

AGENDA  
WYOMING PLANNING COMMISSION  
TUESDAY, APRIL 16, 2013  
7:00 P.M.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:

APPROVAL OF AGENDA:

PUBLIC COMMENT ON NON- PUBLIC HEARING AGENDA ITEMS:

OLD BUSINESS:

1. Request to amend Zoning Code Section 90-646 regarding required vehicle parking and stacking for drive-through restaurants. (Wyoming Planning Department)

PUBLIC HEARINGS:

2. Request for Special Use Approval (Open Air Business) for Walmart Supercenter. The property is located at 325 – 54<sup>th</sup> Street. (Section 36) (Wal-Mart Real Estate Business Trust) (Includes Site Plan Approval)

INFORMATIONAL ITEMS:

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION  
ADDENDUM TO AGENDA ITEM  
NO. 1

DATE DISTRIBUTED: April 4, 2013  
PLANNING COMMISSION DATE: April 16, 2013

ACTION REQUESTED: Request to amend Zoning Code Section 90-646 regarding required vehicle parking and stacking for drive-through restaurants.

REQUESTED BY: Wyoming Planning Department

REPORT PREPARED BY: Timothy Cochran, City Planner

PARKING PERSPECTIVES:

This request was deferred by the Planning Commission from their March 19, 2013 meeting. Further information regarding alternative parking requirements was desired. The following provides a comparison of respective parking requirements for area communities:

City of Wyoming: 1 parking space / 50 sq. ft. gross floor area  
City of Grand Rapids: 1.25 parking spaces / 3 person occupancy (suburban districts)  
City of Kentwood: 1 parking space / 50 sq. ft. useable floor area  
City of Grandville: 1.5 parking spaces / 3 seats  
City of Walker: 1 parking space / 2 seats plus 1 space / employee at peak hours

The attached parking comparison report prepared by William & Works (a local planning and engineering firm who provides consulting services to numerous area communities) identifies various design parameters for a typical McDonald's restaurant of 4,200 sq. ft. This information was then used to determine the respective parking requirement in each community.

City of Wyoming: 4200 sq. ft. divided by 50 = 84 parking spaces  
City of Grand Rapids: 108 person occupancy divided by 3 x 1.25 = 45 parking spaces  
City of Kentwood: 1,444 sq. ft. divided by 50 = 29 parking spaces  
City of Grandville: 70 seats divided by 3 x 1.5 = 35 parking spaces  
City of Walker: 70 seats divided by 2 plus 12 employees = 47 parking spaces

With further consideration, staff continues to recommend that due to the wide range of drive-through businesses and their individuality, it would be best to derive a parking requirement based on the occupancy of the use. The City of Grand Rapids (in suburban settings), requires 1.25 parking spaces for every 3 people occupancy, as determined by the Building Code. Applying this standard to Wyoming is reasonable and promotes consistency in the region. Additional conversations with the Chief Building Official confirmed that calculations of occupancy is

relatively simple with the provision of a floor plan. Changes in fast food franchises or seating arrangements at a particular facility should not substantially amend the parking requirements. As you are aware, the Zoning Code also permits the Planning Commission to grant up to a 25% reduction in required parking where it can be justified based on ordinance standards. In addition, to help diminish the amount of underutilized pavement areas, the Zoning Code limits parking on a property to no more than 20% above that required.

As was also identified to the Planning Commission in March, it was found that a minimum requirement of five stacking spaces for drive through restaurants is a common standard. This is half of what our Zoning Ordinance requires. Those businesses that require additional stacking based on historical operation would provide as many as needed. However, it would be prudent to require the queuing of vehicles to not interfere with public right-of-ways or with on or off site circulation and parking. The following provides a comparison of the stacking requirements for the same area communities:

City of Wyoming:	10 stacking spaces
City of Grand Rapids:	To be determined by review of the Traffic Safety Department
City of Kentwood:	4 stacking spaces
City of Grandville;	10 stacking spaces
City of Walker:	5 stacking spaces

Adoption of the proposed amendments would essentially reduce the parking and vehicle stacking by 50% required under the current Zoning Code.

#### PROPOSED ORDINANCE AMENDMENT:

##### Section 90-646:

Drive-through restaurant: 1.25 for every 3 persons allowed within the maximum occupancy as established by the city fire and building code, plus a minimum of 5 stacking spaces for each pickup window. The queuing of vehicles shall not interfere with public rights-of-way or with on or off site circulation and parking.

#### PLANNING COMMISSION ACTION:

The Development Review Team suggests the Planning Commission recommend to the City Council the subject Zoning Code amendments to Sections 90-646 regarding required vehicle parking and stacking for drive-through restaurants.

DEVELOPMENT REVIEW TEAM:

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

**Restaurant Parking Requirements**

**City of Kentwood (Kent County)**

Restaurants, Freestanding	1 Per each 50 sq. ft. UFA**, <u>plus</u> 4 standing spaces per each outside service window.
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**McDonald's Required = 23 or 29 incl. restrooms.**

**\*\* Note that City of Kentwood uses Usable Floor Area and not Gross Floor Area.**

**City of Grand Haven (Ottawa County)**

7. Drive-through Business	5 stacking spaces per drive-through lane with window service or 3 stacking spaces for drive-through ATM, in addition to any spaces required for the non-drive-through uses
9. Eating and Drinking Establishment	1 space per 3 seats of legal capacity

**McDonald's Required = 23.**

**Plainfield Township (Kent County)**

22. Restaurants, clubs, establishments for sale and consumption on the premises of beverages, food or refreshments.	One (1) for each one hundred (100) square feet of usable floor area or one (1) for each two (2) persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes, whichever is greater.
30. Fast food and drive-in restaurants.	One (1) for each two (2) employees, plus (1) for each two (2) seats intended for patrons within the restaurant building, and one (1) for each twenty (20) square feet of usable floor area available in the order-waiting area.

**McDonald's Required = 56.**

**East Bay Charter Township (Grand Traverse County)**

Restaurants, cafeterias, taverns, bars	One for each 75 square feet of floor area.
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**McDonald's Required = 56.**

**City of Walker (Kent County)**

Restaurants/fast food establishments with drive-up windows	1 space per 2 customer seats plus 1 space per employee at peak hours plus 5 stacking spaces per drive-up window
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**McDonald's Required = 47.**

**City of Grand Rapids (Kent County)**

Restaurants	(Zoning Dependent) 0.5/3 occupancy, 0.75/3 occupancy, or 1.25/3 occupancy.
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**McDonald's Required = 18, 27, or 45.**

**Typical McDonald's Information (approximate):**

Gross Floor Area (GFA) = 4,200 sf

Usable Floor Area (UFA) w/o Restrooms (includes seating and waiting areas) = 1,120 sf

Usable Floor Area (UFA) with Restrooms (includes seating and waiting areas) = 1,444 sf

Customer Service/Waiting Area = 300 sf

Number of Seats = 70

Max Occupancy = 108

Number of Employees = 10 – 12

Drive Thru Stacking Spaces = 15

**Parking Calculations for McDonald's Wyoming Sites:**

Byron Center Ave (Bayberry): 62 seats, 43 spaces – 1space/1.44 seats.

South Division: 90 seats, 54 spaces – 1space/1.67 seats.

28<sup>th</sup> Street (West): 70 seats, 63 spaces – 1space/1.11 seats.

28<sup>th</sup> Street (DeHoop): 83 seats, 47 spaces – 1 space/1.76 seats.

*PROPOSED CHICAGO DRIVE SITE: 70 SEATS/43 SPACES – 1 SPACE/1.55 SPACES*

**Additional information relevant to McDonald's:**

1. The parking need to successfully run their business for the particular building proposed is 40 to 45 spaces.
2. The percentage of the total business generated by the drive thru is approximately 60%.
3. The new drive-thru configuration has been shown to increase the drive-thru efficiency by 40 to 50 cars during the peak hours. This greatly reduces the number of people who "park and run in" rather than wait for the drive thru. This has further reduced the demand for parking spaces.

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 2

DATE DISTRIBUTED: April 4, 2013  
PLANNING COMMISSION DATE: April 16, 2013

ACTION REQUESTED: Request for Special Use Approval (Open Air Business) for Walmart Supercenter

REQUESTED BY: Wal-Mart Real Estate Business Trust

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 325 – 54<sup>th</sup> Street, SW. (Section 36)

EXISTING ZONING: The property is zoned B-2 General Business. Zoning surrounding the property follows:

North: R-2 Single Family Residential  
South: I-1 Light Industrial and R-2 Single Family Residential (across 54<sup>th</sup> Street)  
East: B-2 General Business  
West: I-2 General Industrial

EXISTING LAND USE: The property is primarily vacant. Land uses surrounding the property follows:

North: County drain and single family residences  
South: Vacant lot and single family residences (across 54<sup>th</sup> Street)  
East: Home Depot and Aldi's  
West: Railroad and industrial uses

PROPOSED DEVELOPMENT:

On March 19, 2013, the Planning Commission approved a 182,680 s.f. Walmart Supercenter to be constructed on this 17.65 acre property. At that time it was identified that Walmart desired to have a 3,580 s.f. enclosed outdoor garden center. The products intended to be located in this area are typical for this type of development (see attached letter). The garden center is an open air business and required Special Use Approval from the Planning Commission. 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 outdoor garden center is dwarfed by the overall scale of the Walmart Supercenter and is located far from any adjoining developments. The garden center will be enclosed by a chain link fence and will have no adverse effect on adjoining 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. The nearby Home Depot, Meijers and Menard's big box developments also include outdoor garden centers. 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 direct access to 54<sup>th</sup> Street. No adverse traffic impacts are derived from the garden center use beyond that anticipated from the Walmart Supercenter.

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

No blighting influence will occur to neighboring properties from the garden center use.

- e. The economic feasibility for the area.

The 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.

All other provisions are met.

Staff has the following added site plan comments:

1. The overall development of the property, including the proposed garden center, is governed by the site plan approval of the Walmart Supercenter granted by the Planning Commission on March 19, 2013.
2. Outdoor displays of store products shall be contained within the enclosed garden center area.

PLANNING COMMISSION ACTION:

The Development Review Team suggests the Planning Commission grant Special Use Approval (Open Air Business) for Walmart Supercenter per the Findings of Fact. Staff also recommends through a separate motion granting Site Plan Approval subject to conditions 1 and 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, Police Chief  
Tim Cochran, City Planner



March 19, 2013

Mr. Tim Cochran  
Wyoming, MI planning  
1155 28<sup>th</sup> St SW  
Wyoming, MI 49509

RE: North side of 54th Street between US Hwy 131 and Division Ave

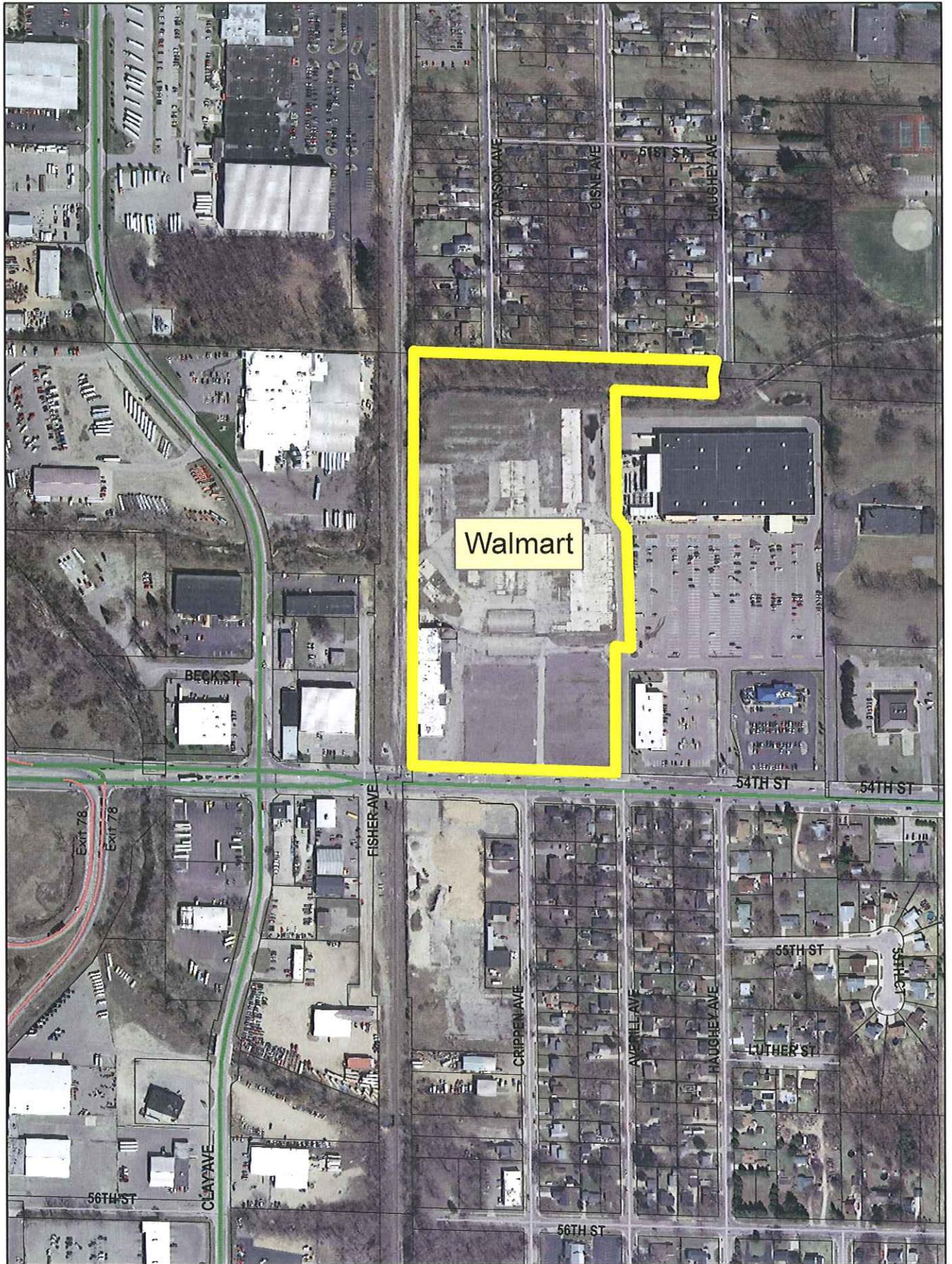
Dear Mr. Cochran,

The project proposed for the site above will include an outdoor sales area for garden products. Live plants, mulch, potting soil, top soil, peat moss, decorative bricks/pavers, and rock will be stocked in this area.

Sincerely,

A handwritten signature in black ink, appearing to read 'Yumna Siddiqi', with a long horizontal flourish extending to the right.

Yumna Siddiqi  
Lead Architectural Project Designer



Walmart

BECK ST

FISHER AVE

54TH ST

54TH ST

56TH ST

CLAY AVE

CRIPPEN AVE

APRIL AVE

HAUGHEY AVE

LUTHER ST

56TH ST

56TH ST

SETTLER ST

EXIT 78

EXIT 78