

AGENDA
WYOMING PLANNING COMMISSION
TUESDAY, SEPTEMBER 15, 2015
7:00 P.M.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:

APPROVAL OF AGENDA:

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS:

OLD BUSINESS:

1. Request to rezone 98.4 acres from ER Estate Residential (66.9 acres), B-2 General Business (9.5 acres), B-1 Local Business (15.7 acres) and RO-1 Restricted Office (6.3 acres) to PUD-1 Low Density Planned Unit Development. The properties are located at 3928-56th Street, 3950-56th Street, 3952-56th Street, 5700 Wilson Avenue, 5850 Wilson Avenue, 5950 Wilson Avenue, 5972 Wilson Avenue, 5988 Wilson Avenue, 6002 Wilson Avenue, 6010 Wilson Avenue, and 6030 Wilson Avenue. (Section 32) (TMGB Wilson, LLC) (Includes Overall Development Plan Approval)

NEW BUSINESS:

2. Election of Secretary

INFORMATIONAL ITEMS:

3. Zoning Ordinance Reformat Schedule
4. Michigan Association of Planning Conference – Oct. 7-9 Detroit

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION
ADDENDUM TO AGENDA ITEM
NO. 1

DATE DISTRIBUTED: September 3, 2015
PLANNING COMMISSION DATE: September 15, 2015

ACTION REQUESTED: Request to rezone 98.4 acres from ER Estate Residential (66.9 acres), B-2 General Business (9.5 acres), B-1 Local Business (15.7 acres) and RO-1 Restricted Office (6.3 acres) to PUD-1 Low Density Planned Unit Development. The properties are located at 3928-56th Street, 3950-56th Street, 3952 56th Street, 5700 Wilson Avenue, 5850 Wilson Avenue, 5950 Wilson Avenue, 5972 Wilson Avenue, 5988 Wilson Avenue, 6002 Wilson Avenue, 6010 Wilson Avenue, and 6030 Wilson Avenue. (Includes Overall Development Plan Approval.)

REQUESTED BY: TMGB Wilson, LLC

REPORT PREPARED BY: Timothy Cochran, City Planner

AMMENDED PROPOSAL:

This request was considered and tabled at the July 21, 2015 Planning Commission meeting. It must be removed from the table. The general design, number and type of units remain essentially unchanged from that previously considered. The amended Overall Development Plan does show some of the two-story townhomes to be switched with the three story townhomes and stacked flats south of the commercial area. This is intended to provide a better transition from the three story units to the single family residences east of the open space buffer. No changes to the number of owner occupied units from the previous proposal are indicated.

REZONING SYNOPSIS:

The petitioner proposes to rezone 98.4 acres from ER Estate Residential, B-2 General Business and RO-1 Restricted Office to PUD-1 Low Density Planned Unit Development to accommodate a mixed use development. The rezoning covers eleven separate properties, many of which until recently, were not under their control. The rezoning would combine these properties with the adjoining Rivertown Valley Planned Unit Development to create a total PUD area of 211.2 acres to be rebranded as The Reserve at Rivertown. The expanded PUD as proposed would provide 719 residential units including 265 single family lots developed to R-1 standards (10,000 sq. ft.

minimum lot size), 154 senior apartments, 188 stacked flats, and 112 townhomes. A commercial area within the PUD of 9.8 acres is also proposed. This rezoning represents an opportunity to comprehensively master plan the largest undeveloped area remaining in Wyoming.

STAFF OVERVIEW:

Due to the numerous land use and ownership decisions in this area over the last fourteen years, the Rivertown Valley PUD cannot be developed as originally approved. The petitioners have acquired significant additional property and put forth a proposal that will comprehensively master plan over 200 acres for a mixed use development. If approved, it would be the largest PUD in the City. The proposed rezoning and PUD Plan is compatible with adjoining developments, and complies with the Land Use Plan 2020, the Analysis of Impediments and Housing Needs Assessment 2013, the Zoning Ordinance PUD standards, and the City's Sustainability Principals. The entire development can be adequately served by existing street and utility infrastructure. The initial staff report dated July 9, 2015 is attached for reference.

The Development Review Team (DRT) evaluated the amended proposal and determined that the rezoning recommendation would be unchanged from that previously offered. Any residence, including stacked flats, attached townhomes and single family homes within the City, may be owner occupied or rented, unless deed restricted. Such a restriction would be enforced by the ownership association and not the City.

The submitted Traffic Impact Analysis verified that this overall development could be accommodated by the existing streets. However, the refinement of street access locations and designs would be better evaluated with an updated TIA at the time of proposed development of those street connections, other than Nile Drive.

PLANNING COMMISSION ACTION:

The Development Review Team suggests the Planning Commission recommend to the City Council approval of the subject rezoning. The DRT also recommends the Planning Commission approve through a separate motion the associated amended Overall Development Plan dated August 4, 2015 including the written narrative, subject to the following:

1. City Council approval of the rezoning.
2. Provision of an updated Traffic Impact Analysis for any new street connection to 56th Street or Wilson Avenue, other than Nile Drive.

DEVELOPMENT REVIEW TEAM:

Heidi Isakson, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
William Dooley, Director of Public Works
James Carmody, Director of Police & Fire Services
Jeff Keppel, Building Official
Timothy Cochran, City Planner

August 31, 2015

City of Wyoming
Planning Commission
1155 28th Street, SW
Wyoming, MI 49509

Re: TMGB Wilson, LLC proposed Reserve at Rivertown

Planning Commission Members:

On July 21, 2015, the City of Wyoming Planning Commission was presented the rezoning and development plan for the Reserve at Rivertown. After a very healthy discussion, the action was tabled to allow for additional time to address certain concerns regarding the future of this corridor.

Density of Non-Owner-Occupied Units:

Much of the discussion at the July 21 public meeting focused on the proposed 300 units of proposed stacked flats and townhomes, but there did not seem to be any concerns related to the 154 senior living units. As you may recall, the original plan that was proposed in November 2014 consisted of 203 townhomes, four large apartment buildings consisting of 360 units, and 88 condominiums with no additional single-family homes added to the previous phases. Since that original proposal, there were many discussions with city's Development Review Team to determine the various alternatives that would allow this project to be sustainable on a long-term basis and meet or exceed the city's Land Use Plan 2020.

The original PUD approved in 2001 consisted 450 units on 114.4 acres and the proposed plan is adding nearly 100 acres to the original PUD, which will provide the city all the assurances necessary to be certain that the project will be developed according to the high standards required by the PUD ordinances. Based on all the effort on behalf of the city's team and the development team at Granger over the last 12+ months of discussions, the plan as presented has been significantly tailored to align with the long-term vision for this corridor, which was adopted by the city after significant input provided by local residents and surrounding land owners in 2006.

Density Transitions

Based on specific comments related to the buffer between the proposed 116 additional single-family homes and the multi-family units, TMGB Wilson is submitting a modified plan to the city for review by the Development Review Team.

The plan has been adjusted to relocate lower density 2-story townhomes to line the 9.6 acre Green Buffer in order to provide a more effective transition between the single-family and multi-family units.

Attached to this letter is a revised plan that TMGB Wilson, LLC would like to present for review by the city's Development Review Team. As always, we have appreciated the working relationship with the city's team and will be available to address any questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. Granger', with a large, stylized flourish at the end.

Jason Granger, Representative
TMGB Wilson, LLC

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 1

DATE DISTRIBUTED: July 9, 2015
PLANNING COMMISSION DATE: July 21, 2015

ACTION REQUESTED: Request to rezone 98.4 acres from ER Estate Residential (66.9 acres), B-2 General Business (9.5 acres), B-1 Local Business (15.7 acres) and RO-1 Restricted Office (6.3 acres) to PUD-1 Low Density Planned Unit Development. The properties are located at 3928-56th Street, 3950-56th Street, 3952 56th Street, 5700 Wilson Avenue, 5850 Wilson Avenue, 5950 Wilson Avenue, 5972 Wilson Avenue, 5988 Wilson Avenue, 6002 Wilson Avenue, 6010 Wilson Avenue, and 6030 Wilson Avenue. (Includes Overall Development Plan Approval.)

REQUESTED BY: TMGB Wilson, LLC

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is generally located at the southeast corner of 56th Street and Wilson Avenue. (Section 32)

EXISTING ZONING CHARACTERISTICS:

This site is zoned a combination of ER Estate Residential, B-2 General Business, B-1 Local Business and RO-1 Restricted Office. Zoning surrounding the property follows:

North: ER Estate Residential and B-1 Local Business
South: B-3 Interchange Business (Byron Township)
East: PUD-1 Low Density Planned Unit Development
West: PUD-1 Low Density Planned Unit Development (across Wilson Avenue)

EXISTING LAND USE:

The proposed rezoning area is primarily agricultural fields. Land use surrounding the property follows:

North: Single family homes and commercial
South: Vacant (Byron Township)
East: Single family residences
West: Del Mar Farms condominiums and office/bank developments (across Wilson Avenue)

REZONING SYNOPSIS:

The petitioner proposes to rezone 98.4 acres from ER Estate Residential, B-2 General Business and RO-1 Restricted Office to PUD-1 Low Density Planned Unit Development to accommodate a mixed use development. The rezoning covers eleven separate properties, many of which until recently, were not under their control. The rezoning would combine these properties with the adjoining Rivertown Valley Planned Unit Development to create a total PUD area of 211.2 acres to be rebranded as The Reserve at Rivertown. The expanded PUD as proposed would provide 719 residential units including 265 single family lots developed to R-1 standards (10,000 sq. ft. minimum lot size), 154 senior apartments, 188 stacked flats, and 112 townhomes. A commercial area within the PUD of 9.8 acres is also proposed. This rezoning represents an opportunity to comprehensively master plan the largest undeveloped area remaining in Wyoming.

SITE HISTORY:

The original Rivertown Valley PUD, with associated B-2 General Business and RO-1 Restricted Office zoned areas, was approved in 2001 (see attached Overall Development Plan). That PUD was authorized for 168 single family homes, 122 attached condominiums, and 160 rental townhomes. Nile Drive was planned to be the collector street through the development and would connect to both 56th Street and Wilson Avenue. The frontage along Wilson Avenue included B-2 General Business zoning with additional RO-1 Restricted Office zoning located behind.

Subsequently, the Rivertown Valley PUD had numerous land ownership, zoning and market changes that significantly impacted the planning and development of the PUD as initially approved. These are summarized chronologically as follows:

Nile Drive – Shortly after adoption of the PUD, it was recognized that the wetlands along Wilson Avenue were more substantial than identified. This resulted in the alignment of Nile Drive with Wilson Avenue moving north. When Wilson Avenue was reconstructed to a four lane boulevard, the street opening and utility connections were constructed to align with this necessary relocation.

Grandville Elementary School site: In the center of the PUD, the City of Wyoming held ownership of a 15 acre parcel for a future school. The potential for that facility influenced the planned land use surrounding it. When the rezoning of the surrounding property to PUD-1 and

RO-1 Restricted Office occurred, that site retained ER Estate Residential zoning. The School District decided to not utilize that property and the City transferred ownership to the petitioner.

In 2007, the petitioner obtained B-1 Local Business zoning (15.7 acres) where Nile Drive is planned to be relocated. That rezoning included part of an adjoining property, part of the townhome area of the Rivertown Valley PUD, and part of the Restricted Office area.

By ordinance, PUD's require at least 15% open space of the entire area. Along the southern part of the Rivertown Valley PUD, a large wetland area was developed as a regional stormwater detention basin. In 2007, the petitioners requested, and obtained, the City's purchase of the basin's 27.7 acres. This purchase eliminated the ability of the petitioner to include that acreage as part of the PUD open space requirements. That 27.7 acres is currently zoned a combination of PUD-1 and B-2 General Business. As part of this rezoning request, the land zoned B-2 General Business is proposed to be rezoned to PUD-1 to provide zoning consistency. The B-2 zoned land is wetlands and cannot be developed. This 27.7 acres owned by the City is not proposed to be used to increase density on the balance of The Reserve at Rivertown PUD.

The petitioners have constructed three phases of Rivertown Valley subdivisions, totaling 131 lots developed to R-1 standards. The proposed expanded PUD would add 134 more lots. Nile Drive has been extended south from 56th Street with each phase.

LAND USE PLAN 2020:

The City of Wyoming Land Use Plan 2020 was adopted in 2006. The development of that Plan involved considerable resources, public engagement, and time. Much of this was concentrated on the Wilson Avenue corridor. The resulting determination for the corridor (attached) was that the two major commercial areas would surround the Rivertown Crossings Regional Mall and also at the Wilson Avenue interchange with M-6 (see attached conceptual plan). Land uses along Wilson Avenue between these two bookends would be a combination of multifamily, office and limited retail. Comprehensively designed projects, especially of a larger size, were to be encouraged using the planned unit development approach. The nearby Del-Mar Farms and South Rivertown PUD's are representative of this recommendation.

Specifically to this proposed rezoning, the petitioners have offered an expanded Planned Unit Development that offers mixed use with an overall density of 3.9 units per acre. This complies with the Land Use Plan's recommendation of no more than 4 units per acre. The neighborhood commercial area along Wilson Avenue as shown in the Land Use Plan is would be developed as stacked flats within the PUD. The 9.8 acre commercial component of the PUD would be located at the intersection of 56th Street and Wilson Avenue. PUDs, exceeding 80 acres, are entitled up to 10 acres of commercial development, to be developed under B-1 Local Business standards. The commercial PUD component at this intersection would be in character with the other commercial zonings at all four corners. The small commercial property at the southeast corner of the intersection is zoned B-1 Local Business, but is not a part of this PUD rezoning proposal.

This rezoning borders Byron Township to the south. Byron Township's Future Land Use Plan (attached) shows the area north of M-6, and up to this proposed rezoning, to be master planned for a Commercial Planned Unit Development. Currently, a portion of that area has been zoned to B-3 Interchange Business to accommodate a C-Store (gasoline/convenience) business. Their Future Land Use Plan also shows the area along 64th Street north of M-6, and the area south of M-6, to be master planned for Mixed Use Planned Unit Developments.

ANALYSIS OF IMPEDIMENTS AND HOUSING NEEDS ASSESSMENT 2013:

As a recipient of Federal funds, the City of Wyoming is obligated to faithfully consider and address area housing needs. The City Council adopted Analysis identified that the Wyoming "panhandle" area would be desirable for new rental housing (see attached). The Analysis determined that new rental housing would address an unmet demand in the market place. It was also identified that new complexes should fit with the character of the surrounding neighborhoods. The integration of rental units, into a comprehensively designed mixed use development, complies with the recommendations of the Analysis.

ZONING ORDINANCE STANDARDS:

The following table compares the Ordinance requirements with The Reserve at Rivertown PUD:

<u>Ordinance Required</u>	<u>The Reserve at Rivertown</u>
Maximum 4 units/acre	3.9 units per acre
Minimum 35% R-1 lots (251 lots)	36.8% R-1 lots (265 lots)
15% minimum open space (27.5 acres)	21% open space (38.5 acres) with an adjoining 27.7 acres of City regional basin
Community bldg. w/ pool or tennis courts	Community building (amenities to be determined)

The proposed Reserve at Rivertown PUD complies with the Zoning Ordinance PUD standards.

If the rezoning and Overall Development Plan are approved, detailed site plans or subdivision plans will be required for each phase of construction. These will be reviewed and approved by the Planning Commission. Traffic calming measures, architectural details, floor plans, landscape plans and nature preserve deed restrictions will be considered at that time. The entire development can be adequately served by the existing street and utility infrastructure.

CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPALS:

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 Reserve at Rivertown will provide a wide range of quality housing opportunities for residents in Wyoming and will promote social equity. The subsequent construction of the homes, townhomes, flats, senior apartments, and commercial center will provide significant employment. These factors will contribute to the economic strength of the City. The development will preserve significant open space which will help to preserve environmental quality. The proposed rezoning, and Overall Development Plan, conforms with the City of Wyoming sustainability principals.

STAFF OVERVIEW:

Due to the numerous land use and ownership decisions in this area over the last fourteen years, the Rivertown Valley PUD cannot be developed as originally approved. The petitioners have acquired significant additional property and put forth a proposal that will comprehensively master plan over 200 acres for a mixed use development. If approved, it would be the largest PUD in the City. The proposed rezoning and PUD Plan is compatible with adjoining developments, and complies with the Land Use Plan 2020, the Analysis of Impediments and Housing Needs Assessment 2013, the Zoning Ordinance PUD standards, and the City's Sustainability Principals. The entire development can be adequately served by existing street and utility infrastructure.

City staff held two publicly noticed information meetings regarding this proposal in December 2014, and June 2015. Both meetings were significantly attended by area residents. Substantial amendments to the proposal occurred between the two meetings, based to a degree by comments received.

PLANNING COMMISSION ACTION:

The Development Review Team suggests the Planning Commission recommend to the City Council approval of the subject rezoning. In a separate motion, the DRT recommends the Planning Commission approve the associated Overall Development Plan, subject to City Council approval of the rezoning.

DEVELOPMENT REVIEW TEAM:

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