

## NATURAL FEATURES

**Woodlands:** Of the two maples trees identified to be removed, the one in the road right-of-way was evaluated by a registered arborist and determined to be dying. The applicant was issued a permit to remove both trees. In exchange, the applicant agreed to provide 4 four (4) Flowering Cherries, Amur Maple or Serviceberry trees, although he is only required to provide 3 replacements. It must be noted, dead, dying or diseased trees in the road right-of-way are usually removed by City DPS. In this case, the applicant removed the dying tree at his own cost.

**Soils:** The plan identifies the site contains two types of soils; BnB, Boyer Loamy Sand, 1-6% slopes and SpC, Spinks Loamy Sand, 6-12% slopes. According to the Washtenaw County Soil Survey, Boyer Loamy Sand, 1-6% slopes has no development constraints and is located on the eastern half of the subject site. Spinks Loamy Sand, 6-12% soil, which has severe development limitations, is located on the western portion of the subject site. The proposed use would be located on the eastern half of the site, where the soil has no development constraints.



## SITE LAYOUT AND DESIGN

The applicant participated in two (2) pre-application meetings with the Pre-Application/Site Plan Review Committee, prior to submitting his request for special land use approval. A pre-application meeting allows a potential applicant to obtain information regarding the most optimum location of building(s) and other site improvements, prior to making formal application. Alternative 1.01B reflects the input received during the meetings.

The plan as revised complies with the required lot area, width, and coverage, building height, and front, side, and rear yard setbacks.

## PARKING/LOADING

Based on the standards in Section 5.03, a maximum of 9 off-street parking spaces (8 regular and 1 barrier-free) are required. The revised plan provides 7 spaces, which includes 1 barrier-free space.

Staff recognizes that while necessary, off-street parking has the potential to change the existing character and scale of the subject site and surrounding neighborhood. Additionally, more parking means more impervious surface, which increase costs related to stormwater management. Staff encourages the Planning Commission to allow 7 off-street parking spaces.

**LANDSCAPING**

As stated above, the applicant was issued a permit to remove two existing maple trees. In exchange, the applicant agreed to provide 4 four (4) Flowering Cherries, Amur Maple or Serviceberry trees, although he is only required to provide 3 replacements. This requirement is more than satisfied. However, the applicant must submit a landscape plan 1) that is signed and sealed by a State of Michigan licensed landscape architect and 2) provides the size of all plantings.

**CONCLUSIONS**

1. Both alternative plans eliminate the need for a rear yard setback variance.
2. The applicant has agreed to provide 4 replacement trees; one more than required.
3. Development constraints regarding the soil are limited to the west side of the property. The structure is proposed for the eastern side of the property.
4. Alternative plan 1.01B reflects the input received at the Pre-Application meeting and from the Zoning Board of Appeals.

**RECOMMENDATIONS**

If the planning Commission is prepared to take action on the proposed site plan and Alternative Sheet 1.01B, staff recommends the following conditions:

1. Review and Approval of the City Engineer regarding essential services;
2. Review and approval of the DAFD;
3. Deviation of the parking requirements to allow a total of 7 off-street parking spaces;
4. Information related to delivery vehicle type, timing, etc. to ensure site circulation will not be impacted during hours of operation must be provided;
5. The applicant must submit a revised landscape plan 1) that is signed and sealed by a State of Michigan licensed landscape architect and 2) provides the size of all plantings.
6. The maximum area of the wall sign shall not exceed 12 sq. ft.

**SUGGESTED MOTIONS –3441 Broad Street Combined Site Plan Review**

Based on the information provided by at the June 1, 2015 Planning Commission meeting and pursuant to Section 21.04, sub-section E6 Planning Commission Action, the Planning Commission recommends that the City Council (**APPROVE/ DENY**) the Combine Site Plan Review for the Strawberry Alarm Clock Café at 3441 Broad Street, subject to the following conditions:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

OR

Based on the information provided at the June 1, 2015 Planning Commission meeting and pursuant to Section 21.04, sub-section E6 Planning Commission Action, the Planning Commission moves to **(POSTPONE)** action on the Combine Site Plan for the Strawberry Alarm Clock at 3441 Broad Street until **(DATE)**, to allow the applicant more time to address the following:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

## STAFF UPDATE

**To:** Matt Kowalski, Chairman and Planning Commissioners  
Courtney Nicholls, City Manager

**From:** Michelle Aniol, Community Development Manager

**Re:** 3441 Broad Street Special Use Review, plan dated May 4, 2015  
Alternative plan A1.01alt and A1.01altB dated, May 27, 2015  
Applicant: Craig Borum, Ply Architecture  
Project: Strawberry Alarm Clock  
Zoning: VR Village Residential

**Date:** May 27, 2015

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The Planning Commission is scheduled to conduct a public hearing to consider a special land use request submitted by Craig Borum, Ply Architecture, for property at 3441 Broad Street. The applicant is proposing a two-story mixed-use development at 3441 Broad Street. The proposed development would include a European style café (i.e. restaurant without drive-through facilities) on the first floor and one (1) residential dwelling unit (i.e. an apartment) on the second floor of a 2,415 sq. ft. building. The subject site is zoned VR Village Residential, according to the City's Zoning Map. The proposed café is a permitted use in the VR District with special land use approval.

Initially, the special use request was based on a plan that showed the proposed two-story building encroaching into the rear yard setback. The applicant attempted to obtain a variance from the Zoning Board of Appeals on May 18, 2015. The ZBA postponed action to allow the applicant time to look at alternative that would lessen or eliminate the need for a variance.

On May 27, 2015 the applicant submitted two alternative layouts. Alternative plan A1.01 flip-flops the building and parking, thus eliminating the encroachment into the rear yard setback. Alternative plan A1.01B maintains the original layout, but eliminates the deck and reduces the size of the building, so the encroachment into the required rear yard setback is eliminated. The applicant prefers Alternative Plan A1.01B. All other improvements would remain the same, according to the applicant. Review of the Site Plan is provided in separate correspondence.

The City's Planning Consultant provided her review letter prior to the submittal of the above referenced revised plan(s). Consequently, staff is providing the Planning Commission with an updated review letter, based on this new information.

### SPECIAL LAND USE PROCEDURES

The intent of the special land use process is to regulate uses that may be compatible with uses in some, but not all, locations within a particular zoning district. The special land use process is designed to accomplish the following:

- Provide a mechanism for public input on decisions involving more intense land uses.
- Establish criteria for both new development and infill/redevelopment consistent with the Village's land use goals and objectives as stated in the Village Master Plan.
- Regulate the use of land on the basis of impact to the Village overall and adjacent properties in particular.
- Promote a planned and orderly development pattern which can be served by public facilities and service in a cost-effective manner.
- Ensure uses can be accommodated by the environmental capability of specific sites.
- Provide site design standards to diminish negative impacts of potentially conflicting land uses.

- Provide greater flexibility to integrate land uses within the Village.

The process for special land use requires the Planning Commission to conduct a public hearing, followed by a recommendation of approval, denial or approval with conditions to City Council. City Council is responsible for taking final action to approve, deny or approve with conditions.

### SPECIAL LAND USE REVIEW STANDARDS

Section 8.03 sets forth 8 review standards for considering a special use request.

#### A. *The Special Land Use to be consistent with the goals, objectives and future land use plan described in the Dexter Master Plan.*

The intent of the Village Residential future land use category is ambiguous. The Plan states the intent of the Village Residential category is to maintain the well-established character, scale and density of the traditional pattern of the developed single-family neighborhoods that are characteristic of the City (formerly Village) of Dexter.

As you can see from the existing land use map above, the character, scale and development pattern of the neighborhood surrounding the subject site consists of vacant land, one and two-story single-family and multiple-family dwellings, single and multi-story commercial establishments, such as Hosmer-Muehlig Funeral Home and Dan Waitz Associates, one and two-story professional business offices, such as MedHub, Fifth Street Dental and Art Animal Rehabilitation, public/semi-public uses, such as the Railroad Museum and Dexter DPW Yard, public park, such as Huron Clinton Metropark Authority, and industrial uses, such as Alpha Metals and the railroad storage yard. In addition, the Dexter Mill is visible from the subject site.



While single family residential dwellings are identified as appropriate uses in the Village Residential category, they are not exclusively identified as the only uses that would be appropriate in the Village Residential category. Furthermore, the Plan also states that development within the Village Residential category should only occur if the character, scale

and development pattern of the new development is **consistent and compatible** with older, existing structures, and development patterns of the existing neighborhood. The character, scale and development pattern of the proposed café on the first floor of a two-story structure, with an apartment above would be consistent and compatible with the existing structures, housing stock and development pattern of the surrounding neighborhood. Thus the proposed use is not inconsistent with the Master Plan.

**B. The Special Land Use will be consistent with the stated intent of the zoning district.**

While it could be argued that the intent of the Village Residential category in the Master Plan is ambiguous, there is no ambiguity when it comes to the stated intent of the VR Village Residential Zoning District, the second special land use standard. According to Section 11.01 of the Zoning Ordinance, the intent of the VR Village Residential District is to:

- Encourage innovative, traditional residential mixed and multiple-use developments so that the growing demand for housing may be met by greater variety in type, design and layout of dwellings.
- Promote land development practices which will protect the public health, safety and welfare.
- *Traditional neighborhoods are the desired alternative to conventional modern, use-segregated developments such as large lot suburban subdivisions and strip commercial developments.*
- Encourage residential/mixed-use development in a manner consistent with the preservation and enhancement of property values within existing residential areas.
- Promote the creation of places which are oriented to the pedestrian, promote citizen security and social interaction.
- Promote development of mixed-use structures or mixed-use development with offices, multiple family and retail uses located with related community facilities.
- Discourage commercial or industrial uses that create objectionable noise, glare and odors.

The Master Plan and accompanying maps do not replace other City ordinances, specifically the Zoning Ordinance and Map. In other words, the Plan is a guide, but the Zoning Ordinance is the law. The subject site is surrounded by a traditional neighborhood comprised of mixed-density structures and uses, as demonstrated on the existing land use map.

**C. The Special Land Use will be designed, constructed, operated and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity in consideration of environmental impacts, views, aesthetics, noise, vibration, glare, air quality, drainage, traffic, property values or similar impacts.**

The applicant participated in two (2) pre-application meetings with the Pre-Application/Site Plan Review Committee, prior to submitting his request for special land use approval. A pre-application meeting allows a potential applicant to obtain information regarding the most optimum location of building(s) and other site improvements, prior to making formal application. The proposed development reflects the input received during the meetings.

The applicant has indicated the hours of operation would be 6 am to 9 pm, seven days a week. The adjacent railroad experiences regular day and evening Amtrak passenger train traffic 24/7, 356 days a year. In addition, visitation and services at the funeral home across Broad Street varies greatly; from as early as 8:00 am to as late as 10:00 pm.

The site plan provided by the applicant shows a 5-foot earthen berm between the required off-street parking lot and the detached multiple-family dwelling to the west, and landscape screening of the parking lot from Broad Street. In addition, the applicant has provided a

photometric plan that shows proposed building mounted lights would be fully shielded, and illumination levels at the property lines would not exceed 0.1 foot-candles, in accordance with the requirements of the Zoning Ordinance.

**D. The Special Land Use will not significantly impact the natural environment.**

Impacts from site grading and tree removal will not be any greater than the construction of a new home on the subject site. The applicant will need to demonstrate compliance with the City's engineering standards, in regards to site development and stormwater management.

**E. The Special Land Use can be served adequately by public facilities and services such as police and fire protection, schools, drainage structures, water and sewage facilities, and refuse disposal.**

The site is served by public sanitary sewer and water, as well as refuse disposal. The propose use should be adequately serviced by police and fire, as well as drainage structures provided the applicant addresses the comments in City Engineer's review letter dated, May 20, 2015 and the DAFD Fire Inspector review letter, dated May 10, 2015.

**F. The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration the following:**

- 1. Vehicular turning movements;**
- 2. Proximity and relationship to intersections;**
- 3. Adequacy of sight distances;**
- 4. Location and access of off-street parking; and**
- 5. Provisions for pedestrian traffic.**

The site plan shows an internal sidewalk connecting to the existing sidewalk for pedestrian access, and bike racks for cyclists. In addition, the location and access of off-street parking, the proximity and relationship to intersections, and vehicle turning movements appear adequate, based on the information provided. The proposed use should not be more hazardous to vehicle and pedestrian traffic than is normal for the district.

**G. The proposed use shall be such that the location and height of buildings or structures, and the location, nature and height of walls, fences, and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.**

The revised layouts submitted by the applicant demonstrate the proposed use would comply with the height, yard setbacks, and lot coverage and size regulations for structures in the VR Village Residential Zoning District.

As cited above, the applicant is proposing a 5-foot berm between the required off-street parking lot and the adjacent detached multiple-family residence to the west, and landscape screening of the parking lot from Broad Street, even though neither improvement is required.

Lastly, there is no evidence that the proposed use would discourage investment in the surrounding homes or that it would negatively affect residential property values. On the contrary, the single family structure, which occupied the site before it was demolished in May, had not had any investment in years. It's important to note that unmaintained residential property can and will negatively impact neighborhood property values.

The use as proposed is designed to be compatible with the surrounding neighborhood and should not interfere or discourage development and use of adjacent land and buildings or unreasonable affect their value.

**H. The proposed use shall be designed, located, planned and operated to protect the public health, safety, and welfare.**

As cited above, the proposed use is not inconsistent with the intent of Village Residential category in the Master Plan, and it meets the intent of the Zoning Ordinance. The Planning Commission must determine if the proposed use has been designed and located to protect the public health, safety and welfare.

**CONCLUSIONS**

1. The proposed café on the first floor, of a two-story mixed-use structure, is consistent with the character, scale and development pattern of the surrounding neighborhood.
2. The proposed use is not inconsistent with the intent of the Master Plan.
3. The subject site is surrounded by a traditional neighborhood comprised of a variety of mixed density structures and uses.
4. The proposed use is consistent with the intent of the VR Residential Zoning District.
5. The proposed use could be compatible with the existing character of the general vicinity, provided the applicant can demonstrate to the satisfaction of the Planning Commission compliance with the landscaping, parking, lighting, and trash regulations.
6. The proposed use should not significantly impact the natural environment, provided the applicant can demonstrate to the satisfaction of the Planning Commission compliance with the City's Engineering Standards regarding site development and stormwater management.
7. The proposed use should not be more hazardous to vehicle and pedestrian traffic than is normal for the district.
8. The revised layout(s) submitted by the applicant demonstrate the proposed use would comply with the height, yard setbacks, and lot coverage and size regulations for structures in the VR Village Residential Zoning District.
9. There is no evidence that the proposed use would discourage investment in the surrounding homes or that it would negatively affect residential property values.
10. The use as proposed is designed to be compatible with the surrounding neighborhood and should not interfere or discourage development and use of adjacent land and buildings or unreasonable affect their value.

**SUGGESTED MOTIONS –3441 Broad Street Café**

Based on the information provided at the June 1, 2015 Planning Commission meeting and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission recommends that the City Council (**APPROVE/ DENY**) the Special Land Use application for the Strawberry Alarm Clock Café at 3441 Broad Street.

The Special Land Use permit is granted with the following conditions:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

OR

Based on the information provided at the June 1, 2015 Planning Commission meeting and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission moves to **(POSTPONE)** the Special Land Use request submitted for the Strawberry Alarm Clock Café at 3441 Broad Street until **(DATE)**, to allow the applicant more time to address the following:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



OFFICE OF COMMUNITY DEVELOPMENT

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

PERMIT TO PLANT, REMOVE, FERTILIZE, PRUNE, CUT OR DISTURB CITY TREES

Date: April 28, 2015

APPLICANT/OWNER Jack Savas
ADDRESS 3441 Broad Street
PHONE/FAX 734-296-2935
TYPE OF TREE BEING REMOVED Two (2) Maples, one dying, the other distressed
TAG NUMBER (if applicable) N/A
REPLACEMENT SPECIES Four (4) Replacement trees must be planted, and must of either, Flowering Cherries, Amur Maple or Serviceberry

Checklist

- All tree removals include stump removal and site restoration
New trees must be a minimum of 2" caliper at 6' height
Tree must be planted in the middle of the extension (no closer than 3' from the curb line or outer edge of the sidewalk)
Trees shall be in line with each other and planted between 30-60' depending on species and lot width
Street trees shall not be planted within 10' of overhead or underground utilities
Trees cannot be planted within 30' of corners or intersections
Trees shall be planted so that they do not obstruct streetlights, pedestrians, traffic sign, street or alley intersections
Contractors are required to show adequate insurance coverage from potential damages during execution of the work
Call MISS DIG a minimum of 72 hours prior to work (1-800-482-7171)

\*The City of Dexter has the authority to require posting of a bond adequate to fully repay the City for all costs to ensure the completion of the work under the permit.

Applicant's Signature [Handwritten Signature]

Date 04-28-15

By signing the permit, I acknowledge the requirements of Ordinance #2005-15 and agree to follow the provision of the ordinance and the permit.

For Office Use Only

APPROVED

APPROVAL STAMP BY: [Signature] REASONS FOR DENIAL:

CITY OF DEXTER
ZONING ADMINISTRATOR
DATE: 4/30/15

Conditions of Approval: Replacement trees must be planted within one year of the date of this agreement.

Date: May 22, 2015  
Revised: June 22, 2015

## Combined Site Plan Review For City of Dexter, Michigan

### GENERAL INFORMATION

**Applicant:** Craig Borum – Ply Architecture  
679 South Wagner Road  
Ann Arbor, MI 48103

**Project Name:** Strawberry Alarm Clock

**Plan Date:** May 20, 2015

**Revised Date:** June 5, 2015

**Location:** 3441 Broad Street

**Zoning:** VR- Village Residential

**Action Requested:** Combined Site Plan Review

**Required Information:** Deficiencies are noted in report.

### PROJECT AND SITE DESCRIPTION

The applicant is proposing to redevelop 3441 Broad Street as a 2-story commercial building with a European Café on the first floor and a single residential apartment on the second floor. The subject site is zoned VR, Village Residential which allows for restaurants (without drive-through facilities) as a special land use.

The Planning Commission recommended approval of the Conditional Land Use at their June 1, 2015 regular meeting, and postponed action on the combined site plan until the applicant submitted revisions. This review is based upon those revisions.

On Sheet A1.00 the applicant provides: *The site plan at 3441 Broad Street is laid out in response to the City of Dexter's Zoning Ordinance for the Village Residential Zone, as well as respecting the sloped topography of the site. Locating the building to the east side of the site respects the residential property to the west by allowing for space between the new commercial use and the residence. It also allows for the required on-site parking to have the minimal amount of environmental impact on the site by keeping cutting and filling to a minimum within the use of retaining walls. Inserting the parking between the west side of the building and the planted hillside provides natural screening for the parking lot and ensures that it is as visually unobtrusive as possible to the neighborhood. The proposed landscaping will manage all stormwater on-site and will greatly improve the aesthetics of the property and enhance the character of the neighborhood.*

**Aerial Photograph**



**AREA, WIDTH, HEIGHT, SETBACKS**

Article XX outlines the dimensional requirements of the VR, Village Residential zoning district. They are provided in the following table:

|                        | <u>Required</u>       | <u>Provided</u>                           | <u>Compliant</u> |
|------------------------|-----------------------|---|------------------|
| <b>Lot Area</b>        | 7,800 SF              | 12,837 SF                                 | Complies         |
| <b>Lot Width</b>       | 60 feet               | 99 feet                                   | Complies         |
| <b>Setbacks</b>        |                       |   |                  |
| <b>Front</b>           | 15                    | 15 feet                                   | Complies         |
| <b>Side</b>            | 10                    | 10 feet 8 inches (east)<br>58 feet (west) | Complies         |
| <b>Rear</b>            | 25                    | 25 feet 8 inches                          | Complies         |
| <b>Lot Coverage</b>    | 30%                   | 15.6%                                     | Complies         |
| <b>Building Height</b> | 2.5 stories / 35 feet | 2 stories / 27 feet                       | Complies         |

The applicant has revised the site plan to meet all of the dimensional requirements of the VR zoning district.

**Items to be Addressed:** None.

**NATURAL FEATURES**

**Topography:** Existing topography is provided on Sheet C-100, and demonstrates an approximate 10-foot grade reduction from the west side of the site to the east side.

**Woodlands:** Woodlands are not present on the subject site, but we note that a street tree (Red Maple) and another tree (Red Maple) will be (or have already been) removed to accommodate the proposed driveway and building. Tree replacement in accordance with Section 6.14 D. is required.

Based upon the size of the street tree to be removed (26”) it is considered a landmark tree (Section 6.14 D.) which requires replacement of five (5) trees of at least 2.5” caliper. The site landscaping tree (14” Red Maple) to be removed requires three (3) additional replacement trees (Section 6.14 D.). A total of eight (8) replacement trees are required. See the Landscaping section of this report for further review of replacement trees.

**Wetlands:** No wetlands are present on the subject site.

**Soils:** Soil data is provided on Sheet C-100. Site soils include Boyer Loamy Sand, 1-6% slopes and Spinks Loamy Sand, 6-12% slopes. The eastern portion of the site contains Boyer Loamy Sand which does not contain development constraints; whereas the eastern portion of the site containing Spinks Loamy Sand has severe development constraints.

**Items to be Addressed:** *Indicate how soil constraints can be overcome in development of the property as proposed.*

**ESSENTIAL FACILITIES AND SERVICES**

The subject site is adjacent to water and sewer services. The applicant has provided a utility plan (Sheet C-300) and Stormwater Management Plan (Sheet C-400). We defer additional comment on the site’s essential services to the City Engineer.

**Items to be Addressed:** *City Engineer review of essential services.*

**BUILDING LOCATION AND SITE ARRANGEMENT**

The building location and site arrangement have been debated at both the Zoning Board of Appeals and Planning Commission. As presented, the applicant has met the dimensional requirements of the VR zoning district, and has demonstrated the intent to comply with the comments provided by the Planning Commission during special land use review.

**Items to be Addressed:** *None.*

**PARKING, LOADING**

Section 5.03 requires *Restaurant – take out with less than six (6) tables and/or booths to provide: 5.0 spaces plus 1.0 space for each employee on peak shift.* Additionally, two (2) spaces are required per dwelling unit (Section 5.03 lists maximum parking requirements).

|   | <u>Maximum Allowed</u> | <u>Provided</u> |
|---|------------------------|-----------------|
| <b>Off-Street</b> – (5 spaces + 1 employee + 2 for apartment) = 8 | 8                      | 7               |
| <b>Barrier Free</b>   | 1                      | 1               |
| <b>Loading</b>  | 0                      | 0               |

All parking spaces are dimensioned 9 feet by 18 feet as required.

As proposed, the site provides seven (7) parking spaces. Section 5.01G. allows the Planning Commission to permit deviation from the maximum requirements and may require more or

allow less parking whenever it finds that such deviations are more likely to provide a sufficient number of parking spaces to accommodate the specific characteristics of the use in question.

A loading space is not required for restaurant uses (Section 5.03); however, the applicant should indicate the type of vehicles and timing of deliveries to ensure that adequate space is provided. The loading area shall not impede site circulation during hours of operation.

The applicant has provided bicycle parking for 5 bikes in the southeast corner of the site adjacent to the public sidewalk along Broad Street.

**Items to be Addressed:** 1) Planning Commission to consider allowing a deviation in the maximum parking requirements. 2) Provide information related to delivery vehicle type, timing, etc. to ensure site circulation will not be impacted during hours of operation.

## SITE ACCESS AND CIRCULATION

The site will be accessed via a new 22-foot wide asphalt driveway. Site access and circulation appears adequate as proposed.

**Items to be Addressed:** None.

## SIDEWALKS

An existing public sidewalk is located along Broad Street. An internal pedestrian connection to the proposed building has been provided on the west side of the proposed drive.

**Items to be Addressed:** None.

## LANDSCAPING

A landscape plan has been provided on a separate plan sheet (Sheet A1.00); however, it is not prepared and sealed by a landscape architect licensed in the State of Michigan (Section 6.12A.). The landscape plan contains the following information:

**Composition** – Section 6.02A. notes *no more than 25% of any one genus or 10% of any one species per site plan*. As presented on the Planting Schedule (Sheet A1.01), the composition of the proposed plantings appears adequate. However, when checking the planting schedule with the landscape plan none of the “G” plantings have been provided on the planting schedule. Further, the plant quantities on the schedule do not all coincide with the quantities represented on the site plan. We suggest an enlarged detail of the bio-retention area be provided in order to verify plantings on this portion of the site at a legible scale.

**Parking Lot Screening** – Parking provisions outlined in the Zoning Ordinance do not provide standards for screening parking lots from public streets in the VR district. The applicant has provided two (2) ornamental trees and three (3) shrubs as parking lot screening.

**Interior Parking Lot Screening** – No interior parking lot landscaping is proposed or required as the proposed lot only contains seven (7) parking spaces.

**Buffer/Screen** – Section 6.05 indicates the intent of the buffer strip is to have a minimum of five (5)-foot obscuring area. Section 6.06 provides specific buffer standards. However, the VR district is not included. The applicant is proposing a five-foot berm to buffer the proposed parking lot to the neighboring residential dwelling.

**Site Landscaping** – Section 6.07 requires at least five percent (5%) of the total lot area to be landscaped. For the subject site (12,837 SF), 642 SF of site landscaping is required 975 SF of the site (7.6%) is demonstrated for site landscaping.

**Greenbelt / Street Trees** – One (1) street tree is required for every 30-40 feet of lineal frontage to be placed between the sidewalk and the curb. With 99 feet of frontage two (2) trees are required, and two (2) existing trees are demonstrated on the west side of the proposed drive. A note on the plans (Sheet A1.01) indicates an additional street tree east of the proposed drive cannot be accommodated due to overhead and underground utilities in this location.

**Tree Removal/Replacement** - Two (2) Red Maple trees are proposed to be removed to accommodate the proposed driveway and building. Based upon the D.B.H. of the trees to be removed, (one is a landmark tree) 8 replacement trees having at least 2.5-inch caliper are required. We noted in our previous review, five (5) trees had been provided on the plans that would count as replacement trees. However, their D.B.H. caliper had not been provided.

In this latest submittal, all proposed trees are demonstrated as ornamental trees having a caliper of 2-inches. This does not meet the intent of the Tree Replacement Ordinance which requires replacement trees of 2.5-inch caliper. Further, Section 6.14 F. states, *where the applicant demonstrates that it is not possible to mitigate all replacements on site, the Planning Commission may also consider the planting of two (2) ornamental trees per one (1) required replacement tree.*

The applicant will need to revise the site plan to accommodate the appropriate number of replacement trees.

**Waste Receptacle** – The dumpster is located at the north end of the proposed parking lot. Detail of the proposed dumpster enclosure is provided on Sheet A2.00. The dumpster enclosure is made-up of treated wood slat with a matching double-gate. During special land use review, the applicant indicated the use of a rubber pad to help eliminate noise during garbage removal would be utilized, and is shown on the dumpster enclosure detail provide on Sheet A2.00.

**Items to be Addressed:** 1) Landscape plan is required to be prepared and sealed by a State of Michigan licensed landscape architect. 2) Revise planting schedule/landscape plan to demonstrate the same number of plantings. 3) Provide an enlarged detail of the proposed bio-retention area to confirm plantings. 4) Provide replacement trees as required in Section 6.14.

## LIGHTING

A lighting plan has been provided on Sheet A1.02. Four (4) wall mounted lights are proposed along the north, south and west building elevations. Detail of the proposed fixtures demonstrates they are downward directed, fully shielded fixtures. As presented, the proposed lighting fixtures meet all requirements of Section 3.19.

**Items to be Addressed:** None.

## SIGNS

An 11.895 SF wall sign is proposed along the south building elevation. Building signs in the VR district are allowed 0.5 SF for each one (1) foot of building frontage. Based on the 28.83 feet of building frontage the applicant is allowed the maximum 12 SF of wall signage.

**Items to be Addressed:** None.

## FLOOR PLANS AND ELEVATIONS

Floor plans and elevations of the proposed structure have been provided. As discussed at the June 1, 2015 Planning Commission meeting, the western building elevation has been modified to provide a “softer” appearance for the western residential neighbor. Additional windows and wood siding have been included in the western façade redesign.

**Items to be Addressed:** None.

## RECOMMENDATIONS

Prior to recommending approval of the combined site plan, we recommend the applicant address the following comments to the satisfaction of the Planning Commission. Our comments are summarized below:

1. Indicate how soil constraints can be overcome in development of the property as proposed.
2. City Engineer review of essential services.

3. Planning Commission to consider allowing a deviation in the maximum parking requirements.
4. Provide information related to delivery vehicle type, timing, etc. to ensure site circulation will not be impacted during hours of operation.
5. Landscape plan is required to be prepared and sealed by a State of Michigan licensed landscape architect.
6. Revise planting schedule/landscape plan to demonstrate the same number of plantings.
7. Provide an enlarged detail of the proposed bio-retention area to confirm plantings.
8. Provide replacement trees as required in Section 6.14.



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CARLISLE/WORTMAN ASSOC., INC.  
Douglas J. Lewan, PCP, AICP  
Principal



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CARLISLE/WORTMAN ASSOC., INC.  
Laura K. Kreps, AICP  
Associate

#241-1415

Cc: Craig Borum, 679 S. Wagner Road, Ann Arbor, MI 48103  
Jack Savas, 4775 Bridgeway Drive, Ann Arbor, MI 48103

Date: May 22, 2015

## Combined Site Plan Review For City of Dexter, Michigan

### GENERAL INFORMATION

|                              |  |
|------------------------------|--|
| <b>Applicant:</b>            | Craig Borum – Ply Architecture<br>679 South Wagner Road<br>Ann Arbor, MI 48103 |
| <b>Project Name:</b>         | Strawberry Alarm Clock   |
| <b>Plan Date:</b>            | May 4, 2015  |
| <b>Location:</b>             | 3441 Broad Street  |
| <b>Zoning:</b>               | VR- Village Residential  |
| <b>Action Requested:</b>     | Combined Site Plan Review  |
| <b>Required Information:</b> | Deficiencies are noted in report.  |

### PROJECT AND SITE DESCRIPTION

The applicant is proposing to redevelop 3441 Broad Street as a 2-story commercial building with a European Café on the first floor and a single residential apartment on the second floor. The subject site is zoned VR, Village Residential which allows for restaurants (without drive-through facilities) as a special land use.

The applicant has provided the following narrative describing the proposed use of the site:

*The Strawberry Alarm Clock café will be a small take-out restaurant, serving coffee and pre-made small plates. There will be a retail area for purchasing specialty food items such as olive oils, coffee and other imported goods. The less than 6 table and 7 parking space restriction will allow the business to be easily served by one employee at all times, with business hours from 6am to 9pm, 7 days a week.*

*The clients will be local residents (mainly pedestrian), weekend visitors and cyclists via the B2B trail, tourists and neighboring businesses and churches. The café will be a destination outside of the downtown core, and aims to respect the character of the neighborhood while providing a new service that is not currently available in the area. The second floor accessory apartment will be used as rental income for the property.*

**Aerial Photograph**



**AREA, WIDTH, HEIGHT, SETBACKS**

Article XX outlines the dimensional requirements of the VR, Village Residential zoning district. They are provided in the following table:

|                        | <u>Required</u>          | <u>Provided</u>                  | <u>Compliant</u>                         |
|------------------------|--------------------------|----------------------------------|--|
| <b>Lot Area</b>        | 7,800 SF                 | 12,837 SF                        | Complies                                 |
| <b>Lot Width</b>       | 60 feet                  | 99 feet                          | Complies                                 |
| <b>Setbacks</b>        |                          |                                  |  |
| <b>Front</b>           | 15                       | 15 feet                          | Complies                                 |
| <b>Side</b>            | 10                       | 10 feet (east)<br>58 feet (west) | Complies                                 |
| <b>Rear</b>            | 25                       | 5.75 feet                        | Deficient 21.25 feet to<br>proposed deck |
| <b>Lot Coverage</b>    | 30%                      | 14.5%                            | Complies                                 |
| <b>Building Height</b> | 2.5 stories / 35<br>feet | 2 stories / 27 feet              | Complies                                 |

The applicant has requested a variance from the ZBA (May 18<sup>th</sup> ZBA meeting). The ZBA postponed action on the variance request to allow the applicant time to consider alternatives that may require the need for a lesser variance.

**Items to be Addressed:** *Obtain a variance from the ZBA or provide an alternative design that will meet the required 25-foot rear yard setback.*

**NATURAL FEATURES**

**Topography:** Existing topography is provided on Sheet C-100, and demonstrates an approximate 10-foot grade reduction from the west side of the site to the east side.

**Woodlands:** Woodlands are not present on the subject site, but we note that a street tree (Red Maple) and another tree (Red Maple) will be removed to accommodate the proposed driveway and building. Tree replacement in accordance with Section 6.14 D. is required (additional information related to tree replacement will be provided during site plan review section below).

**Wetlands:** No wetlands are present on the subject site.

**Soils:** Soil data is provided on Sheet C-100. Site soils include Boyer Loamy Sand, 1-6% slopes and Spinks Loamy Sand, 6-12% slopes. The eastern portion of the site contains Boyer Loamy Sand which does not contain

development constraints; whereas the eastern portion of the site containing Spinks Loamy Sand has severe development constraints.

**Items to be Addressed:** *Indicate how soil constraints can be overcome in development of the property as proposed.*

**BUILDING LOCATION AND SITE ARRANGEMENT**

We understand the site design is proposed due to the existing topography of the site. However, we feel as designed the proposed use will have a greater impact on the neighboring residential property by developing a parking lot 15 feet from the property line abutting an existing residential dwelling. Whereas, if the parking lot were developed on the other side of the building adjacent to the train museum, noise, lighting, dumpster and other impacts associated with the parking lot would be buffered from the existing home.

At the ZBA meeting, the applicant indicated they would look into other building/site arrangement options.

**Items to be Addressed:** *Consider reconfiguring site to reduce impacts associated with the proposed parking area away from the abutting residential neighbor.*

**PARKING, LOADING**

Section 5.03 requires *Restaurant – take out with less than six (6) tables and/or booths to provide: 5.0 spaces plus 1.0 space for each employee on peak shift.* Additionally, two (2) spaces are required per dwelling unit (Section 5.03 lists maximum parking requirements).

|   | <u>Required</u> | <u>Provided</u> |
|---|-----------------|-----------------|
| <b>Off-Street</b> – (5 spaces + 1 employee + 2 for apartment) = 8 | 8               | 7               |
| <b>Barrier Free</b>   | 1               | 1               |
| <b>Loading</b>  | 0               | 0               |

All parking spaces are dimensioned 9 feet by 18 feet as required.

As proposed, the site is deficient one (1) parking space. Section 5.01G. allows the Planning Commission to permit deviation from the requirements and may require more or allow less parking whenever it finds that such deviations are more likely to provide a sufficient number of parking spaces to accommodate the specific characteristics of the use in question.

A loading space is not required for restaurant uses (Section 5.03); however, the applicant should indicate the type of vehicles and timing of deliveries to ensure that adequate space is provided. The loading area shall not impede site circulation during hours of operation.

The applicant has provided bicycle parking for 5 bikes in the southeast corner of the site adjacent to the public sidewalk along Broad Street.

**Items to be Addressed:** 1) Planning Commission to consider allowing a deviation in the parking requirements. 2) Provide information related to delivery vehicle type, timing, etc. to ensure site circulation will not be impacted during hours of operation.

## SITE ACCESS AND CIRCULATION

The site will be accessed via a new 22-foot wide asphalt driveway. Site access and circulation appears adequate as proposed.

**Items to be Addressed:** None.

## SIDEWALKS

An existing public sidewalk is located along Broad Street. An internal pedestrian connection to the proposed building has been provided on the west side of the proposed drive.

**Items to be Addressed:** None.

## LANDSCAPING

A landscape plan has been provided on a separate plan sheet (Sheet A1.00); however, it is not prepared and sealed by a landscape architect licensed in the State of Michigan (Section 6.12A.). The landscape plan contains the following information:

**Composition** – Section 6.02A. notes *no more than 25% of any one genus or 10% of any one species per site plan*. As presented on the Planting Schedule (Sheet A1.01), the composition of the proposed plantings appears adequate. However, the size of the proposed plantings has not been provided, and must be demonstrated on the planting schedule.

**Parking Lot Screening** – Parking provisions outlined in the Zoning Ordinance do not provide standards for screening parking lots from public streets in the VR district. The applicant has provided one (1) canopy tree and three (3) shrubs as parking lot screening.

**Interior Parking Lot Screening** – No interior parking lot landscaping is proposed or required as the proposed lot only contains seven (7) parking spaces.

**Buffer/Screen** – Section 6.05 indicates the intent of the buffer strip is to have a minimum of five (5)-foot obscuring area. Section 6.06 provides specific buffer standards. However, the VR district is not included. The applicant is proposing a five-foot berm to buffer the proposed parking lot to the neighboring residential dwelling.

**Site Landscaping** – Section 6.07 requires at least five percent (5%) of the total lot area to be landscaped. For the subject site (12,837 SF), 642 SF of site landscaping is required 957 SF of the site (7.6%) is demonstrated for site landscaping.

**Greenbelt / Street Trees** – One (1) street tree is required for every 30-40 feet of lineal frontage to be placed between the sidewalk and the curb. With 99 feet of frontage two (2) trees are required, and two (2) existing trees are demonstrated on the west side of the proposed drive. A note on the plans (Sheet A1.01) indicates an additional street tree east of the proposed drive cannot be accommodated due to overhead and underground utilities in this location.

**Tree Removal/Replacement** - Two (2) Red Maple trees are proposed to be removed to accommodate the proposed driveway and building. Based upon the D.B.H. of the trees to be removed, (one is a landmark tree) 8 replacement trees having at least 2.5-inch caliper are required. We note five (5) trees have been provided on the plans that would count as replacement trees. However, their D.B.H. caliper has not been provided.

**Waste Receptacle** – The dumpster is located at the north end of the proposed parking lot. Detail of the proposed dumpster enclosure is provided on Sheet A2.00. The dumpster enclosure is made-up of treated wood slat with a matching double-gate.

**Items to be Addressed:** 1) *Landscape plan is required to be prepared and sealed by a State of Michigan licensed landscape architect.* 2) *Size of all proposed plantings must be provided.* 3) *Provide replacement trees as required in Section 6.14.*

## LIGHTING

A lighting plan has been provided on Sheet A1.02. Four (4) wall mounted lights are proposed along the north, south and west building elevations. Detail of the proposed fixtures demonstrates they are downward directed, fully shielded fixtures. As presented, the proposed lighting fixtures meet all requirements of Section 3.19.

**Items to be Addressed:** *None.*

## SIGNS

A 25.41 SF wall sign is proposed along the south building elevation. Building signs in the VR district are allowed 0.5 SF for each one (1) foot of building frontage. Based on the 28.83 feet of building frontage the applicant is allowed the maximum 12 SF of wall signage. Information provided on the plan (Sheet A2.00) indicates the square footage of the proposed sign to be 11.8 SF. However, we calculate a 3-foot by 8-foot sign to be 24+ SF in area.

**Items to be Addressed:** *Reduce the size of the wall sign to a maximum signage area of 12 SF.*

## FLOOR PLANS AND ELEVATIONS

Floor plans and elevations of the proposed structure have been provided. As noted in the special use section of this report, the Planning Commission will need to determine whether the proposed building design is compatible with the surrounding residential neighborhood.

**Items to be Addressed:** *Planning Commission to consider whether building design is compatible with the existing neighborhood.*

## VARIANCES

As proposed, a variance to allow a reduction in the rear yard setback is needed. The ZBA met on May 18<sup>th</sup> and postponed action on the requested variance to allow the applicant additional time to consider alternatives that may reduce (lessen) the requested variance.

**Items to be Addressed:** *Obtain a variance for the rear yard setback, or provide an alternative design that meets or lessens the requested variance.*

## RECOMMENDATIONS

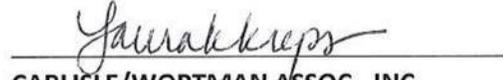
Prior to recommending approval of the combined site plan, we recommend the applicant address the following comments to the satisfaction of the Planning Commission. Our comments are summarized below:

1. Indicate how soil constraints can be overcome in development of the property as proposed.
2. City Engineer review of essential services.
3. Obtain a variance from the ZBA or provide an alternative design that will meet the required 25-foot rear yard setback.
4. Planning Commission to consider allowing a deviation in the parking requirements.
5. Provide information related to delivery vehicle type, timing, etc. to ensure site circulation will not be impacted during hours of operation.
6. Landscape plan is required to be prepared and sealed by a State of Michigan licensed landscape architect.
7. Size of all proposed plantings must be provided.
8. Provide replacement trees as required in Section 6.14.
9. Reduce the size of the wall sign to a maximum signage area of 12 SF.

10. Planning Commission to consider whether building design is compatible with the existing neighborhood.



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Principal



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Date: May 22, 2015

## Special Land Use For City of Dexter, Michigan

### GENERAL INFORMATION

**Applicant:** Craig Borum – Ply Architecture  
679 South Wagner Road  
Ann Arbor, MI 48103

**Project Name:** Strawberry Alarm Clock

**Plan Date:** May 4, 2015

**Location:** 3441 Broad Street

**Zoning:** VR- Village Residential

**Action Requested:** Special Land Use Review

**Required Information:** Deficiencies are noted in report.

### PROJECT AND SITE DESCRIPTION

The applicant is proposing to redevelop 3441 Broad Street as a 2-story commercial building with a European Café on the first floor and a single residential apartment on the second floor. The subject site is zoned VR, Village Residential which allows for restaurants (without drive-through facilities) as a special land use.

The applicant has provided the following narrative describing the proposed use of the site:

*The Strawberry Alarm Clock café will be a small take-out restaurant, serving coffee and pre-made small plates. There will be a retail area for purchasing specialty food items such as olive*

*oils, coffee and other imported goods. The less than 6 table and 7 parking space restriction will allow the business to be easily served by one employee at all times, with business hours from 6am to 9pm, 7 days a week.*

*The clients will be local residents (mainly pedestrian), weekend visitors and cyclists via the B2B trail, tourists and neighboring businesses and churches. The café will be a destination outside of the downtown core, and aims to respect the character of the neighborhood while providing a new service that is not currently available in the area. The second floor accessory apartment will be used as rental income for the property.*

### Aerial Photograph



## NEIGHBORING ZONING AND LAND USE

- North:** Railroad tracks border the northern property line of the subject property. North of the railroad tracks is Alpha Metal Finishing and Med Hub. This area is zoned VR, Village Residential / PUD.
- South:** Residential dwellings are located south of the subject site. This area is zoned VR, Village Residential. We have concerns with this use as it relates to the existing established neighborhood across Broad Street.
- East:** Immediately to the east of the subject site is the existing train museum which is also zoned VR, Village Residential.
- West:** Immediately west of the subject site is an existing single-family home which is also zoned VR, Village Residential. We have concerns regarding the compatibility of the proposed use to the single-family home to the west. We elaborate on this in the following sections of this report.

**Items to be Addressed:** *Compatibility of the proposed use on the existing residential neighborhood, specifically, compatibility to the west and south.*

## MASTER PLAN

The subject site is designated VR, Village Residential on the Future Land Use Map. The intent of the Village Residential future land use category is *to maintain the well-established character, scale and density of the traditional pattern of the developed single-family neighborhoods that are characteristic of the Village of Dexter.*

The description of the area planned for Village Residential development notes: *this area is located primarily within the Village Center. These older neighborhoods consist of detached single-family homes, including numerous historic structures. The recommended density in these areas is four (4) to six (6) dwelling units per acre. These predominant characteristics should be maintained by encouraging programs and techniques to improve neighborhoods and housing conditions. In addition, development on vacant lots within this residential classification should only occur if the character, scale and development pattern of the new development is consistent and compatible with the older, existing structures and development patterns of existing residential neighborhoods. There are limited areas outside the Village Center identified on the future land use map that also provide opportunities for a higher density single-family atmosphere.*

Appropriate land uses listed in the Village Residential future land use classification are single-family dwellings at a density of 4 to 6 units per acre.



Future land use categories surrounding the subject site are primarily Village Residential (east, west and south). North of the subject site are existing commercial and industrial businesses (across the railroad) and are planned as Public/Semi-Public and Mixed Use areas.



Based upon the description of the intent of the VR, Village Residential future land use classification cited above, we have concerns that the proposed use does not fit the intent of the Village Residential category. We note the proposed restaurant use is considered a special land use, and may be permitted if the Planning Commission finds the special land use standards of Section 8.03 (analyzed below) have been met.

However, we note the master plan specifically indicates that new development within the VR classification should *only occur if the character, scale and development pattern of the new development is consistent and compatible with the older, existing structures and development patterns of existing residential neighborhoods*. As presented, the character and scale of the proposed development may not be considered consistent with the existing development pattern of the neighborhood. The Planning Commission will need to consider if the proposed

building and site design is consistent/compatible with the existing neighborhood and meets the intent of the Master Plan.

**Items to be Addressed:** *Planning Commission consideration of compatibility with the intent of the Master Plan, as noted.*

## NATURAL RESOURCES

**Topography:** Existing topography is provided on Sheet C-100, and demonstrates an approximate 10-foot grade reduction from the west side of the site to the east side.

**Woodlands:** Woodlands are not present on the subject site, but we note that a street tree (Red Maple) and another tree (Red Maple) will be removed to accommodate the proposed driveway and building. Tree replacement in accordance with Section 6.14 D. is required (additional information related to tree replacement will be provided during site plan review section below).

**Wetlands:** No wetlands are present on the subject site.

**Soils:** Soil data is provided on Sheet C-100. Site soils include Boyer Loamy Sand, 1-6% slopes and Spinks Loamy Sand, 6-12% slopes. The eastern portion of the site contains Boyer Loamy Sand which does not contain development constraints; whereas the eastern portion of the site containing Spinks Loamy Sand has severe development constraints.

**Items to be Addressed:** *Indicate how soil constraints can be overcome in development of the property as proposed.*

## TRAFFIC IMPACT

The subject site was most recently used as a single-family home. It is likely, and we assume the proposed restaurant/apartment will increase traffic in this area. The Institute of Transportation Engineers provides that a single-family home will generate approximately 9.5 trips per day. An apartment will generate 5.7 trips per day, and a coffee shop with one (1) employee will generate 29 trips per day.

Based on the proposed coffee shop/apartment uses, the site will generate an estimated total of 34.7 vehicle trips per day, an increase of 25.2 vehicle trips in comparison to a single-family dwelling. We note the applicant intends for this location to be walkable from other areas of the City; however, a commercial business will generate more traffic than a single-family home.

For a frame of reference, we found that SEMCOG data indicates (latest data available 1999) the average annual daily traffic at Broad and the railroad is 464 vehicles. We note that Broad Street is a truck route.

**Items to be Addressed:** *Increased traffic for the proposed use as noted.*

## ESSENTIAL FACILITIES AND SERVICES

The subject site is adjacent to water and sewer services. We defer additional comment on the site's essential services to the City Engineer.

**Items to be Addressed:** *City Engineer review of essential services.*

## CONDITIONAL USE STANDARDS

Section 8.03 lists the general review standards for all special land use requests. Prior to approving a Special Land Use application, the Planning Commission and Village Council shall require the following general standards be satisfied for the use at the proposed location:

A. *The Special Land Use will be consistent with the goals, objectives and future land use plan described in the Dexter Master Plan.*

**CWA COMMENTS:** As noted above in the Master Plan section of this report, development within the VR classification should *only occur if the character, scale and development pattern of the new development is consistent and compatible with the older, existing structures and development patterns of existing residential neighborhoods.* As presented, the character and scale of the proposed development may not be considered consistent with the existing development pattern of the neighborhood.

We note further, the VR future land use classification and VR zoning district do not directly coincide with one another. The Planning Commission will have to determine if the proposed use is consistent with the intent of the VR future land use category/intent of the VR zoning district.

B. *The Special Land Use will be consistent with the stated intent of the zoning district.*

**CWA COMMENT:** The intent of the VR, Village Residential District is to:

1. Encourage innovative, traditional residential, mixed, and multiple-use developments so that the growing demand for housing may be met by greater variety in type, design and layout of dwellings.
2. Promote land development practices which will protect the public health, safety and welfare.

3. Traditional neighborhoods are the desired alternative to conventional modern, use-segregated developments such as large lot suburban subdivisions and strip commercial developments.
4. Encourage residential/mixed-use development in a manner consistent with the preservation and enhancement of property values within existing residential areas.
5. Promote the creation of places which are oriented to the pedestrian, promote citizen security and social interaction.
6. Promote development of mixed-use structure or mixed-use development with offices, multiple family and retail uses located with related community facilities.
7. Discourage commercial and industrial uses that create objectionable noise, glare and odors.

While we recognize that the proposed use may in-part be compatible with the VR District as a "mixed-use", the applicant should indicate how they plan to mitigate potential objectionable noise, glare and odors that are commonly associated with restaurant / food services uses.

- C. *The Special Land Use will be designed, constructed, operated and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity in consideration of environmental impacts, views, aesthetics, noise, vibration, glare, air quality, drainage, traffic, property values or similar impacts.*

**CWA COMMENTS:** The Planning Commission will need to determine if the proposed structure has been designed to be compatible with the existing neighborhoods character, and whether the proposed use will create noise, glare (from exterior lighting), odor, and additional traffic resulting in alterations to the existing residential neighborhood. We understand the subject site is adjacent to another non-residential use (train museum) along the east, but is surrounded by existing residential dwellings along the south (across Broad Street) and immediately adjacent to a residential dwelling to the west.

Further, the applicant has noted hours of operation will be 6am to 9pm, seven (7) days per week. Since the main attraction of the proposed use is coffee, it is likely the busiest time of day will be in the morning hours when residents are expecting quiet time to sleep or get ready for work/school.

The applicant has not provided any information related as to how common restaurant impacts (lighting, parking/traffic, odor, garbage) will be handled/mitigated.

- D. *The Special Land Use will not significantly impact the natural environment.*

**CWA COMMENTS:** Redevelopment of the site will result in substantial site grading and removal of a couple of mature trees; however, these impacts are no greater than if a new home were built at this location.

- E. *The Special Land Use can be served adequately by public facilities and services such as police and fire protection, schools, drainage structures, water and sewage facilities, and refuse disposal.*

**CWA COMMENTS:** As mentioned under the Essential Services Section of this report, the subject site is served by sewer and water facilities, as well as proposed stormwater management facilities which will be reviewed by the City Engineer. We don't anticipate additional police and fire protection or school services will be needed by the proposed use. However, additional refuse disposal may be required due to the food service nature of the use.

- F. *The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration the following:*

1. *Vehicular turning movements;*
2. *Proximity and relationship to intersections;*
3. *Adequacy of sight distances;*
4. *Location and access of off-street parking; and,*
5. *Provisions for pedestrian traffic.*

**CWA COMMENTS:** Based upon the information provided, there appears to be adequate room for vehicular turning movements and pedestrian safety.

- G. *The proposed use shall be such that the location and height of buildings or structures, and the location, nature and height of walls, fences, and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.*

**CWA COMMENTS:** As already noted throughout this report, the proposed design of the structure is not compatible with the surrounding residential neighborhood. This as well as the type of use may discourage additional investment in the surrounding homes, and negatively affect residential property values.

- H. *The proposed use shall be designed, located, planned, and operated to protect the public health, safety, and welfare.*

**CWA COMMENTS:** As proposed, we do not believe the development is designed or located to protect the public health, safety and welfare.

**Items to be Addressed:** 1) The Planning Commission will need to determine if the proposed development is compatible with the City of Dexter Master Plan goals, objectives or future land use map, as well as the intent of the VR zoning district. 2) The applicant should indicate how they plan to mitigate potential objectionable noise, glare and odors that are commonly associated with restaurant / food services uses.

## VARIANCES

As proposed, a variance to allow a reduction in the rear yard setback is needed. The ZBA met on May 18<sup>th</sup> and postponed action on the requested variance to allow the applicant additional time to consider alternatives that may reduce (lessen) the requested variance.

**Items to be Addressed:** Obtain a variance for the rear yard setback, or provide an alternative design that meets or lessens the requested variance.

## RECOMMENDATIONS

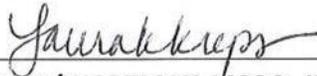
Based upon our review, we have provided the following items to be addressed/considered to the satisfaction of the Planning Commission prior to approve of the requested special land use:

### Special Land Use:

1. Compatibility of the proposed use on the existing residential neighborhood, specifically, compatibility to the west and south.
2. Planning Commission consideration of compatibility with the intent of the Master Plan, as noted.
3. Increased traffic for the proposed use as noted.
4. Planning Commission consideration of compatibility with the intent of the VR zoning district.
5. The applicant should indicate how they plan to mitigate potential objectionable noise, glare and odors that are commonly associated with restaurant / food services uses.

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CARLISLE/WORTMAN ASSOC., INC.  
Douglas J. Lewan, PCP, AICP  
Principal

  
CARLISLE/WORTMAN ASSOC., INC.  
Laura K. Kreps, AICP  
Associate

*Strawberry Alarm Clock*

*May 22, 2015*

#14-1415

Cc: Craig Borum, 679 S. Wagner Road, Ann Arbor, MI 48103  
Jack Savas, 4775 Bridgeway Drive, Ann Arbor, MI 48103

ARCHITECTS. ENGINEERS. PLANNERS.

June 26, 2015

CITY OF DEXTER  
8140 Main Street  
Dexter, MI 48130

Attention: Ms. Michelle Aniol (Sent via Electronic Mail)  
Community Development Manager

Regarding: Strawberry Alarm Clock Café  
**Combined Site Plan - Review No. 2**  
OHM JN: 0130-15-1011

Ms. Aniol:

The applicant, Craig Borum, AIA, is proposing a small mixed-use retail and residential building with surrounding parking lot at 3441 Broad Street. An existing building and driveway will be removed (the building has already been demolished). We have reviewed the site plan as well as the subsequently provided infiltration tests and grading plan revisions and find the plans to be in accordance with the City of Dexter Engineering Standards. We therefore find the plans to be acceptable and recommend approval from an engineering standpoint.

Should you have any questions about this review or other matters related to the site, please feel free to contact me at 734-466-4573 or via e-mail at [pat.droze@ohm-advisors.com](mailto:pat.droze@ohm-advisors.com).

Sincerely,

**OHM Advisors**



Patrick M. Droze, P.E.  
Project Engineer

cc: Courtney Nicholls, Acting Village Manager (e-mail)  
Dan Schlaff, Public Services Superintendent (e-mail)  
Don Dettling, Dexter Area Fire Department (e-mail)  
Jason Van Ryan, Nederveld, 3025 Miller Road, Ann Arbor, MI 48103  
Craig Borum, AIA, 679 South Wagner Road, Ann Arbor, MI 48103  
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May 20, 2015

CITY OF DEXTER  
8140 Main Street  
Dexter, MI 48130

Attention: Ms. Michelle Aniol (Sent via Electronic Mail)  
Community Development Manager

Regarding: Strawberry Alarm Clock Café  
**Combined Site Plan - Review No. 1**  
OHM JN: 0130-15-1011

Ms. Aniol:

The applicant, Craig Borum, AIA, is proposing a small mixed-use retail and residential building with surrounding parking lot at 3441 Broad Street. An existing building and driveway will be removed (the building has already been demolished). We have reviewed the site plan again in accordance with the City of Dexter Engineering Standards and have found that the plans require revision. The following items shall be addressed and revised plans provided for additional review:

#### **UTILITIES**

1. The applicant shall provide a summary of the new uses and determine a total number of Residential Equivalency Units (REUs) for the proposed site. The applicant shall deduct one (1) REU from this total (credit for prior residential use) to determine the total net REUs.

#### **SITE GRADING AND PAVING**

2. It appears that the parking lot grading conveys a portion of runoff into the Broad Street right-of-way. The plans shall be revised such that all runoff shall be contained and routed to the on-site basin.
3. The asphalt cross section shall specify mixes. Consult the engineering standards for accepted materials.
4. The applicant shall review Waste Management's standard dumpster enclosure provided within the appendix of the engineering standards.
5. The geometry for the proposed driveway to Broad Street shall be in accordance with the detail provided in the engineering standards appendix.

#### **STORMWATER MANAGEMENT**

6. Results of an in-situ soil infiltration test performed at the location of the proposed rain garden shall be provided with the plans or as a supplementary document. The applicant shall be aware that an infiltration rate safety factor of two (2) is required by the Rules of the Washtenaw County Water Resources Commissioner's Office.
7. A cross-section for the proposed spillway shall be provided by the applicant, including calculations demonstrating the capability of containing and conveying runoff from a 10-year storm.
8. It is recommended that an emergency overflow point is identified on the proposed retention basin.

The above comments should be addressed and the City of Dexter Engineering Standards reviewed prior to submitting for an additional site plan review. A cover letter indicating how each comment in this letter was addressed should be submitted with the revised plans by the Applicant. Should you have any questions about this review, please feel free to contact me at 734-466-4573 or via e-mail at [pat.droze@ohm-advisors.com](mailto:pat.droze@ohm-advisors.com).

Sincerely,  
OHM Advisors



Patrick M. Droze, P.E.  
Project Engineer

cc: Courtney Nicholls, Acting Village Manager (e-mail)  
Dan Schlaff, Public Services Superintendent (e-mail)  
Don Dettling, Dexter Area Fire Department (e-mail)  
Jason Van Ryan, Nederveld, 3025 Miller Road, Ann Arbor, MI 48103  
Craig Borum, AIA, 679 South Wagner Road, Ann Arbor, MI 48103  
File

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# Dexter Area Fire Department

June 15, 2015

Michelle Aniol  
Community Development Manager  
City of Dexter  
8140 Main St.  
Dexter, MI 48130

Subject: Plan review of: Strawberry Alarm Clock Cafe  
Plans dated: June 5, 2015

Dear Mrs. Aniol:

The Dexter Area Fire Department (DAFD) has reviewed plans submitted to our Department. We have reviewed these plans with Fire Safety and Prevention in mind. Our resources are the Village's Fire Protection Ordinance and Village's Engineering Standards. Below are our comments.

#### DAFD Comments:

Village of Dexter Engineering Standards (as it refers to fire hydrant location & fire department connections): Within Standard's

**Fire Protection Ordinance:** Requirements of this Ordinance will need to be incorporated in future plans before approval: related but not limited to: **Knox Box** International Fire Code (IFC) Section 506, **Addressing IFC Section 505, Minimum Roadway Widths IFC Section D 103, Fire Lane Signage IFC Section 503.3 & D 103, Portable Fire Extinguishers IFC Section 906 Fire Suppression, Fire Alarm Systems and Kitchen Fire Suppression System (if Applicable) IFC 105.7 & Washtenaw County Building Department. DAFD Requirements: 1)Purchase and installation of a Knox Box 2) Installation of a "No Parking Fire Lane" sign along the front of this building**

**DAFD Recommendations:** Supports approval of this project

Donald Dettling  
Fire Inspector

Cc/

Fire Chief Loren Yates, Bob Wagner, John Zahn  
City Mgr. Courtney Nicholls



# Dexter Area Fire Department

May 10, 2015

Michelle Aniol  
Community Development Manager  
City of Dexter  
8140 Main St.  
Dexter, MI 48130

Subject: Plan review of: Strawberry Alarm Clock Cafe  
Plans dated: May 4, 2015

Dear Mrs. Aniol:

The Dexter Area Fire Department (DAFD) has reviewed plans submitted to our Department. We have reviewed these plans with Fire Safety and Prevention in mind. Our resources are the Village's Fire Protection Ordinance and Village's Engineering Standards. Below are our comments.

#### DAFD Comments:

Village of Dexter Engineering Standards (as it refers to fire hydrant location & fire department connections): Within Standard's

Fire Protection Ordinance: Requirements of this Ordinance will need to be incorporated in future plans before approval: related but not limited to: Knox Box International Fire Code (IFC) Section 506, Addressing IFC Section 505, Minimum Roadway Widths IFC Section D 103, Fire Lane Signage IFC Section 503.3 & D 103, Portable Fire Extinguishers IFC Section 906 Fire Suppression, Fire Alarm Systems and Kitchen Fire Suppression System (if Applicable) IFC 105.7 & Washtenaw County Building Department.

DAFD Requirements: Purchase and installation of a Knox Box

#### DAFD Recommendations:

Donald Dettling  
Fire Inspector

Cc/

Fire Chief Loren Yates  
City Mgr. Courtney Nicholls



# VILLAGE OF DEXTER

8140 Main Street · Dexter, Michigan 48130-1092 · (734) 426-8303 · Fax (734) 426-5614

## VILLAGE OF DEXTER

### SITE PLAN REVIEW & SPECIAL USE APPLICATION

Application is being made for:  Preliminary Site Plan Review  Final Site Plan Review  
 Combined Site Plan  Special Use Permit

Property Address: 3441 Broad Street, Dexter, MI 48130

Tax ID Number: HD-03-31-477-002

Proposed Use: Cafe with Accessory Apartment

Zoning District: Village Residential (VR)

Property Owner Name: Jack Savas Phone: 734-276-2935

Property Owner Address: 4775 Bridgeway Drive, Ann Arbor, 48103

Applicant Name: Craig Borum, AIA Phone: 734-827-2238

Applicant Address: 679 South Wagner Road, Ann Arbor, MI 48103

Representative (e.g. Engineer) Name: PLY Architecture Phone: 734-827-2238

Representative Address: 679 South Wagner Road, Ann Arbor, MI 48103

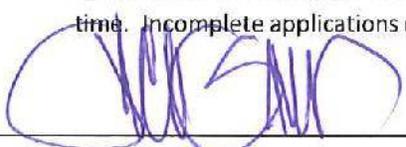
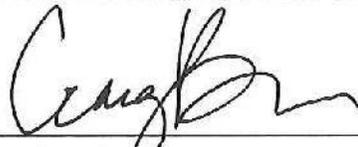
**Regulations and Standards:** Applicant must complete the following and applicable standards must be noted on the site plan.

|                            | Plan Submitted   | Requirement     |   |
|----------------------------|------------------|-----------------|---|
| 1. Front Yard Setback (ft) | <u>15'</u>       | <u>15'</u>      | <input type="checkbox"/> check here if corner lot |
| 2. Side Yard Setback (ft)  | <u>10'8"</u>     | <u>10'</u>      |   |
| 3. Rear Yard Setback (ft)  | <u>13'</u>       | <u>25'</u>      |   |
| 4. Lot Coverage (%) (7a/6) | <u>14.5%</u>     | <u>30%</u>      |   |
| 5. Height (ft)             | <u>27'</u>       | <u>35'</u>      |   |
| 6. Total Site Area (ft)    | <u>12,837 SF</u> | <u>7,800 SF</u> |   |
| 7a. Building Coverage (ft) | <u>1,857 SF</u>  | <u>2,340 SF</u> |   |
| 7b. Floor Area (ft)        | <u>2,412 SF</u>  | <u>1,000 SF</u> |   |

|                                    | Plan Submitted | Requirement |
|------------------------------------|----------------|-------------|
| 8. Floor Area Ratio (%) (7b/6)     | 18.8%          | n/a         |
| 9. Total Paved Area (ft)           | 3,440 SF       | n/a         |
| 10. Total Impervious Cov. (7a+9)/6 | 4.12%          | n/a         |
| 11. Number of Parking Stalls       | 7              | 7           |
| 12. Density (6/13)                 | 12,837         | n/a         |
| 13. Number of Units (Residential)  | 1              | n/a         |
| 14. For Multi-Family:              |                |             |
| Efficiency                         | _____          | _____       |
| 1 Bedroom                          | _____          | _____       |
| 2 Bedroom                          | _____          | _____       |

Additional required information for Special Use Permit:

- Statement describing the use proposed. This should include information about the hours of operation, number of employees and clients, type of programming or services, traffic expected to be generated, and any other pertinent information and/or site development characteristics.
- All applications are presented to the Planning Commission at a public hearing for a recommendation prior to begin forwarded to the Village Council for final consideration. Therefore, all applications must be submitted four weeks prior to 1st Monday of month in order to ensure proper notice time and preparation time. Incomplete applications cannot be processed.

|   |          |  |          |
|---|----------|--|----------|
|  | 05-04-15 |  | 05/04/15 |
| Owner's Signature   | Date     | Applicant's Signature  | Date     |

Staff Review: Fee: \_\_\_\_\_ Date Received: \_\_\_\_\_ Receipt # \_\_\_\_\_

Planning Commission Review Date: \_\_\_\_\_ Council Review Date: \_\_\_\_\_

\_\_\_\_\_ Approved \_\_\_\_\_ Denied Reviewed by: \_\_\_\_\_

REASONS FOR DENIAL: \_\_\_\_\_

EXISTING NON-CONFORMITIES/VARIANCES GRANTED: \_\_\_\_\_

APPROVAL STAMP:

## 15. STATEMENT DESCRIBING THE USE PROPOSED

The Strawberry Alarm Clock Cafe will be a small take-out restaurant, serving coffee and pre-made small plates. There will be a retail area for purchasing specialty food items such as olive oils, coffee, and other imported goods. The less than 6 table and 7 parking space restriction will allow the business to be easily served by one employee at all times, with business hours from 6am-9pm 7 days a week.

The clients will be local residents (mainly pedestrian), weekend visitors and cyclists via the B2B trail, tourists, and neighboring businesses and churches. The cafe will be a destination outside of the downtown core, and aims to respect the character of the neighborhood while providing a new service that is not currently available in the area. The second floor accessory apartment will be used as rental income for the property.

The site plan at 3441 broad street is laid out in response to the City of Dexter's zoning ordinance for the Village Residential zone, as well as respecting the sloped topography of the site. Locating the building to the east side of the site respects the residential property to the west by allowing for space between the new commercial use and the residence. It also allows for the required on-site parking to have the minimal amount of environmental impact on the site by keeping cutting and filling to a minimum without the use of retaining walls. Inserting the parking between the west side of the building and the planted hillside provides natural screening for the parking lot and ensures that it is as visually unobtrusive as possible to the neighborhood. The proposed landscaping will manage all stormwater on-site and will greatly improve the aesthetics of the property and enhance the character of the neighborhood. The building is designed to allow for optimal views to the east, admiring the Train Museum and railway tracks beyond, as well as the rain garden and treed area to the north.





# VILLAGE OF DEXTER

8140 Main Street · Dexter, Michigan 48130-1092 · (734) 426-8303 · Fax (734) 426-5614

## State & County Environmental Permits Checklist

Name of Business: Strawberry Alarm Clock Cafe

Mailing Address: 3441 Broad Street, Dexter, MI 48130

Telephone: 734-276-2935 Fax: \_\_\_\_\_

Type of Business: cafe/retail Owner/Manager: Jack Savas

Date: May 4, 2015 Signature: 

**Note:** For assistance with permits and approvals from the Michigan Department of Environmental Quality (MDEQ), including permit coordination among MDEQ Divisions, contact the Permit Coordinator at 517-334-4235.

Check the items that may pertain to your project or facility, then contact the office(s) listed to determine specific requirements. Return a copy of this checklist to the Village of Dexter as part of your site plan submittal – even if state and county approvals have not been obtained. An updated copy should be submitted prior to occupancy.

This list includes the most common permits and approvals related to waste, water quality and air quality.

| Yes                      | No                                  | Description  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, wetland or other surface water? Contact MDEQ Division Permits Section: 517-373-8088.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project involve the direct or indirect discharge of waste, waste effluent, wastewater, pollutants, and/or cooling water into the groundwater or oil the ground? Contact MDEQ Groundwater Program Section: 517-373-8148.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project involve construction or alteration of any sewage collection or treatment facility? For facilities discharging to surface waters, contact MDEQ Surface Water Quality Division, District Office: 571-780-7690. For facilities discharging to groundwater, contact the MDEQ Waste Management Division District Office: 517-780-7690. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project or facility store or use chemicals, petroleum products, or salt? Depending on the type of oil substance, secondary containment and a Pollution Incident Prevention Plan (PIPP) may be required. Contact MDEQ Waste Management Division District Office: 517-780-7690.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project involve installation, operation, or removal of an underground or aboveground storage tank containing a petroleum product or a hazardous substance? Contact: MDEQ Storage Tank Division: 517-373-8168.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project involve liquefied petroleum gas storage tanks or container filling locations? Contact MDEQ Storage Tank Division: 517-373-8168.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project involve the installation of a compressed gas dispensing station with storage? Contact MDEQ Storage Tank Division: 517-373-8168.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project involve the generation of hazardous waste? Contact: MDEQ Waste Management Division District Office: 517-780-7690.   |

| Yes                                 | No                                  | Description  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Will the project involve the on-site treatment, storage or disposal of hazardous waste? Contact MDEQ Waste Management Division District Office: 517-373-9875.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Will the project involve the transport of hazardous waste or non-hazardous liquid industrial waste? Contact MDEQ Waste Program Section: 517-373-9875.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Will the project involve land filling, transferring or processing solid non-hazardous wastes on-site? Contact MDEQ Waste Management Division District Office: 517-780-7690.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Will the project involve the installation, construction, reconstruction, relocation, or alteration of any process or process equipment (including air pollution control equipment) which has the potential to emit air contaminants? Contact MDEQ Permit Section: 517-373-7023.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Will the project or facility involve the storage, mixing or distribution of pesticides or fertilizers in bulk quantities? Contact Michigan Department of Agriculture, Pesticide and Plant Pest Management Division: 517-373-1087.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Will the project involve any man-made change in the natural cover or topography of land, including cut and fill activities which may contribute to soil erosion and sedimentation? Will the earth change disturb an area of one acre or more, or occur within 500 feet of a lake or stream? If the answer to both of these questions is yes, a soil erosion and sedimentation control permit is required. Contact Washtenaw County Drain Commissioner: 734-994-2525. <sup>NO</sup>   |
| PART A ONLY                         |                                     |  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Will the project involve the dredging, filling, or construction in, across or under (1) a river, stream, creek, ditch, drain, lake, pond or swamp (2) wetlands (3) floodplain (area that may have or ever had either standing or flowing water)? Contact MDEQ Land and Water Management Division: 517-373-9244.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Will the project involve any dredging within 500 feet of a lake, river, stream creek or ditch? Contact MDEQ Permit Consolidation Unit, Land and Water Management Division: 517-373-9244.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Will the project involve any earth change activity within 500 feet of a lake or stream or will the project disturb an area greater than one acre in size? Contact MDEQ Soil Erosion and Sedimentation: 517-373-3178.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Will the project involve any construction or land alteration within 400 feet of a designated natural river or tributary? Contact MDEQ Land and Water Management Division, Soil Erosion and Sedimentation: 517-373-3178.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Will the project involve dredging, filling, grading or other alterations of the soil, vegetation or natural drainage, or placement or permanent structures in a designated environmental area? Contact MDEQ Land and Water Management Division, Great Lakes Section: 517-373-1950.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Will an on-site wastewater treatment system or septic system be installed? <ul style="list-style-type: none"> <li>➤ For sanitary sewage in quantities of <b>10,000 gallons per day or less</b>: Contact Washtenaw County Environmental Health: 734-222-3800.</li> <li>➤ For any subsurface discharge of sanitary sewage in quantities equal to or greater than 10,000 gallons per day. Contact: MDEQ Waste Management Division: 517-373-8148.</li> <li>➤ For sanitary sewage in quantities of <b>6,000 to 10,000 per day</b>: In addition to obtaining a construction permit from the county or district environmental health department, submit a state wastewater discharge notification form. Flow monitoring and reporting are required. Contact MDEQ Waste Management Division, Groundwater Permits Unit: 517-373-8148.</li> <li>➤ For industrial or commercial wastewater in any quantity (other than sanitary wastewater) contact MDEQ Waste Management Division., Groundwater Permits Unit: 517-373-8148.</li> </ul> |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Will the project involve the construction of a water supply well or extension of a water supply service from an existing water system? Contact MDEQ Drinking Water Program, Washtenaw County Environmental Health: 734-222-3800.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Are there out-of-service wells, abandoned wells, or cisterns on the site? (Drinking water, irrigation & monitoring wells.) Contact Washtenaw County Environmental Health: 734-222-3800.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Will the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells? Contact: Washtenaw County Environmental Health: 734-222-3800.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Will the project involve the on-site storage of sanitary sewage prior to transport and disposal off-site (pump and haul)? Contact MDEQ Waste Management Division Groundwater Program Section: 517-373-8148.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Has the property or facility ever been subject to a remedial action, limited closure, or other environmental cleanup response under Part 201, Natural Resources and Environmental Protection Act (NREPA)? Is the property currently subject to a response action? Has a baseline environmental assessment (BEA) been completed for the property? Contact MDEQ Environmental Response Division 517-373-9893 and/or MDEQ Storage Tank Division: 517-373-8168.  |



# VILLAGE OF DEXTER

8140 Main Street · Dexter, Michigan 48130-1092 · (734) 426-8303 · Fax (734) 426-5614

## CRITERIA FOR SITE PLAN APPLICATION Preliminary Site Plan

Each preliminary site plan submitted for review shall provide the following information at the time of application:

| NOT<br>ACCEPTABLE        | ACCEPTABLE                          | N/A                      |   |
|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Location, address and legal description of the site, dimensions and area of the site.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. General topography and site soil information.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Name, address and phone number of the property owner and applicant.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Title block, scale, north arrow, and date of plan.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Location and exterior dimensions of proposed building/structures; outline; floor area; distances between building/structures; height in feet and stories; finished floor elevations; and number and type of dwelling units (where applicable).   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Location and general alignment of all proposed streets and drives; right-of-way where applicable; surface area; width dimensions; location and typical details of curbs; turning lanes, with details (where applicable); location and width of all entries and exits; and curve-radii.               |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Proposed parking – location and lot dimensions; space and aisle dimensions; angles of spaces; surface type; total number of spaces, including handicapped spaces; and proposed dumpster location.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Location and size of open areas and recreation areas, if applicable.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Existing zoning classification of property; delineation of required yards and proposed district regulations; dwelling unit schedule; density of development; lot area per dwelling unit for residential projects; lot coverage (percent); and location and size of required buffers (if applicable). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Area of intended filling and/or cutting; outline of existing buildings/structures and drives; existing natural (wooded areas, potential wetlands, etc.); and man-made features to be retained or removed.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Location, width and surface of proposed sidewalks and pedestrian ways.  |

| NOT<br>ACCEPTABLE        | ACCEPTABLE                          | N/A                                 |   |
|--------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 12. Existing buildings, structures and other improvements, including drives, utility poles and towers; easements; pipeline excavations; ditches (with elevations and drainage directions; bridges and culverts; and a clear indication of all improvements to remain and to be removed.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 13. Adjacent land uses and zoning; and location of adjacent buildings, drives and streets.  |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 14. Location and area of development phases; building program for each phase; and projected schedule of development by phase.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 15. Location and width of all existing and proposed easements on the site.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 16. General location and size of proposed water, sanitary sewer and storm drainage systems; location of overhead wires and poles; and location of fire hydrants.  |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 17. Adjacent property owned or controlled by the applicant and/or owner of the subject property.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 18. Existing topographic elevations at two (2) foot contour intervals. Indicate the direction of drainage flow.   |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 19. Location and elevations of existing water courses and water bodies, including county drains and surface drainage ways, floodplains and wetlands.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 20. Proposed storm management plan, including design of sewers, outlets and retention or detention ponds. Sufficient data regarding site runoff estimates and off-site drainage patterns shall be provided to permit runoff estimates, and off-site drainage patterns shall be provided to permit review of feasibility of storm water detention and/or retention as well as the impact on local surface and groundwater. |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 21. Location and status of any floor drains in structures on the site. The point of discharge for all drains and pipes shall be specified on the site plan.   |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 22. Description and location of any existing or proposed outdoor storage facility (above ground or below ground).   |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 23. Description and location of on-site wastewater treatment and disposal systems.  |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 24. Location of existing and proposed drinking water wells, monitoring wells, test wells, irrigation wells, or wells used for industrial purposes.  |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 25. Size, location and description of any proposed interior or exterior areas of structures for storing, using, loading, and/or unloading of hazardous substances, hazardous waste and/or polluting materials.  |

| NOT<br>ACCEPTABLE        | ACCEPTABLE                          | N/A                                 |  |
|--------------------------|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 26. Delineation of areas on the site which are known or suspected to be contaminated, together with a report on the status of the clean-up or closure. |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 27. Inventory of hazardous substances to be stored, used, or generated on-site – presented in a format acceptable to the local fire marshal.           |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 28. Completion of the state and county environmental permits checklist (available at the Village Offices).   |

In reviewing a **preliminary site plan**, the applicant should be aware that the Planning Commission shall consider additional criteria when making their decision, and should ensure that the application addresses and/or meets the following requirements:

1. That all required information has been provided.
2. That the proposed development conforms to all regulations of the zoning district in which it is located.
3. That the applicant may legally apply for site plan review.
4. That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.
5. That the proposed site plan will be harmonious with, and not harmful, injurious, or objectionable to, existing and future uses in the immediate area.
6. That natural resources will be preserved to a maximum feasible extent.
7. That the proposed development respects natural topography to the maximum feasible extent, and minimizes the amount of cutting and filling required.
8. That organic, wet, or other soils which are not suitable for development will be undisturbed or will be modified in an acceptable manner.
9. That the proposed development properly respects floodway and flood plains on or in the vicinity of the subject property.
10. That phases of development are in logical sequence so that any phase will not depend upon a subsequent phase for adequate access, public utility service, drainage or erosion control.

**CITY OF DEXTER  
PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, JUNE 1, 2015**

**I. CALL TO ORDER AND ROLL CALL:**

The meeting was called to order at 7:01 PM by Planning Commission Chairman Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

|                |                 |              |
|----------------|-----------------|--------------|
| Matt Kowalski  | Thomas Phillips | Jim Carty    |
| Jack Donaldson | Alison Heatley  | Marni Schmid |
| James Smith    | Scott Stewart   | Tom Stoner   |

Also present: Michelle Aniol, Community Development Manager; Carol Jones, Interim City Clerk; Justin Breyer, Assistant to the City Manager; Donna Fisher, City Council Member; Shawn Keough, City Mayor; Laura Kreps, Carlisle Wortman Associates; residents and media.

**II. APPROVAL OF THE MINUTES**

1. Regular Meeting – May 4, 2015
2. Work Session – May 4, 2015

Motion Smith; support Stewart to approve the minutes of the Regular Meeting of May 4, 2015 as presented.

Unanimous voice vote approval.

Motion Smith; support Schmid to approve the minutes of the Work Session of May 4, 2015 with the addition of the following under Section II:

*Mr. Lewan pointed out that Dexter is bordered on the west, north and east by the Huron River and Mill Creek, both of which have Natural River designations. The Planning Commission directed Mr. Lewan to put together a map of protected areas within the city.*

Unanimous voice vote approval.

**III. APPROVAL OF THE AGENDA**

Motion Smith; support Donaldson to approve the agenda with the addition of two communications and Landscaping Requirement Waiver for Variety Die in New Business.

Unanimous voice vote approval.

**IV. PUBLIC HEARINGS**

**A. 3441 Broad Street – Special Land Use.** Public hearing to consider a special land use to allow a proposed café (i.e. restaurant without drive through facilities) in the VR Village Residential District for property located on the north side of Broad Street, between Third and Fourth Streets.

Laura Kreps, from Carlisle Wortman and the City of Dexter’s Planning Consultant reviewed Carlisle Wortman’s perspective of the special land use category.

Michelle Aniol, Community Development Manager reviewed the applicant’s process to obtain a special use permit. They have presented two new site plans which eliminate the need for a variance before the ZBA. Ms. Aniol reviewed the special land use criteria and explained the proposed use is not inconsistent with the Master Plan and the intent of the VR – Village Residential zoning district, is mixed use neighborhood. She also explained its relation to use, and the process of site development.

Jack Savas, owner and applicant, introduced himself and his previous work with the State of Michigan bringing new businesses to Michigan. He has an interest in Dexter living just outside of the City and looking to promote and retain businesses here. He would like to bring a “Boutique Café” to the area serving premium coffee. He also mentioned ways he has been working with Waste Management to ease the noise of trash pickup.

Craig Borum of Ply Architecture showed slides that illustrate the planned building, the lot, landscaping and lighting.

Chairman Matt Kowalski opened the Public Hearing at 7:49 PM. The following persons spoke at the Hearing:

John Hansen of 7880 Fifth Street, Dexter spoke of his opposition in granting a special use permit. He feels the need for an ordinance that protects historic structures.

Harrison Kane of 4241 Sunset, Ann Arbor sees the need for such a place as there isn’t a café where people can hang out since Foggy Bottom closes at 3 PM.

Mike Van Dam, President of the Ann Arbor Model Railroad Club which is located next door to the site, stated that he has two concerns about the café. One is that the design of the building doesn’t blend with the neighborhood and the other is the drainage of the property.

Autumn Wannacott of 8600 Portage Lake Boulevard, Pinckney likes the theme of the café and that it will be open later.

Ted Tear of 8090 Huron Street, Dexter commented on the proposed coffee shop as follows: Want to maintain the integrity of the neighborhood and don’t need a restaurant, don’t have enough parking for the number of seats, what type of menu will they have, students can go to the Library to study and can’t afford the cost of coffee, is the Right of Way for the property into the building site, upset by the printed cards about the coffee shop being handed out at the City office, and he closed stating that if you (Planning Commission) approve this, you are setting a precedent.

Bill Edwards of 7580 Third Street, Dexter stated that he was a new resident and has also lived in foreign countries where you can see small shops within residential areas. Would like to see the architecture blend more with the neighborhood. This is appealing to people who like to walk in Dexter and asked about the hours of operation.

Kantha Gardner of 3448 W. Pineview Drive, Dexter was excited to have a café in the town. She walks into town on the Border to Border Trail and feels this is an asset to the community.

Chairman Kowalski also acknowledged the written communications that the Commission members received in their packet and at the meeting. Chairman Kowalski closed the Public Hearing at 8:05 PM.

The applicant, Jack Savas, responded to the hours of operation; modes of transportation (preferably walking and biking); the menu, which will include malts and salads along with coffees; and gave his restaurant knowledge qualifications.

Planning Commission comments included but are not limited to the following:

- The architecture need to blend in more with the neighborhood with changes on the western elevation.
- Concerns with the traffic. Has there been a traffic study done?
- Why not keep the back corner in the plan and ask for a variance.
- The ZBA postponed a decision and suggested that the applicant proceed without the variance.
- Could go ahead with a variance as it faces the railroad.
- Conditional ~~used~~-uses are challenging but they add character. People would also oppose Terry B's and the Dexter Mill in a neighborhood. The western face looks too industrial. In favor of the special use but parking is a concern.
- Design looks too much like Med Hub building and not appealing to the neighborhood. Looks too commercial.
- Do appreciate the work put into lighting issues.
- This is a good example of a special use but have concerns about the western elevation, foot~~print~~ matches the area, landscaping possibilities, mechanical equipment and parking. (Mr. Borum gave some response answers to the mechanical equipment, will address the west elevation and have spoken to some neighbors in regards to parking.)
- Agree to approve special use but do have concerns with hours, parking and improvements on the west side.

Motion Phillips; support Stewart based on the information provided at the June 1, 2015 Planning Commission meeting and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission recommends that the City Council approve the Special Land Use application for the Strawberry Alarm Clock Cafe at 3441 Broad Street.

The Special Land Use permit is granted with the following conditions:

1. One or more design options for the western elevation more sensitive to the area.
2. Address the conditions presented in the Engineering letter and the Dexter Area Fire Department letter.

3. Include a rubber mat for the dumpster area and any other means to control noise.
4. Subject to site plan review.

Ayes: Phillips, Carty, Donaldson, Heatley, Schmid, Smith, Stewart, Stoner and Kowalski.

Nays: None

Motion carries

A five minute break was taken at 8:48 PM with the meeting resuming at 8:53 PM

**Will also consider at this time:**

**3441 Broad Street – Combined Site Plan Review.** Combined site plan review of a proposed two-story mixed-use development, consisting of a café on the first floor and one apartment on the second floor, for property located on the north side of Broad Street, between Third and Fourth Streets.

Ms. Kreps of Carlisle Wortman addressed the following on the site plan:

- No longer will applicant need a variance.
- There are soil constraints on the west side, but that's where the proposed parking lot would be located, so this isn't an issue.
- Parking does not affect the neighbor and there is not an issue with seven spaces.
- Will need to know frequency of delivery vehicles.
- Will need landscape.
- Need to verify signage.

Ms. Aniol reported that applicant had removed two trees from the property, one of which was dying and will replace them with four trees.

Motion Phillips; support Carty to postpone approval of the site plan to allow applicant to address the configuration of the site, west elevation, address other outstanding issues, and subject to Special Use approval by City Council.

Ayes: Phillips, Carty, Donaldson, Heatley, Schmid, Smith, Stewart, Stoner and Kowalski.

Nays: None

Motion carries

**V. PRE-ARRANGED PARTICIPATION**

None

**VI. REPORTS**

A. Chairman Report – Matt Kowalski

None

B. Planning Commissioners and Council Ex-Officio Reports

None

### C. Community Development Office Reports – Michelle Aniol

Ms. Aniol provided her report in the packet. In addition she provided the following updates:

- DDA released a Request for Qualifications (RFQ) for 3045 Broad Street that went out last week.
- The City and the Dexter Area Chamber of Commerce have partnered for a Retail Market Study grant.
- SEMCOG General Assembly meeting to be held at the Detroit Zoo.
- The DDA is looking at International Council of Shopping Centers (ICSI) for trends and information.
- Legislative action at the State Road and Economic Development Committee maybe cutting funding for Michigan Economic Development Corporation (MEDC) and Pure Michigan.
- Question – Any news on the DDA district expansion at the Busch’s lot, a Mexican restaurant coming in, Mill Creek Sports or Huron Camera?  
(No)
- There has been talk with AR Brouwer on a possible mixed density development at Baker and Grand.

## VII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

## VIII. ACTION ITEMS

### A. OLD BUSINESS

None

### B. NEW BUSINESS

1. Variety Die and Stamping Combined Site Plan Review – Discussion and possible action regarding a proposed approximately 7,500 sq. ft. building addition at 2221 Bishop Circle East.

Laura Kreps of Carlisle Wortman reviewed concerns, clarifications, and other additional information. She also mentioned a request for landscape requirement modifications.

Ms. Aniol identified the landscaping needs.

Allison Bishop representing the applicant, AR Brouwer, further explained the waiver request for landscaping.

Motion Phillips; support Smith based on information provided by the applicant at the June 1, 2015 Planning Commission meeting and pursuant to Section 21.04 sub-section E6 Planning Commission Action, the Planning Commission recommends that the City Council Approve the Combined Site Plan Review for

Variety Die and Stamping at 2221 Bishop Circle East, subject to the following conditions:

- Recommendations in the Planning Consultant (CWA) review letter, dated May 18, 2015, with the exception to allow parking in the required front yard, 2 loading spaces and waive the requirement for 8 trees.
- Recommendations in the Engineering Consultant (OHM) review letter, dated May 20, 2015 and the review letter from the DAFD dated, May 10, 2015.

Ayes: Phillips, Carty, Donaldson, Heatley, Schmid, Smith, Stewart, Stoner and Kowalski.

Nays: None

Motion carries

2. Carlisle Wortman proposal to update the Zoning Ordinance

Motion Schmid; support Smith to recommend the proposal from Carlisle Wortman to City Council to update the Zoning Ordinances for the City of Dexter.

Ayes: Phillips, Carty, Heatley, Schmid, Smith, Stewart, Stoner and Kowalski.

Nays: None

Abstain: Donaldson

Motion carries

**IX. DISCUSSION ITEMS (no action)**

None

**X. PROPOSED BUSINESS FOR NEXT AGENDA**

- A. **July 6, 2015:** Northern United Brewing Company request for on-site eating operations.  
Site Plan for Strawberry Alarm Clock.  
Election of Officers.

**XI. CITIZENS WISHING TO ADDRESS THE COMMISSION**

None

**XII. ADJOURNMENT**

Motion Smith; support Donaldson to adjourn at 9:37 PM.

Unanimous voice vote approval.

**XIII. COMMUNICATIONS**

- Letter dated May 25, 2015, from Linda and Mark Smith, 4144 West Liberty Road, Ann Arbor, property owners at 8080 Huron Street RE: 3441 Broad Street.
- Email dated May 28, 2015, from Abby O'Haver, 3294 Broad Street, Dexter RE 3441 Broad Street.
- Email dated May 28, 2015, from Al Maghes, 3924 Pineview Drive, Dexter, property owner at 8069 Thirds Street RE: 3441 Broad Street.
- Letter dated May 29, 2015, from Father Kotsis, 3109 Scio Church Road, Ann Arbor, RE: 3441 Broad Street.
- Email dated May 28, 2015, from Al Maghes, 3924 Pineview Drive, Dexter, RE: 3441 Broad Street.
- Email dated June 1, 2015, from Jack Savas, owner of 3441 Broad Street, RE: Waste Management trash collection.

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

Approved for Filing: July 6, 2015

# St. Vladimir Orthodox Church

A Parish of the Russian Orthodox Church Abroad

Ann Arbor, MI ~ Founded 1981

Very Rev. Fr.  
Gregory Joyce,  
Rector

Nathan (Nathaniel)  
Longan, Starosta

Subdeacon Andrei  
Rodzianko,  
Treasurer

Alexander  
Alexandrov,  
Secretary

John Hill, Head of  
the Parish  
Brotherhood

Ksenia Nikulshina,  
Head of the Parish  
Sisterhood

~~~~~

Dmitri Knysh,  
Trustee

Jack (Alexey)  
Mitchell, Trustee

Igor Obertas,  
Trustee

Konstantin  
Poplavsky, Trustee

Kurt (Seraphim)  
Stevens, Trustee

~~~~~

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info@  
stvladimiraami.org

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.org

July 18, 2015

Michelle Aniol  
Community Development Department

Dear Michelle,

I am writing today on behalf of one of our parishioners, Mr. Jack Savas. Jack has been an active member of our parish for several years and has greatly assisted us with special projects such as our annual Russian Festival which brings thousands of people to the Dexter area each fall. As a faith community in the greater Dexter area we welcome his new entrepreneurial effort – a café in downtown Dexter.

Working closely with Lima Township government we intend to build a new large church on Jackson Road in the next few years – on property adjacent to our present church. As we grow we expect that Mr. Savas' new café will provide an important place for our parishioners from throughout Washtenaw County to gather after church services at St. Vladimir's, and we look forward to his project coming to a fruitful conclusion. Please do not hesitate to contact me if I can be of any further help as major decisions are made by the City of Dexter in this regard.

Sincerely,



Priest Gregory Joyce



# CARLISLE WORTMAN associates, inc.

605 S. Main Street, Ste. 1  
Ann Arbor, MI 48104

(734) 662-2200  
(734) 662-1935 Fax

Date: May 22, 2015

## Special Land Use For City of Dexter, Michigan

### GENERAL INFORMATION

**Applicant:** Craig Borum – Ply Architecture  
679 South Wagner Road  
Ann Arbor, MI 48103

**Project Name:** Strawberry Alarm Clock

**Plan Date:** May 4, 2015

**Location:** 3441 Broad Street

**Zoning:** VR- Village Residential

**Action Requested:** Special Land Use Review

**Required Information:** Deficiencies are noted in report.

### PROJECT AND SITE DESCRIPTION

The applicant is proposing to redevelop 3441 Broad Street as a 2-story commercial building with a European Café on the first floor and a single residential apartment on the second floor. The subject site is zoned VR, Village Residential which allows for restaurants (without drive-through facilities) as a special land use.

*see account*

The applicant has provided the following narrative describing the proposed use of the site:

The Strawberry Alarm Clock café will be a small take-out restaurant, serving coffee and pre-made small plates. There will be a retail area for purchasing specialty food items such as olive

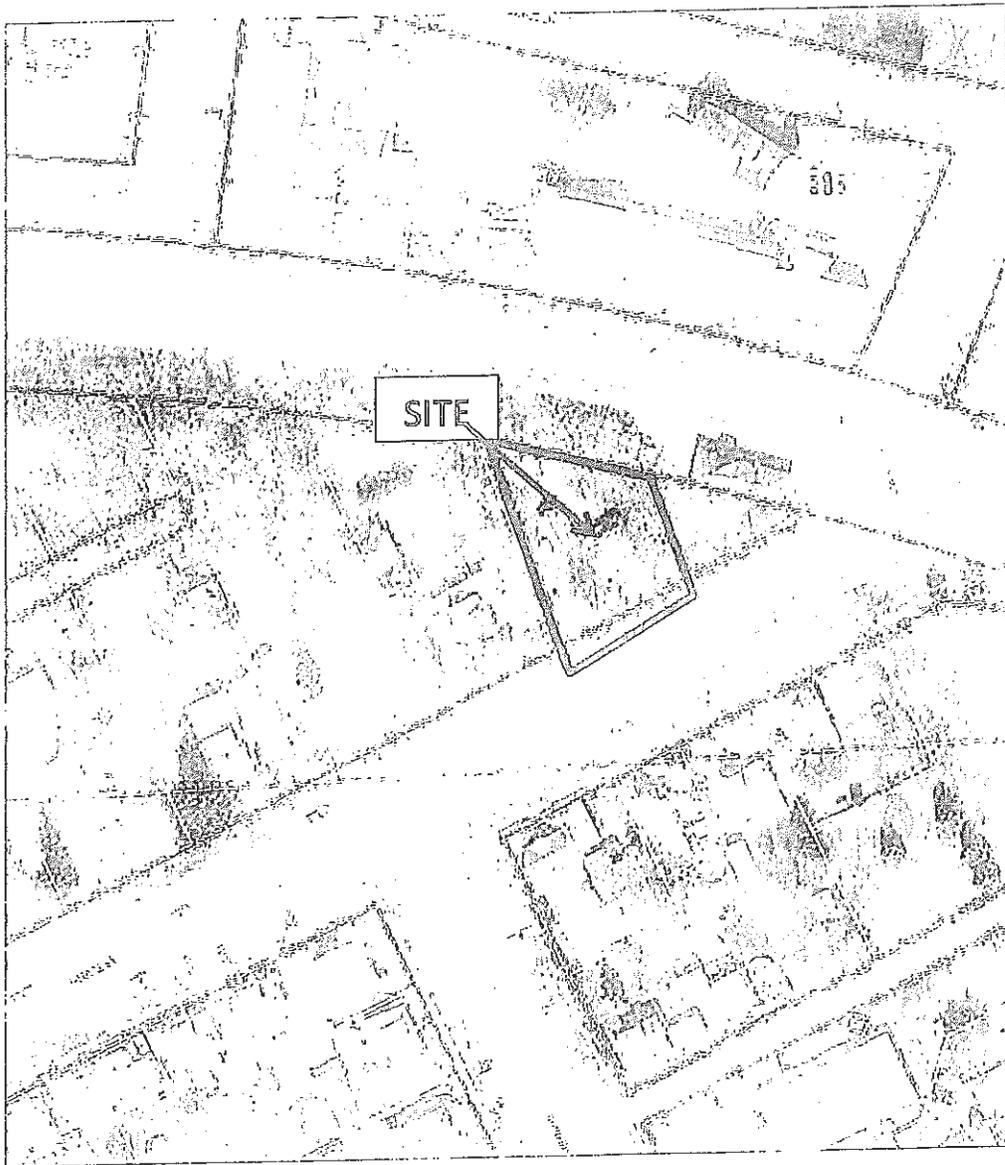
Based on the information provided at the June 1, 2015 Planning Commission meeting and pursuant to Section 8.03, Special Land Use review standards, the Planning Commission moves to **(POSTPONE)** the Special Land Use request submitted for the Strawberry Alarm Clock Café at 3441 Broad Street until **(DATE)**, to allow the applicant more time to address the following:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

oils, coffee and other imported goods. The less than 6 table and 7 parking space restriction will allow the business to be easily served by one employee at all times, with business hours from 6am to 9pm, 7 days a week.

The clients will be local residents (mainly pedestrian), weekend visitors and cyclists via the B2B trail, tourists and neighboring businesses and churches. The café will be a destination outside of the downtown core, and aims to respect the character of the neighborhood while providing a new service that is not currently available in the area. The second floor accessory apartment will be used as rental income for the property.

Aerial Photograph



Strawberry Alarm Clock  
May 22, 2015

### NEIGHBORING ZONING AND LAND USE

- North:** Railroad tracks border the northern property line of the subject property. North of the railroad tracks is Alpha Metal Finishing and Med Hub. This area is zoned VR, Village Residential / PUD.
- South:** Residential dwellings are located south of the subject site. This area is zoned VR, Village Residential. We have concerns with this use as it relates to the existing established neighborhood across Broad Street.
- East:** Immediately to the east of the subject site is the existing train museum which is also zoned VR, Village Residential.
- West:** Immediately west of the subject site is an existing single-family home which is also zoned VR, Village Residential. We have concerns regarding the compatibility of the proposed use to the single-family home to the west. We elaborate on this in the following sections of this report.

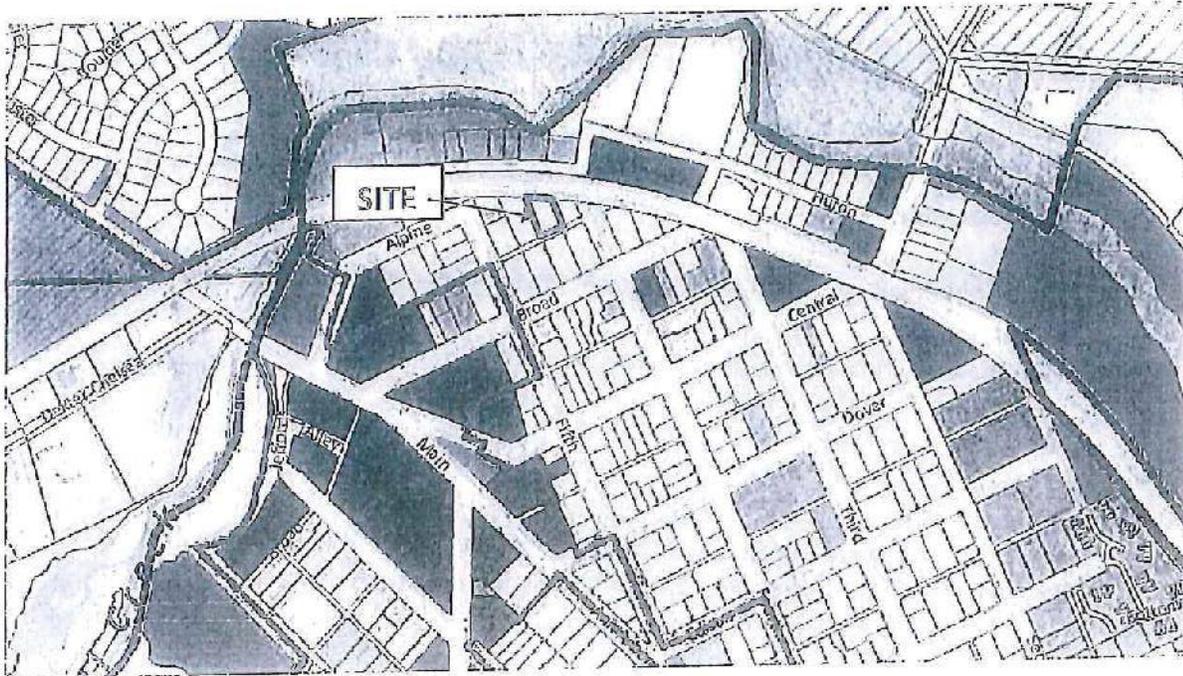
*Items to be Addressed: Compatibility of the proposed use on the existing residential neighborhood, specifically, compatibility to the west and south.*

### MASTER PLAN

The subject site is designated VR, Village Residential on the Future Land Use Map. The intent of the Village Residential future land use category is to maintain the well-established character, scale and density of the traditional pattern of the developed single-family neighborhoods that are characteristic of the Village of Dexter.

The description of the area planned for Village Residential development notes: this area is located primarily within the Village Center. These older neighborhoods consist of detached single-family homes, including numerous historic structures. The recommended density in these areas is four (4) to six (6) dwelling units per acre. These predominant characteristics should be maintained by encouraging programs and techniques to improve neighborhoods and housing conditions. In addition, development on vacant lots within this residential classification should only occur if the character, scale and development pattern of the new development is consistent and compatible with the older, existing structures and development patterns of existing residential neighborhoods. There are limited areas outside the Village Center identified on the future land use map that also provide opportunities for a higher density single-family atmosphere.

Appropriate land uses listed in the Village Residential future land use classification are single-family dwellings at a density of 4 to 6 units per acre.



Future land use categories surrounding the subject site are primarily Village Residential (east, west and south). North of the subject site are existing commercial and industrial businesses (across the railroad) and are planned as Public/Semi-Public and Mixed Use areas.

|   |  |  |                       |
|---|--|--|-----------------------|
|    | Low Density Residential                |    | Light Industrial      |
|    | Village Residential                    |    | Research Development  |
|  | Multi Family Residential               |  | Public/Semi-Public    |
|  | Mixed Use                              |  | Open Space/Recreation |
|  | Village Commercial                     |  | DDA boundary          |
|  | Commercial                             |  | Village Limits        |
|  | Area under Property Transfer Agreement |  |                       |

Based upon the description of the intent of the VR, Village Residential future land use classification cited above, we have concerns that the proposed use does not fit the intent of the Village Residential category. We note the proposed restaurant use is considered a special land use, and may be permitted if the Planning Commission finds the special land use standards of Section 8.03 (analyzed below) have been met.

However, we note the master plan specifically indicates that new development within the VR classification should only occur if the character, scale and development pattern of the new development is consistent and compatible with the older, existing structures and development patterns of existing residential neighborhoods. As presented, the character and scale of the proposed development may not be considered consistent with the existing development pattern of the neighborhood. The Planning Commission will need to consider if the proposed

Strawberry Alarm Clock  
May 22, 2015

building and site design is consistent/compatible with the existing neighborhood and meets the intent of the Master Plan.

*Items to be Addressed: Planning Commission consideration of compatibility with the intent of the Master Plan, as noted.*

**NATURAL RESOURCES**

**Topography:** Existing topography is provided on Sheet C-100, and demonstrates an approximate 10-foot grade reduction from the west side of the site to the east side.

**Woodlands:** Woodlands are not present on the subject site, but we note that a street tree (Red Maple) and another tree (Red Maple) will be removed to accommodate the proposed driveway and building. Tree replacement in accordance with Section 6.14 D. is required (additional information related to tree replacement will be provided during site plan review section below).

**Wetlands:** No wetlands are present on the subject site.

**Soils:** Soil data is provided on Sheet C-100. Site soils include Boyer Loamy Sand, 1-6% slopes and Spinks Loamy Sand, 6-12% slopes. The eastern portion of the site contains Boyer Loamy Sand which does not contain development constraints; whereas the eastern portion of the site containing Spinks Loamy Sand has severe development constraints.

*Items to be Addressed: Indicate how soil constraints can be overcome in development of the property as proposed.*

**TRAFFIC IMPACT**

The subject site was most recently used as a single-family home. It is likely, and we assume the proposed restaurant/apartment will increase traffic in this area. The Institute of Transportation Engineers provides that a single-family home will generate approximately 9.5 trips per day. An apartment will generate 5.7 trips per day, and a coffee shop with one (1) employee will generate 29 trips per day.

Based on the proposed coffee shop/apartment uses, the site will generate an estimated total of 34.7 vehicle trips per day, an increase of 25.2 vehicle trips in comparison to a single-family dwelling. We note the applicant intends for this location to be walkable from other areas of the City; however, a commercial business will generate more traffic than a single-family home.

For a frame of reference, we found that SEMCOG data indicates (latest data available 1999) the average annual daily traffic at Broad and the railroad is 464 vehicles. We note that Broad Street is a truck route.

*Items to be Addressed: Increased traffic for the proposed use as noted.*

#### ESSENTIAL FACILITIES AND SERVICES

The subject site is adjacent to water and sewer services. We defer additional comment on the site's essential services to the City Engineer.

*Items to be Addressed: City Engineer review of essential services.*

#### CONDITIONAL USE STANDARDS

Section 8.03 lists the general review standards for all special land use requests. Prior to approving a Special Land Use application, the Planning Commission and Village Council shall require the following general standards be satisfied for the use at the proposed location:

- A. *The Special Land Use will be consistent with the goals, objectives and future land use plan described in the Dexter Master Plan.*

**CWA COMMENTS:** As noted above in the Master Plan section of this report, development within the VR classification should only occur if the character, scale and development pattern of the new development is consistent and compatible with the older, existing structures and development patterns of existing residential neighborhoods. As presented, the character and scale of the proposed development may not be considered consistent with the existing development pattern of the neighborhood.

We note further, the VR future land use classification and VR zoning district do not directly coincide with one another. The Planning Commission will have to determine if the proposed use is consistent with the intent of the VR future land use category/intent of the VR zoning district.

- B. *The Special Land Use will be consistent with the stated intent of the zoning district.*

**CWA COMMENT:** The intent of the VR, Village Residential District is to:

1. Encourage innovative, traditional residential, mixed, and multiple-use developments so that the growing demand for housing may be met by greater variety in type, design and layout of dwellings.
2. Promote land development practices which will protect the public health, safety and welfare.