

Memo

To: Planning Commission
From: Bryan Myrkle, Director of Community Development
Date: July 23, 2015
Re: Kiwanis Manor storage buildings site plan

Earlier this year, the City of Charlotte Planning Commission granted a Class "A" Non-Conforming Use designation to the Kiwanis Manor residential complex. This designation protects the existing structures and allows them to be rebuilt if destroyed, and also allows for the expansion of this use at that location.

Kiwanihomes, the other of Kiwanis Manor, has submitted a site plan that details plans for the construction of up to 5 new storage buildings that would be used by Kiwanis Manor tenants.

At the time the Planning Commission approved the Class "A" designation, the commission received correspondence from a neighbor requesting that neighboring properties be protected by fencing if an expansion at the site is planned. I have included a copy of that letter here for your reference.

I have talked to Kiwanis representatives about fencing in conjunction with this planned storage building expansion, but they would like to install landscape screening, rather than fencing. They have submitted a basic landscaping plan for your consideration, as well as a letter explaining why they prefer this approach.

Drawings and an aerial photo of the site highlighting the expansion area are also included here.

At your meeting this coming Tuesday, you will be asked to consider this site plan for approval under the terms outlined in section 82-471(D)1-7 of

the Charlotte City Code. Included among those terms are both the location and requirements for fences, walls and greenbelts; as well as the location and requirements for landscape plans.

Please contact me at (517) 543-8853 prior to the meeting if you have any questions about any of the materials I have provided to you.

(c) The names of all proposed streets, alleys, and drives;

(d) Proposed sidewalk and pedestrian paths location, width, surface types, and typical cross section;

(e) Acceleration lanes and traffic pattern.

(12) Site grading, drainage, and retention plan, including on-site elevations for pavements, drives, parking lots, curbs, sidewalks and finish grade at building except in the R-1, R-2, and RT Districts.

(13) Landscape plan showing plant materials to be used in accordance with § 82-460.

(14) In addition to the items listed above, residential development site plans must also indicate:

(a) Number and type of dwelling units;

(b) Individual lot dimensions and areas;

(c) Number and timing of phases;

(d) Proposed location of central mailboxes, if applicable;

(e) The location of open and/or recreation areas, if applicable.

(15) In addition to the items listed above, multiple family developments must include the following additional items:

(a) Total number of rooms;

(b) Total number of dwelling units;

(c) Number of dwelling units and bedrooms in each building;

(d) Percent of 1 room apartments (efficiencies);

(e) Special site features (play areas, pools, and the like), if applicable;

(f) Number and timing of phases;

(g) The location of central mailboxes, if applicable.

(D) In the process of reviewing the site plan, the Planning Commission shall utilize the following checklist:

(1) The location and design of driveways providing vehicular ingress to and egress from the site, in relation to streets giving access to the site, and including acceleration and deceleration lane needs;

(2) Needs for service drives (marginal access roads);

(3) Parking lot layout, including ingress, egress, and driveway widths;

(4) Loading and unloading areas and building service areas;

(5) Location and requirements for fences, walls and greenbelts;

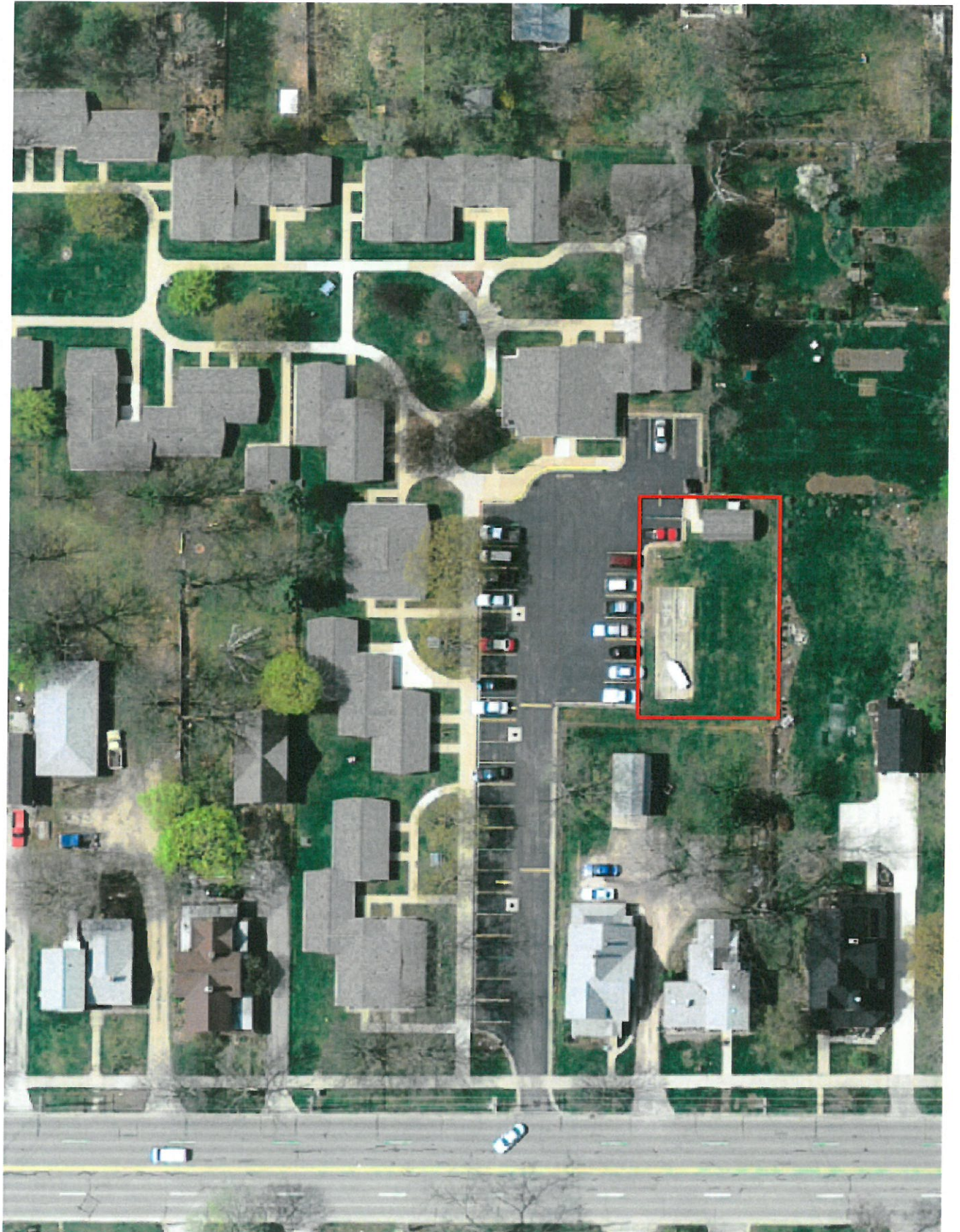
(6) Special site features such as play areas, pools, and the like;

(7) Landscape plans showing size and type of plant materials utilized.

(E) Mobile home park site plans shall not be required to follow the procedures given in subsections (A) through (D) of this section. Review of plans for mobile home parks shall be conducted in accord with R 325.338 Rule 81 of the Michigan Administrative Code.

(F) *Approval duration.* Following approval of the site plan, the Building Inspector may issue a building permit upon approval of proper construction plans and shall insure that the development is undertaken and completed in accordance with the

Kiwanis Manor Location



City of Charlotte
111 E Lawrence Ave.
Charlotte, MI. 48813

July 20, 2015
Review Board,

Here is a list of suggestions for site planning to our upcoming project and another list of concerns.

For: Kiwanihome Inc.
430 S Cochran
Charlotte, MI. 48813

Please review and let us know what your joint opinion is.

Our suggestions:

-Plant a thin evergreen plant along the perimeter of the property on either side of the property line to obscure the visibility into our property. Spacing of the plants, 5 foot on center.

-Any and all planting will bring a large improvement to the current location which has nothing besides grass and un-used shuffle board courts.

Our Concerns:

-Any and all fencing will create two separate issues. The first is maintenance and up-keep and the second to security for our resident's safety. Meaning the site location is a corridor on our side which will create a space for kids or non-resident's to hide and not be seen. This will compromise the feeling of safety for our resident's, and as well as the safety of our neighboring resident's. Planting an evergreen that partially blocks the vision, but still leaves a line of sight through it will benefit both sides of the line.

Thank You for the time you invest into our City and property owners.

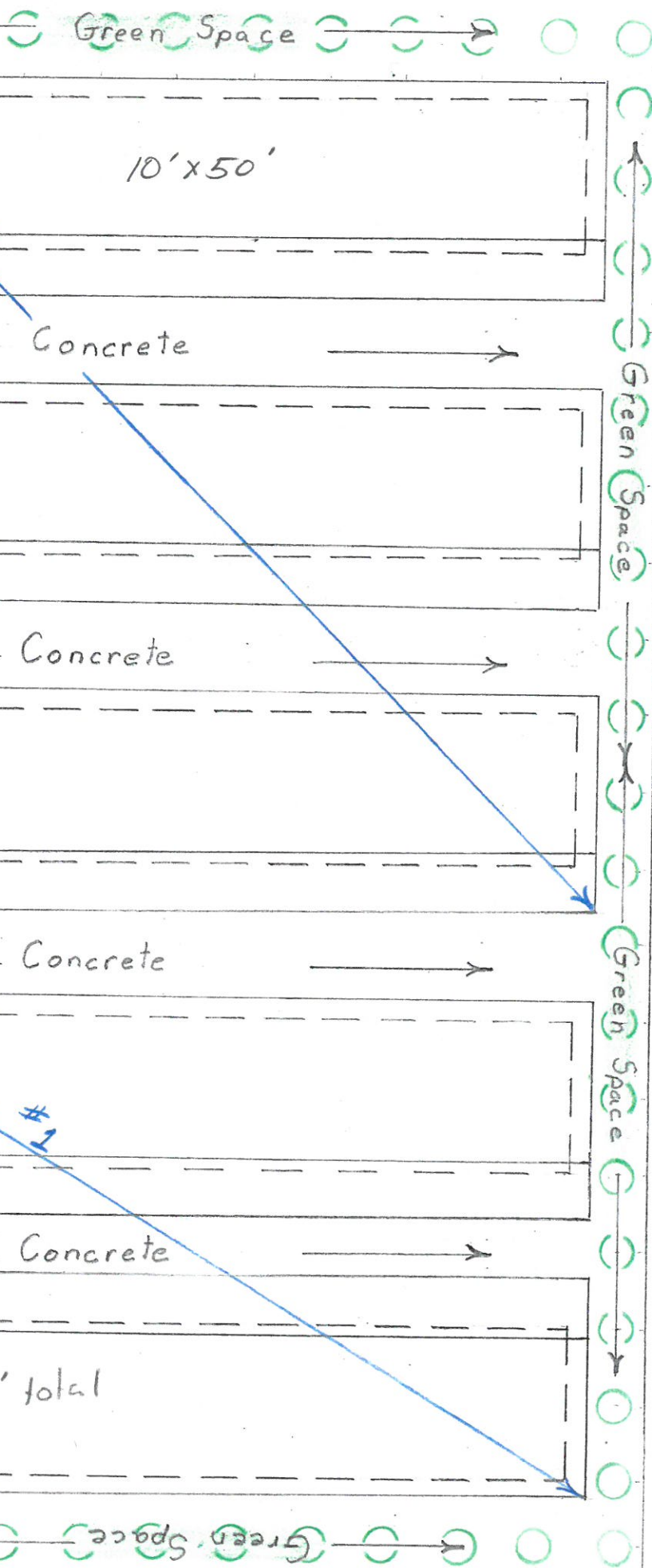
Charles Brand,
Board Member

West Line

North Line

100'

East Line



Concrete Sidewalk

Parking

Curb Removed

Curb Removed

Kiwanis Home, Inc.
430 S. Cochran

Avenue

Scale: 1" = 10'

00

Brian & Sandy Osborn
414 S. Cochran Avenue
Charlotte, MI 48813

April 7, 2015

City of Charlotte
Planning Commission
111 E. Lawrence Avenue
Charlotte, MI 48813

Dear Planning Commission:

In regards to the proposed construction for Kiwanis Manor we hope you would consider the residential neighbors in which this will impact. We feel the new buildings will add to the existing commercial feel to our neighborhood. We are asking the board to consider concealing this project from us. Currently Kiwanis Manor owns an old chain link fence that spans to the north from their parking lot (behind 418 & 416 S. Cochran) to our property line then continues westward along our property line. If they were to replace this fence with a new 8 foot vinyl privacy fence it would provide an aesthetically pleasing barrier from a commercial setting to a private residence.

Thank you for your time and consideration.

Brian & Sandy Osborn