

AGENDA
WYOMING PLANNING COMMISSION
TUESDAY, MARCH 15, 2016
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 for Special Use Approval for Cedar Creek outdoor building material storage. The property is located at 1701 Porter Street, SW. (Section 10) (Cedar Creek, LLC) (Includes Site Plan Approval)
2. Request for Special Use Approval for West Michigan Auto House used auto sales. The property is located at 5873 Division Avenue, SW. (Section 36) (Jason Music) (Includes Site Plan Approval)

NEW BUSINESS:

3. Request for Site Plan Approval for Gillis Chiropractic Office. The property is located at 5675 Burlingame Avenue, SW. (Section 34) (First Companies, Inc.)

INFORMATIONAL ITEMS:

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 1

DATE DISTRIBUTED: March 3, 2016
PLANNING COMMISSION DATE: March 15, 2016

ACTION REQUESTED: Request for Special Use Approval for Cedar Creek outdoor building material storage. (Includes Site Plan Approval)

REQUESTED BY: Cedar Creek, LLC

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 1701 Porter Street. (Section 10)

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

North: I-2 General Industrial
South: R-4 Multiple Family and I-1 Light Industrial (across Porter Street)
East: I-2 General Industrial
West: R-3 Two Family Residential and B-2 General Business (across Beverly Avenue)

EXISTING LAND USE: The property is a large industrial facility. Land uses surrounding the property follows:

North: Industrial
South: Industrial and residences (across Porter Street)
East: Industrial
West: Residences and auto repair (across Beverly Avenue)

PROPOSED DEVELOPMENT:

This property has been used for numerous industrial businesses since before 1940. Cedar Creek has leased over 250,000 square feet of the building to establish their wholesale building material business (see attached letter). The majority of the building materials will be within the building. However, some will be placed outside. This outdoor storage 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 establishment of a large, clean and notable business on this site will halt the periodic rotation of businesses from this site. The outdoor storage area along Beverly Avenue is partially shielded from the residences by a solid wall along the property line. The building materials will be stacked above this wall, but the overall appearance will be an improvement over the tractor trailers and other items that have been stored in this area. The outdoor storage plan has been reviewed and approved by the Fire Department to insure acceptable fire protection measures.

- 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. This area of Burlingame Avenue has other outdoor storage industrial businesses. The proposed use is consistent with the intent of the chapter.

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

The property has direct access to Burlingame Avenue and Porter Street. No adverse traffic impacts are anticipated from this business use.

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

The proposed Cedar Creek will improve the property by establishing a desirable wholesale building material business. No blighting influence will occur to neighboring properties.

- e. The economic feasibility for the area.

The use appears financially viable.

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

Staff has no additional comments.

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

Staff has no addition concerns pertaining to the Special Use Approval.

STAFF COMMENTS:

1. The site is fully developed. Outdoor building material placement and stacking shall comply with the requirements of the Fire Department. Storage shall not occur along Porter Street.

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 use will establish a viable and desirable business on this older industrial property. This will stabilize the majority of the site and provide significant benefit to the area economy. The proposed development conforms to the City of Wyoming sustainability principals.

STAFF RECOMMENDATION:

The Development Review Team suggests the Planning Commission grant Special Use Approval to the proposed Cedar Creek outdoor building material storage per the findings of fact. The DRT also recommends the Planning Commission grant Site Plan Approval through a separated motion subject to condition 1 noted.

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

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: CEDAR CREEK	Reviewed By: TIMOTHY COCHRAN Date: 2/23/16		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
(a) Application Form: The application form provided by the Planning Department shall be completed in full with the following information:			
Name, address and phone number of the applicant and property owner			
Address and property identification number of all properties			
Name, address and phone number of firm or individual who prepared the site plan			
Description of proposed project or use, type of building or structures, and name of proposed development, if applicable			
Date of application			
(b) Site Plan Descriptive and Identification Data:			
Site plans shall consist of a plan for the entire development, drawn to an engineer's scale of not less than 1 inch = 50 feet for property less than 3 acres, or 1 inch = 100 feet for property 3 acres or more in size.		Project involves no new construction. Sufficient detail is provided to adequately review proposal.	Y
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			



450 N. MacArthur Blvd.
Oklahoma City, OK 73127
(800) 375-6025

February 5, 2016

Tim Cochran
City Planner – City of Wyoming, MI
Planning and Development Department

Tim –

Cedar Creek has recently acquired Jim White Millwork who was operating at 1701 Porter Street SW, Wyoming MI 49509. We are a wholesale building material distributor that has been in business since 1977. Our company started with one location and now thirty-eight years later we operate out of twenty-six locations from Denver, CO to Atlanta, GA. Our commitment is that we are dedicated to providing the highest quality products available from the most reputable vendors in North America and internationally. We are passionate about understanding our customer's needs while striving to maintain competitiveness in an ever-changing market.

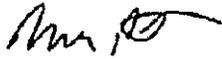
Cedar Creek distributes a wide range of products that includes commodity lumber and plywood, specialty products such as western red cedar and composite decking, engineered wood products, industrial products such as hardwood lumber and plywood and various panel products, a range of siding products, moulding products as well as having milling capabilities at some locations. Our intent at our Wyoming, MI location is to enhance the product line already in place from our acquisition to include much of the balance of products listed above to complete our typical branch product line model.

As we grow our product offering and business we will also be adding personnel to our sales and operations department as needed. We will be able to offer jobs to local Wyoming, MI residents to fill the bulk of these positions. Our goal is to always create and maintain a healthy and positive relationship with the local municipality, their various departments and residents. After our meeting with you we also met with Heidi Isakson, the Deputy City Manager and Bill Aman, a Fire Inspector. Both individuals were very helpful to assist in our understanding of the needs of the city in regards to our facility.

For us to grow into our product model it will necessitate the need for outdoor storage of products. Most products outside will be kept as full units but there could also be open units stacked on full ones. We maintain a clean and well-kept yard for various reasons to include taking care of products and having a presentable area to our neighbors whether they are other commercial companies or

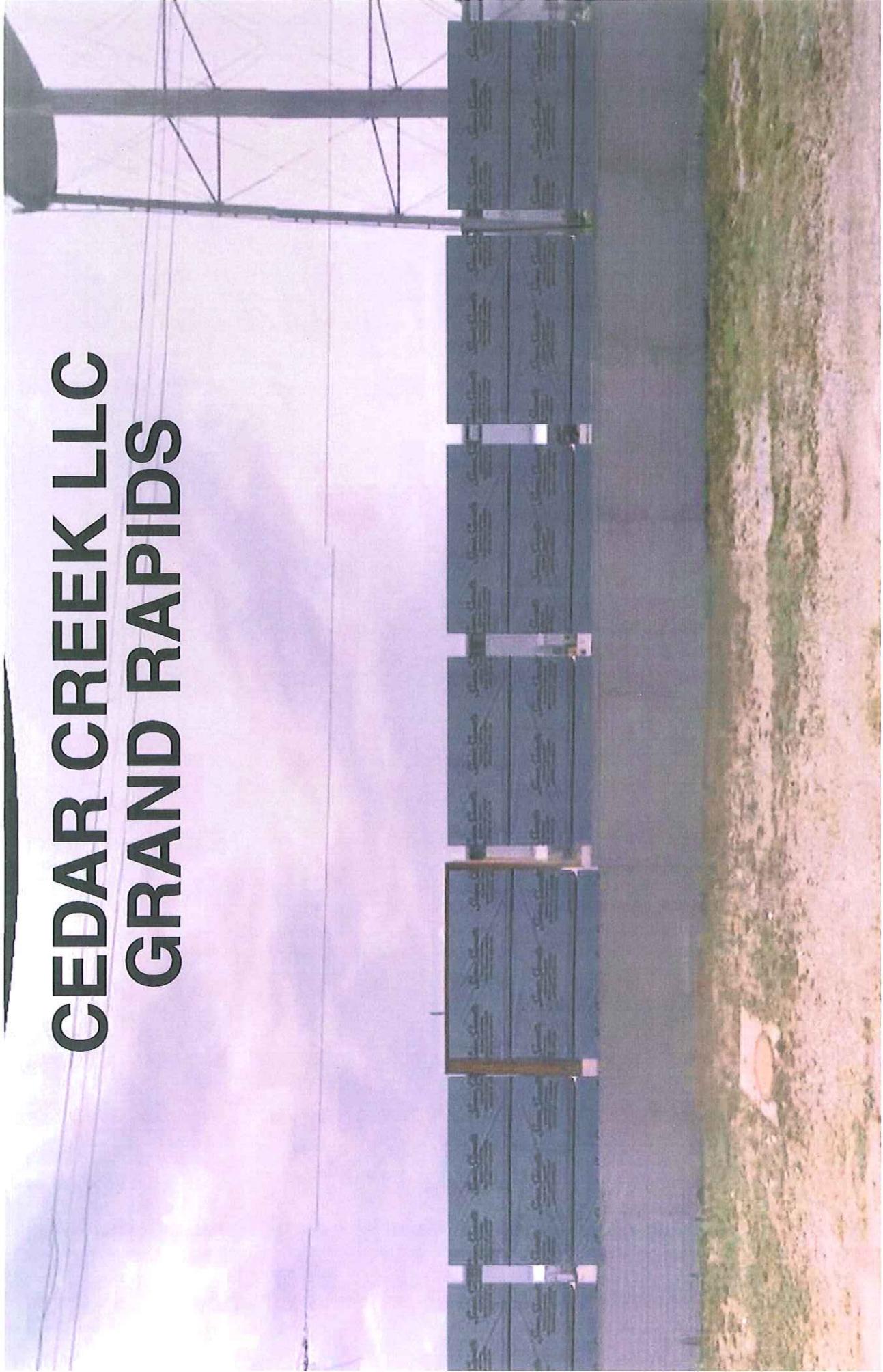
homeowners with families. We will have rail traffic as well as truck traffic into our location and truck traffic outbound to make deliveries. As part of our application packet we have included a photo to better depict our yard as seen from Beverly Avenue.

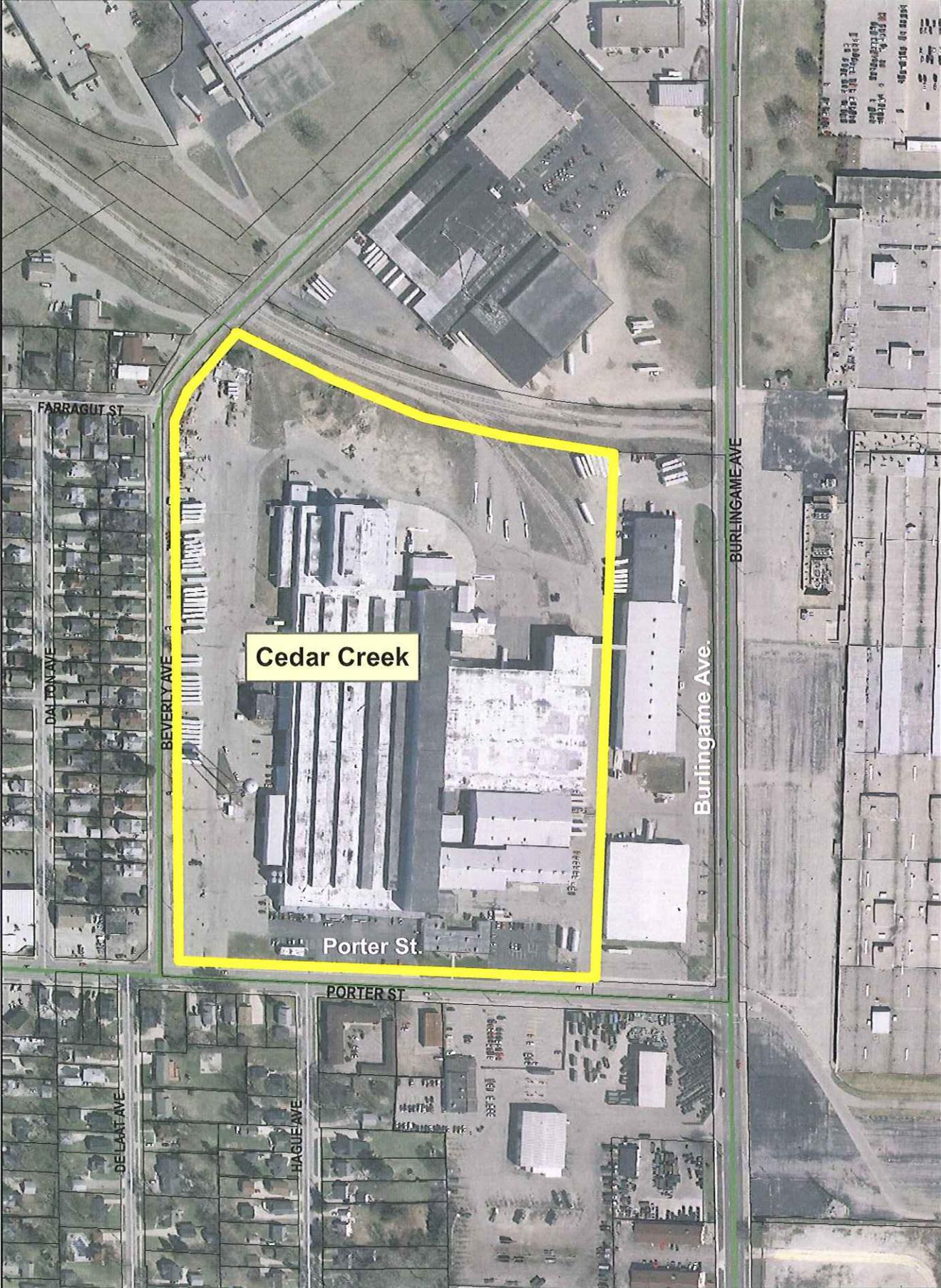
We look forward to growing our business in Wyoming, MI and being a good neighbor to those who reside near us.

A handwritten signature in black ink, appearing to read 'Mark Porter', with a stylized flourish at the end.

Mark Porter
VP of Operations
Cedar Creek LLC

CEDAR CREEK LLC GRAND RAPIDS





Cedar Creek

Porter St.

FARRAGUT ST

DALTON AVE

BEVERLY AVE

BURLINGAME AVE

Buringame Ave.

DELAAT AVE

HAGUE AVE

PORTER ST

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 2

DATE DISTRIBUTED: March 3, 2016
PLANNING COMMISSION DATE: March 15, 2016

ACTION REQUESTED: Request for Special Use Approval for West Michigan Auto House used auto sales. (Includes Site Plan Approval)

REQUESTED BY: Jason Music, Purchaser

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 5873 Division Avenue. (Section 36)

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

North: B-2 General Business
South: B-2 General Business
East: Business (across Division Avenue – City of Kentwood)
West: B-2 General Business

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

North: Mobil home sales
South: Silverline BRT turn-around
East: Undeveloped (across Division Avenue – City of Kentwood)
West: Single family residence

PROPOSED DEVELOPMENT:

This property has been used for numerous outdoor sales businesses in the past, but has been vacated for several years, and has evolved into a storage yard. Outdoor sales businesses have been viable as the property had been served only by a septic field, with sanitary sewer access recently provided with the widening of Division Avenue. Because the property was vacant for over a year, the re-establishment of an open air sales lot (car sales) must be authorized by the Planning Commission. The proposed use 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.

There are several auto sales related uses in this area. The establishment of a viable auto sales business on this vacated and deteriorating site will have a positive effect on neighboring properties. The petitioner has identified that the building façade will be remodeled, the parking lot will be repaired and seal coated, and professional landscaping shall be installed.

- 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. Division Avenue has numerous used car businesses. The proposed use is consistent with the intent of the chapter.

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

The property has direct access to Division Avenue. No adverse traffic impacts are anticipated from this business use.

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

The proposed used car sales business will occupy a long-time vacant and deteriorating property. No blighting influence will occur to neighboring properties.

- e. The economic feasibility for the area.

The use appears financially viable.

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

Staff has no additional comments. Sufficient

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

Staff has no addition concerns pertaining to the Special Use Approval.

STAFF COMMENTS:

1. The property is fully developed. However, all parking spaces have faded. The parking spaces must be striped to meet City requirements. A detailed parking plan, including ADA required, shall be submitted to the Planning Department for approval. The parking plan shall be installed prior to establishment of the proposed business.
2. The existing greenbelt area along Division Avenue shall be retained and enhanced to meet City requirements. (Note that the site plan is not current in that 17 feet of ROW was acquired for the widening of Division Ave.) A landscape plan for the implementation of trees (10 required) along the frontage shall be submitted to the Planning Department for approval prior to installation. Irrigation of this greenbelt is also required.
3. In the event the septic field fails, the building shall be connected to the available sanitary sewer.
4. Any dumpsters shall be enclosed and located behind the building.
5. All outdoor storage, other than cars, shall be located in the rear yard and completely enclosed by a solid fence six feet in height as required under Zoning Ordinance section 90-60.

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 use and site improvements would clean a neglected property. The use as a car lot would not inhibit the long range redevelopment potential of the site. This area is under consideration for rezoning to Form Based Code. Under the context area being considered, a car lot on this site would remain a Special Approval Use. The proposed development conforms to the City of Wyoming sustainability principals.

STAFF RECOMMENDATION:

The Development Review Team suggests the Planning Commission grant Special Use Approval to the proposed West Michigan Auto House used auto sales per the findings of fact. The DRT also recommends the Planning Commission grant Site Plan Approval through a separated motion subject to conditions 1-5 noted.

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

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>WEST MICH. AUTO</i>		Reviewed By: <i>TIMOTHY COLHRAM</i>	
		Date: <i>2/23/16</i>	
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
(a) Application Form: The application form provided by the Planning Department shall be completed in full with the following information:			
Name, address and phone number of the applicant and property owner			
Address and property identification number of all properties			
Name, address and phone number of firm or individual who prepared the site plan			
Description of proposed project or use, type of building or structures, and name of proposed development, if applicable			
Date of application			
(b) Site Plan Descriptive and Identification Data:			
Site plans shall consist of a plan for the entire development, drawn to an engineer's scale of not less than 1 inch = 50 feet for property less than 3 acres, or 1 inch = 100 feet for property 3 acres or more in size.		<i>Provided survey is adequate for project review. However, ROW removed from site, parking, outdoor storage yard, and required landscaping will need to be resolved. No new construction proposed.</i>	
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			

Regarding the sale of vacant land at 5873 S. Division Ave.

By way of explanation, the above mentioned property has been listed for sale for the past nine years. The listing was turned over to me when the former listing agent retired.

The owner, Paul Seida, purchased the property originally for \$440,000. Because of lack of interest, he reduced the listing price a few years ago to \$299,000, which is our current selling price.

The current Buyer, Jason Music, is the first buyer who has the financial stability to buy the property. His use will be to create an upscale used car lot, in contrast to some of the other lots that exist in the area now. Jason also plans to modernize and improve the sales office located on the property.

I ask that the Commission be understanding of the Seller, Mr. and Mrs. Paul Seida. Mr. Seida is 79 years old and in poor health. He wants to sell the property so that if he were to pass, his wife Marlene is not going to be burdened by it alone as they have been for the past number of years.

The interest in the property from the standard of development for other retail or residential use has been non-existent.

After numerous meetings with Mr. Music, I have confidence that he will be creating a used car lot that will be a credit to the area.

Dick Jasinski
Listing Agent

Plans of improvements of property to give it an upscale, clean, new look;

Initial Steps:

- Power wash the exterior of the building to remove any and all elements and stains in order to create an attractive exterior
- Repair all the trims in their entirety
- The exterior of the building will be completely remodeled giving it a brand new updated modern look
- Apply fresh coat of paint to the lower stucco walls
- Provide a landscaping makeover on both sides of the building

Secondary Steps:

- Sealcoat the parking lot (blacktop), covering its entirety, stretching all the way to the back dividing fence, behind the building
- Professionally landscape the entire property with fresh plants, trees and flowers to improve appearance
- Will contract a landscaping company with the upkeep of the landscape to assure constant presentable appearance of the plants as well as the parking lot itself

Sustainability Efforts:

- Paint all the light-poles in the parking lot with 100% organic, environmentally friendly and biodegradable paint
- Replace the top light heads with new solar powered heads in our efforts to keep energy usage to a minimum
- Our company will aim to monitor and track our sustainability efforts and continuously look for improvements

Additional Steps:

- The dividing fence in the back of the building will become one straight row of fencing with a separate gate for easy access to the back
- A screen will be an additional asset to the fence in an effort to conceal anything behind the fence
- The fence will be professionally maintained, neat in appearance, without any advertising banners nor posters of any kind
- The appearance plan for this dealership is aimed to look presentable at all times
- Neatness will be a high priority, no car piling, no cheap/tacky signage, all signage will be professionally made and installed by *Extreme Graphics*
- Pricing of vehicles will be displayed with utmost professionalism using clip-on visor pricing units
- Constant monitoring of premises' presence and its upkeep will be a top priority





West Michigan Auto House

MAJESTIC ST

S DIVISION AVE

Division Ave.

60th St.

60TH ST

60TH ST

INTERURBAN AVE

JONQUIL ST

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 3

DATE DISTRIBUTED: March 3, 2016
PLANNING COMMISSION DATE: March 15, 2016

ACTION REQUESTED: Request for Site Plan Approval for Gillis
Chiropractic Office

REQUESTED BY: First Companies, Inc.

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located at 5675 Burlingame Avenue. (Section 34)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned RO-1 Restricted Office. Zoning surrounding the property follows:

North: R-1 Single Family Residential
South: I-3 Planned Industrial (across Gezon Parkway)
East: I-3 Planned Industrial (across Burlingame Avenue)
West: RO-1 Restricted Office

EXISTING LAND USE:

The site is mainly undeveloped, with a parking lot. The surrounding land uses are as follows:

North: Home school
South: Industrial (across Gezon Parkway)
East: Industrial (across Burlingame Avenue)
West: Undeveloped

PROPOSED LAND USE:

This 2.1 acre site is part of an overall 6.3 acre property fronting Gezon Parkway. The proposed Gillis Chiropractic Office is the first phase of a potential three phase development. The overall property is being master planned for shared access, utilities, and storm water management. The office building comprises 10,777 sq. ft. into a one story building of residential character.

Staff has the following added site plan comments:

1. Final site grading, storm water and utility plans shall be approved by the Engineering Department. Participation in the Regional Storm Sewer cost sharing is required.
2. All easements for utilities and access shall be provided to the Engineering Department.
3. Sidewalk to be constructed from the proposed office building entrance to the existing sidewalk to the east.
4. A landscape plan, meeting City requirements, shall be provided to the Planning Department for review and approval prior to installation. Irrigation is requested.
5. The proposed façade plans incorporates a single family residence style with sloping roofs, and vinyl siding. The façade plans are acceptable and are adopted as part of this Site Plan approval.
6. The Engineering Department requests the developer widen the sidewalk along Gezon Parkway by 2 feet, and provide a 3 foot highway easement, to bring the sidewalk into compliance with standards for a bike path. In addition, it is requested that the developer extend the Burlingame Avenue right-of-way 134.83 feet to accommodate a future bike path along the street. (Informational)
7. The property has a portion of a parking lot serving the adjoining Home School for event parking. Both of these sites were once owned by the same person. The parking lot was constructed prior to the property split. Staff is of the understanding that this parking area can be removed without confrontation. (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 Gillis Chiropractic Office will provide quality medical assistance in this region. The facility will be a quality development at this prominent intersection. Significant employment will occur short term with construction and long term with the business operation. The proposed Gillis Chiropractic Office conforms to the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Site Plan Approval for Gillis Chiropractic Office subject to conditions 1-5 noted.

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 and Fire Services
Jeff Keppel, Building Official
Tim Cochran, City Planner

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Gillis</i>	Reviewed By: <i>TIMOTHY COCHRAN</i>		
	Date: <i>2/23/16</i>		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
(a) Application Form: The application form provided by the Planning Department shall be completed in full with the following information:			
Name, address and phone number of the applicant and property owner			
Address and property identification number of all properties			
Name, address and phone number of firm or individual who prepared the site plan			
Description of proposed project or use, type of building or structures, and name of proposed development, if applicable			
Date of application			
(b) Site Plan Descriptive and Identification Data:			
Site plans shall consist of a plan for the entire development, drawn to an engineer's scale of not less than 1 inch = 50 feet for property less than 3 acres, or 1 inch = 100 feet for property 3 acres or more in size.			
Sheet size shall be a maximum of 24 x 36 inches and collated according to sheet number. If a large development is shown in sections on multiple sheets, then one overall composite sheet shall be included			
Title block with sheet number/title; name, professional seal, address and telephone number of the applicant and firm or individual who prepared the plans; and date(s) of submission and any revisions (month, day, year)			
Scale and north-point			

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Gillis</i>	Reviewed By: <i>TIMOTHY COCHRAN</i>		
	Date: <i>2/23/16</i>		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Location map drawn to a separate scale with north-point, showing surrounding land, and streets, within a quarter mile			
Dimensions of land and total acreage, with boundary survey and improvements			
Zoning classification of petitioner's parcel and all abutting parcels			
Proximity to section corner and Major Thoroughfare			
Net acreage (minus rights-of-way) and total acreage			
Proposed number of employees, if applicable			
(c) Site Data:			
Existing lot lines, building lines, structures, parking areas and other improvements on the site			
Building footprints			
Finished floor elevation of all proposed buildings			
On parcels of more than one (1) acre, topography on the site and within 100 feet of the site at two-foot contour intervals			
Proposed lot lines, lot dimensions, property lines, required and proposed setback dimensions, structures, and other improvements on the site			
Location of existing drainage courses, floodplains, lakes and streams, wetlands with elevations, and woodlands			
All existing and proposed easements			

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Gillis</i>	Reviewed By: <i>TIMOTHY COCHARAN</i>		
	Date: <i>2/23/16</i>		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Location of waste receptacle(s), transformer pad(s), ground mounted mechanical equipment, and method of screening			
Dimensions and area of any outdoor sales display or storage area			
(d) Access and Circulation:			
Existing and planned right-of-way for all streets			
Dimensions, curve radii and centerlines of existing and proposed access points, road rights-of-way, private roads or access easements			
Opposing driveways and intersections within 100 feet of site			
Dimensions and location of existing and proposed driveways, parking lots, sidewalks and non-motorized paths			
Dimensions of acceleration, deceleration, and passing lanes			
Dimensions of parking spaces including barrier free, islands, circulation aisles and loading zones (including loading dock/door orientation and screening)			
Dimension and location of all clear vision areas			
Calculations for required number of parking and loading spaces			
Access easements, if shared access is proposed		<i>To be provided</i>	<i>Y</i>
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>Gillis</i>	Reviewed By: <i>TIMOTHY COCHRAN</i>		
	Date: <i>2/23/16</i>		
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Traffic impact analysis meeting the requirements of Section 90-1003 (3), if applicable			
(e) Landscape Plans:			
General location of existing plant materials, with an identification of materials to be removed and materials to be preserved		<i>Landscape plan to be provided</i>	<i>Y</i>
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			
(f) Building and Structure Details:			
Building elevations for all facades. Elevation drawings shall indicate the height of building, materials, and architectural quality, and shall detail any rooftop or building mounted screening.			
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>Gillis</i>		Reviewed By: <i>TIMOTHY COCHRAN</i>	
		Date: <i>2/23/16</i>	
Required Site Plan Data:	Waiver Requested	Reviewer Comments:	Y/N
Details on accessory structures and any screening			
(g) Information Concerning Existing and Proposed Utilities, Drainage and Related Issues:			
Location of existing and proposed sanitary sewers, water mains, fire hydrants, storm sewers and other utilities that are proposed to serve the project			
Location of existing above and below ground gas, electric and telephone lines			
Storm water retention and detention ponds, including grading, side slopes, depth, high water elevation, volume and outfalls with calculations (for details refer to Wyoming's storm water ordinance Sec.86-351 through 436)			
Indication of site grading, drainage patterns and other storm water management			
(h) Additional information required for Residential Development			
The number and location of each type of residential unit			
Density calculations by type of residential unit (dwelling units per acre)			
Garage or carport locations and details, if proposed			
Location and design of mailbox clusters, if applicable			
Location, dimensions, and elevations of common building(s), if applicable			
Location, size and facilities within, of recreation and open space areas, if applicable			
(i) Other Requirements			
Applicable fees, as set by the City Council			



Gillis Chiro

CREED CT

MEADOWS LN

Burlingame Ave.

56TH ST

KEEGAN AVE
KEEGAN CT

CROSSROAD CT

BURLINGAME AVE

Gezon Pkwy.

CROSS ROADS COMMERCE DR