

AGENDA
WYOMING PLANNING COMMISSION
TUESDAY, JANUARY 21, 2014
7:00 P.M.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:

APPROVAL OF AGENDA:

PUBLIC COMMENT ON NON- PUBLIC HEARING AGENDA ITEMS:

PUBLIC HEARINGS:

1. Request to rezone the 28th Street corridor from Clyde Park Avenue to Burlingame Avenue from DC Downtown Center, B-3 Planned Business, B-2 General Business and R-2 Single Family Residential to Form Based Code. (Sections 11 and 14) (City of Wyoming)
2. Request for Special Use Approval for AmeriGas Propane Truck Terminal. The property is located at 2700 Remico Street, SW. (Section 16) (AmeriGas)(Includes Site Plan Approval)

INFORMATIONAL ITEMS:

3. POB No. 2/ Metro Health Hospital parking easement update

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 1

DATE DISTRIBUTED: January 9, 2014
PLANNING COMMISSION DATE: January 21, 2014

ACTION REQUESTED: Request to rezone the 28th Street corridor from Clyde Park Avenue to Burlingame Avenue from DC Downtown Center, B-3 Planned Business, B-2 General Business and R-2 Single Family Residential to Form Based Code. (Sections 11 and 14)

REQUESTED BY: City of Wyoming

REPORT PREPARED BY: Timothy Cochran, City Planner

FORM BASED CODE HISTORY:

On March 5, 2012, the City Council approved the Turn On 28th Street Corridor Sub Area Plan as an amendment to the City of Wyoming Land Use Plan 2020. The Sub Area Plan was the culmination of a two year transparent and inclusive community effort to re-imagine a one mile section of 28th Street between Clyde Park Avenue and Burlingame Avenue. The Sub Area Plan strives to guide the City by establishing a practical strategy to transform the aged commercial corridor into a vibrant, inviting, and sustainable mixed use district.

In order to implement the Sub Area Plan, new zoning codes were required to articulate set standards to the business community what was desired. Conventional zoning codes were recognized as being inadequate to properly articulate the placement of buildings, their appearance and the mixture of uses necessary for place making and being an economic development tool. Shortly after adoption of the Sub Area Plan, a City Council appointed Steering Committee was established to work with the consulting firms of Nederveld and Williams & Works and City staff to develop an appropriate Form Based Code (FBC) to establish, under law, these requirements.

After a year of development, the draft FBC was completed and adopted by the Steering Committee. The FBC's provisions are unique. Rather than utilize text almost exclusively, the FBC uses extensive graphics and pictures along with the text to articulate the requirements to be very user friendly. The FBC identifies six context zones within the 28th Street corridor (see attached exhibit), each with specific building design options, placements and uses. The FBC permits a wide range of land uses from a traditional downtown, retail, offices, educational, multifamily and single family residences. The FBC is structured to streamline the approval process by providing administrative approvals for projects meeting the specified project design options. The FBC also establishes specific street design standards to properly connect the public realm of streets and sidewalks with the buildings fronting upon them. This connectivity of

buildings, mixed uses and public spaces is what creates vibrant place making. The FBC goes further by establishing maximum parking and shared parking standards. The combination of building and parking alternatives allows developers to achieve greater use of their properties.

In order to present it to the community for consideration, two public outreach meetings were held at the Wyoming Library on August 27. The first meeting was held with area developers, commercial real estate agents, and financial interests. The second meeting was with corridor property owners and interested citizens. The feedback from both meetings was supportive of the FBC. In addition to the two public meetings, the FBC has been widely announced and has been posted on the City website under the 28 West marketing link. Specific individual meetings with key property owners and City representatives also occurred. It is also noteworthy that two redevelopment projects within the corridor, the recently completed Goodwill Store and the soon to be reconstructed Wimsatt Building Supply, have adhered to the new FBC standards even prior to their adoption.

On October 15, 2013 the Planning Commission recommended adoption of the FBC to the City Council. On December 16, 2013 the City Council adopted the FBC in final reading. Immediately thereafter, the process of rezoning the subject one mile corridor was initiated, with notices sent to all affected property owners and occupants, as well as those within 600 feet.

With the rezoning of the 28th Street corridor properties to FBC, the need for the DC Downtown Center provisions within the Zoning Code will no longer be needed. Staff will begin the process to remove those obsolete provisions when appropriate.

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The proposed rezoning will establish the development and land use controls necessary for the redevelopment of this aging commercial corridor. A long term sustainable future is envisioned through new development that promotes greater walkability, far ranging building use opportunities and a greater economic vibrancy through the relation of buildings and their uses. The proposed rezoning conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team suggests the Planning Commission recommend to the City Council the subject rezoning.

DEVELOPMENT REVIEW TEAM:

Barb VanDuren, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
Bill Dooley, Director of Public Works
James E. Carmody, Director of Police & Fire Services
Bob Austin, Fire Chief
Jim DeLange, Chief Building Official
Tim Cochran, City Planner

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 2

DATE DISTRIBUTED: January 9, 2014
PLANNING COMMISSION DATE: January 21, 2014

ACTION REQUESTED: Request for Special Use Approval for AmeriGas Propane Truck Terminal (Includes Site Plan Approval)

REQUESTED BY: AmeriGas

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 2700 Remico Street, SW. (Section 16)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned I-1 Light Industrial as are all surrounding properties.

EXISTING LAND USE:

The site is a vacated truck terminal facility. The surrounding land uses are Industrial.

PROPOSED LAND USE:

The petitioner proposes to establish a propane distribution facility on this site (see attached use description). This use has been determined by the Board of Zoning Appeals to be a truck terminal as defined in the Zoning Code. Such use is permitted by special use approval in this I-1 Light Industrial district. This site has been used as a truck terminal since the mid 1980's, but ceased operation approximately six years ago. Under Zoning Code section 90-761 (5), if a special use ceases for more than one year, the special use is voided. Any request to reintroduce the special use must be processed in the same manner as a new special use.

The following standards for Special Use Approval shall be considered by the Planning Commission, as described within Section 90-761 (3) of the Zoning Ordinance:

- a. The possible substantial and adverse effect on neighboring property.

The property had been used for three decades as a freight distribution facility. The proposed AmeriGas facility would be similar in this regard, but would also include the continuous outdoor storage of propane and customer tanks. Most notably there would be four 30,000 gallon above ground tanks, with 170 individual customer tanks shown. Propane is highly volatile. However, this facility will be developed as rigorously regulated by the Michigan Department of Environmental Quality and the National Fire Protection Association standards. Propane distribution trucks and railroad tankers traverse Wyoming frequently. The site is approximately 600 feet distant from the nearest residential area to the east. Staff does not believe this use would have a substantial and adverse effect on neighboring properties.

- b. The consistency with the spirit, purpose and intent of this chapter.

The Special Use provisions of the ordinance allow the Planning Commission discretion in whether to establish land uses within a particular area of a zoning district. As stated, truck terminal use has been ongoing in this area for a long time. The proposed use is consistent with the intent of the chapter.

- c. The possible adverse effect upon traffic as related to the streets, churches, schools and any buildings within the immediate area.

The property has access to Remico Street and Clydon Avenue, which are commercial collector streets. The facility is planned for four office workers and seven drivers. The anticipated truck traffic generated by the proposed facility would not create adverse traffic impacts.

- d. The tendency of the proposed use to create any type of blight within the immediate area.

The business will reuse a currently vacated property. No blighting influence will occur to neighboring properties.

- e. The economic feasibility for the area.

The proposed use appears financially viable.

- f. Any other factor as may relate to the public health, safety and welfare for persons and property.

Staff has no additional comments.

- g. That all other provisions of this chapter are met.

Zoning Code section 90-473 requires that all open storage in the I-1 Light Industrial district be screened from view from public streets. The proposed fence along the northern edge of the open storage area is visible from Remico Street. By ordinance, it must be at least five feet (six feet maximum) in height and at least 80 percent solid.

Staff has the following added site plan comments:

1. Discussions with the Fire Department are required to determine appropriate fire protection alternatives. These shall include, but not limited to, acceptable water supply service, building sprinkling, and fire lane coverage. Approval of a final fire protection coverage plan by the Fire Department is required.
2. Slats shall be placed, and maintained, within the existing fence along the north side of the open storage yard.

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The proposed redevelopment will reuse a vacant and neglected property. AmeriGas will provide consumer services to the area and provide employment. This facility will contribute to the city's economic and social strength. The proposed AmeriGas facility conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Special Use Approval for AmeriGas Propane Truck Terminal per Staff's Findings of Fact. Staff also recommends granting Site Plan Approval subject to conditions 1-2 noted.

DEVELOPMENT REVIEW TEAM:

Barb VanDuren, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
William Dooley, Director of Public Works
Jim DeLange, Chief Building Official
Bob Austin, Fire Chief
James Carmody, Director of Police & Fire Services
Tim Cochran, City Planner

ATTACHMENT TO
APPLICATION FOR SPECIAL USE APPROVAL
WYOMING PLANNING COMMISSION

1. Description of Request

On December 16, 2013, the Wyoming Board of Zoning Appeals determined that AmeriGas Propane, L.P.'s ("AmeriGas") proposed use of property at 2700 Remico Street, S.W., Wyoming, Michigan (the "Property") is a truck terminal use. The Property is located in an I-1 industrial district under the Wyoming Zoning Ordinance (the "Zoning Ordinance"). Section 90-472 of the Zoning Ordinance lists truck terminals as a permitted use after special approval of the Planning Commission. Thus AmeriGas is seeking special use approval for its propane truck terminal.

2. Project Description

AmeriGas is proposing to purchase the Property for use as a propane truck terminal. AmeriGas' proposed plan is to install behind the existing truck terminal four (4) 30,000-gallon above-ground tanks building for the storage and supply of propane gas. These tanks would be piped to the existing truck terminal building where AmeriGas would fill 7.9 gallon customer propane containers. AmeriGas would utilize three to four trucks to pick up empty propane containers from area businesses and would deliver them into the truck terminal building through existing truck bays. The containers would be unloaded from the trucks, filled with propane inside the building, returned to the trucks, and then delivered back to their place of origin.

In addition, AmeriGas would utilize five or six tanker trucks (called bobtails) each of which holds approximately 3,000 gallons of propane. Each morning these vehicles would withdraw a quantity of propane from the above-ground propane tanks and then deliver the propane to customers throughout West Michigan. Each vehicle would return at the end of the day and be parked at the Property overnight.

3. Property Description

The Property is approximately 5.54 acres. It has 566' of frontage along the south side of Remico S.W. and is approximately 450' deep. Near the center of the Property is an 8,650 sq. ft. building. The north 1,300 sq. ft. is office space, while the southern portion is a truck terminal that currently contains 28 loading docks and one drive-in overhead door. The building is surrounded by concrete parking and loading areas. The parking on the north side of the Property is isolated and services the office portion of the building. The concrete around the truck terminal building is reinforced at each of the truck docks. The east approximately 170' is wooded, while the remainder of the Property around the building is paved.

Remico Street runs west from the Property approximately one-half mile to Sangra Avenue S.W., and terminates east of the Property past Clydon Avenue S.W. in a cul-de-sac. There are four industrial buildings that would utilize the cul-de-sac portion of Remico Street if

they were occupied. Clydon Avenue runs north from Remico to 28th Street. Sangra Avenue leads to 30th Street S.W. at the west end of Remico Street and 30th Street intersects with Ivanrest Avenue a couple of hundred yards east of Sangra Avenue. Dixie Avenue runs from the western portion of Remico south to Prairie Street S.W. East of the easternmost building that would utilize the cul-de-sac portion of Remico is an old railroad line. All of the parcels between this old railroad line on the east and the City boundary to the west (just east of Dixie Avenue), and from Prairie Street on the south to 28th are in the I-1 light industrial district under the Zoning Ordinance. There are approximately thirty parcels in this area. Buildings or parking lots cover most of these parcels (aerial photos appear to show possibly one or two vacant parcels).

4. Special Use Standards

Section 90-761 of the Wyoming Zoning Ordinance contains the procedures and standards for the Planning Commission in addressing a Special Approval Use Application. Subsection (3) lists seven standards that the Planning Commission is to follow. Each is listed below followed by AmeriGas' explanation as to why each standard is met by its application.

a. **The possible substantial and permanent adverse effect on neighboring property.**

Carolina Trucking (now known as ABF Freight Systems) constructed the truck terminal building and its accompanying improvements at 2700 Remico Street S.W. in approximately 1984. It operated a truck terminal at this Property until approximately 1999-2000. It outgrew the property and moved to a larger truck terminal site. At that time Dayton Freight Lines, Inc. ("Dayton") purchased the Property and operated a truck terminal use on it. According to Dan Karcher, a Dayton employee who was with Dayton when it purchased the Property and who worked there the entire time that Dayton operated its truck terminal, Dayton used the Property as a truck terminal for approximately six years. Its business also outgrew the site and it relocated to a larger truck facility property in Byron Township. Mr. Karcher indicates that Dayton is a general commodities carrier. It had between 80 and 100 trucks coming into the facility or leaving the facility on any given day, and had between 25 and 45 trailers located at the site on any given day. Dayton also had a propane cage located outside of the terminal building which contained 12 to 16 propane cylinders used for its forklifts.¹

Dayton terminated its freight delivery business from the Property in approximately 2005. Thereafter, for the next couple of years Dayton leased the Property to a small, local trucking company that utilized the building as a truck terminal. Mr. Karcher believes the company went out of business as the trend in the industry during that time (and extending to the current time) is one of consolidation into fewer but larger companies. The Property has been vacant for approximately 6 years.

¹ Mr. Karcher intends to be available at the public hearing on AmeriGas' request to answer questions the Planning Commission might have on Dayton's prior use of the Property as a truck terminal.

During all of the years that the Property was used as a truck terminal by three different companies, there has been no known adverse effect on neighboring property. Most of the neighboring property is improved and there is no indication that the truck terminal uses caused any problems with the uses conducted in those buildings. AmeriGas' proposed use would entail far less trips than those generated by Dayton. Steve VanHouten of AmeriGas² has informed us that if AmeriGas' special use approval is granted, it would have six bobtail trucks leaving the Property in the morning and returning in the evening each day for a total of twelve trips daily. In addition, three or four smaller trucks would each generally generate daily trips picking up propane containers at area businesses and returning to the terminal building for filling each with propane. After filling, the canisters would be returned by truck to the local businesses. Effectively, the total trips generated by AmeriGas' proposal would be approximately a third of those generated by Dayton. Thus its use would not have substantial and permanent adverse effect on neighboring property.

Purity Gas operates a gas distribution business in the same I-1 district just north of the Property at the corner of Clydon Avenue and 28th Street. Based on the number of vehicles reflected in aerial photos and during neighborhood inspections, it appears Purity Gas generates far more trips than would AmeriGas. Purity Gas also utilizes large tanks located outside of its buildings, and presumably a larger number of canisters as well. Nothing has been discovered suggesting that use has had a substantial and permanent effect on neighboring property. AmeriGas' proposed use would therefore not have such impact.

All of AmeriGas' proposed uses of the Property outside of the terminal building will be consistent with the existing, surrounding uses and screened with both fences and/or trees. From Remico Street, the only portions of the business that would be visible to passersby would be the office, the office parking lot, and trees in front of a fence blocking the southern portion of the Property. AmeriGas plans to improve the appearance of the Property which should affirmatively impact the aesthetics of the area. There is nothing in the proposed structures on the Property or the proposed use of the Property that would have a substantial or permanent adverse effect on neighboring property.

b. The consistency with the spirit, purpose and intent of this chapter.

The Property is a logical location for a truck terminal for several reasons. Initially, the Property has been used as such by three prior occupants. Separately, from a traffic flow perspective, trucks entering and exiting the Property can travel in all four directions using primary arteries (28th Street and Ivanrest) and secondary streets that are located entirely in the I-1 district, or Grandville's equivalent (Remico Street, Dixie Avenue, Clydon Avenue, Sangra Avenue and 30th Street). The types of vehicles and the kinds of activity occurring inside the terminal building are all consistent with businesses in the neighborhood. The Property has been used for a truck terminal by three different businesses over an extended number of years without any documented negative impact to the neighborhood, which is substantial evidence that such use is consistent with the spirit, purpose and intent of the Zoning Ordinance.

² Mr. VanHouten also intends to be available for any questions the Planning Commission might have concerning AmeriGas' proposed propane truck terminal use.

c. The possible adverse effect upon traffic as related to the streets, churches, schools and any buildings within the immediate area.

All of the local traffic routes to and from the Property are within an industrial district in which there are no churches, schools or non-industrial buildings. As indicated above, traffic flow to and from the Property will involve Remico Street, and Clydon Avenue to 28th Street for eastbound traffic, Remico Street, Dixie Avenue to Prairie Street/32nd Street to Ivanrest for south-bound traffic, Remico Street to Sangra Avenue to 30th Street to Ivanrest for north and west-bound traffic. Ivanrest and 28th Street are major arterial streets, and the minor additional traffic generated by AmeriGas' proposed use would be insignificant for either.

In addition, there is relatively light traffic flow from the east on Remico as it terminates in a cul-de-sac just east of the Property. There are only four buildings on the cul-de-sac, one of which is vacant. Part of one of these parcels (2629 Remico) is occupied by Eclipse Expediting LLC which is a trucking company. It advertises it is staffed 24/7 to assist with customers' shipping needs.

Finally, as noted above, AmeriGas' proposed use generates far less traffic than the predecessor businesses which used the Property for truck terminals. Their higher volume traffic flow apparently had no adverse effect on local traffic.

d. The tendency of the proposed use to create any type of blight within the immediate area.

AmeriGas' proposed use does not generate any type of waste. Propane that is brought onto the Property is contained in storage tanks. The propane is then transferred to bobtail trucks or to propane cylinders inside of the terminal building. The propane is a valuable product and thus standard operating procedures are to assure that none of it is wasted. Propane gas when released from a pressurized tank vaporizes into the atmosphere and poses no health problem. It will not lead to any blight conditions.

The storage tanks are regulated by the state as well. This is through the Michigan Department of Environmental Quality ("MDEQ") and its tank regulations. These regulations incorporate by reference National Fire Protection Association ("NFPA") standards. As noted above, the tanks will be screened by fencing and landscaping. All of these factors will prevent any blight conditions involving the tanks.

~~AmeriGas proposes to improve the facility appearance and upgrade the landscaping. It will clear out all of the overgrown weeds and plants, increase the tree cover and improve the fencing. All of this will lead to a more attractive appearance rather than creating a blight condition.~~

e. The economic feasibility for the area.

The Property has been vacant for approximately six years. If the special use approval is granted, AmeriGas will bring employment to the Property. Those employees will utilize local services. AmeriGas' trucks will purchase fuel from area businesses. In addition, the Property value will increase after AmeriGas occupies the Property and completes its improvements.

Moreover, personal property taxes will be paid following AmeriGas' occupation of the Property. This will have a very positive economic impact on the City and the area.

f. Any other factor as may relate to the public health, safety and welfare for persons and property.

As noted above, propane storage is regulated by the state. Propane gas is non-toxic so it is not harmful to soil or water, any leaks of propane vaporize and safely dissipate into the air, and propane has the lowest flammability range of industrial gases.

In addition, the MDEQ regulates the tanks that AmeriGas would use. The tanks are regularly inspected and are much stronger than gasoline or other industrial liquid tanks.

All of AmeriGas' customers utilize propane in industrial, commercial and even residential settings. Dayton had numerous propane cylinders on-site during its use of the Property. Most forklifts use propane canisters regularly. Hundreds of thousands of homes in the state (and millions nationwide) utilize propane for home heating purposes. Moreover, there are many, many more households that use propane for propane for outdoor grilling. Propane storage and distribution present no public health, safety or welfare issues.

g. That all other provisions of this chapter are met for the proposed use.

To the best of our knowledge, all of the other provisions of the Wyoming Zoning Ordinance are satisfied in AmeriGas' proposed use.

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CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Amerigas</i>		Reviewed By: <i>Timothy Cochran</i>	
		Date: <i>12/26/13</i>	
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
(a) Application Form: The application form provided by the Planning Department shall be completed in full with the following information:			
Name, address and phone number of the applicant and property owner			
Address and property identification number of all properties			
Name, address and phone number of firm or individual who prepared the site plan			
Description of proposed project or use, type of building or structures, and name of proposed development, if applicable			
Date of application			
(b) Site Plan Descriptive and Identification Data:			
Site plans shall consist of a plan for the entire development, drawn to an engineer's scale of not less than 1 inch = 50 feet for property less than 3 acres, or 1 inch = 100 feet for property 3 acres or more in size.			
Sheet size shall be a maximum of 24 x 36 inches and collated according to sheet number. If a large development is shown in sections on multiple sheets, then one overall composite sheet shall be included			
Title block with sheet number/title; name, professional seal, address and telephone number of the applicant and firm or individual who prepared the plans; and date(s) of submission and any revisions (month, day, year)			
Scale and north-point			

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Amerigas</i>	Reviewed By: <i>Timothy Coulter</i> Date: <i>12/26/13</i>		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Location map drawn to a separate scale with north-point, showing surrounding land, and streets, within a quarter mile			
Dimensions of land and total acreage, with boundary survey and improvements			
Zoning classification of petitioner's parcel and all abutting parcels			
Proximity to section corner and Major Thoroughfare			
Net acreage (minus rights-of-way) and total acreage			
Proposed number of employees, if applicable			
(c) Site Data:			
Existing lot lines, building lines, structures, parking areas and other improvements on the site			
Building footprints			
Finished floor elevation of all proposed buildings			
On parcels of more than one (1) acre, topography on the site and within 100 feet of the site at two-foot contour intervals			
Proposed lot lines, lot dimensions, property lines, required and proposed setback dimensions, structures, and other improvements on the site			
Location of existing drainage courses, floodplains, lakes and streams, wetlands with elevations, and woodlands			
All existing and proposed easements			

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Amerigas</i>	Reviewed By: <i>Timothy Cochran</i>		
	Date: <i>12/26/13</i>		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Location of waste receptacle(s), transformer pad(s), ground mounted mechanical equipment, and method of screening			
Dimensions and area of any outdoor sales display or storage area			
(d) Access and Circulation:			
Existing and planned right-of-way for all streets			
Dimensions, curve radii and centerlines of existing and proposed access points, road rights-of-way, private roads or access easements			
Opposing driveways and intersections within 100 feet of site			
Dimensions and location of existing and proposed driveways, parking lots, sidewalks and non-motorized paths			
Dimensions of acceleration, deceleration, and passing lanes			
Dimensions of parking spaces including barrier free, islands, circulation aisles and loading zones (including loading dock/door orientation and screening)			
Dimension and location of all clear vision areas			
Calculations for required number of parking and loading spaces			
Access easements, if shared access is proposed			
Designation of fire lanes			
Truck circulation plan showing turning templates for delivery trucks and emergency vehicles			

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Amerigas</i>		Reviewed By: <i>Timothy Cochran</i>	
		Date: <i>12/26/13</i>	
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Traffic impact analysis meeting the requirements of Section 90-1003 (3), if applicable			
(e) Landscape Plans:			
General location of existing plant materials, with an identification of materials to be removed and materials to be preserved			
Calculations of all landscape requirements, as set forth in Section 90-64	✓	<i>Existing landscaping</i>	Y
Landscape plan, including location and type of all existing and proposed shrubs, trees, and other live plant material			
Location, size, height and material of construction for all obscuring wall(s) or berm(s) with cross-sections, where required	✓	<i>Obscuring fence Required for open storage yard.</i>	N
Planting list for proposed landscape materials with container size, caliper size or height of material, botanical and common names, and quantity			
(f) Building and Structure Details:			
Building elevations for all facades. Elevation drawings shall indicate the height of building, materials, and architectural quality, and shall detail any rooftop or building mounted screening.	✓	<i>Existing building. No new construction</i>	Y
Location, height, and outside dimensions of all proposed buildings or structures			
Building floor plans for multiple-family buildings and gross floor area			

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Amerigas</i>		Reviewed By: <i>Timothy Cochran</i>	
		Date: <i>12/26/13</i>	
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Details on accessory structures and any screening			
(g) Information Concerning Existing and Proposed Utilities, Drainage and Related Issues:			
Location of existing and proposed sanitary sewers, water mains, fire hydrants, storm sewers and other utilities that are proposed to serve the project			
Location of existing above and below ground gas, electric and telephone lines			
Storm water retention and detention ponds, including grading, side slopes, depth, high water elevation, volume and outfalls with calculations (for details refer to Wyoming's storm water ordinance Sec.86-351 through 436)			
Indication of site grading, drainage patterns and other storm water management			
(h) Additional information required for Residential Development			
The number and location of each type of residential unit			
Density calculations by type of residential unit (dwelling units per acre)			
Garage or carport locations and details, if proposed			
Location and design of mailbox clusters, if applicable			
Location, dimensions, and elevations of common building(s), if applicable			
Location, size and facilities within, of recreation and open space areas, if applicable			
(i) Other Requirements			
Applicable fees, as set by the City Council			