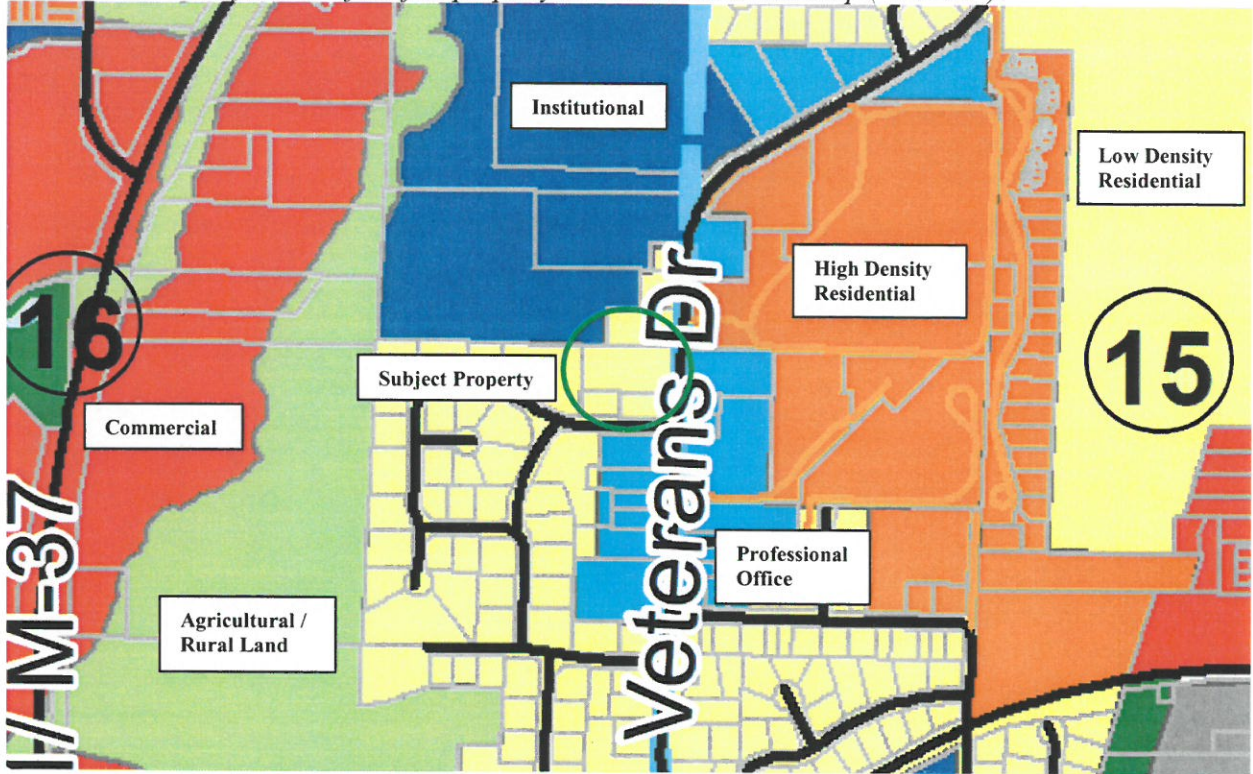


MASTER PLAN CONSIDERATIONS:

A key factor in considering a rezoning request is whether such request is consistent with the Master Plan. The Planning Commission shall consider the entire Master Plan including the Future Land Use Map, the Zoning Plan, goals and objectives, and implementation priorities. In this case, the Future Land Use Map shows the subject parcel with the “Low Density Residential” designation. This designation is intended to provide an “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; R-R Rural Residential and A-Agricultural are 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. A full analysis of considerations of the entire Master Plan is included with the suggested Findings of Fact.

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



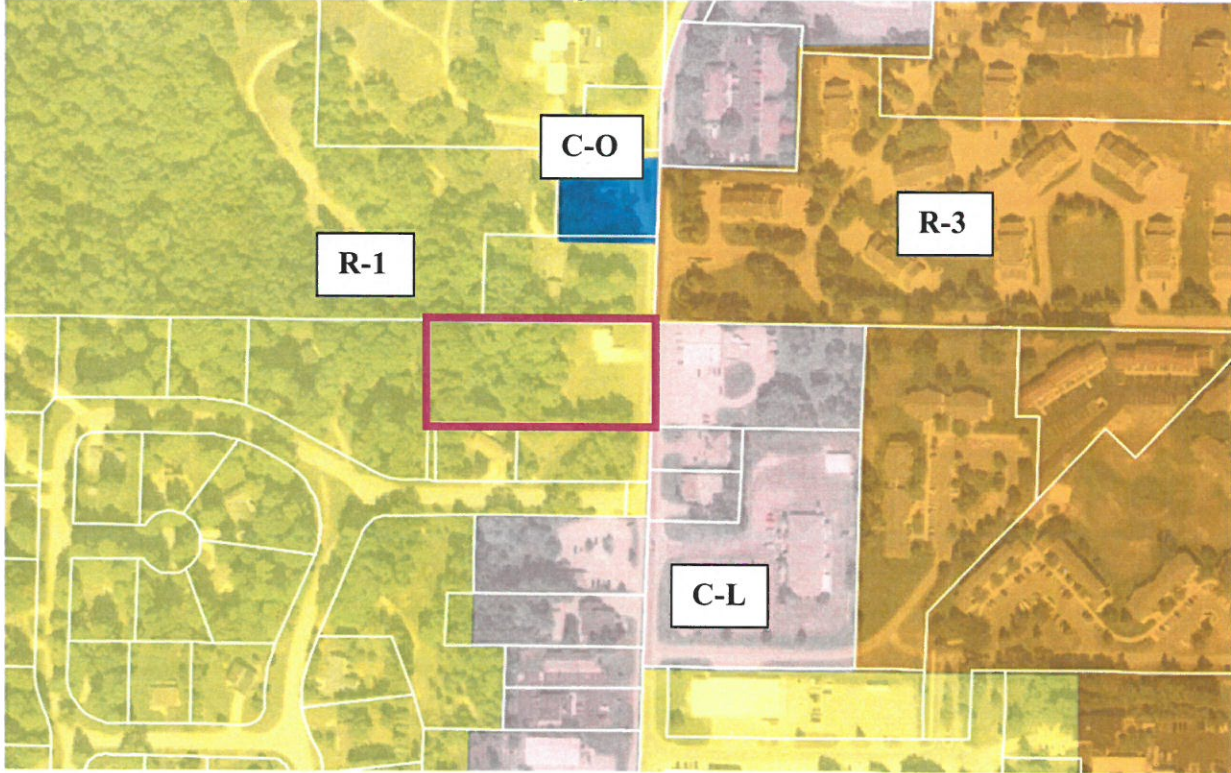
Excerpt from Zoning Plan for subject property’s FLUM classification:

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 homes. To the northwest is part of the Grand Traverse Memorial Gardens property. To the northeast is the Harbour Ridge residential complex.

STAFF COMMENT:

Staff is of the opinion that the proposed Zoning Map Amendment can be justified. The Findings of Fact below provide information supporting the proposed Zoning Map Amendment. Planning Commissioners should review the draft Findings of Fact and determine if any information needs to be added or changed. Commissioners asked at the previous meeting if the applicant would be willing to rezone only the front portion of the property; the applicant confirmed their original request to rezone the entire property.

Staff also recommends that, upon reviewing this application, the Planning Commission should consider a future amendment to the Master Plan, especially the Future Land Use map, to address the entire Veterans Drive corridor. The corridor has a mix of office, single-family residential, multi-family residential, and institutional uses. Planning for the entire Veterans Drive corridor would allow for a more cohesive vision of the corridor and provide a context for any potential redevelopment.

FINDINGS OF FACT:

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.

1. Master Plan Consistency

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

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The proposed Map Amendment does not match the Future Land Use designation from the Master Plan, which is Low Density Residential, but there are many other sites on Veterans Drive with the Future Land Use designation of Professional Office. The C-O Commercial Office zoning district is the most compatible district for Professional Office.
- Some 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 goal of the Master Plan is “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.” The proposed rezoning would help to meet this goal of the Master Plan by allowing for an infill project on a corridor with 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.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- As stated above, there are other sites along this corridor with the 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 any adverse impacts on neighboring lands.
- Staff finds the proposed rezoning does not constitute “spot zoning.” One potential way to define spot zoning is as “the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners” (Anderson's American Law of Zoning, 4th Edition). Staff finds that the proposed rezoning is for a use classification like those of other sites along Veterans Drive and that the proposed rezoning will not be a detriment to other property owners.
- At the public hearing, a neighbor commented on the trees at the back of the side which provide a buffer for their property. According to the Zoning Ordinance Table 531.1 Planting Requirements, there is no landscaping buffer required between two single-family homes. Between an office and single-family home, a Type “C” buffer is required including ground cover, three large trees, three

medium or small trees, one evergreen or coniferous tree per 100 lineal feet of green space area, and shall be at least 10 feet wide. Thus, there is no requirement to preserve the existing trees on the site regardless of the proposed rezoning, and rezoning to C-O may offer a greater opportunity for tree preservation, or other landscaping and buffering along the neighboring property, if there is an office developed on this site in the future.

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.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The Veterans Drive corridor includes a mix of uses such as civic institutions, professional offices, financial institutions, churches, and single-family homes. A table of parcels along Veterans Drive is provided in the appendix including acreage, current use, current zoning, and future land use.
- The site could feasibly be maintained as a single-family home under the current zoning; however, the rezoning application is a request from current property owners with the intention to explore a potential sale or reuse of the property for office and removal of the existing single-family use.

4. Changed Conditions

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

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The property has been vacant since 2017. The updated Zoning Ordinance was adopted in 2015.
- The proposed zoning is C-O Office Commercial with the owners wishing to explore marketing of the site with office uses permitted. Several other properties on the west side of Veterans Drive to the north and south of the subject site are used as professional offices.
- Recent development patterns along Veterans Drive indicate that there has been more office uses in new development than new single-family homes along this corridor.

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 Planning Commission may consider this standard to be **MET** based on the following reasons:

- The proposed rezoning is not anticipated to have any negative impacts on the health, safety, and 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.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- As stated above, one of the goals 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.” The proposed rezoning would help to meet this goal of the Master Plan by allowing for an infill project on a corridor with similar developments. The Master Plan may be considered as 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 Planning Commission may consider this standard to be **MET** based on the following reasons:

- The subject parcel is 1.93 acres with a width of about 109 feet. Both the lot size and width meet minimum C-O dimensional standards.
- Of the other nearby sites zoned as 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.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- 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 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 purpose of this item being placed on tonight’s agenda is to consider adopting Findings of Fact for this application. The following motion is suggested:

MOTION THAT the Findings of Fact for application Z-2020-04, as presented in Planning Department Report 2020-89 and being made a part of this motion, BE ADOPTED.

The following motion is suggested to recommend approval of the project to the Township Board:

MOTION TO RECOMMEND TO the Township Board THAT application Z-2020-04 BE APPROVED.

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

Attachments:

1. Impact Statement from applicant, dated May 28, 2020.
2. Letter from Michael J. Orth dated June 1, 2020.

Appendix

Parcels along west side of Veterans Drive, from north to south, approximately 1200 on either side of the subject site (subject site shown in **bold italics**):

Site	Acres	Current Use	Current Zoning	Future Land Use
05-015-010-00	0.81	GT Veterinary Hospital	C-O	Professional Office
05-015-010-10	1.60	Traverse Catholic FCU	C-O	Professional Office
05-015-011-00	1.94	Child & Family Services	C-O	Professional Office
05-016-007-00	38.84	GT Memorial Gardens	R-1	Institutional
05-016-001-00	15.66	GT Memorial Gardens	R-1	Institutional
05-016-019-00	4.58	GT Memorial Gardens	R-1	Institutional
05-016-020-00	0.41	Vacant	R-1	Low Density Res
05-016-021-00	0.74	SC Rentals North	C-O	Low Density Res
05-016-018-00	1.25	Single-family home	R-1	Low Density Res
<i>05-016-038-00</i>	<i>1.93</i>	<i>Single-family home</i>	<i>R-1</i>	<i>Low Density Res</i>
05-016-036-00	0.68	Vacant	R-1	Low Density Res
05-016-049-00	1.13	Vacant	C-L	Professional Office
05-016-035-00	0.87	Engineering / mortgage office	C-L / R-1	Professional Office / Low Density Res
05-016-039-50	0.49	State Farm agent office	C-L	Professional Office
05-016-039-00	0.49	Env. Consulting and Tech, Inc.	C-L	Professional Office
05-016-034-10	1.30	Salisbury & May Construction Co.	C-L / R-1	Professional Office / Low Density Res
05-016-034-00	2.58	Office complex / multiple tenants	C-L / R-1	Professional Office
05-016-034-20	0.65	Home Builders Association	C-L / R-1	Low Density Res

Parcels along east side of Veterans Drive, from north to south, approximately 1200 on either side of the subject site:

Site	Acres	Current Use	Current Zoning	Future Land Use
05-015-012-00	2.59	LDS church	C-L	High Density Res
05-015-013-00	1.61	Office complex / multiple tenants	C-L	Professional Office
05-015-009-00	11.94	Entrance to Harbour Ridge	R-3	High Density Res
05-015-024-00	1.84	Flaska Landscaping / Reverie studio	C-L	Professional Office
05-015-025-16	0.33	MAC Custom Homes	C-L	Professional Office
05-015-025-15	0.39	Single-family home	C-L	Professional Office
05-015-025-00	3.49	VFW Cherryland Post	C-L	Professional Office
05-100-001-00	1.48	GT Metro Fire Station #11	R-1	Professional Office
05-100-009-00	0.22	Vacant / former auto repair	R-1	Professional Office
05-100-010-00	0.22	Single-family home	R-1	Professional Office
05-100-011-00	0.30	Adaptive Counseling & Case Mgmt.	C-O	Professional Office

Total number of parcels (both sides of street) for each zoning district:

Zoning	Total	Percentage
C-O	5	Primarily Commercial or Office Zoning: 62%
C-L	9	
C-L / R-1	4	
R-1	10	Primarily Residential Zoning: 38%
R-3	1	

To: Garfield Twp. Planning Board and Twp. Board of Trustees
From: William Tomlinson
Subject: 3479 Veterans Drive Zoning change request
Date: May 28, 2020

My brothers and I are the owners of 3479 Veterans Drive, this property has been in our family since the mid 1940s. This is where we grew up and was our fathers residence until 2017 when he passed away. As you know this street has changed significantly over those years and was very difficult for him to access the street from his driveway during certain periods of the day.

The reason we are requesting this zoning change is that we had a family friend that wanted to purchase the property and use it for his office. This, like most things in this time of Covid-19 has been delayed or may not happen depending on the economy.

Looking at your zoning map, The property across the street is zoned Commercial/Local and continuing to the south to Albany St.. Next to our property to the south are two lots owned by Mike Orth that are R-1. Mike is a lifelong family friend and has no objection to the zoning change. He in fact thought that both his and our property was already commercial. He was going to talk about this with Mr. Stych. Continuing south on the west side of Veterans Dr. is zoned Commercial/Local down to Sunset Ln. The property to the north next to ours is zoned R-1 and part of the Memorial Gardens holdings owned by the Bostwick family. The second property to the north has already been rezoned to Commercial-Office and is being used in that capacity. The property to the west is R-1, and has a residence on it however due to the topography of our property (a large hill) it would be very difficult or impossible to build any type of structure on the western most third of the property and the zoning change should have minimal if any impact on this residence.

I would like to point out that in the packet for the May public hearing the width of the property was incorrectly stated as 109 feet. The correct width is 198 feet wide.

In summary I would like to once again state that the second property to the north is already " spot " zoned as commercial office and ask you to look at Veterans Drive, this is no longer a residential street.

Sincerely:



June 1, 2020

To the Garfield Township Zoning board:

Concerning the proposed Tomlinson zoning change from residential to a commercial property.


My name is Mike Orth and I own the property to the South, parcel number 28-05-016-036-00. It was requested from Mr. Bill Tomlinson to address the Zoning Board of any concerns or objections to the proposed change. This letter is to inform the Board that I have NO objections to the zoning change.

I hope this helps expedite this process.

Thank you for your time. If you still have questions please contact me at (231) 631-1958.

Michael J. Orth

A handwritten signature in black ink, appearing to read "Michael J. Orth". The signature is written in a cursive style with a long horizontal stroke extending to the right.

 Charter Township of Garfield Planning Department Report No. 2020-91		
Prepared:	June 3, 2020	Pages: 1
Meeting:	June 10, 2020 Planning Commission	Attachments: <input type="checkbox"/>
Subject:	3077 Garfield Conditional Rezoning – Update #2	
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 conditional rezoning process.

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. This conditional rezoning application has been considered during the following Planning Commission meetings:

- March 11, 2020 – Introduction (PD Report 2020-45)
- April 22, 2020 – Public Hearing (PD Report 2020-58)
- May 13, 2020 – Update #1 (PD Report 2020-70)

STAFF COMMENT:

This report is only intended to provide an update on the project since the previous meeting. After the last meeting, it was suggested to the applicant to provide updated application materials, including a voluntary update to the Statement of Conditions and a site development plan, to address concerns identified by the Planning Commission and others at the public hearing. Staff has not received any updated materials.

The Planning Commission had asked for clarification on whether the applicant could offer a condition that stated the portion of the parcel to be conditionally rezoned could not be split from the subject parcel. The Township Attorney provided information in the attached email.

ACTION REQUESTED:

As such, the following motion is offered for consideration:

MOTION THAT application Z-2020-03, submitted by Premier Space Solutions for the conditional rezoning of a portion of Parcel #05-014-077-00 BE FURTHER TABLED until the applicant submits updated application materials to address outstanding items.

Additional information that the Planning Commission deems necessary should be added to this motion. If the applicant submits updated materials or offers revised conditions, these may be reviewed by Staff and/or the Township Attorney before coming to the Planning Commission.

Attachments:

1. Email from Scott Howard, Township Attorney, dated May 27, 2020.

Steve Hannon

From: Scott Howard <Scott@envlaw.com>
Sent: Wednesday, May 27, 2020 5:14 PM
To: Steve Hannon
Subject: RE: 3077 Garfield Conditional Rezoning Application - Question from PC

Steve, I was going through some older emails and realized I had not responded to you on this. I do think a property owner could offer to keep the property in common ownership as part of the condition. I think you could make that condition effective by including a minimum parcel size as part of the rezoning conditions. I suspect the only issue would be if the development of the conditional re-zone portion of the property has happened, I'm not sure how you would revoke the conditional rezone. There also might be some sort of preemption argument about the land division act, but property can only be divided in conformance with the zoning for the property, and in this case the underlying zoning would be subject to the lot size condition. Finally, the condition would be offered by the owner voluntarily, which I feel would make a court more inclined to accept the condition as lawful.

Scott

From: Steve Hannon <shannon@garfield-twp.com>
Sent: Tuesday, May 19, 2020 12:50 PM
To: Scott Howard <Scott@envlaw.com>
Cc: Chuck Korn <ckorn@garfield-twp.com>
Subject: 3077 Garfield Conditional Rezoning Application - Question from PC


Hello Scott,

I wanted to follow up on a question that the Planning Commission raised at their last meeting regarding the conditional rezoning application at 3077 Garfield. The proposed conditional rezoning is for a portion of one parcel. If the applicant were to offer a condition that stated the portion of the parcel to be conditionally rezoned could not be split from the subject parcel, would this have legal standing? I think this would have the effect that if the parcel were ever legally split, then the conditions would not be met and the conditional rezoning would go away.

Sincerely,

Stephen Hannon, AICP
Deputy Planning Director
Charter Township of Garfield

3848 Veterans Drive
Traverse City, MI 49684
shannon@garfield-twp.com
(231) 225-3156

 Charter Township of Garfield Planning Department Report No. 2020-87		
Prepared:	June 1, 2020	Pages: 1
Meeting:	June 10, 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, 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.