

AGENDA
WYOMING PLANNING COMMISSION
TUESDAY, APRIL 15, 2014
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 Sky Antiques (secondhand business). The property is located at 4457 Division Avenue, SW. (Section 25) (Van Ly) (Includes Site Plan Approval)
2. Request for Special Use Approval for Advance America (secondhand business). The property is located at 4130 Division Avenue, SE. (Section 19) (Advance America) (Includes Site Plan Approval)
3. Request for Special Use Approval for Flames Sports (athletic training facility). The property is located at 425 – 36th Street, SW. (Section 13) (Chad Kryska) (Includes Site Plan Approval)
4. Request to amend Zoning Code Section 90-44 Distance Requirement for Mechanical Appurtenances. (Wyoming Planning Department)
5. Request to amend Zoning Code Section 90-437 RO-1 Restricted Office District Lot and Area Requirements reference. (Wyoming Planning Department)

NEW BUSINESS:

6. Request for Preliminary Plat – Final Approval for Rivertown Valley III. The property is located on Nile Drive extended and Chestnut Ridge Drive extended. (Section 32) (T.M.G.B. Wilson LLC)

INFORMATIONAL ITEMS:

7. Making Decisions to Promote Good Government Workshop
May 12, 4:00 – 6:00 p.m. West Conference Room City Hall

PUBLIC COMMENT:

ADJOURNMENT:

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 1

DATE DISTRIBUTED: April 3, 2014
PLANNING COMMISSION DATE: April 15, 2014

ACTION REQUESTED: Request for Special Use Approval for Sky Antiques
Secondhand Business. (Includes Site Plan
Approval)

REQUESTED BY: Van Ly

REPORT PREPARED BY: Timothy Cochran

GENERAL LOCATION DESCRIPTION:

The property is located at 4457 Division Avenue, SW. (Section 25)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned B-2 General Business as are all surrounding properties.

EXISTING LAND USE:

The site is a vacant commercial building. Land uses surrounding the property follows:

- North: Commercial
- South: Wyoming Fire Station
- East: Commercial (across Division Avenue – City of Kentwood)
- West: Public alley and single family residences

PROPOSED LAND USE:

The petitioner desires to establish an antique business within this 3,300 square foot commercial building. Under the Zoning Ordinance, this is defined as a secondhand business and requires Special Use Approval from the Planning Commission to be established. All secondhand business operators are background checked and are required to follow item declaration procedures through the Police Department.

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 use is a low volume commercial enterprise which is desirable within this older non-conforming property. The site parking lot does not provide the current Zoning Code required 24 foot wide drive aisles. However, allowing a limited commercial use of the vacant site would provide a positive effect on this and 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. There are other secondhand businesses on Division Avenue. The proposed use is consistent with the intent of the chapter.

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

The property has access to Division Avenue, a five-lane thoroughfare. No adverse traffic impacts are anticipated from this retail use.

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

The business will occupy a vacant commercial building. No blighting influence will occur to neighboring properties.

- e. The economic feasibility for the area.

The proposed use appears financially viable.

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

Staff has no additional comments.

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

With the associated licensing requirements of the City, staff has no other concerns.

Staff has the following added site plan comment:

1. The site is fully developed. No alterations to the site plan are requested. However, The parking spaces must be striped a minimum of 9 feet wide and 18 feet in length. An appropriate accessible parking space shall be provided.
2. If a trash dumpster is located on the property it shall be located in the rear yard and enclosed.

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 Sky Antiques secondhand business will occupy a vacant commercial building. The business will provide employment. This will promote the area's economic strength and social equity. The proposed Sky Antiques secondhand business conforms to the City of Wyoming's sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Special Use Approval for Sky Antiques Secondhand Business per Staff's Findings of Fact. In a separate motion, staff also recommends granting Site Plan Approval subject to conditions 1 and 2 noted.

DEVELOPMENT REVIEW TEAM:

Barb VanDuren, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
William Dooley, Director of Public Works
Jim DeLange, Chief Building Official
James Carmody, Director of Police and Fire Services
Tim Cochran, City Planner

March 6, 2014

Planning & Development Department

1155 28th Street SW, Box 905

Wyoming, Michigan 49509-0905

Dear Wyoming Planning Commission,

My name is Van Ly and my husband is Quoc Vo. We brought the building on 4457 Division South Avenue on February 18, 2014. Our dream goal is to be able to open an antique store in the City of Wyoming. At the present time, there are no antique stores in the City of Wyoming.

My husband and I are antique collectors for over twenty years. We have collected paintings, potteries, old lamps, glasses, clothing, jewelry, accessories, stamps, coins, sport cards, furniture, and miscellaneous.

My husband used to own an antique store back in our country. Now his dream is to open an antique store in the United States. With your approval, you can help make our dream come true.

Sincerely,



Van Ly

4457 Division Ave SW

Wyoming, MI 49548

616-323-4896

quocvan100@yahoo.com

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>SKY Antiques</i>		Reviewed By: <i>TIM COCHRAN</i>	
		Date: <i>MARCH 19, 2014</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:	<input checked="" type="checkbox"/>		
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>No new construction. Plan is adequate to evaluate the proposed REUSE of the property.</i>	<i>Y</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			

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 2

DATE DISTRIBUTED: April 3, 2014
PLANNING COMMISSION DATE: April 15, 2014

ACTION REQUESTED: Request for Special Use Approval for Advance America Secondhand Business. (Includes Site Plan Approval)

REQUESTED BY: Advance America

REPORT PREPARED BY: Timothy Cochran

GENERAL LOCATION DESCRIPTION:

The property is located at 4130 Division Avenue, SE. (Section 19)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned B-2 General Business as are all surrounding properties.

EXISTING LAND USE:

The site is lease space within an existing commercial building. Commercial land uses surround the property with the exception of a single family residence to the east.

PROPOSED LAND USE:

The petitioner currently operates a cash advance business within a 1,278 square foot lease space. They desire to expand their business to include the purchase of precious metals. Under the Zoning Ordinance, this is defined as a secondhand business and requires Special Use Approval from the Planning Commission to be established. All secondhand business operators are background checked and are required to follow item declaration procedures through the Police Department.

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 use is a minor business activity when compared to the primary use of the property. The proposed use is perceived to have no substantial and adverse effect on neighboring properties.

- b. The consistency with the spirit, purpose and intent of this chapter.

The Special Use provisions of the ordinance allow the Planning Commission discretion in whether to establish land uses within a particular area of a zoning district. There are other precious metals purchasers on Division Avenue in nearby communities. Also, the City has authorized other secondhand dealers for other goods along Division Avenue. The proposed use is consistent with the intent of the chapter.

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

The property has access to Division Avenue, a five-lane thoroughfare. No adverse traffic impacts are anticipated from this retail use.

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

The business will share an existing commercial building. No blighting influence will occur to neighboring properties.

- e. The economic feasibility for the area.

The proposed use appears financially viable.

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

Staff has no additional comments.

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

With the associated licensing requirements of the City, staff has no other concerns.

Staff has the following added site plan comment:

1. The site is fully developed. No alterations to the site plan are requested. However, if a trash dumpster is located on the property it shall be located in the rear yard and enclosed.

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 Advance America secondhand business will expand the businesses services to the surrounding area. This will promote the area's economic strength and social equity. The proposed Advance America secondhand business conforms to the City of Wyoming's sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Special Use Approval for Advance America Secondhand Business per Staff's Findings of Fact. In a separate motion, staff also recommends granting Site Plan Approval subject to condition 1 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
James Carmody, Director of Police and Fire Services
Tim Cochran, City Planner



You advance America.

135 N. Church Street
Spartanburg, SC 29306

P: 864.342.5600

advanceamerica.net

City of Wyoming, Michigan
Planning and Development Department
Mr. Tim Cochran
1155 – 28th Street, S.W.
Wyoming, MI 49509

RE: Application for Special Use Approval – Gold Buying

Dear Mr. Cochran,

Enclosed is an application for Special Use Approval in the city of Wyoming, MI for our company, ACSO of Michigan, Inc., DBA Advance America #4185, for our store located within your jurisdiction.

The existing Advance America stores in Michigan are to begin purchasing gold from customers which will be resold to the manufacturing company to be recycled. No gold will be resold to the public. Our existing business at, 4130 S. Division Ave., Wyoming, MI, has already obtained our city license to purchase gold. I have provided a copy of that license along with the application for Special Use Approval.

It is my understanding that a representative of our business will be required to attend a meeting in regards to our request. Janet Stephens, our Divisional Manager in this area, will be in attendance at the April 15, 2014 meeting of the Planning Commission.

If you have questions or concerns about the application provided please feel free to contact me. Thank you for all of your assistance during this process. We truly enjoy serving the community of Wyoming and look forward to doing so for many more years to come!

Respectfully,

Helen C. Moore

Product Coordinator - Gold

Advance America

135 North Church Street

Spartanburg, SC 29306

864-342-5631 Office

864-336-7697 Fax

hmoore@advanceamerica.net

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Advance America</i>	Reviewed By: <i>TIM COCHRAN</i>		
	Date: <i>MARCH 19, 2014</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>No new construction. The plan is adequate to evaluate the additional business use of the property.</i>	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			

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 3

DATE DISTRIBUTED: April 3, 2014
PLANNING COMMISSION DATE: April 15, 2014

ACTION REQUESTED: Request for Special Use Approval for Flames Sports Athletic Training Facility. (Includes Site Plan Approval)

REQUESTED BY: Chad Kryska

REPORT PREPARED BY: Timothy Cochran

GENERAL LOCATION DESCRIPTION:

The property is located at 425 – 36th Street, SW. (Section 13)

PROJECT INFORMATION:

EXISTING ZONING CHARACTERISTICS:

This site is zoned I-1 Light Industrial, which is the surrounding property zoning except for across 36th Street, which is zoned I-2 General Industrial.

EXISTING LAND USE:

The site is lease space within an existing industrial building. Industrial land uses surround the property.

PROPOSED LAND USE:

Flames Sports currently operates from an indoor facility at Burton Street and U.S 131. They are primarily a baseball training and traveling team organization. They desire to grow their operation to include more instructional training services and enhance their membership (see attached description). They propose to relocate their operations to a 15,338 square foot tenant space within this multi-tenant industrial building. This athletic training facility requires Special Use Approval from the Planning Commission to be established in this Industrial 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 use would occupy a vacant tenant space within this multi-tenant industrial building. The proposed use is perceived to have no substantial and adverse effect on neighboring properties.

- b. The consistency with the spirit, purpose and intent of this chapter.

The Special Use provisions of the ordinance allow the Planning Commission discretion in whether to establish land uses within a particular area of a zoning district. The City Council, upon recommendation from the Planning Commission, amended the Zoning Ordinance in 2013 to allow athletic training facilities in Industrial zoned districts. The intent was to reuse vacant open-floor industrial buildings with a viable business use. The proposed use is consistent with the intent of the chapter.

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

The property has access to 36th Street, a five-lane thoroughfare, with nearby access to U.S. 131. No adverse traffic impacts are anticipated from this use.

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

The business will occupy a tenant space within an existing industrial building. No blighting influence will occur to neighboring properties.

- e. The economic feasibility for the area.

The proposed use appears financially viable.

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

Staff has no additional comments.

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

Staff has no other concerns.

Staff has the following added site plan comment:

1. The site is fully developed and no alterations are proposed. The site plan exhibit acquired by the petitioner for the facility is dated, but in staff's opinion is adequate to evaluate the proposed use. The parking area to service the proposed Flames Sports shall be striped to meet Zoning Ordinance requirements. This striping plan shall be approved by the Planning Department prior to installation. A minimum of 36 parking spaces can be provided. Although unlikely to be needed, additional overflow parking could be accommodated through the balance of the site, including a nearby concrete pad area.

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 Flames Sports Athletic Training Facility will provide recreational services to the surrounding area and will reuse a vacant industrial tenant space. This will improve the area's economic strength and social equity. The proposed Flames Sports conforms to the City of Wyoming's sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant Special Use Approval for Flames Sports Athletic Training Facility per Staff's Findings of Fact. In a separate motion, staff also recommends granting Site Plan Approval subject to condition 1 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
James Carmody, Director of Police and Fire Services
Tim Cochran, City Planner

Flames Sports Academy and Training

Our mission:

Flames Sports teaches young people the fundamentals of sports in a safe, positive, Christian-based environment. Our coaches have the heart of teachers. Our coaches, players and parents always treat each other with respect, dignity and love. Our coaches teach fundamentals, and look out for the betterment of the team; our parents, as the ultimate role models, encourage all team members and are positive in words and actions. Our players encourage teammates, respect officials and give 100 percent at practices, games and all Flames Sports activities. Everyone involved with Flames Sports understands that sports are great, but ultimately our goal is to help our kids become strong, Christian believers who will use their gifts and talents to do great things in the name of the Lord.

Geographical Area: Wyoming, Grandville, Kentwood, Byron Center and greater Grand Rapids area.

The number of Wyoming citizens is approximately 75-100 families. If we were to add the surrounding areas to the total number of families would be well into the hundreds.

The Flames Sports plan for 36th and 131 space:

This use of this facility would be a blessing to our non-profit Christian based organization. It would aid in helping our organization's growth and need in additional facilities in fulfilling our mission of promoting and teaching character qualities and Christian values in the context of sports. Today, Flames Sports provides an indoor facility located at Burton Street and 131. We have 20 teams in 2014 and have outgrown the current facility. Flames Sports provides a wide group of ages ranging from 8u through 18u. It has been an established organization for approximately twelve years. Flames Sports was founded by John Gonzalez and is now being managed by President Chad Kryska since 2011. We have experienced team and member growth every year since 2001. Flames Sports continues to grow and are in need of quality facilities to accommodate the teams

and players in the organizations. Flames Sports plans on expanding into other sports, such as softball, basketball, football, soccer, etc. Also, Flames Sports is planning on implementing instructional, t-ball and coach pitch leagues to assist in teaching and promoting skill development within the context of the organizations mission. Flames Sports are also planning to organize and host several tournaments annually which will draw teams, players, parents and fans to the local area that will benefit not only the organization but the local community and businesses. In addition to leagues and tournaments, Flames Sports will conduct seasonal instructional camps and clinics in promoting and teaching skill development in a safe, positive environment while fulfilling the mission of Flames Sports. These programs will have a positive impact on teams, players and the community.

The Flames have had a great relationship with the Parks and Rec department for the last 3 years with the leasing of several Wyoming City parks. These are used by Flames players and several other people in the Grand Rapids metro area.

The approval of this space would be a blessing and be rewarding children for many years. It would also be a boost to the local economy and promote good character traits.

The Flames and all its members thank you for your time and consideration in this important matter. We appreciate all the help and consideration. We look forward to introducing our organization to the planning commission and the rest of the City of Wyoming.

God Bless,

A handwritten signature in black ink, appearing to read 'Chad Kryska', written in a cursive style.

Chad Kryska

Flames Sports Academy and Training President

CITY OF WYOMING - SITE PLAN DATA WAIVER REVIEW

Project: <i>Flames Sports</i>	Reviewed By: <i>Tim Cochran</i>		
	Date: <i>March 19, 2014</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>No new construction. The plan is adequate to evaluate the proposed reuse of the tenant space.</i>	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			

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 4

DATE DISTRIBUTED: April 3, 2014
PLANNING COMMISSION DATE: April 15, 2014

ACTION REQUESTED: Request to amend Zoning Code Section 90-44
Distance Requirement for Mechanical
Appurtenances

REQUESTED BY: Wyoming Planning Department

REPORT PREPARED BY: Timothy Cochran

PROPOSED AMENDMENTS:

Zoning Code Section 90-44 restricts mechanical appurtenances (blowers, generators, air conditioning units, etc...) in the industrial and commercial districts from anywhere but the rear yard of properties. Recently, we have had several requests for variances from the Board of Zoning Appeals to locate generators in the side yard of properties. These requests have come from the VA Outpatient Clinic, Gordon Foods, Grand Rapids Plastics and others. Generators are desired for the facilities in order to maintain business operations during power outages. The generators have been reasonably placed in the side yards of the businesses where the electrical service to the buildings are provided. The variances have been granted by the BZA, with recommendations from staff.

In evaluating the ordinance restriction, staff believes that requiring mechanical appurtenances to be located only in the rear yard is overly restrictive. Devices can be screened when needed and a noise ordinance is in place to address any particular location concern. Staff believes it is appropriate to allow such appurtenances to be located in the side yards of industrial and commercial properties and to remove the 20 foot distance requirement.

EXISTING ORDINANCE:

Freestanding industrial and commercial mechanical appurtenances such as blowers, ventilating fans and air conditioning units are permitted only in the rear yard no closer than 20 feet to abutting properties.

PROPOSED ORDINANCE AMENDMENT (amendments in **bold**):

Freestanding industrial and commercial mechanical appurtenances such as blowers, ventilating fans, **generators** and air conditioning units are **prohibited in front yard areas**.

PLANNING COMMISSION ACTION:

The Development Review Team suggests the Planning Commission recommend to the City Council the subject Zoning Code amendment to Section 90-44 Distance Requirement for Mechanical Appurtenances.

DEVELOPMENT REVIEW TEAM:

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

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 5

DATE DISTRIBUTED: April 3, 2014
PLANNING COMMISSION DATE: April 15, 2014

ACTION REQUESTED: Request to amend Zoning Code Section 90-437 RO-1 Restricted Office District Lot and Area Requirements reference

REQUESTED BY: Wyoming Planning Department

REPORT PREPARED BY: Timothy Cochran

PROPOSED AMENDMENTS:

It was brought to our attention that there is an erroneous reference in Zoning Code Section 90-437. That section makes a referral to Section 90-585 of the Zoning Code. Section 90-585 is reserved and provides no text. The correct referral would be to Section 90-893 Nonresidential Districts.

EXISTING ORDINANCE:

All uses permitted in the RO-1 restricted office district as principal or special use approvals shall be subject to the same lot and area requirements as for B-1 business districts, as indicated in section 90-585.

PROPOSED ORDINANCE AMENDMENT (amendment in **bold**):

All uses permitted in the RO-1 restricted office district as principal or special use approvals shall be subject to the same lot and area requirements as for B-1 business districts, as indicated in section **90-893**.

PLANNING COMMISSION ACTION:

The Development Review Team suggests the Planning Commission recommend to the City Council the subject Zoning Code amendment to Section 90-44 Distance Requirement for Mechanical Appurtenances.

DEVELOPMENT REVIEW TEAM:

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

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 6

DATE DISTRIBUTED: April 3, 2014
PLANNING COMMISSION DATE: April 15, 2014

ACTION REQUESTED: Request for Preliminary Plat – Final Approval for
Rivertown Valley III

REQUESTED BY: T.M.G.B. Wilson

REPORT PREPARED BY: Timothy Cochran, City Planner

GENERAL LOCATION DESCRIPTION:

The property is located on Nile Drive extended and Chestnut Ridge Drive extended. (Section 32)

EXISTING ZONING CHARACTERISTICS:

This site is zoned PUD-1 Low Density Planned Unit Development, which is the zoning surrounding the property, except to the east which is zoned ER Estate Residential.

EXISTING LAND USE:

This site is vacant. Land use surrounding the property follows:

North: Rivertown Valley II Subdivision
South: Vacant
East: Hickory Ridge III Subdivision
West: Vacant

PROJECT INFORMATION:

The petitioner proposes 38 lots on 14 acres developed to R-1 Residential standards. This project obtained Planning Commission approval on February 18, 2014 and City Council approval on March 3, 2014. The prior two phases to the north have 93 lots, which are nearing build out.

The platting of property is a three step review by both the Planning Commission and City Council. The first step is Preliminary Plat – Tentative review which authorizes the basic lot sizes and orientation and street layout. The second step is Preliminary Plat – Final Approval which provides full engineering detail for the construction of the plat. The third step is Final Plat Approval, which generally occurs after the plat is completed with the City accepting the development.

STAFF COMMENTS:

1. The development of the Rivertown Valley III plat would provide the necessary utility infrastructure to service the adjoining parcels. The City will contribute to the over sizing of utilities to service a future adjoining development.
2. The developer will be required to participate in the cost sharing for the Regional Storm sewer System at a later stage approval.
3. The required approval letters from the Kent County Plat Board and the Drain Commission have been provided. (Informational)

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 Rivertown Valley III subdivision will provide quality housing opportunities for residents in Wyoming. The construction of the plat, and the subsequent construction of the homes, will provide significant employment. These factors will contribute to the economic strength and social equity of the City. The proposed Rivertown Valley III plat conforms with the City of Wyoming sustainability principals.

PLANNING COMMISSION ACTION:

The Development Review Team suggests the Planning Commission grant Preliminary Plat – Final Approval for Rivertown Valley III, and recommend the same to the City Council, subject to conditions 1 and 2 noted.

DEVELOPMENT REVIEW TEAM:

Barb VanDuren, Deputy City Manager
Rebecca Rynbrandt, Director of Community Services
William Dooley, Director of Public Works
Jim DeLange, Chief Building Official
James Carmody, Director of Police & Fire Services
Tim Cochran, City Planner