



## OFFICE OF COMMUNITY DEVELOPMENT

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

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### STAFF UPDATE

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

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

**Re:** **UPDATE to Staff Review of** PUD-AP-2016-01 Amended PUD Petition and Revised Area Plan for Grandview Commons Mixed Residential Development, Revised Layout Plan and Parallel Plan dated June 1, 2016 and received June 2, 2016

**Zoning:** I-1 Limited Industrial District

**Date:** June 2, 2016

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The applicant has submitted a revised layout plan and parallel plan, along with a response letter, based suggestions and recommendations of staff, the planning and engineering consultants, and the DAFD. Since the submittal arrived just as staff was preparing the Planning Commissions packet, a thorough review and analysis by staff, the planning and engineering consultants and the DAFD have not been conducted. However, the primary change to the plan centers on the elimination of an 8-unit building in the center of the development and the creation of a centralized communal green space. Other changes to the layout plan include the addition of a 4-unit building and 4 benches. The net change in the density is a loss of 4 units, which brings the total number of units proposed to 76, which is 9 units per acre.

The revised parallel plan shows six 3-unit buildings, twelve 4-unit buildings and one 2-unit building, for a total base density of 68 units, which is approximately 8 units per acre. It appears the parallel plan was prepared based on R-3 Multiple Family zoning regulations. Staff will provide a more in depth analysis at the Planning Commission's meeting on Monday, June 6, 2016.

Per the correspondence submitted with the revised plan sheets, the applicant is requesting a recommendation of approval from the Planning Commission subject to the conditions listed in staff's May 31, 2016 review.

June 2, 2016

City of Dexter  
Planning Commission and City Council  
8140 Main Street  
Dexter, MI 48130

**RECEIVED**  
JUN 2 2016  
**CITY OF DEXTER**

Planning Commission and City Council -

Following receipt of the City of Dexter consultant comments we have revised the Grandview Area Plan and provided the attached review responses. Please note that attached is a revised Area Plan, dated 6-1-16, based on the Carlisle Wortman design comments. The Area Plan revisions include:

1. Elimination of the Central 8-unit building
2. Addition of a 4-unit building
3. Total units reduced from 80-76.
4. Creation of a centralized community common area
5. 4 additional benches.

We are pleased to present this additional revision because it provides greater unit variety, improved views, centralized usable community space and satisfies many of the Planning Commissions comments and consultant design recommendations.

We hope that the Planning Commission prefers the revised Area Plan. We look forward to discussing it at the June 6 Planning Commission meeting.

At this time we have not addressed many of the detailed engineering site plan comments due to the ongoing evolution of the Area Plan design. We are requesting approval of the 6-1-16 Area Plan at the June 6, 2016 meeting so that we can move forward with the engineering design required without additional layout changes and delays.

We understand that approval would be contingent upon staff review and approval of all review comments and are prepared to address all review comments upon Area Plan approval.

We have also been asked to clarify the statement, "On-Street Public Parking and Streetscape improvements along 50% of Grand Street", included in our May 4, 2016 response letter. The

intent of the statement was to demonstrate that we will be improving the sidewalks, installing street trees and providing on-street public parking along 50% of the length of Grand Street from Baker Road to Broad Street.

Please feel free to contact us at any time with additional questions/concerns.

Thank you.

Sincerely,



Steve Brouwer, MMB Equities LLC

#### **RESPONSE COMMENTS Area Plan dated 5-6-16**

Carlisle Wortman Review dated May 20, 2016

#### Site Design Modifications

1. Frame Baker Road to anchor the site and continue the streetscape along Baker Road frontage.

Based on the feedback from the Planning Commission at the last meeting it is our understanding that the location of the buildings setback from Baker Road as presented is the preference. We intend to provide landscaping along the east side of the townhome to provide a visual buffer from the side of the building. Additional landscaping will also be provided at the Final Site Plan stage of the review process.

2. Consider widening of all pedestrian paths as noted.

Based on the extensive sidewalk network throughout the project, the width of City public sidewalks and in an effort to reduce impervious surface we prefer to maintain 5 foot sidewalks throughout the site. We have increased the Mill Creek public access sidewalk to 8 feet as requested.

3. Consider central open space.

In an effort to provide centralized open space and more centrally located common space we have eliminated the central 8-unit building. Elimination of the middle building permitted us to create an additional ½ acre of centrally located common space with 4 additional benches, further reduce the projects impervious surface, and improve individual unit view sheds and spaces overlooking the park.

The centralized open space qualifies as a mini-park for the residents of Grandview Commons in accordance with the City of Dexter Recreation Master Plan.

4. Demonstrate proposed open space amenities.

With the additional centralized open space (mini-park) and 4 additional benches we have provided additional site amenities and community gathering space.

5. Consider path connection north of southern retention area.

An additional path connection was not proposed in this location due to the extensive internal sidewalk network throughout the site and the required landscaping. We have attempted to provide various pedestrian options for connectivity through the evaluation of pedestrian patterns. Adding a sidewalk in this location adds impervious surface and provide little value in connectivity for users within the site.

#### Area Plan / Preliminary Site Plan

1. Planning Commission consideration of requirements of PUD intent.

Grandview Commons has been designed and presented based the goals and objectives of the City of Dexter's long range planning documents, a Market Analysis, and site constraints. The variety of housing types and prices creates a unique development that cannot otherwise be completed through conventional zoning. With a parcel of over 8 acres a homogenous development with a singular unit type would oversaturate the City and lead to a very dense, repetitive project. Grandview Commons provides the redevelopment of a challenging Brownfield site, creates a unique residential community with central open space and pedestrian connectivity throughout, public park access, improved pedestrian crossing, improved storm water treatment/management and on-street public parking. Please see the attached list of additional public benefit submitted with our May submission.

- City Engineer review of soil suitability.

See OHM review and reference to final site plan requirement.

- City Engineer review of Traffic Study.

See OHM review and acceptance of Traffic Study Report.

- City Engineer review of existing/proposed essential facilities and services.

See OHM review and reference to available essential service capacity.

- Provide location and dimensions of all proposed existing, and/or modified utility lines.

See OHM review. We will provide all information required per Article 21 of the City of Dexter's Zoning Ordinance and Engineering Standards.

- Provide a list of the dimensional deviations sought through PUD approval.

## SITE DATA

GROSS LOT AREA		8.57 AC		
EXISTING LAND USE		INDUSTRIAL		
PROPOSED LAND USE		MULTI-FAMILY RESIDENTIAL		

SITE DEVELOPMENT DATA		REQUIRED	REQUIRED	PROPOSED
ZONING		R-3	VR	PUD
BUILDING SETBACKS	FRONT	50' (MIN)	15' (MIN)	53' - 141'
	SIDE	25' (MIN)	10' (MIN)	15' - 26'
	REAR	80' (MIN)	25' (MIN)	25' - 26'
BUILDING / UNIT INFORMATION	HEIGHT	35' (MAX)	35' (MAX)	35' (MAX)
	STORIES	2.5 (MAX)	2.5 (MAX)	2.5 (MAX)
	UNITS	N/A	N/A	76
	BUILDINGS	N/A	N/A	17
LOT COVERAGE	BEDROOMS / UNIT	N/A	N/A	2 - 3
	BUILDING	30% (MAX)	30%-60% (MAX)	22.9%
	IMPERVIOUS	N/A	N/A	5.10 AC
	OPEN SPACE	N/A	N/A	3.47 AC
PARKING	TOTAL SPACES	173 (MIN)	173 (MIN)	285
	ON-STREET SPACES			16
	LENGTH	23' (MIN)	23' (MIN)	23'
	WIDTH	8' (MIN)	8' (MIN)	8'
	ON-SITE SPACES (INCLUDING GARAGE SPACES)			269
	LENGTH	18' (MIN)	18' (MIN)	18'
	WIDTH	9' (MIN)	9' (MIN)	9'
aisle	22' (MIN)	22' (MIN)	26'	

Deviations are not required except for the front yard setback following the City's request to dedicate additional ROW along Grand Street. The table above details the setbacks as they exist today with the property line extending to the centerline of both Baker Road and Grand Street. It should also be noted that the site only includes 17 buildings. The revised Parallel Plan would permit 19 buildings.

7. Verify height of townhouse, duplex and 4-unit structures.

Unit Type	Height
Townhouses	30' 5 ¼"
8-unit	29' 5 ¼"
4-unit	29' 5 ¼"
Duplexes	17' 6 ½"

8. Verify all garages will accommodate 2 cars.

Unit Type	Garage spaces	Driveway Spaces
Townhouses	2	2
8-unit	1	1
4-unit	1	1
Duplexes	2	2

9. Reduce amount of guest parking or demonstrate the need for additional parking to Planning Commission.

On-site guest parking spaces have been reduced to 13. The development has been revised to include 76 units. We feel as though 13 spaces are necessary for guests, mail delivery, and maintenance vehicle parking. We hope the Planning Commission will consider permitting at least 13 guest parking spaces.

10. Demonstrate barrier-free guest parking spaces in accordance with ADA requirements.

2 barrier-free guest parking spaces have been added to the site plan.

11. Provide elevations and floor plan for 4-unit structure.

Floor plan and elevation have been provided.

12. Township staff, engineer, and attorney to review all legal documents related to the Grandview Commons development.

The Development Agreement and Master Deed were provided. Upon receipt of feedback we are prepared to address any concerns.

The remaining comments were related to the Final Site Plan. We are prepared to meet the City's Final Site Plan requirements with our Final Site Plan submission.

OHM Review dated May 19, 2016.

Many of the review comments provided by the City Engineer are detailed site plan and utility comments. At this time we are requesting that the Planning Commission approve the Area Plan contingent upon MMB Equities, LLC addressing all the engineering review items. MMB Equities understands that the review comments are City requirements and fully intend to address them, however prior to completing site engineering we would like to be confident that we have an Area Plan that the City will approve.

Dexter Area Fire Department Review dated May 11, 2016.

1. DAFD Comments.

The proposed internal drives will be constructed to the City of Dexter Engineering Standards and in accordance with the IFC requirements for 26 foot wide road widths. The maintenance of the roads is intended to be completed by the Grandview Commons Condominium Association.

2. Village of Dexter Engineering Standards.

Fire Hydrant details will be provided upon resubmission and in accordance with the City of Dexter Engineering Standards.

3. Fire Protection Ordinance.

Fire Protection Ordinance details, including Knox boxes, signage, fire suppression, roadway names and addressing will be provided upon resubmission and in accordance with the City of Dexter and Building Code requirements.

Please feel free to contact us in advance if there are any questions.

Please consider approval of the Grandview Commons Area.

Thank you.

Sincerely,



Steve Brouwer, MMB Equities LLC

# GRANDVIEW COMMONS

## Proposed PUD at the corner of Grand Street and Baker Road City of Dexter, Michigan

### PLAN REVISIONS

1. Removed the 12 units buildings
2. Water main along Grand Street frontage
3. Duplex units re-aligned
4. Aligned greenspaces
5. Added centralized mini-park
6. Added benches (6 total)
7. Installing a Rapid Flashing Beacon (RFB) at Baker Road pedestrian crossing
8. Grand Street entrance drive placed between buildings, more central to site as requested by Planning Commission and permitted by the Dexter Area Fire Department
9. Increased the green space
10. Added a 4 unit buildings
11. Provided 26 foot wide road widths

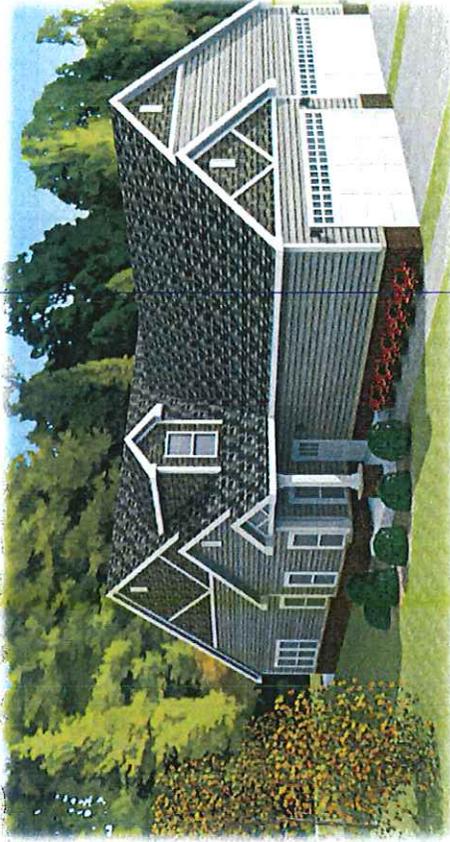
### PUBLIC BENEFITS

1. Public non-motorized easement to Mill Creek Park along western property line
2. Added centralized mini-park
3. Improved storm water management and treatment
4. Benches at the end of the non-motorized path and in mini-park
5. Improved pedestrian crossing on Baker Road with RFB
6. New public sidewalks and pedestrian connections to Mill Creek Park and Downtown Dexter
7. New on-street public parking
8. Demolition of a functionally obsolete building
9. Environmental clean-up and remediation of a Brownfield site
10. Improved surrounding property values
11. Increased tax base
12. Improved public infrastructure
13. Achievement of long range planning goals and objectives
14. Variety in design not prescribed with traditional zoning
15. Variety in unit type not prescribed in traditional zoning
16. Public Art pad
17. Desired residential housing densities as detailed in the Master Plan and DDA Development Plan
18. Impetus for additional redevelopment, enhancing economic stability in downtown
19. Improved streetscape along Baker Road and Grand Street
20. Promotes variety in housing options and price points
21. Elimination of industrial users and industrial traffic in downtown
22. Promotes river front development
23. Improved vitality of downtown
24. Consolidates curb cuts along Grand Street

# GRANDVIEW COMMONS BUILDING TYPES



**8 UNIT BUILDINGS – 4 Available (32 units total)**



**DUPLEXES – 4 Available (8 units total)**



**4 UNIT BUILDINGS – 4 Available (16 units total)**



**TOWNHOMES – 5 Available (20 units total)**



### LEGEND

	EX. SPOT ELEVATION
	EX. CONTOUR
	EX. SECTION LINE
	EX. EASEMENT LINE
	EX. CURB/PAVEMENT
	EX. CHAINLINK FENCE
	EX. WOOD FENCE
	EX. GRAVEL
	EX. DITCH
	EX. GUARDRAIL
	EX. TREE LINE
	EX. TREE (CONIFEROUS)
	EX. TREE (DECIDUOUS)
	EX. SIGN
	EX. MAILBOX
	FOUND IRON
	SET IRON ROD
	EX. SECTION CORNER
	EX. BOLLARD/POST
	EX. WATER MAIN
	EX. WATER VALVE
	EX. HYDRANT
	EX. WATER MANHOLE
	EX. WATER METER
	EX. STORM SEWER
	EX. STORM INLET/CATCH BASIN
	EX. STORM MANHOLE
	EX. STORM END SECTION
	EX. SANITARY SEWER
	EX. SANITARY MANHOLE
	EX. UNDERGROUND GAS
	EX. GAS VALVE
	EX. GAS HAND HOLE
	EX. OVERHEAD ELECTRIC
	EX. UNDERGROUND ELECTRIC
	EX. UNDERGROUND CABLE
	EX. TELEPHONE MANHOLE
	EX. ELECTRIC MANHOLE
	EX. ELECTRIC METER
	EX. LIGHT POLE
	EX. UNIDENTIFIED MANHOLE
	EX. UTILITY POLE
	EX. GUY WIRE
	EX. LANDSCAPE LIGHT
	EX. ASPHALT
	EX. CONCRETE
	EX. GRAVEL

### SITE DATA

GROSS LOT AREA	8.57 AC
EXISTING LAND USE	INDUSTRIAL
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL

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aisle	22' (MIN)	22' (MIN)	26'

ISSUED FOR: REVISED AREA PLAN SUBMITTAL  
 REV: 01 05/06/2016  
 02 06/01/2016

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CLIENT NAME: MMB EQUITIES, LLC  
**GRANDVIEW COMMONS**  
 AREA PLAN  
 LAYOUT PLAN

GRAPHIC SCALE  
 0 20 40 80  
 1 inch = 40 feet  
 (24"x36" DRAWINGS ONLY)

MCA JOB #: 1051-16-7340  
 DATE: 01/27/2016  
 DRAWN BY: RML2/CMB  
 CHECK BY: CMB/AW  
 PM: D. GARRETT  
 BOOK/CREW: BC  
 SECTION: 6  
 TOWNSHIP: T2S  
 RANGE: R5E  
 COMMUNITY: CITY OF DEXTER  
 COUNTY: WASHTENAW  
 SHEET: 02

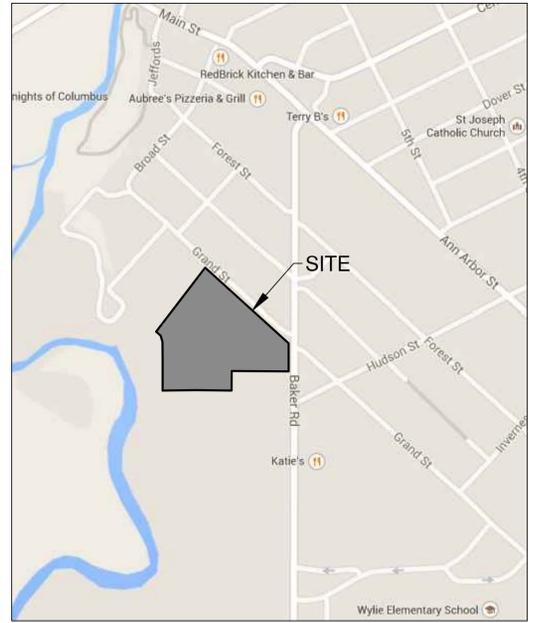
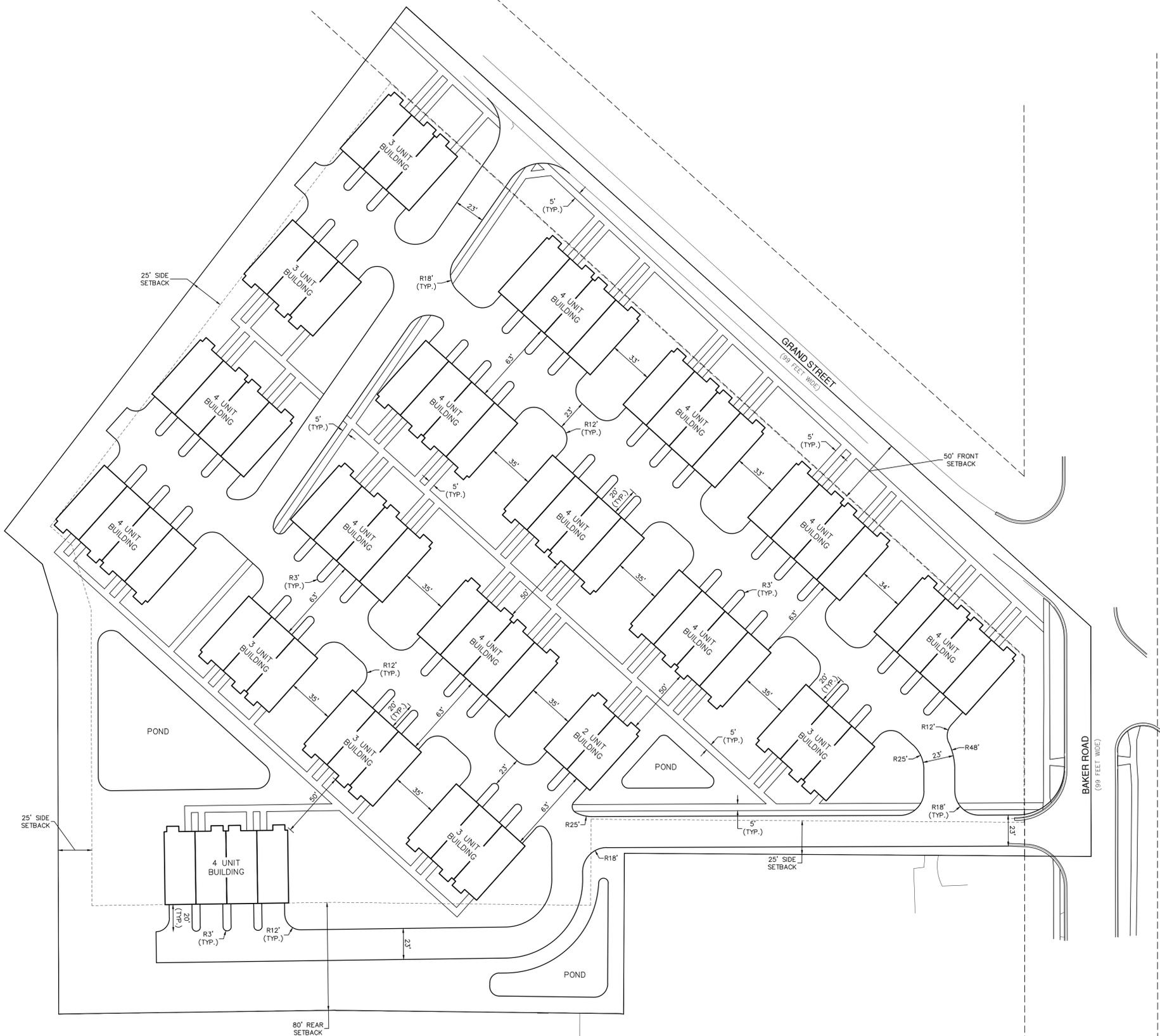
CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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VICINITY MAP  
NO SCALE

LEGEND	
× 656.5	EX. SPOT ELEVATION
---	EX. CONTOUR
---	EX. SECTION LINE
---	EX. EASEMENT LINE
---	EX. CURB/PAVEMENT
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PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL	
SITE DEVELOPMENT DATA		
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BUILDING SETBACKS	FRONT	50' (MIN)
	SIDE	25' (MIN)
	REAR	80' (MIN)
	HEIGHT	35' (MAX)
BUILDING / UNIT INFORMATION	STORIES	2.5 (MAX)
	UNITS	68 (MAX)
	BUILDINGS	19
	BEDROOMS / UNIT	2
LOT COVERAGE	BUILDING	30% (MAX)
	IMPERVIOUS	4.60 AC (PROPOSED)
	GRASS	3.97 AC (PROPOSED)
	TOTAL SPACES	121 (MIN)
PARKING	LENGTH	18' (MIN)
	WIDTH	9' (MIN)
	AISE	22' (MIN)

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CLIENT NAME: MMB EQUITIES, LLC  
**GRANDVIEW COMMONS**  
AREA PLAN  
PARALLEL PLAN

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SHEET: 05

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