

WYOMING PLANNING COMMISSION  
AGENDA ITEM  
NO. 1

DATE DISTRIBUTED: June 6, 2013  
PLANNING COMMISSION DATE: June 18, 2013

ACTION REQUESTED: Request for Special Use Approval for McDonald's Drive-Through Restaurant (Includes Site Plan Approval)

REQUESTED BY: Williams & Works

REPORT PREPARED BY: Timothy Cochran, City Planner

**GENERAL LOCATION DESCRIPTION:**

The property is located at the northwest corner of Chicago Drive and Freeman Avenue. (Section 2)

**EXISTING ZONING:**

The property is zoned B-1 Local Business. Zoning surrounding the property follows:

North: R-2 Single Family Residential (across Rathbone Street)  
South: B-1 Local Business (across Chicago Drive)  
East: B-2 General Business and R-2 Single Family Residential (across Freeman Avenue)  
West: B-1 Local Business and R-2 Single Family Residential

**EXISTING LAND USE:**

The six properties included in the redevelopment project include four single family residences, a commercial building and a parking lot. Land uses surrounding the property follow:

North: Single family residences (across Rathbone Street)  
South: A commercial building and a residence (across Chicago Drive)  
East: A commercial building and a single family residence (across Freeman Avenue)  
West: A Taco Bell drive-through restaurant and a two family residence

PROPOSED LAND USE:

The petitioner proposes to construct a 4,145 sq. ft. drive-through restaurant. The redevelopment project includes the demolition of an obsolete commercial building on Chicago Drive and four single family homes on Rathbone Street. Also, the existing alley running through the property will be reoriented to turn north and extend to Rathbone Street instead of Freeman Avenue. The rezoning of the single family homes, and authorization for the relocation of the alley, was approved by the City Council on May 6, 2013, after recommendation from the Planning Commission. The proposed drive through restaurant is allowable by Special Use Approval from the Planning Commission in this B-1 Local Business district. 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 proposed McDonald's drive-through restaurant will be a significant change to this area. It is replacing a commercial building and four residences that have existed for many decades. However, the majority perception is that this change is beneficial to neighboring properties. The reinvestment in this area, the employment that it will bring, and the extensive landscaping to blend into the neighborhood, are all positive effects 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. Adjacent to this property is a Taco Bell drive-through restaurant. The proposed McDonald's is an identical use. The proposed drive-through restaurant 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.

Attached is the Traffic Impact Analysis executive summary. It states that this restaurant will function without significant impact upon the public streets. The Wyoming Engineering Department concurs with the findings. The deceleration lane on Chicago Drive that is suggested does not appear feasible and is not being pursued by the developer, City or MDOT. No adverse traffic impacts are anticipated.

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

The proposed restaurant will replace an obsolete commercial building and several homes. It is a redevelopment project that will infuse new investment into an area of the community that has seen little. No blighting influence will occur to neighboring properties.

- e. The economic feasibility for the area.

The proposed restaurant 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 other concerns.

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

The project will require several variances from the Board of Zoning Appeals that will be addressed under the site plan review.

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. A driveway permit from the City is required for Freeman Avenue, as well as removal of the existing residence driveways. A driveway permit from MDOT is required for Chicago Drive. All driveways shall meet the required design specifications of the respective agency. A 5' by 5' public access easement is required at the corner of Freeman Avenue and Chicago Drive to round the sidewalk.
2. A 20 foot wide overhead clearance is required to be maintained for the fire lanes.
3. Variances from the Board of Zoning Appeals are required for the reduced street greenbelts. A 25 foot wide greenbelt is required by Zoning Code Section 90-893 along Chicago Drive, and a 10 foot wide greenbelt is required along Freeman Avenue and Rathbone Street by Section 90-894 (6). The site plan shows a greenbelt of 8.4 feet on Chicago Drive and approximately 7 feet on both Freeman Avenue and Rathbone Street.
4. The attached landscape plan shows extensive plantings throughout the development. A three foot high headlight screening fence is shown along Rathbone Street. The landscape plan is adopted as part of this site plan approval.
5. The proposed dual menu boards are within 100 feet of a residential district and are

visible from the public streets. Variances from Zoning Code Section 90-799-2 are required to allow this design. The developer has provided the attached menu board speaker information that substantiates no impacts to the adjoining properties. Staff would also suggest the developer voluntarily place a ground sign of up to 75 sq. ft. on the Chicago Drive frontage instead of a 30 foot high pole sign as Freeman Avenue is a residential street with homes nearby.

6. Staff has been discussing with the petitioner the need for a building façade that helps transition from the commercial frontage of Chicago Drive to the residential area. At this writing, the proposed façade plan is being developed. The façade plan is anticipated to be available to the Planning Commission for your approval by the public hearing.
7. The attached site photometric plan shows the facility to primarily be served by downward directed pole lights 21 feet in height. The light readings at the property lines are sensitive to the neighborhood with a low average illumination of 0.8 foot-candles at the perimeter of the property. The attached photometric plan is adopted as part of this site plan approval.

#### 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 allow for the redevelopment of several underutilized properties. The resulting McDonald's will provide much needed investment along Chicago Drive and will provide many new jobs for area residents. The restaurant will enhance to the economic strength of the City and contribute to an overall vibrant community. The proposed McDonald's drive-through restaurant conforms to the City of Wyoming sustainability principals.

#### STAFF RECOMMENDATION:

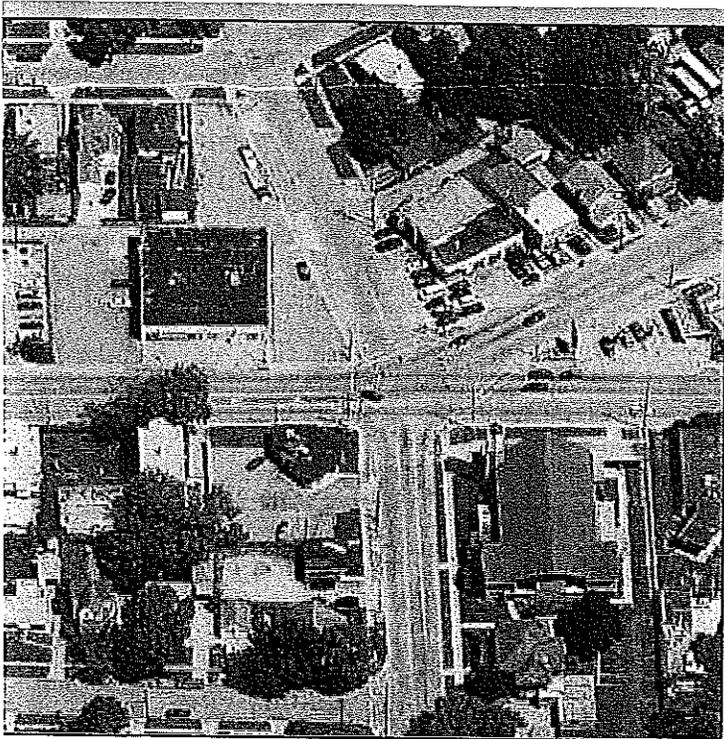
The Development Review Team (DRT) recommends the Planning Commission grant Special Use Approval for McDonald's Drive-Through Restaurant per staff's Findings of Fact. In a separate motion, the DRT recommends granting Site Plan Approval subject to conditions 1-7 noted.

#### 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

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Bob Austin, Fire Chief  
James Carmody, Police Chief  
Tim Cochran, City Planner



# Traffic Impact Study McDonald's Development City of Wyoming, Michigan

**Prepared for:**

Williams & Works, Inc.  
549 Ottawa Avenue NW  
Grand Rapids, MI 49503

**Prepared by:**

Progressive AE  
1811 4 Mile Road NE  
Grand Rapids, MI 49525  
(616) 361-2664

April 2013

Project No: 55656004

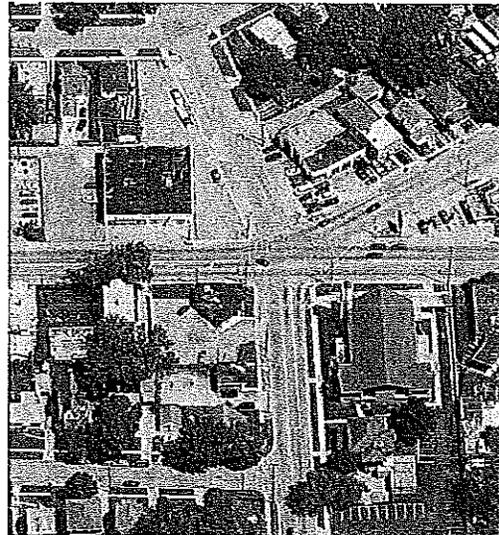
progressive|ae

# Executive Summary

A new restaurant is proposed for the site located in the northwest quadrant of the Business I-196 (Chicago Drive) and Godfrey/Freeman Avenue intersection in the City of Wyoming, Michigan. The proposed development calls for the construction of a 4,145 square-foot fast-food restaurant with a drive-through on a 1.10-acre site. Current plans for the project call for the restaurant opening sometime in 2014.

Access to the site will be provided via two full movement driveways onto the local public street system. The first driveway will access Business I-196 (Chicago Drive) on the south side of the property, and the second will access Freeman Avenue in the northeast corner of the property. These proposed access driveways, along with the Chicago Drive and Godfrey/Freeman Avenue intersection, were analyzed to determine the potential future impacts this development would have on the adjacent public street system.

The analyses summarized in this report identify the current conditions within the study area and an estimate of the conditions that can be expected with future growth, including the proposed restaurant development. These analyses take into account the highest peak traffic periods that typically occur during the week along the Business I-196 (Chicago Drive) corridor in this area.



Chapter 2 summarizes the existing conditions within the study area and identifies if any problem areas occur. This chapter is included to use as a basis for the subsequent analyses that are summarized in the following chapters. Significant delays (Level of Service E or F) were not found for any of the existing movements at the intersection. Minor delays (Level of Service D) were shown for the morning eastbound left-turn from Chicago Drive. Attempts to improve the operation of this movement were found via signal timing adjustments, but only to the detriment of the other movements at the intersection.

Chapter 3 summarizes the 2014 background conditions without the proposed restaurant development in place. Given the build-out year is so close, background growth was not very significant. Significant delays (Level of Service E or F) were not found for any of the existing movements at the intersection. Minor delays (Level of Service D) were again shown for the morning eastbound left-turn from Chicago Drive. Once again, attempts to improve the operation of this movement were found via signal timing adjustments, but only to the detriment of the other movements at the intersection.

Chapter 4 summarizes the projected 2014 future conditions with both the background growth and proposed restaurant in place. The proposed restaurant is expected to generate approximately 188 morning and 135 afternoon peak-hour trips, respectively. The results of this set of capacity analyses indicated that the conditions at the intersection during the two peak-hour periods will not change significantly from those of the background analysis. The most significant change comes in the form of the

delay experienced by the eastbound Chicago Drive left-turns which increased by 2.2 second to 45 seconds from 42.8 second under the existing conditions. A review of the queuing analysis also confirmed no significant changes from the existing conditions with queues ranging from 3 vehicles to 9 vehicles. Operational improvements could once again be made to the signal timing to reduce this delay, but this would come at the expense of the operations at the other movements around the intersection.

The analyses also indicated that movements at the site access driveways would also operate within the acceptable range. Minor delays in the range of 27 seconds to 34 seconds (Level of Service D) were found for the southbound left-turns at the south access drive. Observations of the model, and a queue analysis review, showed that the adjacent public street system signal does provide sufficient gaps for this movement. As a result, queues of approximately 3 vehicles were shown to occur for a very short duration.

Based upon the capacity analysis, no major improvements are required to improve operations at the access drives. From a safety standpoint, however, it is recommended that a right-turn taper from Chicago Drive be considered at the south drive to aid in removing slower turning vehicles from the higher speed roadway.

The following chapters summarize the above findings and conclusions in more detail.

**Memo****Re: Drive-Thru Sound Pressure Levels From the Menu Board or Speaker Post**

The sound pressure levels from the menu board or speaker post are as follows:

1. Sound pressure level (SPL) contours (A weighted) were measured on a typical HME SPP2 speaker post. The test condition was for pink noise set to 84 dBA at 1 foot in front of the speaker. All measurements were conducted outside with the speaker post placed 8 feet from a non-absorbing building wall and at an oblique angle to the wall. These measurements should not be construed to guarantee performance with any particular speaker post in any particular environment. They are typical results obtained under the conditions described above.
2. The SPL levels are presented for different distances from the speaker post:

Distance from the Speaker (Feet)	SPL (dBA)
1 foot	84 dBA
2 feet	78 dBA
4 feet	72 dBA
8 feet	66 dBA
16 feet	60 dBA
32 feet	54 dBA

3. The above levels are based on factory recommended operating levels, which are preset for HME components and represent the optimum level for drive-thru operations in the majority of the installations.

Also, HME incorporates automatic volume control (AVC) into many of our Systems. AVC will adjust the outbound volume based on the outdoor, ambient noise level. When ambient noise levels naturally decrease at night, AVC will reduce the outbound volume on the system. See below for example:

Distance from Outside Speaker	Decibel Level of standard system with 45 dB of outside noise <u>without</u> AVC	Decibel level of standard system with 45 dB of outside noise <u>with</u> AVC active
1 foot	84 dBA	60 dBA
2 feet	78 dBA	54 dBA
4 feet	72 dBA	48 dBA
8 feet	66 dBA	42 dBA
16 feet	60 dBA	36 dBA

If there are any further questions regarding this issue please contact HME customer service at 1-800-848-4468.

Thank you for your interest in HME's products.

**Sound Pressure and Decibel Values  
For  
Typical Sounds**

<b>0 dB</b>	<b>Threshold of hearing</b>
<b>10 dB</b>	<b>Slow moving air</b>
<b>20 dB</b>	<b>Studio for Sound Movies</b>
<b>30 dB</b>	<b>Soft Whisper at five feet</b>
<b>40 dB</b>	<b>Hearing Test Booth</b>
<b>50 dB</b>	<b>Average residence, no children</b>
<b>60 dB</b>	<b>Conversational Speech at 3'</b>
<b>70 dB</b>	<b>Intercom Outbound Audio Level at 4'</b>
<b>80 dB</b>	<b>Very Noisy Restaurant</b>
<b>90 dB</b>	<b>Printing Presses running in a Print Shop</b>
<b>100 dB</b>	<b>Looms inside a Textile Mill</b>
<b>110 dB</b>	<b>Pipe making shop</b>
<b>120 dB</b>	<b>50 HP Siren at 100 feet</b>
<b>140 dB</b>	<b>Jet aircraft at 100 feet</b>
<b>180 dB</b>	<b>Rocket Launching Pad</b>

**McDonald's at Chicago Dr. & Freeman, City of Wyoming**  
**48 dB at Centerline of Rathbone Street**  
**~44 dB at Nearest Residence**

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

<b>Project:</b> <i>McDonald's</i>		<b>Reviewed By:</b> <i>Tim Cochran</i>	
		<b>Date:</b> <i>5/22/13</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>McDonald's</i>	<b>Reviewed By:</b> <i>Tim Cochran</i> <b>Date:</b> <i>5/22/13</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>McDonald's</i>	<b>Reviewed By:</b> <i>Tim Cochran</i>		
	<b>Date:</b> <i>5/22/13</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	<i>✓</i>	<i>Templates not provided. Reviewed by Fire/Engineering.</i>	<i>Y</i>

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

<b>Project:</b> <i>McDonald's</i>		<b>Reviewed By:</b> <i>Tim Cochran</i>	
		<b>Date:</b> <i>5/22/13</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			
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>✓</i>	<i>Information to be provided.</i>	<i>H</i>
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>McDonald's</i>		<b>Reviewed By:</b> <i>Tim Cochran</i>	
		<b>Date:</b> <i>5/22/13</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. 2

DATE DISTRIBUTED: June 6, 2013  
PLANNING COMMISSION DATE: June 18, 2013  
  
ACTION REQUESTED: Request for Site Plan Approval for GFS Freezer  
  
REQUESTED BY: Dan Vos Construction  
  
REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 651-50th Street, 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 vacant. The surrounding land uses are as follows:

North: Industrial  
South: Industrial  
East: Industrial  
West: U.S. 131

PROPOSED LAND USE:

Gordon Food Service proposes to construct a 94,263 sq. ft freezer facility. The building will complement their existing warehouse located across Clay Avenue and provides for the redistribution of their warehouse functions. The proposed development is in conjunction with the vacation of 50<sup>th</sup> Street and its reconstruction as a shortened street. The proposed 50<sup>th</sup> Street vacation was recommended for approval by the Planning Commission on May 21, 2013 and will be considered by the City Council on July 1, 2013.

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. Reconstruction plans, including provision of all required easements for 50<sup>th</sup> Street, shall be approved by the Engineering Department in conjunction with the street vacation. These shall be provided prior to building construction.
3. This development is required to provide 74 parking spaces by the Zoning Code. Thirty-six (36) spaces are shown. The two parking spaces closest to the new 50<sup>th</sup> Street cul-de-sac must be removed to provide the required 25 foot front yard greenbelt. This will result in 34 parking spaces. The petitioner thereby is requesting a parking deferment of 40 spaces. Due to the predominate warehouse employment needs of the facility, the proposed number of spaces is adequate for their needs. The authorization of banked parking by the Planning Commission is permitted under Section 90-646 (5) (a) of the Zoning Code. The banked parking area must be maintained in a landscaped appearance.
4. The proposed building is 66.8 feet in height, as measured from the mean grade. The I-2 General Industrial district has a height limit of 45 feet. A variance from the Board of Zoning Appeals is required to allow the additional height. The proposed façade plans are otherwise acceptable.
5. The existing GFS warehouse facility on Clay Avenue has created noise issues with refrigeration trucks that resulted in the construction of a sound barrier. Such use at that scale is not proposed with this GFS Freezer facility. However, any proposed parking area beyond that proposed to accommodate refrigeration trucks shall require a noise impact evaluation prior to approval.
6. A landscape plan, providing for trees in the front yard setback and parking area, is required. The plan shall be submitted to, and approved by, the Planning Department prior to installation.
7. 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 GFS Freezer will provide a needed facility for Wyoming's largest employer. This will contribute to the City's economic strength. Additional employment will occur at the facility and short term employment with construction. The proposed GFS Freezer conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Site Plan Approval for GFS Freezer subject to conditions 1-7.

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**

Project: <i>GFS Freezer</i>	Reviewed By: <i>TIM COCHRAN</i>			
Required Site Plan Data:		Waiver Requested	Reviewer Comments:	Y/N
<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**

Project: <i>GFS Freezer</i>		Reviewed By: <i>Tim Cochran</i>	
		Date: <i>5/22/13</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	✓	<i>Cul-de-sac street.</i>	Y
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</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			
On parcels of more than one (1) acre, topography on the site and within 100 feet of the site at two-foot contour intervals	✓	<i>Partially shown</i>	Y
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>GFS Freezer</i>	<b>Reviewed By:</b> <i>TIM COCKREN</i> <b>Date:</b> <i>5/22/13</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**

Project: <i>GFS Freezer</i>		Reviewed By: <i>Tim Cochran</i>	
		Date: <i>5/22/13</i>	
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Traffic impact analysis meeting the requirements of Section 90-1003 (3), if applicable			
<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>Landscape Plan to be provided to staff.</i>	<i>N</i>
Calculations of all landscape requirements, as set forth in Section 90-64		<i>//</i>	
Landscape plan, including location and type of all existing and proposed shrubs, trees, and other live plant material		<i>//</i>	
Location, size, height and material of construction for all obscuring wall(s) or berm(s) with cross-sections, where required		<i>//</i>	
Planting list for proposed landscape materials with container size, caliper size or height of material, botanical and common names, and quantity		<i>//</i>	
<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**

Project: <i>GFS Freezer</i>		Reviewed By: <i>TIM COCKRAN</i>	
		Date: <i>5/22/13</i>	
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
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: June 6, 2013  
PLANNING COMMISSION DATE: June 18, 2013  
  
ACTION REQUESTED: Request for Site Plan Approval for Elite Training  
  
REQUESTED BY: Elite Training  
  
REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 5920 & 5930 Clyde Park Avenue, SW. (Section 36)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned B-2 General Business. Zoning surrounding the property follows:

North: B-2 General Business  
South: B-2 General Business  
East: B-2 General Business  
West: R-1 Single Family Residential (across Clyde Park Avenue)

EXISTING LAND USE:

The site was used for greenhouses, but is now vacant. The surrounding land uses are as follows:

North: Knights of Columbus  
South: Tractor trailer sales  
East: U.S. 131  
West: Single family residences (across Clyde Park Avenue)

PROPOSED LAND USE:

The petitioner proposes to construct a 47,700 sq. ft. baseball and softball training facility. The business would relocate from their current facility in Grand Rapids. The entire property covers approximately 11 acres. Elite Training will acquire almost 3.4 acres for their use. The remaining property will be available for development. The two existing residences located in front of a portion of the parcel are nonconforming in this B-2 General Business district.

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. The developer shall provide an easement for review and approval for the shared detention basin. A driveway permit is required. An easement shall be provided for the access drive for the remainder of the parcel.
2. Fire Department approval is required for the hydrant location.
3. The site plan shows an overhead door oriented to Clyde Park Avenue, which is prohibited under Zoning Code Section 90-648 (4). This door must be relocated to the south elevation or a variance from the Board of Zoning Appeals obtained.
4. The building elevations show a prefinished metal wall panel for the four walls. Zoning Code Section 90-59 requires the fronts of buildings in commercial districts to be of such design and constructed of such material to be in keeping with character of the area. This particular commercial area was previously zoned I-1 Light Industrial and has industrial buildings located nearby. However, any new construction must be of a commercial character. An amended front wall building elevation must be provided for approval by the Planning Commission.
5. A detailed landscape plan shall be provided to and approved by the Planning Department prior to installation. Irrigation is required in the front yard setback.
6. A property recombination 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 Elite Training facility will provide a recreational facility for the residents throughout the region. The use will contribute to the City's economic strength and social well-being. Additional employment will occur at the facility and short term with construction. The proposed Elite Training facility conforms to the City of Wyoming sustainability principals.

**PLANNING COMMISSION ACTION:**

The Development Review Team recommends the Planning Commission grant Site Plan Approval for Elite Training subject to conditions 1-6.

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**

Project: <i>Elite Training</i>		Reviewed By: <i>Tim Cochran</i>	
		Date: <i>5/29/13</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>Elite Training</i>	<b>Reviewed By:</b> <i>Tim Cochran</i>		
	<b>Date:</b> <i>5/29/13</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>Not provided.</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			
On parcels of more than one (1) acre, topography on the site and within 100 feet of the site at two-foot contour intervals	✓	<i>Partially shown</i>	Y
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	✓	<i>Access &amp; stormwater needed!</i>	N

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

Project: <i>Elite Training</i>		Reviewed By: <i>Tim Lockran</i>	
		Date: <i>5/29/13</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			
<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	✓	<i>Required.</i>	N
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>Elite Training</i>		<b>Reviewed By:</b> <i>Tim Lockman</i>	
		<b>Date:</b> <i>5/29/13</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			
Landscape plan, including location and type of all existing and proposed shrubs, trees, and other live plant material	✓	<i>Final detailed plan Required</i>	N
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	✓	<i>Final detailed plan Required.</i>	N
<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**

Project: <i>Elite Training</i>		Reviewed By: <i>Tim Cochran</i>	
		Date: <i>5/29/13</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. 4

DATE DISTRIBUTED: June 6, 2013  
PLANNING COMMISSION DATE: June 18, 2013  
  
ACTION REQUESTED: Request for Site Plan Approval for For the Kids  
Gymnastics  
  
REQUESTED BY: Geerlings Development Company  
  
REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located on the north side of Gezon Parkway, 1400 feet east of Burlingame Avenue. (Section 35)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned I-3 Restricted Industrial. Zoning surrounding the property follows:

North: R-1 Single Family Residential (across 56<sup>th</sup> Street)  
South: I-3 Restricted Industrial (across Gezon Parkway)  
East: I-3 restricted Industrial  
West: I-3 Restricted Industrial

EXISTING LAND USE:

The site is vacant. The surrounding land uses are as follows:

North: Vacant (across 56<sup>th</sup> Street)  
South: Gordon Food Service (across Gezon Parkway)  
East: Industrial building and nonconforming residence  
West: Self storage facility

PROPOSED LAND USE:

The petitioner proposes to construct a 20,500 sq. ft. gymnasium training facility. The business would relocate from their current facility at 5960 Burlingame Avenue. The entire property covers approximately 2.7 acres. For the Kids would utilize the front portion of the property, leaving the

balance for a future use. Industrial use access to 56<sup>th</sup> Street is prohibited. The remaining property must be accessed through the front development to Gezon Parkway. The balance of the property is shown to retain the scrub woods, which provides screening to the north.

Staff has the following added site plan comments:

1. Final utility, grading and storm water management plans shall be approved by the Engineering Department. Sanitary sewer service shall utilize the existing easement through the property to the east. Storm water calculations shall be provided. The developer shall participate in the cost sharing for the Regional Storm Sewer System.
2. A detailed landscape plan shall be provided to and approved by the Planning Department prior to installation.
3. Any exterior waste receptacles shall be located behind the building face and shall be enclosed.
4. The proposed façade plan includes a masonry, metal and glass front elevation. The proposed façade plan is acceptable.
5. The proposed gymnasium facility will require a use variance from the Board of Zoning Appeals, or a Zoning Code amendment, to be permitted. For the Kids has been at their current location for several years through a use variance. A gymnastics facility requires an open floor area and high ceilings (trampolines) to properly function. The proposed building could be utilized as a suitable industrial building. Without approval of the use, it is doubtful the building construction would proceed. Zoning Code Section 90-1002 (5) requires the plan review process to be completed prior to BZA review. Site Plan Approval is valid for a period of two years. (Informational)

#### 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 For the Kids Gymnastics would provide a recreational facility for the residents throughout the region. The use will contribute to the City's economic strength and social well-being. Additional employment will occur at the facility and short term employment with construction. However, consideration must also be given whether to encourage commercial uses within an industrial area and its long-term implications.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Site Plan Approval for For the Kids Gymnastics 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**

Project: <i>FOR the Kids</i>		Reviewed By: <i>TIM COCHRAN</i>	
		Date: <i>5/22/13</i>	
<b>Required Site Plan Data:</b>	Waiver Requested	Reviewer Comments:	Y/N
<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>For the Kids</i>		<b>Reviewed By:</b> <i>Tim Cochran</i>	
		<b>Date:</b> <i>5/22/13</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**

Project: <i>FOR the Kids</i>		Reviewed By: <i>Tim Cochran</i>	
		Date: <i>5/22/13</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	✓	<i>Not shown. Receptacles must be behind building face &amp; screened</i>	N
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>For the Kids</i>		<b>Reviewed By:</b> <i>Tim Lockren</i>	
		<b>Date:</b> <i>5/22/13</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			
Landscape plan, including location and type of all existing and proposed shrubs, trees, and other live plant material	✓	<i>Final landscape plan to be provided</i>	N
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	✓	"	N
<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>For the Kids</i>		<b>Reviewed By:</b> <i>Tim Cochran</i>	
		<b>Date:</b> <i>5/22/13</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			