

AGENDA  
WYOMING PLANNING COMMISSION  
TUESDAY, MAY 21, 2013  
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 5.1 acres from B-3 Planned Business to B-2 General Business. The property is located at 155-28<sup>th</sup> Street, SW (Section 12) (Speedway LLC)
2. Request for Special Use Approval for Miller Pipeline (open contractor storage yard). The property is located at 4575 Clay Avenue, SW. (Section 25) (Miller Pipeline) (Includes Site Plan Approval)
3. Request to vacate 50<sup>th</sup> Street commencing 400 feet west of Clay Avenue, SW. (Section 25)(584-50<sup>th</sup> Properties LLC)
4. Request to vacate Alcoma Street (a paper only street) east of Godfrey Avenue, SW. (Section 2) (LINC Community Revitalization)

NEW BUSINESS:

5. Request for Site Plan approval for an addition to Die-Tech. & Engineering. The property is located at 4600 & 4620 Herman Avenue, SW. (Section 26) (AMDG Architects)

INFORMATIONAL ITEMS:

6. 28 West Fly-Through Marketing Video

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 1

DATE DISTRIBUTED: May 9, 2013  
PLANNING COMMISSION DATE: May 21, 2013

ACTION REQUESTED: Request to rezone 5.1 acres from B-3 Planned Business to B-2 General Business

REQUESTED BY: Speedway LLC

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 155-28th Street. (Section 12)

EXISTING ZONING: The property is zoned B-3 Planned Business. Zoning surrounding the property follows:

North: I-1 Light Industrial  
South: B-2 General Business (across 28<sup>th</sup> Street)  
East: B-3 Planned Business  
West: B-2 general Business (across Buchanan Avenue)

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

North: Richwood Industries  
South: Commercial (across 28<sup>th</sup> Street)  
East: Auto Repair  
West: Auto Convenience Store (across Buchanan Avenue)

PROPOSED REZONING:

The petitioner has optioned this property with the intention of developing a Speedway fueling facility (see attached exhibits). In addition to auto fueling and convenience goods, the facility would provide fueling for tractor-trailers. Such a facility is allowable by Special Use Approval from the Planning Commission in the B-2, I-2 and I-1 zoning districts. They are requesting to rezone this property from B-3 Planned Business to B-2 General Business. If the rezoning is approved the petitioners would then apply for Special Use and Site Plan Approvals from the Planning Commission. A Traffic Impact Analysis would also be required at that time. If the property is rezoned to B-2 General Business the full range of uses under the Zoning Code would be permissible. Restricting the property to the use proposed would only be allowable through a

voluntarily offered development agreement from the petitioner and entered into with the City Council at the time of rezoning. At this time there is no known use for the balance of the property beyond what Speedway proposes.

#### PROPERTY HISTORY:

This property is a remnant from the K-Mart store developed in 1966. That store occupied the overall property for several decades but subsequently closed. An ancillary K-Mart out-building was previously located at the northeast corner of 28<sup>th</sup> Street and Buchanan Avenue. That was used for various commercial businesses until razed a few years ago. The K-Mart building was rezoned in 1999 from B-3 Planned Business to I-1 Light Industrial to accommodate it's conversion to Richwood Industries.

#### STAFF COMMENTS:

1. The City of Wyoming Land Use Plan 2020 (see attached) was adopted in 2006. It identifies the area on the north side of 28<sup>th</sup> Street and between Buchanan Avenue and Division Avenue as suitable for Mixed Use development (see attached). The purpose of the Mixed Use concept is "to transform this area into a walkable and accessible environment that is human scaled and will provide for a highly concentrated mix of compatible and complementary land uses of sufficient intensity to facilitate transit ridership."

The Silverline Bus Rapid Transit System is under construction and will be operational in August 2014. It is a \$40 million investment by Federal, State and Local governments to change transportation, foster new land uses and create economic development within corridors. The optimum impact area is within ¼ mile of the transit stations as that is the reasonable walking distance. Buchanan Avenue is ¼ mile from the two transit stations to be built at Division Avenue. Special attention was given to those stations to enhance them to be compatible with the Wyoming/Grand Rapids Gateway existing at the northeast corner.

The proposed Speedway facility would not comply with the Land Use Plan 2020 in the following ways:

- a. The building with the intended development totals 4,608 sq. ft., on the overall 222,156 sq. ft. property. This results in 2% of building to land area. Such an open development is not human scaled and does not provide for a concentrated mix of compatible land uses.
- b. The Speedway facility would emphasize fuel service to tractor-trailers. The nearest similar facility south is at 76<sup>th</sup> Street. It is anticipated the facility would draw customers primarily from existing traffic on 28<sup>th</sup> Street, but also from U.S. 131. The sight, noise, operation and fumes from tractor-trailers would not be conducive to developing complementary land uses that facilitate transit ridership.

2. There has been recent significant investment in this area with the relatively new hotel directly across Buchanan Avenue. Significant cooperation and collaboration between area business owners and the City has recently occurred. This has resulted in the improved aesthetics of the area and a substantial reduction in crime. Many of the existing developments in this area are dated to the 1960's. It is envisioned that as economic vitality grows in this area with projects tied to the benefits of the BRT, these large parcels will redevelop into the cohesive and desired plan envisioned within the Land Use Plan.

3. The City of Wyoming 2035 Thoroughfare Plan showed a 2009 daily traffic volume of 35,500 trips on 28<sup>th</sup> Street and 12,900 trips on Buchanan Avenue adjoining this property. The volumes are projected to increase by 2035 to 44,100 trips on 28<sup>th</sup> Street and 16,800 trips on Buchanan Avenue. The introduction of a high volume traffic use at this intersection that includes significant tractor-trailer turning movements, would be undesirable.

4. This rezoning proposal was brought by the petitioner to the Downtown Development Authority on April 2, 2013 for their recommendation. In a split vote, the DDA recommended the proposed rezoning.

5. If the rezoning is approved, it should not be construed to signify acceptance of the site plan exhibit provided by the petitioner.

#### 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 and subsequent Speedway development would be detrimental to the long range community vision for this area contained in the Land Use Plan. Land uses are desired that complement one another and promote a transit oriented development pattern of mixed uses and walkable streets. Each development that occurs should encourage development of nearby properties to enhance the overall economic strength and promote social equity such that a stable and vibrant community can emerge. The proposed rezoning does not conform to the City of Wyoming sustainability principals.

#### STAFF RECOMMENDATION:

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

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



HENDRICKS MICHIGAN PROPERTIES LLC  
2621  
DIVISION AVE SW

2625 BUCHANAN BLVD PARTNERSHIP  
2625  
BUCHANAN AVE SW

CAMPBELL HAROLD  
2639  
DIVISION AVE SW

JOHN F GILMORE COMPANY, LLC  
2655  
BUCHANAN AVE SW

REDSTAR LLC  
2700  
BUCHANAN AVE SW

PENNSYLVANIA LINES LLC  
0  
R R ROW

TERMINAL ST

**PROPOSED REZONING**

ACR HOSPITALITY INC  
2755  
BUCHANAN AVE SW

BUCHANAN 28TH ST ASSOCIATES  
155  
28TH ST SW

ATHENEON INC  
65  
28TH ST SW

RS OPERATIONS, LLC  
265  
28TH ST SW

PHOENIXIANS LLC  
2935  
28TH ST SW

KRISTENSEN, JAMES  
131  
28TH ST SW

PHINATOWN RESTAURANT  
69  
28TH ST SW

28TH ST LLC  
28TH ST SW

BUCHANAN AVE

DURATOVIC DAMIR 124 PARTNERSHIP  
122  
28TH ST SW

NATIONAL CITY BANK  
220  
28TH ST SW

DAWN DON...MS INC  
160  
28TH ST SW

LEW PROPERTIES LLC  
132  
28TH ST SW

220-28TH STREET, L...  
120  
28TH ST SW

VANDERMEER, JAMES B VANDERMEER, JAMES B  
140  
28TH ST SW

GRAND RAPIDS INN  
250

BODDIS, MERCEDES B  
137  
HONEOYE ST SW

DONNA L...IAN  
127  
HONEOYE ST SW

HONEOYE ST SW  
125  
HONEOYE ST SW

HONEOYE ST SW  
53  
HONEOYE ST SW

WEEA, CARMEN S  
183  
HONEOYE ST SW

WEBER, JOHN & MARY  
121  
HONEOYE ST SW

HONEOYE ST SW  
57  
HONEOYE ST SW

DEVRIES, STEVEN G JOHNSON, TIMOTHY R CURTIS, STACEY  
61  
HONEOYE ST SW

WALSH, CHARLENE & PAUL  
146  
HONEOYE ST SW

JENSEN, DAVID  
124  
HONEOYE ST SW

FURNARI KYM  
116  
HONEOYE ST SW

STAPERT, CYNTHIA M  
52  
HONEOYE ST SW

RENGIS, LOUIS  
113  
HONEOYE ST SW

WILEY, SCOTT  
128  
HONEOYE ST SW

SHERRY, SA...  
60  
HONEOYE ST SW

REDNOUR, ANGELA  
48  
HONEOYE ST SW

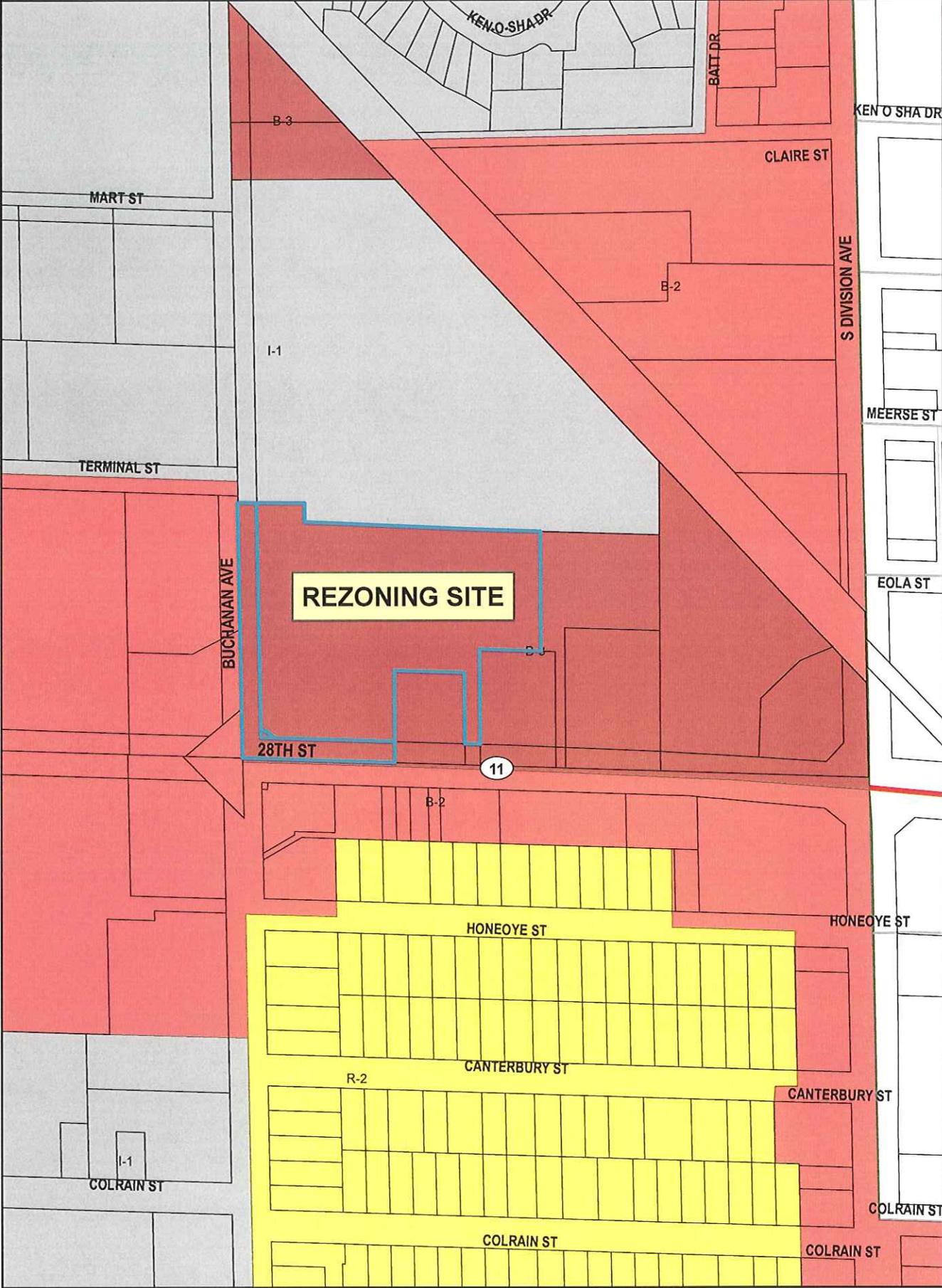
LANNING, JON A  
2844  
BUCHANAN AVE SW

ONEOYE ST SW

HONEOYE ST SW

HONEOYE ST SW

HONEOYE ST SW





## 28<sup>TH</sup> STREET

West city limits to east city limits

### Overview

Decades ago, 28<sup>th</sup> Street replaced Division Avenue as a preferred shopping destination. Rogers Department Store, Studio 28 Theatre, Wyoming Village Mall and various other retailers and commercial attractions followed, creating a strong magnet for shoppers from a wide area. The corridor developed in a classic strip-commercial pattern, signaling the predominance of the auto-oriented business corridor over the pedestrian-oriented concentrated pattern found in downtowns. Now, like Division Avenue before it, 28<sup>th</sup> Street is suffering the effects of competing business centers and the buying public's fickle preferences for ever newer and glitzier opportunities. Rivertown Crossings, a major regional mall on Rivertown Parkway in Grandville a few miles to the south, along with the customary businesses that follow such anchors, has taken its toll on 28<sup>th</sup> Street businesses.

To address these issues, in March 2012 the City of Wyoming adopted the Turn on 28<sup>th</sup> Street Sub Area Plan for this area (see Appendix 1B). The Plan was the result of a year long planning process which included planners, designers, economists and transportation experts working with an advisory group of Wyoming leaders to craft a vision that was shaped by extensive public outreach. The Plan provides the framework to guide an economically and physically sustainable redevelopment pattern. The principles of suburban retrofitting were used to encourage the incremental transformation of this corridor into an economically diverse mixed-use town center that will eventually provide a place-based urban core for the City of Wyoming.





The commercial area east of Clyde Park and west of US-131 is critical to the improvement of the entire corridor. Given its location near such a major highway interchange and its importance as a gateway into Wyoming, the objective is to set a new tone for the area. Further, commercial creep into largely stable, adjoining, single family neighborhoods should be avoided except where parcel depth clearly limits the ability to successfully accommodate redevelopment. In such cases, commercial expansion should be kept to an absolute minimum and permitted

uses should be limited to those that have minimal neighborhood impacts. The redevelopment of parcels that abut residential must be undertaken in such a way that the design interface between two differing land uses is given maximum attention. Unless that interface results in softening the impacts on residential neighbors and the development of a high quality commercial environment, further encroachment should be prohibited. A complementary design theme, derived from the concept for the Downtown Center, should also be implemented to help establish this area as a key 28<sup>th</sup> Street entryway, while also creating a connection to the proposed mixed-use village east of US-131 at Division Avenue and 28<sup>th</sup> Street.

Limited parcel depth also constrains access management opportunities, but direct access to 28<sup>th</sup> Street should be reduced. In order to accommodate adequate view corridors for the large daily traffic volumes that pass through the area, substantial setbacks should be preserved where already established, or provided when the opportunity arises.

One neighborhood adjoining 28<sup>th</sup> Street that could possibly experience a long-term preservation/improvement program, potentially resulting in increased retail sales for 28<sup>th</sup> Street businesses, would be the area bounded by 28<sup>th</sup>/Byron Center/Porter/Burlingame. Several years ago the Wyoming Historical Commission, coupled with some area residents, proposed the bulk of this area as an historical district. Their consultants provided a report documenting the area's historic qualifications. However, at a Planning Commission public hearing on the subject, the majority of those in attendance opposed it. The Planning Commission recommended against it and the City Council did not agree to establish the district. Currently, representatives favoring district designation would like to have it reconsidered. Statistics generally show that in the long run historic district designation may result in raising property values, but with higher housing rehabilitation costs. This suggests that new residents in historic districts may have higher household incomes and, therefore, more money to spend for retail sales. City officials may wish to consider a more detailed investigation and some form of polling to reconsider resident interest in such an historic district.

Recommendations



The creation of an urban core center between Clyde Park and Burlingame should be aggressively pursued as a top priority by Wyoming. Details for the downtown are described in the Turn on 28<sup>th</sup> Street Sub Area Plan. It

emphasizes an economically diverse mixed use town center.

Other recommendations for the 28<sup>th</sup> Street corridor outside the downtown center area include:

- A. Multi story buildings that are designed with development bays that give the appearance of having narrow store frontages of approximately 25 to 50 feet.
- B. Ample front yard building and parking lot setbacks.

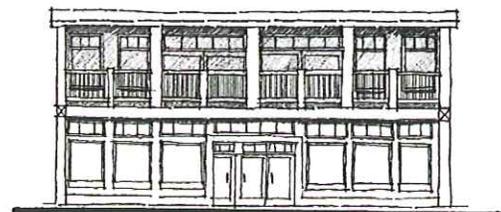
- C. Parking lots that are located between the fronts of buildings and the street but are sufficiently set back to accommodate sidewalks, grassed parkways, and appropriate landscaping to screen cars.



- D. Although some 28<sup>th</sup> Street parcels are too small to accommodate contemporary site and building requirements, commercial encroachment into surrounding residential neighborhoods should be discouraged except where redevelopment options are limited by parcel size and/or configuration. These limitations particularly apply to two areas: 1) on the south side of 28<sup>th</sup> Street between Division and Buchanan and 2) on the south side of 28<sup>th</sup> Street between Clyde Park and the US-131 on-ramp. The city, however, must carefully consider the type of proposed commercial and its potential impact on adjacent residential and the site design interface between land uses before committing to any further expansion.

- E. Build on a design concept that is complementary to the one established for Downtown Wyoming including:

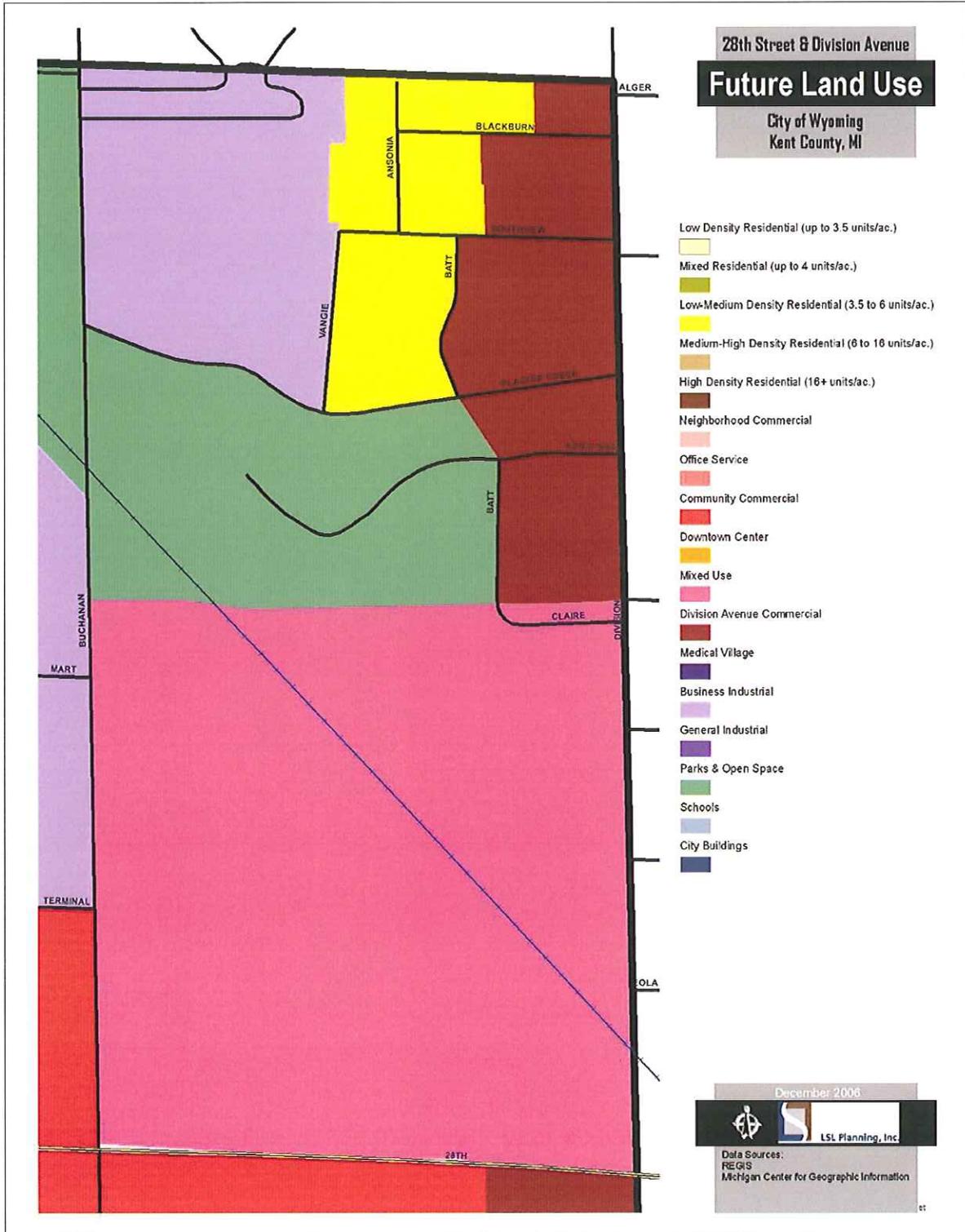
- 1. Mix retail, office and residential uses in two and three story buildings.
- 2. Establish design standards that include minimum transparency requirements for building facades, and lighting and landscape requirements.



MIXED USE - COMMERCIAL/  
UPPER FLOOR RESIDENTIAL

3. Permit parking lots that are located between the fronts of buildings and the street but that are sufficiently set back to accommodate sidewalks, grassed parkways, and appropriate landscaping to screen cars.
4. Add access management requirements (i.e. limit the number of curb cuts, require access from side streets or alleys, creation of frontage roads or alleys, requiring cross access agreements, etc.) to the city zoning ordinance in the form of an overlay district. The requirements of the overlay district would apply only to those properties within the boundaries of the overlay; the requirements would not be applicable to other properties outside the overlay district. The boundaries of the overlay district should include all new development and redevelopment projects along 28<sup>th</sup> Street that have frontage and/or access to 28<sup>th</sup> Street.
5. Incorporate additional site plan review standards into the ordinance to ensure the economic longevity of the corridor, keep 28<sup>th</sup> Street competitive, and create a more attractive image for the community. These can be items such as requiring proof of financial capability to complete a project, feasibility and/or market studies, design drawings, etc.
6. Further study to determine whether the area generally bounded by 28<sup>th</sup>/Byron Center/Porter/Burlingame should be made an historic district.

FUTURE LAND USE  
CITY OF WYOMING LAND USE PLAN 2020





**ADMIRAL**  
Petroleum Company

May 6, 2013

Mr. Timothy Cochran, City Planner  
Wyoming City Planning Commission  
Planning & Development Dept.  
1155-28<sup>th</sup> St. S.W. Box 905  
Wyoming, MI 49509-0905

Dear Mr. Cochran

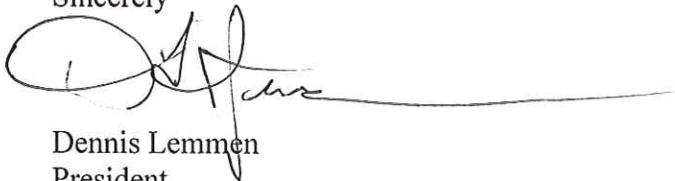
I am writing in response to your letter dated April 25, 2013 regarding the proposed rezoning of 5.1 acres in order to accommodate the building of a Speedway gas/convenience store.

While it is true the rezoning for the proposed business would be a direct competition to my current business located at 5-28<sup>th</sup> St., Wyoming that is not the only reason I oppose it. When Admiral purchased its location it was an existing building closed and deteriorating. We brought this site back to life. In this case we believe this virgin ground could be better used for a different type of business than just adding another gas station to an area that is already saturated with them. Two of the existing gas stations in this area are owned and operated by Speedway, the company requesting the zoning change.

In addition, adding another gas convenience store to the competitive landscape of the area could create a situation of "survival of the fittest" and possibly force some of the current smaller operators out of business creating empty storefronts and additional unemployment. This benefits no one.

I hope you will consider my opposition to the proposed rezoning area and my reasons for it.

Sincerely



Dennis Lemmen  
President

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 2

DATE DISTRIBUTED: May 9, 2013  
PLANNING COMMISSION DATE: May 21, 2013

ACTION REQUESTED: Request for Special Use Approval for Miller Pipeline – open contractor storage yard (Includes Site Plan Approval)

REQUESTED BY: Miller Pipeline

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 4575 Clay Avenue, SW. (Section 25)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned I-2 General Industrial as are all surrounding properties.

EXISTING LAND USE:

The site is primarily occupied by River City Equipment Sales. The surrounding land uses are as follows:

North: Industrial  
South: Industrial  
East: Industrial (across Clay Avenue)  
West: U.S. 131

PROPOSED LAND USE:

Miller Pipeline is a subcontractor for DTE Energy providing construction services throughout the region (see attached). For a brief time the business was located on Burlingame Avenue, and subsequently has relocated to this site. The open contractor storage yard requires 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 property had been used for as a lumber yard for many years but then sat vacant for an extended period. River City Equipment Sales recently purchased this property and an adjoining site and renovated the properties for their trucking business. They propose to lease the unused area of the property nearest to U.S. 131 to Miller Pipeline who will occupy the prior vacant 16,830 square foot building. The proposed outdoor storage yard will include pipes, trailers, backhoes, trenchers and trucks. Storage will occur around the south and west edge of the property, 285 feet away from Clay Avenue. Outdoor storage has been a significant use in this area of Clay Avenue for several decades. As such, the overall storage yard use is not considered to have an 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, outdoor storage has been ongoing in this area of Clay Avenue 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 Clay Avenue, an industrial thoroughfare. No adverse traffic impacts are anticipated from this storage use.

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

The business will reuse an underutilized 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.

Staff has no other concerns.

Staff has the following added site plan comment:

- 1. The site is fully developed. The City has two sanitary sewer lines which run along the west and south property lines where the outdoor storage is proposed. Staff needs to ensure that the manholes are not covered by equipment or storage to maintain accessibility. Bollards must be placed around the sanitary sewer manholes.

**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 Miller Pipeline business will occupy and maintain an industrial building and property that has sat vacant for a long period. The business provides employment and serves to improve DTE energy reliability throughout the region. The proposed Miller Pipeline conforms to the City of Wyoming sustainability principals.

**PLANNING COMMISSION ACTION:**

The Development Review Team recommends the Planning Commission grant Special Use Approval for Miller Pipeline per staff's Findings of Fact. In a separate motion, staff also recommends granting Site Plan Approval subject to the placement of bollards around the sanitary sewer manholes in the open storage yard areas.

**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



## Miller Pipeline

April 15, 2013

City of Wyoming Planning Commission

Dear Planning Commission,

I am writing you to request the permission for outside storage of equipment and materials at 4575 Clay Ave. Miller Pipeline would like to build a strong working relationship with the City of Wyoming and bring a large spend to the area in fuel purchase's, equipment repairs, subcontractors and construction materials among many others.

Miller Pipeline is a subcontractor for DTE Energy and we are under contract with them for construction services in the Greater Grand Rapids area. We expect to have a long term lease with Craig Sholten and be a part of the City of Wyoming's growth for years to come.

Thank you for your consideration and Miller Pipeline looks forward to growing our business in the City of Wyoming.

Sincerely,

Michael Whaley  
General Manager Great Lakes  
[Mike.whaley@millerpipeline.com](mailto:Mike.whaley@millerpipeline.com)  
cell phone 614-206-0045  
office 810-985-5204

**CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW**

Project: Miller Pipeline		Reviewed By: Tim Cochran	
		Date: 4/24/13	
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
<b>(a) Application Form:</b> 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>(b) Site Plan Descriptive and Identification Data:</b>			
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**

<b>Project:</b> <i>Miller Pipeline</i>	<b>Reviewed By:</b> <i>Tim Cochran</i>		
	<b>Date:</b> <i>4/24/13</i>		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
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	✓	<i>All I-2 zoning</i>	Y
Proximity to section corner and Major Thoroughfare			
Net acreage (minus rights-of-way) and total acreage			
Proposed number of employees, if applicable			
<b>(c) Site Data:</b>			
Existing lot lines, building lines, structures, parking areas and other improvements on the site			
Building footprints			
Finished floor elevation of all proposed buildings	✓	<i>Existing structures</i>	Y
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**

<b>Project:</b> <i>Miller Pipeline</i>	<b>Reviewed By:</b> <i>Tim Cochran</i>		
	<b>Date:</b> <i>4/24/13</i>		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
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			
<b>(d) Access and Circulation:</b>			
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)	✓	<i>Parking not dimensioned existing</i>	Y
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	✓	<i>Existing development</i>	Y

**CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW**

<b>Project:</b> <i>Miller Pipeline</i>	<b>Reviewed By:</b> <i>Tim Cochran</i>		
	<b>Date:</b> <i>4/24/13</i>		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
Traffic impact analysis meeting the requirements of Section 90-1003 (3), if applicable			
<b>(e) Landscape Plans:</b>			
General location of existing plant materials, with an identification of materials to be removed and materials to be preserved	✓	<i>Site fully developed</i>	Y
Calculations of all landscape requirements, as set forth in Section 90-64			
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			
Planting list for proposed landscape materials with container size, caliper size or height of material, botanical and common names, and quantity			
<b>(f) Building and Structure Details:</b>			
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>Site fully developed</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**

<b>Project:</b> <i>Miller Pipeline</i>	<b>Reviewed By:</b> <i>Tim Cochran</i>		
	<b>Date:</b> <i>4/24/13</i>		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
Details on accessory structures and any screening			
<b>(g) Information Concerning Existing and Proposed Utilities, Drainage and Related Issues:</b>			
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			
<b>(h) Additional information required for Residential Development</b>			
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			
<b>(i) Other Requirements</b>			
Applicable fees, as set by the City Council			

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 3

DATE DISTRIBUTED: May 9, 2013  
PLANNING COMMISSION DATE: May 21, 2013

ACTION REQUESTED: Request to vacate 50<sup>th</sup> Street commencing 400 feet west of Clay Avenue.

REQUESTED BY: 584-50<sup>th</sup> Properties LLC

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The proposed street vacation commences 400 feet west of Clay Avenue and extends to the right-of-way for U.S. 131. (Section 25)

EXISTING ZONING: All surrounding properties are zoned I-2 General Industrial.

EXISTING LAND USE: The cul-de-sac street serves adjoining industrial properties.

PROPOSED LAND USE:

The petitioner proposes the City vacate the west half of 50<sup>th</sup> Street. Once vacated, the street will be removed with a new cul-de-sac constructed by the developer where the proposed vacation commences. Gordon Foods intends on constructing a new industrial facility encompassing both sides of the existing street. Shortening 50<sup>th</sup> Street allows an overall better design for the facility. The new Gordon Foods facility will require Site Plan Approval from the Planning Commission.

STAFF COMMENTS:

1. Public water, sanitary and storm sewer utilities exist within the right-of-way of 50<sup>th</sup> Street. The developer shall provide easements to the City of Wyoming over all existing utilities.
2. The developer's engineer shall provide detailed design drawings for the proposed cul-de-sac to the Engineering Department for approval.
3. When right-of-way is vacated, it is split with each half assigned to the adjoining property fronting along it. Gordon Foods controls the properties adjoining the proposed vacation with the exception of a 30.6 foot wide strip at the edge of the U.S. 131 right-of-way. That strip is an extension of a large parcel to the south that is accessed from Clay Avenue. Access from that parcel to 50<sup>th</sup> Street is not required.

4. Right-of-way vacations require the City Council to set, and hold, a public hearing. This will occur after the vacation recommendation from the Planning Commission.

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 street vacation will allow for the redevelopment of several underutilized industrial properties. The resulting development will infuse vital investment into the Clay Avenue corridor. It will also contribute to the economic strength of the City by providing many new jobs. The proposed street vacation conforms to the City of Wyoming sustainability principals.

STAFF RECOMMENDATION:

The Development Review Team suggests the Planning Commission recommend to the City Council the proposed 50<sup>th</sup> Street vacation, subject to the provision of the utility easements and cul-de-sac design drawings.

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

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 4

DATE DISTRIBUTED: May 9, 2013  
PLANNING COMMISSION DATE: May 21, 2013

ACTION REQUESTED: Request to vacate Alcoma Street (a paper only street) east of Godfrey Avenue.

REQUESTED BY: LINC Community Revitalization

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The proposed street vacation extends east of Godfrey Avenue for 110 feet. (Section 2)

EXISTING ZONING: The adjoining properties are zoned R-3 Two-family Residential.

EXISTING LAND USE: The street serves as a gravel drive and parking area.

PROPOSED LAND USE:

Alcoma Street exists on paper only, as it was never constructed. LINC Community Revitalization is in the process of redeveloping the adjoining building to the north into a four-unit apartment. They propose the City vacate the street to allow for it's reconstruction for paved access and parking (see attached).

STAFF COMMENTS:

1. Public storm sewer utilities exist within the right-of-way of Alcoma Street. An easement shall be provided to the City of Wyoming over the utility.
2. When right-of-way is vacated, it is split with each half assigned to the adjoining property fronting along it. Alcoma Street also serves the property to the south by providing parking and access. The reconstruction within the Alcoma Street right-of-way shall include suitable access, parking and landscaping to serve both properties. This shall be provided as an engineered plan to the Planning Department for approval by City staff. A shared access easement shall be provided to the City.
3. LINC Community Revitalization is in the process of obtaining a property tax exemption and payment in lieu of taxes (PILOT) from the City Council to facilitate the apartment redevelopment project (see attached). Vacating Alcoma street is a necessary step in completing that agreement.

The foreclosed property was in such disrepair that it required exceptional investment to renovate the building for occupancy. The revitalization of buildings to help maintain and improve neighborhoods is one of LINC Community's goals.

4. Right-of-way vacations require the City Council to set, and hold, a public hearing. This will occur after the vacation recommendation from the Planning Commission.

#### 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 street vacation will allow for the redevelopment of an obsolete residential structure. The resulting development will provide quality housing in this older area of the City. The proposed street vacation conforms to the City of Wyoming sustainability principals.

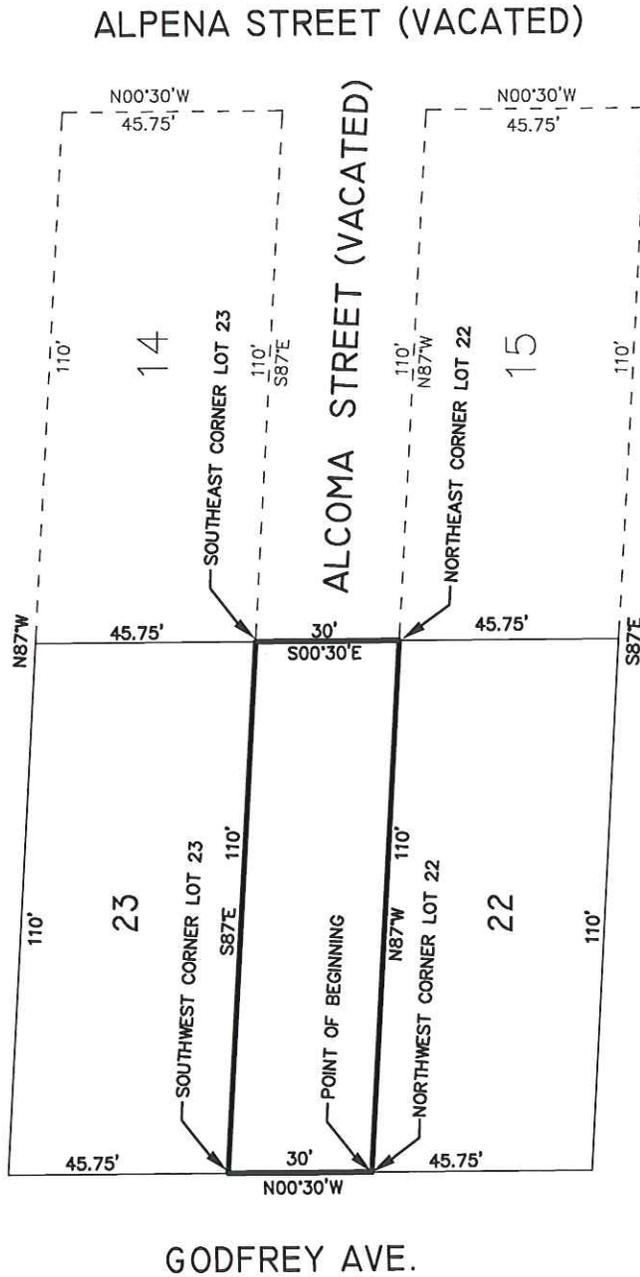
#### STAFF RECOMMENDATION:

The Development Review Team suggests the Planning Commission recommend to the City Council the proposed Alcoma Street vacation, subject to provision of the utility easement, reconstruction plan for City staff approval, and access easement.

#### 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

JOB NUMBER: 13022  
 DATE: 4-19-13

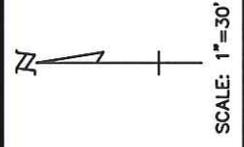


PROPOSED STREET VACATION:

THAT PART OF WHALEN'S 2ND INTERURBAN PLAT, KENT COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 22 OF SAID PLAT; THENCE N00°30'W 30 FEET TO THE SOUTHWEST CORNER OF LOT 23 OF SAID PLAT; THENCE S87°E 110 FEET ALONG THE SOUTH LINE OF LOT 23 TO THE SOUTHEAST CORNER OF SAID LOT; THENCE S00°30'E 30 FEET TO THE NORTHEAST CORNER OF LOT 22 OF SAID PLAT; THENCE N87°W 110 FEET ALONG THE NORTH LINE OF SAID LOT TO THE POINT OF BEGINNING.

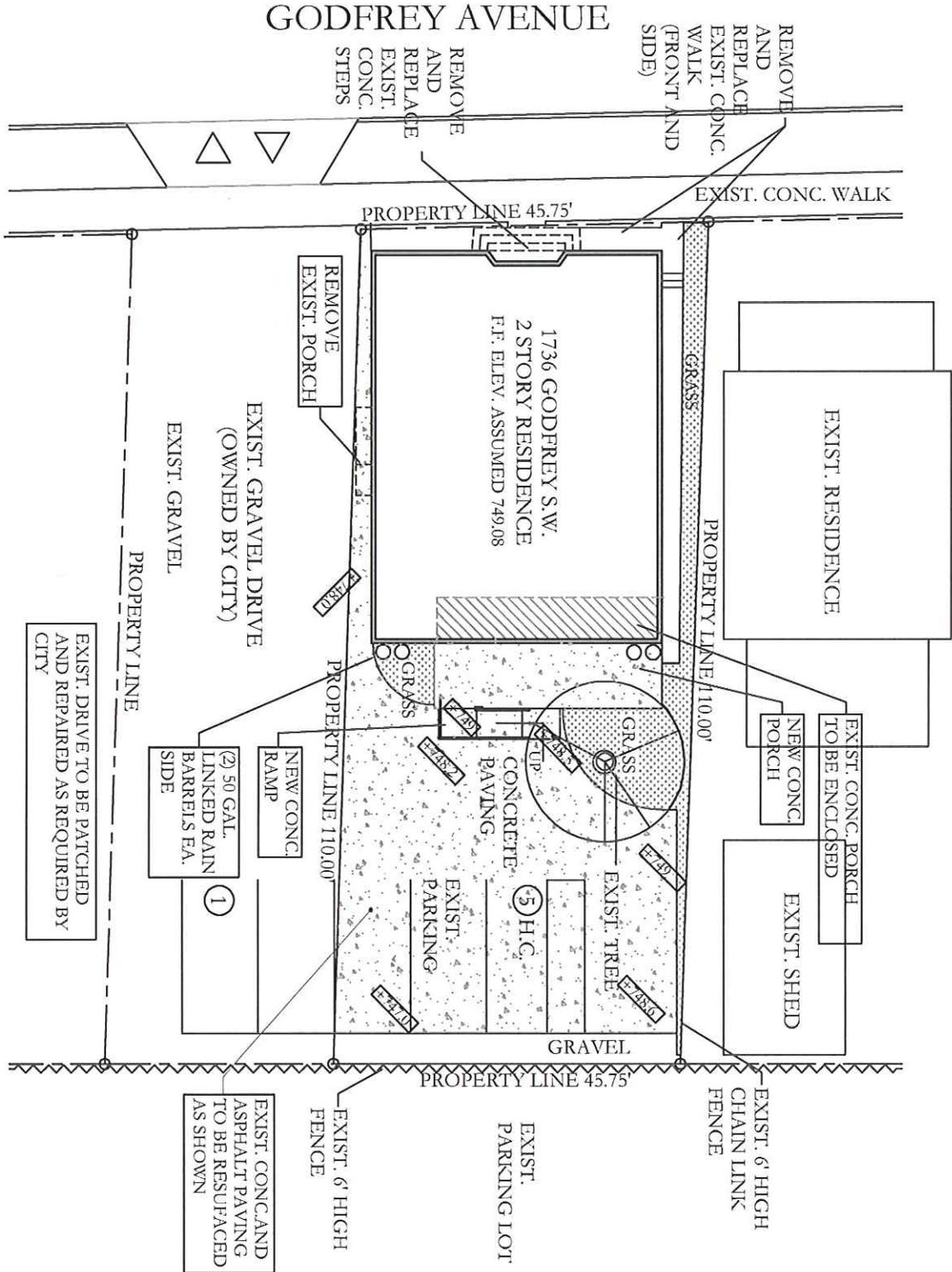
**LEGEND**

●	IRON STAKE (SET)
○	IRON STAKE (FOUND)
—x—x—	FENCE
—x—	PLATTED DIMENSION
R	RADIUS
L	ARC LENGTH
D	DEED DIMENSION
M	MEASURED DIMENSION
□	WOOD STAKE



**mon**  
 meyers, buече & nies, inc.  
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PH: 414.334.8224

**INTERIOR BUILDING REMODEL FOR:  
LINC COMMUNITY REVITALIZATION INC.  
1736 GODFREY AVENUE S.W.  
WYOMING, MI. 49503**

11/06/11  
DATE OF PERMITS  
01/21/13  
PERIOD OF PERMITTING

SHEET:

1

JOB NO. 11-045

RESOLUTION NO. 24455

RESOLUTION TO AUTHORIZE THE MAYOR AND CITY CLERK  
TO EXECUTE AN AGREEMENT WITH LINC COMMUNITY REVITALIZATION

WHEREAS:

1. LINC Community Revitalization is in the process of rehabilitation of a four family apartment building located at 1736 Godfrey S.W.
2. Completion of the project requires vacation of an existing unused right-of-way located immediately South of the parcel.
3. The parties have agreed to a payment in lieu of taxes subject to approval of the required ordinance.
4. An Agreement has been prepared to include the terms of the payment in lieu of taxes and redevelopment of the property.

NOW, THEREFORE, BE IT RESOLVED:

1. The Mayor and City Clerk are hereby authorized to execute the attached Agreement with LINC Community Revitalization.

Moved by Councilmember:		Pastoor
Seconded by Councilmember:		Voorhees
Motion Carried	Yes	7
	No	0

I hereby certify that the foregoing Resolution was adopted by the City Council for the City of Wyoming, Michigan at a regular session held on: May 6, 2013.

  
\_\_\_\_\_  
Heidi A. Isakson, Wyoming City Clerk

ATTACHMENTS:  
Agreement

AGREEMENT

This Agreement made this \_\_\_\_ day of \_\_\_\_\_, 2013, between the City of Wyoming, a Michigan Municipal Corporation, of 1155 – 28<sup>th</sup> St. S.W., Wyoming, MI 49509 (hereinafter "City") and LINC Community Revitalization of 1167 Madison Ave S.E., Grand Rapids, Michigan 49507 (hereinafter "LINC Community") the terms of which are as follows:

1. Subject to the terms of the Ordinance amendment to the Code of the City of Wyoming, the City shall grant a property tax exemption and payment in lieu of taxes for the property located at 1736 Godfrey Avenue S.W., Wyoming, Michigan.
2. The City shall take all necessary action to vacate that portion of the public right of way located immediately South of the LINC Community project at 1736 Godfrey Avenue S.W., a portion of Whalen's Second Interurban Plat, City of Wyoming, Kent County, Michigan.
3. LINC Community shall provide for an improved drive and parking area on the vacated right of way subject to approval of the Planning and Engineering Departments of the City.
4. LINC Community shall provide a landscape plan, parking plan, paving plan, and storm water plan, subject to the approval of the Planning and Engineering Departments of the City.
5. LINC Community shall insure that the property subject to the property tax exemption payment in lieu of taxes shall at all times remain in compliance with all applicable codes of the City of Wyoming. Failure to maintain the property in proper code compliance will subject LINC Community to revocation of the property tax exemption and payment in lieu of taxes upon appropriate action by the Wyoming City Council.
6. That this agreement and the specific ordinance contain the full agreement between the parties and may be modified only in writing.

CITY OF WYOMING

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Jack A. Poll, Mayor

By: \_\_\_\_\_  
Heidi A. Isakson, City Clerk

LINC Community Revitalization

Dated: \_\_\_\_\_

By: \_\_\_\_\_

## LINC Project Summary – 1736 Godfrey SW

The 1736 Godfrey property, which has been in and out of foreclosure since 2004, was initially purchased through the Kent County Neighborhood Stabilization Program.



The structure had been converted into four apartments, including a one bedroom unit and three two-bedroom units. The location is adjacent to a single family neighborhood described by residents as “quiet” and is close to public and private schools. LINC and the County sought to turn this blighted structure back into an asset for the neighborhood by provision of affordable rental units.

Initial project feasibility anticipated having sufficient funding in the NSP program to renovate the structure based on the in-house construction estimates. However, when LINC bid the project out, the construction estimates came in substantially higher. For this reason, the project came to a standstill while LINC could determine how to identify additional funds to complete the project.

When this project initially started, the HOME Consortium had not yet been created. With the creation of the consortium, LINC applied for HOME funds to use specifically in Wyoming.

Because the project rents are limited to households at 50% Area Median Income, the income potential to cover operating costs are limited which over time leads to an operating deficit since expenses rise faster than the ability to raise rents. This is why having a PILOT in place is critical to successfully maintaining the property over the affordability period and beyond.

## 1736 Godfrey SW, Wyoming, MI 49503



4 units – all 50% AMI rent limit which is \$20,900 for a single household and \$23,850 for a two person household.

LINC would offer rent on these units for \$410. The tenants would pay electric, gas, and trash with a utility allowance of \$113. This would give a housing cost of \$523 per month. This is affordable to a single wage earner working full time for at least \$10/hour or a single parent earning up to \$11.50 per hour. Most people in the workforce at this income level earn less per hour or do not get a full-time work schedule. This makes it that much more important to keep rents affordable to provide this opportunity to residents.

1<sup>st</sup> floor – Two 2- bedroom unit one at 630 square feet and one at 810 square feet- fully accessible

2<sup>nd</sup> floor – Two 2 bedroom units, 830 square feet

All appliances included.

Complete renovation of building including added insulation and weatherization.

Total lead abatement of entire building.

High quality interior finishes including ceramic tile and hardwood flooring.

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 5

DATE DISTRIBUTED: May 9, 2013  
PLANNING COMMISSION DATE: May 21, 2013

ACTION REQUESTED: Request for Site Plan Approval for an addition to  
Die-Tech & Engineering

REQUESTED BY: AMDG Architects

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 4600 & 4620 Herman Avenue, SW. (Section 26)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned I-1 Light Industrial. Zoning surrounding the property follows:

North: I-1 Light Industrial  
South: I-1 Light Industrial  
East: I-1 Light Industrial  
West: R-1 Single Family Residential

EXISTING LAND USE:

The site is primarily occupied by Die-Tech & Engineering. The surrounding land uses are as follows:

North: Industrial  
South: Industrial  
East: Industrial  
West: Palmer Park

PROPOSED LAND USE:

Die-Tech & Engineering has a 30,150 sq. ft. facility at the end of Herman Avenue. They have purchased the adjoining property to the north. Their proposal is to construct two additions. The first addition is 7,800 sq. ft. to the north and would demolish the existing building on that

property. The second addition is 15,300 sq. ft. to the west. The total building area is 53,250 sq. ft.

Staff has the following added site plan comments:

1. Final utility, grading and storm water management plans shall be approved by the Engineering Department. Storm water calculations shall be provided.
2. Variances from the Board of Zoning Appeals are required to allow this design. The required variances are the front yard overhead door for a truck loading area (Section 90-648-4) and utilizing the public street for truck maneuvering (Section 90-648-1).
3. The proposed façade plans will match the existing building. The proposed façade plans are acceptable.
4. A property combination request is required to be provided to the Assessing Department.

#### 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 additions to Die-Tech & Engineering will expand a quality business contributing to the city's economic strength. Additional employment will occur at the facility and short term with construction. The proposed additions to Die-Tech & Engineering conform to the City of Wyoming sustainability principals.

#### PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Site Plan Approval for the additions to Die-Tech & Engineering subject to conditions 1-4.

#### 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

**CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW**

<b>Project:</b> <i>Die-Tech</i>	<b>Reviewed By:</b> <i>Tim Cochran</i> <b>Date:</b> <i>5/9/13</i>		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
<b>(a) Application Form:</b> 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>(b) Site Plan Descriptive and Identification Data:</b>			
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**

<b>Project:</b> <i>Die-Tech</i>	<b>Reviewed By:</b> <i>Tim Cochran</i>		
	<b>Date:</b> <i>5/9/13</i>		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
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			
<b>(c) Site Data:</b>			
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**

<b>Project:</b> <i>Die-Tech</i>	<b>Reviewed By:</b> <i>TIM COCHRAN</i> <b>Date:</b> <i>5/9/13</i>		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
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			
<b>(d) Access and Circulation:</b>			
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**

<b>Project:</b> <i>Die-Tech</i>	<b>Reviewed By:</b> <i>Tim Cochran</i>		
	<b>Date:</b> <i>5/9/13</i>		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
Traffic impact analysis meeting the requirements of Section 90-1003 (3), if applicable			
<b>(e) Landscape Plans:</b>			
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			
Planting list for proposed landscape materials with container size, caliper size or height of material, botanical and common names, and quantity			
<b>(f) Building and Structure Details:</b>			
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.			
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**

<b>Project:</b> <i>Die-Tech</i>	<b>Reviewed By:</b> <i>Tim Cochran</i>		
	<b>Date:</b> <i>5/9/13</i>		
<b>Required Site Plan Data:</b>	<b>Waiver Requested</b>	<b>Reviewer Comments:</b>	<b>Y/N</b>
Details on accessory structures and any screening			
<b>(g) Information Concerning Existing and Proposed Utilities, Drainage and Related Issues:</b>			
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	✓	<i>sudden plan change. Grading plan to follow</i>	Y
<b>(h) Additional information required for Residential Development</b>			
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			
<b>(i) Other Requirements</b>			
Applicable fees, as set by the City Council			